

Press and analyst meeting

Annual figures 2009

Tuesday 23 February 2010

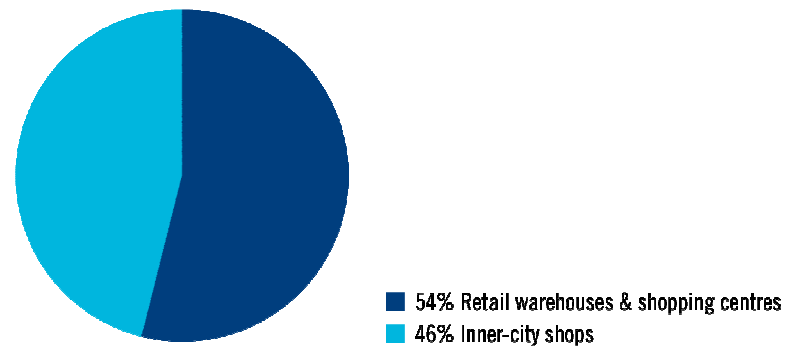
AGENDA

1. Description of the portfolio
2. Important facts of 2009
3. Financial results 31.12.2009
4. Real estate market
5. Outlook 2010

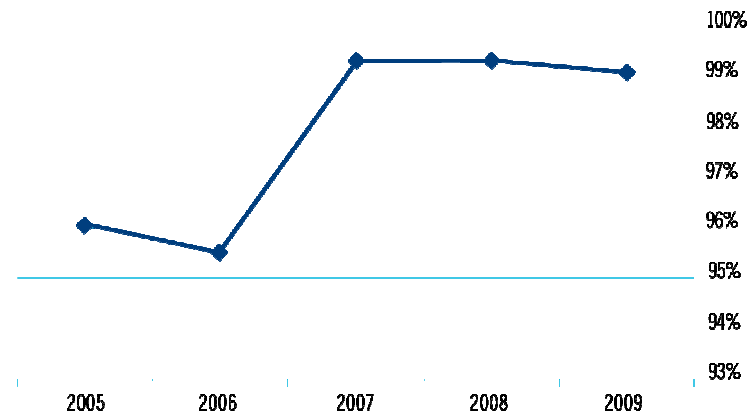
1. Description of the portfolio

Description of the portfolio

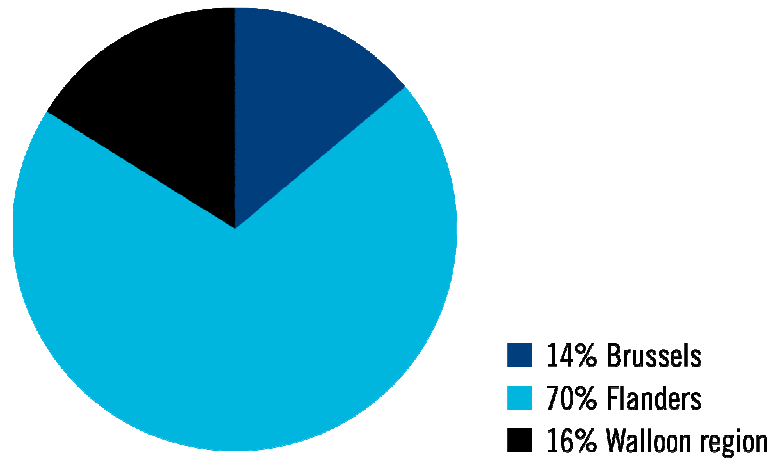
- Commercial real estate type
 - Inner-city locations
 - Retail warehouses



