



2009 ANNUAL RESULTS

- ☞ Operating result (before result on portfolio) of €185 million, an increase of 8.6% on 2008
- ☞ Net current result per share¹ (Group share, IAS 39 excluded) at €7.47, up 2.3% compared to 2008 and above forecast
- ☞ Property portfolio depreciation over the year: -2.1%
- ☞ Revalued net asset value per share : €100.00 (portfolio in fair value)
- ☞ Debt ratio stands at €49.97%
- ☞ Occupancy rate at 96.9%
- ☞ Confirmation of the 2009 ordinary share gross dividend forecast²: €6.50

Brussels, 12.02.2010, 7:30am CET

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¹ Net result net excluding the results on sales of investment properties and changes in the fair value of investment properties.

² See Half-yearly Financial Report 2009 of 03.08.2009.



Summary

The operating result (before result on portfolio) reached €185 million in 2009, a progression of 8.6% over 2008 and the net current result Group share excluding the impact of IAS 39 increased by 7.4% to €104.7 million.

The net current result (Group share) per share, excluding the impact of IAS 39, for 2009 comes to €7.47, (slightly over the €7.40 forecast¹) compared to €7.30 the previous year². This 2.3% increase was achieved in a climate of high volatility and great uncertainties both concerning the general economic situation and the capital markets. This net current result will allow the Board to propose to the Shareholders' Meeting the distribution of a dividend of €6.50 per ordinary share for the 2009 financial year (payable in May 2010), in line with the forecast made when the first half-year accounts were published. This represents a payout of 87% on the result referred to above³.

The year 2009 was marked by a further reduction, as determined by the experts, in the fair value of the portfolio by 2.07%, matching that recorded the previous year (-1.96%). Despite the collapse in the number of investment transactions in the Brussels office market during the year, Cofinimmo carried out three property disposals at the year-end for a total amount of €63.13 million, each yielding a profit on the previous expert valuation figure. The result on the property portfolio for the year is a loss of €4.28 per share, compared with a loss of €4.95 in 2008. This has evidently impacted on the net asset value per share, which went down 1.74% over the course of 2009⁴, before distribution of the dividend for the financial year, and 8.13% after the proposed distribution.

In 2005 Cofinimmo embarked on a diversification of its portfolio, of which 41.6% is already invested outside the office sector. The shift in emphasis has been towards those property segments (nursing homes and clinics, Pubstone) that are less dependent on the economic situation and usually not impacted by overinvestment. Today this diversification is reaping its benefits in full, leading to a stable overall occupancy rate for the properties (96.9% at 31.12.2009), boosting the growth in net rental income⁵ (+5.3% in 2009) and contributing to a very high average residual lease period (11 years at 31.12.2009). As a consequence of an acquisitions policy geared to the rental yield, but also to the price paid per m², it is also likely to bolster the intrinsic value of the portfolio, although this can only be appreciated in the long term.

¹ Published in the Annual Financial Report 2008 released on 31.03.2009.

² The first window for conversion of the preference shares into ordinary shares in 2009 have entitlement, with effect from 01.01.2009, to the results attributable to the ordinary shareholders. Cofinimmo has presented its results per share on a fully diluted basis (i.e. on the assumption that all the preference shares have already been converted) for the first time from the date of the press release giving the results for the 1st quarter 2009 (published on 11.05.2009). Previously, and in particular in the 2008 Annual Financial Report, the results per share were presented on a non-diluted basis. Annex 1 of this press release sets out the reconciliation of the 2008 results per share on a non-diluted and diluted basis. The 2008 diluted results per share figures are used in the text of the current press release for the purposes of comparison with the 2009 diluted results per share.

³ Pay out ratio: €6.50/€7.47=87%. The ratio of proposed dividends to the fiscal compulsory minimum distribution according to Article 62 of the Royal Decree of 10.04.1995 is 174%.

⁴ The net asset value per share drops from €101.77 at 31.12.2008 to €100.00 at 31.12.2009, based on the portfolio valued in fair value.

⁵ Net of rental charges.



During the course of 2009, Cofinimmo deployed a sustained financial activity in order to make the adjustments to its financial structure rendered necessary by the depreciation in fair value of the investment properties and to cater for the requirements of its investment programme. In carrying out this activity, the Board of Directors endeavoured at all times to adequately safeguard the intrinsic value per share. Accordingly, during the first six months 1.3 million own shares were placed, and – in addition to the property disposals referred to above - rent receivables and receivables from usufructuary rights were also sold and a contribution in kind of properties was carried out in return for 0.2 million new shares. Lastly, Cofinimmo arranged a bond issue and negotiated the rescheduling of certain bank loans. The Loan-to-Value ratio, established in the loan documentation, came to 52.81% at 31.12.2009, while the statutory debt ratio was 49.97% on the same date.

The stock markets have been extremely agitated over the past year and share prices of European real estate companies highly volatile, including those companies which, having adopted a portfolio management strategy like that of Cofinimmo, have a moderate risk profile. However, the total return on the Cofinimmo ordinary share between 1 January and 31 December 2009, including the 2008 dividend paid in 2009, is in positive figures again at 13.86%.

Outlook

The Board of Directors considers that, barring any events that are unforeseeable at the present time, the company is well-positioned for when the economy takes off again. The economic prospects and trends on the financial markets in fact point to a more promising period of stability, even while the matter of turning around the public budgets is a major concern.

The outlook for the net current result per Cofinimmo share for 2010 today looks to be fairly close to the level reached in 2009. As is customary, a precise forecast will accompany the publication of the Annual Financial Report on 31.03.2010.



