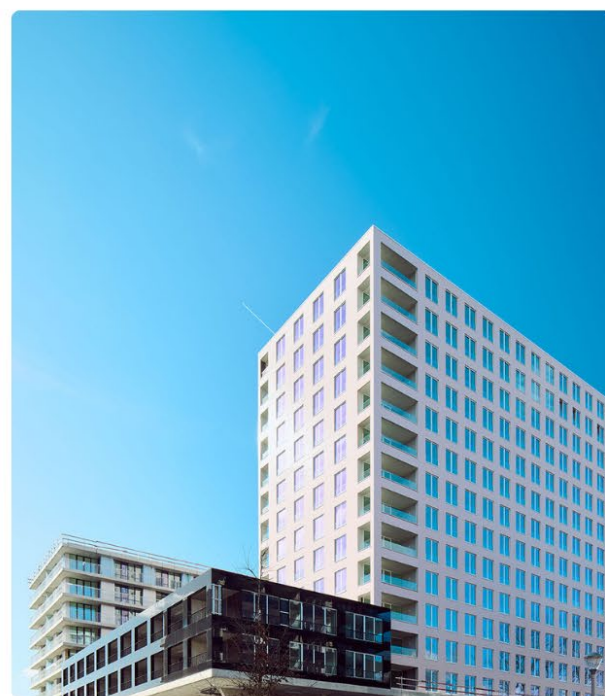


Results of the 1st quarter of 2026

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REGULATED INFORMATION



RESULTS OF THE 1ST QUARTER 2026

- **Qualitative residential real estate portfolio**

- The fair value of the real estate portfolio is € 969.15 million on 31 March 2026.
- The investment properties available for rent consist of 91.7% residential real estate.
- More than 50% of the investment properties available for rent are younger than 10 years; more than 80% are younger than 20 years.
- Completion of the thorough renovation of the Charles Woeste building in Brussels, comprising 92 sustainable rental units.
- Development of a social and affordable housing project in Turnhout, consisting of 92 sustainable rental units.

- **Low average energy consumption of the residential portfolio**

- The housing units in Home Invest Belgium's property portfolio have an average primary energy consumption of 101 kWh/m²/year on 31 March 2026.
- Home Invest Belgium's ambition is to further reduce the average primary energy consumption of the residential portfolio to <100 kWh/m²/year by 31 December 2026.
- By comparison, the average energy consumption of the residential market is 294 kWh/m²/year in the Brussels Capital Region. Only 17% of the market is below 150 kWh/m²/year; only 6% of the market is below 95 kWh/m²/year.

- **Strong letting market results in a high occupancy rate**

- Strong residential letting market with strong demand for qualitative housing.
- An average occupancy rate of 98.3% in the first 3 months of 2026.
- Lfl (like-for-like) rental growth of 3.0% in the first 3 months of 2026.

- **Further increase in EPRA earnings**

- 17.5% increase in EPRA earnings to € 4.32 million in the first 3 months of 2026 (compared to € 3.68 million in the first three months of 2025).
- 18.5% increase in EPRA earnings per share to € 0.22 in the first 3 months of 2026.

- **Increase in Net Asset Value per share (NAV)**

- Increase in EPRA NTA per share by 0.5% to € 25.76 in the first 3 months of 2026 (compared to € 253.63 at 31 December 2025).

- **Well balanced capital structure and strong liquidity position**

- Debt ratio of 48.15% (GVV-KB) and 47.36% (IFRS) on 31 March 2026.
- The average financing cost in the first 3 months of 2026 amounts to 2.33%.
- 78.4% of financial debts have a fixed interest rate with a weighted average remaining maturity of 3.6 years.
- Home Invest Belgium has € 60.00 million of freely available credit lines.
- There are no maturities for credit lines or bonds in 2026 and the first half of 2027. The next maturities are scheduled for the second half of 2027.

- **Outlook 2026 and distribution to shareholders**

- For 2026, Home Invest Belgium expects an increase in EPRA earnings per share to € 1.23 (compared to € 1.21 for 2025).
- On 5 May 2026, the General Meeting and the Extraordinary General Meeting approved a total distribution to shareholders of € 1.16 per share (compared to € 1.14 for 2024), representing an increase for the 26th consecutive year.

The distribution to shareholders consists of a combination of:

- A gross dividend of € 1.03 per share (an increase of € 0.01 compared to € 1.02 for 2024);
 - A reduction in equity of € 0.13 per share (an increase of € 0.01 compared to € 0.12 for 2024).
- The board of directors foresees a distribution policy based on an average increase equal to or greater than the long-term inflation.

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1. REAL ESTATE PORTFOLIO

On 31 March 2026, Home Invest Belgium holds a real estate portfolio¹ of € 969.15 million (compared to € 966.97 million on 31 December 2025).

