







### Achievement in H1 2007/2008

## Based on our strategical focus, what have we achieved ?

- Portfolio volume\* = 307 M € (+22% versus June 30,2007)
- Segment diversification\*\*
  - 39% in residential and mixed buildings
  - 14% in buildings with furnished apartments
  - 37% in senior housing
  - 10% in other
- Total surface : 153.468m<sup>2</sup>

\* Investment property at fair value + investment property held for sale + development projects  
\*\* Investment property at fair value + investment property held for sale



### Achievement in H1 2007/2008

## Based on our strategical focus, what have we achieved ?

**30 June 2007**  
246,7 M € investment property at fair value  
+ ~19 M € projects



**24 August 2007**  
5,4 M € - 1 residential building



**16 November 2007**  
14,1 M € - 1 residential project

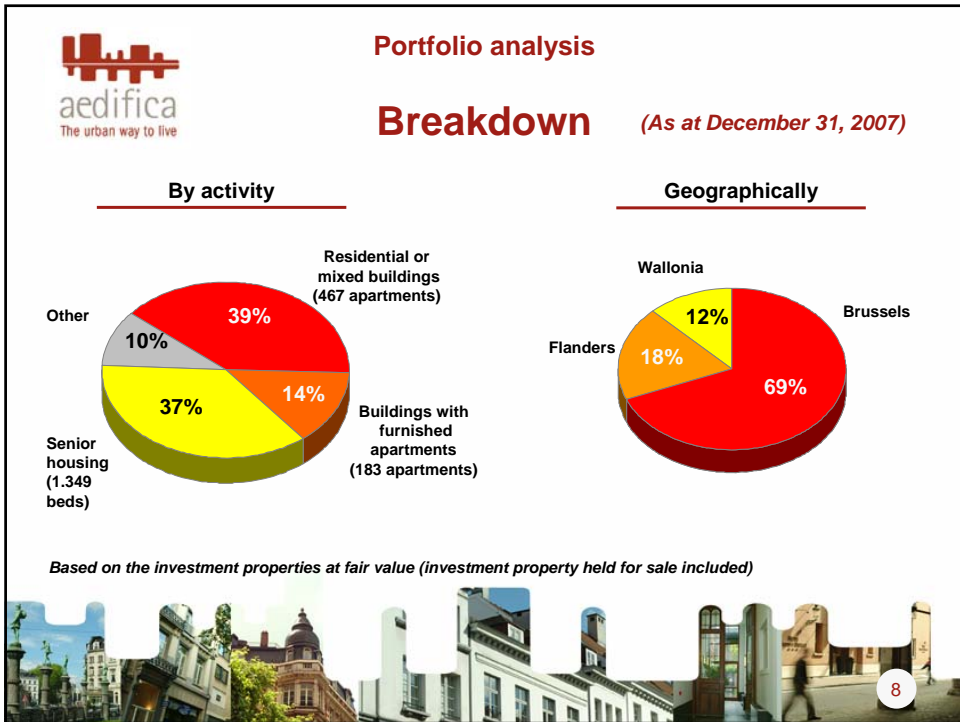
**31 December 2007**  
303,3 M € investment property at fair value\*  
+ ~30 M € projects

**12 July 2007**  
35,4 M € - 2 retirement homes



**30 November 2007**  
10,3 M €  
- 1 retirement home

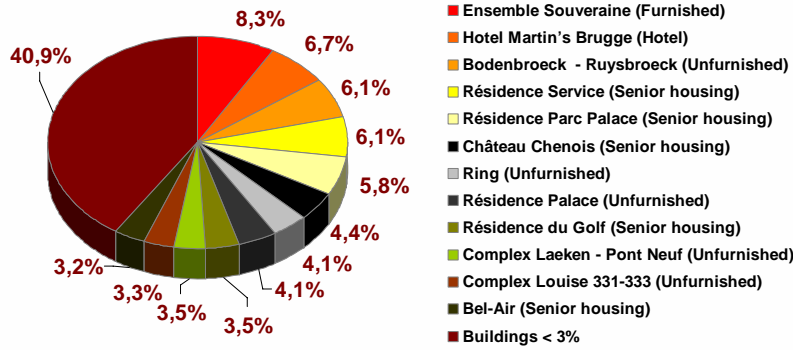
\* Investment property held for sale included



**Portfolio analysis**

**Breakdown by building**

(As at December 31, 2007)



Based on the investment properties at fair value (investment property held for sale included)

