

PRESS RELEASE

For further information, please contact

Jean-Louis Appelmans

T: 32 3 238 98 77

E-mail: jeanlouis.appelmans@leasinvest-realestate.com

www.leasinvest-realestate.com

**Leasinvest Real Estate - half-year results financial year 2003/2004
(period from 1 July to 31 December 2003)**

Net half-year result rises sharply due to improved portfolio result

Brussels, 20 February 2004

Executive summary

The half-year profits on 31/12/2003 amounted to 6.73 million EUR, which represents a rise of 49% compared with the half-year results for the previous financial year, due to the improved portfolio result. The net current result was in line with the budget forecast for the 2003-2004 financial year and amounted to 6.54 million EUR, nearly equal to the net current result on 31/12/2002. The value of the portfolio, taking account of the sale of the building at Kontichsesteenweg 17, Aartselaar in December 2003, rose by 0.83% compared with the previous quarter (30/09/2003), and amounted to 265,770,000 EUR. Occupancy rate fell to 95.45% and the rental yield was 7.74% (incl. rental guarantees). The debt level fell to 38.90%, leaving an investment capacity of almost 50 million EUR.

Key figures¹

	First semester fy. 2003-2004	First semester fy. 2002-2003	Financial year 02-03
	1/7/2003-31/12/2003	1/7/2002-31/12/2002	1/7/2002-30/6/2003
	Statutory	Consolidated	Consolidated
Portfolio (x 1,000 EUR)			
Investment value	265,770	267,648	266,079
Liquidation value (1)	235,194	236,857	235,468
Rental income (x 1,000 EUR)	10,406	10,458	20,872
Debt ratio (%) (2)	38.90	40.01	42.33
Net asset value per share (EUR) (3)	55.78	55.59	53.45
Net current result per share (EUR)	2.31	2.31	4.50
Net result per share (EUR)	2.38	1.59	3.56
Occupancy rate (%)			
including rental guarantees	95.45	98.07	97.77
excluding rental guarantees	95.21	96.66	96.24
Rental yield (%)			
including rental guarantees	7.74	7.94	7.97
excluding rental guarantees	7.73	7.85	7.85
Number of shares	2,830,371	2,830,366	2,830,366

(1) Investment value minus theoretical discount of 13%

(2) Including provision exit tax

(3) Including dividend on 31/12/03 and on 31/12/02; excluding dividend on 30/06/2003

¹ The figures on 31/12/2003 (statutory) are entirely comparable with the figures on 31/12/2002 (consolidated), since the merger following the take-over by Leasinvest Real Estate SCA of its subsidiaries Brussimmo SA and Ekiport SA, approved by the extraordinary general meeting of shareholders of 28/11/2003, having retroactive effect on the accounts as from 1 July 2003. Leasinvest Real Estate owned almost 100% of the shares of Brussimmo SA and Ekiport SA.

Balance sheet and results (x 1,000 EUR)

<i>Balance sheet (x 1,000 EUR)</i>	2003-2004 1/7/2003-31/12/2003 Statutory	2002-2003 1/7/2002-31/12/2002 Consolidated	Financial year 02-03 1/7/2002-30/6/2003 Consolidated
ASSETS			
FIXED ASSETS	265,770	267,648	266,079
Tangible assets	265,770	267,648	266,079
CURRENT ASSETS	4,244	4,378	8,972
Amounts receivable after more than 1 year	23	169	131
Amounts receivable within 1 year	2,226	3,373	3,501
Investments, cash in hand and at bank	1,749	575	5,200
Deferred charges and accrued income	246	261	140
TOTAL ASSETS	270,014	272,026	275,051
LIABILITIES			
CAPITAL AND RESERVES	157,891	157,333	151,287
PROVISIONS	1,867	2,707	4,173
DEBTS	110,256	111,986	119,591
Financial debts after more than 1 year	45,000		
Financial debts within 1 year	52,497	102,649	98,180
Trade debts and taxes	6,482	2,915	3,422
Other debts	1,045	986	12,476
Accrued charges and deferred income	5,232	5,436	5,513
TOTAL LIABILITIES	270,014	272,026	275,051
Debt ratio (%)	38.90	40.01	42.33

<i>Results (x 1,000 EUR)</i>	2003-2004 1/7/2003-31/12/2003 Statutory	2002-2003 1/7/2002-31/12/2002 Consolidated	Financial year 02-03 1/7/2002-30/6/2003 Consolidated
NET CURRENT RESULT			
Operating income	11,596	12,271	23,954
Rental income	10,406	10,458	20,872
Operating charges	-3,246	-3,404	-7,007
Operating result	8,350	8,867	16,947
Financial income (1)	52	77	101
Financial charges (1)	-1,765	-2,287	-4,164
Taxation	-95	-108	-142
Net current result	6,543	6,549	12,742
PORTFOLIO RESULT			
Change in market value of elements of the portfolio	136	-2,043	-2,702
Gain or loss on disposal of elements of the portfolio	56		25
Portfolio result	192	-2,043	-2,677
EXTRAORDINARY RESULT			
Extraordinary income		7	7
RESULT FOR APPROPRIATION			
Profit of the financial year	6,735	4,513	10,072
Appropriation of the change in market value of the portfolio			
Transfer to the non-distributable reserves (-)	-136		
Withdrawal from the non-distributable reserves (+)		2,043	2,702
Profit of the financial year for appropriation	6,599	6,556	12,774

(1) net hedging result

Notes on the results and the balance sheet for the first semester of financial year 2003/2004

The rental income after 6 months remained at the same level as for the first semester of the previous financial year, i.e. 10.4 million EUR. This is the net result, on the one hand, of the slightly lower occupancy rate and the loss of rental income due to the sale of the buildings at Britse Lei 15 and 3-5-7 in Antwerp during the past year, and on the other hand the indexation of the rental income.

