

HALF-YEAR FINANCIAL REPORT 2010



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1 Interim management report

Net current result per share¹ grows by 2.2%²

Increase by 8.9%¹ of the distributable result³ per share

Average occupancy rate of 95.45%⁴

Net asset value per share up to € 52.09⁵

Favourable continuance of the sales program with capital gains

1.1 Activities and important events of the first half-year of the financial year

1.1.1 As stated previously⁶, Home Invest Belgium proceeded to the signature of the final contracts, on last 12 February, with the groups Nexity and Pierre & Vacances regarding a development project for a hotel complex of 109 rooms and the renovation into 6 apartments of an old city mansion. This project is located in Brussels at the corner of Rue de l'Industrie and Rue Belliard, at the core of the European Quarter. The conclusion of this transaction has no noteworthy effect on the results of the half-year under review.

1.1.2 The first half-year has allowed the successful continuance of the sales program per unit of different assets:

- a) The sale of the apartments and garages of the buildings Hottat located in Ixelles and Milcamps in

Schaerbeek was continued: six apartments have been sold in the first and four in the second building. Five apartments and three parking spaces remained thus up for sale on 30 June 2010 in the first building and two apartments in the second.

We need to remind that the distributable capital gains generated by the sales in those two buildings are negligible (see annual financial report 2009, page 23).

- b) On the other hand, Home Invest Belgium has taken advantage of new opportunities for capital gains by proceeding to two additional sales of retail spaces located at Albertlaan 208 in Nieuwpoort, generating a net capital gain of € 0.3 million with these two transactions.

In €	Transaction object	Sales price – transaction costs	Acquisition value + investments	Net realized capital gain	Net realized capital gain in % compared to initial acquisition value + investments	Latest fair value	Net realized capital gain in % compared to latest fair value
	Nieuwpoort	546 604	271 605	274 999	101.25%	230 000	137.65%
	Milcamps	437 170	137 853	299 317	217.13%	395 458	10.55%
	Hottat	787 267	256 078	531 189	207.43%	706 890	11.37%
		1 771 041	665 535	1 105 505	166.11%	1 332 347	32.93%

¹ Net result minus the portfolio result.

² Compared to the situation on 30 June 2009.

³ Consolidated distributable result. Over the same period the increase of the distributable result calculated on a statutory basis, as defined by the RD of 21 June 2006, amounted to 17.33%.

⁴ Average rate for the period, calculated on the basis of rents and rental guarantees for unoccupied properties. Calculation excluding properties held for sale (Hottat and Milcamps buildings, building plot in Maransart) and development projects.

⁵ Compared to € 51,42 on 31 March 2010 and to € 51,41 on 30 June 2009. Figures are calculated excluding the 12 912 shares held under auto-control. (IAS 33, paragraph 20).

⁶ See Annual financial report 2009 on page 21.



That way, the different sales of the first half-year have allowed to book a total realized net capital gain of € 1.1 million, of which € 0.4 million is part of the distributable result and consequently reinforces the result distributable to shareholders⁷ for the period in an appreciable way. The table above shows the realized capital gains, compared to the latest fair value, as well as compared to the initial acquisition value of the buildings increased by the investments that took place during the period of ownership.

For the fifth year in a row, and despite the obvious turn of the economic and property market, the realized sales show the importance of capital gains that can be generated by qualitative residential investments, made at the right time, combined with a professional and selective arbitrage. The importance of these arbitrages should continue to develop in the future, an evolution that should contribute significantly to the growth of the result distributable to the shareholders.

1.1.3 As announced in the annual financial report 2009 the *Executive management* of the Sicafi, exercised till present only by the Managing director Xavier Mertens, has been extended to the sprlu Ylkatt with as permanent representative Jean-Luc Colson, Manager Finance, since 21 January 2010. That way, Home Invest Belgium has two effective directors, in accordance with the dispositions of the law of 20 July 2004, and more specifically those recorded in article 38 (Effective Direction).

Moreover, the *Appointments and remuneration committee*, function exercised by the Board of directors up until now, has been established on 12 February 2010. It is chaired by Michel Pleeck, director and Chairman of the Board, and consists of Guillaume Botermans and Luc Delfosse, both independent directors.

1.1.4 Regarding the *development projects*, the construction sites Jourdan 85 and Belliard/Industrie evolve according to plan. The first should be completed at the end of the current 3rd quarter, its marketing being prepared at present. The second should be finalized at the end of the 1st quarter of 2011. The marketing of these projects has no noteworthy effect on the results expected for 2010, as the interest charges relating to the loans concluded to secure their financing have been activated on the balance sheet of the Sicafi.

The renovation in four phases of the property complex City Gardens in Leuven, located at the intersection of the Ridderstraat and Petermannestraat and the Fonteinstraat, has started in March and the first phase has already been completed in July. On 16 August 2010 rental contracts had yet been signed for 38 apartments out of 41, or 93%, at a higher rent level than expected. This operation evolves in a

most favourable way and will continue to yield higher rents from now until the end of the current financial year.

1.1.5 With regard to the building that Home Invest Belgium owns at the nrs. 2-8 of the Rue Léopold in Liège, where a violent explosion took place last 27 January at nr. 18, different renovations have been executed during the first half-year and its marketing has been relaunched at the end of the 2nd quarter. Consequently its average occupancy rate remains low for the period (44% on average over the first six months) but should progressively improve in the 3rd quarter.

1.1.6 No related party transactions took place during the half-year under review (cfr. Article 13 of the RD of 14 November 2007).

1.1.7 Taking into consideration of social, environmental and ethical criteria (cfr. art. 76 of the law of 20 July 2004): as in the past, Home Invest Belgium continues to pay special attention, as well at the level of its Board of directors as at the level of its Executive management, to social, environmental and ethical criteria for its decisions with regard to managing its financial resources and the execution of its rights related to the securities held in the portfolio. It is in this context that Home Invest Belgium has recently contacted different service providers for a screening of the energy performance of the buildings of its property portfolio.

1.2 Events after the closing of the first half-year of the financial year

1.2.1 New sales concluded at the beginning of July 2010:

- a/ First of all we need to mention the booking of two additional sales agreements regarding two apartments in the Hottat building located at Ixelles.
- b/ Secondly, the remaining building plot at Maransart has been sold without condition precedent on 11 August for an amount of € 377 000, generating a realized capital gain of € 0.274 million, of which € 0.172 million will be part of the distributable result of the financial year.
The capital gains generated by those sales will be incorporated in the accounts of the third quarter of 2010.

1.2.2 Finally, the Sicafi is conducting advanced negotiations for three investment files, of which one relates to an existing portfolio consisting of different buildings located almost exclusively in the Brussels-Capital Region, the other to a residential renovation project also in the Brussels-Capital Region and the third

⁷ On a consolidated basis.



to a development project located in the Walloon Region. It seems reasonable to expect that a definitive agreement will be reached for at least one of those files before the end of the financial year.

1.3 Outlook for the financial year 2010

Except for a serious deterioration of the residential property market regarding sales and/or letting, the Board maintains its estimated dividend of € 2.50 per share at least for the financial year 2010, nearly 3% higher than the € 2.43 per share last year, and relating to an average number of shares with full dividend rights also 3.8% higher, and this notwithstanding a still weak inflation context.

In accordance with article 13 of the RD of 14 November 2007, it is stated that the main risks the Sicafi is confronted with remain the same for the rest of the financial year, as those described in the front of the annual financial report 2009 and that the measures for mastering them at best are applied with vigilance.

The current uncertainties related to the evolution of the economic situation, to the stock exchanges and, to a

lesser extent, to the property markets, the availability of financing and the solvency of counterparties could impose the assessment of new risks or risks that are currently improbable, as well as the fast development of corrective measures currently not yet defined. Should the case arise, Home Invest Belgium will pay attention to identifying and describing these new risks and will take the necessary steps to limit their unfavourable effect on the company and its shareholders.



2 Home Invest Belgium on the stock exchange



2.1 Home Invest Belgium on the stock exchange

During the half-year under review, the price of the Home Invest Belgium share has fluctuated within a spread of € 53 on 17 May 2010, after detachment of the coupon, and € 57 on 11 May and 30 June 2010. Globally, the first six months of the financial year 2010 have been characterized by a very steady performance of the share price, namely in the course of the second quarter, and this, notwithstanding the detachment of the coupon in last May.

The liquidity of the share also decreased, with an average daily volume of 900 shares per trading session, compared to an average of 931 during the 1st half-year of 2009 and of 986 for the total financial year 2009.