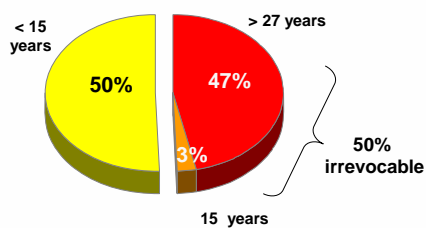


**Portfolio analysis**

**Breakdown**

(As at December 31, 2007)

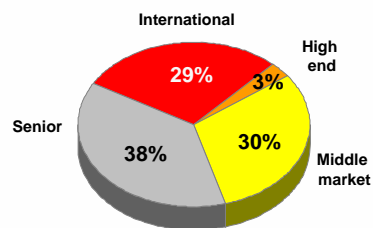
**By initial lease duration**



Average remaining lease maturity : 14 years

Based on the investment properties at fair value (investment property held for sale included)

**By residents' profile**



Based on rental income

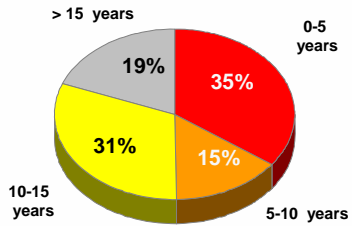




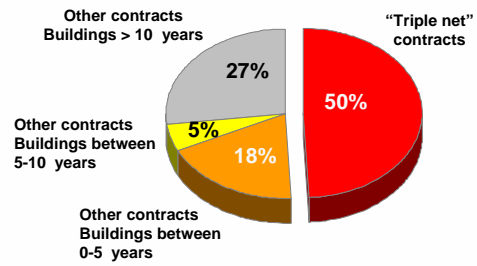
## Portfolio analysis

### Breakdown by age *(As at December 31, 2007)*

**By building**



**By type of contracts**



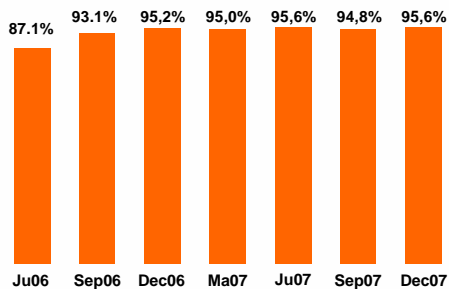
Based on the investment properties at fair value (investment property held for sale included)



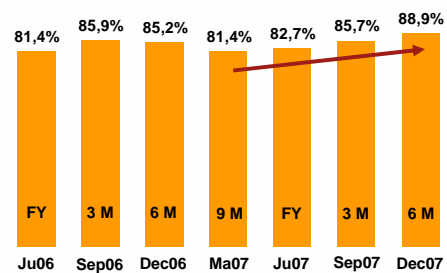
## Portfolio analysis

### Occupancy rate

**Total portfolio  
(except furnished apartments)\***



**Furnished apartments\*\***



\* Total portfolio (excl. furnished apartments) : (contractual + guaranteed rents) / (contractual rents + ERV for unlet spaces)

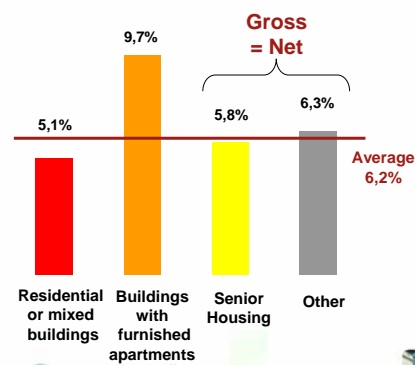
\*\* Furnished : rented days ytd / total number of days ytd



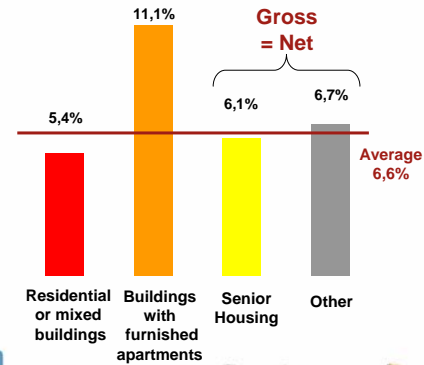
## Yields

(As at December 31, 2007)

Current yields  
(on investment value)



Current yields  
(on acquisition value)



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## Change in FV of buildings\*

— Buildings with furnished apartments :	+1.228 k€
— Residential and mixed buildings :	+751 k€
— Senior housing :	+2.046 k€
— Other :	+530 k€
<b>— Total change during H1 (in income) :</b>	<b>+4.555 k€</b>

