



Home Invest
Belgium

Company Presentation

31 Dec 2022

Landlord of choice

We offer more than just a place to live.

We provide our tenants with a place to build their lives in properties that shape vibrant communities.

*It is our explicit ambition to be the “**landlord of choice**” for tenants.*



Topics

1. Company profile
2. Real estate portfolio 31 Dec 2022
3. Key activities FY 2022
4. Financial results FY 2022
5. HOMI share
6. Outlook



Company profile



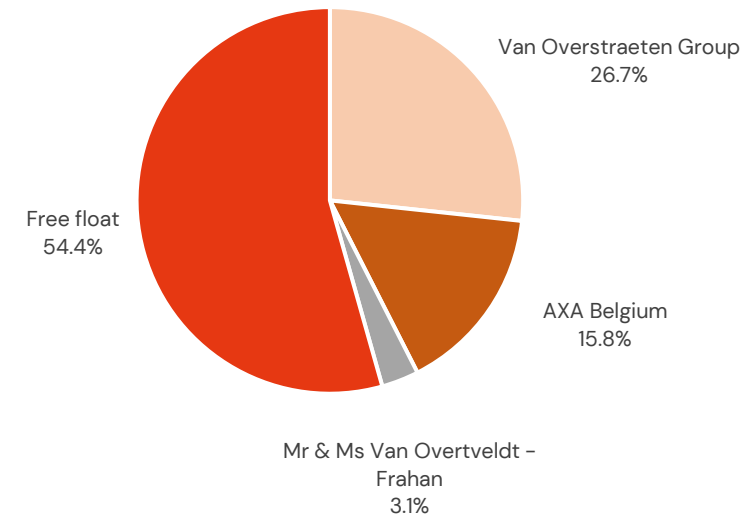
Home Invest Belgium at a glance

Listed Belgian REIT

- Number 1 owner and manager of residential properties in Belgium
- Listed on Euronext Brussels since 1999
- A specialist with 20+ years of experience...
- ... and 20+ years of consecutive dividend growth
- Over 40 dedicated professionals
- HQ in Brussels

€ 391 mio market capitalisation

as on 31 Dec 2022



Home Invest Belgium at a glance

Residential real estate

- Biggest sector within the real estate market with a need for professionalization
- Limited impact from business cycles on the letting market
- Limited impact from disruption
- Responds to the primary human need for housing

Specialist

- In-house team of over 40 dedicated real estate professionals
- Top of mind with other market participants (sellers, buyers, brokers, innovators, ...)

In-house development team

- Assures a constant pipeline for growth
- Higher yields obtained thanks to internalization of development margin
- Apartment design and quality standards geared to the tenant market
- Built from the long term perspective of an end investor

Long term debt funding

- Well diversified funding sources from 6 financial institutions and good access to debt capital markets
- Long term funding with a high proportion of fixed interest rates (90.0% fixed rates with a remaining average duration of 5.3 years)

Strong shareholder returns

- Strong track record of dividend growth
- Strong track record of NAV growth
- Supported by stable reference shareholders

