

## Home Invest Belgium: acquisition of City Dox Lot 4 accelerates growth in Brussels



**9 November 2021, Brussels – Home Invest Belgium, the specialist in rental residential real estate, has enhanced its position on the Brussels market by acquiring the land and planning permit for City Dox Lot 4. Ideally located on the embankment of the canal in Anderlecht, the site will accommodate 163 residential units, 132 parking spaces, 324 covered spaces for bicycles and 2,200 m<sup>2</sup> of production space. The total investment for the project, scheduled for delivery in 2023, will be around €50 million. “This project aligns perfectly with our investor-developer strategy of sustainable residential projects for the rental market. Our position as investor-developer allows us to implement high-quality construction right away and thus increase the size of our portfolio fairly quickly,” says Home Invest Belgium CEO Sven Janssens.**

Home Invest Belgium has now finalised the acquisition, originally announced on 22 January 2021, of City Dox Lot 4 in Anderlecht – subject to the usual condition of obtaining a permit. The project, which represents a total investment of nearly €50 million, will have a gross initial yield estimated at around 4.5% once the building is fully occupied. Delivery is scheduled for 2023.

Developed by Atenor, this high-quality project was acquired with a permit not subject to appeal, meaning it could kick off immediately.

Home Invest Belgium CEO Sven Janssens: “We are strengthening our position as a benchmark player on the residential property market, focusing in particular, but not exclusively, on Brussels. Our know-how as an institutional investor enabled us to acquire this high-quality project, and our experience as a developer will enable us to build it. We firmly believe in the project’s potential on

the rental market and the contribution it will make to achieving our aim to be the landlord of choice for Belgian tenants."

### **Landlord of choice**

The site will accommodate 163 residential units, 132 parking spaces, 324 covered spaces for bicycles and 2,200 m<sup>2</sup> of production space. The housing units will be quite diverse, featuring an interesting mix of smaller and larger units: 3 studios, 38 1-bedroom apartments, 87 2-bedroom apartments, 16 3-bedroom family apartments, 11 more spacious 3-bedroom apartments and 8 4-bedroom apartments. Most apartments will have a terrace and all occupants will have access to the hanging garden.

Diversity, sustainability and quality of life play a key role in the project design, with the installation of a hanging garden, integration into a multifunctional neighbourhood and access to soft mobility. In addition, the development of tenant services in the building will strengthen Home Invest Belgium's position as a landlord of choice on the rental market.

### **Ambitious project**

The site, ideally located near the canal embankment in Anderlecht, is part of a large-scale project along the Brussels-Charleroi canal, an area that is being redeveloped. This resolutely future-oriented new neighbourhood will combine an optimal combination of functions and strike a harmonious balance between private, common and public spaces – all in a prime location alongside the canal and built around a large park.

Located just outside the city gates and directly connected to the centre of Brussels, the project provides occupants with easy accessibility to the city. City Doo is also close to Brussels-South – Belgium's first high-speed train station – making the new neighbourhood even more attractive.

Home Invest Belgium CEO Sven Janssens: "Together with the agreement concluded with ImmoBiel and BPI Real Estate in late June 2021 for the acquisition of building A in the Key West project (101 residential units for an investment of around €30 million, under condition of delivery of the planning permit), Home Invest Belgium is confirming its accelerated investment strategy driven by high-quality projects located in a district with a bright future."

FOR MORE INFORMATION

**Sven Janssens**   **Preben Bruggeman**  
Chief Executive Officer   Chief Financial Officer

Tél: [+32.2.740.14.51](tel:+3227401451)   Home Invest Belgium  
E-mail: [investors@homeinvest.be](mailto:investors@homeinvest.be)   Boulevard de la Woluwe 46, Bte 11  
[www.homeinvestbelgium.be](http://www.homeinvestbelgium.be)   B – 1200 Bruxelles



#### About Home Invest Belgium

Home Invest Belgium is a public regulated real estate company (SIR or BE-REIT) specialising in the acquisition, development, rental and management of residential real estate. As of 30 June 2021, Home Invest Belgium held a real estate portfolio worth €668 million in Belgium and the Netherlands.

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