⇒ + 1,5% fair value growth over H1

\* Excluding initial FV of acquisitions of H1



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## Portfolio analysis

# Development projects

Development or renovation	Address	Total superstructure/ m <sup>2</sup>	Residential superstructure/ m <sup>2</sup>	Estimated date of completion
<b>I. New developments</b>				
Extension of Klooster Hotel	Predikherenstraat 22-23 - 3000 Leuven	4.210	0	February 2010
Residential building	Chaussée de Louvain 710-730 - 1030 Brussels	6.947	6.947	2010
<b>II. Development - Renovation</b>				
Livourne 14, 20-22	Rue de Livourne 14 et 20-22 - 1050 Brussels	1.650	1.650	2010
<b>III. Investment property - Renovation</b>				
Souveraine 40	Rue Souveraine 40 (Back) - 1050 Brussels	1.276	1.276	February 2008
Rue Haute	Rue Haute 39-51 - 1000 Brussels	2.630	1.380	2010
		<b>16.713</b>	<b>11.253</b>	



## 2 retirement homes in Brussels

**Residence Parc Palace & Residence Service**  
**Location : Uccle**  
**FV : 35.4 million €**  
**Sqm : 15.435 m<sup>2</sup>**  
**Beds : 331**  
**36 years "triple net" leases**





**Residence Gauguin & Manet**  
**Location : Arlon**  
**(near Luxembourg)**  
**FV : 5,4 million €**  
**Sqm : 2.885m<sup>2</sup>**  
**Apartments : 35**

**1 residential building**



**Location : Schaerbeek**  
**FV : 14,1 million €**  
**Sqm : 6.947m<sup>2</sup>**  
**Apartments : 75**  
**Delivery in 2010**

**ATENOR**  
GROUP

**1 residential project**  
**in Brussels**



1 retirement home  
in Brussels

**Residence du Golf**  
**Location : Anderlecht**  
**FV : 10,3 million €**  
**Sqm : 6.424m<sup>2</sup>**  
**Beds : 175**  
**27 (+9) years “triple net” lease**

### Real estate market situation

**Residential and mixed buildings**



- Market :
  - ↗ inflation
  - ↔ initial rents
- Investment : soft landing ?
- Letting : more tenants ?

**Buildings with furnished apartments**



- Occupancy rate : stable or rising
- Higher rents, attractive market
- But... more cyclical





## Real estate market situation

### Senior housing

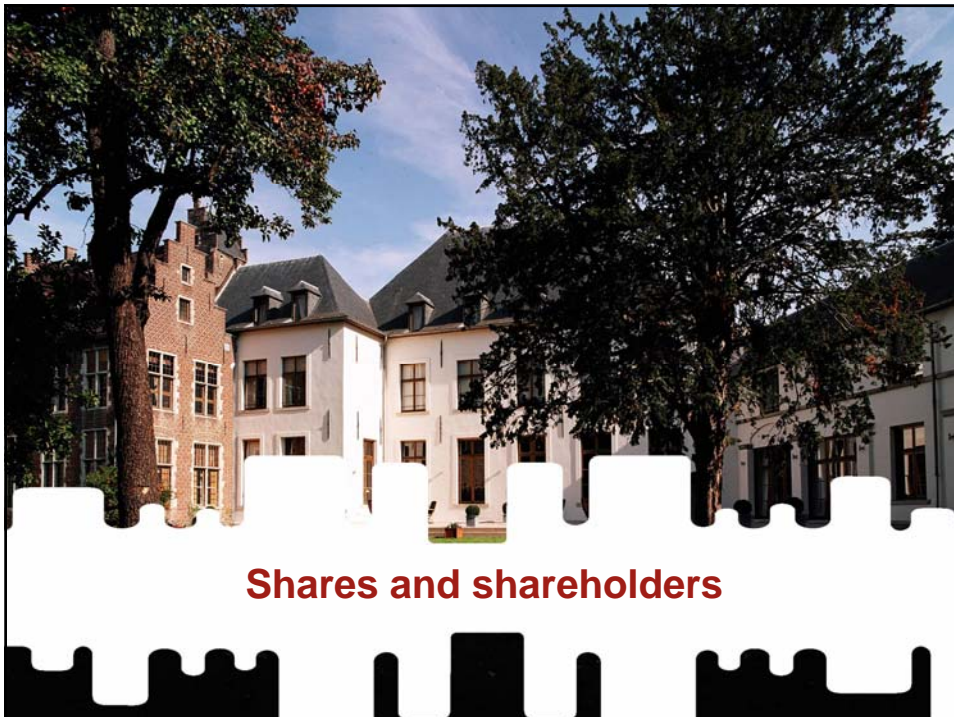


- Fast-growing demand
  - Ageing
  - Lack of capacity
- Ongoing consolidation
- Yields under pressure ?
- Attractive investment market (gross for net yields)