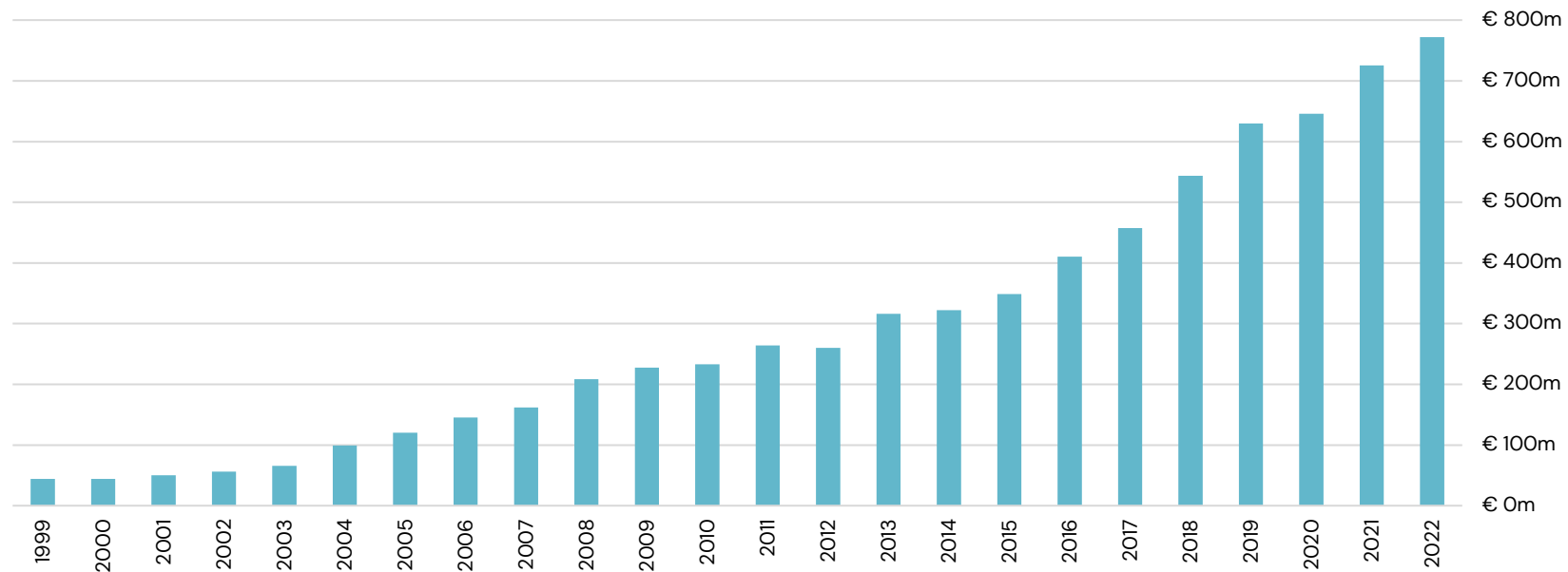
Real estate portfolio

31 Dec 2022

Strong growth track

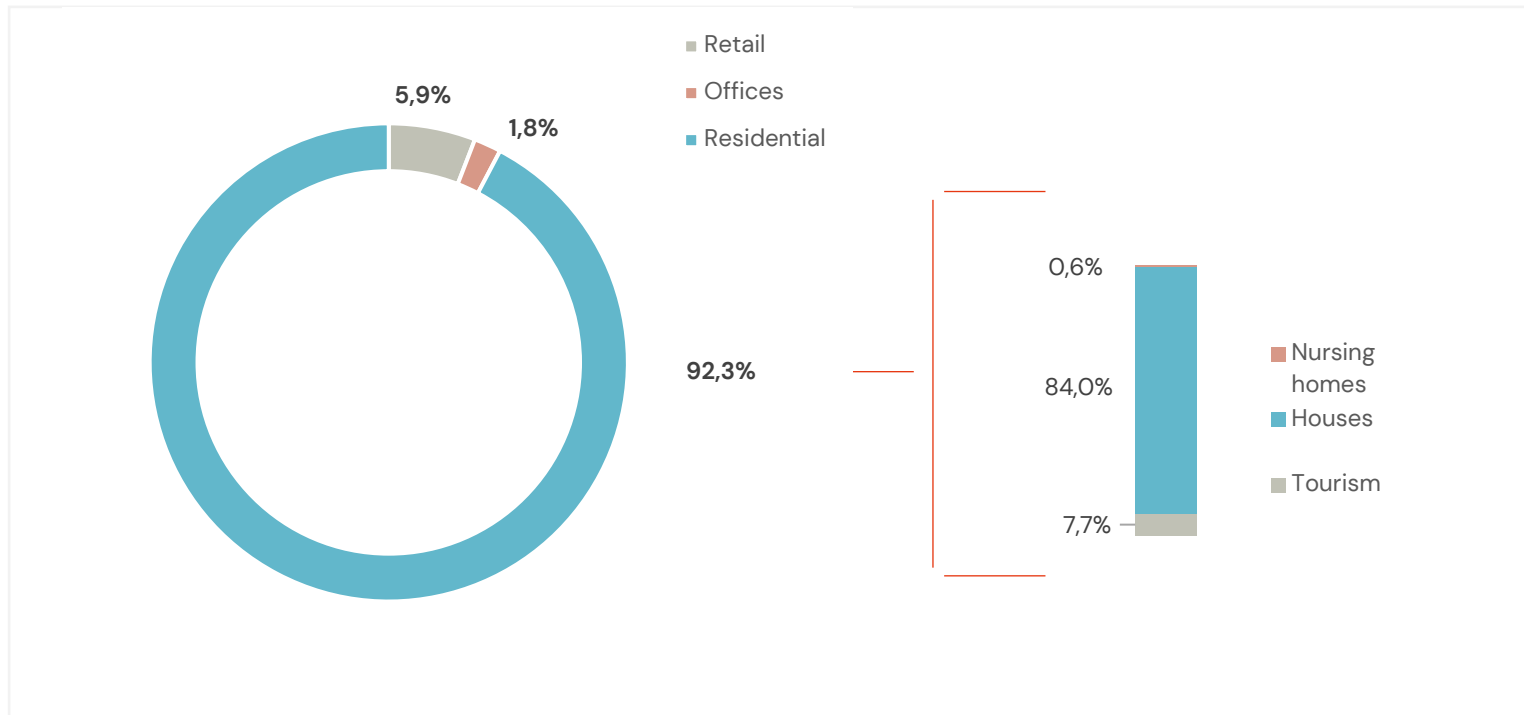
€ 772 mio portfolio value

Evolution of the fair value of the real estate portfolio



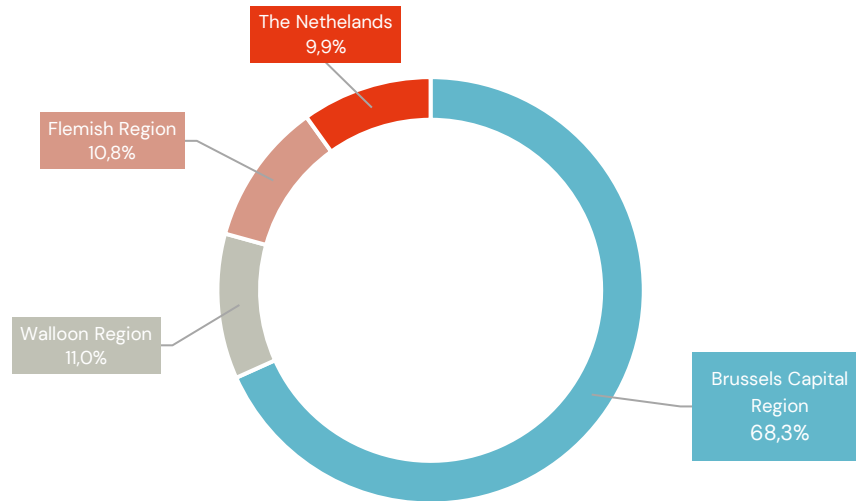
Specialist in residential real estate

>90% of the portfolio is residential real estate



Located in Belgium (90%) & the Netherlands (10%)

With a strong presence in the
Brussels Capital Region
(68% of the portfolio)



