PRESS RELEASE

Cofinimmo

REGULATED INFORMATION

EMBARGO UNTIL 29.07.2008 - 5:40PM

HALF-YEARLY FINANCIAL REPORT OF THE BOARD OF DIRECTORS ON THE PERIOD 01.01.2008 - 30.06.2008

30% growth of the rental income (€ 89.70 million vs. € 69.78 million)

98.95% occupancy rate

€ 4.49 net current result[1] per ordinary share as against € 4.26 at 30.06.2007 (+5.4%)

The net asset value per ordinary share grows by 7.6% since 31.12.2007

15% increase of the portfolio since 01.01.2008 based on current concluded acquisitions

Confirmation of the 2008 dividend forecast: € 7.80 gross per ordinary share

---

Brussels, 29.07.2008, 5:40 pm CET

1. Intermediate management report

1.1 Summary

Against the background of turmoil on all the financial markets, including the real estate markets, Cofinimmo has pursued its five-point strategy based on:

a. seeking to grow the net current result per share despite the effect of rising interest rates and credit margins. The contracted cover as well as the favourable impact of accelerating inflation on the rents, which are entirely index-linked and based on leases with an average of 11 years remaining to run, have contributed to this objective.

b. disposing of properties at prices markedly higher than their estimated operational value, thereby freeing up the property portfolio for redeployment and also generating significant gains in relation to the most recent values estimated by the independent real estate experts.

c. pressing ahead with significant diversification into property investment sectors for which the economic risks are to fewer extend related to the Belgian office property market: care homes in Belgium and France, the Pubstone joint property venture with InBev involving a network of pubs in Belgium and the Netherlands as well as various public-private partnership projects in Belgium. This diversification is underpinned by longer leases (between 12 and 27 years), lower acquisition prices (€ 1,350 to € 1,775 per m²) and, above all, initial rental yields higher than those currently prevailing on average in the office sector. All of which on the basis that the office sector is to continue to make up the great majority of the portfolio held by Cofinimmo, who will continue to invest in this sector wherever this meets its requirements with respect to returns.

---

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

d. reinforcing Cofinimmo's balance sheet financing structure. Hence, the shareholders' equity was boosted by € 118 million during the first 6 months of 2008 by issuing 939,690 new ordinary shares at an average price of € 126.10, that is considerably more than the half-year average revalued net asset value[1]. New loans totalling € 230 million have been contracted with an average life of 6.1 years and an average margin that is satisfactory seen the difficult credit market.

e. in tandem with the expansion of the portfolio (1,500,000m² built at present) and the rental income (€ 180 million on an annual basis), the modernisation of the management and control tools, with the successful launch during this first half-year 2008, on schedule and on budget, of a new integrated business system using SAP software. Cofinimmo also pursued enhancing its property teams, with a staff currently numbering 104.

A more detailed report is given below by the Board of Directors which outlines the actions taken and the results recorded.

Since the beginning of 2008, Cofinimmo further applied its **investment and growth strategy** calling for:

a. the **acquisition and development of high-end office properties**
Cofinimmo has acquired a new office building of excellent quality (Omega Court) for € 41.5 million, allowing it to offer its clients-tenants more office space given the very low vacancy rate at present in its office portfolio (1.45%). In addition, the office building Woluwe 102, acquired at the end of 2007 as part of its development for own account business, has reached the final phase of renovation and is already 75% let.

b. continuing **development in the healthcare segment**
Cofinimmo has acquired 12 nursing homes in Belgium (€ 133.9 million, including renovation and extension projects) and 32 institutions with medical facilities in France (€ 229.0 million). By this means, it is also broadening the geographical range of its operations and extending its expertise in this sector into another country where there is a considerable need for this type of institution. Furthermore, a protocol agreement has been signed concerning the acquisition of 19 more healthcare institutions in France, scheduled for finalisation by the end of the 3rd quarter 2008. With a view to providing this move into France with an optimal tax structure and combining it with a higher profile among French investors, Cofinimmo has been listed on the NYSE Euronext Paris stock market since 23.06.2008 and therefore meets the eligibility conditions for the SIIC regime, the procedures for achieving compliance now having entered their final stages.
These investments, which offer good rental yields and land values, also constitute **long-term real estate partnerships** forged with top-ranking operators.

c. **active arbitrage of the portfolio**
The company has sold off 21 office blocks for € 77.0 million at a substantial profit compared to the most recent investment values, generating a realised gain of € 0.39 per ordinary share. These disposals fit in with the active management of the portfolio and are designed to secure optimum utilisation of the capital.

d. real estate **Public-Private Partnerships (PPP)** in Belgium
At the end of April, Cofinimmo finalised the construction of the police station for the HEKLA area of Antwerp, on schedule and on budget. The works amounted to € 6.38 million.

---

[1] The portfolio being valued at investment value (registration fees not deducted).

Disregarding the unrealised positive revaluation referred to below, the **property portfolio** **grew by 7.1%** during the 1st half-year of 2008 to reach **€ 2,995.27 million** in fair value and **€ 3,102.33 million** in investment value. The assets Cofinimmo owns but of which the lease receivables have been sold (Antwerp Court of Justice and North Galaxy) still have to be added, bringing the economic value of the overall portfolio under management to **€ 3.75 billion**.

Despite a weak rental office market, recording a take-up of 239,507m² or 73,629m² fewer compared to the first half-year of 2007 (source: CB Richard Ellis), Cofinimmo's active **commercial policy** continued to be highly successful, allowing the company to differentiate itself amongst its customers.
During the 1st half of 2008, 32,500m² were let to existing clients, and 14,700m² to new customers. Cofinimmo's consolidated portfolio reached an occupancy rate of 98.95% and its office portfolio 98.55%, maintaining a substantial edge over the market average (90.77%, source: CB Richard Ellis & DTZ).