### Other

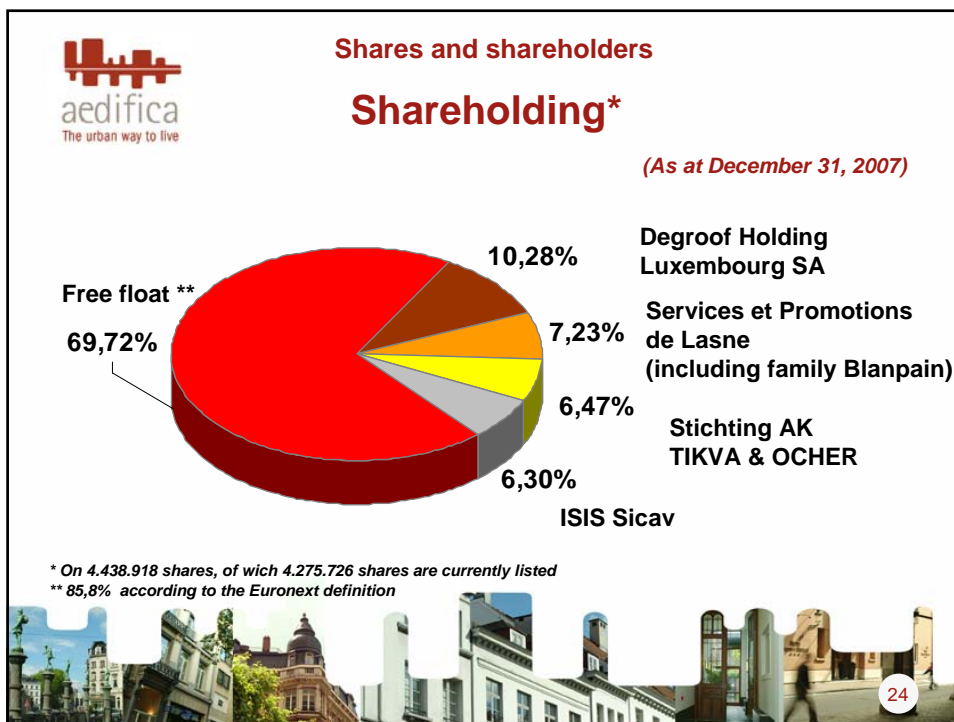
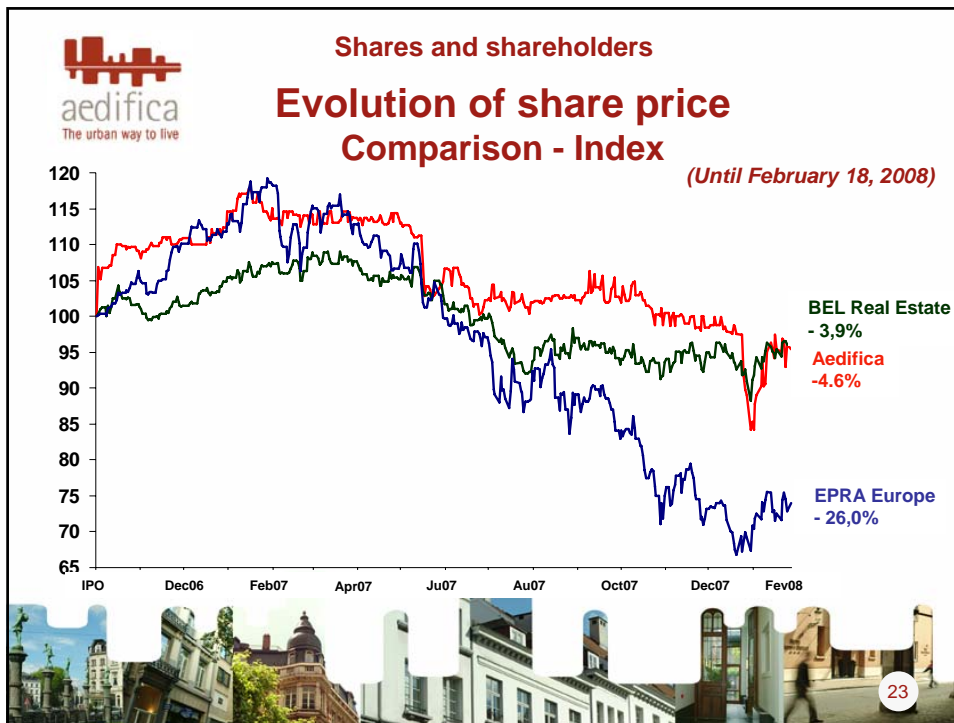


