Home Invest Belgium

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Home Invest Belgium achieves energy-performance target

Brussels, 31 August 2026 – Home Invest Belgium ("HOMI"), the Belgian listed market leader in the leasing of residential property, has achieved its energy-performance target ahead of schedule. The average primary energy consumption of its residential portfolio has been reduced to 95 kWh/m² per year, placing HOMI below the target threshold of 100 kWh/m² per year in ahead of the target date of 31 December 2026.

HOMI is pleased to announce that it has achieved its portfolio energy-performance target ahead of schedule. The average primary energy consumption of the company's residential units has been reduced to below **100 kWh/m² per year**, surpassing the objective originally set for 31 December 2026.

During the presentation of its results for the 2023 financial year, HOMI announced its ambition to reduce the average primary energy consumption of its residential portfolio from **121 kWh/m² per year as at 31 December 2023** to below **100 kWh/m² per year by 31 December 2026**.

Over the following two and a half years, HOMI's teams translated this ambition into concrete measures across the portfolio. These efforts focused on energy-efficient developments, the sustainable renovation of strategic assets, and the selective disposal of properties that no longer aligned with the company's sustainability objectives and long-term value proposition.

ENERGY-EFFICIENT PROPERTY DEVELOPMENTS

HOMI continued to invest in the development of high-quality residential buildings with very low energy requirements. Key projects included:

- **Den Dam, Antwerp**, 37 housing units completed in 2024, with an average primary energy consumption of **38 kWh/m² per year**
- **City Square, Hasselt**, 37 housing units completed in 2024, with an average primary energy consumption of **40 kWh/m² per year**
- **Jourdan 95, Brussels**, 48 housing units completed in 2025, with an average primary energy consumption of **42 kWh/m² per year**
- **City Dox, Brussels**, 163 housing units completed in 2025, with an average primary energy consumption of **30 kWh/m² per year**

SUSTAINABLE RENOVATION OF STRATEGIC ASSETS

Improving the energy performance of strategically important buildings through targeted and comprehensive renovations formed a second key pillar of the company's approach. One relevant completed project:

- **Charles Woeste, Brussels**, 92 housing units completed in 2026, with an average primary energy consumption of **86 kWh/m² per year**

SELECTIVE DISPOSAL OF NON-STRATEGIC PROPERTIES

HOMI also continued to optimise its portfolio by divesting non-strategic properties that no longer aligned with the company's sustainability ambitions or its long-term value proposition for investors and tenants.

In 2024, the company sold four buildings with a total of 180 housing units located in **Leuven, Ghent, Liège and Brussels**.

Further information on the sustainability-related investment and portfolio decisions taken by HOMI to reduce the energy demand of its buildings is available in the company's 2025 annual report.

CONTINUED FOCUS ON ENERGY PERFORMANCE AND RENEWABLE ENERGY

Achieving this target ahead of schedule represents an important milestone, but not the end of HOMI's sustainability journey. The company will continue to improve the energy performance of its portfolio through:

- targeted and comprehensive building renovations;
- dedicated CAPEX projects aimed at increasing the availability of renewable energy for tenants;
- the continued development of high-performing residential buildings; including **Jardin Léopold** and the ongoing **Cityforward** developments.

HOUSING AFFORDABILITY FOR TENANTS

The strong energy performance of HOMI's portfolio translates directly into **lower energy bills for our tenants**. Compared with a resident of an average Brussels apartment with an EPC rating of 254 kWh/m² per year, a tenant living in an average HOMI apartment is estimated to save approximately €130[1] per month, corresponding to a reduction in energy costs of more than 50%.

These **savings make a significant contribution to overall housing affordability** for tenants. By combining competitive rental prices with lower energy consumption, environmental and social sustainability go hand in hand.

In addition to the financial benefits, **energy-efficient homes also provide a higher quality of life**. Improved insulation, high-performance technical installations, and controlled ventilation systems create a stable and comfortable indoor environment. As a result, **residents benefit** not only from lower energy costs, but also from **greater living comfort, better indoor air quality, and a healthier living environment**.

NEW OBJECTIVES FOR 2030

The management of HOMI is currently conducting a strategic assessment to establish new and ambitious targets for the energy performance and carbon emissions of its residential portfolio. These objectives will cover the medium term, with a target horizon of **2030**.

Further information on these targets is expected to be published in HOMI's annual report for the **2026 financial year**.

1 This represents a theoretical saving calculated based on the following assumptions: (i) an energy consumption difference of 159 kWh/m²/year (= 254 kWh/m²/year - 95 kWh/m²/year), (ii) an average apartment size of 70 m², (iii) energy prices and the electricity/gas energy mix for variable-rate contracts in the Brussels-Capital Region in 2024, based on the BRUGEL annual report.

FOR ADDITIONAL INFORMATION

Preben Bruggeman
Chief Executive Officer

Ingrid Quinet
Chief Legal Officer

Tel: +32 (0)2 899 43 21
Email: investors@homeinvest.be
www.homeinvestbelgium.be

Home Invest Belgium
Boulevard de la Woluwe 46. box 11
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 31 March 2026, Home Invest Belgium had a property 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, its market capitalisation amounted to € 372 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.