



Creating Value in Real Estate

Transfer of semi-industrial portfolio and Woluwe Garden buildings B & D

This Tuesday 19 February 2008, Befimmo reached agreement – subject to certain suspensory conditions – with the companies AIG Global Real Estate Investment, Rockspring Property Asset Management and Rockspring PIM Ltd to transfer its semi-industrial portfolio and two office buildings located in Zaventem:

Building	Location	Space
Woluwe Garden B	Decentralised	7,673 m ²
Woluwe Garden D	Decentralised	7,673 m ²
Anderlecht I	Decentralised	7,797 m ²
Anderlecht II	Decentralised	8,100 m ²
Green Hill	Suburbs	7,218 m ²
Kontich I	Antwerp	18,452 m ²
Kontich II	Antwerp	8,072 m ²
TOTAL		64,985 m²

This transfer is taking place for a total sum net of duty and expenses of €72 million.

The transaction should be completed by 1st July 2008. If completed according to plan, it will generate, the date of its closing, a result during the 2007/2008 fiscal year of some €0.40 per share.

This transaction is in line with Befimmo's strategy as a pure-player investor in city-centre office buildings. It reduces the weighting of properties in the Brussels suburbs and marks its exit from the semi-industrial segment, which was marginal and non-strategic.

On completion of this transaction, Befimmo's portfolio will consist solely of office buildings (814,485 m²), with a fair value at 30 September 2007 of €1,753.4 million and an occupancy rate of 97.1%¹.

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Befimmo is a Sicafi pursuing a strategy of a pure player investor in city-centre offices.

As Asset Manager, it currently manages a portfolio of quality offices located mainly in Brussels. Over 60% of the portfolio is on long-term let to public institutions providing lasting, regular revenues. By caring for its clients, the tenants of its buildings, it pursues a strategy based on maximising its long-term cash flows and creating value in real estate.

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Further information

For any further information, please contact head office:

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¹ This occupancy rate takes account of the building Brederode Corner being fully let since 25 January 2008.