The operating result on 31/12/2003 was 8.35 million EUR or 5.8% lower than the operating result on 31/12/2002, which was 8.87 million EUR. In view of the stable cost structure (excl. re-invoicing), the decrease results mainly from the expiry of the rental guarantees (other operating income).

The financial result developed favourably from - 2.21 million EUR on 31/12/2002 to - 1.71 million EUR on 31/12/2003 thanks to lower interest rates and appropriate hedging.

The net current result was 6.54 million EUR, nearly like the semester ending on 31/12/2002.

The result on the portfolio after 6 months was + 0.19 million EUR compared with - 2.04 million EUR on 31/12/2002 and consists, on the one hand, of the capital gain of 56,000 EUR on the disposal of the building at Britse Lei 3-5-7 and on the other hand of 136,000 EUR of positive appreciation in the market value of the portfolio.

The relatively low increase in value since the beginning of the financial year (01/07/2003) is a very good performance in the real estate sector, given the difficult market conditions.

The business parks declined in value in accordance with the overall downward trend in the real estate market. This was also compensated by positive fluctuations in the value of office buildings in the Brussels Leopold district and buildings with long-term lease contracts.

The positive portfolio result on 31/12/2003 brings the profit for the semester to 6.73 million EUR, in comparison with 4.51 million EUR on 31/12/2002, or an increase of 49%.

On 31/12/2003, the portfolio represented an estimated investment value of 265.8 million EUR, an increase of 2.2 million EUR or 0.83% compared with a quarter earlier (30/09/2003), taking account of the sale of the building at Kontichsesteenweg 17 in Aartselaar on 30 December 2003 (1.01 million EUR).

The net asset value ended at 157.9 million EUR, or 55.78 EUR per share (including half-yearly result) compared with 55.59 EUR on 31/12/2002.

The debt level was 38.90%, leaving an investment capacity of nearly 50 million EUR. The occupancy rate of the portfolio was 95.45% and the rental yield 7.74% (both including rental guarantee, which was actually marginal (8,300 EUR)).

Important events in the first semester of 2003-2004

The building at Kontichsesteenweg 17 in Aartselaar was sold.

For the building in rue de Trèves in Brussels, currently let to EFTA (European Free Trade Organisation), an agreement was entered into with a view to sign a long term lease with the "Committee of the Regions", a European institution, which will start ultimately by 1 February 2005.

Outlook

The figures for the past semester are in line with the budget, and provided that the occupancy rate is maintained, and maintenance costs are kept under control, the forecast results for the 2003-2004 financial year are achievable.

About Leasinvest Real Estate

Real estate fund Leasinvest Real Estate SCA invests in high-quality **offices** and **semi-industrial** buildings located in the **Brussels/Ghent/Antwerp** triangle.

The current **investment value** on 31 December 2003 was 265.8 million EUR. The portfolio represents an area of more than 190,000 m², at 14 different locations and spread across 38 buildings.

The real estate fund is listed on the Euronext and was included in January 2002 in the Next Prime segment. Leasinvest Real Estate SCA has a **market capitalisation** of 152.7 million EUR (value 31 December 2003).

Financial calendar

Announcement of 3rd quarter results (31/03/2004)	week 21 2004
Announcement of annual results (30/06/2004)	week 35 2004
General meeting of shareholders	18 October 2004
Dividend pay-out (coupon no. 5)	25 October 2004

Shareholder structure

On 14/12/2003, the lockup agreement on Apollo Development SA concerning 104,742 shares expired. This brought the shareholder structure as of 31/12/2003 to:

	Number of shares	%
Leasinvest Group	1,154,047	40.77
Free float	1,676,324	59.23
Total	2,830,371	100.00

Statutory auditor's report for the limited review of the company Leasinvest Real Estate SCA over the period July 1, 2003 – December 31, 2003

We have performed a limited review of the interim figures of Leasinvest Real Estate SCA as at December 31, 2003, and for the six-month period then ended. These interim figures are the responsibility of the company's management and show a balance sheet total of 270.01 million EUR and a profit for the period of 6.73 million EUR.

Our review consisted principally of applying analytical procedures to financial data and making inquiries of persons responsible for financial and accounting matters. We conducted our review in accordance with standards established by the Institut des Réviseurs d'Entreprises / Instituut der Bedrijfsrevisoren. It is substantially less in scope than a full scope audit of the annual accounts. Based on our review, we are not aware of any material modifications that should be made to the interim figures.

Brussels, February 18, 2004

Ernst & Young Bedrijfsrevisoren BCV (B 160)
Statutory auditor
represented by
Pierre Anciaux
Partner