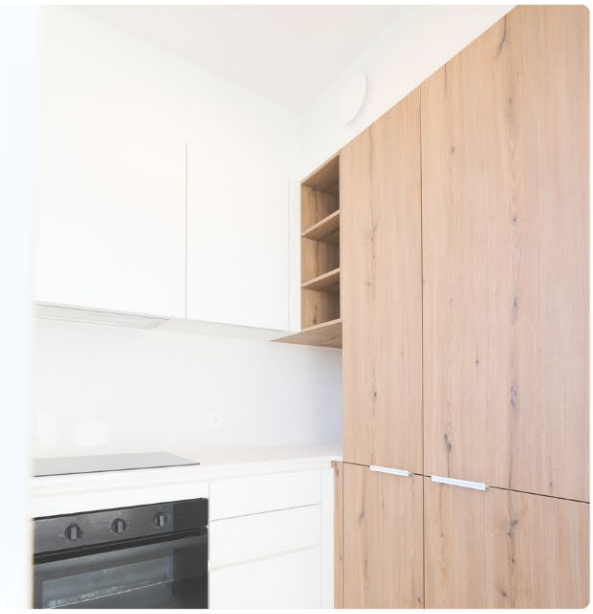
Results of the 3rd quarter of 2026

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REGULATED INFORMATION









Home Invest Belgium

RESULTS OF THE 3RD QUARTER 2026

- **Qualitative residential real estate portfolio**

- The fair value of the real estate portfolio is € 979.06 million on 30 September 2026.
- The investment properties available for rent consist of 92.0% residential real estate.
- More than 50% of the investment properties available for rent are younger than 10 years; more than 80% are younger than 20 years.
- Completion of the thorough renovation of the Charles Woeste building in Brussels with 92 energy-efficient residential units.
- Completion of an affordable housing project in Turnhout with 92 energy-efficient residential units.

- **Optimisation of the property portfolio**

- In the first nine months of 2026, Home Invest Belgium sold 56 residential properties, for a total net sale price of € 12.87 million.
- In recent years, HOMI has optimised its portfolio through the disposal of non-strategic properties. Between 2024 and 2026, investment properties with a total value of more than € 60 million were sold at an average of 14% above their estimated value.

- **Agreement on the extension of the rights in rem in Louvain-la-Neuve**

- Extension of the rights in rem with UCL in Louvain-la-Neuve, retaining € 3.6 million in contractual rents and having a positive change on the fair value of the investment properties.

- **Continuous improvement in the average energy consumption of the residential portfolio and achievement of the sustainability target**

- The units in Home Invest Belgium's property portfolio have an average primary energy consumption of 94 kWh/m²/year on 30 September 2026.
- Home Invest Belgium has thus achieved its sustainability target ahead of schedule: to reduce the average primary energy consumption of its residential portfolio below <100 kWh/m²/year by 31 December 2026.
- In comparison, the average energy performance, as determined on the basis of the EPB certificates issued in 2025 for the Brussels residential market, is 256 kWh/m²/year. Only 20% of the market is below 150 kWh/m²/year; only 8% of the market is below 95 kWh/m²/year.

- **Strong letting market resulting in a high occupancy rate**

- Strong residential letting market with strong demand for high-quality housing.
- An average occupancy rate of 98.3% in the first 9 months of 2026.
- Lfl (like-for-like) rental growth of 3.1% in the first 9 months of 2026.

- **Further increase in the operating margin**

- The operating margin rose to 76.2% in the first nine months of 2026 (compared to 74.0% in the first nine months of 2025).

- **Further increase in EPRA earnings**

- 7.4% increase in EPRA earnings to € 18.63 million in the first 9 months of 2026 (compared to € 17.35 million in the first 9 months of 2025).
- 7.6% increase in EPRA earnings per share to € 0.94 in the first 9 months of 2026 (compared to € 0.87 in the first 9 months of 2025).

- **Increase in Net Tangible Assets per share (NTA)**

- Increase in EPRA NTA per share by 0.8% to € 25.84 in the first 9 months of 2026 (compared to € 25.63 at 31 December 2025).

