

## PRESS RELEASE

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### **Banimmo launches a new operation in France and widens its landbank in Brussels in order to realize new built-to-suit projects. Banimmo finalizes its first sale for 2012.**

**Brussels, July 2<sup>th</sup> 2012** – Banimmo (NYSE Euronext BANI) has finalized the acquisition of 100% of the capital of two companies that hold the administrative authorisations and the ownership on a retail gallery located in the city-centre of Suresnes (Hauts de Seine). Additionally, Banimmo has taken over the leasehold granted by the SDRB on a land plot of 1ha 47a in the Parc Da Vinci in Evere (Brussels). In France, Banimmo has also finalized the sale of a retail complex nearby Orléans.

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Banimmo has finalized the acquisition of 100% of the capital of the companies Fon.com and Point Courses Bagatelle from a group of private shareholders led by Mrs Sophie Simonet. Those two companies hold the administrative authorisations and the ownership on a retail gallery located in the city-centre of Suresnes, a neighbouring municipality of Paris along the Seine and the Bois de Boulogne (Hauts de Seine).

This gallery is currently nearly empty and will be renovated and extended in a gallery developing a lettable area of 4,660 sqm and offering 107 parking spots. The different administrative authorisations have already been obtained which will allow to start this redevelopment project as of this autumn. A lease agreement with a leading supermarket has been signed for a total GLA (Gross Lettable Area) of 2,300 sqm. This rental agreement represents a huge advantage in the marketing of the other surfaces of this gallery, for which numerous national brands marked an interest. Mrs Sophie Simonet will remain present for the implementation of the project.

The acquisition price amounts to €11.5 million on top of which renovation cost of approximately € 7 million will be added. The renovation of the gallery should start in September in the framework of a CPI (*Contrat de Promotion Immobilière*) that is being finalized.

Banimmo has taken over the leasehold granted by the SDRB (*Société de Développement pour la Région de Bruxelles-Capitale*) on a land plot of 1ha 47a in the Parc Da Vinci in Evere (Brussels). An old and non-occupied building of approximately 7,500 sqm will be demolished. The total cost of this transaction amounts to €1.8 million.

This land plot is located in the Avenue du Bourget, a service road of the Boulevard Leopold III, which is the major avenue linking Brussels and the International Airport of Zaventem. This land plot is ideally located and has a maximum visibility. This boulevard has undergone a major refurbishment to facilitate car traffic and accommodate a new tram line. With the future Bordet RER-GEN station located about 500 meters from the land plot and modernization of the airport railway station served by the new Diabolo network, this area should become even more attractive for companies increasingly seeking easy access by public transport (train, tramway, bus, RER). The total development potential on this land plot amounts to at least 30,000 sqm.

This land plot represents a prime ground reserve which will allow Banimmo to develop new built-to-suit projects following the successful examples of what was realized for Mobistar and Electrolux in the same area (Parc Da Vinci).

This transaction allows Banimmo to widen its landbank, what allows the group to quickly build new built-to-suit projects in Brussels, Ghent or Liege.

In France, Banimmo has also finalized the sale of a retail complex of 600 sqm nearby Orléans. The transaction amounts to € 900,000. Due to its size and typology, this asset didn't meet the investment-criteria of Banimmo anymore. The transaction has a negative but not significant impact on the financial results.

Those three operations finalize a first semester that was very dynamic as well on the letting as on the investment activities.

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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 is also specialized in the development of built to suit buildings meeting the highest sustainability and energy-efficiency norms. 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 € 392 million. Belgium constitutes the predominant market, with 65% of the portfolio in terms of market value. France represents 35% 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. Currently the company is held by the SIIC Affine (49.8%) and the management (25.05%) that have signed a shareholder agreement. The remainder, that is 25.15%, is in the hands of the public.*