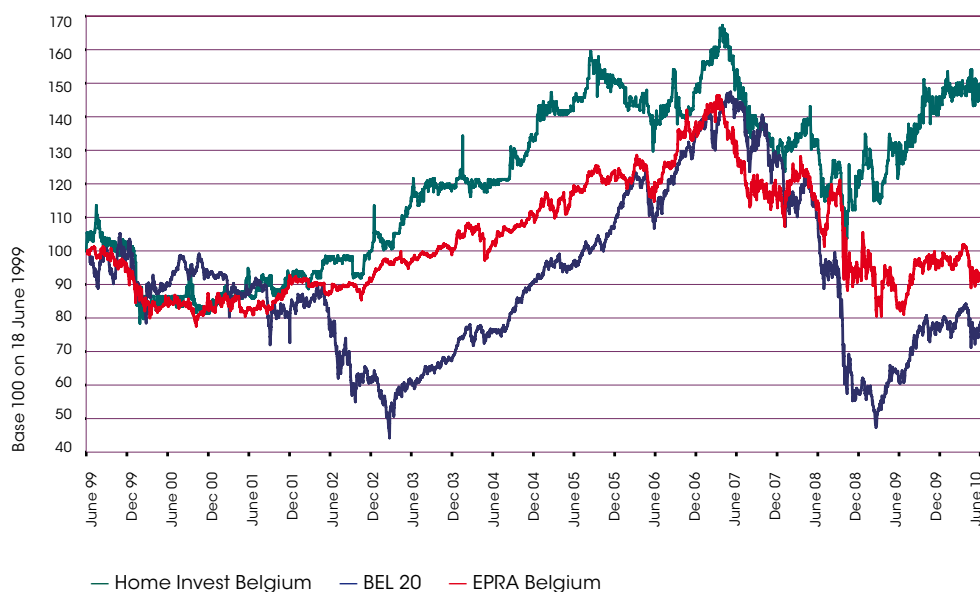
Again we need to emphasize the very good performance of the Home Invest Belgium share compared to the total sector of Belgian Sicafi, reflected by sectoral EPRA Belgium⁸ index.

The premium recorded on the share price on 30 June 2010, last day of listing of the half-year (€ 57) compared to the net asset value at that same date (€ 52.09) amounted to 9.4% (compared to a discount of 8.6% on 30 June 2009 and a premium of 2.6% on 31 December 2009). This positive evolution is likely to reflect the renewed confidence of the stock exchanges in the solidity of the listed residential property sector in Belgium, and in the solidity of Home Invest Belgium in particular.

2.2 Shareholders

Based on the transparency notifications filed by the shareholders passing the statutory threshold of 3% of the capital, and on the register of nominative shareholders, the shareholder status of Home Invest Belgium on 30 June 2010 presents no important⁹ changes compared to the situation on 31 December 2009, as recorded in the annual financial report 2009 (page 44).

**Comparison of the stock exchange evolution:
Home Invest Belgium - BEL 20 - EPRA Belgium Index since IPO**



⁸ Additional information on this index can be found on www.epra.com.
⁹ 1 514 dematerialized shares have been made nominative.



3 Property report

3.1 Property portfolio¹⁰ - Occupancy rate

On 30 June 2010 the Sicafi owned 89 buildings at 44 sites with a built-on surface of 118 748 m² and 1 017 rental contracts. The **fair value of the property portfolio**¹¹, determined on the basis of the valuation report of the Sicafi's independent surveyor, Winssinger & Associates, amounted to € 209 million, steady compared to 30 June 2009 and slightly progressing (+ 0.9%) in comparison with 31 December 2009, and this despite the sale of different buildings in the meanwhile (see Interim management report).

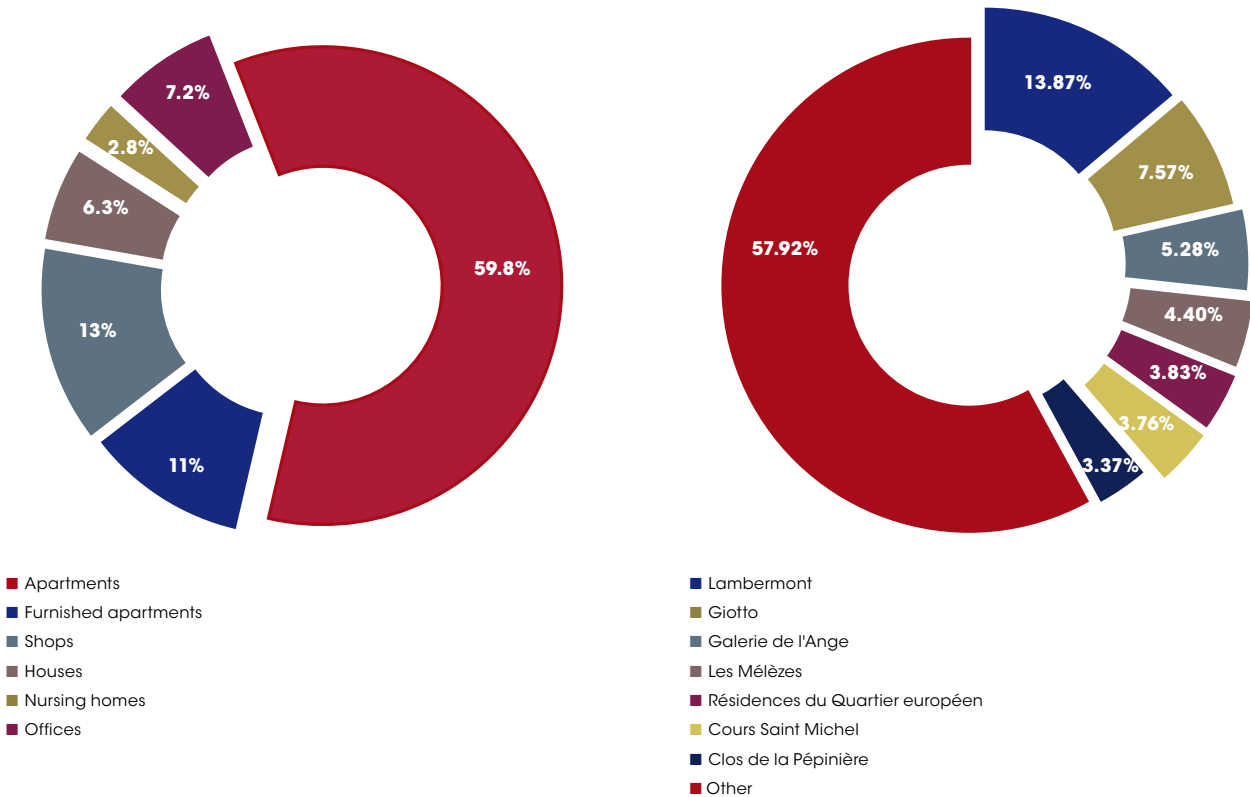
The investment value of the property portfolio amounted to € 228.8 million, also steady compared to 30 June 2009 as well as to 31 December 2009.

At the closing of the half-year under review the property portfolio breakdown was as follows:

This portfolio is invested for 79.9% in residential buildings located in Belgium, which represents a percentage that is substantially higher than the 60% required by the current tax legislation to be acknowledged as a residential Sicafi, the sole type of Sicafi benefiting from a withholding tax exemption on dividends.

Moreover, 77.1% of the portfolio is invested in the Sicafi's core business, namely apartments and single-family houses.

No property complex exceeds the 20% regulatory maximum with regard to risk diversification. The main asset is the Lambermont complex in Schaerbeek and represents less than 14% of the total, followed by the Giotto building in Evere with 7.6%. The 82 buildings representing each less than € 7 million¹² individually make up for 58% of the portfolio and contribute thus to an ideal diversification of the occupancy risk.

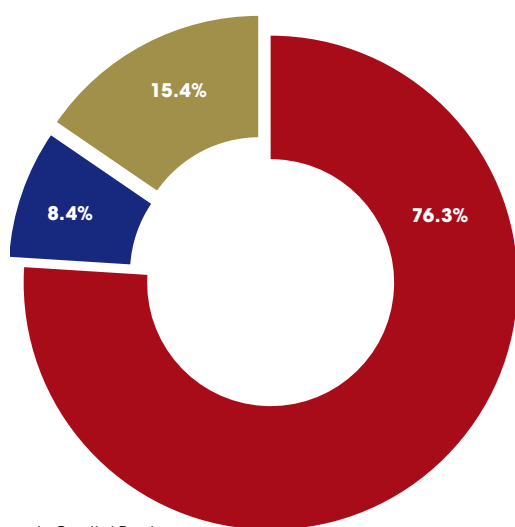


¹⁰ Based on the fair value of the investment properties in operation on 30 June 2010.

¹¹ Investment properties in operation, i.e. excluding assets held for sale and development projects.

¹² In fair value.

