

PRESS RELEASE

Regulated information
5 November 2010: 7.45 AM

Interim Trading Update Evolution of the activity on September 30, 2010

The most significant event of the 3th quarter was the participation of 42.5% in three shopping mall projects in city centres, through the companies City Mall Development and City Mall Invest.

Commercial activity

No significant letting occurred in the 3th quarter, the months July and August are traditionally less active months.

The gross rental income for the first 9 months reached €12.94 million, against €14.75 million last year over the same period.

The decrease of rental income is attributable to the sale of the buildings Atlantic House, Kruger Center and Picardie Park that occurred during the second halfyear of 2009. Those sales were partially compensated by the rental income generated by the new acquisitions.

This element has been largely commented in the halfyear publication and does not require additional explanation.

The occupancy rate remains unchanged compared to June 30th, at a level of 82%.

Investment activity

Given the favourable market conditions on the acquisition side, Banimmo has announced an investment objective of €100 million for 2010.

This objective is being achieved as a result of the operations realized in the retail segment, i.e. Rouen in France (€12 million), City Mall Development in Belgium (€54 million) and a third operation in France that needs to be finalized. The latter should normally be completed by the end of November.

The major investment in City Mall Development/Invest covers the participation of Banimmo in the development of 3 shopping malls respectively in Verviers, Namur and Charleroi, the two first are advancing in a concrete manner in cooperation with the public authorities. The Walloon Region has issued a favourable advice with regard to the project in Verviers. The building permit is in a final investigation phase with the City of Verviers.

With regard to the investments in the existing buildings, the renovation program of the building in Kontich (Antwerp) is being finalized and two new rentings should be finalized shortly.

The building located at Rue de la Fusée, rented by Electrolux pursuant to a long term contract, is being finalized. The building should be delivered at mid 2011.

The other programs do not require additional explanation.

Conference centers

The recovery of this activity is confirmed. The expected activity for the last quarter allows to anticipate good results.

In La Hulpe, some new office area (710m²) that is not allocated to the activity of Dolce, has been rented.

Financial

The ratio « Financial indebtedness on total balance sheet » reaches 60.5%.

Forecasts

The investment market, more specifically in Belgium, remains weak with realized volumes (on 30 September) still lower than the level achieved in 2009.

Banimmo has announced in its halfyear publication that it envisaged the sale of several assets with the principal objective to preserve the shareholder value.

These operations are in process and one is in a well-advanced phase. The exact timing of the completion of these sales remains however uncertain and therefore, it is not possible to foresee if those sales will occur in 2010 or 2011.

The completion of those operations would have a very significant impact on Banimmo's year result and also on the dividend level.

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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 27 real estate properties representing a total value of more than € 357 million. Belgium constitutes the predominant market, with nearly 60% of the portfolio in terms of market value. France represents more than 40% 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 held by the SIIC Affine (50%) and the management (28.8%) that have signed a shareholder agreement. The remainder, that is 21.2%, is in the hands of the public.