Periodical report for the period 01/07/07 - 30/06/08



Leasinvest REAL ESTATE

Regulatory information

Contents

Statement of responsible persons

Mr. J. L. Appelmans, Managing director of the statutory manager of Leasinvest Real Estate, declares, on behalf and for the account of the statutory manager, that, to his knowledge:

(i) The condensed consolidated financial statements, established in accordance with the applicable accounting standards, present a fair view of the assets, financial situation and the results of Leasinvest Real Estate and the companies included in the consolidation;

(ii) The interim report presents a fair overview of the information which should be included in the report.

Jean-Louis Appelmans
CEO

Leasinvest Real Estate Management NV
Statutory manager

Letter to the shareholders

Riverside Business Park, Anderlecht

Ladies and Gentlemen,

The extraordinary general meeting of shareholders of Leasinvest Real Estate of 27/06/08 has approved the change of the closing date of the financial year from 30 June to 31 December; consequently the financial year will correspond, as from now on, with the calendar year. This results in an extension of the current financial year by 6 months, up to 31/12/08. The closing on 30/06/08 is therefore not an annual, but an interim closing for 12 months.

During these first 12 months of the extended financial year, the real estate investment trust Leasinvest Real Estate has continued its well-considered growth in Belgium and the Grand Duchy of Luxembourg and its diversification to logistics buildings in Belgium, as well as successfully created capital gains through the redevelopment of existing sites.

The rental income for the first 12 months amounted to € 31.7 million compared to € 33 million the previous financial year, and the net result (share of the group) closed at € 36.8 million compared to € 34.9 million for the same period of the previous financial year. The decrease of the rental income is due, a.o., to the income loss following the sale of 4 buildings in 2007, not entirely compensated by the acquisitions in the third quarter of the current financial year.

Notwithstanding the difficult economical and financial markets, the performance is very good, sustained by the creation of capital gains through redevelopments, the steady real estate portfolio growth, the high occupancy rate and the good net result.

Redevelopments create capital gains

In the Cloche d'Or region, nearby the city of Luxembourg, the CFM project has been successfully completed and delivered at the end of June 2008. At the demand of the current tenant the existing CFM site has been renovated within the confirmed time frame and an extension of 4,000 m^2 of storage space and 1,200 m^2 of offices has been realised. These extensions are prelet to the current tenants for a fixed period of 10 years. Thanks to this redevelopment a substantial increase of the fair value of € 14.4 million has been achieved.

The redevelopment of the Bian office project, also located in the Cloche d'Or region, progresses according to plan. The project consists of an office building which has been entirely stripped and which is being extended to 5,500 m^2. During the current financial year no rental income will be generated. The completion of the renovated office building is expected by the end of March 2009. Marketing of the building has already started and offers good perspectives.

In Belgium a real estate leasing agreement for a fixed period of 15 years was concluded in June 2008 with Cegelec NV for the construction of its new regional Antwerp branch. The total investment will amount to € 6.2 million with a gross initial yield of 7.5%. The completion of the building is foreseen by the end of 2009.

Further diversification to logistics & storage

At the end of February 2008 Leasinvest Real Estate has acquired entirely let logistics & storage buildings in the Antwerp region with a total lettable surface of 41,000 m^2 for an amount of € 23.7 million, with a gross initial yield of 6.90%.

Furthermore an agreement was concluded for the acquisition, if a number of conditions precedent are realized, of 50,000 m^2 of logistics space to be built in the second half of 2009, in the Brussels' region, with a gross initial yield of 7%[1].

1 For more information we refer to the interim management report on page 7.

The fair value of the real estate portfolio (including the development projects) has increased to € 502.7 million (30/06/07: € 459.3 million), which results, a.o., from different acquisitions in the Antwerp region, the important positive change in the fair value of the CFM project mentioned above and the sale on 04/07/07 of the 'Aubépines' building in Luxembourg for an amount of € 13.2 million. The real estate portfolio is situated in Belgium for 2/3 and in the Grand Duchy of Luxembourg for 1/3.

Occupancy rate steady at 97.06% on 30/06/08

The occupancy rate remained stable, as in the previous financial year, at 97.06% compared to 97.01% (30/06/07) thanks to the re-lettings of 92% of the current expiring leases, and also thanks to the conclusion of new leases. The occupancy rate in Belgium amounted to 96.3% compared to 98.8% in the Grand Duchy of Luxembourg.

Important event after the closing of the second semester

In the Grand Duchy of Luxembourg an office project at a top location at the avenue Monterey 35 in the city of Luxembourg has been acquired at the end of July 2008. The completion is expected by mid-2009. The total estimated fair value of the investment will amount to € 10 million and will generate a gross initial yield of nearly 7% in case of full letting.

Outlook for the period ending 31/12/08 (18 months)

Thanks to the completion of the renovation and extension of the CFM site the property result for the last 6 months of the current (extended) financial year will again reach last year's level.

Interim dividend

Taken into account the extended financial year, on 15/10/08 a gross interim dividend of € 3.85 (compared to an annual dividend for the financial year 2006/2007 of € 3.80) will be paid out on presentation of coupon nr 9. It is furthermore foreseen to pay out a closing dividend on 25/05/09 for the last 6 months of the extended financial year.

Jean-Louis Appelmans
CEO

Luc Bertrand
President of the board of directors

Key figures

Route d'Esch, Luxembourg

Real estate portfolio[1]	30/06/08	30/06/07
Fair value (€ 1,000) [2] [4]	486,770	445,859
Investment value (€ 1,000) [3] [4]	499,410	457,310
Rental yield based on fair value	7,15%	7,22%
Rental yield based on investment value	6,97%	7,04%
Occupancy rate [5]	97,06%	97,01%

(1) The real estate portfolio consists of the buildings in operation recorded in the balance sheet items 'Investment properties' (non-current assets) and 'Assets held for sale' (current assets). The development projects are herein not included.
(2) Fair value: the investment value as defined by an independent real estate expert and of which the transaction costs are deducted; the fair value is the accounting value under IFRS.
(3) The investment value is the value as defined by an independent real estate expert and of which the transaction costs have not yet been deducted.
(4) Fair value and investment value estimated by real estate experts Cushman & Wakefield / Winssinger and Associates.
(5) The occupancy rate has been calculated based on the estimated rental value, All buildings of the Leasinvest Real Estate portfolio are taken into account, excluding the development projects.

Key results (in € 1,000)	30/06/08	30/06/07
Rental income	31,785	33,154
Property result	32,045	33,003
Operating result [1]	27,025	27,110
Net current result [2]	18,715	17,425
Net current result, share of the group	18,392	17,075
Result on the portfolio	19,100	18,095
Result on the portfolio, share of the group	18,389	17,859
Net result	37,815	35,520
Net result, share of the group	36,781	34,934
Net cash flow, share of the group [3]	20,841	16,555

(1) Net result without financial result and taxes.
(2) Net result minus result on the portfolio.
(3) Net cash flow: net result minus all non-cash elements, among which the amortizations, depreciations on trade debtors, additions to or withdrawals from the provisions and the changes in the fair value of the investment properties.

Data per share[1]

(in €)	30/06/08	30/06/07
Number of issued shares (#)	4,012,832	4,012,832
Number of shares participating in the result of the period (#)	3,996,294	4,012,628[2]
Net asset value, share of the group		
- based on fair value	70.37	65.31
- based on investment value	73.50	68.13
Rental income	7.95	8.26
Operating result	6.76	6.76
Net current result, share of the group	4.60	4.26
Result on the portfolio, share of the group	4.60	4.45
Net result, share of the group	9.20	8.71
Net cash flow, share of the group	5.22	4.13

(1) The data per share are calculated based on the number of shares participating in the result of the period. This corresponds to the total number of issued shares minus the number of treasury shares. On 30/06/08 LRE held a total of 16,538 treasury shares in portfolio, or 0.4%.

(2) In the annual brochure of the financial year 2006/2007 the number 4,012,832 is mentioned, this is without taking into account the 204 treasury shares in portfolio on 30/06/07. This adjustment has no impact on the data per share on 30/06/07.

Leasinvest Real Estate on the stock exchange

(in €)	30/06/08	30/06/07
Market capitalisation based on closing price (€ million)	274.64	313.40
Closing price	68.44	78.10
Highest price	77.90	84.50
Lowest price	61.73	65.80
Average price	67.95	75.96
Volume (#)	460,678	720,881
Average monthly traded volume (#)	38,390	60,073
Velocity [1] (%)	11.48	17.96
Gross (interim-)dividend [2]	3.85	3.80
Net (interim-)dividend [2]	3.27	3.23
Dividend yield [3] (%)	5.7	5.0

(1) Number of traded shares over 12 months / total number of listed shares.

(2) On 30/06/07 it concerns an ordinary dividend. On 30/06/08 it concerns an interim dividend following the extension of the financial year untill 31/12/08 (18 months).

(3) Gross (interim-)dividend / average price.

Interim management report

Wommelgem, Belgique

Extension of the financial year

At the extraordinary general meeting of shareholders of 27/06/08 the change of the financial year in order to make it correspond, as from now on, with the calendar year, and consequently the extension of the current financial year of Leasinvest Real Estate untill 31/12/08 have been approved.