REAL ESTATE PORTFOLIO	31/03/2026	31/12/2025
Fair value of investment properties	€ 886.14 m	€ 885.81 m
Investment properties available for rent	€ 877.68 m	€ 877.56 m
Development projects	€ 10.46 m	€ 8.22 m
Advance payments	€ 52.86 m	€ 51.76 m
Investments in associated companies and joint ventures	€ 30.16 m	€ 29.41 m
TOTAL	€ 969.15 m	€ 966.97 m

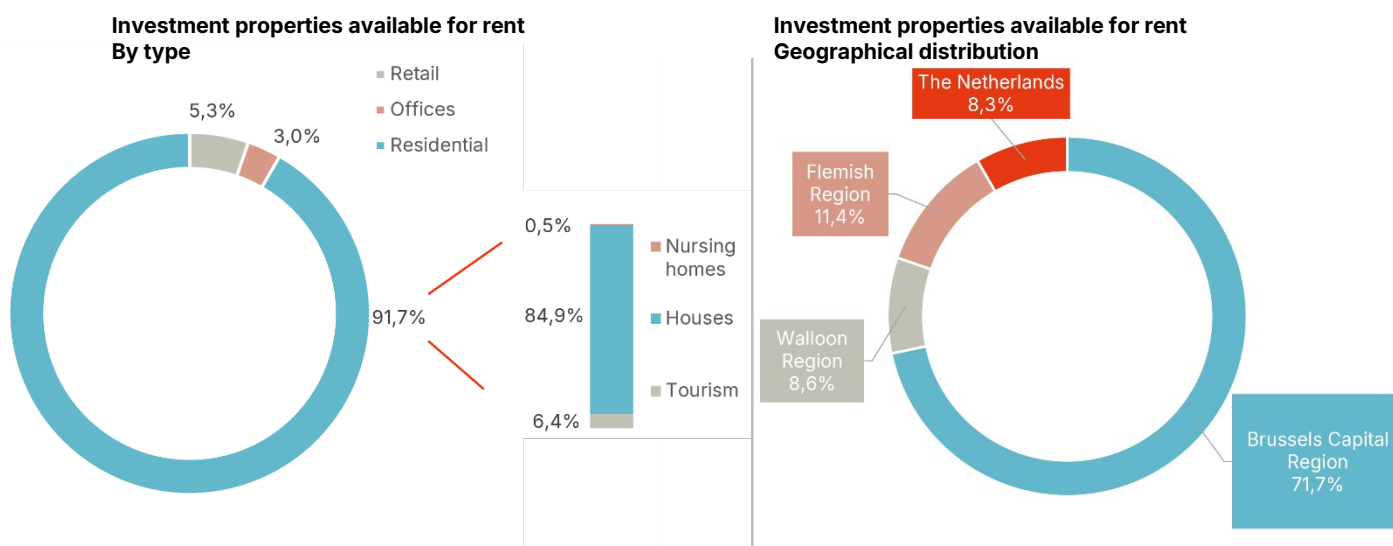
The fair value of the investment properties available for rent amounts to € 877.68 million across 46 sites.

The sum of the contractual rents on an annual basis and the estimated rental value of the vacant space amounts to € 42.62 million as at 31 March 2026.

The investment properties available for rent are valued by independent real estate experts at an average gross rental yield² of 4.9%.

Investment properties available for rent consist of 91.7% of residential properties on 31 March 2026.

71.7% of the investment properties available for rent are located in the Brussels Capital Region, 8.6% in the Walloon Region, 11.4% in the Flemish Region and 8.3% in The Netherlands.



¹ The estate portfolio consists of (i) investment properties and (ii) investments in associated companies and joint ventures equity method.

² Gross rental yield = (contractual gross rents on a yearly basis + estimated rental value on vacant spaces) / (fair value of the investment properties available for rent).

2. CONSOLIDATED KEY FIGURES

CONSOLIDATED KEY FIGURES		(in k €)	
INCOME STATEMENT	31/03/2026	31/03/2025	
NET RENTAL INCOME	10,516	9,119	
OPERATIONAL RESULT BEFORE PORTFOLIO RESULT	5,683	4,730	
OPERATING MARGIN³	54.0%	51.9%	
XVI. Result on the sale of investment properties	361	4,691	
XVIII. Changes in fair value of investment properties	-2,823	10,939	
XIX. Other portfolio result	-147	-134	
PORTFOLIO RESULT	-2,609	15,496	
OPERATING RESULT	4,662	20,226	
XX. Financial income	55	7	
XXI. Net interest charges	-1,694	-1,374	
XXII. Other financial charges	-11	-42	
XXIII. Changes in fair value of financial assets and liabilities	2,057	1,185	
FINANCIAL RESULT	408	-223	
XXIV. Share in the profit of associated companies and joint ventures	747	479	
TAXES	-100	-26	
NET RESULT	4,129	20,455	
Exclusion of portfolio result	2,609	-15,496	
Exclusion of changes in real value of financial assets and liabilities	-2,057	-1,185	
Exclusion of non-EPRA elements of the share in the result of associated companies and joint ventures	-363	-98	
EPRA EARNINGS⁴	4,319	3,675	
Average number of shares ⁵	19,895,902	20,066,379	
NET RESULT PER SHARE (in €)	0.21	1.02	
EPRA EARNINGS PER SHARE (in €)	0.22	0.18	

³ Operating margin = (operating result before portfolio result)/(net rental result).