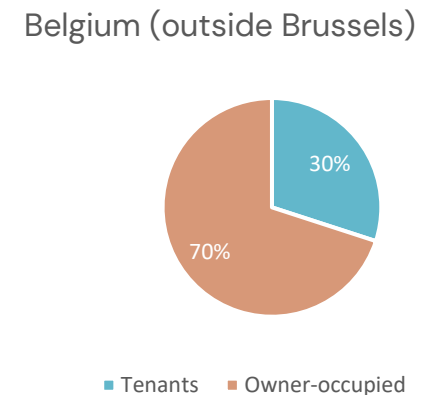
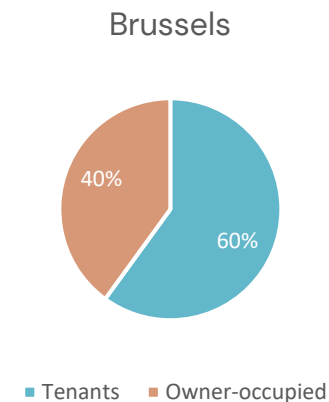
Strong presence in the Brussels Capital Region



- Brussels, the Capital of Europe
- 1.2 mio inhabitants
- Strong population growth⁽¹⁾
 - 1.1% annual growth over the past decade ...
 - ... compared to 0.5% outside Brussels

⁽¹⁾ Statbel : Period 1-1-2010 to 1-1-2020

- The biggest tenant market in Belgium
- High proportion of tenants vs. owner-occupied
 - 60% tenants in Brussels
 - compared to 30% outside Brussels

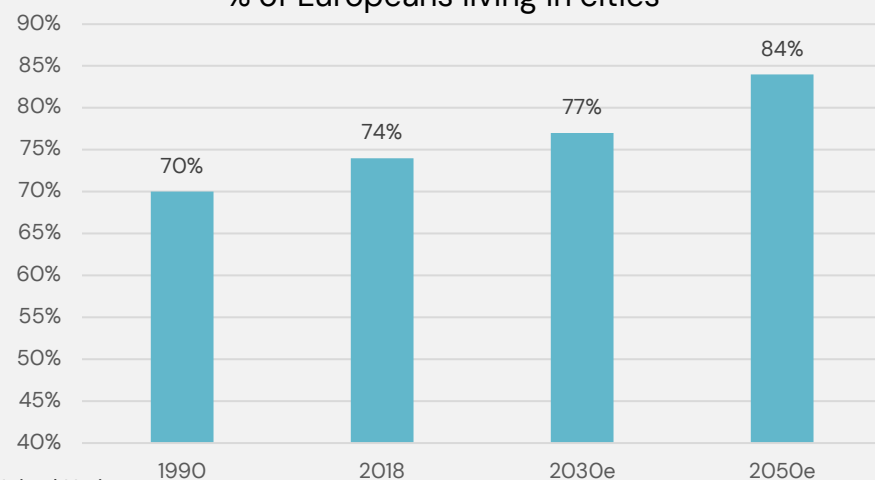


Supporting megatrends in housing

Urbanisation

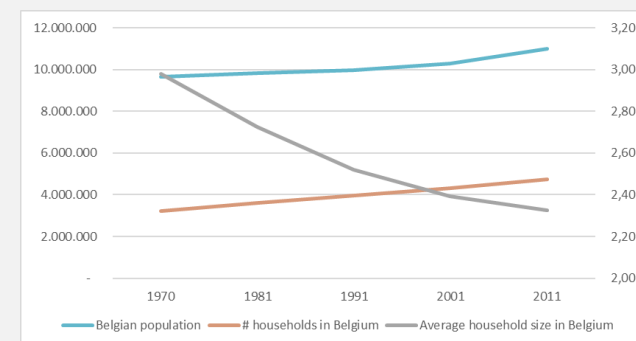


% of Europeans living in cities⁽¹⁾



⁽¹⁾ United Nations

Demographic changes - Decreasing household sizes -



Demographic changes - Ageing population -

The share of 65+ in Belgium's population will increase from 25% in 2019 to 40% in 2070 ⁽²⁾

Table I.1.8: Composition of the population by age group

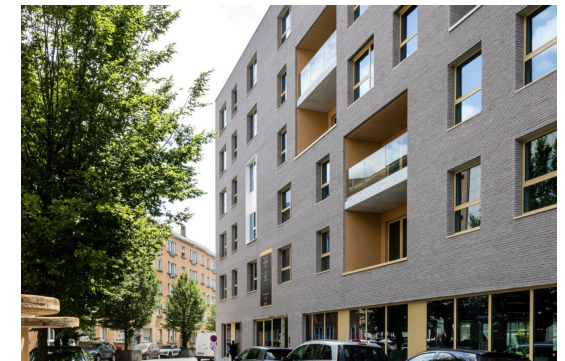
	2019				2070			
	(0-19)	(20-64)	(65+)	(80+)	(0-19)	(20-64)	(65+)	(80+)
BE	22%	59%	19%	6%	20%	52%	28%	12%

⁽²⁾ European Commission : The 2021 Ageing Report

Young and sustainable portfolio

More than 50% of the portfolio is younger than 10 years.