The **net current result - Group share (ordinary shares)** grows with 5.4% to **€ 4.49** as against € 4.26 during the first half-year 2007. IAS 39 impact and non-recurring elements of the 1st half-year 2008 excluded, it stands at **€ 3.85** per ordinary share, up 2.9% compared to the same period last year (€ 3.74). This increase stems chiefly from the positive impact of the acquisitions realised during the last 12 months, the increased occupancy rate and a well-controlled management of the operating costs.

The **net result - Group share (ordinary shares)** (incorporating the result on portfolio), meanwhile, records a decrease from € 9.03 per ordinary share in the 1st half-year of 2007 to **€ 5.09** for the 1st half-year of 2008. It incorporates a realised gain of € 0.39 (as against € 1.83 at 30.06.2007) and an unrealised gain of € 0.21 (as against € 2.94 at 30.06.2007) resulting from the revaluation of the property portfolio by the independent experts. Indeed, the portfolio value, on an unchanged basis, progressed by 0.1%. This small positive revaluation of the portfolio is favourable against the current real estate background. It illustrates the solid values in the segments in which Cofinimmo operates, which are the result of the company's policy. This policy prioritises long term leases, pledging secure cash flows as well as value protection.

Taking into account the results as at 30.06.2008 and the perspectives for the 2nd half of the year, the **forecast 2008** for the net current result per ordinary share, excluding the IAS 39 impact, stands at **€ 8.02**, in accordance with the forecast published in the Annual Report 2007. The realised result on portfolio should reach at least € 0.39 per ordinary share.

Considering those results and the positive impact of the recent operations, the dividend forecast for 2008 is maintained at € 7.80 per ordinary share.

Key figures per ordinary share (in €)	**30.06.2008**	**30.06.2007**
Net current result - Group share	**4.49**	**4.26**
Less: IAS 39 impact - profit / (loss)	*0.20*	*(0.58)*
Net current result - Group share - IAS 39 impact excluded	4.29	4.84
Less: Current but non-recurring elements		
- gain on Interest Rate Swap disposal - *profit / (loss)*		*0.56*
- writeback of fiscal provision - *profit / (loss)*		*0.19*
- gains realised on finance lease receivables - *profit / (loss)*	*0.44*	*0.35*
Net current result - Group share - excluding IAS 39 impact and non-recurring elements	**3.85**	**3.74**

	30.06.2008	**30.06.2007**
Net current result - Group share	**4.49**	**4.26**
Realised result on portfolio	0.39	1.83
Unrealised result on portfolio	0.21	2.94
Net result - Group share	**5.09**	**9.03**
Less: IAS 39 impact - profit / (loss)	*0.20*	*(0.58)*
Net result - Group share - IAS 39 impact excluded	**4.89**	**9.61**

1.2 Important investment and divestment transactions during the first half-year 2008

a. Investments

Offices

On 20.03.2008 Cofinimmo announced the signature of an agreement regarding the acquisition of 100% of the shares of Omega 8-10 SA, of which the shareholders were Immobel and Deximmo (Dexia Group), owner of the building **Omega Court** located in Brussels. The acquisition value of the building amounts to € 41.5 million, which is lower than the investment value determined by the expert.
This newly constructed building 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.
Considering the particular low vacancy rate of its portfolio, this investment will allow Cofinimmo to answer the needs of potential clients. The closing of the acquisition was completed on 04.07.2008.

On 30.04.2008, the **police station of the HEKLA zone** (3,800m²), which was newly constructed in Edegem (Antwerp), as part of a Public-Private Partnership programme, was finalised and occupied. The price of the works paid at the delivery amounts to € 6.38 million. This amount is classified as financial asset with a realised gain of € 0.3 million. Cofinimmo signed a long lease of 27 years with the Police, combined with an option to buy at the end of the contract for an amount of € 213,000.

On 05.05.2008, the office building **Nerviens**, which underwent a large-scale renovation, was delivered and taken into occupation by the European Commission for a period of 15 years.

Nursing homes and clinics

Belgium

On 12.02.2008 Cofinimmo acquired all the shares in the limited companies incorporated under Belgium law Sogipa Invest, Rinsdelle and Sogipa, owners of 3 nursing homes (**Diamant**, **Rinsdelle** and **Linthout** in Brussels, totalising 9,210m² and 242 beds). The properties are leased for 27 years to the Medibelge Group. The portfolio has been acquired with an initial yield of 6.30%[1] for € 18.6 million, which is lower than the investment value determined by the expert.

On 18.04.2008 Cofinimmo signed a protocol agreement concerning the acquisition of the nursing home **Vigneron** in Ransart[2]. The same day, Cofinimmo acquired all the shares of the limited companies incorporated under Belgian law (SA) Sogémaire and Sitec, owners of the nursing homes **L'Adret** in Gosselies and **Top Senior** in Tubize.
For these 3 nursing homes, long leases for a period of 27 years have been signed with the Medibelge Group. The total portfolio is acquired with an initial yield of 6.36%[1] for an acquisition value of € 12.3 million, below the value set by the expert. The long leases on L'Adret and Top Senior took effect on 21.04.2008. The long lease on Vigneron should come into force at the beginning of the 3rd quarter 2008. Meanwhile, the building is let on a traditional commercial lease basis.