⁴ EPRA earnings is the net result excluding the (i) 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.

⁵ The average number of shares is calculated excluding the own shares held by the company.

BALANCE SHEET	31/03/2026	31/12/2025
Shareholders' equity (attributable to shareholders of parent company)	523,200	518,818
Total assets	993,405	987,481
Debt ratio (RREC Royal Decree). ⁶	48.15%	48.14%
Debt ratio (IFRS). ⁷	47.36%	47.33%

PER SHARE	31/03/2026	31/12/2025
Number of shares at end of period. ⁸	19,895,902	19,895,902
Stock price at closing date	18.40	18.38
IFRS NAV per share. ⁹	26.30	26.08
Premium compared to IFRS NAV (at closing date)	-30.0%	-29.5%
EPRA NTA per share. ¹⁰	25.76	25.63
Premium compared to EPRA NTA (at closing date)	-28.6%	-28.3%

⁶ The debt ratio (RREC Royal Decree) is the debt ratio calculated in accordance with RREC Royal Decree. This means that for the purposes of calculations of the debt ratio, participations in associated companies and joint ventures are accounted for using the proportional consolidation method.

⁷ The debt ratio (IFRS) is calculated like the debt ratio (RREC Royal Decree) but based on and conciliating with a consolidated balance in accordance with IFRS where participations in joint ventures and associated companies are accounted for using the equity method.

⁸ The average number of shares is calculated excluding the own shares held by the company.

⁹ IFRS NAV per share = Net Asset Value or Net Value per share according to IFRS.

¹⁰ EPRA NTA per share = Net Asset Value or Net Value per share following the Best Practices Recommendations of EPRA.

3. NOTES TO THE CONSOLIDATED KEY FIGURES

3.1. NOTES TO THE CONSOLIDATED INCOME STATEMENT

NET RENTAL INCOME

The net rental income increased to € 10.52 million during the first 3 months of 2026 (compared to € 9.12 million during the first 3 months of 2025).

OPERATING RESULT BEFORE THE PORTFOLIO RESULT

The operating result before the portfolio result amounted to € 5.68 million during the first 3 months of 2026 (compared to € 4.73 million during the first 3 months of 2025).

The operating margin¹¹ was 54.0% during the first 3 months of 2026 (compared to 51.9% during the first 3 months of 2025).

PORTFOLIO RESULT

During the first 3 months of 2026, Home Invest Belgium achieved a portfolio result of € -2.61 million.

During the first 3 months of 2026, Home Invest Belgium recorded a change in the fair value of its real estate investments amounting to € -2.82 million. These changes consist of:

- A negative change of € -3.02 million in Belgium; and
- A positive change of € 0.20 million in the Netherlands.

The other portfolio result amounts to € - 0.15 million. In this item, the changes in deferred taxes are recorded.

FINANCIAL RESULT

The net interest charges amounted to € 1.69 million in the first 3 months of 2026. The average cost of debt amounted to 2.33% over the same period.

The changes in the fair value of the financial assets and liabilities amounted to € 2.06 million during the first 3 months of 2026. These changes are the consequence of a change in the fair value of the interest rate swaps.

TAXES

Taxes amounted to € -0.10 million during the first 3 months of 2026 (compared to € -0.03 million during the first 3 months of 2025).

NET RESULT

The net result (group share) of Home Invest Belgium amounted to € 4.32 million during the first 3 months of 2026, or € 0.21 per share.

¹¹ Operating margin = (operating result before portfolio result)/(net rental result).

¹² The average funding cost is = the interest costs including the credit margin and the cost of hedging instruments and increased by capitalised interests divided by the weighted average financial debt over the period.

EPRA EARNINGS

After adjustment of the net result for (i) the portfolio result, (ii) the changes in the fair value of the financial assets and liabilities, and (iii) the non-EPRA elements of the share in the result of associated companies and joint ventures, the EPRA earnings amount to € 4.32 million during the first 3 months of 2026, an increase of 17.5% (compared to € 3.68 million during the first 3 months of 2025).

EPRA earnings per share increased by 18.5% to € 0.22 during the first 3 months of 2026.