1. Important transactions and events in 2009

a. **Investments and divestments**

Offices

In accordance with the agreement signed on 04.04.2007, Cofinimmo acquired on 02.07.2009 all the shares of Immo Noordkustlaan SA for an amount of €22.20 million (see press release of 03.07.2009). This company owns the **West-End** office complex recently constructed at Grand-Bigard, in the western periphery of Brussels. The complex is 70% rented, principally to Adecco and Grant Thornton, for an average initial term of 6 years. The anticipated gross rental yield for this property is estimated at 7.10% if fully let.

On 15.12.2009 Cofinimmo acquired for cash 100% of the shares in the company **City-Link** SA for an amount of €11.12 million (see press release of 16.12.2009). City-Link SA owns a site on which a business park comprising 4 office blocks has been built, situated in Berchem (Antwerp), close to the Singel and Berchem railway station.

The value of the business park comes to €63.08 million. The difference between this value and the price paid for the shares represents the amount of City-Link's debt taken over by Cofinimmo. The gross initial rental yield for the building, fully let, is estimated at 6.32%.

In spite of the particularly tough rental conditions, the property has already been let as to 87% to tenants of good standing, such as Randstad Tempo Team, Mercator and Arcadis Gedas, for average lease terms of over 9 years.

At the end of December 2009 (see press release of 16.12.2009), Cofinimmo disposed of the entire property rights in the long lease, subsoil and land relating to the 6 buildings of which it was owner in the business park **Les Collines de Wavre**, situated to the north of the town of Wavre. These long-lease rights have been transferred to Les Collines de Wavre SA and the residual rights to Foncière des Collines SA, for a total amount of €30.92 million.

Also at end-December, Cofinimmo disposed of the office block known as **Astronomie 30** situated in central Brussels to the German investor AIK - APO Immobilien-Kapitalanlage-gesellschaft mbH for a price of €23.95 million (see press release of 16.12.2009).

Finally, the company sold the office building **Arts 39** located in the Leopold district to the German investor AMMA for an amount of €8.26 million, that is 0.98% above the most recent expert valuation.



Nursing homes/Clinics

Belgium

On 16.12.2009 (see press release of 16.12.2009) Cofinimmo received the contribution in kind of the 4 nursing homes **Borsbeekhof, Le Colvert, Les Sittelles and Les Charmilles** (311 beds, 14,507m²), situated in Borgerhout, Céroux-Mousty, Chastre and Sambreville respectively.

The contributing companies, all owned directly or indirectly by SA Senior Assist, have received in consideration 224,967 new Cofinimmo ordinary shares issued following a capital increase (decided by the Board of Directors as part of the authorised capital) for a total amount of €21.86 million. The issue price of these new shares stands at €97.17. This figure was determined on the basis of the average closing stock market prices on Euronext Brussels during the 30 days preceding the contribution. The new shares are identical in all respects to the shares currently listed and hence acquire the right to a share in the results with effect from 01.01.2009.

The nursing homes will be operated by the Group Senior Assist SA with which Cofinimmo has concluded long leases for a term of 27 years. These triple net long leases stipulate that all the costs, including those relating to the property structure, are borne by the operator. Cofinimmo will receive an initial gross rental yield of 7.31% in double net equivalent.

France

On 26.06.2009 (see press release of 03.07.2009) Cofinimmo acquired **5 newly built nursing homes and healthcare institutions** (423 beds, 21,910m²) **located in France**, mainly in the Regions of Ile de France and Normandy, from the Korian Group for a total amount of €42.80 million. This acquisition was part of a larger agreement concerning the acquisition of 19 healthcare institutions signed on 23.05.2008 (also see press releases of 26.05.2008 and 01.10.2008). The gross rental double net equivalent yield of these 5 homes stands at 6.47%. They are operated by the Korian Group with whom triple net leases with a fixed duration of 12 years have been concluded for all buildings.

Pubstone

Cofinimmo acquired the pub **Willem II** located in Valkenswaard (the Netherlands) for an amount of €0.21 million costs excluded. The pub **Le Grand Central** located in Frameries (Belgium) was expropriated for an amount of €0.23 million.



b. Financial position

In 2009, Cofinimmo took a number of measures to gather financial resources in order to meet its investment commitments and bolster its balance sheet structure. Accordingly, since the beginning of 2009, the company has successively:

- sold own shares for a total amount of €98.60 million;
- sold rental receivables and receivables relating to usufructuary rights for €271.24 million;
- issued a 5-year bond loan for €100 million and arranged a new bilateral 3-year bank loan for €50 million with a new bank for its pool;
- partially extended the term of the bilateral bank loans beyond 2011 for an amount of €227.40 million;
- issued 224,967 new shares against the contribution in kind of 4 nursing homes for €21.86 million.

Sale of own shares

- The sale of own shares took the form of 2 separate transactions. On 26.03.2009, 962,485 existing own ordinary shares were placed by the accelerated bookbuilding method. For the purposes of this transaction, the shares were suspended from the listing. The shares were placed by Leopold Square SA at a price of €75 per share. This represents a 5.0% discount on the average quoted price for the 5 days preceding the placement. Leopold Square is a company wholly owned directly and indirectly by Cofinimmo SA. This operation raised proceeds of €72.2 million.
- On 09.06.2009, Cofinimmo placed 330,000 own ordinary shares at a price of €80 per share. This represents a 6.5% discount on the average stock market price recorded during the 5 days preceding the placement. As a result of this transaction, €26.4 million were raised.

