

# Press and Analyst meeting Half year figures 2007

Tuesday 7 August 2007

# AGENDA

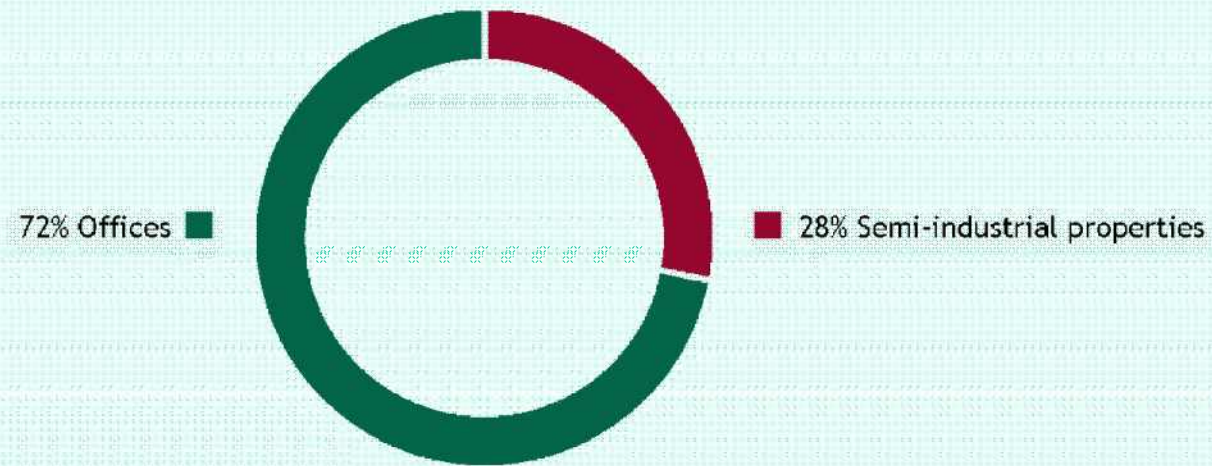
1. Description of the portfolio
2. Important facts
3. Financial results 30.06.2007
4. Real estate market
5. Outlook

# 1. Description of the portfolio

# The portfolio

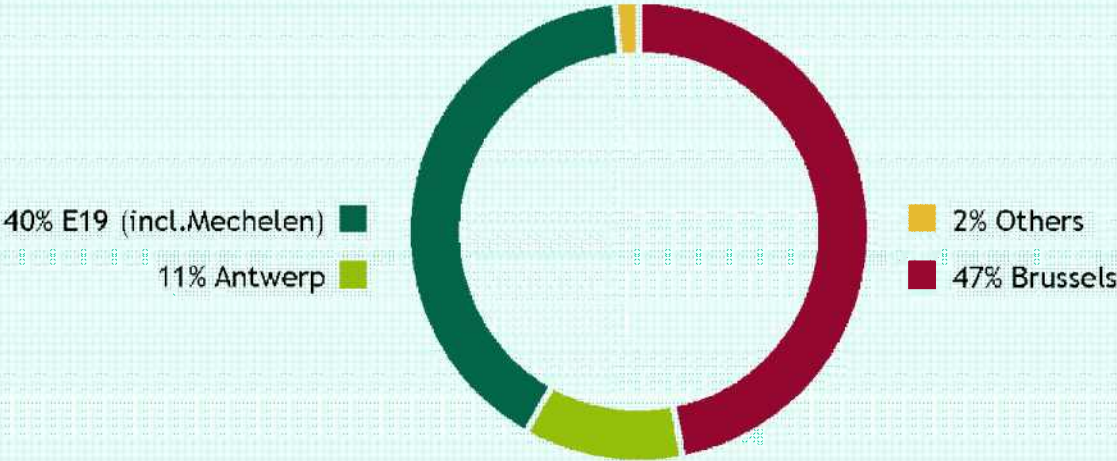
- Type of real estate
  - Office buildings: 20
  - Semi-industrial buildings (logistic centres): 17
  