3.2. NOTES TO THE CONSOLIDATED BALANCE SHEET

SHAREHOLDERS' EQUITY AND NAV PER SHARE

On 31 March 2026, the shareholders' equity of the group stood at € 523.20 million, which is an increase of 0.8% compared to 31 December 2025.

The IFRS NAV per share increased by 0.8% to stand at € 26.30 on 31 March 2026 (compared to € 26.08 on 31 December 2025).

EPRA NTA per share increased by 0.5% to stand at € 25.76 on 31 March 2026 (compared to € 25.63 on 31 December 2025).

3.3. FINANCING STRUCTURE

DEBT RATIO

The debt ratio (RREC Royal Decree) amounted to 48.15% at 31 March 2026. The debt ratio (IFRS) amounted to 47.36%.

Considering a maximum permitted debt ratio of 65%, Home Invest Belgium still has a debt capacity of € 478.63 million, as defined by the RREC Royal Decree, in order to fund new investments.

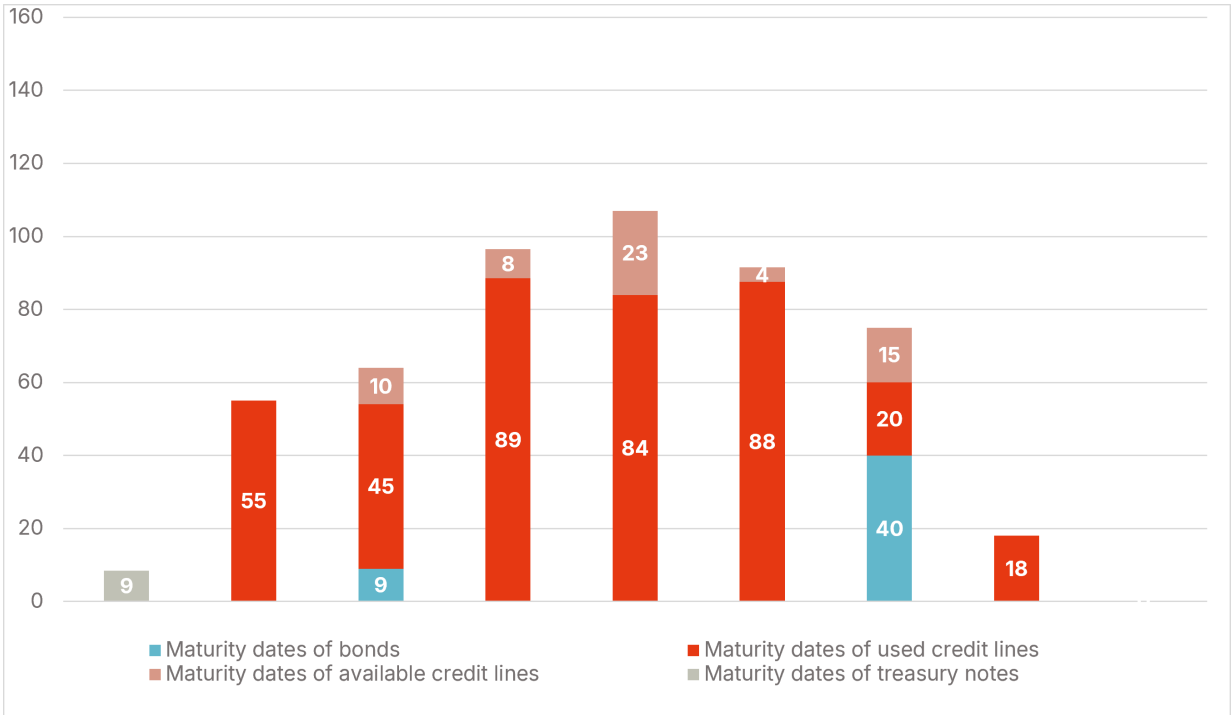
Considering Home Invest Belgium’s strategy to keep the debt ratio in the medium and long term below 55%, Home Invest Belgium still has a debt capacity of € 153.37 million to fund new investments.

DEBT COMPOSITION

On 31 March 2026, Home Invest Belgium had € 455.50 million in financial debts composed of:

- Bilateral credit lines drawn for an amount of € 398.00 million with 7 different financial institutions, with well spread maturity dates until 2033. There are no maturities in 2026. The first coming maturity date is in the second half of 2027;
- Bondloans for an amount of € 49.00 million with maturities between 2028 and 2032;
- Short term treasury notes (“commercial paper”) for an amount of € 8.50 million. Notwithstanding the short-term nature of the outstanding treasury notes, the outstanding amount is fully covered by available long-term credit lines (back-up lines).

MATURITY OF FINANCIAL DEBTS (€ MIO)



The weighted average remaining duration of the financial debts amounts to 3.9 years.