Sale of receivables

- On 20.03.2009 Cofinimmo sold to a subsidiary of the Société Générale the usufruct receivables for an initial period of 15 years payable by the European Commission on the **Nerviens 105** office building located in Brussels for a total amount of €23.38 million. Cofinimmo remains the bare owner of the building.
- On the same day, the company sold to Fortis Bank SA 90% of the lease finance receivables due by the City of Antwerp on its new **Fire Station** for a total of €28.35 million. At the end of the financial lease, scheduled for 2045, the building will be transferred automatically to the City of Antwerp for no charge.
- Cofinimmo also sold to the same bank on the same day the lease receivables which the Belgian State owes on the office buildings **Colonel Bourg 124** in Brussels (up to 2028) and **Maire** in Tournai (up to 2022) for a total amount of €19.51 million. Cofinimmo retains ownership of these 2 buildings.

- On 28.08.2009, Cofinimmo sold to BNP Paribas Fortis 96% of the future index-linked lease receivables regarding the lease contract on the office buildings **Egmont I** and **Egmont II** located in central Brussels and ending on 31.05.2031, as well as a receivable for the works carried out on these properties for the account of the occupant, for a total amount of €199.6 million. Cofinimmo has still retained 100% of the lease receivables relating to the years 2009 and 2010 in order to keep intact the recurrent cash flow for those years.

Issue of a €100 million bond

On 22.10.2009 Cofinimmo SA made a public offering of a 5-year bond for a total amount of €100 million with a gross coupon of 5.00% and a gross annual yield of 4.54%. Redemption will take place in November 2014. The bond was aimed at private investors. The subscription was closed in one half-day. The fixed rate of the bond has been converted into a floating rate. The banking margin on floating rate resulting from this loan and from this Interest Rate Swap, did not substantially affect the average banking margin for all Cofinimmo loans (+0.10%). This public bond allowed Cofinimmo to diversify the sources of borrowed funds at a time when bank loans to real estate were expensive.

The financial resources raised cover the investment commitments in full up to June 2011 as well as the refinancing of credit lines maturing before that date. The average maturity of the Cofinimmo debt is 4.4 years with an average cost¹ of 4.91% in 2009. The confirmed long-term credit lines (credit lines as such, bonds, commercial paper with maturities of over one year and capital leases), with outstandings totalling €2,026.92 million at 31.12.2009, display a uniform and evenly spread maturity profile up to 2018. In 2010, 7.6% of the outstandings will mature and 9.9% in 2011. At 31.12.2009 the volume of long-term confirmed and undrawn credit facilities runs to €289.54 million, after deducting the amount necessary for covering in full the outstanding short-term commercial paper.

The investments planned for the period 2010-2011 add up to €160 million, including €94 million for 2010 alone. This is mainly for renovation or extension projects in the nursing home sector (€33 million in 2010 and €56 million in 2011, respectively) and for an office development project in Antwerp in 2010 (€38 million Avenue Building, previously called AMCA). The nursing homes have been fully let in advance. Renovation projects in the office sector and the Pubstone portfolio are estimated at €20 million for 2010.

At 31.12.2009 the financial ratios, both statutory and contractual, were met by Cofinimmo. The statutory debt ratio² of Cofinimmo stands at 49.97% (vs. 52.79% in 2008) and is consistent with the moderate risk profile for the assets and cash flow. For the record, the statutory limit imposed on Sicafis is 65%. The Loan-to-Value ratio³, as defined in the documentation for the bank credit facilities, stood at 52.81% at the end of 2009. This ratio was relaxed during the 4th quarter of 2009: henceforth if the Groupe exceeds a threshold of 57.5%, it has been agreed that it will return to below this threshold during the following 6 months. This relaxation does not entail any change to the Group's financial policy, namely to keep the financial debt ratio below 55%.

¹ Including bank margins and the amortisation cost of hedging instruments active during the period.

² Debt to total assets according to Royal Decree of 10.04.1995.

³ The Loan-to-Value ratio is calculated by dividing net financial debt by the fair value of the property portfolio and of lease finance receivables.

2. Summary of the results and consolidated accounts at 31.12.2009

The Statutory Auditor, Deloitte Bedrijfsrevisoren/Reviseurs d'Entreprises, represented by Ludo De Keulenaer, completed the plenary audit work and confirmed not to have any reservation with respect to the accounting information included in this press release and that it corresponds with the financial statements as approved by the Board of Directors.

The accounting methods and principles adopted for the establishment of the financial statements are identical to those used for the annual financial statements regarding the year 2008.

a. Key figures

Global information

(x €1,000,000)	31.12.2009	31.12.2008
Portfolio of Investment properties (in fair value)	3,040.7	3,134.7
(x €1,000)	31.12.2009	31.12.2008
Property result	214,294	198,434
Operating result before result on portfolio	185,186	170,566
Financial result	-85,046	-108,115
Net current result (Group share)	92,390	56,025
Result on portfolio (Group share)	-59,940	-61,318
Net result (Group share)	32,450	-5,293
(in%)	31.12.2009	31.12.2008
Operating costs/average value of the portfolio ¹	0.80%	0.82%
Operating margin	86.42%	85.96%
Residual lease term ² (in years)	11.0	11.7
Occupancy rate ³	96.86%	97.85%
Gross rental yield of portfolio as if it were rented 100%	7.06%	6.88%
Net rental yield of portfolio as if it were rented 100% ⁴	6.83%	6.69%
Average interest rate on borrowings ⁵	4.91%	4.79%
Debt ratio ⁶	49.97%	52.79%

¹ Average value of the portfolio + the value of the receivables sold on buildings of which the maintenance costs are still borne by the Group being the owner. These costs are covered through total liability insurance premiums.

