

PRESS RELEASE

This press release does not constitute or form part of an offer for ordinary shares in DIM Vastgoed N.V. but is an announcement in relation to the conditional agreement that has been reached between Southeast U.S. Holdings B.V., a wholly owned subsidiary of Equity One, Inc., and DIM Vastgoed N.V. in connection with a public offer as set out in this press release and the press release of 31 December 2009. This press release may not be published, distributed, disseminated or otherwise sent, in whole or in part, into the United States of America, Japan, Australia or Canada. The offer described in this press release is not being made to holders in the United States of America, Japan, Australia or Canada, and this press release shall not constitute an offer to purchase any security in the United States of America, Japan, Australia or Canada.

This is a public announcement as referred to in Article 7, paragraph 1 under a of the Dutch Decree on Public Takeover Bids (Besluit openbare biedingen Wft).

Amsterdam and Rotterdam, 27 January 2010

For immediate release

Good progress on the preparations for the public offer for DIM

With reference to the press release of 27 November 2009 of DIM Vastgoed N.V. (“**DIM**”) and the press release of 31 December 2009 of Southeast U.S. Holdings B.V. (“**Southeast**”), a wholly owned subsidiary of Equity One, Inc. (Southeast U.S. Holdings B.V. and Equity One, Inc. are together referred to as “**Equity One**”), and DIM in which Equity One and DIM jointly announced that they had reached conditional agreement regarding the intended recommended cash offer for all issued and outstanding ordinary shares with a nominal value of EUR 1.52 each in the capital of DIM at an offer price of US\$ 7.30 per share (the “**Offer**”), Equity One and DIM hereby announce that preparations for the Offer, including preparations with regard to the offer memorandum and obtaining approval from the Netherlands Authority for Financial Markets with respect thereto, are well under way. It is currently expected that the formal launch of the Offer will take place in February 2010 and that the extraordinary general meeting of shareholders of DIM in relation to the Offer will, depending on the exact launch date, take place late February or in March 2010.

Inquiries

DIM Vastgoed N.V.

Mr. C.J. van Rees, chairman supervisory board

Phone 010-2013610

Email info@dimvastgoed.nl

Mr. T.C. Koster, director

Phone 010-2013610

Email info@dimvastgoed.nl

Equity One Inc. or Southeast U.S. Holdings B.V.

Mr. Arthur L. Gallagher, Executive Vice President of Equity One and Director of Southeast

This press release is issued in the English language and in the Dutch language. In case of any inconsistencies between the Dutch version and the English version the English version will prevail.

DIM profile

Reference is made to DIM website: www.dimvastgoed.nl.

Equity profile

Equity One is a fully integrated real estate investment trust specialising in the acquisition, asset management, development and redevelopment of quality retail properties located in strategic metropolitan areas across the United States. These centers are typically anchored by leading supermarkets, pharmacies and retail store chains.

As of 30 September 2009, Equity One owned or had interests in 180 properties, consisting of 166 shopping centers comprising approximately 18.9 million square feet, 4 projects in development/redevelopment, 6 non-retail properties and 4 parcels of land. Additionally, Equity One had joint venture interests in 12 shopping centers and 1 office building totalling approximately 1.9 million square feet.

www.equityone.net

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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 waarderingssystematiek 0en berekening van de intrinsieke waarde wordt verwezen naar het jaarverslag.