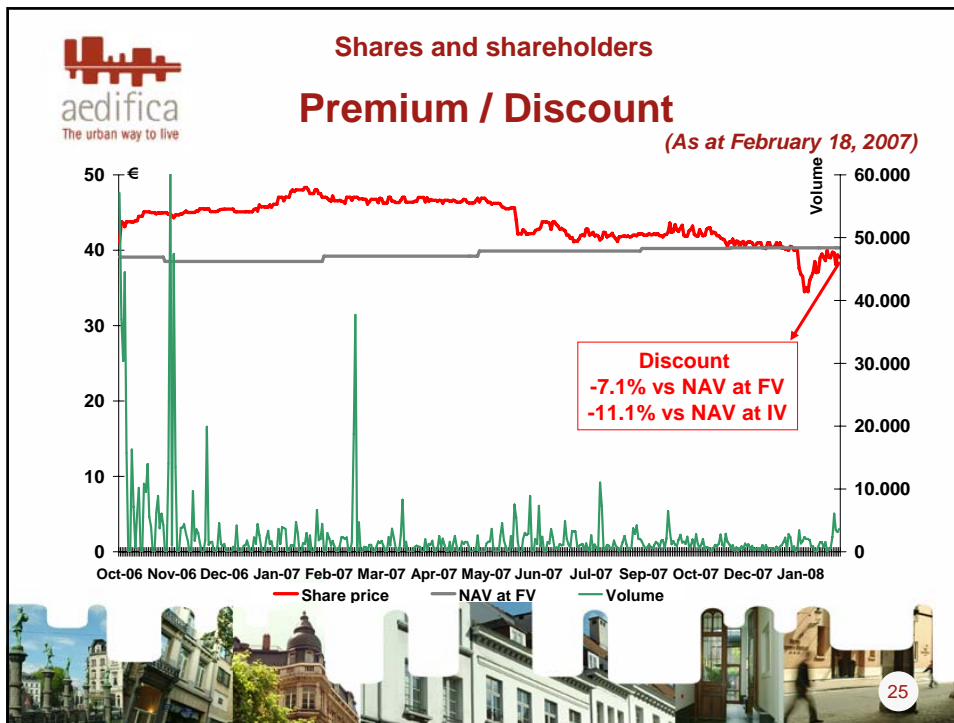
- Opportunities
- Residential market in a broad sense



