

PRESS RELEASE

Regulated information
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Banimmo launches a public exchange offer on its bonds maturing in June 2015

On April 26th 2013, the board of directors of Banimmo (NYSE Euronext BANI) has approved the prospectus of the unconditional public exchange offer ("Exchange Offer") on all of the 75,000 Bonds maturing on June 10th 2015 and having a gross coupon of 5.15%.

Each existing bondholder will have the opportunity to exchange each existing nominal tranche against a new tranche with a gross coupon of 5.20% maturing on May 30th 2018, in an exchange ratio of 1 to 1. The net actuarial yield for individuals established in Belgium (taking into account the withholding tax of 25%) of these new Bonds is 3.9%. The accrued interests since June 10th 2012 on the existing Bonds that will be tendered into the Exchange Offer will be paid on May 30th 2013.

The realisation of the Exchange Offer is unconditional. The proposed operation will remain free of charge for existing bondholders; the commissions usually paid by the investors will be borne by the issuer.

The newly offered Bonds constitute an unconditional and unsubordinated commitment without any security of the Issuer, like the existing Bonds. The terms of the new Bonds are similar¹ to the existing Bonds, with the exception of the coupon and the maturity.

Banimmo has filed the Exchange Prospectus with the FSMA. On April 30th, this prospectus has been approved in accordance with the Law of April 1st 2007 on Public Takeover Bid.

The Exchange Offer will be open from May 2nd 2013 to May 17th 2013 included. In this operation, ING is acting as Advisor and Global Bookrunner; KBC, Bank Degroof and Petercam as Co-Lead Managers.

The new Bonds will be listed on NYSE Euronext Brussels.

The prospectus of the Exchange Offer and the response statement are available on the website of Banimmo (www.banimmo.be).

All information is available at the company or the participating banks.

By this voluntary exchange transaction, Banimmo wishes to extend all or part of its existing Bond financing at similar conditions.

¹ Except for the fact that, at the subscription, existing Bonds were accompanied with warrants. At issue date, those were however separated from the Bonds and are tradable separately on NYSE Euronext Bruxelles

For the existing Bondholder, the opportunity is offered to take advantage of a slightly higher return for three additional years while market rates (mid-swap reference rates) since the last offering of Banimmo in 2010 have decreased with 1.5%

This refinancing is allocated generally to the global real estate portfolio of Banimmo.

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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 24 real estate properties representing a total value of more than € 417 million. Belgium constitutes the predominant market, with 61% of the portfolio in terms of market value. France represents 39% 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 (49.51%) and the management (24.9%) that have signed a shareholder agreement. The remainder, that is 25.59%, is in the hands of the public.