On 03.06.2008, Cofinimmo acquired all the shares of the SA **Orée du Bois**, owner of the nursing home with the same name. The building is located in Comines-Warneton and totals 139 authorised beds and 5,387m². It is operated by Armonea[3].
An extension and renovation program of the existing nursing home, for an estimated budget of € 5.4 million, will increase the capacity of the site with 40 beds for the 2nd quarter 2010. The building is acquired with an expected initial yield of 6.40%[1] for € 8.7 million, which is below the investment value determined by the expert.

On 11.06.2008, Cofinimmo acquired the land and building located in Antwerp, **Wipstraat** 24 in its state for an amount of € 2.5 million, corresponding to the investment value determined by the expert. Cofinimmo plans to demolish the existing building and to rebuild a new nursing home. The costs of the works are estimated at € 8.8 million. This nursing home will be managed by Armonea and will count 102 authorised beds and 5,800m².

France

On 20.03.2008 Cofinimmo has finalised the acquisition of all shares of Medimur, a limited company incorporated in France, subject of an agreement signed on 13.02.2008. This company, which name has been modified into *Cofinimmo France SA*, held directly and indirectly **32 care institutions** spread throughout France.
The care institutions are operated by Korian (21 institutions) and Méditer (11 institutions), with whom triple net contracts (maintenance and repairs to the buildings are entirely borne by the tenant) with average residual terms of respectively 6.5 years and 11.5 years have been concluded. The acquisition value of the total portfolio amounts to € 229.0 million with an initial yield of 6.25%[1]. This value is 2.9% higher than the investment value of the portfolio determined by the expert[4].

[1] Estimation in double net equivalent.
[2] The closing of this acquisition was finalised on 17.06.2008.
[3] The Restel and Palmir Groups recently merged under the name Armonea.
[4] See also the press release of 20.03.2008.

On 23.05.2008 Cofinimmo signed an agreement concerning the acquisition from the Korian Group of **19 nursing and care homes** spread throughout France.
The 19 buildings, of which 5 are currently under construction, totalise 1,700 beds and 85,400m². They are mainly located in Ile de France, Normandy and the Mediterranean region. The buildings being recently constructed and chiefly located in urban residential areas, this portfolio is of very high quality. The 5 buildings under construction are expected to be delivered at the end of 2008-beginning 2009.
The assets will be acquired by the branch office of Cofinimmo in France for an amount of € 144.4 million, transaction costs included (that is nearly € 1,700/m²), which is below the investment value determined by the expert, corresponding to a, yearly indexed, gross initial yield of 6.55%[1]. They are operated by the Korian Group with whom triple net leases with a fixed duration of 12 years will be concluded for all the buildings. The tenant has the option of renewing the leases twice for a period of 9 years each.
The closing of the acquisition, which is expected to be completed at the latest by the end of September 2008, will be notified by press release.

b. Divestments

On 27.02.2008 Cofinimmo has disposed of the long-lease rights of 99 years on 19 buildings of the **Keiberg Business Park** in Zaventem, that is its entire portfolio in this park, as well as the 2 buildings **Woluwe Garden 26 and 30** in St-Stevens-Woluwe. They concern older buildings. The total amount of the disposals stands at € 77.0 million. Cofinimmo realised a gain of € 4.2 million, that is 5.66% higher than the investment value set by the expert and 5.81% more than the fair value (book value).

c. Other events

I. Listing on NYSE Euronext Paris

On 23.06.2008 the ordinary and preference Cofinimmo shares were admitted to trading on the Euronext market of NYSE Euronext Paris. The company introduced a request for admission to trading of its shares on Euronext Paris following its establishment and recent acquisitions in France. This dual listing allows the company to apply for the SIIC-status (*Société d'Investissements Immobiliers Cotée*, the French REIT-status) and will enhance its visibility among the French investors. Hence, the French branch office of Cofinimmo, which registered on 23.07.2008, meets the eligibility conditions for obtaining the SIIC status, similar to the Sicafi/REIT status, and will benefit shortly from this regime.

II. Implementation of the SAP system

In order to support Cofinimmo's segment and geographic expansion, the company decided to introduce a new integrated business information system using SAP software. It was successfully launched on 01.01.2008 and implemented on schedule and on budget (€ 1.6 million). Since then, all financial and operational flows are integrated in the application. The previous system was acquired in 1998.

[1] Estimation in double net equivalent.

1.3 Property portfolio as at 30.06.2008

(x € 1,000,000)

PORTFOLIO AS AT 01.01.2008 IN INVESTMENT VALUE[1]	**2,895.74**
Investments	
Acquisitions	259.56
Constructions and renovations	24.52
Disposals	
Investment value of the disposed buildings as at 31.12.2007	-74.15
Unrealised latent gains and losses	2.43
Transfers[2]	-6.57
Other movements	0.80
PORTFOLIO AS AT 30.06.2008 IN INVESTMENT VALUE[1]	**3,102.33**

As at 30.06.2008, the consolidated property portfolio comprises properties representing a total rental area of 1,504,026m² above ground. The bulk of these assets (69.8%) is made up of offices. Nursing homes represent 16.3% and Pubstone 13.9% of the portfolio. The buildings are mainly located in Belgium (87.8%). The assets cross-border concern, on one hand, the investments in the nursing and care sector in France (6.9%) and, on the other hand, the Dutch Pubstone portfolio (5.2%).

