

# Press release

## Interim statement of the board of directors for the first quarter of 2009

**Operating distributable result per share increases with 18 %**  
**Value increase of the real estate portfolio of 0,6 %**  
**Low debt ratio: 38 %**

Antwerp, 4 May 2009

### 1. Operating activities of the first quarter of 2009

During the first quarter of 2009, Intervest Retail has further benefited from favourable rental renewals within its real estate portfolio. Also the decrease of the interest rates has a positive effect on the quarterly operating results of the property investment fund. In accordance with the earlier formulated expectations for the financial year 2009, the operating distributable earnings per share increase. For the first quarter of 2009 the operating distributable result per share amounts to € 0,59 compared to € 0,50 during the first quarter of prior financial year. This represents an increase of 18 % per share.

Currently, Intervest Retail has three ongoing projects:

- the commercialisation of the redevelopment of 'Wooncentrum Van de Ven' in Olen continues. Currently 15 % of the surface area is prelet. Taking into account the uncertainties on the market, the start of the project will depend on the further evolution of the prelettings and the availability of financings.
- the redevelopment project in Vilvorde is finalised and currently there are still three apartments for sale<sup>1</sup>.
- the redevelopment of the retail warehouse complex in Andenne has been delivered at the end of April 2009 and the retail site is entirely let to Casa, Charles Vögele, Koodza (Decathlon), Planet Video, Ramelot and Delhaize (Red Market). The gross yield of this project is estimated at 8,2 %.

On 31 March 2009, the fair value of the real estate portfolio of the property investment fund amounts to € 330 million (€ 327 million on 31 December 2008). This increase of € 3 million results from value increases in the commercial real estate portfolio and from investments within the existing real estate portfolio (in buildings in Andenne, Malines and Ghent). Although the conclusion of new rental transactions slows down given the economic situation, rental renewals are still concluded at rental levels which are considerably higher than the current rents of Intervest Retail (16 %). The valuation of the portfolio of Intervest Retail remains stable compared to the value decrease that the market of commercial real estate is currently undergoing. This confirms the quality of the real estate portfolio of the property investment fund. On 31 March 2009, the occupancy<sup>2</sup> of the portfolio amounts to 99,3 % (99,3 % on 31 December 2008).

<sup>1</sup> Further information on this project can be obtained in the Annual Report 2008 of Intervest Retail.

<sup>2</sup> The occupancy rate is calculated as the ratio of the rental income to the same rental income plus the estimated rental value of the vacant locations for rent.



## 2. Financial results<sup>3</sup>

### Consolidated income statement

<i>(in thousand €)</i>	31.03.2009	31.03.2008
Rental income	5.158	4.959
Rental-related expenses	-25	62
Property management expenses and income	0	-1
<b>PROPERTY RESULT</b>	<b>5.133</b>	<b>5.020</b>
Property charges	-544	-696
General costs and other operating income and expenses	-247	-311
<b>OPERATING RESULT BEFORE RESULT ON PORTFOLIO</b>	<b>4.342</b>	<b>4.013</b>
Result on disposals of investment properties	105	0
Changes in fair value of investment properties and development projects	1.792	14.368
<b>OPERATING RESULT</b>	<b>6.239</b>	<b>18.381</b>
Financial result (excl. revaluation financial derivatives)	-1.307	-1.411
Revaluation financial derivatives (IAS 39)	-240	0
<b>Financial result</b>	<b>-1.547</b>	<b>-1.411</b>
<b>Taxes</b>	<b>0</b>	<b>-51</b>
<b>NET PROFIT</b>	<b>4.692</b>	<b>16.919</b>
Operating distributable result	3.017	2.526
Result on portfolio	1.897	14.368
Revaluation financial derivatives (IAS 39) and other non-distributable elements	-222	25
<b>RESULT PER SHARE</b>	<b>31.03.2009</b>	<b>31.03.2008</b>
Number of shares entitled to dividend	5.078.525	5.078.525
Basic earnings per share (€)	0,92	3,33
Operating distributable earnings per share (€)	0,59	0,50

<sup>3</sup> Between brackets comparable figures of the first quarter of 2008.



# Press release

The **property result** of Interinvest Retail increases during the first quarter of 2009 with € 0,1 million to € 5,1 million (€ 5,0 million) as a result of higher rental income from rental renewals and indexations within the existing real estate portfolio.