On 31 March 2026, Home Invest Belgium disposed of € 60.00 million of undrawn available credit lines, of which:

- € 8.50 million long term back-up lines covering short-term outgoing treasury notes;
- € 51.50 million available credit lines.

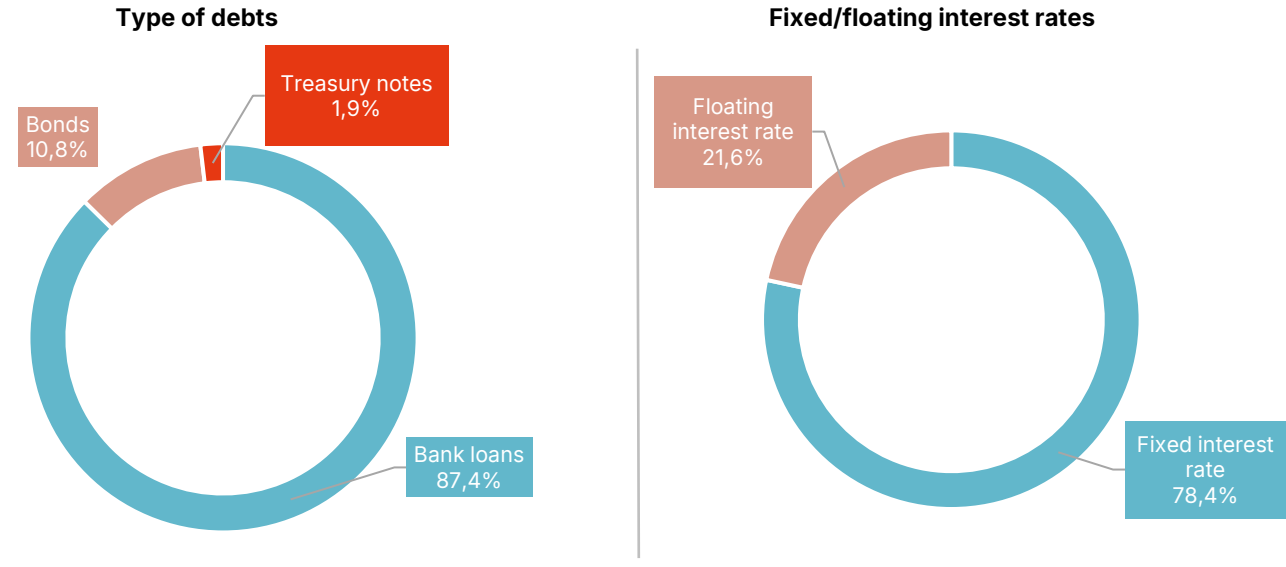
HEDGES

At 31 March 2026, 78.4% of financial debts (i.e. € 357.0 million) had a fixed interest rate, using Interest Rate Swaps as hedging instruments, among other things.

The fixed interest rates have a weighted average remaining duration of 3.6 years.

The total value of the hedges at closing date was positive for an amount of € 14.51 million due to an increase in interest rates after conclusion of the hedges.

Through its hedging policy, the board of directors wishes to protect the company against potential increases in interest rate.



4. ACTIVITY REPORT FOR THE FIRST THREE MONTHS OF 2026

4.1. RENTAL ACTIVITIES

Home Invest Belgium saw a healthy rental market in the first three months of 2026 with strong demand for quality housing in the regions in which it operates. This resulted in a very high occupancy rate. The average occupancy rate¹³ of the investment properties available for rent amounted to 98.3% during the first three months of 2026. The lfl (like-for-like) rental growth rate was 3.0% in the first 3 months of 2026.

4.2. RENOVATION AND DEVELOPMENT PROJECTS

Housing project Jardin Leopold – Brussels – Belgium



In January 2025, Home Invest Belgium acquired the Jardin Leopold development project in Brussels (Laeken). The transaction concerns the acquisition of a site with 2 old warehouses and a building permit. Home Invest Belgium will realise a new build project consisting of 56 residential units. The total investment in the project will amount to approximately € 18.0 million. The gross initial yield is estimated at around 4.7%. The project is expected to be delivered by the end of 2026.

Renovation building Charles Woeste- Brussels- Belgium

In the first quarter of 2026, HOMI completed the thorough renovation of the Charles Woeste building. The building, located in Brussels (Jette), consists 92 rental units and 30 parking spaces and has been part of HOMI's property portfolio for over 20 years.