Important events of the period 01/07/07-30/06/08

Acquisitions & divestments[1]

Acquisitions Belgium

Acquisition of logistics and storage in Antwerp

On 29/02/08 Leasinvest Real Estate acquired, directly and indirectly, 100% of two companies, owners of 4 sites, of which 3 storage halls and 1 retail building, located in the province of Antwerp.

The retail building has been brought in, in kind, in the real estate investment trust Retail Estates on 30/06/08 through a partial split-up for a value of € 3.5 million in exchange for 83,632 new shares, which represents a stake of 2.2% in Retail Estates.

The acquisitions of the following 3 storage halls (fair value: € 23.7 million) through the acquisition of shares mentioned above, fit within Leasinvest's strategy to further diversify its portfolio:

- A storage and distribution site in Wommelgem of approximately 28,000 m^2 (including 4,200 m^2 of offices) let for a fixed period of on average 4.5 years. The main tenants are a.o. Vanden Borre, printing company Van Inn, Telmar and the SMC Group.
- A storage hall of 8,000 m^2 situated at an important logistics location in 'transportzone Meer', let to Helios (supplier of horeca accessories) for 8.6 more years fixed.
- A storage hall of 5,000 m^2 also in 'transportzone Meer', situated immediately next to the previous storage building, let to Dobla (distribution of chocolate accessories) for a 2.2 years fixed period.

Canal Logistics Brussels SA

Leasinvest Real Estate has concluded an agreement for the acquisition, subject to the realisation of a number of conditions precedent, of 100% of the company Canal Logistics Brussels SA in the second half of 2009.

Thanks to the planned acquisition of Canal Logistics Brussels Leasinvest Real Estate will acquire an important future logistics and distribution site in Neder-over-Heembeek, of over 50,000 m^2 of storage space and 2,500 m^2 of offices. The completion is foreseen by mid-2009.

Taken into account that this project will be the only state-of-the-art logistics site of this size on Brussels' territory, Leasinvest Real Estate and Canal Logistics are confident that tenants will be attracted within a short term. The expected fair value of these sites will fluctuate between € 34 and 38 million. The final acquisition price will be defined based on the rental situation after the fulfilment of the conditions precedent.

Divestment Grand Duchy of Luxembourg

The Aubépines building in the Grand Duchy of Luxembourg has been sold on 04/07/07 with a capital gain of € 3.6 million.

Completion of projects

Belgium

Parking Axxes Business Park

The new parking which consists of 193 additional parking spaces has been opened according to plan, in January 2008, and has been highly appreciated by the tenants. Consequently, the Axxes Business Park in Ghent disposes of a total of 840 parking spaces, which represents a parking ratio of 1/26 m^2.

1 For more information on the transactions mentioned, as on the agreement with Cegelec SA and the acquisition of Montimmo SA mentioned hereafter, we refer to the related press releases, published on the Leasinvest Real Estate website.

Grand Duchy of Luxembourg

CFM

In the Grand Duchy of Luxembourg, the current CFM site has been renovated and extended by 4,000 m^2 of storage space and 1,200 m^2 of offices, at the demand of the current tenant CFM. Both extensions are let for a fixed period of 10 years, with a gross initial yield (before increase of the fair value) of 8.9%. Thanks to its knowledge of the Luxembourg market and its in-house building expertise, Leasinvest Real Estate has succeeded in realizing, on this redevelopment project, a substantial increase of the fair value of € 14.4 million, or € 3.6 per share.

Project development overview

Belgium

Torenhof

The renovation works of the castle-farm, transformed into a business center, situated near the Axxes Business Park in Ghent have started. The completion is foreseen in the fall of 2009.

Construction of new branch for Cegelec SA

In Belgium Leasinvest Real Estate has concluded with its former tenant Cegelec SA, a real estate leasing agreement for a fixed term of 15 years for the construction and financing of its new regional branch of 3,500 m^2 of offices and 1,000 m^2 of workplaces and warehouses, situated at the business park 'Alpha Campus' (12 ha business park, well-situated alongside the E17 Antwerp-Ghent) in Zwijndrecht-Antwerp.

Leasinvest will acquire the land on which this branch will be built, in principle in September from Baarbeek BV, an indirect 100% subsidiary of Ackermans & van Haaren (and thus a person as intended by article 24 of the RD of 10/04/95 regarding real estate investment trusts, also a related party in accordance with IAS 24 point 9) against a market related price. The completion of the building is foreseen by 31/12/09. The total project for a value of approximately € 6.2 million yields a gross initial return of 7.5%.

Grand Duchy of Luxembourg

Bian

The 'Bian' project is an office building which is entirely stripped and being extended to 5,500 m^2. During the current financial year no rental income will be generated. The completion of the renovated office building, of which the construction works have started in June 2007, is expected by the end of March 2009. Marketing of the building has already started and offers good perspectives.

A substantial capital gain is expected on this project on its completion at the beginning of 2009.

Important events after the closing of the period 01/07/07-30/06/08

Grand Duchy of Luxembourg

Montimmo SA

Leasinvest Immo Lux, a 96,5% subsidiary of Leasinvest Real Estate, has acquired an office project at the avenue Monterey 35 in the City of Luxembourg through the acquisition of 100% of the Luxembourg company Montimmo SA for an amount of € 3.1 million. The constructed building comprises 1,585 m^2 of office space and 15 underground parking spaces and will be further completed by Leasinvest Immo Lux, through Montimmo SA. The completion is foreseen by mid-2009. Taken into account its highly strategic location there is a substantial interest from potential tenants.

The Grand Duchy of Luxembourg is the second market, after Belgium, for Leasinvest Real Estate and represents approximately 32% of its consolidated real estate portfolio.

Overview of main transactions with related parties

In the period 01/07/07-30/06/08 no transactions with related parties have occurred, which had material consequences regarding the financial position or the results of Leasinvest Real Estate in this period.

Main risks and uncertainties for the last months of the financial year

For an overview of the main risks and uncertainties, we refer to note 5 (financial risk management) of the condensed financial statements.

Treasury shares

Leasinvest Real Estate has acquired 16,334 treasury shares on the stock exchange, in the period 01/07/07-30/06/08. Including the 204 treasury shares, already held by a subsidiary on 30/06/07, Leasinvest Real Estate holds 16,538 treasury shares in portfolio on 30/06/08. These have a total accounting value of € 1,045,928, with a par value per share of € 10.99.

Interim dividend

The board of directors of the statutory manager has decided on 18/08/08 to distribute, on the result of the past 12 months (01/07/07-30/06/08), next 15 October, an interim dividend, and in May 2009 a (closing) dividend on the remaining 6 months of the extended financial year (01/07/07-31/12/08).

Consequently, the gross interim dividend amounts to € 3.85 compared to € 3.80 for the dividend of the previous financial year and net, free of withholding tax to € 3.27 compared to € 3.23 the previous financial year.

The interim dividend will be paid out upon presentation of coupon nr 9 as from 15 October 2008.

Jean-Louis Appelmans
CEO

Luc Bertrand
President of the board of directors

Real estate report

Riverside Business Park, Anderlecht

Market information for 2007 & 1st semester 2008[1]

Belgium

Offices

Take-up

For the entire year 2007 the take-up of offices in Brussels has decreased compared to 2006 by 15% to a total of 539,000 m². The take-up of offices in the 1st semester of 2008 of 208,000 m² indicates a further decrease by 30% compared to the same period of the previous year. The lower take-up that has started since mid-2007 and continuing in the 1st quarter of 2008 in Brussels was due to the absence of take-up by European and Belgian governments (the latter due to the Belgian political situation putting rental decisions on hold) and of major lettings (> 15,000 m²). The 2nd quarter of 2008 showed however an increasing tendency compared to the 1st quarter of 2008, which proves the elasticity of the Belgian economy, as the main part of the take-up comes from corporates, at present.

In the Ghent region the take-up in 2007 has increased significantly to 92,000 m² due to a one-off major letting to the department of Justice of 36,000 m². The average annual take-up in Ghent amounts to 34,000 m². For the 1st semester of 2008 no information on take-up nor vacancy was available.
In the Antwerp region the take-up in the 1st semester of 2008 has increased spectacularly and amounted to 71,500 m², which represents 2/3 of the total take-up for the entire year 2007, namely 105,000 m².

Rents & vacancy rate

The rents in Brussels remained rather stable in the 1st semester of 2008 and in 2007 with prime rents at € 285/m² (€ 300/m² in 2007) and weighted average rents at € 164/m2 compared to € 162/m² in 2007. The vacancy rate in Brussels continues to decrease slightly from 9.8% to 9.2%, which is the lowest level since 2002.
In Gent the vacancy rate in 2007 reached a historic low at 5.3%. Average rents remained steady and fluctuate around € 125/m² with prime rents at € 135/m². In Antwerp the vacancy rate is extremely high at 10.5% at the end of the 1st semester of 2008. Average rents increased slightly to € 105/m² with stable prime rents at 140/m².

1 Sources: Jones Lang LaSalle Brussels and Luxembourg, CBRE, Cushman & Wakefield, DTZ, King Sturge, Expertise and 'Dienst Economie Stad Gent'.