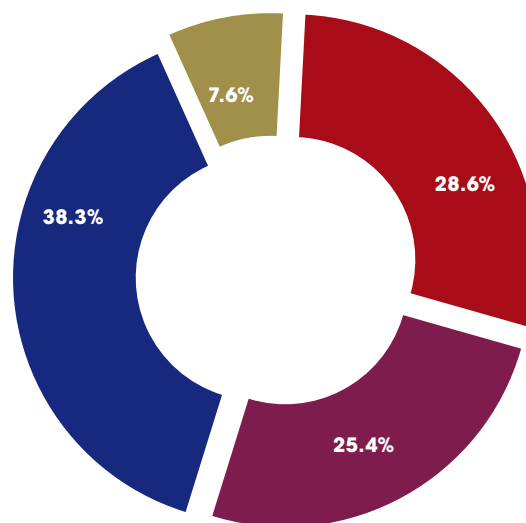
The property portfolio is situated for 76.3% in the Brussels-Capital Region, region selected by the Sicafi as preferential investment zone due to its good market liquidity and its substantial capital gain perspective in the medium and long term.



■ Brussels-Capital Region
 ■ Flanders
 ■ Wallonia

To be noted that the percentage has not yet been influenced by the integration in the portfolio in December 2009 of the property complex City Gardens in Leuven, of which the phased renovation is developing according to plan (see above sub 1.1.4). This complex is temporarily recorded in the development projects. At the end of its renovation, and except in case of sale of the building located at the Fonteinstraat, the portion of the Flemish Region in the portfolio should approach 13%.

Classified by age, the buildings of 10 years or less represented 54% of the portfolio, knowing that those buildings that were subject to a substantial renovation are recorded at the year of their transformation. Once completed, the current development projects will contribute to the rejuvenation of the average age of the portfolio.



■ <= 5 years
 ■ 6 - 10 years
 ■ 11 - 20 years
 ■ >20 years

This portfolio has thus reached a size and maturity allowing the Sicafi at present to continue to benefit, as it was the case in the course of the four preceding financial years, from market conditions, which are now certainly more difficult, to generate significant capital gains on the sales program fixed by the Board of directors, without derogation to its qualitative growth policy.

These sales have generated appreciable capital gains reinforcing once again, in a significant way, the result distributable to the shareholders for the first half-year of the current financial year (see above sub 1.1.2).

The **occupancy rate**¹³ of the property portfolio for the total first half-year of the current financial year stands at 95.45%, compared to 94.3% in the course of the 1st half-year of the financial year 2009 and to 94.6% for the total financial year 2009.

That way, the occupancy rate increases regularly compared to its level a year ago. We also need to remind that the occupancy rate calculated without the furnished apartments with services (Résidences du Quartier Européen) would amount to 96.20%.

¹³ Average rate of the period, calculated based on rents including rental guarantees for unoccupied space. Calculation excluding assets held for sale and development projects.



3.2 Property portfolio details¹

Name	District	Year ⁽²⁾	Units	Surface
			Number	m ²
Brussels-Capital Region			768	86 717
Belliard	Bruxelles	1937	18	2 256
Clos de la Pépinière	Bruxelles	1993	25	3 275
Lebeau	Bruxelles	1998	12	1 153
Résidences du Quartier Européen	Bruxelles	1997	50	4 290
Birch House	Etterbeek	2001	32	3 438
Erainn	Etterbeek	2001	12	1 252
Yser	Etterbeek	1974	15	1 961
Giotto	Evere	2005	85	8 647
Alliés - Van Haelen	Forest	1999	35	4 189
Belgrade	Forest	1999	1	1 368
Les Jardins de la Cambre	Ixelles	1992	28	3 552
Charles Woeste (apartments)	Jette	1998	92	5 091
Charles Woeste (shops)	Jette	1996	14	2 995
Baeck	Molenbeek St Jean	2001	28	2 652
Lemaire	Molenbeek St Jean	1990	1	754
La Toque d'Argent	Molenbeek St Jean	1990	1	1 618
Sippelberg	Molenbeek St Jean	2003	33	3 290
Bosquet - Jourdan	Saint-Gilles	1997	27	2 326
Jourdan - Monnaies	Saint-Gilles	2002	26	2 814
Lambermont	Schaerbeek	2008	131	14 110
Clos Saint-Georges	Uccle	1988	2	380
Decroly	Uccle	1995	3	545
Melkriek	Uccle	1998	1	1 971
Montana - Tamaris	Uccle	1996	7	1 379
Ryckmans	Uccle	1990	8	2 196
Winston Churchill	Uccle	2006	11	1 733
Les Erables	Woluwé St Lambert	2001	24	2 202
Les Mélèzes	Woluwé St Lambert	1995	37	4 357
Voisin	Woluwé St Pierre	1996	9	923
Flemish Region			44	9 597
Nieuwpoort (shops)	Nieuport	1997	3	647
Grote Markt	Saint Nicolas	2004	17	2 752
Cederdreef	Wetteren	1989	6	1 342
Wiezelo	's Gravenwezel	1997	14	1 457
Haverwerf	Malines	2002	4	3 399
Walloon Region			205	22 434
Clos Saint-Géry	Ghlin	1993	1	4 140
Place du Jeu de Balle	Lasne	1999	7	1 198
Quai de Compiègne	Huy	1971	1	2 479
Galerie de l'Ange (apartments)	Namur	1995	50	1 880
Galerie de l'Ange (shops)	Namur	2002	12	2 552
Florida	Waterloo	1998	6	1 760
Léopold	Liège	1988	53	3 080
Mont Saint Martin	Liège	1988	6	335
Saint Hubert 4	Liège	1988	14	910
Saint Hubert 51	Liège	1988	4	360
Colombus	Jambes	2007	51	3 740
Total			1 017	118 748

(1) Excluding the buildings held for sale and the development projects.

(2) Year of construction or latest fundamental renovation.

(3) Annual gross rents applicable on 30/06/2010, including rental guarantees and the estimated rental value on vacancy.

(4) Value estimated by the independent real estate surveyor.

(5) Current gross rents on 30/06/2010, on an annual basis.

(6) Average rate for the first half-year of 2010, including rental guarantees.

Gross passing rent ⁽³⁾	ERV ⁽⁴⁾	Effective rent ⁽⁵⁾	Occupancy rate ⁽⁶⁾	Fair value	Investment value
€	€	€	%	€	€
10 585 029	9 412 110	9 857 953	96.6%	159 391 009	174 793 782
323 399	273 660	308 935	95.2%	4 155 122	4 259 000
424 195	402 192	406 894	96.8%	7 047 111	7 928 000
260 695	171 742	250 987	99.3%	2 930 667	3 297 000
506 348	488 337	486 147	85.7%	7 998 222	8 998 000
476 500	427 976	461 205	98.2%	7 864 000	8 847 000
187 451	176 695	183 310	98.1%	3 233 778	3 638 000
306 945	242 167	270 019	96.7%	4 337 778	4 880 000
1 197 475	1 048 033	1 106 687	96.4%	15 816 889	17 794 000
375 153	356 142	357 257	96.8%	6 195 556	6 970 000
0	0	0	100.0%	217 918	245 158
459 522	397 556	445 369	97.1%	6 817 778	7 670 000
512 316	422 944	494 875	98.5%	6 405 333	7 206 000
358 196	286 834	357 128	100.0%	3 975 610	4 075 000
221 245	231 420	108 963	99.1%	3 657 778	4 115 000
0	0	44 756	100.0%	145 444	163 624
183 840	154 608	168 545	100.0%	2 675 122	2 742 000
368 170	349 250	172 096	97.0%	4 749 961	5 273 000
302 160	276 025	271 276	99.1%	4 591 111	5 165 000
349 241	312 192	339 398	95.5%	5 283 556	5 944 000
1 631 872	1 603 155	1 594 162	100.0%	28 984 222	29 531 000
53 392	47 450	53 303	100.0%	927 111	1 043 000
54 237	54 780	52 798	100.0%	1 033 778	1 163 000
253 592	210 578	250 296	100.0%	2 935 610	3 009 000
197 017	173 015	176 434	90.3%	3 230 222	3 634 000
268 086	230 580	266 923	100.0%	4 533 333	5 100 000
232 869	207 249	202 469	93.8%	3 534 222	3 976 000
325 959	254 823	301 883	97.9%	4 753 778	5 348 000
611 773	488 924	588 031	98.4%	9 184 889	10 333 000
143 381	123 783	137 805	96.4%	2 175 111	2 447 000
1 140 980	1 093 679	1 105 418	96.5%	17 458 448	18 736 000
90 515	99 420	101 677	100.0%	1 357 273	1 493 000
370 942	315 201	361 589	97.7%	5 603 636	6 164 000
86 173	98 845	73 546	85.2%	1 600 909	1 761 000
170 370	165 535	147 464	88.9%	2 652 727	2 918 000
422 980	414 678	421 142	100.0%	6 243 902	6 400 000
2 558 466	2 195 449	2 282 595	90.0%	32 119 436	35 257 000
329 819	168 000	328 096	100.0%	3 147 556	3 541 000
158 239	139 162	157 390	99.1%	2 198 222	2 473 000
185 747	168 572	184 219	100.0%	1 456 000	1 638 000
254 912	215 757	247 331	97.4%	2 259 556	2 542 000
592 772	511 017	592 639	100.0%	8 773 659	8 993 000
154 655	158 400	158 460	100.0%	3 439 111	3 869 000
318 603	303 580	130 714	43.8%	3 263 111	3 671 000
39 764	35 635	32 061	81.0%	385 778	434 000
84 123	89 750	33 044	39.8%	937 778	1 055 000
39 172	42 480	33 352	88.1%	432 000	486 000
400 660	363 096	385 290	96.2%	5 826 667	6 555 000
14 284 475	12 701 238	13 245 966	95.5%	208 968 893	228 786 782