EVOLUTION OF THE PORTFOLIO - Extract from the report by the independent real estate expert Winssinger & Associates based on the investment value		
(x € 1,000,000)	**30.06.2008**	**31.12.2007**
Total estimated investment value of the portfolio[3]	3,102.33	2,895.74
Projects and development sites	-61.07	-95.34
Total marketable properties	**3,041.26**	**2,800.04**
Contractual rents	201.45	184.03
Yield on marketable properties	**6.62%**	**6.57%**
Contractual rents and estimated rental value on unlet space at the valuation date	203.59	189.00
Yield on the portfolio as if it were rented 100%	6.69%	6.75%
Occupancy rate of marketable properties[4]	**98.95%**	**97.37%**

The occupancy rate, which only applies to buildings of suitable condition for occupation on the calculation date (marketable properties), stands at 98.95%, as against 97.37% at 31.12.2007. The average on the Belgian office market as at 30.06.2008 is reckoned to be 90.77% (source: CB Richard Ellis & DTZ).

The caption *Projects and development sites* includes the office buildings Square de Meeûs 23 (fully refurbished over 2008 and 2009) and Woluwe 102 (renovation over 2008) as well as, in the nursing home segment, 10 projects or extensions in Herentals, Oud-Turnhout, Beerse, Mol, Forest, Hoboken, Wommelgem, Marche-en-Famenne, Antwerp and Warneton.

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

[2] The building Prins Boudewijn 43a has been transferred to financial assets, see page 4.

[3] The portfolio values included in the above table are expressed in investment value. On the basis of the fair value of the marketable properties (that is € 2,935.69 million at 30.06.2008 compared with € 2,704.53 million at 31.12.2007), the yield on the marketable properties stands at 6.86% at 30.06.2008 compared with 6.80% at 31.12.2007, while the return on the portfolio as if it were rented 100% comes to 6.93% at 30.06.2008 as against 6.98% at 31.12.2007.

[4] Calculated on the basis of rental income.

1.4 Events after 30.06.2008

On 10.07.2008, Cofinimmo acquired 100% of the shares of the limited company incorporated under Belgian law (SA) Miroma Senior Service, owner of 4 nursing homes located in the Brussels-Capital Region and Flemish Brabant. The acquisition value of the buildings, which does not exceed the investment value established 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 expected initial yield of 6.14%[1], yearly indexed.
The 4 nursing homes (**Damiaan** in Tremelo and **La Cambre**, **Schweitzer** and **Van Zande** in Brussels) totalise 1,064 beds and 45,000m² and have a potential of 80 additional beds.
They are operated by Senior Living Group (SLG) with whom long leases with a fixed duration of 27 years have been concluded. These long leases include a purchase option in favour of SLG which can be exercised at the end of the lease at the then prevailing market conditions.

After this acquisition, the property portfolio in the nursing and health segment will be divided as follows:

Country	Number of properties	m²	Investment value	%[2]
Belgium	38	199,411	€ 370.7 million	50.7%
France	51	213,277	€ 359.9 million	49.3%
TOTAL	**89**	**412,688**	**€ 730.6 million**	**100.0%**

This portfolio is fully let.

On 17.07.2008, Cofinimmo acquired a semi-industrial building, located **Kouterveldstraat** 6 in Diegem, for an amount of € 1.98 million, which is below the value set by the expert. It is composed of offices (300m²) and warehouses (2,900m²) on a plot of 89 ares. The building is currently unlet but the ongoing commercialisation is promising.

1.5 Forecast 2008

Taking into account the results as at 30.06.2008 and the perspectives for the 2nd half of the year, the **forecast 2008** for the net current result per ordinary share, excluding the IAS 39 impact, stands at **€ 8.02**, in accordance with the forecast published in the Annual Report 2007. The realised result on portfolio (unrealised gains excluded) should reach at least € 0.39 per ordinary share.

Considering those results and the positive impact of the recent operations, the dividend forecast for 2008 is maintained at € 7.80 per ordinary share.

In accordance to Article 13 of the R.D. of 14.11.2007, Cofinimmo states that the fundamental risks confronting the company for the remaining part of the financial year are unchanged from those described at the beginning of the 2007 Annual Report and that the measures identified for their optimal management have been applied vigilantly. The uncertainty currently affecting the economic outlook, the stock markets (and, to a lesser extent the real estate markets), the availability of finance for the sector and more generally the solvency of counterparties, could make it necessary, in circumstances which are not foreseeable at present, to evaluate risks hitherto unseen or else improbable from the current standpoint, and to rapidly implement corrective measures as yet unspecified. This being the case, Cofinimmo will be keeping a close watch on the situation with a view to identifying and containing these new risks and will diligently apply any measures that could limit the adverse impact on the company and its shareholders.

---

[1] Estimated double net equivalent.
[2] Of the total care and health segment in investment value.

2. Summary of the financial statements

The statutory auditor has confirmed that his audit procedures today have revealed no material adjustments that would have to be made to the accounting information included in this press release.
The accounting methods and principles adopted for the establishment of the intermediate financial statements are identical to those used for the annual financial statements regarding the year 2007.
The summary of the financial statements was established according to the IAS/IFRS standards and IAS 34, except for the consolidated cash flow statement which will be integrated in the half-yearly financial report. The publication of this report on the website of the company, www.cofinimmo.com, is scheduled for 29.08.2008 after closing of the stock market.