Investments & initial yields

The total investment volume for all types of buildings and for the total of Belgium in 2007 encountered a historic record year and amounted to € 4.8 billion compared to € 4.3 billion in 2006. The investment volume for the 1st semester of 2008 amounted to € 1.8 billion and was 30% lower than in 2007, but corresponding to the levels of the three previous years. This results in Belgium scoring better than many other countries. The decrease is the consequence of the impact of the sub-prime crisis on the financial markets as from September 2007. Striking was that the investors showed an interest in all asset classes, which resulted in a decrease of the investments in offices in 2007 from 61% to 53% compared to the investments in other sectors, such as retail (increased from 6% to 16%), storage (increased from 10% to 13%), hotels, nursing homes and residential (rest).
The total investment volume for offices in Brussels in 2007 amounted to € 1.4 billion, which was nearly 28% more than in 2006. For the 1st semester of 2008 the investment volume amounted to € 0.96 billion, which represents 53% of the total investment volume in Belgium. The initial yields knew, given the increase of the interest rates and the problems on the financial markets, a slight increase of 0.15% to 0.25% but remain relatively stable for good investment objects (prime yields in Brussels between 5.75% and 6.15% compared to 5.60% and 6% in 2007).

Logistics/ Semi-industrial

2007 was again a very strong year in logistics and semi-industrial real estate. The take-up has increased by over 35% or more than 1.2 million m². The rents remained stable between 30 and € 50/m², for which the strongest demand and dito offer are still situated on the Brussels-Antwerp axis. The vacancy rate in Antwerp in 2007 amounted to 4.25% for logistics and 4.65% for semi-industrial buildings. The investment market in logistics has also seen a successful period for a total of nearly € 350 million in 2007 or almost doubled compared to the previous year. For the 1st semester of 2008 the investment volume amounted to € 185 million, in which our acquisitions in the Antwerp region and the future acquisition in Brussels have been included. The initial yields for logistics in Brussels have slightly increased, with prime yields of 6.20% (2007: 6%) and for semi-industrial real estate around 7.50% (2007: 7%).

Retail

The expansion of most retailers entails a high demand for shops. The increasing pressure on rents in the high streets (top prices around € 1,560/m² on the 'Meir') and the complexity of the permits for retail warehousing result in an important increase of the demand for investments in retail. In retail the investment vol-

ume amounted to € 106 million in 2006, € 409 million in 2007 and € 502 million for the 1st semester of 2008.
As a result, investment yields for retail of prime stores of 4.25% (high street retail) and 5.9% (retail warehousing) are reached.

Luxembourg

Offices

The take-up in 2007 amounted to 180,000 m², which is 16% more than in 2006. This increasing trend was confirmed in the 1st semester of 2008 with 115,900 m² (43% more than in the 1st semester of 2007: 81,000 m²). The vacancy rate which has further decreased to 2.10% at the end of June 2008 compared to 2.88% at the end of 2007, indicates that the Luxembourg market remains a very sound real estate market.
The future projects have a total estimated volume of 127,000 m² for 2009, which was approximately comparable to the 110,000 m² foreseen for 2008, among which our Bian building.
The rents that had increased in 2007, remain very steady given the important demand and limited offer. The top rent in the Central Business District in the City of Luxembourg amounts to € 480/m² (or € 40/m²/month).
2007 was, just like in Belgium, a historic record year in terms of investment volume with € 2.5 billion, or doubled compared to 2006 (€ 1.2 billion). The investment volume for the 1st semester of 2008 was significantly lower at € 200 million (compared to € 1.5 billion for the same period of the previous year) mainly due to the lack of investment objects and not so much due to the more difficult financial markets.

Leasinvest Real Estate versus the market

The overview hereafter represents the two largest market segments where Leasinvest Real Estate is active in, namely the office market in Brussels (29.1% compared to 32.5% on 30/06/07) and in the Grand Duchy of Luxembourg (25.3% compared to 23.8% on 30/06/07).
The conclusions mentioned hereafter can not be extrapolated to the other market segments in which Leasinvest Real Estate is active.

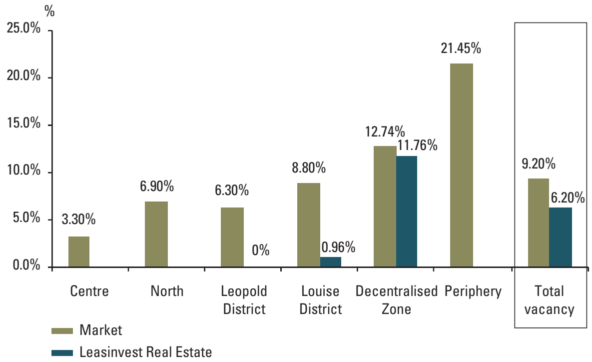
Belgium

Office rental market Brussels (till 30/06/08)

Source: Jones Lang Lasalle

The occupancy rate of our offices portfolio in Brussels remained steady compared to the previous year, namely at 94% in comparison with 95% the previous year. The slight decrease is due to the departure of one of our tenants at the Riverside Business Park in Anderlecht (Brussels), partly compensated by the successful letting of Louise 66. Nearly all our buildings in Brussels are occupied for 98%-100%. The occupancy rate of our offices portfolio in Brussels remains much better than the total occupancy rate for the Brussels' office market of 90.8%.

Office rental market Brussels (30/06/08): vacancy per district

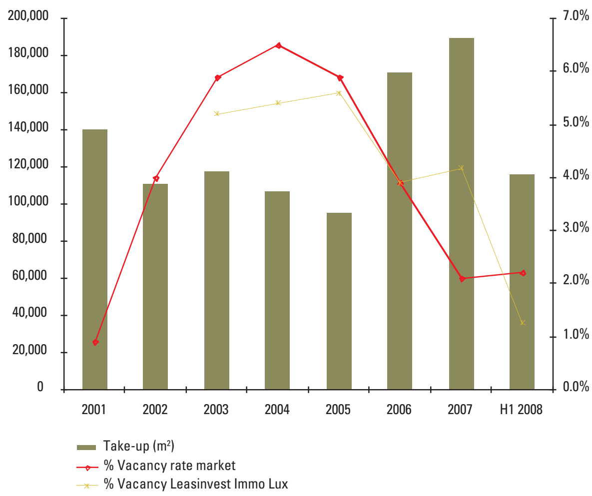


Source: Jones Lang Lasalle

The total vacancy of the Brussels' office market has slightly decreased, but fluctuates between 9 and 10%. Leasinvest Real Estate still has 2 office sites in the Brussels' decentralised zone (Riverside Business Park and L'Oréal), where our temporary vacancy rate has increased (due to the departure of Nashuatec) to 11.7%, but is lower than the market rate of 12.7%.
Furthermore, due to the successful lettings of Louise 66, the vacancy rate in the Louise District has decreased to around 1% compared to a market average of 8.8%.

Grand Duchy of Luxembourg

Office rental market Luxembourg



Source: Jones Lang Lasalle

The vacancy rate on the Luxembourg market has spectaculary dropped to approximately 2% from nearly 3% the previous year. The vacancy rate of the Leasinvest Immo Lux portfolio (not taking into account the Bian building which is being completely renovated) amounts to just 1.2%, mainly due to the vacancy of a couple of archives and parking spaces in two buildings, namely EBBC and Esch.

Composition of the real estate portfolio

Geographical breakdown

	Fair value (€ mio)	Investment value (€ mio)	Share in the portfolio (%) based on the fair value	Contractual rent (€ mio/year)	Rental yield based on fair value (%)	Rental yield based on investment value (%)	Occupancy rate (%)
Belgium	332.74	341.39	68.4	24.32	7.30	7.12	96
Grand Duchy of Luxembourg	154.03	158.02	31.6	10.47	6.80	6.63	99
Total building in operation	**486.77**	**499.41**	**100**	**34.79**	**7.15**	**6.97**	**97**
Projects Belgium [1]	1.79	1.83					
Projects Luxembourg [1]	14.10	14.45					
General total real estate	**502.66**	**515.69**					

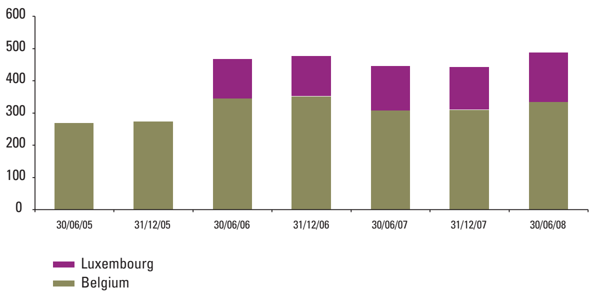
(1) The projects are recorded in the balance sheet in the item 'Development projects' at acquisition price and not at fair value.