Age of the portfolio	
Younger than 10 years	> 50% of the portfolio
Younger than 20 years	> 80% of the portfolio

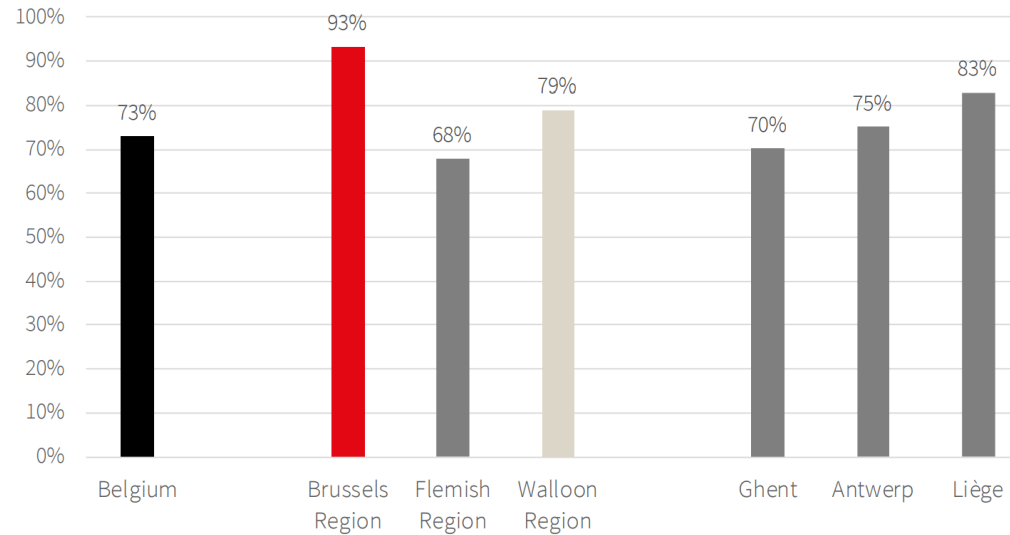


Compared to an outdated housing stock on the market

Only 7% of the Brussels' housing stock is younger than 40 years.

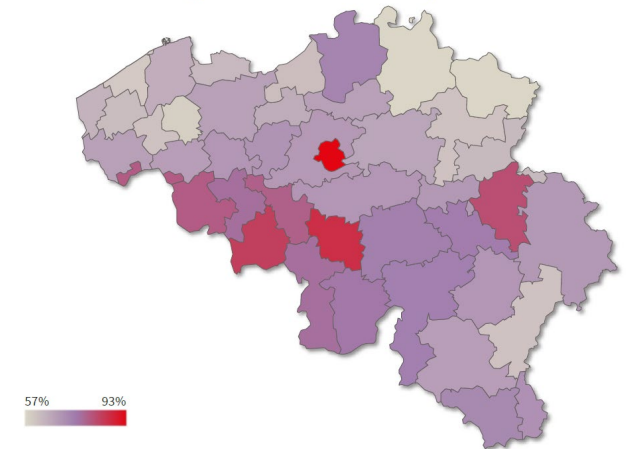
This means there is a huge need and potential for new housing.

% built before 1981



Source: Statbel

% of building stock built before 1981 by arrondissement



Source: JLL

Key activities in FY 2022



Acquisition of Quartier Bleu – Hasselt



Quartier Bleu – Hasselt

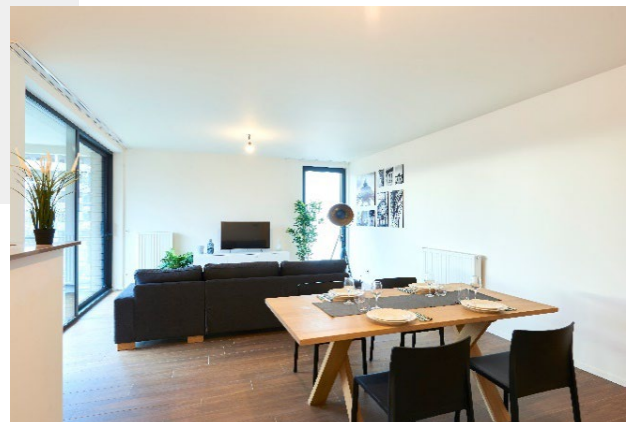
- Acquisition of residential project “block D” in December 2022
- New built casco (fit-out of apartments to be realised by Home Invest Belgium)
- Part of the Quartier Bleu site, a large-scale development by Matexi in Hasselt
- The project consists of :
 - **37 residential units**
 - 37 parking lots
- Commercial ground floor is not included
- **Total expected investment of ± € 10.5 mio**
- Expected gross initial yield of ± 4.3%
- Completion expected in 2023



Delivery of The Fairview – Brussels

The Fairview – Sint-Lambrechts-Woluwe (Brussels)

- A new built residential project with :
 - **42 apartments**
 - 42 parking spaces
- Very energy efficient building :
 - EPC A label
 - Estimated annual energy consumption of 44 kWh/m²/yr
- Delivered in March 2022
- Strong occupier demand – fully let



Delivery of RQE – Brussels

RQE –Brussels

- A Complete renovation of an older building in the portfolio with :
 - **39 apartments**
 - **24 rooms in a co-living area**
 - 50 parking spaces
- Co-living area operated by Colonies based on a long-term lease agreement with fixed rents
- Located in the European quarter
- Delivered in June 2022
- Strong occupier demand – fully let



Building permit for Jourdan 95 – Brussels



Jourdan 95 – Sint-Gillis (Brussels)

- Building permit obtained in June 2022
- Redevelopment of an obsolete office building to:
 - **46 apartments**
 - 61 parking lots
- Completion expected in Q4 2024

Progress of development projects

Samberstraat – Antwerp

- Former factory
- Reconversion into :
 - **37 apartments**
 - 1 office space
 - 38 parkings & 88 bike spaces
- Delivery expected in Q4 2023



City Dox (Lot 4) – Anderlecht (Brussels)

- Part of the City Dox site, a large-scale development by Atenor in Anderlecht
- The project consists of :
 - **163 residential units**
 - 132 parking lots
 - 324 indoor bicycle sheds
 - 2,700 m² production facilities
- Delivery expected in Q4 2024