² Until the first break option for the lessee.

³ Calculated according to the actual rents for the occupied buildings and the estimated rental value for unlet buildings. For the office properties alone, it stands at 94.88% as against 88.69% for the Brussels office market (source: CB Richard Ellis).

⁴ After deduction of the direct costs related to the buildings.

⁵ Including bank margins and the amortisation cost of hedging instruments active during the period.

⁶ Financial and other debts/Total assets, calculated according to the Sicafi regulation.

Information per share (in €) – fully diluted¹

Results	31.12.2009	31.12.2008 After sale² of 962,485 own shares	31.12.2008 Before sale of 962,485 own shares
Net current result – Group share – excluding IAS 39 impact	7.47	7.30	7.87
<i>IAS 39 impact – profit/(loss)</i>	<i>(0.88)</i>	<i>(3.10)</i>	<i>(3.35)</i>
Net current result – Group share	6.59	4.20	4.52
Realised result on portfolio	0.21	0.43	0.47
Unrealised result on portfolio ³	(4.49)	(5.02)	(5.42)
Net result – Group share	2.31	(0.40)	(0.43)
Gross dividends			
	Proposal	Actual	Actual
Ordinary shares	6.50	7.80	7.80
Preference shares	6.37	6.37	6.37
Intrinsic value per share			
Revalued net asset value ⁴ in fair value ⁵ after distribution of dividend for the year 2008	100.00	99.15	101.77
Revalued net asset value in investment value ⁶ after distribution of dividend for the year 2008	104.55	104.08	107.08

¹ The first window for conversion of the preference shares into ordinary shares ran from 01.05.2009 to 10.05.2009. The preference shareholders who converted their shares into ordinary shares in 2009 have entitlement, with effect from 01.01.2009, to the results attributable to the ordinary shareholders. Cofinimmo has presented its results per share on a fully diluted basis (i.e. on the assumption that all the preference shares have already been converted) for the first time from the date of the press release giving the results for the 1st quarter 2009 (published on 11.05.2009). Previously, and in particular in the 2008 Annual Financial Report, the results per share were presented on a non-diluted basis. Annex 1 of this press release sets out the reconciliation of the 2008 results per share on a non-diluted and diluted basis. The 2008 diluted results per share figures are used in the text of the current press release for the purposes of comparison with the 2009 diluted results per share.

² On 26.03.2009.

³ Changes in fair value of investment properties.

⁴ The calculation of the revalued net asset value tallies with the “triple net NAV” calculation according to the Best Practice Policy of EPRA – May 2008 (www.epra.com).

⁵ Fair value: after deduction of transaction costs (mainly transfer taxes) from the value of the Investment properties.

⁶ Investment value: before that deduction.

b. Consolidated income statement – Analytical form (x €1,000)

	31.12.2009	31.12.2008
A. NET CURRENT RESULT		
Rental income, net of rental-related expenses	197,860	187,820
Writeback of lease payments sold and discounted (non-cash)	17,655	11,056
Taxes and charges on rented properties not recovered	-101	-382
Refurbishment costs, net of tenant compensation for damages	-1,120	-60
Property result	214,294	198,434
Technical costs	-3,856	-2,606
Commercial costs	-1,475	-1,097
Taxes and charges on unlet properties	-1,806	-2,360
Property result after direct property costs	207,157	192,371
Property management costs	-15,602	-14,496
Property operating result	191,555	177,875
Corporate management costs	-6,369	-7,309
Operating result (before result on portfolio)	185,186	170,566
Financial income (IAS 39 excluded) ¹	21,376	24,718
Financial charges (IAS 39 excluded) ²	-94,121	-91,380
Revaluation of derivative financial instruments (IAS 39)	-12,301	-41,453
Taxes	-7,283	-6,080
Net current result³	92,857	56,371
Minority interests	-467	-346
Net current result – Group share⁴	92,390	56,025
B. RESULT ON PORTFOLIO		
Gains or losses on disposals of investment properties	2,956	5,755
Changes in fair value of investment properties	-64,850	-63,784
Exit tax	1,482	-3,630
Result on portfolio	-60,412	-61,659
Minority interests	472	341
Result on portfolio – Group share	-59,940	-61,318
C. NET RESULT		
Net result – Group share⁴	32,450	-5,293

¹ IAS 39 included, at 31.12.2009 and 31.12.2008, financial income stands at respectively K€19,376 and K€29,546.

² IAS 39 included, at 31.12.2009 and 31.12.2008, financial charges stand at respectively K€-104,421 and K€-137,661.

³ Net result excluding gains or losses on disposals of investment properties and changes in fair value of investment properties.

⁴ The 2008 results, communicated in the press release of 13.02.2009, have been recast so as to allocate the 2008 Group share to the ordinary as well as the preference shares, as is the case for the 2009 Group share.



NUMBER OF SHARES	31.12.2009	31.12.2008
Number of ordinary shares issued (own shares included)	12,705,070	11,344,545
Number of preference shares issued and not converted	1,326,693	1,499,766
Number of outstanding ordinary shares	12,682,696	10,987,669
Average number of outstanding ordinary shares entitled to share in the result of the period ¹	12,682,696	10,884,287
Number of preference shares entitled to share in the result of the period	1,326,693	1,499,766
Total number of shares entitled to share in the result of the period	14,009,389	12,384,053

Comments on the consolidated income statement – Analytical form

The property result at 31.12.2009 runs to €214.29 million, an increase of 7.99% compared to 31.12.2008 (€198.43 million), mainly due to the acquisitions. The level of rental income is underpinned by the occupancy rate standing at 96.86% for the entire portfolio and at 94.88% for the office portfolio. Based on an unchanged portfolio, the rental level progresses by 1.07%, mainly due to indexation of the rents.