Asset class breakdown

	Fair value (€ mio)	Investment value (€ mio)	Share in the portfolio (%) based on the fair value	Contractual rent (€ mio/year)	Rental yield based on fair value (%)	Rental yield based on investment value (%)	Occupancy rate (%)
Offices							
Offices Brussels	141.96	145.51	29.1	9.98	7.03	6.86	94
Offices Malines	28.80	29.52	5.9	2.02	7.01	6.84	100
Offices Antwerp	2.29	2.52	0.5	0.22	8.91	8.69	98
Offices Ghent	41.14	42.17	8.5	3.28	7.97	7.78	93
Offices Luxembourg	123.27	126.49	25.3	8.16	6.62	6.45	98
Total Offices	**337.46**	**346.21**	**69.4**	**23.66**	**7.01**	**6.84**	**96**
Logistics/Semi-industrial							
Logistics/Semi-industrial Belgium	93.83	96.33	19.3	7.98	8.50	8.28	99
Logistics/Semi-industrial Luxembourg	19.51	20	4.0	1.36	6.97	6.80	100
Total Logistics/Semi-industrial	**113.34**	**116.33**	**23.3**	**9.34**	**8.25**	**8.03**	**99**
Retail							
Retail Belgium	24.72	25.34	5.1	0.84	3.36	3.28	100
Retail Luxembourg	11.25	11.53	2.3	0.95	8.49	8.28	100
Total Retail	**35.97**	**36.87**	**7.3**	**1.79**	**4.96**	**4.84**	**100**
Total building in operation	**486.77**	**499.41**	**100**	**34.79**	**7.15**	**6.97**	**97**
Projects Belgium	1.79	1.83					
Projects Luxembourg	14.10	14.45					
General total real estate	**502.66**[1]	**515.69**					

(1) The difference with the fair value as recorded in the valuation report of expert Cushman & Wakefield (€ 502.81 million) comes from a different calculation of the fixed transaction costs of the building Satenrozen. As the investment value of Satenrozen has passed the limit of € 2.5 million, for the first time on 30/06/07, the expert has taken into account 2.5% transaction costs, while in the consolidated annual accounts, for reasons of consistency with previous periods, 10% is still applied (see valuation rules in the annual brochure 2006/2007 on page 63).

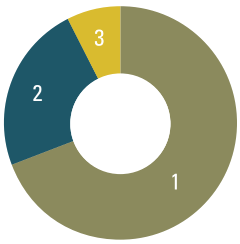
Evolution of the fair value



The fair value of the investment properties on 30/06/08 (€ 486.8 million) has increased by over 9% compared to 30/06/07 (€ 445.86 million), following a.o. the acquisition of the storage buildings in the Antwerp region and the substantial increase of the fair value for the CFM site in Luxembourg. 68% of our portfolio is located in Belgium and 32% in Luxembourg.

Analysis of the real estate portfolio in operation

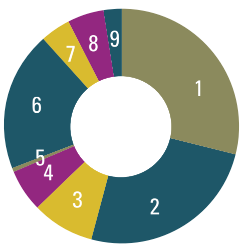
Asset class



1. Offices - **69.4%**
2. Logistics - **23.3%**
3. Retail - **7.3%**

The main part of the real estate portfolio of Leasinvest Real Estate consists of offices, namely 69.4%, followed by logistics (23.3%) and retail (7.3%). The offices part has decreased compared to the previous year (71.9% on 30/06/07) due to the sale of the office building ‘Aubépines’ in Luxembourg and the recent acquisitions in logistics buildings.

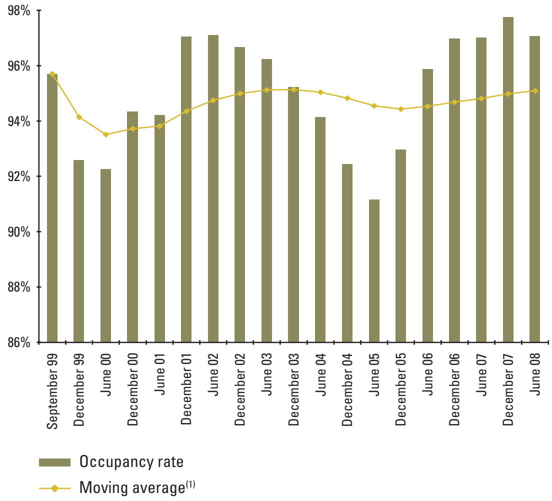
Portfolio breakdown



1. Offices Brussels - **29.1%**
2. Offices Luxembourg - **25.3%**
3. Offices Ghent - **8.5%**
4. Offices Malines - **5.9%**
5. Offices Antwerp - **0.5%**
6. Logistics Belgium - **19.3%**
7. Logistics Luxembourg - **4.0%**
8. Retail Belgium - **5.1%**
9. Retail Luxembourg - **2.3%**

From the total portfolio in operation, the offices part in Brussels is the largest, with a fair value of € 142 million or 29.1%. Second remains the offices part in the Grand Duchy of Luxembourg with 25.3% or € 123.3 million. The logistics part in Belgium has increased, but remains third with € 93.8 million or 19.3% of the total portfolio. The Axxes Business park in Merelbeke (Ghent) remains fourth with € 41.1 million or 8.5%.

Occupancy rate



(1) A moving average is a type of average value based on a weight of the current occupancy rate and the previous occupancy rates.

The occupancy rate on 30/06/08 amounted to 97.06% (97.01% on 30/06/07). Thanks to a continuous follow-up of the tenants and a multitude of marketing efforts, Leasinvest Real Estate succeeds in maintaining its occupancy rate at a high level.

Type of tenants

1. Services - **26%**
2. Financial sector - **14%**
3. Retail & Wholesale - **11%**
4. Government & Non profit - **11%**
5. Transport & distribution - **11%**
6. Industry - **11%**
7. ICT - **8%**
8. Medical & pharma - **8%**

The Leasinvest Real Estate portfolio is more directed towards the corporate sector than towards the public sector. The non-profit and governmental institutions represent only 11% of the portfolio. Furthermore, the share of services and banking & insurance represent 40% of the portfolio.

Valuation report

Valuation update as at 30 June 2008 of the Leasinvest Real Estate CVA portfolio[2]

Report by the external valuer Cushman & Wakefield

We are pleased to report our valuation of the investment value of the Leasinvest Real Estate SCA portfolio as at 30 June 2008.

Our valuation has been prepared on the basis of the information provided to us by Leasinvest Real Estate SCA. Such information is supposed to be correct and complete, and on there being no undisclosed matters which would affect our valuation.

Our valuation methodology is the capitalisation of the market rent with corrections to take into account the difference between the current rent and the market rent. We based ourselves on comparables that were available at the date of valuation.

The values were determined taking current market parameters into account.

We would like to draw your attention on the following points:

1. The portfolio consists of business parks, offices and semi-industrial buildings or distribution centres and shops, situated in Belgium (Brussels, Zaventem, Mechelen, Antwerp, Tongeren and Merelbeke) and in the Grand Duchy of Luxembourg.
2. The average of the current rental income (+ the market rent on vacant space) is 4.02% higher than the market rent (respectively 4.54% and 2.83% for the Belgian and Luxembourg portfolios).
3. The occupancy rate[3] of the total portfolio (excluding the Projects Bian and Torenhof) is 97.06% (respectively 96.33% and 98.75% for the Belgian and the Luxembourg portfolios).
4. The semi-industrial properties located in Meer (Meer-Dobla and Meer-Helios) and Wommelgem as well as the retail warehouse property located on the Bredabaan in Merksem have been bought by Leasinvest Real Estate and were a part of the portfolio at 31/03/08. In the meantime, the retail warehouse property located on the Bredabaan in Merksem has been transferred and is consequently out of the portfolio.
5. CFM, a site with warehouse and offices, located in Luxemburg, is not considered as project anymore and is now a part of the active portfolio. Both parts, offices and warehouse, are valued separately.
6. 193 extra parking places were created on the roof of Axxes Business Park.
7. The office building Aubepines in Route d'Arlon 283, Luxembourg, has been sold and is consequently not a part of the portfolio anymore.

For all buildings of Leasinvest Real Estate SCA, we determined the following values as at 30 June 2008, including the part that has been valued by Winssinger & Associés:

1. an investment value of € 515,690,000 (five hundred fifteen million six hundred ninety thousand euros), with respectively € 343,220,000 and € 172,470,000 as investment values for the Belgian and Luxembourg portfolios.

2. a fair value of € 502,810,000 (five hundred and two million eight hundred ten thousand euros), with respectively € 334,660,000 and € 168,150,000 as fair values for the Belgian and Luxembourg portfolios.

On this basis, the initial yield of the complete portfolio (excluding the Projects Bian and Torenhof) in terms of investment value is 6.97% (with respectively 7.12% and 6.63% for the Belgian and Luxembourg portfolios) and the initial yield of the complete portfolio in terms of fair value is 7.15% (respectively 7.30% and 6.80% for the Belgian and Luxembourg portfolios).

Cushman & Wakefield

2 The valuation report has been reproduced with the agreement of Cushman & Wakefield and Winssinger & Associates.

3 The occupancy rate is valid on the date of the valuation and does not take into account future availability (already known or not) nor with future new contracts (signed or not). This figure is calculated on the basis of the following formula: (market rent of all let areas)/ (market rent of the complete portfolio).

Condensed financial statements

As Leasinvest Real Estate makes the transfer towards a financial year running from 1 January until 31 December, the current financial year has been extended to 31/12/08. Consequently, the figures in these condensed financial statements refer to the period 01/07/07 – 30/06/08 (12 months).