During the first quarter of 2009, the **property charges** decrease with € 0,2 million and amount to € 0,5 million (€ 0,7 million). The decrease results from the sale of Factory Shopping Messancy whereby the marketing and service charges are no longer incurred since the end of January 2008.

The **operating result before result on portfolio** increases during the first quarter of 2009 with € 0,3 million to € 4,3 million (€ 4,0 million). This growth directly results from the increase of the property result with € 0,1 million and the decrease of the property charges with € 0,2 million.

The **result on disposals of investment properties** amounts to € 0,1 million through the sale of a retail warehouse, located in Overijse, acquired at the end of 2007 and belonging to the Heytens portfolio. The sold property has a fair value of € 0,4 million and a surface area of 3.260 m<sup>2</sup>.

During the first quarter of 2009, the positive **change in fair value of investments properties and development projects** amounts to € 1,8 million (€ 14,4 million) or 0,6 % of the value of the portfolio. This positive effect comes from value increases as a result of the valuation of the real estate portfolio of Interinvest Retail by independent property experts.

The **financial result** (excluding the revaluation of financial derivatives) decreases to - € 1,3 million (- € 1,4 million) through lower interest charges as a result of the decline of the interest rates. For the first quarter of 2009, the average interest rate of the property investment fund amounts to approximately 4,30 % (4,85 %). On 31 March 2009, 66 % of the credit withdrawals have a fixed interest rate, 34 % a variable interest rate. The fixed interest rates are fixed for an average remaining duration of 2,9 years.

In 2009, the **revaluation of financial derivatives** comprises the change of the market value of the interest rate swap which, in accordance with IAS 39, can not be classified as a hedge instrument, for an amount of - € 0,2 million (€ 0 million).

The **net profit** of the property investment fund Interinvest Retail for the first quarter of 2009 amounts to € 4,7 million (€ 16,9 million) and can be divided in:

- the **operating distributable result** of € 3,0 million (€ 2,5 million) or an increase with 18 %, which comes from an improved operating result (before the result on portfolio) and lower financing costs.
- the **result on portfolio** of € 1,9 million (€ 14,4 million) resulting from the valuation of the property experts, which mainly arises from the evolutions on the rental market where rental renewals within the commercial portfolio of Interinvest Retail lead to higher rents. The revaluation is more limited than during the first quarter of 2008 because of the present crisis on the investment market.
- the **revaluation of financial derivatives** in accordance with IAS 39 and other non-distributable elements for an amount of - € 0,2 million (€ 0 million).

Through the increase of the operating distributable result during the first quarter of 2009, the operating distributable result per share amounts to € 0,59 (€ 0,50), representing an increase of 18 %.



RESULT PER SHARE	31.03.2009	31.12.2008
Number of shares entitled to dividend	5.078.525	5.078.525
Net asset value per share (fair value) (€)	39,86	39,23
Net asset value per share (investment value) (€)	41,48	40,85
Share price on closing date (€)	30,74	28,49
Discount to net asset value (fair value) (%)	- 23 %	- 27 %

On 31 March 2009, the net asset value (fair value) of the share amounts to € 39,86 (€ 39,23 on 31 December 2008). Given that the share price on 31 March 2009 is € 30,74, the share is quoted with a discount of 23 % compared to the net asset value (fair value).

Through the revaluation of the real estate portfolio and the reduction of financial debts, the debt ratio of the property investment fund decreases during the first quarter of 2009 and amounts to 38 % on 31 March 2009 (39 % on 31 December 2008).

### 3. Forecast

In spite of the turbulent economic situation, Intervest Retail dares to face the year 2009 with confidence. Except for unexpected evolutions, such as important bankruptcies of tenants and unpredictable increases of interest rates, the company expects that the operating distributable result and the dividend will further increase in 2009.

