

## PRESS RELEASE

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### **Banimmo sells the Veridis building**

Banimmo (NYSE Euronext BANI) has sold to the Common insurance fund Integrale 100% of the shares of the company Luso Invest which is owner of the building « Veridis » currently under development.

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Banimmo has signed today an agreement with the Common insurance fund Integrale for the sale of 100% of the shares of the company Luso Invest. This company owns a building currently under development, located in Auderghem (Brussels), on the corner of the Herrmann-Debroux avenue and the Souverain boulevard. The building will develop a total surface of approximately 6,500 sqm spread over 5 above ground levels. The 2 underground levels will house 69 parking spots.

The building is rented to the subsidiaries of Marsh & McLennan in Belgium on the basis of a 15 years lease contract.

In the framework of a sale on plan signed between Luso Invest and Banimmo, the latter will ensure the development of the building until its final delivery. The provisional delivery is foreseen for early 2015.

During the construction of the building, extra attention has been paid to the building's energy performance in order to obtain a very low consumption building. In the framework of the VALIDEO certification, Banimmo aims achieving a "very good" score.

The sale price of the shares is based on a transactional value of the building of € 23.2 million. The sale will generate a capital gain, part of which will be included in the accounts on June 30, 2014. The balance will be accounted for progressively in line with the completion of the works. With this sale, Banimmo will have new financial resources, amounting to € 11 million, to implement new developments.

As a reminder, the Banimmo group acquired the plot of land in March of last year and signed at the same date an agreement with the group Marsh & McLennan in Belgium.

This new built-to-suit transaction, realized for a large corporation willing to relocate its activities, demonstrates the expertise of Banimmo for this type of operations. The recognition of this know-how in the market enables the company to position itself for new operations currently in various negotiation stages.

This transaction, from the acquisition of the land upto the sale of the shares has been finalized in less than a year.

This reflects Banimmo's strategy to focus on transactions that can be completed in a short period of time.

This transaction is the first sale of an announced sales objective of four in 2014. The other sales transactions are in various stages of negotiations.

**For more information, please contact:**

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**About Banimmo**

*Banimmo stands out as a specialized player capable of producing or transforming a real estate asset meeting the requirements and the highest standards of institutional investors, as well as developing built-to-suit projects meeting the occupants needs. This competence is applicable to both the office building sector and the retail segment or niche segments (hotels, nursing homes and so on).*

*The company has 30 employees. At the end of 2013, the real estate portfolio had a total value of €365.7 million. Belgium represents the predominant market, with 72.5% of the portfolio in terms of market value, with France representing 27.5%. 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 (23.27%). The remainder (27.22%) is in public hands.*