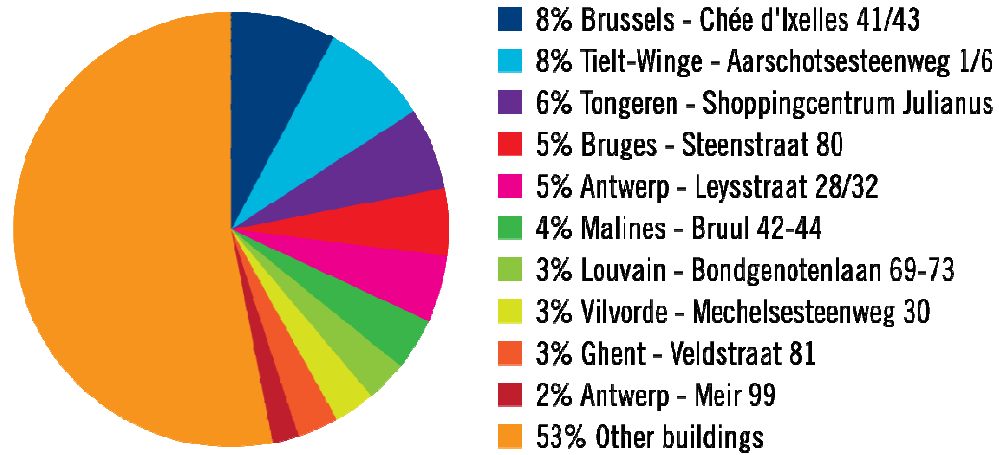
- Occupancy rate
 - 99,1 % on 31.12.2009
 - 99,3 % on 31.12.2008



Geographic spread



Region of activity tenants



2. Important facts of 2009

Important facts of 2009

Investments

- Redevelopment retail warehouses Andenne

Divestments

- Project Shopping Park Olen

Rent renewals

Redevelopment retail warehouses

Andenne

- Reason of redevelopment: fire in May 2006
- Building works started in September 2008
- Completion: April 2009
- Lettable commercial area: 5.809 m²
- Total investment: € 3,8 million (€ 1,6 million covered by insurance)
- Letting contracts: Delhaize (1.800 m²), CASA, Charles Vögele, Koodza (group Decathlon), Planet Video, Ramelot
- 100 % let



Divestments: Project Shopping Park Olen

- Divested given uncertainties
- Fourth quarter of 2009: agreement of principle at € 7,2 million (net price)
- January 2010: signing of notarial deed
- Additional compensation of € 1,2 million maximum in case buyer starts development



Rent renewals in 2009: Retail warehouses

	Tenant	Start date	Old rent / m ²	New rent / m ²	Increase in %	Discounts
RETAIL WAREHOUSES						
Walloon Region	Food	01/12/2009	177	203		
Walloon Region	Electronics	01/03/2010	97	107		
Flemish Region	Electronics	01/08/2010	120	129		
Flemish Region	Food	01/07/2010	200	200		
Walloon Region	Decoration	01/03/2009	78	79		
Flemish Region	Health & Beauty	01/05/2010	51	80		
Flemish Region	Decoration	01/03/2010	84	90		
Flemish Region	Services	01/05/2010	125	160		
Flemish Region	Clothing & Shoes	01/07/2010	87	110		
Flemish Region	Electronics	01/07/2010	85	95		
Flemish Region	Food	01/04/2010	133	133		
Flemish Region	Clothing & Shoes	01/02/2011	83	90		
Flemish Region	Decoration	01/12/2010	84	84		
Flemish Region	DIY	01/05/2010	83	88		
Flemish Region	Decoration	01/10/2009	87	128		During first 2 years
Increase retail warehouses:			1.574	1.776	12,81%	

Rent renewals in 2009: Inner-city shops

	Tenant	Start date	Old rent / m ²	New rent / m ²	Increase in %	Discounts
INNER-CITY SHOPS						
Flemish Region	Clothing & Shoes	01/04/2010	445	467		
Flemish Region	Clothing & Shoes	01/07/2010	649	896		
Flemish Region	Clothing & Shoes	01/10/2010	97	130		During first 3 years
Flemish Region	Clothing & Shoes	01/12/2010	192	230		
Increase inner-city shops:			1.384	1.723	24,54%	

3. Financial results

31.12.2009

A. Evolution of the portfolio

	31.12.2009	31.12.2008
Value investment properties (excluding development projects) (€ 000)	332.446	328.044
Assets held for sale	7.649	1.246
Current rents (€ 000)	21.036	20.490
Yield (%)	6,3 %	6,2 %
Current rents, including ERV on vacant properties (€ 000)	21.221	20.631
Yield if fully let (%)	6,4 %	6,3 %
Occupancy rate (%)	99,1 %	99,3 %