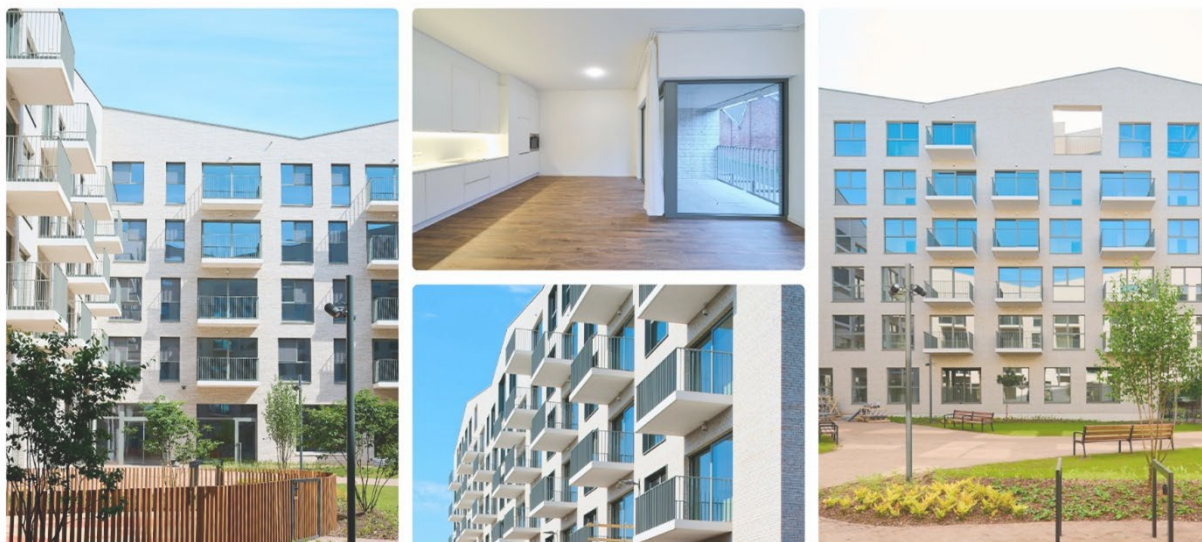


¹³ The average occupancy rate calculated as the average percentage over a certain period of time of the contractual rents of the rented spaces, in relation to the sum of the contractual rents of the rented spaces and the estimated rental value of the vacant spaces. The occupancy rate is calculated excluding (i) buildings being renovated (ii) buildings being commercialised for the first time and (iii) buildings being sold.

After two decades of strong letting performance, the building was in need of an upgrade, both in terms of energy efficiency and tenant comfort. The units were fully renovated with a focus on modern living standards, sustainability and functionality.

Through this project, HOMI is making a positive social impact. With the completion of 92 rental properties, HOMI is helping to address the massive shortage in the Brussels rental market, where demand for high-quality and sustainable rental properties far exceeds supply.

Social and affordable housing project – Turnhout - Belgium



In June 2023, HOMI completed a construction project consisting of 92 sustainable residential rental units in the centre of Turnhout. These units were offered on the regular rental market until the end of 2025.¹⁴

HOMI has entered into an agreement with the housing association Woonboog based on a long-term lease of 27 years and an annually indexed fixed rent level for 56 units (+/- 60% of the units in the building). These units will be offered by Woonboog as social rental housing.

The remaining 36 units (+/- 40% of the units in the building) will be offered by HOMI as regulated rental housing in the affordable segment.

There is a significant shortage of social housing in Flanders. Flanders has approximately 178,000 social housing units. In addition, there is a waiting list of approximately 187,000 prospective tenants waiting for social housing. The average waiting time to be allocated to a social house in Flanders is 4.8 years.¹⁵

Since the reform to Flemish housing policy in 2023, private players are able to build and let social and affordable housing in partnership with local housing associations in Flanders. This project demonstrates that, within the right framework, private sector players can work together with the government to address social needs.

All units have an energy rating A with a favourable average primary energy consumption of 51 kWh/m²/year.

¹⁴ The building was fully leased to Terranovis, an operator that rented out the apartments on the regular rental market. The lease agreement with Terranovis was terminated at the end of 2025.

¹⁵ Sources: "Wonen in Vlaanderen" (Annual Report 2024) and "Statistiek Vlaanderen" (figures of end 2024).

4.3. ENERGY EFFICIENCY OF THE RESIDENTIAL PORTFOLIO

Home Invest Belgium's property portfolio has an average primary energy consumption of 101 kWh/m²/year on 31 March 2026.

Home Invest Belgium's ambition is to further reduce the average primary energy consumption of the residential portfolio to <100 kWh/m²/year by 31 December 2026.

In comparison, the average energy performance, as recorded in the EPB-certificates issued in 2024 for the Brussels housing market, is 254 kWh/m²/year¹⁶. Only 19%¹⁷ of the market is below 150 kWh/m²/year; only 7% of the market is below 95 kWh/m²/year.

¹⁶ Source : Performance du bâti | Citoyen - Bruxelles environnement

¹⁷ Source : Les statistiques des certificats PEB | Région de Bruxelles-Capitale

5. DISTRIBUTION TO THE SHAREHOLDERS

On 5th May 2026, the General Meeting and the Extraordinary General Meeting approved a distribution to shareholders of € 1.16 per share (compared to € 1.14 for financial year 2024), an increase for the 26th consecutive year.