The operating margin (86.42%) is higher than in 2008 (85.96%).

Taken overall, on an annual basis, all operating costs, both direct and indirect, represent 0.80% of the average value of the portfolio under management as at 31.12.2009, as against 0.82% in 2008.

Financial income (€21.38 million) at 31.12.2009 decreased by 13.52% compared to 31.12.2008. It comprises income on the disposal of lease receivables for an amount of €13.60 million, mainly related to the Egmont I and II properties during the 4th quarter of 2009 (€12.48 million), the remainder being connected to the Antwerp Fire Station (€-2.38 million) and the office buildings Colonel Bourg 124 (€2.15 million), Nerviens (€1.02 million) and Maire (€0.33 million).

Financial charges (€94.12 million) at 31.12.2009 are chiefly made up of interest charges related to the financial debt. The total cost of financial debt amounts to €82.12 million at 31.12.2009. The average debt of 2009 amounts to €1,713.05 million as against €1,623.76 million one year earlier. The average interest rate on borrowings, including bank margins and the amortisation cost of hedging instruments for the period, comes to 4.91% for 2009 as against 4.79% on average for the year 2008. This increase stems from the combined effect of falling basic interest rates, a rise in bank margins and surplus cover, from September 2009 onwards, following the significant divestments carried out. This surplus cover disappeared from the beginning of 2010. The financial charges also include the restructuring during the 4th quarter of some of the derivative products (€9.6 million).

¹ Contrary to the year 2008, the 493,571 shares issued as part of the Medimur acquisition (see press release of 20.03.2008) are entitled to share in the full 2009 result.



The changes in the ineffective part, according to IAS 39, of the cash flow hedging instruments, produced a net unrealised charge of €12.30 million at 31.12.2009, compared to a net unrealised charge of €41.45 million at 31.12.2008. The accumulated changes in effective value of derivative as well as non-derivative financial instruments, decrease from €-30.69 million at 31.12.2008 to €-47.08 million at 31.12.2009. This variation is not entered in the income statement but has a negative impact on the net asset value.

Cofinimmo has a policy of covering the risk of future interest rate increases by purchasing Interest Rate Swaps and CAP options, partly financed by the sale of FLOOR options. The value of the cover portfolio at year-end reflects the difference between the future financial charges incurred by this portfolio and their hypothetical amount if the same cover (type of instruments, durations, amounts) had been contracted in the conditions prevailing on the last day of the year.

Taxes (€-7.28 million) comprise the corporate income taxes payable by subsidiaries (of which Pubstone SA) not covered by the Sicafi tax regime and the tax on non-deductible costs of the Sicafi (chiefly the office tax in the Brussels-Capital Region).

The net current result – Group share at 31.12.2009 comes to €92.39 million, compared to €56.02 million at 31.12.2008 (+64.91%), or €6.59 per share as against €4.20 at 31.12.2008 (+56.90%). If the negative impact of IAS 39 is excluded (see also page 9, table "Information per share"), the net current result – Group share comes to €104.69 million as against €91.84 million at 31.12.2008, which, per share, works out at €7.47 compared to €7.30 at 31.12.2008, i.e. an increase of 2.33%.

The result on portfolio incorporates a realised gain of €2.96 million, stemming from the sale of assets, as against €5.76 million at 31.12.2008. It also incorporates a negative change in fair value of the portfolio of €64.85 million, as against €63.78 million at 31.12.2008. Indeed, the fair value of the buildings in portfolio decreased since 01.01.2009 (-2.07%). In Group share, this decrease comes to €4.49 per share (unrealised loss) at 31.12.2009 as against a decline of €5.02 per share for the same period in 2008.

The net result – Group share (after including the result on portfolio) at 31.12.2009 amounts to €32.45 million as against €-5.29 million at 31.12.2008 and the net result per share (after including the result on portfolio) works out at €2.31 as against €-0.40.

c. Consolidated balance sheet (x €1,000)

	31.12.2009	31.12.2008
Non-current assets	3,308,866	3,436,090
Goodwill	163,924	171,689
Intangible assets	1,984	1,840
Investment properties	3,040,736	3,134,381
Other tangible assets	723	942
Non-current financial assets	34,470	18,997
Finance lease receivables	66,956	108,181
Trade receivables and other non-current assets	73	60
Current assets	93,818	113,965
Assets held for sale	755	507
Current financial assets	8,603	52
Finance lease receivables	2,762	4,170
Trade receivables	12,490	17,833
Tax receivables and other current assets	46,730	47,589
Cash and cash equivalents	2,343	25,448
Deferred charges and accrued income	20,135	18,366
TOTAL ASSETS	3,402,684	3,550,055
Shareholders' equity	1,409,057	1,377,242
<i>Shareholders' equity attributable to shareholders of parent company</i>	<i>1,400,904</i>	<i>1,368,584</i>
Capital	750,715	669,213
Share premium account	479,541	441,966
Reserves	138,198	262,699
Net result of the financial year	32,450	-5,294
Minority interests	8,153	8,658
Liabilities	1,993,627	2,172,813
Non-current liabilities	1,587,615	1,776,666
Provisions	17,766	11,875
Non-current financial debts	1,381,474	1,579,760
Other non-current financial liabilities	51,522	32,853
Deferred taxes	136,853	152,178
Current liabilities	406,012	396,147
Current financial debts	244,659	220,844
Other current financial liabilities	63,233	45,013
Trade debts and other current debts	69,555	70,119
Accrued charges and deferred income	28,565	60,171
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	3,402,684	3,550,055



Comments on the consolidated balance sheet

The fair value of the property portfolio¹, recorded in the consolidated balance sheet, in application of IAS 40, is obtained by deducting the transaction costs² from the investment value. At 31.12.2009, the fair value is €3,040.74 million, as compared to €3,134.70 million at 31.12.2008.

