

Press and Analyst meeting Annual figures 2007

Tuesday 19 February 2008

AGENDA

- 1. Description of the portfolio**
- 2. Important facts**
- 3. Financial results 31.12.2007**
- 4. Real estate market**
- 5. Outlook 2008**

1. Description of the portfolio

The portfolio

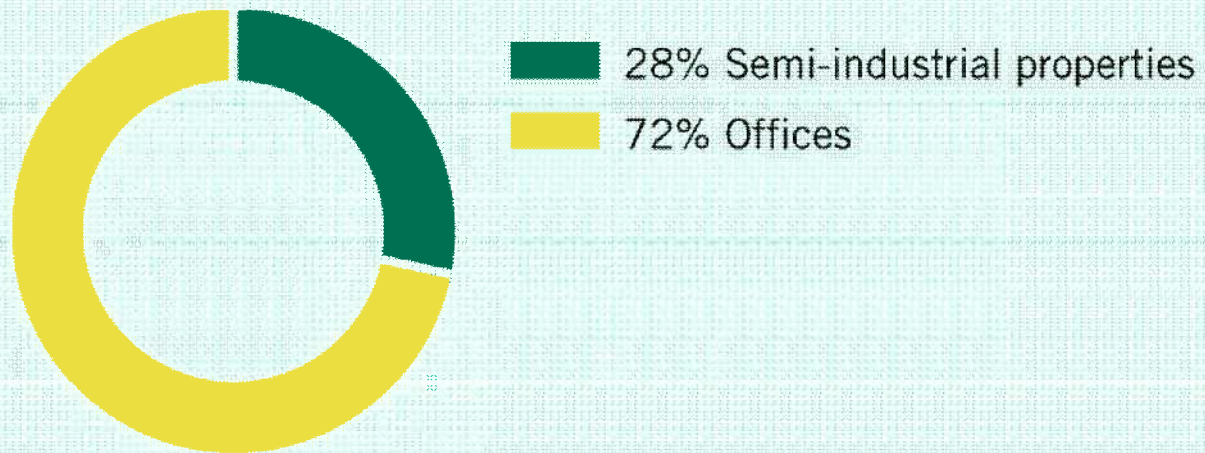
Type of real estate

- Office buildings: 19
- Semi-industrial buildings/logistic centres: 17

- Occupancy rate: 92 %

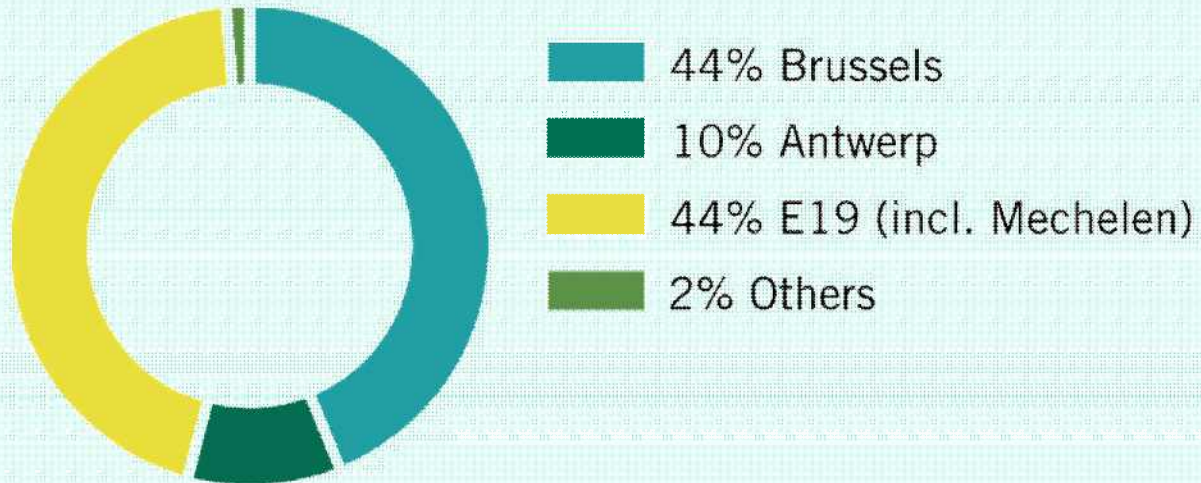
- Offices: 90 %
- Semi-industrial: 96 %