The distribution to shareholders will consist of the combination of:

- a gross dividend of € 1.03 per share (an increase of € 0.01 compared to € 1.02 for financial year 2024);
- a reduction in shareholders' equity of € 0.13 per share. This distribution will consist partly of a capital reduction and partly of a distribution of reserves (In accordance with article 18, paragraph 7 of the Income Tax Code).

The amounts and dates of distributions to shareholders are presented below:

Distribution to shareholders: Dividend	€ 1,03 gross	Calendar
Dividend financial year 2025 (coupon n°11) – Ex date		Monday 11 May 2026
Dividend financial year 2025 (coupon n°11) – Record date		Tuesday 12 May 2026
Dividend financial year 2025 (coupon n°11) – Payment date	€ 1,03 gross	Wednesday 13 May 2026

Distribution to shareholders: Reduction of shareholders' equity	€ 0.13 gross	Calendar
Capital reduction (coupon n°12) – Ex date		Monday 11 May 2026
Capital reduction (coupon n°12) – Record date		Tuesday 12 May 2026
Capital reduction (coupon n°12) – Payment date	€ 0.10 gross	Monday 27 July 2026
Distribution from the reserves (coupon n°13) – Ex date		Monday 11 May 2026
Distribution from the reserves (coupon n°13) – Record date		Tuesday 12 May 2026
Distribution from the reserves (coupon n°13) – Payment date	€ 0.03 gross	Monday 27 July 2026

The board of directors envisages a distribution policy based on an average increase equal to or greater than the long-term inflation. The board of directors bases this on:

- the constant indexed rental stream from existing investment properties;
- the control of the company's operating costs;
- the company's hedging policy, which provides good visibility on interest charges and makes them assessable in the medium term;
- the existing pipeline of development projects.

Furthermore, the board of directors points to the significant reserves the company has built up over the years as a safety buffer for the future.

6. OUTLOOK

During the first 3 months of 2026, the operational results of Home Invest Belgium have developed positively.

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 attitude towards owning property and concepts of urban sharing.

Home Invest Belgium owns a sustainable portfolio given its young age. More than 50% of the investment properties available for rent are younger than 10 years. Given the quality and the location of the properties in predominantly large urban areas, Home Invest Belgium is well positioned to take on a leading role in the favourable trends of the residential market.

Against this background, the board of directors confirms its confidence in the long-term prospects of the company.

For 2026, Home Invest Belgium expects EPRA earnings per share of € 1.23.

7. APM – ALTERNATIVE PERFORMANCE MEASURES

Home Invest Belgium uses Alternative Performance Measures (APM) within the meaning of the Guidelines issued by the European Securities and Markets Authority (ESMA) on 5 October 2015 in its financial communication for many years. A number of these APMs are recommended by the European Public Real Estate Association, EPRA, while others were established by the sector or by Home Invest Belgium itself to provide the reader with a better understanding of the company's results and performances.

Performance indicators that are defined by the IFRS or by law, and indicators that are not based on items in the income statement or the balance sheet, are not considered to be APMs.

HEDGING RATIO

Definition:

This is the percentage of financial debt with a fixed interest rate compared to the total financial debt. The numerator corresponds to the sum of fixed-rate borrowing plus floating-rate debts after conversion into fixed-rate debts via IRS contracts in effect at the end of the financial year. The denominator corresponds to the total amount of financial debt drawn on the closing date.

Purpose:

A significant portion of the company's financial debts are concluded at floating rates. This APM is used to measure the risk associated with interest rate fluctuations and its potential impact on the results.

Reconciliation:

(in € k)	31/03/2026	31/12/2025
Fixed-rate financial debt	89,000	89,000
Floating-rate financial debts converted into fixed-rate debt via IRS	268,000	268,000
Total fixed-rate debt	357,000	357,000
Total floating-rate debt	98,500	99,500
Total debt	455,500	456,500
Hedging ratio	78.38%	78.20%

AVERAGE COST OF DEBT

Definition:

The interest costs (including the credit margin and the cost of the hedging instruments) divided by the weighted average financial debt over the period in question. The numerator corresponds to the sum of the net interest costs included in item XXI of the income statement, after addition of the capitalized interest. The denominator corresponds to the average amount of financial debt calculated over the period.

Purpose:

The company is partly financed by debt. This APM is used to measure the average cost of the interests paid.