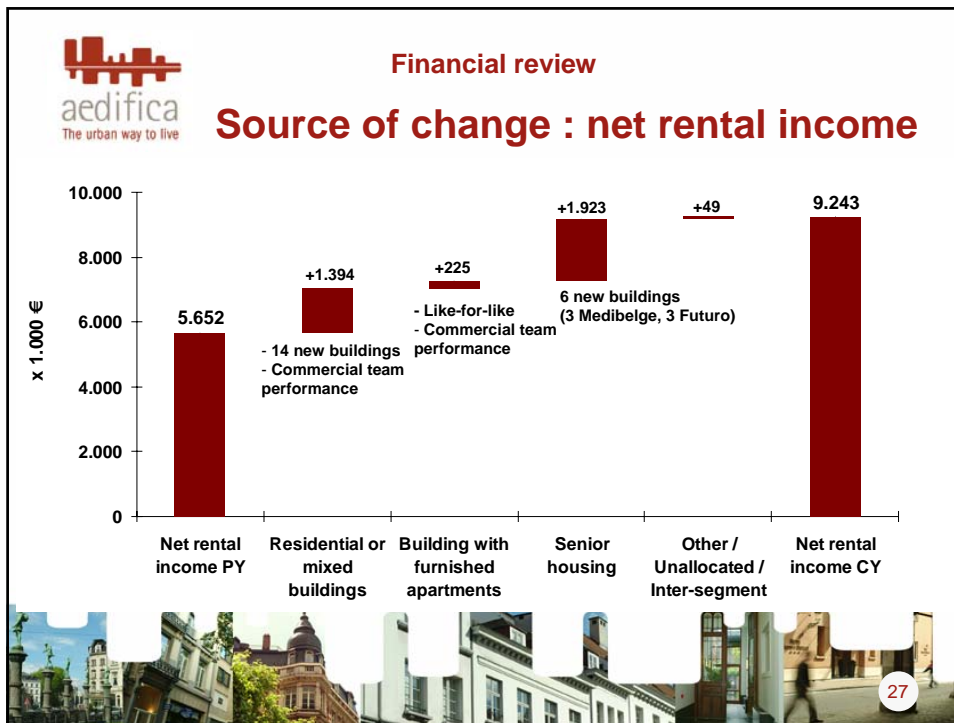
## Shares and shareholders















**Financial review**  
**Segment operating result**

**aedifica**  
The urban way to live

	 Residential or mixed buildings	 Buildings with furnished apartments	 Senior housing	 Other	Unallocated & inter-segment	TOTAL
Net rental income	3.124	2.195	2.974	984	-34	9.243
<i>Breakdown</i>	34%	24%	32%	10%	0%	100%
Property operating result	2.210	1.226	2.974	963	-47	7.326
<i>Breakdown</i>	30%	17%	41%	13%	-1%	100%
Operating result before result on portfolio	2.167	1.223	3.000	963	-1.078	6.275
<i>Margin</i>	69%	56%	101%	98%		68%

⇒ **Margin of 68% on track with full year expectations**

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## Consolidated results

x 1.000 €	<u>31 December 2007</u>	<u>31 December 2006</u>
<b>Net rental income</b>	<b>9.243</b>	<b>5.652</b>
Property operating result	7.326	4.304
<i>in % of net rental income</i>	79%	76%
<b>Operating result before result on portfolio</b>	<b>6.275</b>	<b>2.923</b>
<i>in % of net rental income</i>	68%	52%
Result on portfolio	4.555	769
Financial result	-2.556	-1.604
Taxes	-31	-12
Net result = Net result (g.s.)	8.243	2.076
<b>Result to be appropriated</b>	<b>3.815</b>	<b>1.307</b> ⇨ 3 times higher

**H1 result to be appropriated slightly above expectations**



## Result to be appropriated

(x 1.000 €)	<u>31 December 2007</u>	<u>31 December 2006</u>
Net result	8.243	2.076
Transfer to unavailable reserves		
Change in fair value of investment property	4.555	712
Gain on disposal of investment property	0	57
Change in fair value of hedging instruments	-127	0
Sub-total	4.428	769
<b>Result to be appropriated</b>	<b>3.815</b>	<b>1.307</b>
Expected full year number of rights to dividend	4.368.894	3.653.205
<b>Result to be appropriated per share (€)</b>	<b>0,87</b>	<b>0,36</b>

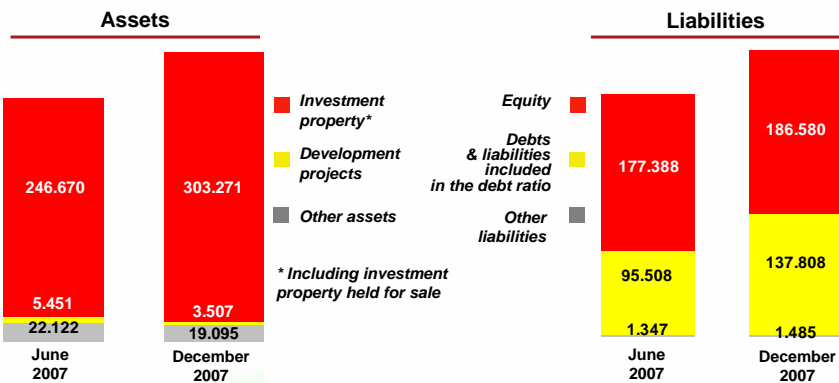


**EPS**

- EPS to be appropriated : 0,87 € per share
- EPS (IAS 33) : 1,92 € per share



**Consolidated balance sheet**

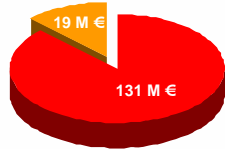


## Financial review

# Debt structure

### Syndicated loan of 150 M €

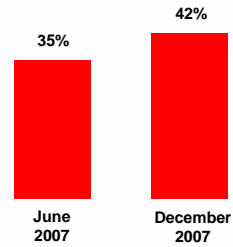
Unused amount



Used amount

Remaining capacity :  
74 M €  
without investments  
&  
211 M €  
with investments