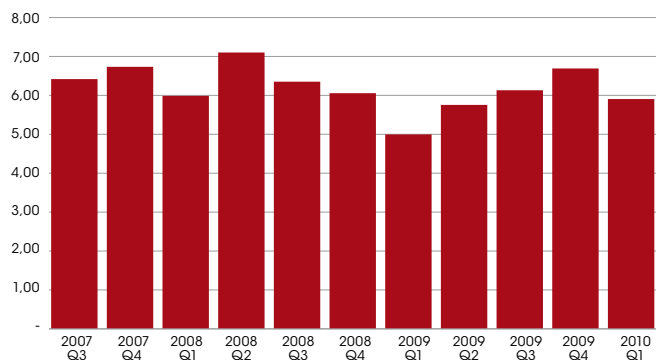
3.3 Status of the residential real estate market¹⁴

The Belgian market

With a total investment level in the residential real estate market of € 5.91 billion, decreasing by 11.7% on a quarterly basis, the lesser global performance of the first half-year of 2010 is clear. The Belgian residential real estate market is thus reaching a stabilization phase. This conclusion should however be nuanced as each first quarter of the preceding years is lower than the quarter before.

Investments in Belgian residential real estate

Total
(billion €)



Source: Federal Public Service Finance

So this could be merely a 'beginning of the year' effect and the second quarter could continue the rise started during the second half-year of 2009. Indeed, the coupling of a more favourable economic forecast to the resuming of inflation and to a long-term interest rate still under pressure since the end of 2008 could lead to increased residential real estate investments.

Annual evolution (%)	2009	2010 (E)	2011(E)
GDP	-3.0	1.4	2.0
Private consumption	-1.7	1.1	1.8
Inflation	-0.1	2.1	2.0
Long-term interest rate	3.91	3.84	3.03

Source: Oxford Economics

As shown by the analysis per type of asset stated below, the decrease of the afflux of capital is essentially due to a decrease of the number of transactions. On the other hand, the average prices have progressed for all types of assets concerned.

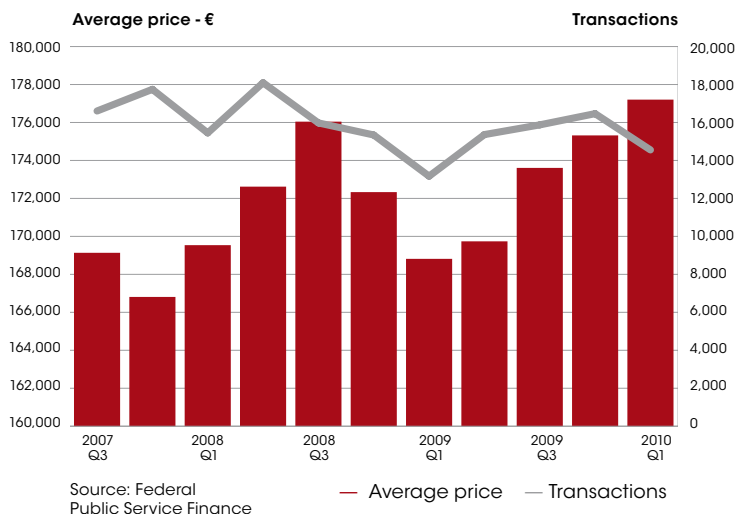


¹⁴ Extract of the surveyor's report by Winssinger & Associates SA.

Ordinary houses

The average price of ordinary houses has recorded an increase of 1.1% during the first quarter of 2010 to end at € 177 204. On an annual basis, the price evolution was 5.0%.

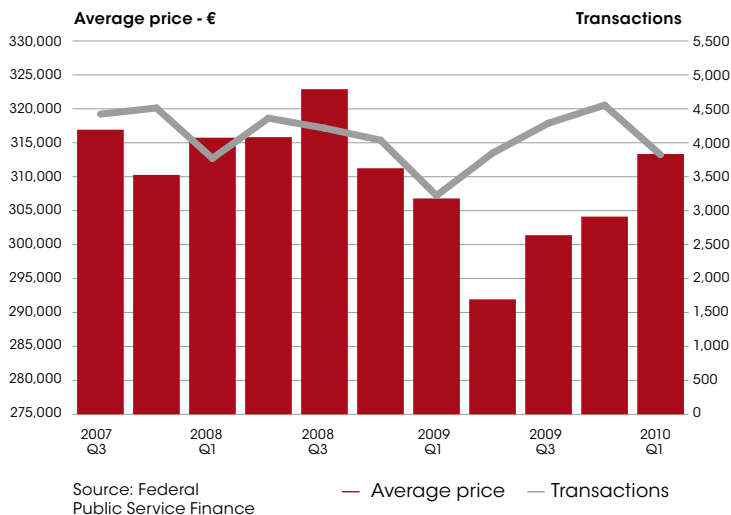
Average price and transactions for ordinary houses



Villas, luxury homes

The progression of the price recorded for luxury homes was higher than for ordinary homes (+3.0%). The average price amounts to € 313 342. However, on an annual basis, this category remains the one with the lowest increase (2.1%).

Average price and transactions for villas and luxury houses

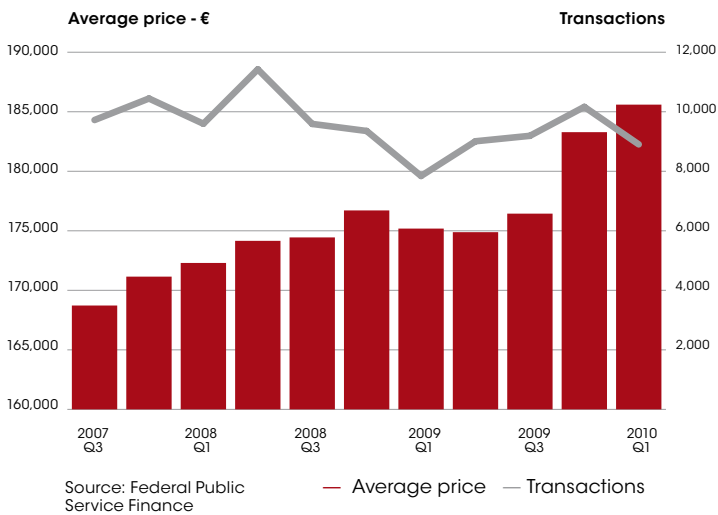


Apartements

The spread of the price changes was substantially lower on the apartments market. The increase for the first half-year was 1.3%, with an average price of € 185 598. On an annual basis, the apartments segment overtakes the houses with a progression of 5.9%.



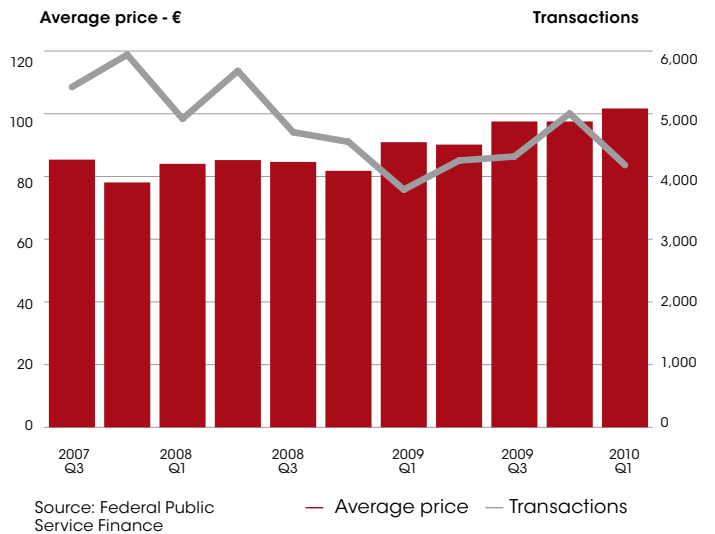
Average price and transactions for apartments



Building land

This category of real estate is by definition the one becoming more and more scarce in the long term. Except for some rare exceptions, the price of building land has not ceased to increase. The increase amounted to 4.2% in the first quarter and to 11.8% on an annual basis. The average price of a building land has currently exceeded the symbolic threshold of € 100 to end at € 102.