Niefhout – Turnhout

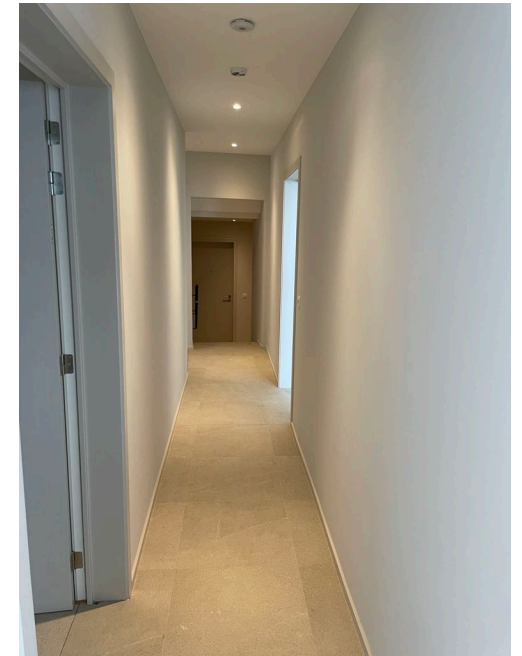
- New construction of :
 - **92 apartments**
 - 47 parking lots & Bicycle sheds
 - Common work and leisure areas
- Delivery expected in Q2 2023



Progress of renovation projects

L'Angelot – Namur

- Full refurbishment of the residential part
- **51 apartments**
- Delivery expected in Q2 2023



Development pipeline

Pipeline (with building permit)

Name	City	# units	Delivery date (expected)	Total cost (expected)	Remaining CAPEX still to be spent
Samberstraat	Antwerp	38	Q4 2023	€ 11 mio	€ 6 mio
L'Angelot	Namur	51	Q2 2023	€ 8 mio	€ 2 mio
Niefhout	Turnhout	92	Q2 2023	€ 15 mio	€ 3 mio
City Dox (Lot 4)	Anderlecht (Brussels)	171	Q4 2024	€ 60 mio	€ 45 mio
Jourdan 95	Saint-Gilles (Brussels)	46	Q4 2024	€ 22 mio	€ 13 mio
Quartier Bleu (Block D)	Hasselt	37	Q4 2023	€ 11 mio	€ 4 mio
Total		435		€ 127 mio	€ 73 mio

Pipeline (no building yet)

Name	City	# units
Key West (Building A)	Anderlecht (Brussels)	101
Total		101

Letting activities and occupancy rate

Strong letting activities

- Very strong letting activities in FY 2022.

New leases started	
FY 2022	495
FY 2021	579
FY 2020	475
FY 2019	475

Record high occupancy rate

- Average occupancy rate⁽¹⁾ up to a record in FY 2022 :

Occupancy rate	
FY 2022	98.1%
FY 2021	97.2%
FY 2020	94.3%
FY 2019	95.4%

⁽¹⁾ The occupancy rate is calculated excluding (i) buildings being renovated (ii) buildings being commercialized for the first time and (iii) buildings being sold.

Temporary rent regulation in Belgium linked to energy performance

Thanks to the good energy performance of Home Invest Belgium's real estate portfolio, the temporary measures recently introduced by the 3 regions in Belgium to limit rent indexations for buildings with high energy consumption have an annual impact of only 0.2% on the total rental income

Financial results FY 2022



Key figures

Consolidated income statement (in € k)	FY 2022	FY 2021	Δ Y-o-Y	% growth
Net rental result	31 074	27 202	3 871	+14.2%
Property result	29 077	25 342	3 735	+14.7%
(-) Property costs	- 3 906	- 3 349		
(-) General costs and other operating income	-2 851	-2 442		
Operating result before result on the portfolio (=EBIT)	22 320	19 552	2 769	+14.2%
Operating margin (% of Net rental result)	71.8%	71.9%		
(+/-) Result on the disposal of investment properties	-15	431		
(+/-) Changes in the fair value of investment properties	4 894	26 546		
(+/-) Other portfolio result	-952	637		
Operating result	26 248	47 166		
(-) Financial result (excl. changes in fair value of financial assets and liabilities)	-5 134	-4 582		
(+/-) Changes in fair value of financial assets and liabilities	32 323	4 258		
(+/-) Share in the profit of associates and joint ventures	4 049	2 245		
<i>o/w share in EPRA earnings</i>	1 541	1 534		
<i>o/w share in changes in fair value of investment properties and financial assets and liabilities</i>	2 508	711		
(-) Taxes	-256	-221		
Net result (group share)	57 230	48 866		

Key figures

EPRA earnings (in € k)	FY 2022	FY 2021	Δ Y-o-Y	% growth
Net result (group share)	57 230	48 866		
(-) Portfolio result	-3 927	-27 614		
(-) Changes in fair value of financial assets and liabilities	-32 323	-4 258		
(-) Non-EPRA elements of the share in the result of associates and joint ventures	-2 508	-711		
EPRA earnings ⁽¹⁾	18 471	16 283	2 189	+13.4%

Per share results (in €)	FY 2022	FY 2021	Δ Y-o-Y	% growth
Weighted average number of shares ⁽²⁾	17 106 685	16 442 734		
Net result per share	3.35	2.97		
EPRA earnings per share	1.08	0.99	0.09	+9.0%

(1) EPRA earnings are defined as the net result excluding (i) the portfolio result, (ii) the changes in the fair value of financial assets and liabilities, and (iii) the non-EPRA elements of the share in the result of associated companies and joint ventures. This term is used in accordance with the Best Practices Recommendations of EPRA.

(2) The weighted average number of shares is calculated excluding own shares.