Type of real estate



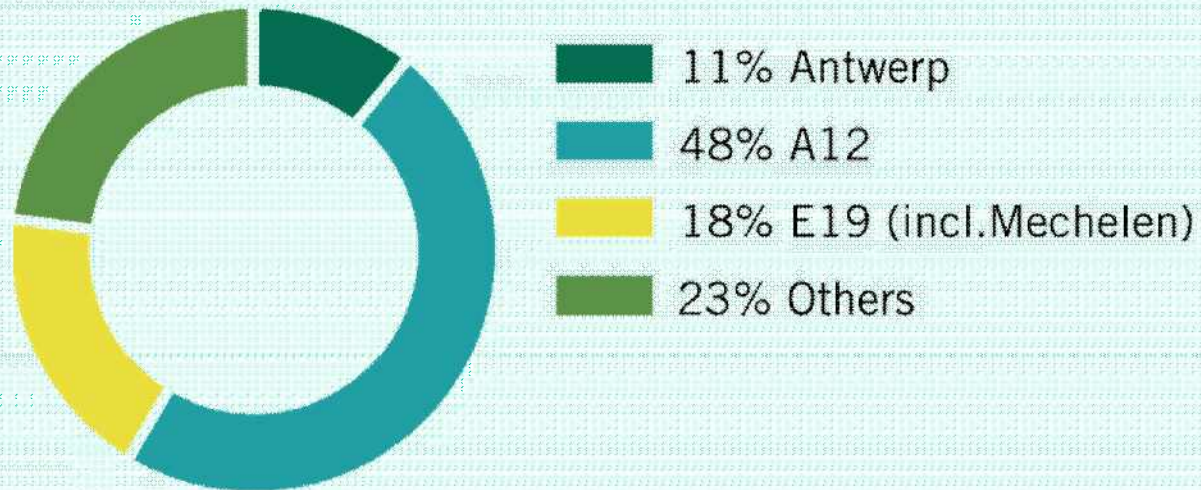
Geographic spread

Offices



Geographic spread

Semi-industrial



Sector spread

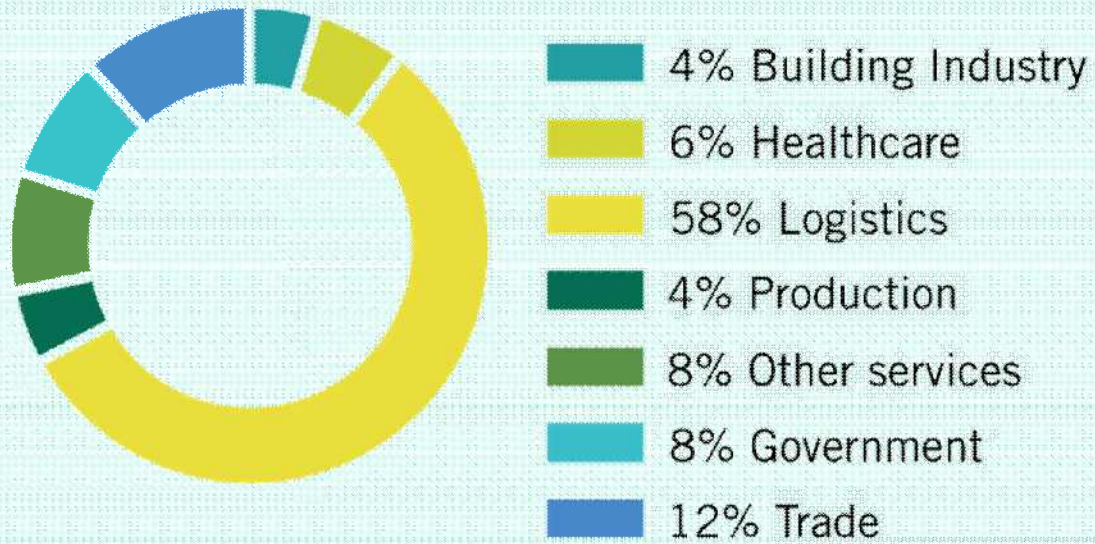
Offices



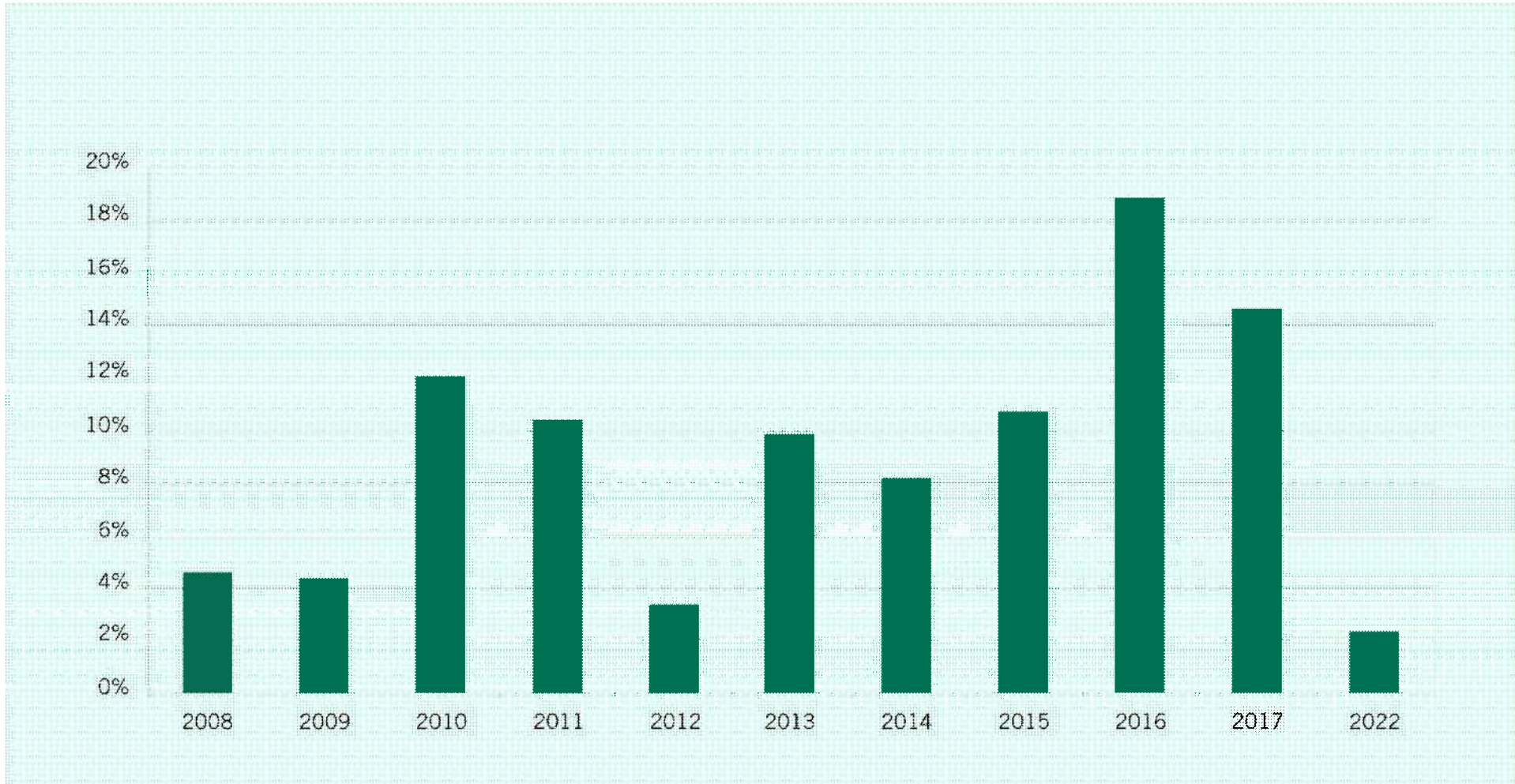
- 2% Building Industry
- 17% Healthcare
- 26% Financial services
- 1% Logistics
- 1% Mail and Telecom
- 15% Other services
- 23% Technology, Research & Development
- 3% Automotive
- 12% Trade

Sector spread

Semi-industrial/logistic real estate



End expiry date as at 31.12.2007



2. Important facts of 2007

Important facts

Investments

- Acquisition of office building “Exiten” in Zellik
- Acquisition of office building “Mechelen Campus Tower”
- Acquisition of existing semi-industrial buildings and logistic development on the Siemens Site in Herentals

Acquisition office building “Exiten”

- “Exiten”: exit 10 on Brussels ring road
- Occupancy rate: 96 %
- Lettable area: 3.880 m²
- 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 m²
- 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



