

DIM Vastgoed N.V.
T.a.v. de Directie en de Raad van Commissarissen
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Vereniging van Effectenbezitters
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Den Haag, 11 maart 2010 Referentie: JJ/20100311 Betreft: BAVA 9 maart 2010

Geachte heren,

Naar aanleiding van de op 9 maart 2010 gehouden buitengewone vergadering van aandeelhouders ("BAVA") van DIM Vastgoed N.V. ("DIM") bericht de Vereniging van Effectenbezitters ("VEB") u graag als volgt.

Deze vergadering werd door de VEB bijgewoond, daarin vertegenwoordigd door de heer Ir. W.H. Swarte. De VEB heeft helaas moeten constateren dat DIM's antwoorden ten aanzien van gestelde vragen dienaangaande de boekwinst van 27,5 miljoen dollar die Equity One genomen heeft op een belang in DIM dat zij verworven via Homburg Invest, onbevredigend is. President-commissaris Cees van Rees noemde de voornoemde transactie zelfs 'irrelevant'.

De VEB is van mening dat commissarissen zich met het oog op de overnamebod van Equity One hadden moeten verdiepen in de voornoemde transactie. Voor minderheidsaandeelhouders is een toelichting van de genomen boekwinst van Equity One van belang om het bod op haar merites te beoordelen. In het begeleidend schrijven verzonden aan Equity One, vragen wij hen om de boekwinst nader toe te lichten. Wij verzoeken u vriendelijk in de Algemene Vergadering van Aandeelhouders van DIM op 18 maart a.s. aandeelhouders gelegenheid te bieden voor nadere discussie over de boekwinst aan de hand van beantwoording van Equity One.

Hoogachtend,

Vereniging van Effectenbezitters

Jasper Jansen MSc

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Reference: explanation bargain purchase gain related to purchase equity stake DIM

Dear mister Caputo,

Referring to the Extraordinary General Meeting (“EGM”) of DIM Vastgoed (“DIM”) of March 9th, we kindly ask your attention for the following.

On page two of your press release of March the 5th (2010), Equity One mentions a 27,5 million bargain purchase gain, related to the purchase of a controlling interest in DIM. In our view, the gain on this transaction might represent a significant premium on the value of shares of DIM. Therefore, the VEB is very much interested in the specifications of this deal. Unfortunately during the EGM Equity One was not able to comment on the issue, due to a lack of information and knowledge of accounting rules.

As a Shareholders Association, the VEB represents the interests of its members. In order to be able to form an opinion about the gain and subsequently provide our members with correct information regarding the offer on DIM, we would like to have a few questions answered:

1. How is the bargain purchase gain related to the estimated purchase price of \$11 that Homburg received?
2. How is the non cash impairment on DIM shares of \$ 32,8 million calculated?
3. What is the relation of these calculations to the NAV bracket of \$3,85 and \$6,50 as mentioned on page 21 of the offer Memorandum of DIM?

In addition, we appreciate it if the three answers to these questions are co-signed by your external auditor, in order to safeguard their conformity with the annual report of 2009. In order to prepare ourselves for the discussion during the EGM of March 18th, we would be very thankful to receive your answers by Tuesday evening (NY time), at the latest. Moreover, for a potential elaboration on the discussion of the gain we would sincerely appreciate your presence at the AGM.

We look forward to your urgent attention and considered reply. In case any of the information or questions in this letter are unclear, please do not hesitate to contact us.

We look forward to your swift response. Thanks in advance.

Your Sincerely,

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VERENIGING VAN EFFECTENBEZITTIERS

Vereniging van Effectenbezitters

Jasper Jansen MSc