Key figures

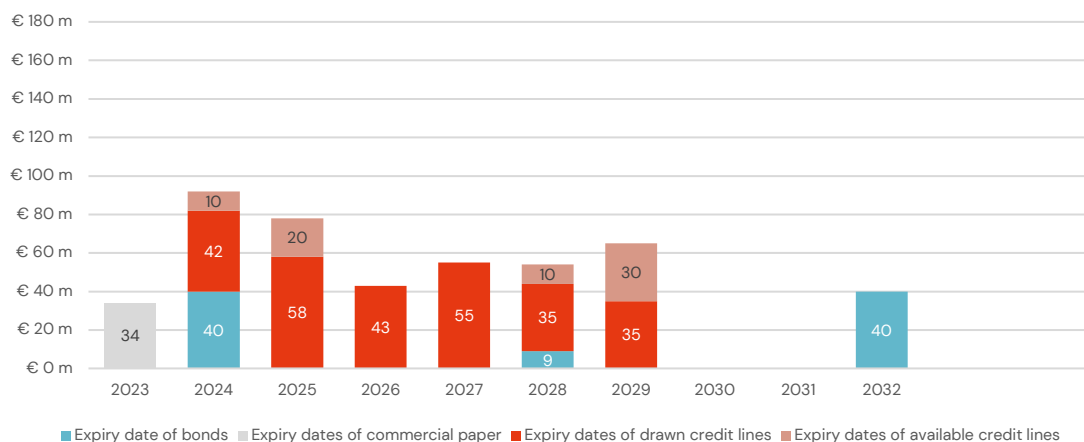
Consolidated balance sheet (in € k)	31/12/2022	31/12/2021	Δ Y-o-Y	% growth
Total assets	812 362	737 012	75 350	10.2%
Shareholders' equity	410 064	342 950	67 114	19.6%
Debt ratio (RECC-Act) ⁽¹⁾	51.95%	53.65%		
Debt ratio (IFRS) ⁽²⁾	50.77%	52.49%		

NAV per share (in €)	31/12/2022	31/12/2021	Δ Y-o-Y	% growth
Total number of shares outstanding ⁽³⁾	17 785 785	16 433 930		
Closing price of the share	21.80	24.40	-2.61	-10.7%
IFRS NAV ⁽⁴⁾	23.06	20.87	2.19	+10.5%
Premium/discount to IFRS NAV	-5.5%	16.9%		
EPRA NTA ⁽⁵⁾	21.40	20.99	0.41	+2.0%
Premium/discount to EPRA NTA	1.8%	16.2%		

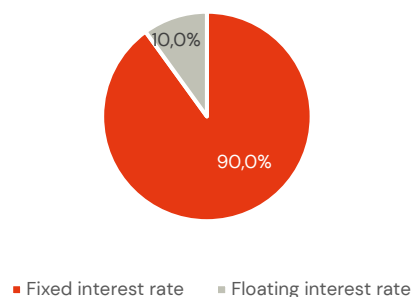
- (1) The debt ratio (RREC-Act) is calculated according to the RREC-Act. This means that for the sole purpose of calculating the debt ratio the share in associated companies and joint ventures are accounted for proportional consolidation method.
- (2) The debt ratio (IFRS) is calculated in the same way as the debt ratio (RREC-Act), but based on the IFRS consolidated balance sheet with the share in associated companies and joint ventures accounted for using the equity method.
- (3) The total number of shares outstanding is calculated excluding own shares.
- (4) IFRS NAV per share = Net Asset Value per share according to IFRS.
- (5) EPRA NTA per share = Net Asset Value per share according to EPRA Best Practices Recommendations.

Financial structure

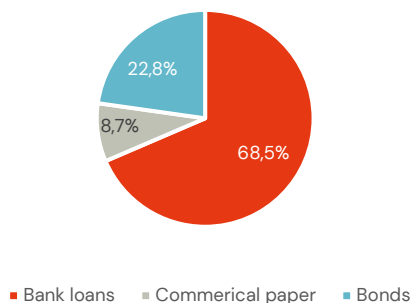
Debt maturities



Fixed/floating interest rates



Type of debt



Comments

- Financial debt amounts to € 391.0 m
 - Drawn credit lines : € 268.0 m
 - Bonds : € 89.0 m
 - Commercial Paper : € 34.0 m
- Weighted average remaining duration of the financial debt of 4.8 yrs
- Credit lines are provided by 6 financial institutions
- € 70.0 m committed non-drawn credit lines available
 - Backup lines for outstanding CP : € 34.0 m
 - Available credit lines : € 36.0 m
- Debt ratio of 52.0% (RREC-act) or 50.8% (IFRS) (strategic target <55%)
- 90.0% of the financial debt have an interest rate that is fixed (or hedged by means of Interest Rate Swaps)
- Weighted average remaining duration of the fixed interest rates of 5.3 yrs
- Average financing cost of 1.69% in FY 2022

(*) Commercial Paper is excluded from the calculation of the average remaining duration of the financial debt. The CP Program is fully covered by available long term back-up lines.

