

## PRESS RELEASE

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### **BANIMMO completes its first transaction of the financial year**

**Brussels, July 10, 2009** – Banimmco (NYSE Euronext BANI) announces that all its rights related to the Atlantic House building and its parking located in Antwerp, Noorderlaan 147, have been transferred to the company Atlantic Certificates.

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Atlantic Certificates has financed the acquisition through the private issue of real estate certificates placed by Bank Degroof with institutional and private investors.

In that context, Banimmco has granted warranties to ensure the rental revenues and it has also subscribed to 15% of the issued real estate certificates.

Atlantic Certificates has entrusted Banimmco with the mission of “Asset manager” and “Property Manager” for the building.

The Atlantic House building develops 29,375 m<sup>2</sup> and includes 620 parking spaces. This tower block has been renovated progressively and currently has an occupancy rate of 91%. It has 24 tenants of which the majority carries out activities related to the port of Antwerp.

In the framework of this transaction, the building Atlantic House has been valued at € 30.81 million.

This operation, with an innovative structure, allows Banimmco to reinforce its financial means in order to proceed with new acquisitions, if opportunities occur, on the Belgian and French market.

It also demonstrates that the Banimmco teams have the competence to be innovative in order to preserve the repositioning strategy of real estate assets in an extremely difficult investment market.

Possible acquisitions will be aligned with the rhythm of disinvestments so that the consolidated ratio “financial debt on total balance sheet” is less than 56%, the value reached upon the closing at March 31, 2009.

After the transfer of the rights on the Atlantic House building, this ratio amounts to 52%.

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**About Banimmo**

*Banimmo, a real estate company for repositioning and redevelopment, acquires buildings that have a high potential for redevelopment in order to re-sell them after transformation. The company, which is active in Belgium, in France and in Luxembourg in the office, retail and semi-industrial sectors, as well as in conference and exhibition centres, is established in Brussels. Its subsidiary, Banimmo France, covers the French market from its headquarters in Paris. The company has thirty employees. Until now, the Banimmo group has invested in around 29 real estate properties representing a total value of more than € 390 million. Belgium constitutes the predominant market, with nearly 70% of the portfolio in terms of market value. France represents a little more than 25% of Banimmo's portfolio. The portfolio is continually evolving thanks to the ongoing repositioning and to the high rotation of the assets. Banimmo is listed on Euronext Brussels and Paris. Currently the company is controlled jointly by Affine (50%) and the management (28.4%); the remainder, that is 21.6%, is in the hands of the public.*