



PRESS RELEASE

Cofinimmo 
REGULATED INFORMATION

Closing of the acquisition of 4 nursing homes in Belgium (1,064 beds - 45,000m²)

Closing of the acquisition of the office building “Omega Court” (18,000m²)

Brussels, 10.07.2008, 17 :40 pm CET

Closing of the acquisition of 4 nursing homes

Cofinimmo announces the closing of the acquisition of 100% of the shares of the limited company incorporated under Belgian law (SA) Miroma Senior Service, owner of the nursing homes **Damiaan** in Flemish Brabant and **La Cambre**, **Schweitzer** and **Van Zande** in Brussels. All the suspensive conditions included in the agreement signed on 01.07.2008 have been fulfilled. The acquisition value of the buildings, which does not exceed the investment value determined by the independent real estate expert, stands at € 77.6 million (before deduction of debts taken over and latent capital gain tax), corresponding to an initial yield of 6.14%¹, yearly indexed.

The 4 nursing homes totalise 1,064 beds and 45,000m² and have a potential of 80 additional beds. They will be operated by Senior Living Group (SLG) with whom long leases with a fixed duration of 27 years, including a purchase option at the end of the lease at prevailing market conditions, have been signed. Hence, at present, SLG operates 10 nursing homes of the Cofinimmo portfolio².

Closing of the acquisition of “Omega Court”

Cofinimmo also announces the closing of the acquisition of 100% of the shares of Omega 8-10 SA, of which the shareholders are Compagnie Immobilière de Belgique and Deximmo (Dexia Group). Omega 8-10 SA is a real estate company owner of the office building **Omega Court** located rue Jules Cockx 8-10 in 1160 Brussels. The acquisition value of the building amounts to € 41.5 million, which is lower than the investment value determined by the expert.

The building, which is newly constructed and empty, counts 18,000m² and 187 parking places, benefits of an excellent technical infrastructure and a good configuration of the office surfaces. It is located at the entrance of the E411 Brussels-Namur, nearby the underground station and the future RER Delta station and hence enjoys an excellent accessibility.

Considering the low vacancy rate of its portfolio, this investment will allow Cofinimmo to present more quality office surfaces and answer the needs expressed by its potential clients. The commercialisation is ongoing and progressing favourably.

For more information:

Sébastien Berden

Business Development Manager

Tel.: +32 2 373 00 09

sberden@cofinimmo.be

together in real estate

¹ Estimated double net equivalent.

² See also press release of 02.07.2008.