Monterey, Luxembourg

Condensed consolidated results

(in € 1,000)		Notes	30/06/08 IFRS	30/06/07 IFRS
(+)	Rental income		31,785	33,154
(+)	Writeback of lease payments sold and discounted			
(+/-)	Related rental expenses		-102	0
NET RENTAL INCOME		**2**	**31,683**	**33,154**
(+)	Recovery of property charges		758	228
(+)	Recovery income of charges and taxes normally payable by tenants on let properties		2,915	2,168
(-)	Costs payable by tenants and borne by the landlord for rental damage and refurbishment at end of lease		-210	-143
(-)	Charges and taxes normally payable by tenants on let properties		-2,915	-2,168
(+/-)	Other rental-related income and expenditure		-186	-236
PROPERTY RESULT			**32,045**	**33,003**
(-)	Technical costs		-1,372	-2,406
(-)	Commercial costs		-584	-400
(-)	Charges and taxes on unlet properties		-320	-569
(-)	Property management costs		-2,411	-2,004
(-)	Other property charges		-333	-514
PROPERTY CHARGES			**-5,020**	**-5,893**
PROPERTY OPERATING RESULT			**27,025**	**27,110**
(-)	General corporate costs		-1,822	-1,944
(+/-)	Other operating charges and income		-533	417
OPERATING RESULT BEFORE RESULT ON THE PORTFOLIO			**24,670**	**25,583**
(+/-)	Gains or losses on disposals of investment properties		3,600	1,486
(+/-)	Changes in fair value of investment properties		15,500	16,609
OPERATING RESULT			**43,770**	**43,678**
(+)	Financial income		5,193	3,406
(-)	Interest charges		-10,502	-10,316
(-)	Other financial charges		-399	-364
FINANCIAL RESULT			**-5,708**	**-7,274**
PRE-TAX RESULT			**38,062**	**36,404**
(+/-)	Corporate taxes		-193	-469
(+/-)	Exit tax		-54	-415
TAXES			**-247**	**-884**
NET RESULT			**37,815**	**35,520**
	Attributable to:			
	Minority interests		1,034	586
	Group shares		36,781	34,934

Results per share

(in €)	30/06/08	30/06/07
Profit per share, share of the group(1)	9.20	8.71
Profit per diluted share, share of the group(1)	9.20	8.71

(1) Net result, share of the group, divided by the weighed average number of shares (= number of shares participating in the result of the period).

Basis for the presentation of the financial statements

Leasinvest Real Estate establishes its consolidated annual accounts in accordance with the International Financial Reporting Standards (IFRS) and IFRIC interpretations, entering into force as of 30 June 2008, as adopted by the European Commission.

The interim financial information is drawn up in accordance with the IFRS valuation rules which Leasinvest Real Estate has applied for drawing up the annual accounts of the financial year closed on 30 June 2007.

The consolidated results for the period 1 July 2007 till 30 June 2008 included are established in accordance with IAS 34 'Interim financial reporting'.

Comments on the consolidated results

The net rental income (€ 31.7 million) recorded a temporary decrease of 4% compared to 30/06/07 (€ 33.2 million) due, on the one hand, to the sale of 3 buildings in the previous financial year and the sale of the 'Aubépines' building in Luxembourg at the beginning of this financial year and, on the other hand, to the vacancy of the 'Bian' building in Luxembourg due to its complete renovation. The provisional delivery of the 'Bian' building is foreseen at the end of March 2009.

The decrease of the property charges of € 5.9 million on 30/06/07 to € 5.0 million on 30/06/08 is mainly due to a decrease of the maintenance and renovation costs in combination with lower vacancy costs.

The gain on the disposal of investment properties consists of the realized gain on the sale of the 'Aubépines' building in Luxembourg at the beginning of July 2007.

The impact of the renovation and extension of the CFM site (€ 14.4 million), in use since the beginning of June 2008, is recorded in changes in fair value of investment properties.

Despite the increased market interest rates, the financial result, excluding the impact of the revaluation of (derivative) financial instruments in application of IAS 39, has improved over 12 months, from € -8.2 million on 30/06/07 to € -7.4 million on 30/06/08.
The impact of the revaluation of (derivative) financial instruments, or the ineffective hedges according to IAS 39, amounts to € 1.6 million compared to € 0.9 million on 30/06/07.

Thanks to the evolutions mentioned above, the net result, share of the group, increased by 5% to € 36.8 million (or € 9.20 per share[1]), compared to € 34.9 million (or € 8.71 per share) on 30/06/07.

The net current result[2], share of the group, closed at € 18.4 million (or € 4.60 per share) compared to € 17.1 million (or € 4.26 per share) the previous year.

1 The net result per share on 30/06/08, as well as the net current result per share on 30/06/08, is calculated based on the number of shares participating in the result of the period (3,996,294); this is the number of issued shares (4,012,832) minus the number of treasury shares. On 30/06/08 Leasinvest Real Estate held 16,538 treasury shares in portfolio.

2 The net current result consists of the net result minus the portfolio result.

Condensed consolidated balance sheet

(in € 1,000)	Notes	30/06/08 IFRS	30/06/07 IFRS
ASSETS			
NON-CURRENT ASSETS		**508,167**	**454,174**
Intangible non-current assets		2	0
Investment properties	3	486,770	436,376
Development projects	3	15,938	13,397
Other non-current assets		30	17
Non-current financial assets		5,428	4,384
CURRENT ASSETS		**12,515**	**23,028**
Assets held for sale	3	0	9,483
Current financial assets		3,517	6,626
Trade receivables		5,499	4,000
Tax receivables and other current assets		586	252
Cash and cash equivalents		1,844	1,472
Deferred charges and accrued income		1,069	1,195
TOTAL ASSETS		**520,682**	**477,202**
LIABILITIES			
TOTAL SHAREHOLDER'S EQUITY	**cfr. statement of mutation**	**290,854**	**272,046**
SHAREHOLDER'S EQUITY ATTRIBUTABLE TO THE SHAREHOLDERS OF THE MOTHER COMPANY		**281,214**	**262,071**
Capital		44,128	44,128
Share premium account		70,622	70,622
Treasury shares (-)		-1,046	-12
Reserves		136,891	117,205
Result		36,781	34,934
Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties		-6,944	-6,219
Change in fair value of financial assets and liabilities		782	1,413
on financial assets held for sale		-8	336
on financial derivatives		790	1,077
MINORITY INTERESTS		**9,640**	**9,975**
LIABILITIES		**229,828**	**205,156**
NON-CURRENT LIABILITIES		**98,148**	**88,943**
Provisions		1,638	1,751
Non-current financial debts		96,028	86,300
Other non-current financial liabilities		59	33
Other non-current liabilities		423	859
CURRENT LIABILITIES		**131,680**	**116,213**
Provisions		0	0
Current financial debts		109,080	100,321
Trade debts and other current debts		11,492	6,698
Other current liabilities		1,492	1,125
Accrued charges and deferred income		9,616	8,069
TOTAL SHAREHOLDER'S EQUITY, MINORITY INTERESTS AND LIABILITIES		**520,682**	**477,202**

Comments on the consolidated balance sheet

The real estate portfolio in operation consists of 52 buildings, of which 41 are located in Belgium and 11 in the Grand Duchy of Luxembourg.
The fair value of the real estate portfolio in operation amounts to € 486.8 million on 30/06/08 compared to € 445.9 million on 30/06/07. The acquisitions in the Antwerp region and the completion of the CFM project, mentioned above, explain, to a large extent, the increase by 9%.

The investment value of the real estate portfolio in operation, as defined by an independent real estate expert, before deduction of the transaction costs, amounts to € 499.4 million compared to € 457.3 million on 30/06/07.

The shareholders' equity, share of the group (based on the fair value of the real estate portfolio), amounts to € 281.2 million on 30/06/08 (30/06/07: € 262.1 million), which corresponds to an increased net asset value per share[3] of € 70.37 (30/06/07: € 65.31), or an increase of 7.8%.

For a valuation based on the investment value, the net asset value per share on 30/06/08 amounts to € 73.50, to be compared to € 68.13 on 30/06/07

The debt ratio, calculated according to the RD of 21/06/06, amounts to 41.97%, versus 40.93% on 30/06/07.

On 30/06/08 the real estate investment trust held 16,538 treasury shares in portfolio, or a stake of 0.4%.

3 The net asset value per share is calculated by dividing the shareholders' equity, share of the group, by the number of shares participating in the result of the period.

Debt ratio

	30/06/08	30/06/07
Debt ratio (1)	41.97%	40.93%

(1) The debt ratio is calculated according to the RD of 21/06/06.