### Debt ratio



## Financial review

# Debt hedging

Amount	Initial duration	Start	IRS*
50 M €	5 y	2 May 06	3,41%
25 M €	10 y	1 April 07	3,97%
25 M €	5 y	1 October 07	3,93%
11 M €	32 y	30 March 10	4,61%
35.2 M €	36 y	31 July 07	4,39%
15 M €	10 y	1 April 08	4,02%

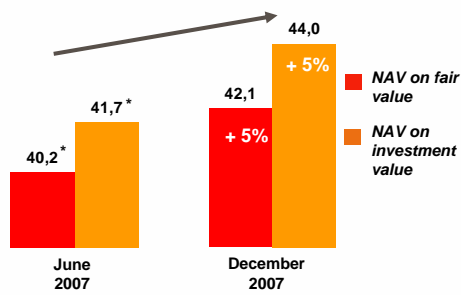
⇒ Average rate of current IRS\* : 3.86%  
Average rate of all IRS\* : 3.93%

\* Interest rate swap excluding spread on bank loan



## Net asset value

### NAV evolution



\* After deduction of dividend impact

### Number of shares

Number of shares	4.438.918
Number of outstanding shares	4.436.668
Number of listed shares	4.275.726
Weighted average outstanding shares (IAS 33)	4.301.857
Expected number of rights to dividend as at June 30, 2008	4.368.894



## Key priorities in H2 & financial outlook



## Key priorities

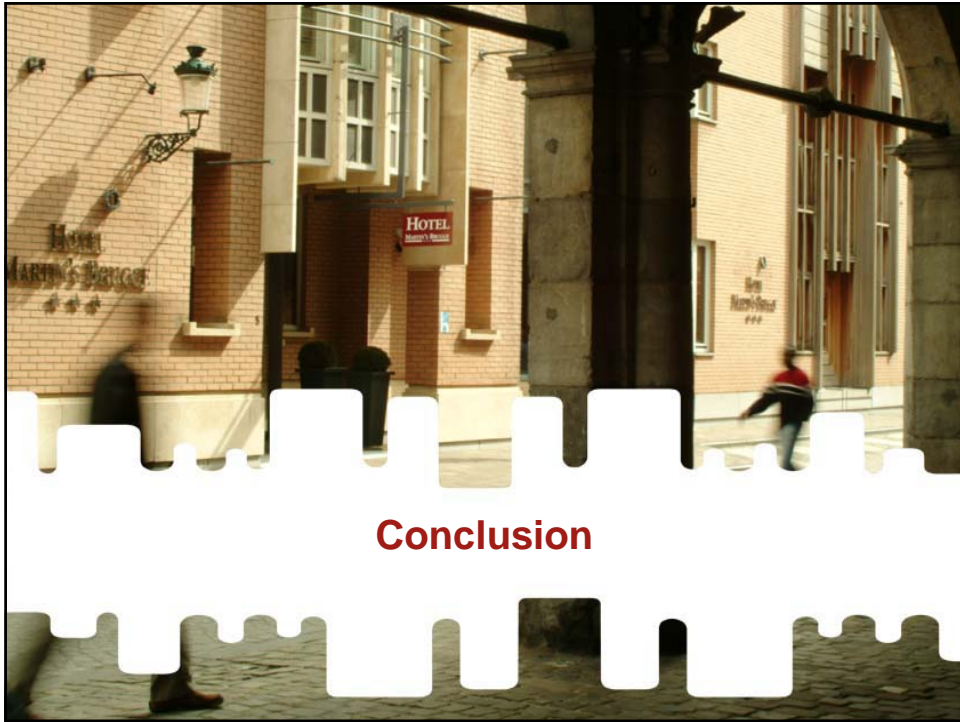
1. Further enhance profitability
  - Optimisation of operating margin of existing portfolio
    - Revenue development
    - Cost control
  - Enhancing efficiency of corporate structure
    - In-sourcing



## Key priorities

2. Directing investments based on the evolution of the real estate and financial markets
  - Expand presence in senior housing to get LT and net rents
  - Increase NAV through value added transactions
  - Selective growth – June 2008 & 2009 objectives already reached





## Conclusion

- H1 slightly better than expected
  - Portfolio : 2008 & 2009 size objectives already reached
  - Result to be appropriated slightly above expectations
- H2 objectives
  - Expected dividend unchanged
  - Changing market conditions in H2 ?
  - Interesting pipeline of new investment opportunities





