Home Invest Belgium

Press release 4 November 2026 – 5:40 p.m.

Home Invest Belgium completes the sale of three non-strategic properties

Brussels, 4 November 2026 – Home Invest Belgium ("HOMI"), the Belgian listed market leader in the leasing of residential property, completes the sale of three non-strategic properties in Brussels and Wallonia.

Preben Bruggeman, CEO: *"The sale of these three non-strategic properties is part of the ongoing sustainability drive and value optimisation of the property portfolio. Between 2024 and 2026, we sold more than € 60 million's worth of investment properties, on average 14% above their most recent valuation. The proceeds were reinvested in new projects."*

SALES TRANSACTIONS

Over the past few months, HOMI has sold three non-strategic properties:

- Clos Saint-Géry – Résidence Saint-Géry, 7011 Ghlin, Wallonia (20 units);
- Belliard – Rue Belliard, 1000 Brussels, Brussels-Capital Region (6 units);
- Belgrade – Rue de Belgrade, 1190 Vorst, Brussels-Capital Region (20 units).

A total of 46 residential units were sold. The average energy performance of the sold units amounted to 187 kWh/m²/year.

The total net sale price amounts to € 10 million, which is 7% above the latest fair value and 50% above the acquisition cost.[1]

SELECTIVE SALE OF NON-STRATEGIC PROPERTIES

In recent years, HOMI has optimised its property portfolio by selling non-strategic property that no longer aligned with its sustainability ambitions and long-term value proposition for HOMI and its tenants. Between 2024 and 2026, a total of more than € 60 million's worth of investment property was sold on average 14% above the estimated value.

AN ENERGY-EFFICIENT PROPERTY PORTFOLIO

Following these sales, the properties in HOMI's property portfolio have an average primary energy consumption of 94 kWh/m²/year.

By way of comparison, the average energy performance, as recorded on the basis of the EPB certificates issued in 2025 for the Brussels housing market, is 256 kWh/m²/year.

Only 20% of the market is below 150 kWh/m²/year; only 8% of the market is below 95 kWh/m²/year.[2]

[1] The historical purchase value plus CAPEX expenditure
[2] Statistics on EPB certificates for residential properties in Brussels Capital Region

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FOR ADDITIONAL INFORMATION

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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 energy-efficient 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 June 2026, Home Invest Belgium had a property portfolio worth € 983 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 30 June 2026, its market capitalisation amounted to € 387 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.