- **Well-balanced capital structure and strong liquidity position**

- Debt ratio of 48.11% (RREC Royal Decree) and 47.30% (IFRS) on 30 September 2026.
- The average financing cost in the first 9 months of 2026 amounts to 2.38%.
- 71.94% of financial debts have a fixed interest rate with a weighted average remaining maturity of 3.4 years.
- Home Invest Belgium has € 49.00 million of freely available credit lines.
- There are no maturities for credit lines or bonds in 2026 and the first half of 2027. The current development pipeline is fully financed.

- **Outlook 2026 and distribution to shareholders**

- For 2026, Home Invest Belgium expects an increase in EPRA earnings per share of € 1.25 (compared to € 1.21 for 2025).
- On 5 May 2026, the General Meeting and the Extraordinary General Meeting approved a total distribution to shareholders of € 1.16 per share (compared to € 1.14 for 2024) for the financial year 2025, representing an increase for the 26th consecutive year.
- The board of directors foresees a distribution policy based on an average increase equal to or greater than the long-term inflation.

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1. REAL ESTATE PORTFOLIO

On 30 September 2026, Home Invest Belgium holds a real estate portfolio[1] of € 979.06 million (compared to € 966.97 million on 31 December 2025).

REAL ESTATE PORTFOLIO	30/09/2026	31/12/2025
Fair value of investment properties	€ 893.93 m	€ 885.81 m
Investment properties available for rent	€ 878.77 m	€ 877.59 m
Development projects	€ 15.16 m	€ 8.22 m
Investments in associated companies and joint ventures	€ 30.04 m	€ 29.41 m
Advance payments	€ 55.08 m	€ 51.76 m
TOTAL	**€ 979.06 m**	**€ 966.97 m**

The fair value of the investment properties available for rent amounts to € 893.93 million across 43 sites.

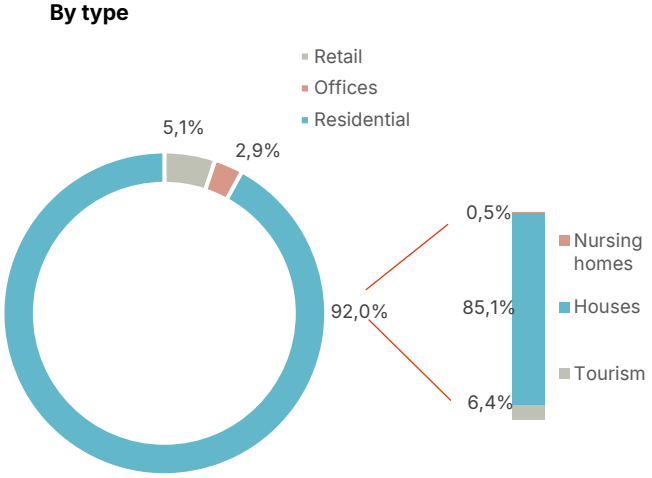
The sum of the contractual rents on an annual basis and the estimated rental value of the vacant space amounts to € 42.16 million as at 30 September 2026.

The investment properties available for rent are valued by independent real estate experts at an average gross rental yield[2] of 4.8%.

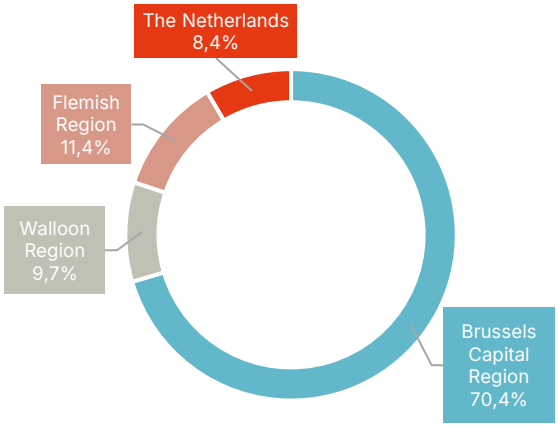
Investment properties available for rent consist of 92.0% of residential properties on 30 September 2026.

70.4% of the investment properties available for rent are located in the Brussels Capital Region, 9.7% in the Walloon Region, 11.4% in the Flemish Region and 8.4% in The Netherlands.