The investment value of the property portfolio, as determined by the independent real estate experts, comes to €3,150.96 million at 31.12.2009 as compared to €3,247.04 million at 31.12.2008 (see also the table in "Property portfolio" on page 15).

Finance lease receivables stand at €66.96 million at 31.12.2009 as against €108.18 million one year earlier, that is a decrease of 38.1%. This decrease can be explained by the disposal of lease receivables relating to the Antwerp Fire Station (€-32.12 million), Egmont I and II (€-6.48 million) and Colonel Bourg 124 (€-0.96 million).

Following changes to the fiscal values of the properties making up the pub portfolio (Pubstone) located in the Netherlands the amount of deferred taxes has been reduced, and correspondingly the goodwill of the Dutch activities, by €7.33 million.

¹ Including assets held for own use and the development projects.

² As defined on page 104 of the 2008 Annual Financial Report.

3. Property portfolio

(x 1,000,000)	
PORTFOLIO AS AT 01.01.2009 IN INVESTMENT VALUE¹	3,247.04
Investments	229.06
Acquisitions	141.97
Constructions and renovations	87.09
Disposals and other movements	-325.14
Investment value of the buildings disposed of as at 31.12.2008	-277.75
Unrealised latent gains and losses	-65.04
Other movements	17.65
PORTFOLIO AS AT 31.12.2009 IN INVESTMENT VALUE¹	3,150.96

At 31.12.2009, the consolidated property portfolio has a total rental area of 1,695,629m² in superstructure. The offices (99 buildings) account for 58.4% of the portfolio in fair value, the nursing homes (99 properties) 26.4% and the Pubstone portfolio (1,068 properties) 12.8%. The other business sectors represent 2.4%. The great majority of the portfolio is located within the Belgian territory (84.1%). The properties located abroad relate on the one hand to the healthcare sector in France (11.0%) and on the other hand to the Dutch Pubstone portfolio (4.8%).

The **occupancy rate**, which only applies to buildings of suitable condition for occupation on the calculation date (marketable properties), stands at **96.86% for the consolidated portfolio** (vs. 97.85% on 31.12.2008) and at 94.88% for the office buildings alone. The average on the Brussels' office market as at 31.12.2009 is reckoned to be 88.69% (source: CB Richard Ellis).

As at 31.12.2009, the **average residual lease length** stands at **11.0 years for the consolidated property portfolio** and at 6.5 years for the office portfolio of the Group. Offices are generally leased for a traditional initial period of 3-6-9 years (private sector) or 15 years (public sector). The average initial lease duration of the Pubstone portfolio is 23 years, for the care homes it stands at 12 years for the properties located in France and at 27 years for the Belgian properties. At 31.12.2009, the residual average lease length in the nursing home sector stands at 9.9 years in France and at 24.7 years in Belgium. All leases are index-linked annually. At 31.12.2009, Cofinimmo's 5 major clients in terms of contractual rents are the Belgian State (18.1%), the AB InBev Group (12.5%), the European Commission (8.8%), the Korian Group (8.4%) and AXA (5.0%). In the office segment, the public sector accounts for 44% of the portfolio, hence emphasising the stability of the rental income.

¹ The fair value can be obtained by dividing the investment value by 1.025.

Valuation of the property portfolio

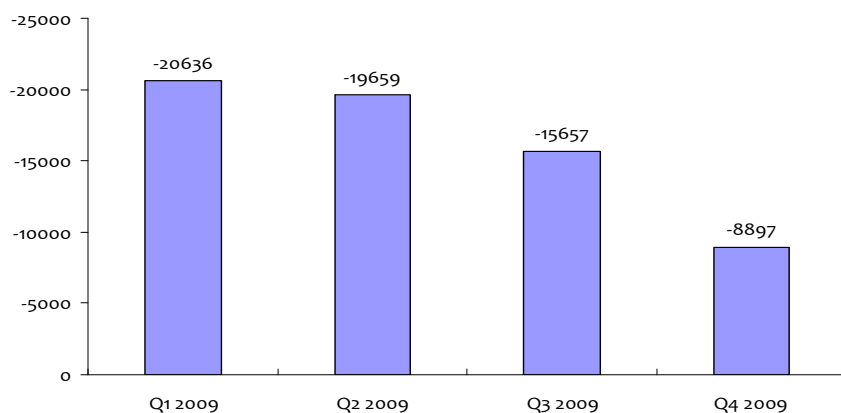
GLOBAL PORTFOLIO OVERVIEW		
Extract from the report by the independent real estate expert Winssinger & Associates based on the investment value		
(x €1,000,000)	31.12.2009	31.12.2008
Total estimated investment value of the portfolio	3,150.96	3,247.04
Projects and development sites	-61.77	-45.41
Total marketable properties	3,089.79	3,201.63
Contractual rents	211.18	215.59
Gross yield on marketable properties	6.83%	6.73%
Contractual rents and estimated rental value on unlet space at the valuation date	218.02	220.34
Gross yield on the portfolio as if it were rented 100%	7.06%	6.88%
Occupancy rate of marketable properties¹	96.86%	97.85%

As at 31.12.2009, the caption *Projects and development sites* mainly includes the office buildings Square de Meeûs 23 in Brussels and Avenue Building in Antwerp, and, in the nursing home segment, several projects or extensions in Forest (Brussels), Hoboken, Gentbrugge and Antwerp.