**Note to the editors: for more information, please contact:**

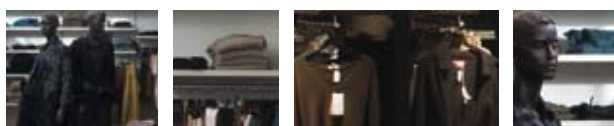
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# Financial accounts

## Consolidated income statement

<i>(in thousands €)</i>	31.03.2009	31.03.2008
Rental income	5.158	4.959
Rental-related expenses	-25	62
<b>NET RENTAL INCOME</b>	<b>5.133</b>	<b>5.021</b>
Recovery of charges and taxes normally payable by tenants on let properties	33	234
Costs payable by tenants and borne by the landlord for rental damage and refurbishment at end of lease	-33	-234
Other rental related income and expenses	0	-1
<b>PROPERTY RESULT</b>	<b>5.133</b>	<b>5.020</b>
Technical costs	-137	-150
Commercial costs	-42	-6
Charges and taxes on unlet properties	-30	-216
Property management costs	-335	-324
<b>Property charges</b>	<b>-544</b>	<b>-696</b>
<b>OPERATING PROPERTY RESULT</b>	<b>4.589</b>	<b>4.324</b>
General costs	-260	-329
Other operating income and expenses	13	18
<b>OPERATING RESULT BEFORE RESULT ON PORTFOLIO</b>	<b>4.342</b>	<b>4.013</b>
Result on disposals of investment properties	105	0
Changes in fair value of investment properties and development projects	1.792	14.368
<b>OPERATING RESULT</b>	<b>6.239</b>	<b>18.381</b>
Financial income	13	30
Interest charges	-1.310	-1.435
Other financial charges	-10	-6
Revaluation financial derivatives (IAS 39)	-240	0
<b>Financial result</b>	<b>-1.547</b>	<b>-1.411</b>
<b>RESULT BEFORE TAXES</b>	<b>4.692</b>	<b>16.970</b>
<b>Taxes</b>	<b>0</b>	<b>-51</b>
<b>NET PROFIT</b>	<b>4.692</b>	<b>16.919</b>
Operating distributable result	3.017	2.526
Result on portfolio	1.897	14.368
Revaluation financial derivatives (IAS 39) and other non-distributable elements	-222	25
Attributable to:		
Equity holders of the parent	4.692	16.919
Minority interests	0	0



## Consolidated balance sheet

<b>ASSETS (in thousands €)</b>	<b>31.03.2009</b>	<b>31.12.2008</b>
<b>Non-current assets</b>	<b>330.347</b>	<b>327.692</b>
Intangible assets	9	12
Investment properties <sup>4</sup>	330.081	327.398
Other tangible assets	239	264
Trade receivables and other non-current assets	18	18
<b>Current assets</b>	<b>8.331</b>	<b>7.199</b>
Assets held for sale	2.035	1.246
Trade receivables	462	426
Tax receivables and other current assets	4.542	4.742
Cash and cash equivalents	284	498
Deferred charges and accrued income	1.008	287
<b>TOTAL ASSETS</b>	<b>338.678</b>	<b>334.891</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES (in thousands €)</b>	<b>31.03.2009</b>	<b>31.12.2008</b>
<b>Shareholders' equity</b>	<b>202.416</b>	<b>199.248</b>
<b>Shareholders' equity attributable to the shareholders of the parent company</b>	<b>202.414</b>	<b>199.245</b>
Share capital	97.213	97.213
Share premium	4.183	4.183
Reserves	99.673	97.709
Result	14.797	11.761
Impact on fair value of estimated transaction rights and costs resulting from the hypothetical disposal of investment properties	-8.252	-8.185
Changes in fair value of financial assets and liabilities	-5.200	-3.436
<b>Minority interests</b>	<b>2</b>	<b>3</b>
<b>Liabilities</b>	<b>136.262</b>	<b>135.643</b>
<b>Non-current liabilities</b>	<b>101.505</b>	<b>99.750</b>
Provisions	215	215
Non-current financial debts	101.242	99.478
<i>Credit institutions</i>	101.239	99.474
<i>Financial lease</i>	3	4
Other non-current liabilities	48	57
<b>Current liabilities</b>	<b>34.757</b>	<b>35.893</b>
Current financial debts	26.472	27.574
<i>Credit institutions</i>	26.468	27.569
<i>Financial lease</i>	4	5
Trade debts and other current debts	4.337	3.902
Other current liabilities	3.194	3.259
Accrued charges and deferred income	754	1.158
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>338.678</b>	<b>334.891</b>

<sup>4</sup> Including development projects