Net asset value per share

(in €)	30/06/08	30/06/07
Net asset value per share (fair value)	70.37	65.31
Net asset value per share (investment value)	73.50	68.13

Statement of mutation of shareholder's equity

(in € 1,000)	Capital	Share premium account	Own shares (-)	Reserves + Result	Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties	Change in fair value of financial assets and liabilities	Shareholder's equity attributable to the shareholders of the mother company	Minority interests	Total shareholder's equity
IFRS balance sheet on 30/06/06	**44,126**	**70,611**	**0**	**129,648**	**-6,910**	**375**	**237,849**	**24,706**	**262,555**
- Dividends financial year 2005/2006				-12,443			-12,443		-12,443
- Capital increase	2						2		2
- Share premium account		11					11		11
- Profit of the first half-year 2006/2007				34,934			34,934	582	35,516
- Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties					691		691		691
- Change in fair value of financial assets and liabilities						1,038	1,038	4	1,042
- Acquisition of 49.93% of Square de Meeûs 5-6 SA followed by the merger Square de Meeûs 5-6 SA on 29/12/06								-15,317	-15,317
Miscellaneous			-12				-12		-12
IFRS balance sheet on 30/06/07	**44,128**	**70,622**	**-12**	**152,139**	**-6,219**	**1,413**	**262,071**	**9,975**	**272,046**
- Dividends financial year 2006/2007				-15,248			-15,248		-15,248
- Profit of 12 months 2007/2008				36,781			36,781	1,034	37,815
- Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties					-725		-725		-725
- Change in fair value of financial assets and liabilities						-631	-631		-631
- Treasury shares			-1,034				-1,034		-1,034
- Miscellaneous				0			0	-1,369	-1,369
IFRS balance sheet on 30/06/08	**44,128**	**70,622**	**-1,046**	**173,672**	**-6,944**	**782**	**281,214**	**9,640**	**290,854**

Condensed consolidated cash flow statement

(in € 1,000)	30/06/08	30/06/07
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	**1,472**	**5,518**
1. Cash flow from operating activities	**23,127**	**12,551**
Net result	**37,815**	**35,520**
Amendment of the profit for non-cash and non-operating elements	**-20,815**	**-18,511**
Depreciations and write-downs	***121***	***36***
- Depreciations and write-downs on intangible and other tangible assets (+/-)	19	36
- Write-downs on current assets (+/-)	102	0
Other non-cash elements	***-17,336***	***-17,061***
- Changes in fair value of investment properties (+/-)	-15,500	-16,609
- Movements in provisions (+/-)	-112	1,723
- Spreading of gratuities (+/-)	-125	110
- Changes in the fair value of the financial derivatives (+/-)	-1,643	-959
- Other non-current transactions	44	-1,326
- Writeback exit tax provision		0
Non-operating elements	***-3,600***	***-1,486***
Capital gains on realisation of non-current assets	-3,600	-1,486
Change in requirements of working capital:	**6,127**	**-4,458**
Movements in asset items:	***4,813***	***-3,538***
- Current financial assets	6,264	-3,670
- Trade receivables	-1,407	697
- Tax receivables and other current assets	-214	104
- Deferred charges and accrued income	170	-669
Movements in liability items:	***1,314***	***-920***
- Trade debts and other current debts	-465	-1,643
- Other current liabilities	367	120
- Accrued charges and deferred income	1,412	603
2. Cash flow from investment activities	**-23,025**	**12,547**
Investments		
Investment properties	-1,900	28,614
Development projects	-11,714	-1,910
Other (in)tangible non-current assets	-33	0
Non-current financial assets	-22,948	-14,157
Assets held for sale	0	0
Impact on consolidation of sale of participations	115	0
Divestments		
Investment properties	0	0
Development projects	0	0
Other (in)tangible non-current assets	0	0
Non-current financial assets	372	0
Assets held for sale	13,083	0
Impact on consolidation of new participations	0	0
3. Cash flow from financing activities	**270**	**-29,144**
Change in financial liabilities and financial debts		
Increase (+) / Decrease (-) of financial debts	16,773	-16,703
Increase (+) / Decrease (-) of other financial liabilities	0	0
Change in other liabilities		
Increase (+) / Decrease (-) in other liabilities	0	0
Variation of shareholder's equity		
Change in capital and share premium account (+/-)	0	14
Increase (+) / Decrease (-) of treasury shares	-1,033	-12
Dividend of the previous financial year	-15,470	-12,443
Increase (+) / Decrease (-) in fair value of financial assets and liabilities		
- on financial derivatives	0	0
Increase (+) / Decrease (-) of the transaction costs	0	0
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**1,844**	**1,472**

Notes

Note 1: Segmented information

Primary segmentation: Geographical

Condensed consolidated results

(in € 1,000)	Belgium		Luxembourg		Corporate		TOTAL	
	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07
(+) Rental income	22,431		22,999	9,354	10,155		31,785	33,154
(+) Writeback of lease payments sold and discounted							0	0
(+/-) Related rental expenses	-102						-102	0
NET RENTAL INCOME	**22,329**	**22,999**	**9,354**	**10,155**	**0**	**0**	**31,683**	**33,154**
(+) Recovery of property charges	682	64	76	164			758	228
(+) Recovery income of charges and taxes normally payable by tenants on let properties	2,915	2,168					2,915	2,168
(-) Costs payable by tenants and borne by the landlord for rental damage and refurbishment at end of lease	-210	-143					-210	-143
(-) Charges and taxes normally payable by tenants on let properties	-2,915	-2,168					-2,915	-2,168
(+/-) Other rental-related income and expenditure	-123	-236	-63				-186	-236
PROPERTY RESULT	**22,678**	**22,684**	**9,367**	**10,319**	**0**	**0**	**32,045**	**33,003**
(-) Technical costs	-1,133	-2,155	-239	-251			-1,372	-2,406
(-) Commercial costs	-302	-400	-282				-584	-400
(-) Charges and taxes on unlet properties	-224	-264	-96	-305			-320	-569
(-) Property management costs	-2,238(1)	-2,004	-173	0			-2,411	-2,004
(-) Other property charges	-244	-263	-89	-251			-333	-514
PROPERTY CHARGES	**-4,141**	**-5,086**	**-879**	**-807**	**0**	**0**	**-5,020**	**-5,893**
PROPERTY OPERATING RESULT	**18,537**	**17,598**	**8,488**	**9,512**	**0**	**0**	**27,025**	**27,110**
(-) General corporate costs	-1,097		-725			-1,944	-1,822	-1,944
(+/-) Other operating charges and income	-156	797	114	286	-491	-666	-533	417
OPERATING RESULT BEFORE RESULT ON THE PORTFOLIO	**17,284**	**18,395**	**7,877**	**9,798**	**-491**	**-2,610**	**24,670**	**25,583**
(+/-) Gains or losses on disposals of investment properties		1,486	3,600				3,600	1,486
(+/-) Changes in fair value of investment properties	-959	10,697	16,459	5,912			15,500	16,609
OPERATING RESULT	**16,325**	**30,578**	**27,936**	**15,710**	**-491**	**-2,610**	**43,770**	**43,678**
(+) Financial income					5,193	3,406	5,193	3,406
(-) Interest charges					-10,502	-10,316	-10,502	-10,316
(-) Other financial charges					-399	-364	-399	-364
FINANCIAL RESULT	**0**	**0**	**0**	**0**	**-5,708**	**-7,274**	**-5,708**	**-7,274**
PRE-TAX RESULT	**16,325**	**30,578**	**27,936**	**15,710**	**-6,199**	**-9,884**	**38,062**	**36,404**
(+/-) Corporate taxes					-193	-469	-193	-469
(+/-) Exit tax					-54	-415	-54	-415
TAXES	**0**	**0**	**0**	**0**	**-247**	**-884**	**-247**	**-884**
NET RESULT	**16,325**	**30,578**	**27,936**	**15,710**	**-6,446**	**-10,768**	**37,815**	**35,520**
Attributable to:								
Minority interests							1,034	586
Group shares							36,781	34,934

(1) The property management costs consist, a.o. of the remuneration paid by Leasinvest Real Estate and its Belgian subsidiaries to the statutory manager Leasinvest Real Estate Management SA. Of the total remuneration paid by Leasinvest Real Estate for the first 12 months of the financial year 2007/2008 (18 months), € 0.6 million is related to the Luxembourg real estate portfolio. The fee is however integrally recorded in the Belgian segment, because Leasinvest Real Estate is the real debtor.

Condensed consolidated balance sheet

(in € 1,000)	Belgium		Luxembourg		Corporate		TOTAL	
	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07
ASSETS								
Investment properties	332,740	307,111	154,029	129,265			486,770	436,376
Development projects	1,704	1,742	14,234	11,655			15,938	13,397
Assets held for sale				9,483			0	9,483
Other assets	16,167	13,412	1,808	4,534			17,975	17,946
ASSETS PER SEGMENT	**350,611**	**322,265**	**170,071**	**154,937**	**0**	**0**	**520,682**	**477,202**
LIABILITIES								
Non-current financial debts					96,028	86,300	96,028	86,300
Current financial debts					109,080	100,321	109,080	100,321
Other liabilities	18,892	16,700	4,264	457	1,564	1,378	24,720	18,535
LIABILITIES PER SEGMENT	**18,892**	**16,700**	**4,264**	**457**	**206,672**	**187,999**	**229,828**	**205,156**

Main key figures

(in € 1,000)	Belgium		Luxembourg		TOTAL	
	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07
REAL ESTATE PORTFOLIO						
Fair value of the real estate portfolio (1)	332,740	307,111	154,030	138,748	486,770	445,859
Investment value of the real estate portfolio (1)	341,390	314,960	158,020	142,350	499,410	457,310
Yield (in fair value) of the segment	7.3%	7.3%	6.8%	7.1%	7.2%	7.2%
Yield (in investment value) of the segment	7.1%	7.1%	6.6%	6.9%	7.0%	7.0%
Total rentable surface (m^2)	261,139	221,460	48,418	44,787	309,557	266,247
Occupancy rate	96.3%	97.0%	98.8%	97.0%	97.1%	97.0%
Weighted average duration till first break possibility (# years)	4.9	5.3	4.2	4.1	4.6	4.9

Secondary segmentation: per asset class

Main key figures

(in € 1,000)	Offices		Logistics		Retail		TOTAL	
	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07
Rental income	21,910	24,117	8,032	7,297	1,843	1,740	31,785	33,154
Fair value of the real estate portfolio (1)	337,462	320,601	113,337	91,180	35,971	34,078	486,770	445,859
Investment value of the real estate portfolio (1)	346,210	328,920	116,330	93,460	36,870	34,930	499,410	457,310
Yield (in fair value) of the segment	7.0%	7.1%	8.3%	8.3%	5.0%	5.2%	7.2%	7.2%
Yield (in investment value) of the segment	6.8%	7.0%	8.0%	8.1%	4.8%	5.0%	7.0%	7.0%
Occupancy rate	96.0%	96.1%	99.0%	98.7%	100.0%	100.0%	97.1%	97.0%
Weighted average duration till first break possibility (# years)	4.1	4.1	5.0	5.9	7.7	8.4	4.6	4.9

(1) The real estate portfolio only consists of buildings in operation recorded in the balance sheet items 'Investment properties' and 'Assets held for sale' en does not include the development projects.