HOMI share

2022 – A very active year for the HOMI share

Stock split 1-to-5 in June 2022

- 1-to-5 split of the HOMI share on 15 June 2022

First ABB for € 30.0 mio in June 2022

- Capital increase via ABB for € 30.0 mio
- Issuance of 1 417 770 new shares (+8.7%) on 28 June 2022
- Issue price of € 21.16
 - 4.0% discount compared to closing price on the evening before the launch of the offering
 - Equals EPRA NTA of 31 March 2022

Entry in the EPRA index in September 2022

- Entry in the FTSE EPRA NAREIT Global Real Estate Index

Sven Janssens, CEO Home Invest Belgium: *"The EPRA index is used worldwide by institutional investors as a reference for investments in listed real estate companies. The inclusion of HOMI in this index is therefore for us a milestone and a recognition of the progress that has been made in these recent years. I would like to thank our entire team for their contribution to this achievement!"*

Key figures per share

Key figures per share	31/12/2022	31/12/2021	31/12/2020	31/12/2019	31/12/2018
Total number of shares issued ⁽¹⁾	17 917 060	16 433 930	16 433 930	16 433 930	16 433 930
Closing price of the share	€ 21.80	€ 24.40	€ 23.10	€ 22.80	€ 18.28
Market capitalization	€ 391 mio	€ 403 mio	€ 381 mio	€ 376 mio	€ 302 mio
IFRS NAV	€ 23.06	€ 20.87	€ 18.87	€ 18.83	€ 16.36
Premium/discount to IFRS NAV	-5.5%	16.9%	22.4%	21.1%	11.7%
EPRA NTA	€ 21.40	€ 20.99	€ 19.30	€ 19.18	€ 16.98
Premium/discount to EPRA NAV	1.8%	16.2%	19.7%	18.9%	7.6%

(1) Including own shares.