2.1 Consolidated income statements as at 30.06.2008

CONSOLIDATED INCOME STATEMENTS (x € 1,000)	**30.06.2008**	**30.06.2007**
Rental income	90,863	70,099
Writeback of lease payments sold and discounted	5,528	5,050
Rental-related expenses	-1,107	-912
Net rental income	**95,284**	**74,237**
Recovery of property charges	667	501
Recovery income of charges and taxes normally payable by the tenant on let properties	22,764	19,902
Costs payable by the tenant and borne by the landlord on rental damage and refurbishment at end of lease	-343	-879
Charges and taxes normally payable by the tenant on let properties	-23,124	-20,016
Property result	**95,248**	**73,745**
Technical costs	-1,545	-1,345
Commercial costs	-790	-1,130
Taxes and charges on unlet properties	-760	-1,327
Property result after direct property costs	**92,153**	**69,943**
Property management costs	-6,747	-5,382
Property operating result	**85,406**	**64,561**
Corporate management costs	-3,427	-2,919
Operating result before result on portfolio	**81,979**	**61,642**
Gains or losses on disposals of investment properties	4,166	18,035
Changes in fair value of investment properties	2,934	29,142
Operating result	**89,079**	**108,819**
Financial income	20,946	18,767
Interest charges	-36,919	-31,997
Other financial charges	-9,528	-1,042
Financial result	**-25,501**	**-14,272**
Pre-tax result	**63,578**	**94,547**
Corporate income tax	-3,295	-615
Exit tax	-10	-92
Taxes	**-3,305**	**-707**
Net result	**60,273**	**93,840**
Preference dividend (proposal)	4,751	4,737
Minority interests	1,344	
Net result - Group share (ordinary shares)	**54,178**	**89,103**
Net current result - Group share (ordinary shares)	**47,728**	**42,018**
Result on portfolio - Group share (ordinary shares)	**6,450**	**47,085**

2.2 Consolidated income statements as at 30.06.2008 - Analytical form

CONSOLIDATED INCOME STATEMENTS **Analytical form** (x € 1,000)	**30.06.2008**	**30.06.2007**
A. NET CURRENT RESULT		
Rental income, net of rental-related expenses	89,702	69,187
Writeback of lease payments sold and discounted (non-cash)	5,582	5,050
Taxes and charges on rented properties not recovered	-360	-114
Refurbishment costs, net of tenant compensation for damages	324	-378
Property result	**95,248**	**73,745**
Technical costs	-1,545	-1,345
Commercial costs	-790	-1,130
Taxes and charges on unlet properties	-760	-1,327
Property result after direct property costs	**92,153**	**69,943**
Property management costs	-6,747	-5,382
Property operating result	**85,406**	**64,561**
Corporate management costs	-3,427	-2,919
Operating result	**81,979**	**61,642**
Financial income	10,295	15,038
Financial charges	-37,920	-23,583
Revaluation of derivative financial instruments (IAS 39)	2,124	-5,727
Taxes	-3,295	-615
Net current result[1]	**53,183**	**46,755**
Preference dividends - Proposal[2]	4,751	4,737
Minority interests	704	
Net current result - Group share (ordinary shares)	**47,728**	**42,018**
B. RESULT ON PORTFOLIO		
Result on disposals of property assets	4,166	18,035
Revaluation of property assets	2,934	29,142
Exit tax	-10	-92
Result on portfolio	**7,090**	**47,085**
Minority interests	640	
Result on portfolio - Group share (ordinary shares)	**6,450**	**47,085**
C. NET RESULT		
Net result - Group share (ordinary shares)	**54,178**	**89,103**

[1] Net result excluding gains or losses on disposals of investment properties and changes in fair value of investment properties.
[2] The proposal corresponds to 50% of the annual capped preference amount of € 6.37 per share.

NUMBER OF SHARES		
Number of outstanding ordinary shares	10,851,145	9,872,029
Average number of outstanding ordinary shares entitled to share in result of the period[1]	10,634,191	9,872,029
Number of ordinary shares issued (own shares included)	11,344,545	10,636,306
Number of preference shares entitled to share in result of the period	1,499,766	1,499,766
NET CURRENT RESULT PER ORDINARY SHARE (in €)	**4.49**	**4.26**
NET RESULT PER ORDINARY SHARE (in €)	**5.09**	**9.03**

Comments on the consolidated income statements - Analytical form

The property result at 30.06.2008 runs to € 95.25 million, an increase of 29.2% compared to 30.06.2007 (€ 73.75 million), mainly due to the acquisitions realised during the last 12 months. The level of rental income is supported by the occupancy rate consolidation at 98.95% (see below). Based on an unchanged portfolio, the rent levels progress by 3.7%.

The operating margin (86.1%) is higher than in 2007 (84.1%).

Taken overall, on an annual basis, all operating costs represent 0.87% of the average value of the portfolio as at 30.06.2008 as against 0.99% in 2007.

Financial income (€ 10.29 million) at 30.06.2008 decreased by 31.5% compared to 30.06.2007. It comprises a profit of € 4.68 million realised on the partial (50%) disposal of the lease receivable relating to the building Belliard I-II (the other 50% being disposed of in 2007). It also includes a € 3.84 million income realised on in the money CAP options reducing the cost of the financial debt and a € 1.67 million interest income relating to finance lease receivables. During the first 6 months of 2007, a non-recurrent gain of € 5.40 million on the disposal of an Interest Rate Swap was recorded.

Financial charges (€ 37.92 million) at 30.06.2008 are chiefly made up of interest charges related to the financial debt. However, taking into account the income on the CAP options (see above), the net cost of the financial debt at 30.06.2008 amounts to € 33.42 million. The average debt of the first 6 months of 2008 amounts to € 1,500 million as against only € 1,073 million for the first half-year 2007, following the various disposals of buildings during 2006 and at the beginning of 2007 and the acquisitions realised during the first half-year of 2008. The average interest rate on borrowings, including bank margins and the amortisation cost of cover instruments for the period, stands at 4.56% at the first half-year 2008 as against 4.55% for 2007 (and 4.42% on average during the first semester 2007). The debt ratio of the Group as per 30.06.2008 amounts to 48.75%.

