

## Press release

Date 15 January 2010

**PRELIMINARY DUTCH GAAP NAV DIM VASTGOED AT 31 DECEMBER 2009 USD 7.58  
NO DIVIDEND – OCCUPANCY RATE AT 31 DECEMBER 2009 92.1% - TRANSITION OF PROPERTY**

**MANAGEMENT TO EQUITY ONE AS OF 1 JANUARY 2010**

**Net asset value**

The preliminary non-consolidated net asset value per share of DIM Vastgoed (based on Dutch GAAP) amounted to USD 7.58 at 31 December 2009. At 30 November 2009, the Dutch GAAP net asset value per share amounted to USD 7.84.

The preliminary consolidated net asset value per share (based on IFRS) amounted to USD 6.05 at 31 December 2009. At 30 November 2009, the IFRS net asset value per share amounted to USD 6.19.

The closing price of the share on Euronext Amsterdam at 14 January 2010 was USD 7.16.

The final, audited, results for the financial year 2009 will be published on 19 February 2010, before the opening of Euronext Amsterdam.

**No dividend**

DIM Vastgoed announces that, in the light of the difficult circumstances in the financial markets and considering the Carolina Pavilion mortgage loans to be refinanced by 1 April 2010 (amounting to USD 51.3 million at 31 December 2009), no dividend will be declared relating to the results for financial year 2009.

**Occupancy rate**

The overall occupancy rate of the investment property portfolio of DIM Vastgoed is 92.1% at 31 December 2009. At 30 September 2009, the occupancy rate was 91.1%. The increase of the occupancy rate is related to the fact that on 28 December 2009 a new lease agreement was concluded with a discount fashion department store for the space previously occupied by Circuit City at Carolina Pavilion. The total square footage is 42,587 and the base term of the lease is ten years. The store is expected to open Spring 2011. Rent payment shall also commence in Spring 2011. As part of the lease agreement, DIM Vastgoed will pay an amount of USD 1.3 million in total in Tenant Improvements contributions, of which USD 0.4 million is expected to be paid in the third quarter of 2010 and USD 0.9 million to be paid in the first half of 2011.

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DIM Vastgoed N.V. is een closed-end vastgoedbeleggingsmaatschappij met veranderlijk kapitaal. DIM Vastgoed belegt in onroerend goed dat gelegen is in het zuidoosten van de Verenigde Staten. De vennootschap richt zich op de aankoop van reeds ontwikkelde wijkwinkelcentra en zogenoemde 'power centers' met een hoge bezettingsgraad. De aandelen DIM Vastgoed zijn sinds 5 oktober 1999 genoteerd aan de beurs van Euronext Amsterdam. DIM Vastgoed beschikt als beleggingsinstelling over de wettelijk vereiste vergunning van Autoriteit Financiële Markten.

Voor een beschrijving van de door DIM Vastgoed gehanteerde waarderingsmethodiek en berekening van de intrinsieke waarde wordt verwezen naar het jaarverslag.

***Transition of property management***

With a view to an orderly and smooth transition of management of DIM Vastgoed, DBR & Associates and Equity One Realty & Management have commenced to implement the transfer of property management from DBR to Equity One as of 1 January 2010.

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