Investment properties available for rent
By type



Investment properties available for rent
Geographical distribution



[1] The estate portfolio consists of (i) investment properties, (ii) investments in associated companies and joint ventures equity method, and (iii) advances paid in the context of acquisitions.

[2] Gross rental yield = (contractual gross rents on a yearly basis + estimated rental value on vacant spaces) / (fair value of the investment properties available for rent).

2. CONSOLIDATED KEY FIGURES

CONSOLIDATED KEY FIGURES		(in k €)
INCOME STATEMENT	**30/09/2026**	**30/09/2025**
NET RENTAL INCOME	**32,406**	**28,257**
OPERATIONAL RESULT BEFORE PORTFOLIO RESULT	**24,695**	**20,909**
OPERATING MARGIN.[3]	**76.2%**	**74.0%**
XVI. Result on the sale of investment properties	939	4,615
XVIII. Changes in fair value of investment properties	6,606	8,918
XIX. Other portfolio result	-524	-828
PORTFOLIO RESULT	**7,021**	**12,705**
OPERATING RESULT	**31,716**	**33,614**
XX. Financial income	58	92
XXI. Net interest charges	-6,912	-4,484
XXII. Other financial charges	-64	-59
XXIII. Changes in fair value of financial assets and liabilities	4,596	-1,805
FINANCIAL RESULT	**-2,323**	**-6,257**
XXIV. Share in the profit of associated companies and joint ventures	2,062	1,692
TAXES	**-300**	**-258**
NET RESULT	**31,155**	**28,791**
Exclusion of portfolio result	-7,021	-12,705
Exclusion of changes in real value of financial assets and liabilities	-4,596	+1,805
Exclusion of non-EPRA elements of the share in the result of associated companies and joint ventures	-909	-540
EPRA EARNINGS[4]	**18,630**	**17,351**
Average number of shares[5]	19,906,323	19,953,561
NET RESULT PER SHARE (in €)	**1.57**	**1.44**
EPRA EARNINGS PER SHARE (in €)	**0.94**	**0.87**

[3] Operating margin = (operating result before portfolio result)/(net rental result).

[4] EPRA earnings is the net result excluding the (i) portfolio result (ii) the changes in the fair value of financial assets and liabilities and (iii) the non-EPRA elements of the share in the result of associated companies and joint ventures. This term is used in accordance with the Best Practices Recommendations of EPRA.

[5] The average number of shares is calculated excluding the own shares held by the company.

BALANCE SHEET	30/09/2026	31/12/2025
Shareholders' equity (attributable to shareholders of parent company)	527,428	518,818
Total assets	1,010,946	987,481
Debt ratio (RREC Royal Decree).[6]	48.11%	48.14%
Debt ratio (IFRS).[7]	47.30%	47.35%

PER SHARE	30/09/2026	31/12/2025
Number of shares at end of period.[8]	19,911,885	19,895,902
Stock price at closing date	17.46	18.38
IFRS NAV per share.[9]	26.49	26.08
Premium compared to IFRS NAV (at closing date)	-34.1%	-29.5%
EPRA NTA per share.[10]	25.84	25.63
Premium compared to EPRA NTA (at closing date)	-32.4%	-28.3%

[6] The debt ratio (RREC Royal Decree) is the debt ratio calculated in accordance with the RREC Royal Decree. This means that for the purposes of calculating the debt ratio, participations in associated companies and joint ventures are accounted for using the proportional consolidation method.

[7] The debt ratio (IFRS) is calculated in the same way as the debt ratio (RREC Royal Decree) but is based on the consolidated balance in accordance with IFRS, in which participations in joint ventures and associated companies are accounted for using the equity method.

[8] The average number of shares is calculated excluding the own shares held by the company.

[9] IFRS NAV per share = Net Asset Value or Net Value per share according to IFRS.

[10] EPRA NTA per share = Net Asset Value or Net Value per share following the Best Practices Recommendations of EPRA.

3. NOTES TO THE CONSOLIDATED KEY FIGURES

3.1. NOTES TO THE CONSOLIDATED INCOME STATEMENT

NET RENTAL INCOME

The net rental income increased to € 32.41 million during the first 9 months of 2026 (compared to € 28.26 million during the first 9 months of 2025).

