Press release 25 November 2025 – 5:40 p.m.

Home Invest Belgium completes City Dox project in Brussels and welcomes first tenants

Brussels, 25 November 2025 - Home Invest Belgium ("HOMI"), the Belgian listed market leader in the leasing of residential property, has completed the City Dox residential project in Brussels (Anderlecht). The project consists of 163 sustainable rental homes and marks an important milestone in HOMI's commitment to sustainable urban development and quality housing.

CITY DOX: A LEAP IN SCALE AND AMBITION

In November 2021, HOMI acquired a site and building permit from Atenor[1] for the development of LOT 4 in the City Dox project in Brussels (Anderlecht). The building was designed by the architectural firm XDGA. HOMI has realised a residential project on the site with 163 apartments, 6 spaces for production activities, 132 parking spaces and 316 bicycle spaces.

City Dox enjoys an excellent location on the Canal Bank in Anderlecht, near the Porte de Hal and Brussels-South station. The area offers easy access and is part of a neighbourhood with a promising future.

FOCUS ON ENERGY EFFICIENCY

Sustainability and energy efficiency were central to the development of City Dox. The building is heated without the use of fossil fuels. Geothermal boreholes 65 metres deep provide heating and hot water for all the residential units. Geothermal energy also provides passive cooling via underfloor heating. The geothermal installation is linked to a series of air/water heat pumps for the regeneration of the geothermal soil in summer and an electric boiler, each of which offers

[1] See press release "Home Invest Belgium accelerates its growth in Brussels with the acquisition of lot 4 of the City Dox project" from November 2021.

double security of supply in all situations. 319 solar panels (with a capacity of 142 kWp) provide green electricity production.

The units have an estimated average primary energy consumption of 30 kWh/m^2/year, which corresponds to an energy label A.

With this project, Home Invest Belgium is actively contributing to its goal of reducing the average primary energy consumption of its residential portfolio to less than 100 kWh/m^2/year by the end of 2026. By way of comparison, the average energy consumption of the residential market in the Brussels-Capital Region is approximately 294 kWh/m^2/year[2] .

GOOD COMMERCIAL START

The building has only just been completed and already 65 units (40% of the apartments) have been let. This confirms the high demand for quality rental properties.

[LINK TO PHOTO]

[2] Source: Bruxelles Environnement, "Certification PEB des habitations individuelles" (data for 2021).

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FOR ADDITIONAL INFORMATION

Preben Bruggeman	**Ingrid Quinet**
Chief Executive Officer	Chief Legal Officer

Tel: +32 (0)2 899 43 21	Home Invest Belgium
Email: investors@homeinvest.be	Boulevard de la Woluwe 46. box 11
www.homeinvestbelgium.be	B – 1200 Brussels

ABOUT HOME INVEST BELGIUM

Home Invest Belgium is the Belgian listed market leader in the leasing of residential property. The company builds, rents and maintains most of its buildings under its own management. As both builder and long-term owner, Home Invest Belgium guarantees a high-quality living experience for its tenants.

With more than 25 years' experience, 45 buildings in its portfolio - half of which are less than 10 years old - and more than 2,500 residential units, Home Invest Belgium has a wide range and in-depth expertise. The company uses them to fulfil its stated ambition: to be the *'landlord of choice'* for all its tenants, regardless of their stage of life or lifestyle. This translates into high-quality and sustainable rental housing, common areas and services for tenants and rent rates in line with the market prices.

Home Invest Belgium is a Belgian public regulated real estate company (GVV, SIR or BE-REIT) specialised in acquisition, development, letting and management of residential real estate. On 30 September 2025, Home Invest Belgium had a property portfolio worth € 937 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 30 September 2025, its market capitalisation amounted to € 396 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.