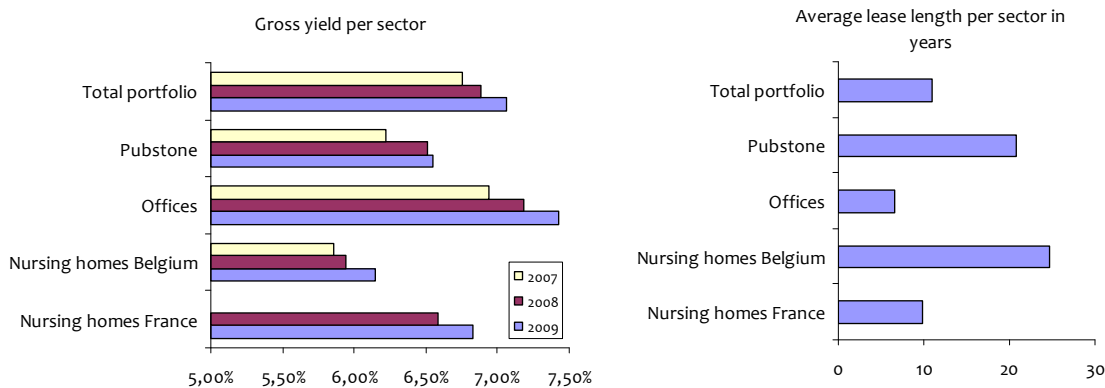
Segment	Fair value			Property result after direct costs	
	(in €)	(in%)	Changes in fair value over 1 year	(in €1,000)	(in%)
Offices	1,776,797,171	58.4%	-1.38%	128,038	61.8%
Brussels Leopold/Louise districts	491,587,317	16.2%	-0.26%	32,913	15.9%
Brussels Centre/North	255,985,366	8.4%	0.06%	29,856	14.4%
Brussels Decentralised	653,677,561	21.5%	-1.01%	42,679	20.6%
Brussels Periphery & Satellites	151,294,634	5.0%	-0.08%	10,072	4.9%
Antwerp	109,834,732	3.6%	-0.13%	3,537	1.7%
Other Regions	114,417,561	3.8%	0.03%	8,980	4.3%
Nursing homes/Clinics	802,502,049	26.4%	-0.40%	46,195	22.3%
Belgium	471,162,049	15.4%	-0.07%	23,712	11.4%
France	331,340,000	11.0%	-0.33%	22,483	10.8%
Pubstone	390,221,877	12.8%	-0.23%	27,372	13.2%
Belgium	245,667,820	8.1%	-0.05%	18,319	8.8%
The Netherlands	144,554,057	4.8%	-0.18%	9,054	4.4%
Others	71,215,344	2.4%	-0.06%	5,551	2.7%
TOTAL PORTFOLIO	3,040,736,440	100.0%	-2.07%	207,157	100.0%

¹ Calculated on the basis of rental income.

The valuation of the properties in the portfolio by the independent real estate experts resulted in a negative change in fair value, based on the actual portfolio composition, of 2.07% as a consequence of an increase in capitalisation rates applied by the experts (yield), for which the average figure went up from 6.88% at 31.12.2008 to 7.06% at 31.12.2009 for the portfolio as a whole. Over the year, the total portfolio lost €64.85 million in fair value. However, quarter by quarter, the decline in value is tending to diminish.



Between 31.12.2007 and 31.12.2009, the yield moved up from 6.75% to 7.06% as illustrated in the graph below. The difference between the gross yield¹ for the nursing homes in France and in Belgium is due to the length of the leases. There is a very strong correlation between the lease term and the value of the property.



¹ Gross yield if the portfolio is fully let.



4. Ordinary share dividend for the financial year 2009, payable in 2010

Taking all these factors into account, the dividend forecast of €6.50 gross per ordinary share remains confirmed. The Board of Directors will propose to the Ordinary General Shareholders' Meeting on 30.04.2010 the payment of a gross dividend of €6.50 per ordinary share. The proposed distribution is in conformity with Article 617 of the Company Code and stems from the realised results, hence excluding the changes in fair value. The gross dividend of €6.50 corresponds to a payout ratio of 87.01% on the net current result for 2009, excluding the impact of IAS 39 (€7.47 per share).

5. Preference share dividend and conversion

The 1,499,766 preference shares issued by Cofinimmo in 2004 are convertible on the basis of one ordinary share for one preference share during the last 10 days of each civil quarter. Preference shareholders who convert their preference shares before 31.03.2010 will be entitled to a gross dividend of €6.50 for 2009, payable in May 2010. Unconverted preference shares will carry entitlement to the preference dividend capped at €6.37 gross per share, payable on May 2010. At 31.12.2009, 173,073 preference shares out of 1,499,766 have already been converted.