OPERATING RESULT BEFORE THE PORTFOLIO RESULT

The operating result before the portfolio result amounted to € 24.70 million during the first 9 months of 2026 (compared to € 20.91 million during the first 9 months of 2025).

The operating margin[11] was 76.2% during the first 9 months of 2026 (compared to 74.0% during the first 9 months of 2025).

PORTFOLIO RESULT

During the first 9 months of 2026, Home Invest Belgium achieved a portfolio result of € 7.02 million.

The result on the sale of investment properties amounted to € 0.94 million during the first 9 months of 2026. Home Invest Belgium sold investment properties in this period for a net sales value of € 12.87 million. The net sales value was 7.9% above the latest fair value as estimated by the independent property expert.

In addition, during the first 9 months of 2026, Home Invest Belgium recorded a positive change in the fair value of its real estate investments amounting to € 6.61 million. These changes consist of:

- a positive change of € 5.21 million in Belgium; and
- a positive change of € 1.40 million in the Netherlands.

The other portfolio result amounts to -€ 0.52 million. In this item, the changes in deferred taxes are recorded.

FINANCIAL RESULT

The net interest charges amounted to € 6.91 million in the first 9 months of 2026. The average cost of debt[12] amounted to 2.38% over the same period.

The changes in the fair value of the financial assets and liabilities amounted to € 4.60 million during the first 9 months of 2026. These changes are the consequence of a change in the fair value of the interest rate swaps.

TAXES

Taxes amounted to € -0.30 million during the first 9 months of 2026 (compared to € -0.26 million during the first 9 months of 2025).

NET RESULT

The net result (group share) of Home Invest Belgium amounted to € 31.16 million during the first 9 months of 2026, or € 1.57 per share.

[11] Operating margin = (operating result before portfolio result)/(net rental result).

[12] The average cost of debt is = the interest costs including the credit margin and the cost of hedging instruments and increased by capitalised interests divided by the weighted average financial debt over the period.

EPRA EARNINGS

After adjustment of the net result for (i) the portfolio result, (ii) the changes in the fair value of the financial assets and liabilities, and (iii) the non-EPRA elements of the share in the result of associated companies and joint ventures, the EPRA earnings amount to € 18.63 million during the first 9 months of 2026, an increase of 7.4% (compared to € 17.35 million during the first 9 months of 2025).

EPRA earnings per share increased by 7.6% to € 0.94 during the first 9 months of 2026.

3.2. NOTES TO THE CONSOLIDATED BALANCE SHEET

SHAREHOLDERS' EQUITY AND NAV PER SHARE

On 30 September 2026, the shareholders' equity of the group stood at € 527.43 million, which is an increase of 0.8% compared to 31 December 2025.

The IFRS NAV per share increased by 1.6% to stand at € 26.49 on 30 September 2026 (compared to € 26.08 on 31 December 2025).

EPRA NTA per share increased by 0.8% to stand at € 25.84 on 30 September 2026 (compared to € 25.63 on 31 December 2025).

3.3. FINANCING STRUCTURE

DEBT RATIO

The debt ratio (RREC Royal Decree) amounted to 48.11% at 30 September 2026. The debt ratio (IFRS) amounted to 47.30%.

Considering a maximum permitted debt ratio of 65%, Home Invest Belgium still has a debt capacity of € 483.73 million, as defined by the RREC Royal Decree, in order to fund new investments.