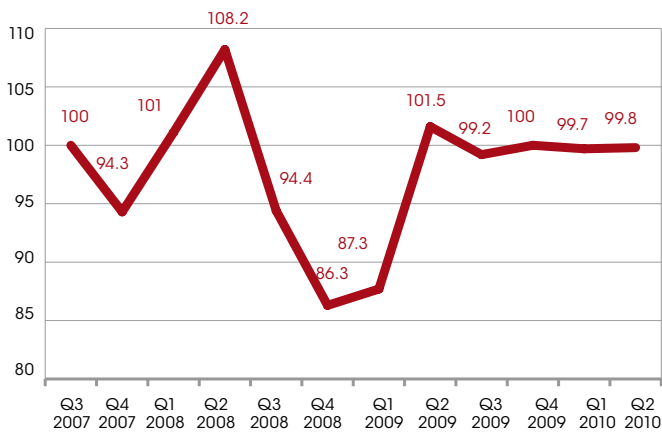
Average price and transactions of building land



Conclusion

The beginning of this year 2010 seems to announce a stabilization of the real estate market. This is confirmed by the real estate activity index of the Federation of Notaries as well as by the figures of the Federal Public Service Finance, indicating a steady activity level since the end of 2009. On the other hand, the price evolution in all sectors is encouraging and everything seems to confirm this trend for the coming months, based on favourable economic indicators.

Real estate activity index Belgium

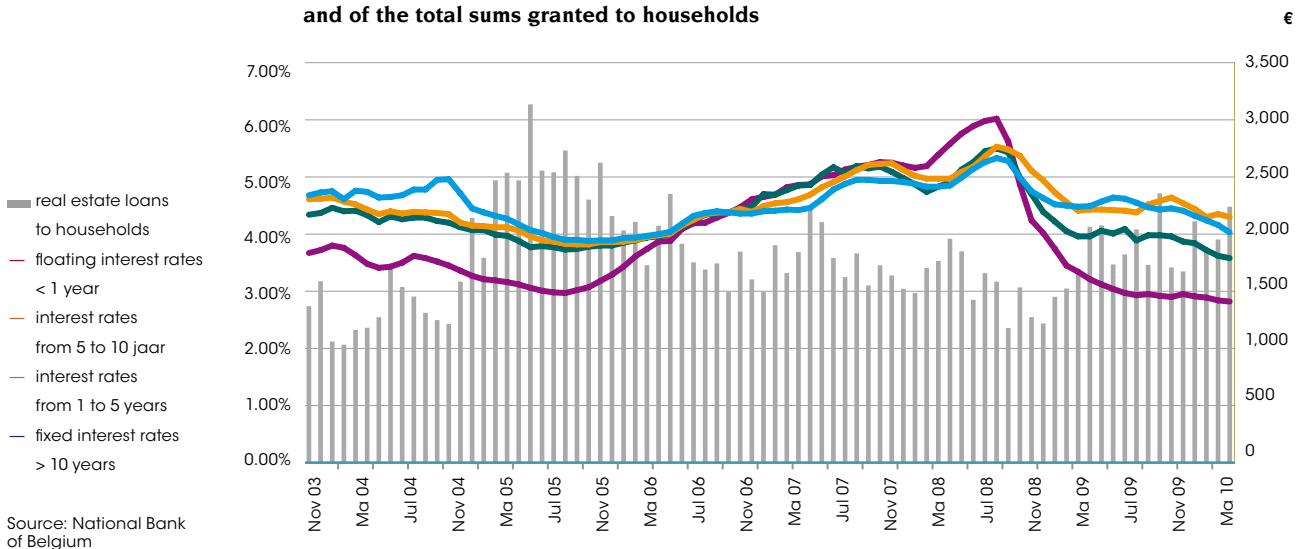


Source: Federal Public Service Finance

The Brussels market clearly outperforms the rest of Belgium in terms of price increases as the houses segment grew by 17% on an annual basis, the apartments by 10% and the few remaining building land in the Region by 44%. The other Regions did not stay behind as to the increases, or at least stabilizations, recorded in all sectors.

The interest rates have reached their historic low since 2005 as the fixed interest rates for more than 10 years are again flirting with the 4% level, while the variable interest rates for less than one year are below that threshold. This shows thus that banks are again more risk prone after a period of strong risk aversion between 2007 and 2008. The flow of credit is progressively opening, but banks remain very vigilant as to the conditions for granting those credits. The perspectives for credit are however very favourable, as Oxford Economics foresees a progressive decrease of the long-term interest rates from 3.84% in 2010 to 3.03% in 2011.

Evolution of the interest rates for new real estate contracts and of the total sums granted to households



3.4 Surveyor's report

Ladies and gentlemen,

Re: Valuation on 30 June 2010

In compliance with legal and statutory provisions, we are proud to provide you with our opinion on the Investment Value of the portfolio belonging to the SICAFI HOME INVEST BELGIUM as of 30 June 2010.

We have carried out our valuations using the NPV method of the rental income and in compliance with International Valuation Standards (IVS).

As is customary, our mission is executed on the basis of information provided by HOME INVEST BELGIUM regarding the rental status, charges and taxes to be paid by the lesser, the works to be done, together with any other factors influencing property values. We presume this information to be exact and complete.

As stated explicitly in our valuation reports, these do not include any structural or technical examination of properties or any analysis of the possible presence of harmful materials. These factors are well known by HOME INVEST BELGIUM which manages its portfolio in a professional manner and proceeds with the necessary technical and legal due diligence when acquiring any property.

The Investment Value is defined as the value most likely to be reasonably obtained under normal selling conditions between consenting and well-informed parties, before deduction of transfer costs.

The **fair value** can be obtained as follows:

- for residential or mixed-purpose properties which are, by nature and conception, appropriate for resale by separate units: by deducting from the Investment Value the transfer costs (amounting to 10% in Flanders and 12.5% in the Brussels-Capital Region and Wallonia);
- for the other properties contained in the portfolio: by deducting from the Investment Value a rate of 2.5% when this value exceeds € 2 500 000, or the total transfer costs, set at the above-mentioned rates of 10% and 12.5%, if the investment value is below € 2 500 000.

An analysis of sales realised on the Belgian market in the 2003 – 2005 period shows an average rate of 2.5% for transaction

costs for properties sold 'en bloc' with an investment value exceeding € 2 500 000.

This 2.5% rate will be reviewed periodically and adjusted insofar as the gap shown for the institutional market exceeds +/- 0.5%.

In our analysis of Home Invest Belgium's portfolio, we have arrived at the following findings:

- 1) 89.97% of the portfolio consists of residential properties, of which 2.87% are nursing homes, 7.67% of commercial premises and 2.36 % of office space.
- 2) the occupancy rate of the property portfolio on 30 June 2010 was 95.02%.
- 3) the average level of rents received or guaranteed is 12.42% above the normal rental value currently estimated for the portfolio.

On the basis of the remarks made in the previous paragraphs, we confirm that the Investment Value of HOME INVEST BELGIUM's property portfolio on **30 June 2010** amounts to **€ 229 894 782** (two hundred twenty-nine million eight hundred ninety-four thousand seven hundred eighty-two euros).

The likely realisable value of HOME INVEST BELGIUM's property portfolio on 30 June 2010 corresponding to its fair value in the sense of IAS/IFRS is set at **€ 210 041 947** (two hundred and ten million forty-one thousand nine hundred and forty-seven euros).

Yours faithfully

Brussels, 6 July 2010
WINSSINGER & VENNOTEN NV

Fabian DAUBECHIES
Director

Benoît FORGEUR
Managing Director

4 Corporate Governance

Board of directors

On last 4 May the ordinary general meeting of shareholders has approved the renewal of the directors' mandates of Mrs, Ghislaine Darquennes and Mr, Michel Pleeck for a term of three years, and the independent director's mandate of Mr, Guillaume Botermans for a term of six years.

Mrs, Ghislaine Darquennes has however resigned last June and the Board has noted this discharge during its meeting of last 18 August and reserves the right to fill this vacancy in accordance with article 9 of the articles of association.

The Board wishes to express its gratitude for her great contribution to the launch and the development of the sicafi, for the depth and the accuracy of her judgement, for her bright advice and for the introduction of several important investment files.



5 Abridged consolidated financial statements

The accounting and valuation criteria used for the interim financial statements, as recorded in the current half-year report are identical to those used for the annual financial statements closed on 31 December 2009.

The company does not apply the new or amended standards anticipatively; these have no impact at all on the financial statements under review.

This half-year report applies the IAS 34 standard, prescribing the minimum content of this interim financial report as well as the accounting and valuation criteria to apply.

