

## Home Invest Belgium secures long-term bank financing for an amount of €160 million

Brussels, 18 January 2024 – Home Invest Belgium, Belgium's largest listed lessor of residential real estate, completed a financing operation totalling €160 million.

As a result of this operation, Home Invest Belgium has (i) refinanced all bank financing and bond loans maturing in 2024 and the first half of 2025 with new long-term financing, and (ii) fully covered the financing of its ongoing development pipeline.

The operation was concluded with four banking institutions: Belfius Bank, BNP Paribas Fortis, KBC Bank, and Argenta Spaarbank. The financings have maturities between 5 and 8 years.

*Preben Bruggeman, CFO: "Home Invest Belgium strengthens its credit profile with the conclusion of new long-term financings. This operation confirms the confidence of financial institutions in Home Invest Belgium and gives the company the means to realise its ambitions as a long-term investor in sustainable residential rental property."*

### STRENGTHENING THE CREDIT PROFILE OF HOME INVEST BELGIUM

Home Invest Belgium has completed a €160 million financing operation with four banks. The maturity dates of these financings are between 5 and 8 years.

These financings serve to refinance (i) a €40 million bond loan maturing in June 2024 and (ii) the renewal for an amount of €95 million of all bank debts maturing in 2024 or the first half of 2025. The next maturities of bank or bond loans are not until the second half of 2025.

The balance of the operation serves to finance the development pipeline and further growth of the company. After this operation, the financing of the development pipeline will be fully covered.

The entire financing transaction was carried out on a "senior unsecured" basis, i.e. without providing collateral or guarantees. Home Invest Belgium's property portfolio therefore remains unencumbered.

After this operation, the weighted average remaining term of the financial debts is 4.7 years. 93.1% of the financial debts have a fixed interest rate, including through the use of Interest Rate Swaps as a hedging instrument. The fixed interest rates have a weighted average remaining term of 4.9 years.

### UPDATE GREEN FINANCE FRAMEWORK

Home Invest Belgium set up a *Green Finance Framework* in January 2022 to finance activities that fit within the company's ESG strategy and meet the sustainability criteria set out in the *Green Finance Framework* such as investments in sustainable buildings, sustainable renovations and renewable energy.

On the occasion of this financing operation, Home Invest Belgium adapted the *Green Finance Framework* taking into account the latest developments of the *Green Bond Principles* and the *Green Loan Principles*.

ISS ESG also confirmed in a *Second Party Opinion* that the renewed *Green Finance Framework* and its proposed sustainability criteria are in line with the *Green Bond Principles* and the *Green Loan Principles*.



The *green finance framework* and the *second party opinion* can be consulted on Home Invest Belgium's corporate website: <https://corporate.homeinvest.be/publications/other-publications/green-finance-framework>.

FOR ADDITIONAL INFORMATION

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ABOUT HOME INVEST BELGIUM

Home Invest Belgium is the largest Belgian listed lessor of residential real estate. 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 20 years of experience, 48 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 30 September 2023 Home Invest Belgium held a real estate portfolio worth € 772 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 30 September 2023 the market capitalisation amounted to € 314 million. The share is part of the BEL Mid Index and the FTSE EPRA NAREIT Global Real Estate Index.