Note 2: Net rental result

(in € 1,000)	30/06/08	30/06/07
Rental income		
Rents	31,660	32,979
Guaranteed income		
Rental rebates	125	-110
Rental incentives		0
Compensation for early termination of the leases		285
Compensation for financial leasing and comparable items	0	0
TOTAL	**31,785**	**33,154**
Write-back of lease payments sold and discounted	**0**	**0**
Rental-related expenses		
Rent payable on rented assets	0	0
Write-downs on trade receivables	-113	0
Write-backs of write-downs on trade receivables	11	0
TOTAL	**-102**	**0**
NET RENTAL RESULT	**31,683**	**33,154**

Note 3

Investment properties and assets held for sale (fair value method)

(in € 1,000)	Investment properties		Assets held for sale		TOTAL	
	30/06/08	30/06/07	30/06/08	30/06/07	30/06/08	30/06/07
Balance at the beginning of the period	**436,376**	**467,182**	**9,483**	**0**	**445,859**	**467,182**
Investments	25,595	1,212	3,500		29,095	1,212
Divestments		-27,649	-9,483		-9,483	-27,649
Transfer from/(to) the development projects	23,526	-11,385			23,526	-11,385
Transfer from/(to) other items		-8,780	-3,500	8,780	-3,500	0
Increase/(decrease) of the fair value	1,273	15,796	0	703	1,273	16,499
Balance at the end of the period	**486,770**	**436,376**	**0**	**9,483**	**486,770**	**445,859**

Development projects

(in € 1,000)	30/06/08	30/06/07
Balance at the beginning of the period	**13,397**	**101**
Capital expenditure	11,714	366
Investments		1,545
Divestments		
Increase/(decrease) of the fair value	14,353	
Transfer from/(to) the investment properties	-23,526	11,385
Balance at the end of the period	**15,938**	**13,397**

Note 4: Dividends distributed & interim dividend

At the general meeting of 15 October 2007 the distribution of a gross dividend of € 3.80 per share was approved.

The board of directors of the statutory manager has decided on 18 August 2008 to distribute, on the result of the previous 12 months (01/07/07-30/06/08) a gross interim dividend of € 3.85 per share.

Note 5: Financial risk management

Financing risk
The consolidated debt ratio of Leasinvest Real Estate amounted to 41,97% on 30/06/08 (30/06/07: 40.93%), which is significantly lower than the legally maximum allowed debt ratio of 65% as defined by the RD of 21/06/06, which modified the RD of 10/04/95 on this point.

Leasinvest Real Estate has the necessary long-term credit facilities and back-up lines for its commercial paper lines with its banks, to cover existing and future investment needs. These credit facilities and back-up lines enable Leasinvest Real Estate to hedge its financing risk, or in other words the risk that, for example, the commercial paper market should dry up and these short-term debts would therefore become due. The credit facilities contain covenants, which mainly relate to the status as real estate investment trust (bevak/sicafi) and the related maximum allowed debt ratio.

The liquidity risk is limited through, on the one hand, the diversification of the financing among different banks and, on the other hand, by diversifying the expiry dates of the credit facilities.

As no reimbursement is provided in any of the credit facilities before the expiry date (these are namely 'bullet loans'), the net cash flow of Leasinvest Real Estate is more than sufficient to cover the interest costs.

Leasinvest Real Estate aims at keeping its proportion between short term financing (through issuing commercial paper and bank straight loans) and long term bank loans at 50% - 50%. On 30/06/08 this relation short / long term was 47% - 53%.

Interest rate risk
The hedging policy is intended to cover the interest rate risk for approximately 80% of the financial debts. Since Leasinvest Real Estate's debt financing is based on a floating interest rate, there is an interest rate risk if the interest rate would rise, which would increase the financing cost.

This interest rate risk is hedged using financial instruments such as spot and forward interest rate collars and interest rate swaps. On 30/06/08 the financial debts were hedged for 88%. The expiry dates for the interest rate hedges lie between 2009 and 2014. The fixed interest rates of the interest rate swaps lie between 3.15% and 3.87%, excluding the credit margin.

Renting & tenant risk
Efforts are being made to reduce the relative importance of the largest tenants and obtain a better spread both in terms of the number of tenants and the sectors in which these tenants are active in order to limit the number of bad debts and bankruptcies by tenants.

The breakdown of our tenant portfolio by sector is good. The main sector is the services sector (26%), followed by the financial institutions (14%). Therefore the vulnerability of the real estate investment trust to losing a tenant due to the termination of the lease agreement or bankruptcy, for example, is reduced.
In addition, we look for creditworthy tenants and the signing of long-term lease agreements to ensure the recurrent rental income flow and therefore increase the duration of the lease agreements.

For the financial year 2007/2008 there were important leases with a break possibility, only in the first half-year. Most of the tenants concerned have extended their lease. For the building Riverside Business Park there still has to be found a new tenant for a surface of 3,000 m^2.

The creditworthiness of our tenants' portfolio is very good. This is proven by the fact that barely any write-offs were booked due to bad debts in the past financial years.

The Luxembourg portfolio has a duration of 4.2 years on 30/06/08 (4.1 years on 30/06/07). This duration is shorter than the duration of the Belgian portfolio, which amounts to 4.9 years on 30/06/08, compared to 5.3 years on 30/06/07.

Note 6: Important events after 30/06/08

After the balance sheet date, no important events arose which might have a significant influence on the activities or the financial position of the company.

Report of the auditor

Brixton, Zaventem

Report of the statutory auditor to the shareholders of Leasinvest Real Estate SCA on the review of the interim condensed consolidated financial statements for the period closed on 30/06/08.

Introduction

We have reviewed the accompanying interim condensed consolidated balance sheet of Leasinvest Real Estate SCA (the 'Company') as at 30/06/08 and the related interim condensed consolidated statements of income, changes in equity and cash flows for the period then ended, and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Financial Reporting Standard IAS 34 Interim Financial Reporting ('IAS 34') as adopted for use in the European Union. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of Review

We conducted our review ('revue limitée/beperkt nazicht' as defined by the "Institut des Reviseurs d'Entreprises/Instituut der Bedrijfsrevisoren") in accordance with the recommendation of the 'Institut des Reviseurs d'Entreprises/Instituut der Bedrijfsrevisoren' applicable to review engagements. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the auditing standards of the 'Institut des Reviseurs d'Entreprises/Instituut der Bedrijfsrevisoren' and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34 as adopted for use in the European Union.

Brussels, 21 August 2008

Ernst & Young Bedrijfsrevisoren BCV
Statutory auditor

represented by
Christel Weymeersch
Partner

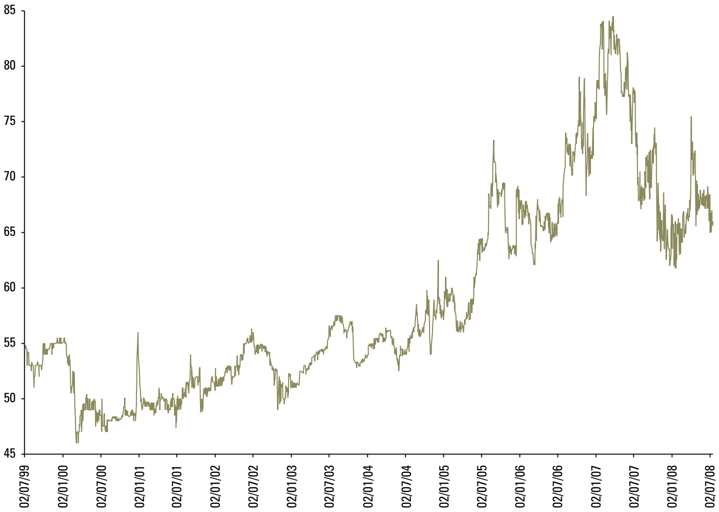
Leasinvest Real Estate on the stock exchange