B. Consolidated P & L account 31.12.2009

<i>(in € 000)</i>	31.12.2009	31.12.2008
Rental income	20.847	20.034
Rental related expenses	-141	26
Property management related expenses and income	-1	-6
Property result	20.705	20.054
Property charges	-2.182	-2.266
General costs and other operating income and expenses	-1.056	-1.023
Operating result before result on the portfolio	17.467	16.765
Result on disposals of investment properties	-1.199	87
Changes in the fair value of investment properties	1.729	11.415
Operating result	17.997	28.267

B. Consolidated P & L account 31.12.2009

<i>(in € 000)</i>	31.12.2009	31.12.2008
Operating result	17.997	28.267
Financial result	-5.841	-6.230
Taxes	6	-51
Net result	12.162	21.986
Operating distributable result	12.400	10.872
Result on portfolio	530	11.502
Changes in fair value of financial assets and liabilities (ineffective hedges - IAS 39) and other non-distributable elements	-768	-388

C. Consolidated balance sheet 31.12.2009

<i>ASSETS (in € 000)</i>	31.12.2009	31.12.2008
Fixed assets	324.574	327.692
Intangible fixed assets	27	12
Investment properties	324.338	327.398
Other tangible fixed assets	191	264
Trade receivables and other tangible fixed assets	18	18
Current assets	12.643	7.199
Assets held for sale	7.649	1.246
Trade receivables	357	426
Tax receivables and other current assets	3.403	4.742
Cash and cash equivalents	1.074	498
Deferred charges and accrued income	160	287
Total assets	337.217	334.891

C. Consolidated balance sheet 31.12.2009

SHAREHOLDERS' EQUITY AND LIABILITIES <i>(in € 000)</i>	31.12.2009	31.12.2008
Shareholders' equity	199.588	199.248
Non current liabilities	88.477	99.750
Provisions	320	215
Non current financial debts	88.010	99.478
Other non current liabilities	51	57
Deferred tax liabilities	96	0
Current liabilities	49.152	35.893
Current financial debts	43.002	27.574
Trade debts and other current debts	4.301	3.902
Other current liabilities	681	3.259
Accrued charges and deferred income	1.168	1.158
Total shareholders' equity and liabilities	337.217	334.891

D. Data per share

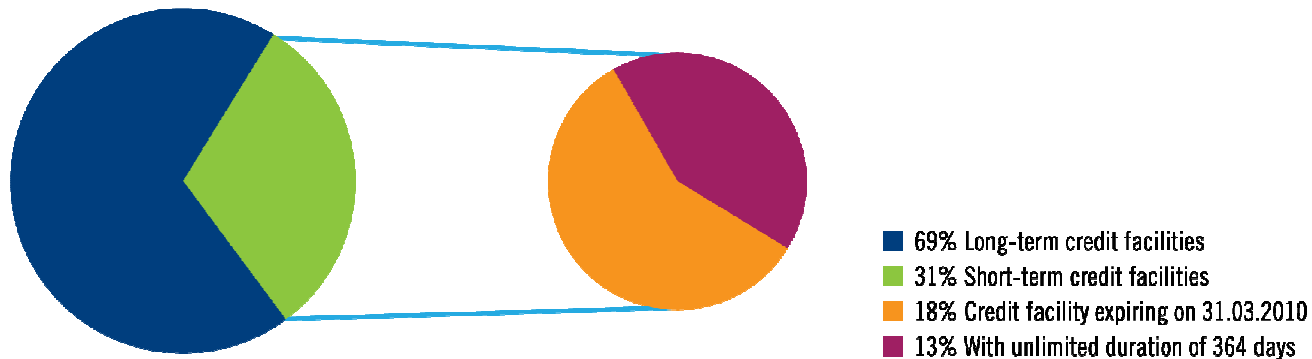
	31.12.2009	31.12.2008
Number of shares	5.078.525	5.078.525
Net asset value (fair value) (€)	39,30	39,23
Net asset value (investment value) (€)	40,90	40,85
Operating distributable result (€ 000)	12.400	10.872
Result on portfolio (€ 000)	530	11.502
Gross dividend (€)	2,44	2,14
Net dividend (€)	2,07	1,82
Share price on closing date (€)	37,60	28,49
Discount to net asset value (fair value) (%)	- 4 %	- 27 %