The revaluation of optional financial instruments registering the changes in their time value following the application of IAS 39, produced a net unrealised gain of € 2.12 million at 30.06.2008, compared to a net unrealised charge of € 5.73 million at 30.06.2007. The shareholders' equity balance sheet item Changes in fair value of financial instruments, registering the changes in effective value of optional as well as non-optional financial instruments, rises noticeably from € 22.94 million at 31.12.2007 to € 52.16 million at 30.06.2008.

[1] As part of the Medimur acquisition, see page 5, SCI Foncière du Troncq contractually has undertaken to pay back to Cofinimmo the share of the 2008 dividend relating to the period 01.01.2008 - 20.03.2008. Hence, the average number of new ordinary shares entitled to share in the results of 2008 is not 493,571 but 385,687 (and 276,617 for the first semester 2008). In addition, as mentioned above, the Cofinimmo Group sold 446,119 ordinary Cofinimmo shares (treasury shares) in the stock market. Moreover, in total 39,426 new ordinary shares entitled to share in the full 2008 results were issued on 26.07.2007 and 21.01.2008.

This item is not entered in the income statement but deferred in equity and has a positive impact on the net asset value. These important variations are caused by a strong upsurge of the forward rates curve between 31.12.2007 and 30.06.2008.

Taxes (€ 3.30 million) comprise the tax on non-deductible costs of the Sicafi (chiefly the office tax in the Brussels-Capital Region) and the corporate income taxes payable by subsidiaries (of which Pubstone SA) not covered by the Sicafi tax regime.

The net current result - Group share (ordinary shares) at 30.06.2008 comes to € 47.73 million, an increase of 13.6% on the figure at 30.06.2007 (€ 42.02 million), or € 4.49 per ordinary share compared to € 4.26 at 30.06.2007 (+5.4%). If the positive impact of IAS 39 and the other non-recurring elements are excluded, the net current result - Group share comes to € 40.94 million as against € 36.88 million at 30.06.2007, which, per ordinary share, works out at € 3.85 or 2.9% higher than the result at 30.06.2007 (€ 3.74).

The result on portfolio incorporates a realised gain of € 4.17 million, stemming from the sale of properties, as against € 18.03 million at 30.06.2007. It also incorporates an unrealised gain of € 2.93 million, as against an unrealised gain of € 29.14 million at 30.06.2007. With an unchanged portfolio, the value of the property portfolio remained stable compared to 30.06.2007 (+0.1%). Over 2007 as a whole, an increase of 1.47% was recorded. It reflects the quality-driven policy applied by Cofinimmo to selecting its investments, mainly giving priority to properties likely to generate stable and recurrent rental cash flows. The increased value of the portfolio (Group share) comes to € 0.23 per share (unrealised gain) for the first 6 months of 2008 as against € 2.44 for the same period in 2007.

The table hereafter summarises the changes in portfolio value by geographical area and sector, based on an unchanged portfolio, between 31.12.2007 and 30.06.2008, as well as its value breakdown.

	Change in value	Breakdown by area and sector
Offices	**-0.1%**	**69.8%**
Brussels Leopold/Louise District	0.4%	18.6%
Brussels Centre/North	-0.3%	14.3%
Brussels Decentralised	-0.3%	23.9%
Brussels Periphery	-0.6%	4.3%
Brussels Satellites	-1.3%	1.5%
Antwerp	-1.4%	2.8%
Other Regions	0.6%	4.4%
Nursing homes	**0.4%**	**16.3%**
Pubstone	**0.7%**	**13.9%**
TOTAL	0.1%	100.0%

The net result - Group share (ordinary shares) (after including the result on portfolio) at 30.06.2008 amounts to € 54.18 million as against € 89.10 million at 30.06.2007 and the net result per ordinary share (after including the result on portfolio) at 30.06.2008 works out at € 5.09 as against € 9.03 at 30.06.2007.

2.3 Consolidated balance sheet as at 30.06.2008

CONSOLIDATED BALANCE SHEET (x € 1,000)	**30.06.2008**	**31.12.2007**
Non-current assets	**3,282,954**	**3,043,173**
Goodwill	164,517	135,658
Intangible assets	1,825	1,535
Investment properties[1]	2,925,474	2,696,656
Development projects	59,583	93,010
Assets held for own use[2]	10,218	10,207
Other tangible assets	966	980
Non-current financial assets	48,043	31,875
Finance lease receivables	72,262	73,224
Trade receivables and other non-current assets	66	28
Current assets	**135,482**	**140,139**
Assets held for sale	2,170	
Current financial assets	26,638	11,693
Finance lease receivables	2,413	75,965
Trade receivables	14,555	9,752
Tax receivables and other current assets	37,143	23,155
Cash and cash equivalents	18,214	2,494
Deferred charges and accrued income	34,349	17,080
TOTAL ASSETS	**3,418,436**	**3,183,312**

Shareholders' equity	**1,530,228**	**1,411,486**
Shareholders' equity attributable to shareholders of parent company	***1,507,743***	***1,390,093***
Capital	658,821	603,388
Share premium account	428,596	360,221
Reserves	428,751	458,990
Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties	-60,589	-60,450
Changes in fair value of financial instruments	52,164	22,943
Minority interests	***22,485***	***21,393***
Liabilities	**1,888,208**	**1,771,826**
Non-current liabilities	**1,426,183**	**1,301,309**
Provisions	9,627	9,637
Non-current financial debts	1,243,513	1,149,889
Other non-current financial liabilities	19,489	11,585
Deferred taxes	153,554	130,198
Current liabilities	**462,025**	**470,517**
Current financial debts	366,462	381,587
Other current financial liabilities	555	855
Trade debts and other current debts	56,436	53,727
Accrued charges and deferred income	38,572	34,348
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	**3,418,436**	**3,183,312**
Debt ratio to total assets	48.75%	49.80%

[1] The valuation of investment properties is shown at their fair value.
[2] Building at Woluwe 58, two thirds of which is used as headquarters, its fittings and furniture.

