

## Home Invest Belgium acquires sustainable housing project in Laken



Brussels, 24 January 2025 – Home Invest Belgium, the Belgian listed residential property lessor, has acquired the ‘Jardin Leopold’ residential project in Laeken. The transaction concerns the acquisition of a site with 2 old warehouses and a building permit. Home Invest Belgium will realise a new build project consisting of 56 unit. The total investment in the project will amount to approximately € 18.0 million. The gross initial yield is estimated at around 4.7%. The project is expected to be delivered by the end of 2026.

**Preben Bruggeman, CEO of Home Invest Belgium.** *‘This transaction is in line with Home Invest Belgium’s strategy focused on value creation and sustainability.*

*Last week, we sold a building in Leuven for € 34.0 million at a gross rental yield of 3.8%. On that building, we realised a capital gain of € 15.6 million compared to the historical acquisition value in 2009. Primary energy consumption on the sold building is 184 kWh/m<sup>2</sup>/year. We are now reinvesting € 18.0 million in a new and sustainable project at a higher gross rental yield of 4.7% with a target primary energy consumption below 45 kWh/m<sup>2</sup>/year.*

*These strategic transactions contribute to the continuous improvement of the sustainability of the housing portfolio and support the continuous value creation and increase in dividend payments to our shareholders. Home Invest Belgium has increased its dividend every year for the past 24 years.”*

### ACCESSIBILITY AND LIVING COMFORT ARE KEY

The 'Jardin Leopold' project consists of 56 residential units, 23 parking spaces, 71 covered bicycle spaces and 377 m<sup>2</sup> of office space. The project offers a good balance between smaller and larger units: 20 studios, 6 1-bedroom appartements, 11 2-bedroom appartements, 16 3-bedroom appartements and 3 4-bedroom appartements. All appartements have a private terrace, and all residents will have access to a communal vegetable garden.

The interesting mix of residential units, sustainability and quality of life are the main assets in the project design.

The project is located in Léopold I street in Laeken within walking distance of the Koningin Astridplein and the Bockstael metro and train station. The project is located near approach roads to the centre of Brussels and is easily accessible.

### AMBITIOUS AND SUSTAINABLE PROJECT

The project involves the demolition of 2 existing warehouses and redevelopment into 2 new buildings with underground parking. The various residential units will be equipped with a collective heat pump to generate heat and domestic hot water. Also thanks to the solar panels on the roof, an EPC label A (<45 kWh/m<sup>2</sup>/year) will be achieved, without using fossil fuels.

The total investment of the project is around € 18.0 million and the gross initial yield is estimated at around 4.7%, once the building will be fully let. Completion is scheduled for the end of 2026.

The investment will be financed from existing credit lines.

### FOR ADDITIONAL INFORMATION

**Preben Bruggeman**    **Ingrid Quinet**  
Chief Executive Officer    Chief Legal Officer

Tel: +32.2.740.14.51    Home Invest Belgium  
E-mail: [investors@homeinvest.be](mailto:investors@homeinvest.be)    Boulevard de la Woluwe 46. Box 11  
[www.homeinvestbelgium.be](http://www.homeinvestbelgium.be)    B – 1200 Brussels



#### ABOUT HOME INVEST BELGIUM

Home Invest Belgium is the largest professional lessor of residential real estate in Belgium. 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 30 September 2024 Home Invest Belgium held a real estate portfolio worth € 848 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 30 September 2024, the market capitalisation amounted to € 376 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.