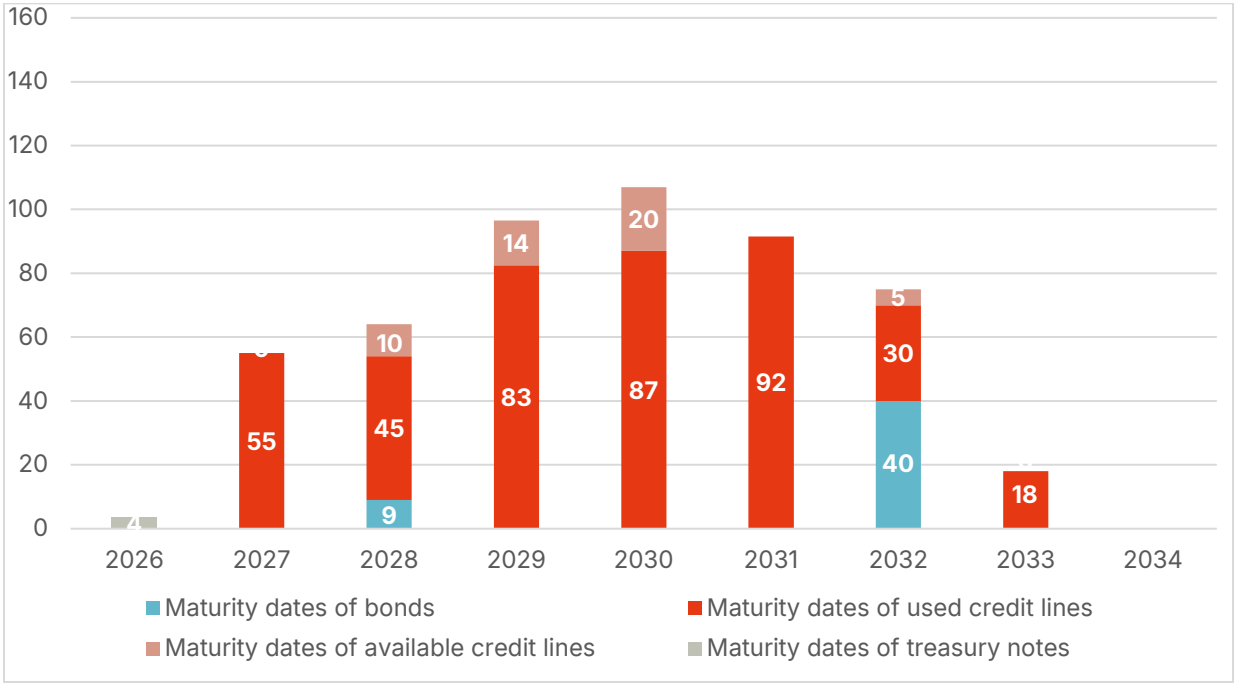
Considering Home Invest Belgium's strategy to keep the debt ratio in the medium and long term below 55%, Home Invest Belgium still has a debt capacity of € 152.30 million to fund new investments.

DEBT COMPOSITION

On 30 September 2026, Home Invest Belgium had € 461.50 million in financial debts composed of:

- Bilateral credit lines drawn for an amount of € 409.00 million with 7 different financial institutions, with well spread maturity dates until 2033. There are no maturities in 2026. The first coming maturity date is in the second half of 2027;
- A bond for an amount of € 49.00 million with maturities between 2028 and 2032;
- Short term treasury notes ("commercial paper") for an amount of € 3.50 million. Notwithstanding the short-term nature of the outstanding treasury notes, the outstanding amount is fully covered by available long-term credit lines (back-up lines).

MATURITY OF FINANCIAL DEBTS (€ MIO)



The weighted average remaining duration of the financial debts amounts to 3.7 years.

On 30 September 2026, Home Invest Belgium had € 49.00 million of undrawn available credit lines at its disposal, of which:

- € 3.50 million long term back-up lines covering short-term outgoing treasury notes;
- € 45.50 million available credit lines.

HEDGES

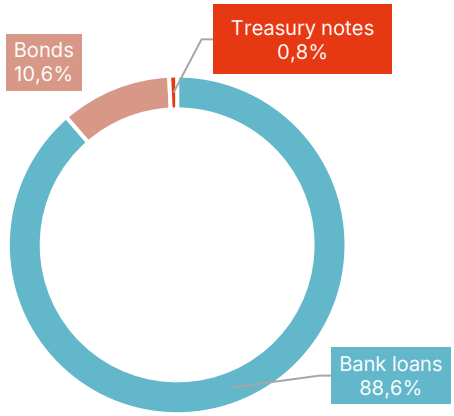
At 30 September 2026, 71.94% of financial debts (i.e. € 332.00 million) had a fixed interest rate, using Interest Rate Swaps as hedging instruments, among other things.

The fixed interest rates have a weighted average remaining duration of 3.4 years.