Comments on the consolidated balance sheet

The fair value of the property portfolio[1], entered in the consolidated balance sheet, in application of standards IAS 40 and IAS 16, is obtained by deducting the transaction costs (as defined on page 108 of the 2007 Annual Report) from the investment value. At 30.06.2008, the fair value is € 2,995.27 million, as compared to € 2,799.87 million at 31.12.2007.

The investment value of the property portfolio[1], as determined by the independent real estate experts, comes to € 3,102.33 million at 30.06.2008 as compared to € 2,895.74 million at 31.12.2007 (see also the table under "Property portfolio" on page 7).

The debt ratio (debts to total assets) at 30.06.2008 comes to 48.75%. As a reminder, the legal debt ratio limit for Sicafis equals 65%.

2.4 Consolidated statement of change in shareholders' equity

(x € 1,000)	Capital	Share premium	Reserves	Changes in fair value of financial instruments	Deduction of transaction costs	Equity Parent company	Minority interests	Equity
At 01.01.2007	**606 394**	**357 216**	**388 282**	**10 548**	**-56 414**	**1 306 026**		**1 306 026**
Elements directly recognised in shareholders' equity								
- Cash flow hedge				25 624		25 624		25 624
- Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties					-1 823	-1 823		-1 823
- Result of the period			94 802		-961	93 841		93 841
- Result of the period - profit-sharing scheme			-339			-339		-339
- Others			-795			-795		-795
Sub-Total	**606 394**	**357 216**	**481 950**	**36 172**	**-59 198**	**1 422 534**	**0**	**1 422 534**
Dividends			-81 482			-81 482		-81 482
At 30.06.2007	**606 394**	**357 216**	**400 468**	**36 172**	**-59 198**	**1 341 052**	**0**	**1 341 052**
Elements directly recognised in shareholders' equity								
- Cash flow hedge				-13 229		-13 229		-13 229
- Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties					-1 061	-1 061		-1 061
- Result of the period			58 754		-191	58 563	144	58 707
- Minority interests						0	21 249	21 249
- Others			107			107		107
Sub-Total	**606 394**	**357 216**	**459 329**	**22 943**	**-60 450**	**1 385 432**	**21 393**	**1 406 825**
Issue of new shares	1 995	3 005				5 000		5 000
Dividends			-339			-339		-339
At 31.12.2007	**608 389**	**360 221**	**458 990**	**22 943**	**-60 450**	**1 390 093**	**21 393**	**1 411 486**
Elements directly recognised in shareholders' equity						0		0
- Cash flow hedge				29 221		29 221		29 221
- Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties					379	379		379
- Result of the period			59 449		-518	58 931	1 344	60 275
- Result of the period - profit-sharing scheme			-363			-363		-363
- Minority interests						0	-252	-252
- Others			-3 002			-3 002		-3 002
Sub-Total	**608 389**	**360 221**	**515 074**	**52 164**	**-60 589**	**1 475 259**	**22 485**	**1 497 744**
Issue of new shares	50 432	68 375				118 807		118 807
Dividends			-86 323			-86 323		-86 323
At 30.06.2008	**658 821**	**428 596**	**428 751**	**52 164**	**-60 589**	**1 507 743**	**22 485**	**1 530 228**

[1] Including assets held for own use and for sale.

2.5 Revalued net asset value

Per ordinary share based on the valuation of the property portfolio at **fair value** (in €)	**30.06.2008**	**31.12.2007**
Revalued net asset value per ordinary share after distribution of dividend for the year 2007	124.22	115.44
Revalued net asset value per ordinary share after distribution of dividend for the year 2007 on a "**fully diluted**" basis[1]	121.98	114.20

Per ordinary share based on the valuation of the property portfolio at **investment value** (in €)	**30.06.2008**	**31.12.2007**
Revalued net asset value per ordinary share after distribution of dividend for the year 2007	129.91	121.56
Revalued net asset value per ordinary share after distribution of dividend for the year 2007 on a "**fully diluted**" basis[1]	128.11	119.52

The net asset value per ordinary share based on the fair value of the property portfolio comes to € 124.22 at 30.06.2008 as against € 115.44 at 31.12.2007 (after appropriation of the dividend for 2007) (+7.6%). The net asset value per ordinary share based on the investment value of the property portfolio comes to € 129.91 at 30.06.2008 as against € 121.56 at 31.12.2007 (after appropriation of the dividend for 2007) (+6.9%).

2.6 Segment information

Geographic breakdown of the office portfolio on 30.06.2008			
Region	m²	Investment value (in €)	% (in investment value)
Brussels	**786,186**	**1,941,404,500**	**89.7%**
Central Business District	367,340	1,021,599,500	47.2%
Leopold/Louise District	179,554	578,327,000	26.7%
Centre/North	187,786	443,272,500	20.5%
Decentralised	309,698	741,707,000	34.3%
Periphery and Satellites	109,148	178,098,000	8.2%
Antwerp	**62,249**	**86,472,000**	**4.0%**
Other regions	**65,797**	**136,356,500**	**6.3%**
TOTAL	**914,232**	**2,164,233,000**	**100.0%**

[1] The preference shares are convertible on the basis of one ordinary share for one preference share, from the 5th anniversary of their issue date (01.05.2009). Until their conversion, the preference shares carry a preferential right to distribution in the event of liquidation, capped at the amount of their issue price. The revalued net asset value per ordinary share is calculated on the basis of the shareholders' equity after deducting the value of this right (€ 159.1 million). The revalued net asset value per share is then calculated here pro forma on a fully-diluted basis which assumes that the preference shares have already been converted upon issue such as to obtain the present effect of their future conversion on the revalued net asset value per ordinary share.