Taking into account the company activities, the figures presented hereafter have no cyclic or seasonal character. Finally, the percentages quoted in the comments below

have been calculated based on non rounded figures of the income statement or the balance sheet and can consequently differ from those that would have been calculated based on the rounded figures recorded hereafter.

5.1 Consolidated income statement on 30 June 2010

Preamble:

Compared with the results of the first half-year of 2009 and those of the total financial year 2009, the main results of the 1st half-year of the current financial year are as follows:



CONSOLIDATED INCOME STATEMENT (IFRS) (IN €)	from 01/01/2010 till 30/06/2010	from 01/01/2009 till 31/12/2009	from 01/01/2009 till 30/06/2009
I. Rental income	7 084 124	13 895 469	6 778 895
III. Rental-related expenses	-71 651	-219 846	-125 007
NET RENTAL RESULT	7 012 473	13 675 622	6 653 888
IV. Recovery of property charges	33 462	87 602	51 526
V. Recovery of charges and taxes normally payable by the tenant	66 891	366 730	52 529
VII. Charges and taxes normally payable by the tenant	-586 738	-1 255 773	-495 573
PROPERTY RESULT	6 526 088	12 874 181	6 262 370
IX. Technical costs	-449 048	-1 261 645	-676 735
X. Commercial costs	-229 488	-480 575	-233 198
XI. Taxes and charges on un-let properties	-96 003	-197 475	-28 631
XII. Property management costs	-730 417	-1 492 323	-716 613
(+/-) Property costs	-1 504 956	-3 432 018	-1 655 177
PROPERTY OPERATING RESULT	5 021 132	9 442 163	4 607 193
XIV. General corporate expenses	-242 459	-518 191	-345 416
OPERATING RESULT BEFORE PORTFOLIO RESULT (A)	4 778 673	8 923 972	4 261 777
XVI. Gains or losses on the sale of investment properties (B)	1 105 505	1 288 364	447 772
XVII. Gains or losses on the sale of other non-financial assets (C)	0	0	0
XVIII. Changes in fair value of investment properties (D)	1 472 527	270 644	-325 777
OPERATING RESULT (E)	7 356 705	10 482 980	4 383 773
XIX. Financial revenues	91 262	271 082	98 114
XX. Interest charges	-1 070 290	-2 241 000	-1 066 818
XXI. Other financial charges	-620 553	-424 747	-189 152
(+/-) FINANCIAL RESULT	-1 599 580	-2 394 665	-1 157 857
PRE-TAX RESULT (F)	5 757 125	8 088 315	3 225 916
XXII. Corporation tax	106 716	-6 022	-6 249
(+/-) Taxes	106 716	-6 022	-6 249
NET RESULT ATTRIBUTABLE TO THE OWNERS OF THE PARENT COMPANY (G)	5 863 841	8 082 294	3 219 667
Net result per share attributable to the owners of the parent company	2.08	2.92	1.19
Net current result = ((G) - (B) - (C) - (D))	3 285 809	6 523 285	3 097 671
NET CURRENT RESULT PER SHARE	1.17	2.36	1.14
Result on the portfolio = ((B) + (C) + (D))	2 578 032	1 559 009	121 996
RESULT ON THE PORTFOLIO PER SHARE	0.92	0.56	0.04
Result available for distribution to the owners of the parent company ⁽⁶⁾	4 309 212	7 695 513	3 813 210
RESULT AVAILABLE FOR DISTRIBUTION TO THE OWNERS OF THE PARENT COMPANY, PER SHARE	1.53	2.78	1.41
Average number of shares with full dividend rights	2 815 630	2 764 079 ⁽¹⁾	2 712 527
Number of shares at end of period	2 815 630	2 815 630 ⁽²⁾	2 815 630
Proposed dividend ⁽⁷⁾	2.50	2.43	2.43
Operating margin ⁽³⁾	73.22%	69.32%	68.05%
Operating margin before tax ⁽⁴⁾	48.71%	50.72%	49.56%
Net current margin ⁽⁵⁾	50.35%	50.67%	49.46%
Distribution ratio ⁽⁹⁾	-	87.28%	-

Other elements of the total result:

Changes in fair value of financial instruments ⁽¹⁰⁾	-824 635	-750 732	-825 802
Total result attributable to the owners of the parent company ⁽⁶⁾	5 039 206	7 331 561	2 393 865
Total result attributable to the owners of the parent company, per share	1.79	2.65	0.88

(1) The average number of shares with dividend entitlement is corrected to take into account the 109 111 shares with entitlement from 1 June 2009 on a pro rata basis and the 12 177 shares with entitlement from 1 July 2009 on a pro rata basis. The 12 912 shares held under auto-control are excluded (IAS33, paragraph 20).

(2) The total number of shares in circulation is 2 828 542, from which it is necessary to exclude the 12 912 Home Invest Belgium treasury shares (IAS33, paragraph 20). We therefore obtain 2 815 630 shares at the end of the period.

(3) Operating result before portfolio result / property result.

(4) Pre-tax result - portfolio result / property result.

(5) Net result for the financial year - portfolio result / property result.

(6) This result available for distribution is calculated on a consolidated basis. The statutory result available for distribution according to the RD of 21 June 2006 - Article 7 amounts to € 4 366 728 or € 1.54 per share (including shares in auto-control). On 30 June 2009, it amounted to € 3 721 783, or € 1.374 per share.

All other references to the result available for distribution in the present half-year report relate to the result available for distribution on a consolidated basis.

(7) The dividend is determined on the basis of the statutory result.

(8) There are no minority interests.

(9) Dividend / result available for distribution.

(10) The financial instruments only concern those directly listed under shareholders' equity in accordance with IAS 39.



The *net rental results* increases by 5.4% compared to the first half-year of 2009, mainly as a consequence of the full effect of the integration of the blocks C and D of the Lambermont complex in the portfolio, respectively at the end of May and June of 2009, and thanks to a substantial decrease (- 43%) of the rental-related expenses.

The *Property result* goes up with only 4.2%, mainly due to an increase of 18% of the charges and taxes normally payable by the tenant.

The *property costs* however decrease by 9% compared to the first half-year of 2009, mainly influenced by the technical costs, recording a strong decrease (more than 33%), after a rise of 27% a year ago and this, despite a doubling of the charges and taxes on un-let properties.

The *general corporate expenses* are decreasing by 30% compared to the first half-year of 2009, because less expenses have been made within the framework of investment files realized or under review.

The *operating result* before portfolio result progresses by 12% and amounts to € 4.8 million.

In this context the operating margin¹⁵ substantially improves from 68.1% in the course of the first half-year of 2009 to 73.2%, the best result recorded during the last years.

The *result on the sale of investment properties* amounts to € 1.1 million compared to € 0.4 million a year ago. As stated above, this mainly corresponds to a realized capital gain on the sale of two retail spaces in Nieuwpoort and contains € 0.38 million of distributable result.

The *changes in fair value of investment properties* is positive and amounts to nearly € 1.5 million, compared to a negative amount of € - 0.3 million realized in the first half-year of 2009, which seems to confirm the increasing trend of the values since two quarters.

The *operating result* consequently amounts to € 7.4 million, which is a significant rise (+68 %) compared to the € 4.4 million on 30 June 2009 and reaches, with a slight surplus, its level from two years ago.

The *financial result* mainly consists of the net interest charges related to the financing of the property portfolio, and for the balance. to a negative change of the fair value of € 0.6 million on an IRS callable according to IAS 39 (see below footnote 16). Globally it amounts to € -1.6 million compared to € -1.2 million on 30 June 2009, which represents an increase of 38%. Making abstraction of the impact of IAS 39 it amounts to € -1 million in comparison with € -0.99 million a year ago (+1.29 %).

We need to remind that almost the entirety of the Sicafi's debt is hedged by financial derivatives, of which the main part expires in 2013¹⁶, or even later.

The *pre-tax result* amounts to € 5.8 million compared to € 3.2 million on 30 June 2009, influenced favourably by the portfolio result (see above).

The item *taxes* in the course of the first half-year corresponds to a tax credit of € 0.1 million relating to the merger operations realized in 2009 with ERIV Mechelen and in 2010 with Alltherm, and this in comparison with a negative balance of € 0.006 million a year ago.

The *net result* consequently stand at € 5.8 million compared to € 3.2 million twelve months ago, also favourably influenced by the portfolio result.

The *net current result*¹⁷ amounts to € 3.3 million compared to € 3.1 million on 30 June 2009, an increase of 6.1%. and this, notwithstanding the accounting of the (non realized) loss of € 0.6 million on the IRS callable mentioned above. Per share, it amounts to € 1.17 compared to € 1.14 for the first half-year of 2009, an increase of 2.2%.

The *distributable result*¹⁸ progresses substantially from € 3.8 million to € 4.3 million (+13 %) thanks to the increase of the operational profitability of the company. Per share it stands at € 1.53 against € 1.41 on 30 June 2009 and this, notwithstanding an increase of the average number of shares with dividend rights of 3.8%.