- Occupancy rate: 91 %
  - Offices: 89 %
  - Semi-industrial: 96 %

# Type of real estate



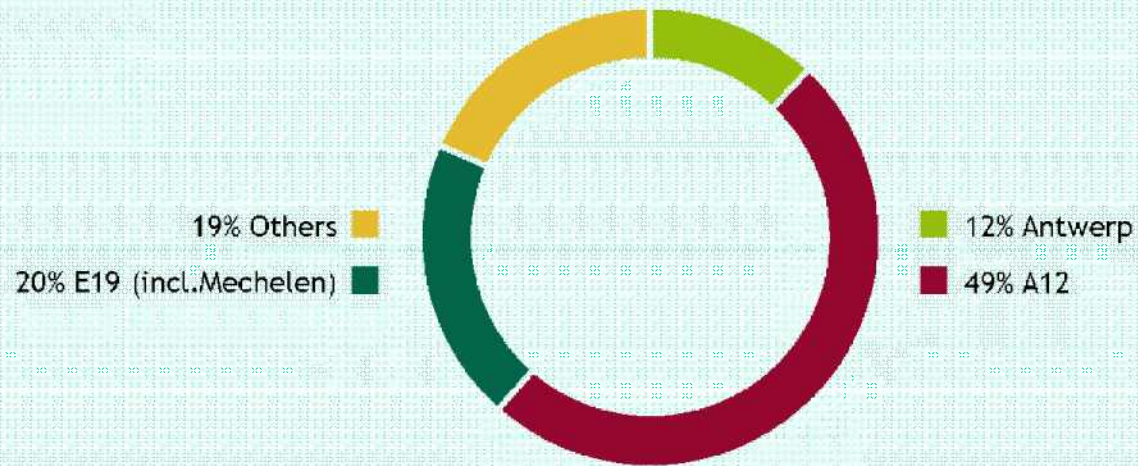
# Geographic spread

## Offices



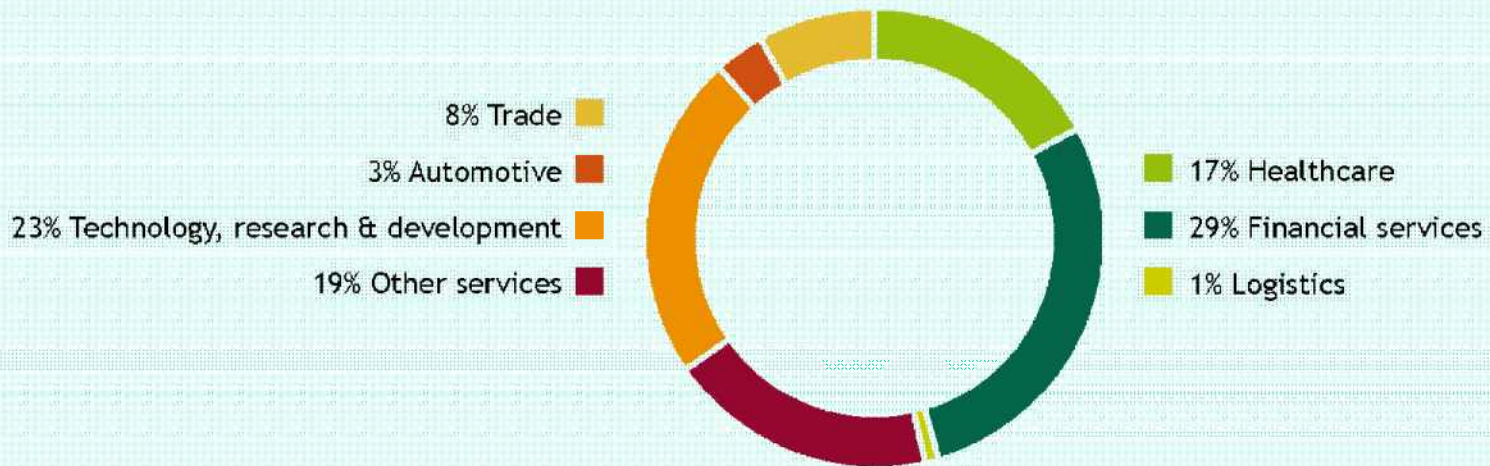
# Geographic spread

## Semi-industrial



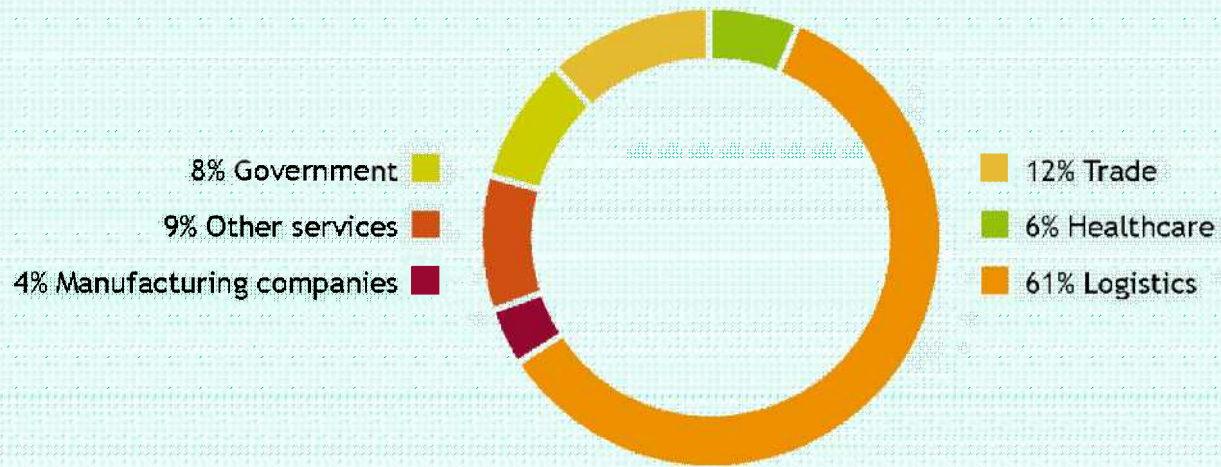
# Sector spread

## Offices

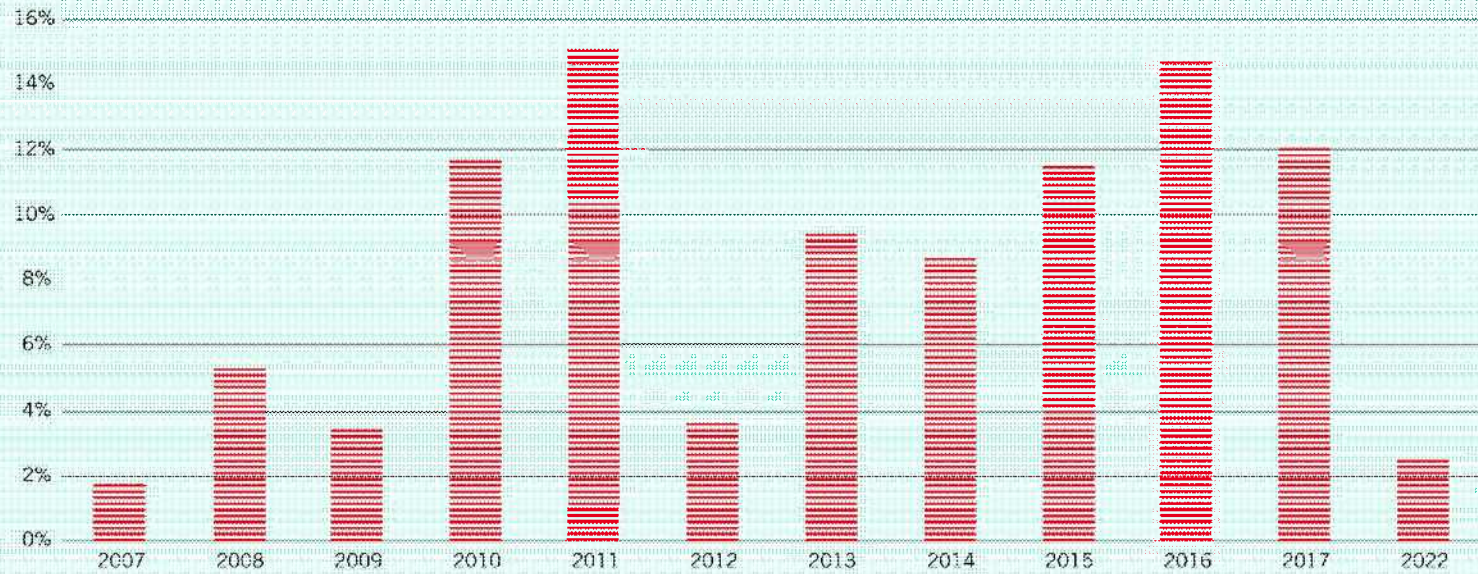


# Sector spread

## Semi-industrial real estate



# End expiry date as at 30.06.2007



## 2. Important facts 1<sup>st</sup> half-year 2007

# Important facts

## Investments

- Acquisition of office building “Exiten” in Zellik
- Acquisition of office building “Mechelen Campus Tower”

# Acquisition office building “Exiten”

- “Exiten”: exit 10 on Brussels ring road
- Occupancy rate: 96 %
- Lettable area: 3.880 m<sup>2</sup>
- Gross yield: 7,35 %
- Investment value: € 8.490.000
- Gross rental income: +/- € 624.000 per year
- Rental guarantee for vacant spaces till 30 June 2008
- Tenants: Gras Savoye, IFM Electronic, Interelecta, Sapsa Bedding, Interbati
- Contribution to operational result: 24 May 2007



# Acquisition office building “Mechelen Campus Tower”

- Mechelen Campus Tower and adjacent office building
- Occupancy rate: 80 %
- Lettable area: 15.400 m<sup>2</sup>
- Gross yield: 7,70 %
- Investment value: € 26,8 million
- Gross rental income: +/- € 2,1 million per year
- Rental guarantee for vacant spaces till 30 June 2009
- Tenants: Borealis Polymers, Tibotec-Virco
- Contribution to operational result: 1 July 2007