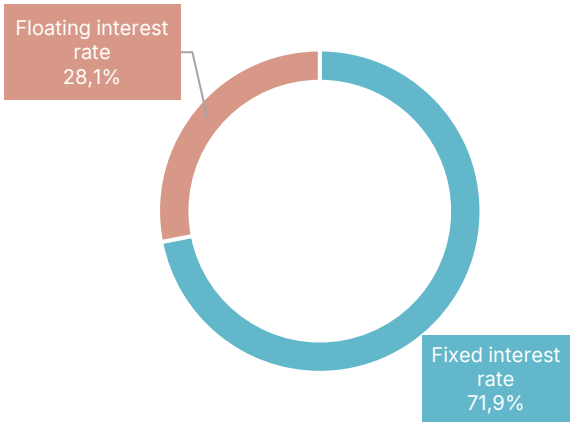
The total value of the hedges at closing date was positive for an amount of € 17.05 million due to an increase in interest rates after conclusion of the hedges.

Through its hedging policy, the board of directors wishes to protect the company against potential increases in interest rates.

Type of debts



Fixed/floating interest rates



4. ACTIVITY REPORT FOR THE FIRST NINE MONTHS OF 2026

4.1. RENTAL ACTIVITIES

Home Invest Belgium saw a healthy rental market in the first 9 months of 2026 with strong demand for quality housing in the regions in which it operates. This resulted in a very high occupancy rate. The average occupancy rate[13] of the investment properties available for rent amounted to 98.3% during the first 9 months of 2026. The lfl (like-for-like) rental growth rate was 3.1% in the first 9 months of 2026.

4.2. RENOVATION AND DEVELOPMENT PROJECTS

Housing project Jardin Leopold - Brussels – Belgium



In January 2025, Home Invest Belgium acquired the development project Jardin Leopold in Laken (Brussels), comprising a site with two warehouses and a building permit. The project will consist of the development of two new residential buildings (Block A and Block B) with a total of 56 residential units.

Sustainability is a key pillar of the project. Jardin Leopold combines geothermal energy and heat pumps with renewable energy, efficient water management and a spacious green outdoor environment. The project thus contributes to an energy-efficient and forward-looking living environment, with a particular focus on quality of life and integration into the urban setting.

The delivery is scheduled for Q1 2027.

Renovation building Giotto - Brussels – Belgium

The renovation work on the Giotto building in Evere (Brussels) is progressing well.

Giotto consists of 85 residential units and 86 parking spaces. The building was constructed in 2005 and has been part of Home Invest Belgium's property portfolio ever since.

Through this renovation, Home Invest Belgium is improving the building's energy performance and the living comfort for tenants. With new windows, an improved ventilation system, external wall insulation and solar panels, the energy performance of the Giotto building is expected to improve significantly. HOMI estimates that the primary energy consumption of the units will be reduced by 39% to 86 kWh/m²/year after renovation.

The renovation is expected to be completed by Q3 2027.

[13] The average occupancy rate calculated as the average percentage over a certain period of time of the contractual rents of the rented spaces, in relation to the sum of the contractual rents of the rented spaces and the estimated rental value of the vacant spaces. The occupancy rate is calculated excluding (i) buildings being renovated (ii) buildings being commercialised for the first time and (iii) buildings being sold.

Delivery of Charles Woeste – Brussels - Belgium



In the first quarter of 2026, HOMI completed the thorough renovation of the Charles Woeste building. The building, located in Brussels (Jette), consists of 92 rental units and 30 parking spaces and has been part of HOMI's property portfolio for over 20 years.

After two decades of strong letting performance, the building was in need of an upgrade, both in terms of energy efficiency and tenant comfort. The units were fully renovated with a focus on modern living standards, sustainability and functionality.

The average primary energy consumption of the flats was reduced by 29% to 86 kWh/m²/year.

Through this project, HOMI is making a positive social impact. By delivering 92 rental units, HOMI is helping to address the massive shortage in the Brussels rental market, where demand for high-quality and energy-efficient rental properties far exceeds supply.

Completion of social and affordable housing project – Turnhout - Belgium



In June 2023, HOMI completed a construction project consisting of 92 energy-efficient residential rental units in the centre of Turnhout.

