

## Home Invest Belgium joins forces with coliving specialist Colonies to expand rental options



Brussels, 17 November 2021 – Home Invest Belgium, the specialist in residential rental real estate, has joined forces with French coliving expert [Colonies](#) to expand its offer to include 24 coliving units at the RQE project in the heart of the European quarter in Brussels.

*“This new rental approach not only complements our current offering but also features flexible rental terms – perfect for tenants looking for flexible short and medium-term accommodation. By joining forces with Colonies, we can also guarantee our tenants hassle-free living and a user-friendly rental process powered by digitalisation and automation,”* says CEO Sven Janssens.

Coliving has been around for some time now and is becoming increasingly popular among the general public due to the high prices of owner-occupied dwellings and greater tenant mobility. In other words, this form of communal living, where you live independently but share certain facilities, is now part of Home Invest Belgium's portfolio going forward.

The coliving units, which will be operated by Colonies, are located in the Stevin building, itself part of the larger RQE complex in the European quarter in Brussels. The building – with 24 units and a gross area of 972 m<sup>2</sup> – is scheduled for completion in the first quarter of 2022. It is currently

undergoing a total renovation that will deliver an attractive look and feel. The gross initial return of the RQE coliving project is around 5%.

*“This new rental concept is seeing massive growth and represents an opportunity for Home Invest Belgium. By joining forces with the professionals at Colonies we are able to respond more efficiently and flexibly to the housing needs of our tenants. Home Invest Belgium will definitely continue studying this market”,* says CEO Sven Janssens, explaining the reasons behind their cooperation.

### Full range of rental options

The RQE project is special for the wide range of options on offer: with its 10 studios, 8 one-bedroom apartments, 21 two-bedroom apartments and 24 coliving units, tenants can choose from a wide range of options.

The semi-common areas will consist of large kitchens, dining rooms and lounge areas with bar. To top it off, the residence features a huge garden – unique in central Brussels – designed as a super common area to promote well-being and contact between residents.



**Colonies confirms expansion on Belgian market**

Home Invest Belgium has signed a long-term nine-year lease for coliving units with [Colonies](#), a French coliving operator with a portfolio of more than 80 buildings and 8,000 units in operation or under development in France, Germany, Belgium and Luxembourg. The deal confirms Colonies aim of becoming a leading player in Belgium.

Founded in 2017, Colonies has been creating and operating new housing solutions that meet concrete housing needs. The French scale-up is leveraging the coliving concept in response to demand from young urbanites who want their own studio, while living in a residential environment where they have privacy but can make efficient use of large shared living spaces such as the living room, gym, cinema, outdoor spaces and so on.

**Colonies CEO and founder François Roth:** *"The relevance of the Brussels market and its location make this project an extraordinary opportunity. Together with Home Invest Belgium, we are delighted to have a chance to apply the strength of our model in Brussels: renovating outdated buildings in order to provide accommodation that is ideally suited to the needs of young urban dwellers."*

**Home Invest Belgium CEO Sven Janssens:** *"Our RQE project has something for everyone, from small to large apartments, ranging from highly flexible leases for coliving arrangements to medium or long-term leases for our conventional apartments. We're targeting both the expat market and other potential tenants. We have no doubt that everyone will find something to their liking here."*

### FOR MORE INFORMATION

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#### About Home Invest Belgium

Home Invest Belgium is a Belgian public regulated real estate company (BE-REIT) specialising in the acquisition, development, leasing and management of residential real estate. On 31 March 2021, Home Invest Belgium held a real estate portfolio worth €668 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussel [HOMI] since 1999 and, as of 30 June 2021, had a market capitalisation of €391 million.

#### About Colonies

Founded in 2017 by Amaury Courbon, Alexandre Martin and François Roth, Colonies is a pioneering scale-up in the coliving market. Its 40 residences in France and Germany each accommodate 8 to 20 tenants. These tenants are urbanites looking for equipped, affordable and tastefully furnished living spaces that remove all the typical coliving friction points. Colonies currently has 90 employees, with sites in Paris and Berlin.

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