

## Home Invest Belgium completes residential project Jourdan 95 in Brussels



Brussels, 1<sup>st</sup> April 2025 – Home Invest Belgium ("HOMI"), the Belgian listed market leader in the leasing of residential property, has delivered the Jourdan 95 residential project. The project consists of 48 sustainable rental units, strategically located between Porte de Hal and Avenue Louise in Brussels.

### STRATEGIC REDEVELOPMENT WITH ATTENTION TO SUSTAINABILITY

At the end of 2022, HOMI received a permit to transform an outdated office building into high-quality rental housing.<sup>1</sup> The result is a modern complex of 48 units spread across six floors. The units range from efficient studios to spacious four-bedroom apartments, with many having private terraces. In addition, the building offers a communal gym, a laundry room, bicycle storage and 55 underground parking spaces. On the ground floor, residents have a communal garden, while a nursery is already in use, adding to the vibrancy of the neighbourhood.

The choice to renovate the existing building instead of demolishing it fits perfectly with HOMI's sustainability objectives. This approach significantly reduces the ecological footprint.

This project was carried out in collaboration with the architectural firm A2RC.

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<sup>1</sup> See press release dated 16 September 2022: 'Home Invest Belgium obtains building permit for Jourdan project in Saint-Gilles'.

### FOCUS ON ENERGY-EFFICIENCY

Sustainability and quality of life were at the heart of the renovation of Jourdan 95. The building is heated entirely without the use of fossil fuels. Domestic hot water and heating are produced by 3 collective air-water heat pumps. About 100 solar panels provide green electricity production. The houses have an estimated average primary energy consumption of 42 kWh/m<sup>2</sup>/year (energy label A).

This project contributes to HOMI's objective to reduce the average primary energy consumption of its residential portfolio to less than 100 kWh/m<sup>2</sup>/year by the end of 2026.

In comparison, the average energy consumption of the residential market amounts to 283 kWh/m<sup>2</sup>/year in the Brussels Capital Region<sup>2</sup>.



### STRONG COMMERCIAL START

The building has just been completed and already 60% of the units have been let. This confirms the high demand for quality rental housing.

This successful completion demonstrates the strength of HOMI's strategy to realise sustainable, qualitative and profitable real estate projects, with a strong focus on ESG criteria.

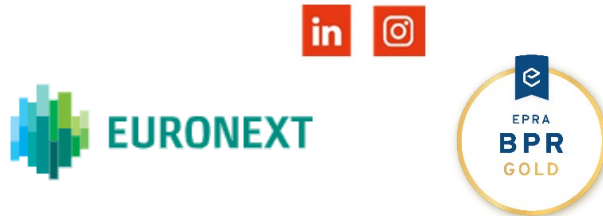
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<sup>2</sup> Source: Home Invest Belgium analysis based on data from 'Long-term strategy for the renovation of buildings in the Flemish region' (May 2020).

**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 constructor and long-term owner, Home Invest Belgium guarantees a qualitative residential experience to its tenants.

With more than 25 years of 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 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 December 2024 Home Invest Belgium held a real estate portfolio worth € 882 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 31 December 2024 the market capitalisation amounted to € 347 million. The share is part of the BEL Mid Index and the FTSE EPRA NAREIT Global Real Estate Index.