



Press release – regulatory information
Under embargo till 26/06/09 after closing of the stock exchange

Sale of Bian building (Cloche d'Or – Luxembourg) results in a realised capital gain

Brussels, 26 June 2009

Sale of Bian building (Cloche d'Or – Luxembourg)

In particularly difficult financial and economical market circumstances Leasinvest Immo Lux SICAV-SIF (a 100% subsidiary of Leasinvest Real Estate) has sold on 24 June 2009 its entirely renovated and extended office building Bian, situated in the Cloche d'Or activity zone of the City of Luxembourg, which has been delivered at the end of the previous and at the beginning of this month.

The building has been sold to an end user. The sale took place through the intervention of the Luxembourg real estate agent Property Partners.

Thanks to this sale by Leasinvest Immo Lux SICAV-SIF (a 100% subsidiary) and taking into account the substantial investment that Leasinvest Immo Lux has made for the modernization and extension of the building, Leasinvest Real Estate will realise a consolidated capital gain of approximately 3.5 million euro¹ in addition to the one already recorded in the accounts on 31/03/09 – in application of IAS 40².

Leasinvest Real Estate realises a cash proceed³ which will reduce the debt ratio of Leasinvest Real Estate below 50%⁴.

Jean-Louis Appelmans, CEO of Leasinvest Real Estate comments: "... Taking into account the expected high availability of new offices in the Cloche d'Or zone (approximately 50,000m²) in the coming two years, we preferred to choose for the sale of the new office project on which a capital gain is realised. The quality architecture and degree of finishing of this building explain the choice of the buyer for our building, who only took into account an acquisition scenario."

¹ Or 0.9 euro per share.

² For more information on the already recorded capital gain we refer to the Interim Statement regarding the first quarter of the financial year 2009 published on 14/05/09.

³ Which is higher than the estimated value.

⁴ As per 31/03/09 the debt ratio amounted to 50.94%.



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Leasinvest Real Estate SCA

Real estate investment trust Leasinvest Real Estate SCA mainly invests in high-quality and well situated office, logistics and retail buildings in Belgium and in the Grand Duchy of Luxembourg.

The real estate investment trust is listed on Euronext Brussels and has a market capitalisation of 196.6 million euro (value on 23 June 2009).

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