Breakdown by rental income				
(x € 1,000)	Offices	Pubstone	Nursing homes	**TOTAL**
Rental income, net of rental-related expenses	65,267	13,437	10,998	**89,702**
Writeback of lease payments sold and discounted (non-cash)	5,582	0	0	**5,582**
Taxes and charges on rented properties not recovered	-149	-89	-122	**-360**
Refurbishment costs, net of tenant compensation for damages	324	0	0	**324**
Property result	71,024	13,348	10,876	**95,248**
Direct property management costs	-2,910	-140	-46	**-3,096**
Property result after direct property costs	68,114	13,208	10,830	**92,153**

2.7 Reinforcement of financial resources through shareholders' equity and long term borrowing

a. Issuing of new shares

The contribution in kind to Cofinimmo by the company SCI Foncière du Troncq of 83% of the Medimur shares has been remunerated by the issuing of 493,571 new ordinary Cofinimmo shares, for a total amount of € 63.0 million. The new Cofinimmo shares are entitled to share in the results as of 01.01.2008 (first dividend payable in 2009). The issuing price of the new shares has been set at € 127.63, which corresponds to the average share price on Euronext Brussels (adjusted for the different date of entitlement to share in the results) between 19.02.2008 and 19.03.2008. This average was higher than the intrinsic value projected as at 20.03.2008 (€ 124.03, also adjusted for the different date of entitlement). The agreement signed with Foncière du Troncq set the issuing price at the highest of both values, which is in conformity with Cofinimmo's policy.

b. Sale of treasury shares

Between 31.03.2008 and 19.06.2008, the Cofinimmo Group sold 446,119 ordinary Cofinimmo shares (treasury shares) on the stock market at an average net price of € 124.39 per share. This price is higher than the last published NAV[1] (ex-coupon), being € 122.30 at 31.03.2008. This disposal of shares allowed the company to mobilise extra shareholders' equity for an amount of € 55 million. As per 30.06.2008, Cofinimmo still held 493,400 ordinary own shares corresponding to 3.84% of the issued shares.

c. Long term borrowing

Against the background of a tough credit market, Cofinimmo, which only has a single loan maturing this year for an amount of € 3 million, has arranged new bilateral bank facilities since 01.01.2008 (average term 6.1 years) for a total amount of € 230 million with 5 leading partner banks, 4 of which long-standing participants in the Group's financing. An existing bilateral credit line for € 100 million maturing in 2013 has been extended until 2016 (i.e. 8 years). In March 2008, the acquisition of Medimur was financed for the amount of € 116.2 million with a one-year loan, of which € 61.6 million has already been consolidated over the long term (7 years). The balance is set to be refinanced by the end of the year.

---

[1] Revalued net asset value per ordinary share in investment value after distribution of dividend for the year 2007.

The banking margin applied to all this financing/refinancing, that is € 391.6 million, although higher than that for the current loans, is satisfactory seen the difficult credit market.
The average maturity of the Cofinimmo debt (excluding short-term treasury bills, levelled off at € 310 million on average during the period, which are entirely covered by the long-term credit lines) is 5.1 years as against 5.3 years at end-2007.
Cofinimmo endeavours to maintain a diversified banking pool and is keen to ensure that the maturity pattern of its long-term financial commitments, for which total outstandings come to € 2 billion at the time of writing this report, is well spaced-out, in this case up to 2017.

3. Declaration in accordance with Article 13 of the Royal Decree of 14.11.2007

Mr André Dirckx, in his capacity of Chairman of the Board of Directors,
Mr Jean-Edouard Carbonnelle, Vincent Doumier, Serge Fautré, Jean Franken, Robert Franssen, Gaëtan Hannecart, Guy Roelandt, Alain Schockert, Gilbert van Marcke de Lummen, Baudouin Velge and Mrs Françoise Roels, in their capacity of Directors,

declare that to their knowledge

a. the intermediate report contains a fair and true statement of the important events and, as the case may be, of major transactions between related parties, which have occurred during the first 6 months of the year, and of their incidence on the financial statements;

b. the financial statements, established in conformity with the applicable accounting standards have been submitted to the statutory auditor for a limited audit review and give a fair and true image of the portfolio, financial situation and results of Cofinimmo and its subsidiaries incorporated in the consolidation; the last item of the intermediate management report includes a perspective for the full year result as well as a comment on the risks and uncertainties confronting the company (see page 8).

Cofinimmo is the foremost listed Belgian real estate company (Euronext Brussels, BEL20), specialising in rental property. Its core activity is office property.
The company owns a portfolio of € 3 billion, representing a total area of 1,500,000m².
Cofinimmo is an independent company, which manages its properties in-house.
At 30.06.2008, its market capitalisation runs to € 1.5 billion.
www.cofinimmo.com

For more information:

Florence De Bloos
Financial analyst & Investor Relations Manager
Tel.: +32 2 777 08 12
fdebloos@cofinimmo.be

Ingrid Schabon
Corporate Communications Manager
Tel.: +32 2 777 08 77
ischabon@cofinimmo.be

together
in real estate