These units were offered on the regular rental market until the end of 2025. [14]

HOMI has entered into an agreement with the housing association Woonboog based on a long-term lease of 27 years and an annually indexed fixed rent level for 56 units (+/- 60% of the units in the building). These units will be offered by Woonboog as social rental housing. The remaining 36 units (+/- 40% of the units in the building) will be offered by HOMI as regulated rental housing in the affordable segment.

There is a significant shortage of social housing in Flanders. Flanders has approximately 178,000 social housing units. In addition, there is a waiting list of approximately 187,000 prospective tenants waiting for social housing. The average waiting time to be allocated to a social housing unit in Flanders is 4.8 years. [15]

Since the reforms to Flemish housing policy in 2023, private players are able to build and let social and affordable housing in partnership with local housing associations in Flanders. This project demonstrates that, within the right framework, private sector players can work together with the government to address social needs.

All units have an energy rating A with a favourable average primary energy consumption of 51 kWh/m²/year.

[14] The building was fully let to Terranovis, an operator that rented out the apartments on the regular rental market. The lease agreement with Terranovis was terminated at the end of 2025.

[15] Sources: "Wonen in Vlaanderen" (Annual Report 2024) and "Statistiek Vlaanderen" (figures of end 2024).

4.3. ENERGY EFFICIENCY OF THE RESIDENTIAL PORTFOLIO

Home Invest Belgium's property portfolio has an average primary energy consumption of 94 kWh/m²/year on 30 September 2026.

Home Invest Belgium has therefore achieved its energy-performance target ahead of schedule: to reduce the average primary energy consumption of its residential portfolio below 100 kWh/m²/year by 31 December 2026. In comparison, the average energy performance, as recorded in the EPB-certificates issued in 2025 for the Brussels housing market, is 256 kWh/m²/year. Only 20% of the market is below 150 kWh/m²/year; only 8% of the market is below 95 kWh/m²/year.[16]

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 in 2024, a tenant living in an average HOMI apartment is estimated to save approximately € 130[17] per month, corresponding to a reduction in energy costs of more than 50%.

These savings make a significant contribution to overall housing affordability (rent and utilities) for tenants. In addition, energy-efficient homes also offer greater living comfort, better indoor air quality, and a healthier living environment.

4.4. AGREEMENT ON THE EXTENSION OF THE RIGHTS IN REM IN LOUVAIN-LA-NEUVE

HOMI acquired the building rights relating to the buildings CV9, CV10, CV18a and CV18b in Louvain-la-Neuve on 25 January 2013.[18] These building rights had a remaining term until 7 June 2026. HOMI and UCL have reached a binding agreement to extend the rights in rem for part of the buildings. More specifically:

- for building CV18a, the right in rem will be extended for a period of 6 years;
- for buildings CV10-18b, a new right in rem will be granted for a period of 99 years;
- for building CV9, the right in rem will not be extended.

Thanks to this agreement, HOMI will retain contractual rents amounting to € 3.6 million on an annual basis (compared to contractual rents for all buildings currently amounting to € 4.2 million per year).

4.5. SALES

In the first nine months of 2026, Home Invest Belgium completed the sale of 56 units, for a total net sale price of € 12.87 million. These sales generated a net capital gain of € 0.94 million compared with the latest fair value and a distributable capital gain of € 4.81 million compared with the acquisition cost (plus capitalised investments).

In recent years, HOMI has optimised its portfolio by selling non-strategic property that no longer aligns with its sustainability ambitions and long-term value proposition for HOMI and its tenants. Between 2024 and 2026, a total of more than € 60 million worth of investment property was sold on average 14 % above the estimated value.

The capital gain realised relative to the acquisition cost (including capitalised investments) contributes positively to the company's distributable profit, which forms the basis for the dividend payment.

[16] Source: Les statistiques des certificats PEB | Région de Bruxelles-Capitale

[17] 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.

[18] See press release "Acquisition de l'ensemble des droits réels du certificat immobilier « Louvain-la-Neuve 1976 » (FR)" from 4 December 2012.

5. DISTRIBUTION TO THE SHAREHOLDERS

Given the company's solid operating results, the board of directors reaffirms its distribution policy based on an average increase equal to or greater than the long-term inflation. The board of directors bases this on:

- the constant indexed rental stream from existing investment properties;
- the control of the company's operating costs;
- the company's hedging policy, which provides good visibility on interest charges and makes them assessable in the medium term;
- the existing pipeline of development projects.