¹⁵ Operating result before portfolio result / Property result.

¹⁶ See annual financial report 2009, pages 105-106. On 16 June 2009 Home Invest Belgium has signed an agreement with DEXIA bank for an IRS on 10 years, for an amount of € 15 million, annually terminable by DEXIA after a fixed term of 5 years. The negative change of the fair value of this hedging instrument has been recorded in the income statement for € 0.6 million.

¹⁷ The net current result is equal to the net result of the period minus the portfolio result (lines XVI, XVII and XVIII of the income statement).

¹⁸ This distributable result is calculated on a consolidated basis. The statutory distributable result according to the RD of 21 June 2006 - article 7 amounts to € 4 366 728, or € 1.54 per share (12 912 actions under auto-control, held by Home Invest Management SA, 100% subsidiary of Home Invest Belgium SA included).

5.2 Consolidated balance sheet on 30 June 2010

CONSOLIDATED BALANCE SHEET IFRS (IN €)

from 01/01/2010 till 30/06/2010 from 01/01/2009 till 31/12/2009 from 01/01/2009 till 30/06/2009

	from 01/01/2010 till 30/06/2010	from 01/01/2009 till 31/12/2009	from 01/01/2009 till 30/06/2009
ASSETS			
I. Non-current assets	231 125 326	227 160 629	211 637 196
B. Intangible assets	8 712	1 815	2 178
C. Investment properties	229 638 086	225 625 958	210 013 950
E. Other tangible assets	37 507	53 236	64 826
F. Non-current financial assets	67 247	105 846	95 522
G. Finance lease receivables	1 373 774	1 373 774	1 460 721
II. Current assets	6 070 572	7 108 327	4 845 994
A. Assets held for sale	1 073 658	2 176 005	235 218
C. Finance lease receivables	62 358	86 947	58 710
D. Trade receivables	1 396 954	1 207 863	1 187 061
E. Tax receivables and other current assets	1 831 840	1 656 784	2 165 790
F. Cash and cash equivalents	1 593 365	1 964 597	1 090 458
G. Deferred charges and accrued income	112 397	16 131	108 756
TOTAL ASSETS	237 195 897	234 268 956	216 483 190
SHAREHOLDERS' EQUITY AND LIABILITIES			
SHAREHOLDERS' EQUITY	146 668 194	149 050 809	144 743 001
A. Capital	70 946 880	70 946 880	70 946 880
B. Share premium account	19 093 664	19 093 664	19 093 664
C. Treasury shares (-)	-757 323	-757 323	-757 323
D. Reserves	71 023 055	70 043 381	70 046 346
E. Result			
E.1. Profit/(loss) carried forward from previous periods	5 416 341	4 321 403	4 321 403
E.2. Profit/(loss) from the current period ⁽²⁾	4 391 314	7 811 649	3 545 443
F. Impact on fair value of estimated transaction costs and duties resulting from the hypothetical disposal of investment properties	-19 820 721	-19 608 464	-19 577 963
G. Changes in fair value of financial instruments	-3 625 015	-2 800 381	-2 875 450
LIABILITIES	90 527 703	85 218 147	71 740 189
I. Non-current liabilities	86 044 560	80 011 639	68 524 150
B. Non-current financial debts	81 498 750	76 848 750	65 420 512
C. Other non-current financial liabilities	4 545 810	3 162 889	3 103 638
II. Current liabilities	4 483 142	5 206 508	3 216 039
B. Current financial debts	822 952	835 312	613 638
D. Trade debts and other current debts	2 293 806	3 205 872	1 569 801
E. Other current liabilities	850 039	692 153	253 652
F. Accrued charges and deferred income	516 344	473 171	778 948
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	237 195 897	234 268 956	216 483 190
Number of shares at end of period ⁽¹⁾	2 815 630	2 815 630	2 815 630
Net asset value	146 668 194	149 050 809	144 743 001
Net asset value per share	52.09	52.94	51.41
Indebtedness according to RD of 21 June 2006	85 465 548	81 582 087	67 857 604
Debt ratio	36.03%	34.82%	31.35%

(1) The total number of issued shares is 2 828 542, from which have to be excluded the 12 912 shares held in auto-control by Home Invest Belgium (IAS 33, paragraph 20).

(2) The item E.2 is calculated based on the net result of the income statement minus the item XVIII 'Changes in the fair value of investment properties'.



At the **assets** side of the balance sheet we mainly focus on the Investment properties, as part of the non-current assets, recording the fair value of the property portfolio of Home Invest Belgium (including the development projects Jourdan 85, Belliard/Industrie and City Gardens), increasing by 9.3%.

The *current assets* comprise, under the item assets held for sale, the apartments and garages for sale in the buildings Hottat and Milcamps as well as the building land in Maransart, for a fair value of € 1.1 million.

The **Shareholders' equity and liabilities** are characterized by an increase of 1.3% of total shareholders' equity, compared to the situation on 30 June 2009, but compared to a decrease of 1.5% compared to the situation on 31 December 2009¹⁹.

This increase is mainly explained by the following factors:

- first of all a total positive variation of the fair value of the investment properties between 30 June 2009 and 30 June 2010 of € 1.8 million;
- second, through the evolution of the item 'Impact on fair value of estimated transaction costs', negative item going from € - 19.6 million on 30 June 2009 to € -19.8 million on 30 June 2010;
- third, by a negative change of the fair value of the financial assets and liabilities (financial derivatives), item evolving from € - 2.9 million on 30 June 2009 to € - 3.6 million on 30 June 2010;

- and finally, by an increase of the result carried forward from previous financial years (+25%) and by the result built-up in the course of the current half-year (+24 %).

On 30 June 2010, **the debt ratio** of Home Invest Belgium was 36.03% compared to 31.35 % a year before, largely below the legal threshold of 65%, which is a valuable advantage in a still unstable context of the current financial and capital markets. On the other hand its additional investment capacity by debt amounts to € 180 million, and to € 56 million corresponding to a debt ratio of 50% or less, threshold fixed by the Board of directors.

Based on the *fair value* of the investment properties as determined by the surveyor's report, and taken into account the built-up result in the course of the past half-year, **the net asset value** of the Home Invest Belgium²⁰ share on 30 June 2010 stands at € 52.09, an increase of 1.3% in comparison with its value on 30 June 2009 (€ 51.41) and on 31 March of this year (€ 51.42), but a decrease of 1.6% compared to the value on 31 December 2009 (€ 52.94), whereby this last figure comprises the total result for the financial year 2009.



¹⁹ We need to remind that the shareholders' equity on 31 December 2009 comprises the global result of the 2009 financial year, including the dividends in accordance with IAS-IFRS.

²⁰ After exclusion of the shares held under auto-control, i.e. 12 912 shares since 23 May 2008.

5.3 Cash flow statement

In €	30/06/2010	30/06/2009
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1 964 597	1 543 240
1. Cash flow from operating activities	2 614 408	3 086 868
Result of the year before interest and taxes	7 356 705	4 383 773
Interest received	91 262	98 114
Interest paid	-1 690 842	-1 255 970
Taxes	106 716	-6 249
Adjustment of profit for non-current transactions	-1 964 914	-104 069
Depreciation and write-downs	16 092	17 927
-Depreciation and write-downs of non-current assets	16 092	17 927
Other non-monetary elements	-875 501	325 777
-Variation in fair value of investment properties (+/-)	-1 472 527	325 777
-Other non-current transactions	597 026	
Gain on realisation of assets	-1 105 505	-447 772
-Capital gains realised on the sale of property assets	-1 105 505	-447 772
Change in working capital needs:	-1 284 518	-28 730
Movements in asset items	-435 824	-603 175
-Current financial assets	24 589	22 562
-Trade receivables	-189 091	-412 615
-Tax receivables and other short-term assets	-175 056	-170 163
-Deferred charges and accrued income	-96 266	-42 959
Movements of liabilities items	-848 695	574 445
-Trade and other current debts	-912 065	-71 739
-Other current liabilities	20 197	86 782
-Accrued charges and deferred income	43 174	559 402
2. Cash flow from investment activities	-1 044 258	-1 921 683
Investment properties - capitalised investments	-310 267	-674 735
Divestments	1 771 041	906 094
Development projects	-2 497 632	-2 144 620
Other tangible assets	-7 260	
Non-current financial assets	-140	-8 422
3. Cash flow from financing activities	-1 941 381	-1 617 967
Variation in financial liabilities and debts	4 617 500	3 906 919
Increase (+) / Decrease (-) in financial debts	4 617 500	3 906 919
Variation in capital (+/-)		-30 965
Dividend of the previous financial year	-6 558 881	-5 661 987
Total cash flow	1 593 365	1 090 458
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1 593 365	1 090 458



5.4 Changes in shareholders' equity

In €

	A. Capital	B. Share premium	C. Treasury shares
BALANCE ON 31/12/2008	69 730 907	19 093 664	-757 323
Transfer			
Les Erables Invest merger	1 246 938		
Variations resulting from the sale of a building			
Dividend distribution			
Result for the period (A)			
Changes in fair value of the buildings (B)			
Changes in fair value of the hedging instruments (C)			
Total result for the period (A+B+C)			
Other increase (decrease)	-30 965		
BALANCE ON 30/06/2009	70 946 880	19 093 664	-757 323
BALANCE ON 31/12/2009	70 946 880	19 093 664	-757 323
Transfer			
Variations resulting from the sale of a building			
Dividend distribution			
Result for the period (A)			
Changes in fair value of the buildings (B)			
Changes in fair value of the hedging instruments (C)			
Total result for the period (A+B+C)			
BALANCE ON 30/06/2010	70 946 880	19 093 664	-757 323

The item 'Other increase (decrease)' relates to charges from capital increases.