Reconciliation:

(in € k)	31/03/2026	31/03/2025
Net interest charges (heading XXI)	1,694	1,374
Capitalized interests	923	656
Total cost of financial debt	2,617	2,029
Weighted average amount of debt	112,167	96,047
Average cost of debt	2.33%	2.11%

EPRA NAV

Definition:

EPRA published the new Best Practice Recommendations for financial disclosures of listed real estate companies in October 2019. EPRA NAV is being replaced by 3 new Net Asset Value indicators: EPRA Net Reinstatement Value (NRV), EPRA Net Tangible Assets (NTA) and EPRA Net Disposal Value (NDV). The EPRA NAV indicators are obtained by adjusting the IFRS NAV in such a way that any shareholders receive the most relevant information about the value of the company's assets and liabilities.

Purpose:

- EPRA NRV: displaying the resources required to reconstitute the company through the investment markets based on the current capital and financing structure, including transfer taxes;
- EPRA NTA: displaying a NAV in which the real property and other investments have been revalued to their respective fair values, excluding certain items that are not expected to materialise into a long-term investment property business model;
- EPRA NDV: represents the NAV of the company in a scenario when all assets are being sold. This scenario results in the value of any deferred taxes, debts and financial instruments being realised.

Reconciliation:

(in € k)		31/03/2026		
		EPRA NTA	EPRA NRV	EPRA NDV
IFRS NAV (shareholders of the group)		523,200	523,200	523,200
(v)	Deferred taxes in respect of increases in the fair value of investment properties	4,137	4,137	
(vi)	Fair value of financial instruments	-14,508	-14,508	
(viii,b)	Intangible fixed assets	-376		
(x)	Fair value of fixed rate debt			3,249
(xi)	Transfer taxes		48,748	
NAV		512,453	561,577	526,449
Number of shares		19,895,902	19,895,902	19,895,902
NAV per share		25.76	28.23	26.46

(in € k)		31/12/2025		
		EPRA NTA	EPRA NRV	EPRA NDV
IFRS NAV (shareholders of the group)		518,818	518,818	518,818
(v)	Deferred taxes in respect of increases in the fair value of investment properties	3,991	3,991	
(vi)	Fair value of financial instruments	-12,451	-12,451	
(viii,b)	Intangible fixed assets	-418		
(x)	Fair value of fixed rate debt			3,249
(xi)	Transfer taxes		49,793	
NAV		509,940	560,151	522,067
Number of shares at end of period		19,895,902	19,895,902	19,895,902
NAV per share		25.63	28.15	26.24

EPRA EARNINGS (PER SHARE)

Definition:

The EPRA earnings is the net result (share group) excluding the (i) 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 results of associated companies and joint ventures. The term is used in accordance with the Best Practices Recommendations of EPRA.

Purpose:

This APM measures the underlying operational result of the company, without regard to the result of the change in the value of the assets or liabilities on the portfolio, gains or losses on the sale of investment properties and the other result of the portfolio.

Reconciliation:

(in € k)	31/03/2026	31/03/2025
NET RESULT (GROUP SHAREHOLDERS) (IFRS)	4,129	20,455
- Excluding: results of sale of investment properties (ii)	-361	-4,691
- Excluding: changes in the fair value of properties (i)	+2,823	-10,939
- Excluding: other portfolio result (viii)	+174	+134
- Excluding: variations in the fair value of financial assets and liabilities (vi)	-2,057	-1,185
- Excluding: non-EPRA elements in the share of the result of associated companies and joint ventures (ix)	-363	-98
EPRA EARNINGS	4,319	3,675
Average number of shares	19,895,902	20,066,379
EPRA EARNINGS PER SHARE	0.22	0.18

OPERATING MARGIN

Definition:

This alternative performance indicator measures the company's operational profitability as a percentage of rental income and is calculated by dividing the "operating result before the result on the portfolio" by "the net rental result".

Purpose:

This APM is used to assess the operating performance of the company.

Reconciliation:

(in € k)	31/03/2026	31/03/2025
Operating result before portfolio result	5,683	4,730
Net rental result	10,516	9,119
Operating margin	54.04%	51.86%

8. SHAREHOLDERS' CALENDAR

2026

Interim statement: results at 31 March 2026

Wednesday 20 May 2026

Half-year financial report: results at 30 June 2026

Wednesday 2 September 2026

Interim statement: results at 30 September 2026

Thursday 12 November 2026

FOR ADDITIONAL INFORMATION

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

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ABOUT HOME INVEST BELGIUM

Home Invest Belgium is the largest professional lessor of residential real estate in Belgium. The company builds, rents and maintains most of its buildings under its own management. As constructor and long-term owner, Home Invest Belgium guarantees a qualitative residential experience to its tenants.

With more than 25 years of experience, 46 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 live up to its declared ambition to become 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, communal 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) specialised in the acquisition, sale, development, letting and management of residential real estate. On 31 March 2026 Home Invest Belgium held a real estate portfolio worth € 970 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 31 March 2026, the market capitalisation amounted to € 372 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.