Stefaan Gielens - Chief Executive Officer

Jean Kotarakos - Chief Financial Officer

Laure le Hardy de Beaulieu -

Corporate Communication Officer



## Forward looking statement

*To the extent that any statements made in this presentation contain information that is not historical, these statements are essentially forward-looking. The achievement of forward-looking statements contained in this presentation is subject to risks and uncertainties because of a number of factors, including general economic factors, interest rate and foreign currency exchange rate fluctuations; changing market conditions, product competition, the nature of product development, impact of acquisitions and divestitures, restructurings, products withdrawals; regulatory approval processes and other unusual items. Consequently, actual results may differ materially from those expressed or implied by such forward-looking statements. Forward-looking statements can be identified by the use of words such as "expects," "plans," "will," "believes," "may," "could", "estimates", "intends", "targets", "objectives", "potential", "outlook", and other words of similar meaning. Should known or unknown risks or uncertainties materialize, or should our assumptions prove inaccurate, actual results could vary materially from those anticipated. The Company undertakes no obligation to publicly update any forward-looking statements*



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## **Aedifica** **Residential sicafi/vastgoedbevak**

- Portfolio of 307 €\*
- Contractual rents of 19 M €
- 3 strategical axes :
  - Residential & mixed buildings - 467 apartments
  - Furnished apartments - 183 furnished
  - Senior housings – 1.349 beds – Triple net leases
- Listed on the Brussels stock exchange (since October 23, 2006)

*\* Investment property at fair value + investment property held for sale + development projects*



## Corporate governance

### Transparency

- NV/SA
- Management in the box
- Code Lippens

### Board of directors

- 8 directors
  - 7 non executive directors of which 3 independent ones
  - 1 executive director
- Audit committee
- Appointments & remuneration committee

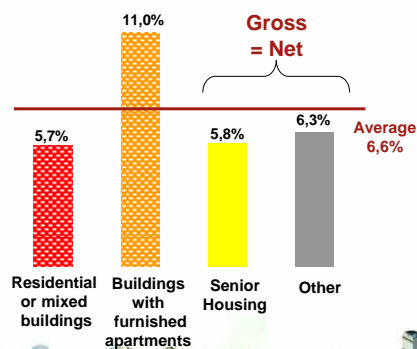


## Portfolio analysis

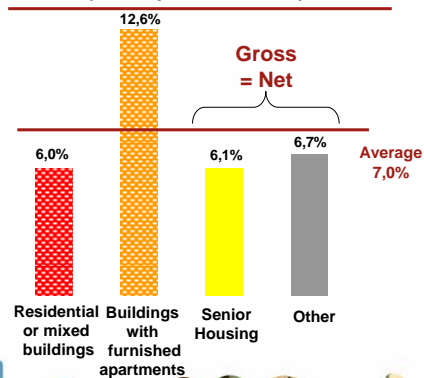
### Yields

(As at December 31, 2007)

**Yields 100% rented (on investment value)**



**Yields 100% rented (on acquisition value)**

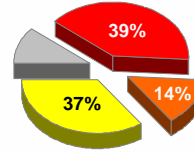






## Portfolio analysis

### 3 strategical axes



#### Residential & mixed buildings

Portfolio : 119 M €(FV)  
 Number of apartments : 467  
 Contractual rents : 6.3 M €  
 Occupancy rate : 90.1%  
 Leases duration : 3/6/9 y  
 Gross yield : 5.4% (on AV)

#### Buildings with furnished apartments

Portfolio : 41 M €(FV)  
 Number of apartments : 183  
 Yearly turnover : 4.5 M €  
 Occupancy rate : 88.9%  
 Avge leases duration : 3 m  
 Gross yield : 11.1% (on AV +

#### Senior housing

Portfolio : 111 M €(FV)  
 Number of beds : 1.349  
 Contractual rents : 6.6 M €  
 Occupancy rate : 100%  
 Avge leases duration : >30 y  
 NET Yield : 6.1% (on AV)

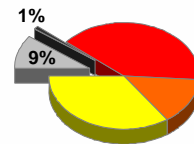
FV : Fair value  
 AV : Acquisition value

goodwill+ furniture)



## Portfolio analysis

### Other



#### Hotels

Portfolio : 28.0 M €(FV)  
 Number of rooms : 190  
 Contractual rents : 1.8 M €  
 Occupancy rate : 100%  
 Avge leases duration : 29 y  
 NET Yield : 6.5% (on AV)

#### Other buildings

Portfolio : 3.0 M €(FV)  
 Number of apartments : 0  
 Contractual rents : 0.2 M €  
 Occupancy rate : 100%  
 Leases duration : 3/6/9 y  
 Gross yield : 7,0% (on AV)

FV : Fair value  
 AV : Acquisition value