E. Financial structure

31.12.2009

Conservative financial structure

- Amount financial debts: € 126 million (excl. market value of financial derivatives)
- Value of the financial derivatives: € 5 million negative
- 69 % long-term financings with an average remaining duration of 2,5 years

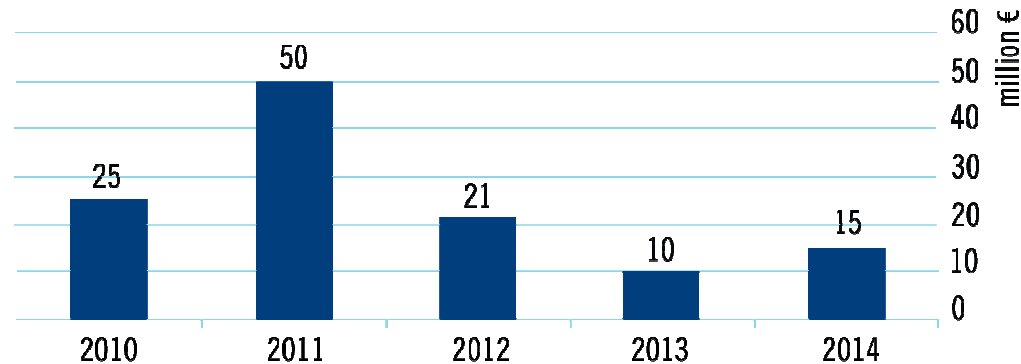


- Limited debt ratio of 39 % (legal maximum: 65 %)

E. Financial structure

31.12.2009

- Well-spread expiry dates of the credit facilities between 2010 and 2014



- Spread of credit facilities over 5 European financial institutions
- € 13 million of available non-withdrawn credit lines
- 64 % of the credit facilities have a fixed interest rate, 36 % a variable interest rate
- Fixed interest rates are fixed for a remaining period of 3,7 years in average
- Average interest rate for 2009: 3,9 % (2008: 4,9%)

4. Real estate market

Letting market

- Inner-city shops
 - AAA-locations - Stabilisation of rental levels - demand holding up
 - Despite rising redundancies and weak consumer market many retailers succeed in keeping up turn-overs. (For example H&M + 1 %, like for like)
 - Interest of retailers in secondary locations weakened
 - Unprofitable shops are being closed or questioned
- Retail warehouses
 - Market activity slowing down for formulas in electronics, home decoration, kitchens
 - Vacancy under control but some pressure on rental levels and continuation of leases for less/unprofitable stores is questioned
 - Interest in secondary locations (seriously weakened) - new developments (“wait and see” approach)
 - Fewer new developments started

Investment market

- Retail investments counted for an important part of the investment market activity (42 %)
- Demand for small investment volumes (up to € 5 million) from private investors
Smaller volumes up to € 1,5 million can be sold with a premium compared with larger volumes due to strong demand
- Prime yields stabilized in 2009 (prime yields 5,25 %) - more resilient than any other European country
- Retail warehouses: clear shift between “top” quality and “average” quality
 - yields for well located shops have been rising since Q3 2008 (from 5,75 % up to 6,50 % for prime schemes)
 - for stand alone shops yields can be estimated around 7,25 %

Based on information of C&W and CBRE Research

5. Outlook 2010

Outlook 2010

- Property values stabilizing
- Due to quality of portfolio still upward potential in rental levels
- New investments depending on opportunities
- Optimising vacant space (empty space above shops)
- Implementing sustainability aspects in portfolio - pilots for Breeam in use certification

Intervest Retail KPI's

- Rent levels still comfortable below ERV
- Valuation rather conservative
 - yield retail warehousing: 7,16 % (prime yields 6,5 %)*
 - yield inner-city shops: 5,65 % (prime yields 5,25 %)*
- Outstanding accounts receivable: 6 days
- Strong balance - debt ratio 39 %

* Based on information of C&W and CBRE Research

Questions ?