Monnet, Luxembourg

Key figures for the share on the stock exchange

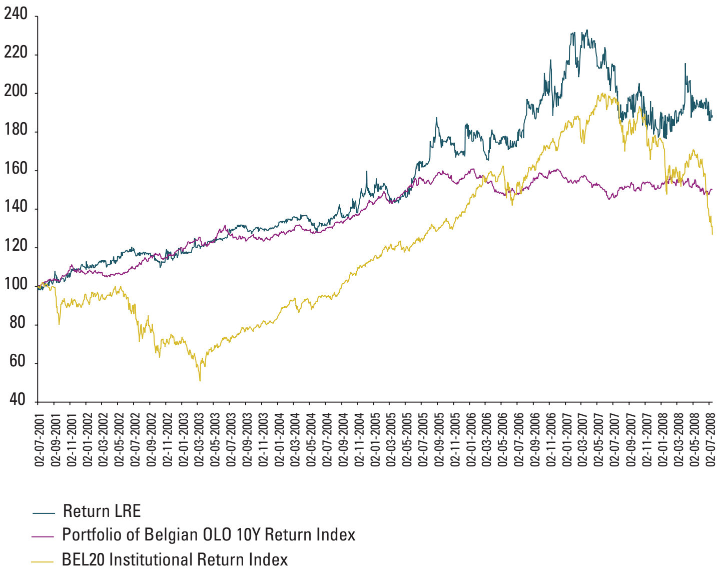
The Leasinvest Real Estate share is listed on NYSE Euronext Brussels (continuous market) and is part of the BEL Small Index.

Evolution of the share price since the IPO on 02/07/99



After a decrease in the first half-year of the financial year 2007/2008, the price of the Leasinvest Real Estate share has again recovered. On 30/06/08 the share closed at € 68.44. In the period 01/07/07-30/06/08 the lowest price was reached on 21/01/08 at € 61.73. The highest price was reached on 04/07/07 (€ 77.90), this is including the dividend (€ 3.80 gross per share) paid out to the shareholders on 22/10/07. The average price over the last 12 months amounted to € 67.95 compared to € 75.96 in the previous financial year.

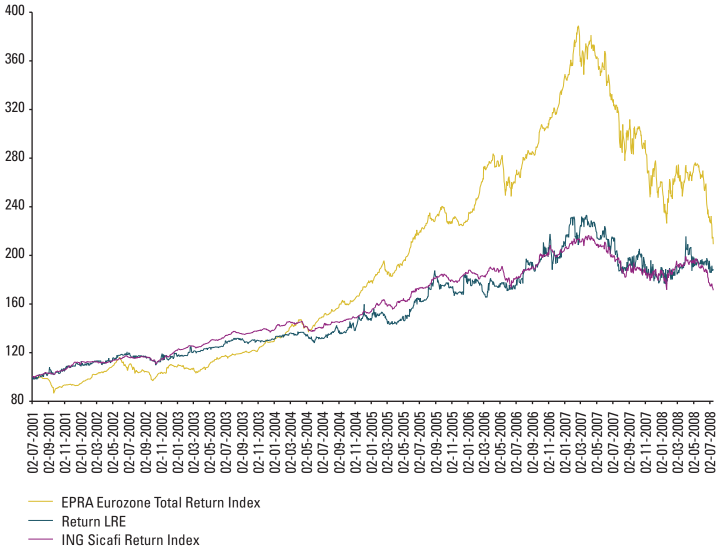
Comparison of return of Leasinvest Real Estate with the return on Bel20 and OLO 10Y Return Index[1]



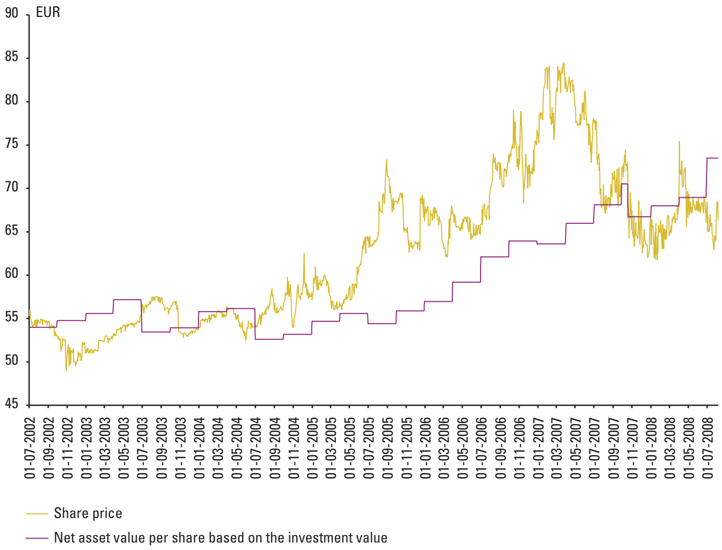
The return of the Leasinvest Real Estate share, the BEL20 Index and the Portfolio of Belgian OLO 10Y Return Index are shown on this graph as base 100 on 02/07/01. Since the beginning of the financial year (01/07/07) the return of the Leasinvest Real Estate share has decreased to a lesser extent than the Bel20 Institutional Return Index.
Compared to the return on the OLO 10Y index Leasinvest Real Estate shows a permanent higher return.

1 Indexes to consult in the financial newspapers, i.e. l'Echo and De Tijd in the stock market pages.

Comparison of return of Leasinvest Real Estate with the return of the EPRA Eurozone Total Return and ING Sicafi Return Indexes[2]



Premium / discount of the Leasinvest Real Estate share since 01/07/02 compared with net asset value



From the financial year 2004/2005 till the beginning of this financial year (1 July 2007) the Leasinvest Real Estate share has continuously recorded with a premium. During the past 12 months of the current financial year[3] (period 1/07/07-30/06/08) the Leasinvest Real Estate share has, on average, recorded with a 0.4% discount, while in the previous financial year (period 1/07/06-30/06/07) an average premium of 18.9% was reached.

On 30/06/08 the share closed at € 68.44, which implies a discount of 6.9% compared to the net asset value per share based on the investment value of € 73.50 (30/06/08). Compared to the net asset value per share based on the fair value on 30/06/08 (€ 70.37) the share has recorded with a discount of 2.7% on 30/06/08.

2 Indexes to consult in the financial newspapers, i.e. l'Echo and De Tijd in the stock market pages.

3 The current financial year 2007/2008 is extended to 31/12/08 included and consists therefore of 18 months.

General information

CFM, Luxembourg

Company profile

Real estate fund (sicafi) Leasinvest Real Estate SCA invests mainly in high-quality and well situated offices, logistics and retail buildings in Belgium and in the Grand Duchy of Luxembourg.

The sicafi is listed on NYSE Euronext Brussels and has a market capitalisation of € 278 million (value on 21 August 2008).

Financial calendar

Interim dividend payment	15/10/08
Interim statement 30/09/08 (15 months)	14/11/08
Announcement results financial year 31/12/08 (18 months)	27/02/09
Interim statement 31/03/09 (3 months)	15/05/09
Annual meeting	18/05/09
(Closing) dividend payment	25/05/09
Announcement half-year results 30/06/09 (6 months)	21/08/09
Half-yearly financial report 2009 (6 months)	31/08/09

The annual report for the financial year 2007-2008 (18 months) will be available at the beginning of May 2009.

Shareholder structure

The shares of Leasinvest Real Estate are listed on NYSE Euronext Brussels in Belgium.

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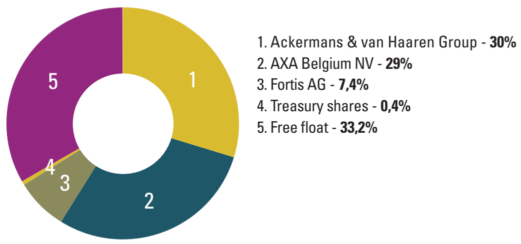
Number of listed shares (4,012,832)[1]



The number of issued shares on 30/06/08 amounted to 4,012,832.

On 30/06/08 the real estate fund held 16,538 treausry shares in portfolio, or a stake of 0.41%.

1 In the periodical communications and interim statements, the net asset value per share is communicated.

Identity card

Real estate fund under Belgian Law	Leasinvest Real Estate SCA
Legal entity	Limited partnership by shares
Registered office	Avenue de Tervueren 72, 1040 Brussels, Belgium
Administrative office	Schermersstraat 42, 2000 Antwerp, Belgium
Contact information	T +32 3 238 98 77 – F +32 3 237 52 99
E-mail	investor.relations@leasinvest.be
Web	http://www.leasinvest.be
Register of legal entities	Brussels
VAT	BE 0436.323.915
Established	8/06/99, publication MB 26/06/99 (conversion into real estate fund) (nr. 990626-330)
Term	Unspecified
Financial year	1 January – 31 December
Listing	NYSE Euronext Brussels, Bel small
Liquidity provider	Bank Degroof
Depositary	Bank Delen
Auditor	Ernst & Young Réviseurs d'entreprises, represented by Christel Weymeersch, Partner
Real estate valuers	Cushman & Wakefield - Winssinger & Associates
Supervision	Banking, Finance and Insurance Commission (CBFA)

Registered office:
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Leasinvest REAL ESTATE