6. New website

On the occasion of the publication of the 2009 annual results, Cofinimmo also has pleasure in presenting its new website (www.cofinimmo.com). The company attaches great importance to open and comprehensive communications aimed at the shareholders, client-tenants, suppliers, the media and the general public. With the benefit of the latest technology, the new site will be more interactive and dynamic, making it possible to obtain all the latest information about the company that may be required in the blink of an eye. This site also provides the option of letting those interested receive automatic alerts with the latest financial information via RSS feed.

7. Financial calendar 2010

Publication Annual Financial Report 2009 (on the website)	31.03.2010 (after stock market)
Ordinary General Meeting for 2009	30.04.2010
Intermediate declaration: results at 31.03.2010	10.05.2010
Dividend payment date (ordinary and preference shares)	
☞ Coupon detach date (Ex date) ¹	03.05.2010
☞ Record date ²	05.05.2010
☞ Dividend payment date	From 10.05.2010
☞ Financial service	Bank Degroof (principal paying agent) or any other financial institution
☞ Coupons	
– Ordinary share	Coupon No 18
– Preference share	Coupons No 7 (COFP2) and No 8 (COFP1)
Half-yearly Financial Report: results at 30.06.2010	02.08.2010
Intermediate declaration: results at 30.09.2010	15.11.2010

The original of this press release was established in French. Only the French version forms evidence.

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About Cofinimmo

Cofinimmo is the foremost listed Belgian real estate company specialising in rental property. The company owns a property portfolio worth over €3 billion, representing a total area of 1,700,000m². Its main investment segments are office property and care homes. Cofinimmo is an independent company, which manages its properties in-house. It is listed on Euronext Brussels (BEL20) and Paris and benefits from the Belgian fiscal Sicafi regime and the French SIIC regime. At 31.12.2009, its total market capitalisation was €1.4 billion.

www.cofinimmo.com

together in real estate

¹ Date from which the share is traded without a right to payment of future dividends.

² Date on which positions are closed in order to identify the shareholders who qualify to receive a dividend.

Appendix 1: Reconciliation table between the 2008 per share results on a non diluted¹ and diluted basis

At 31.12.2008	Ordinary shares	Preference shares	Ordinary & preference shares (fully diluted)
(x €1,000)			
IAS 39 impact – profit/(loss)	(41,453)		(41,453)
Net current result	56,371		56,371
Preference dividend	-9,554	9,554	0
Minority interests	-346		-346
Net current result - Group share	46,471	9,554	56,025
Result on portfolio	-61,659		-61,659
Minority interests	341		341
Result on portfolio - Group share	-61,318	0	-61,318
Net result	-5,288		-5,288
Preference dividend	-9,554	9,554	0
Minority interests	-5		-5
Net result - Group share	-14,847	9,554	-5,293
Number of shares	10,884,287	1,499,766	12,384,053
(in €)			
Net current result – Group share – impact IAS 39 excluded	8.08		7.87
IAS 39 – profit/(loss)	(3.81)		(3.35)
Net current result – Group share	4.27		4.52
Result on portfolio – Group share	-5.63		-4.95
Net result – Group share	-1.36		-0.43

¹ As published in the 2008 Annual Financial Report.

Appendix 2: Consolidated income statement – Form Royal Decree 21.06.2006 (x €1,000)

	31.12.2009	31.12.2008
A. NET RESULT		
Rental income	200,572	189,995
Writeback of lease payments sold and discounted	17,655	11,056
Rental-related expenses	-2,712	-2,175
Net rental income	215,515	198,876
Recovery of property charges	209	952
Recovery income of charges and taxes normally payable by the tenant on let properties	46,114	38,636
Costs payable by the tenant and borne by the landlord on rental damage and refurbishment at end of lease	-1,329	-1,012
Charges and taxes normally payable by the tenant on let properties	-46,215	-39,018
Property result	214,294	198,434
Technical costs	-3,856	-2,606
Commercial costs	-1,475	-1,097
Taxes and charges on unlet properties	-1,806	-2,360
Property result after direct property costs	207,157	192,371
Property management costs	-15,602	-14,496
Property operating result	191,555	177,875
Corporate management costs	-6,369	-7,309
Operating result before result on portfolio	185,186	170,566
Gains or losses on disposals of investment properties	2,956	5,755
Changes in fair value of investment properties	-64,849	-63,784
Operating result	123,293	112,537
Financial income	18,869	11,161
Net interest charges	-79,201	-76,899
Other financial charges	-12,413	-2,092
Changes in fair value of financial assets and liabilities	-12,301	-40,285
Financial result	-85,046	-108,115
Pre-tax result	38,247	4,422
Corporate tax	-7,283	-6,080
Exit tax	1,482	-3,630
Taxes	-5,801	-9,710
Net result	32,446	-5,288
Minority interests	4	-5
Net result – Group share¹	32,450	-5,293
Net current result – Group share¹	92,390	56,025
Result on portfolio – Group share²¹	-59,940	-61,318

¹ The 2008 results, communicated in the press release of 1302.2009, have been recast so as to allocate the 2008 Group share to the ordinary as well as the preference shares, as is the case for the 2009 Group share.



B. OTHER ELEMENTS OF THE COMPREHENSIVE RESULT		
Change in estimated transaction costs resulting from hypothetical disposal of investment properties	1,301	-6,453
Change in the effective part of the fair value of authorised cash flow hedging instruments	-16,396	-53,630
Other elements of the comprehensive result	-15,095	-60,083
Minority interests	-22	-38
Other elements of the comprehensive result – Group share	-15,117	-60,121
C. COMPREHENSIVE RESULT	17,351	-65,371
Minority interests	-18	-43
Comprehensive result – Group share	17,333	-65,414