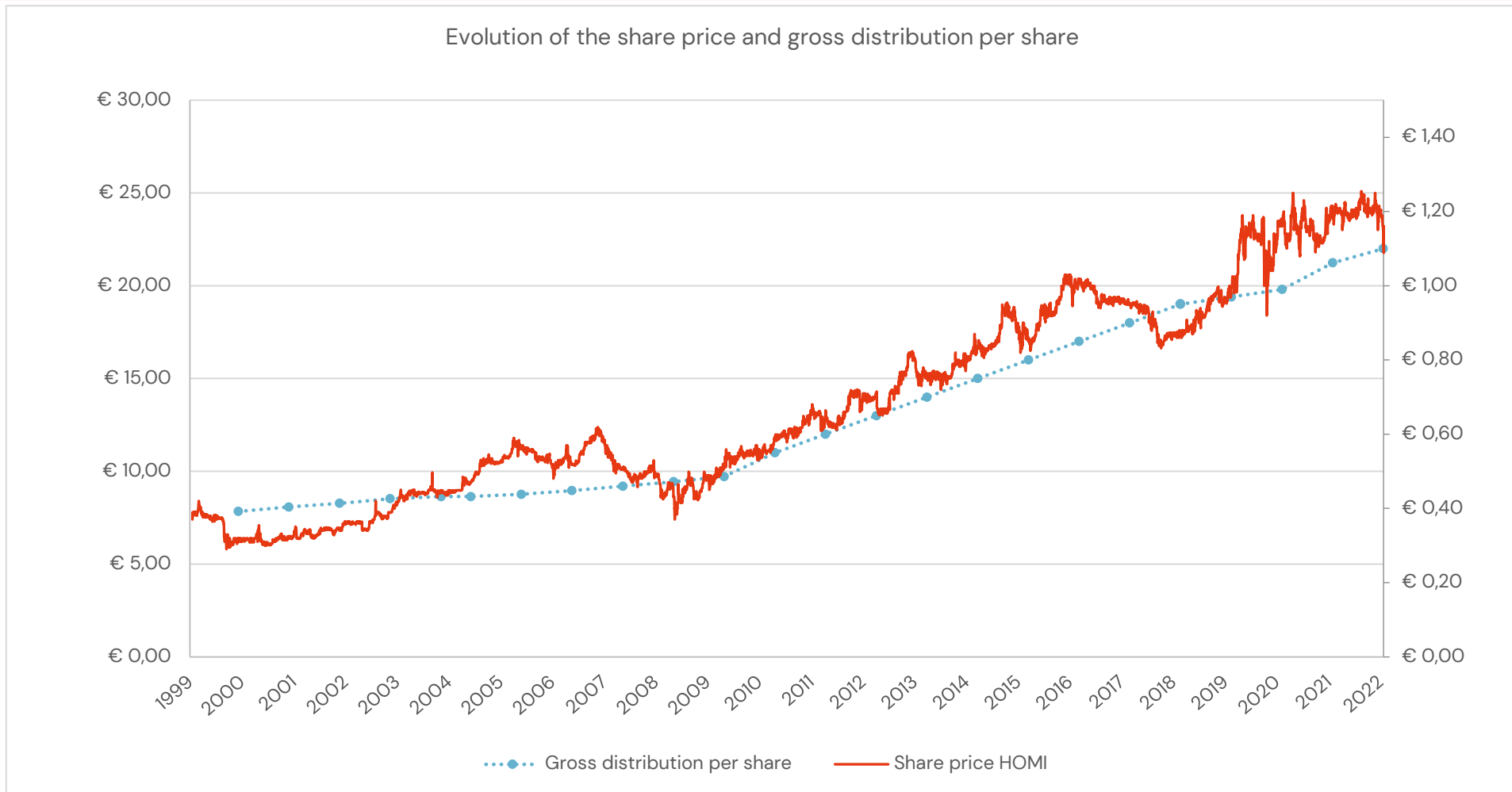


Key figures per share

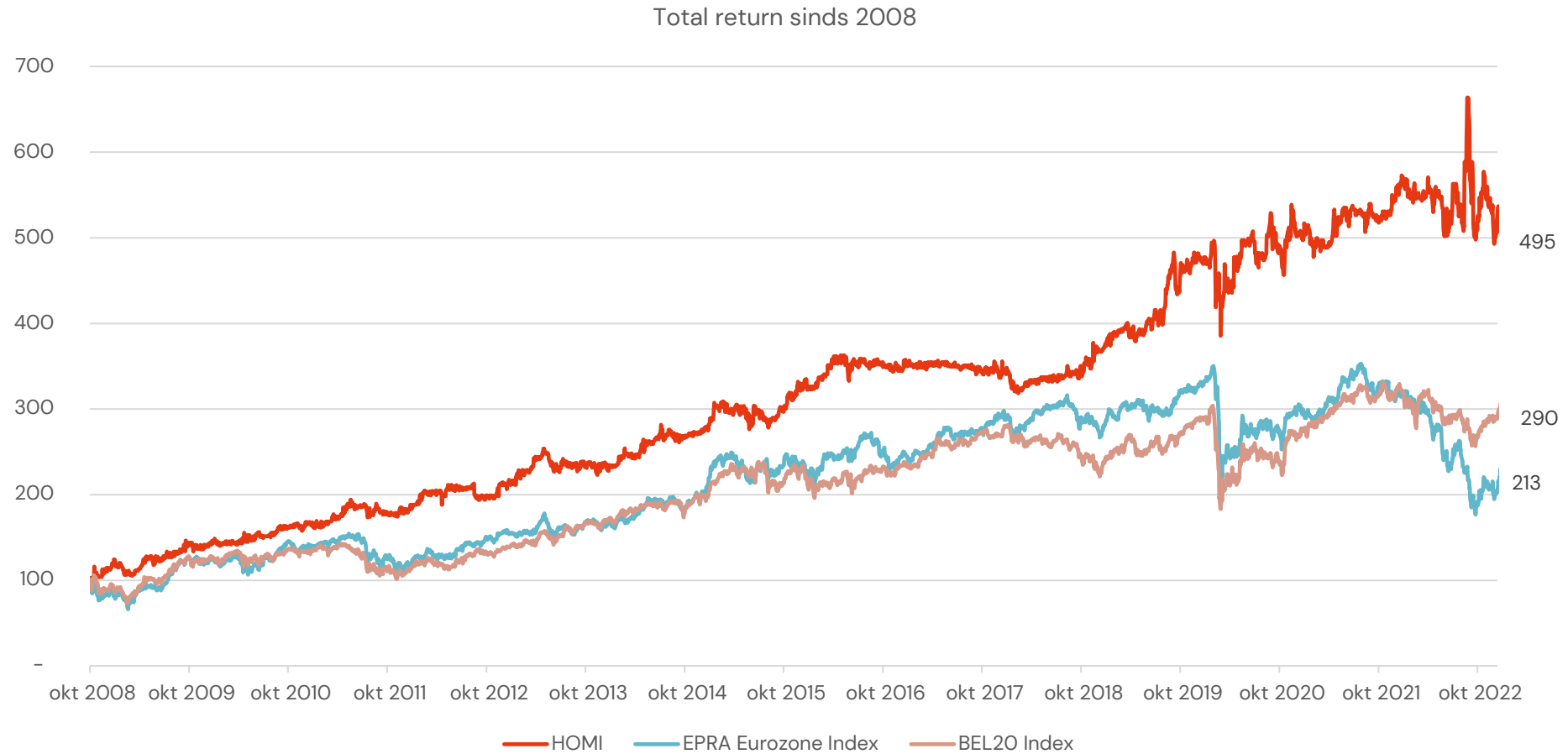
Key figures per share	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018
Average number of shares ⁽¹⁾	17 106 685	16 442 734	16 440 730	16 440 730	16 440 730
EPRA earnings	€ 18.47 mio	€ 16.28 mio	€ 14.60 mio	€ 12.67 mio	€ 10.54 mio
EPRA earnings per share	€ 1.08	€ 0.99	€ 0.89	€ 0.77	€ 0.64

(1) Excluding own shares.

Evolution of the share price & gross distribution



Stock price comparison



Outlook

Outlook

Strong residential rental market and good operating figures in FY 2022

- Strong residential letting market with strong demand for qualitative housing has resulted in a record occupancy rate of 98.1%.
- Further increase in EPRA earnings by 13.4% to € 18.47 million in FY 2022.

Supportive long-term trends for the residential rental market

- The residential rental market continues to grow steadily in those cities where Home Invest Belgium is active, mostly thanks to:
 - a long-term urbanisation trend, marked by demographic growth in big cities, including both young and older people, leading to increased demand for housing;
 - an increasing number of tenants in big cities, due to factors including an increasing need for flexibility and a change in attitudes to private property and concepts of urban sharing.

With its future proof portfolio, Home Invest Belgium is well positioned to take a leading role in the residential rental market

- > 50% of the portfolio is younger than 10 years

Outlook

EPRA earnings per share

- For FY 2023 the company expects a further increase of EPRA earnings per share to € 1.10 (from € 1.08 in FY 2022).

Distribution to the shareholders

- The board of directors proposes a increase of the gross distribution to the shareholders to € 1.10 per share. This implies an increase in distributions for the 23rd year in a row. The distribution consists of the combination of:
 - A gross dividend of € 1.00 per share (an increase of € 0.01 compared to € 0.99 for FY 2021) proposed to the AGM of 2 May 2023;
 - A reduction of the shareholders' equity with € 0.10 per share (an increase of € 0.03 compared to € 0.07 for FY 2021) that needs an approval of an EGM. This decision will lead in part to a capital reduction and in part to a distribution of reserves.
- The Board of Directors envisages a distribution policy based on an average increase equal to or higher than the long-term inflation. This is based on:
 - the constant indexed rent flow from existing investment properties;
 - the control of the operational costs of the company;
 - the company's hedging policy, which provides good visibility on interest charges and makes them assessable in the medium term;
 - The existing pipeline of project developments;

Furthermore, the board points to the significant reserves the company has built up over the years as safety cushion for the future.



Home Invest Belgium

*Home Invest Belgium has received an "EPRA BPR Gold award"
for its Annual Financial Report 2021*