5.5 Segment information

As a residential Sicafi, Home Invest Belgium has chosen to focus its investment strategy on residential real estate only (apartment buildings, houses). Its investment strategy is consequently defined to a large extent by the geographical situation of the buildings. The segmentation recorded hereafter is thus based on that geographical situation.

	Brussels-Capital Region		Flemish Region	
	30/06/2010	30/06/2009	30/06/2010	30/06/2009
Rental income	5 390 058	5 018 816	553 994	576 234
Rental-related expenses	-42 380	-66 652	-3 291	104
Property management charges and income	-323 131	-284 657	-72 158	-25 116
PROPERTY RESULT	5 024 547	4 667 507	478 544	551 222
OPERATING RESULT BEFORE PORTFOLIO RESULT	4 061 635	3 422 332	342 345	446 986
Result on disposal of investment properties	830 506		274 999	447 772
Changes in fair value of investment properties	1 778 584	-28 893	-257 002	-87 040
OPERATING RESULT	6 670 725	3 393 439	360 343	807 718
Financial result				
Taxes				
NET RESULT	6 670 725	3 393 439	360 343	807 718

Key figures ¹	Brussels-Capital Region		Flemish Region	
	30/06/2010	30/06/2009	30/06/2010	30/06/2009
Fair value of investment properties	159 391 009	158 915 379	17 458 448	17 827 783
Rental surface of investment properties	86 717	88 627	9 597	9 765
Number of units	768	791	44	46
Occupancy rate	96.2%	93.7%	96.5%	97.2%

(1) Excluding buildings held for sale and development projects.

	D. Reserves	E.1. Results carried forward	E.2. Results for the period	F. Rights to fair value	G. Financial assets and liabilities	Shareholders' equity
	70 535 113	3 556 025	6 608 088	-19 626 194	-2 049 649	147 090 631
		765 378	-765 378			1 246 938
	-172 067			57 308		-114 759
			-5 842 710			-5 842 710
			3 545 443			3 545 443
	-316 700			-9 077		-325 777
					-825 802	-825 802
	-316 700		3 545 443	-9 077	-825 802	2 393 865
						-30 965
	70 046 346	4 321 403	3 545 443	-19 577 963	-2 875 450	144 743 001
	70 043 381	4 321 403	7 811 649	-19 608 464	-2 800 381	149 050 809
		1 094 938	-1 094 938			
	-734 145			29 035		-705 110
			-6 716 711			-6 716 711
			4 391 314			4 391 314
	1 713 819			-241 292		1 472 527
					-824 635	-824 635
	1 713 819		4 391 314	-241 292	-824 635	5 039 206
	71 023 055	5 416 341	4 391 314	-19 820 721	-3 625 015	146 668 194

Walloon Region		Corporate		Total	
30/06/2010	30/06/2009	30/06/2010	30/06/2009	30/06/2010	30/06/2009
1 140 072	1 183 846			7 084 124	6 778 895
-5 930	-33 153	-20 049	-25 307	-71 651	-125 007
-91 204	-75 303	108	-6 442	-486 385	-391 518
1 042 938	1 075 390	-19 941	-31 749	6 526 088	6 262 370
914 907	934 963	-540 214	-542 503	4 778 673	4 261 777
				1 105 505	447 772
-49 056	-209 844			1 472 527	-325 777
865 851	725 119	-540 214	-542 503	7 356 705	4 383 773
		-1 599 580	-1 157 857	-1 599 580	-1 157 857
		106 716	-6 249	106 716	-6 249
865 851	725 119	-2 033 078	-1 706 609	5 863 841	3 219 667

Walloon Region		Total	
30/06/2010	30/06/2009	30/06/2010	30/06/2009
32 119 436	32 729 734	208 968 893	209 472 896
22 434	22 434	118 748	120 826
205	205	1 017	1 042
90.0%	95.1%	95.1%	94.3%



5.6 Notes

5.6.1 Investment properties – Item I.C. of the assets

In €

Investment properties

MOVEMENTS IN INVESTMENT PROPERTIES

Investment properties, balance at 31/12/2008	207 687 474
Investments – development projects	2 144 620
Completion of development projects	-11 191 716
Completion of buildings under construction	11 191 716
Capitalized subsequent expenses	674 735
Transfer (-)	-167 102
Changes in fair value	-325 777
Investment properties, closing balance at 30/06/2009	210 013 950
Investment properties, balance at 31/12/2009	225 625 958
Investments – development projects	2 497 632
Capitalized subsequent expenses	310 267
Transfer (-)	-268 298
Changes in fair value	1 472 527
Investment properties, closing balance at 30/06/2010	229 638 086

The development projects at the closing of the half-year are the following: Jourdan 85 in Saint-Gilles, Belliard/Industrie in Brussels and City Gardens in Leuven.

5.6.2 Consolidation scope

The consolidation scope on 30 June 2009 comprises SA Home Invest Belgium (0420.767.885) and Home Invest Management (0466.151.118), while the consolidation scope on 30 June 2010 also comprises SA Belliard 21 (0807.568.451). We need to remind that SA Alltherm has been merged with Home Invest Belgium on 31 May 2010.

5.6.3 Dividend distributed

Following the ordinary general meeting of 4 May 2010 Home Invest Belgium proceeded to the payment, on 14 May 2010, of a gross (= net) dividend of € 2.43 per share upon presentation of coupon nr. 13. or a total of € 6 748 087²¹.

5.6.4 Contingent assets and liabilities on 30 June 2010

On 30 June 2010 Home Invest Belgium had no contingent assets and liabilities.

²¹ Dividend calculated on a statutory basis in accordance with the RD of 21 June 2006 and consequently without exclusion of the shares held under auto-control by Home Invest Management SA.

6 Auditor's report²²

REPORT OF THE STATUTORY AUDITOR TO THE SHAREHOLDERS OF HOME INVEST BELGIUM ON THE LIMITED REVIEW OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF-YEAR CLOSED ON 30 JUNE 2010

Introduction

We have proceeded to a limited review of the abridged interim consolidated balance sheet of Home Invest Belgium closed on 30 June 2010, as well as of the interim consolidated income statement, the statement of changes in equity and the related cash flow statement for the half-year closed on 30 June 2010, and explanatory notes. Management is responsible for the preparation and presentation of these interim financial statements in accordance with International Financial Reporting Standards as adopted for use in the European Union, applicable on interim financial reporting (IAS 34). Our responsibility is to edit a report on this interim consolidated financial information based on our limited review.

Scope of the limited review

We conducted our review in accordance with the recommendation of the 'Institut des Réviseurs d'Entreprises (IRE)' applicable to the limited review of the interim financial situation by the company auditor. A limited review of interim financial information consists of making inquiries, mainly

of persons responsible for financial and accounting matters, and applying analytical and other limited review procedures. A limited review is substantially less in scope than an audit conducted in accordance with the auditing standards of the IRE 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 limited review, nothing that would imply significant corrections to the interim consolidated abridged financial information established on 30 June 2010 in accordance with IFRS as adopted by the European Union, has been identified.

Antwerp 18 August 2010

Karel Nijs

Company auditor and auditor certified by the CBFA (Insurance, Banking & Finance Commission) for UCI's
Statutory auditor

7 Statement of responsible persons

As provided in article 13, §2, 3° of the RD of 14 November 2007, Xavier Mertens, Managing director of the Sicafi, states that to his knowledge:

- a) the abridged financial statements, established in accordance with the applicable accounting principles, present a fair view of the assets, financial situation and the results of the company and the companies included in the consolidation;

- b) the interim management report contains a fair exposé of the mandatory information, and particularly the information recorded in § 5 and 6 of article 13 of the RD of 14 November 2007.

18 August 2010
The Board of directors

²² This report relates to chapters I and V of the present half-year report.