Furthermore, the board of directors points to the significant reserves the company has built up over the years as a safety buffer for the future.

6. OUTLOOK

During the first 9 months of 2026, the operational results of Home Invest Belgium have developed positively.

The residential rental market continues to grow steadily in those cities where Home Invest Belgium is active, mostly thanks to:

- a long-term urbanisation trend, marked by demographic growth in big cities, including both young and older people, leading to increased demand for housing;

- an increasing number of tenants in big cities, due to factors including an increasing need for flexibility and a change in attitude towards owning property and concepts of urban sharing.

Home Invest Belgium owns an energy-efficient portfolio given its young age. More than 50% of the investment properties available for rent are younger than 10 years. Given the quality and the location of the properties in predominantly large urban areas, Home Invest Belgium is well positioned to take on a leading role in the favourable trends of the residential market.

Against this background, the board of directors confirms its confidence in the long-term prospects of the company.

For 2026, Home Invest Belgium expects an increase in EPRA earnings per share of € 1.25 (compared to € 1.21 in 2025).

7. APM – ALTERNATIVE PERFORMANCE MEASURES

Home Invest Belgium uses Alternative Performance Measures (APM) within the meaning of the Guidelines issued by the European Securities and Markets Authority (ESMA) on 5 October 2015 in its financial communication since many years. A number of these APMs are recommended by the European Public Real Estate Association, EPRA, while others were established by the sector or by Home Invest Belgium itself to provide the reader with a better understanding of the company's results and performances.

Performance indicators that are defined by the IFRS or by law, and indicators that are not based on items in the income statement or the balance sheet, are not considered to be APMs.

HEDGING RATIO

Definition:

This is the percentage of financial debt with a fixed interest rate compared to the total financial debt. The numerator corresponds to the sum of fixed-rate borrowing plus floating-rate debts after conversion into fixed-rate debts via IRS contracts in effect at the end of the financial year. The denominator corresponds to the total amount of financial debt drawn on the closing date.

Purpose:

A significant portion of the company's financial debts are concluded at floating rates. This APM is used to measure the risk associated with interest rate fluctuations and its potential impact on the results.

Reconciliation:

(in € k)	30/09/2026	31/12/2025
Fixed-rate financial debt	74,000	89,000
Floating-rate financial debts converted into fixed-rate debt via IRS	258,000	268,000
Total fixed-rate debt	**332,000**	**357,000**
Total floating-rate debt	129,500	49,000
Total debt	**461,500**	**456,500**
Hedging ratio	**71.94%**	**78.20%**

AVERAGE COST OF DEBT

Definition:

The interest costs (including the credit margin and the cost of the hedging instruments) divided by the weighted average financial debt over the period in question. The numerator corresponds to the sum of the net interest costs included in item XXI of the income statement, after addition of the capitalized interest. The denominator corresponds to the average amount of financial debt calculated over the period.

Purpose:

The company is partly financed by debt. This APM is used to measure the average cost of the interests paid.

Reconciliation:

(in € k)	30/09/2026	30/09/2025
Net interest charges (heading XXI)	6,912	4,484
Capitalized interests	1,276	2,083
Total cost of financial debt	**8,188**	**6,567**
Weighted average amount of debt	344,481	305,449
Average cost of debt	**2.38%**	**2.15%**

EPRA NAV

Definition:

EPRA published the new Best Practice Recommendations for financial disclosures of listed real estate companies in October 2019. EPRA NAV is being replaced by 3 new Net Asset Value indicators: EPRA Net Reinstatement Value (NRV), EPRA Net Tangible Assets (NTA) and EPRA Net Disposal Value (NDV). The EPRA NAV indicators are obtained by adjusting the IFRS NAV in such a way that any shareholders receive the most relevant information about the value of the company's assets and liabilities.

Purpose:

- EPRA NRV: displaying the resources required to reconstitute the company through the investment markets based on the current capital and financing structure, including transfer taxes;
- EPRA NTA: displaying a NAV in which the real property and other investments have been revalued to their respective fair values, excluding certain items that are not expected to materialise into a long-term investment property business model;
- EPRA NDV: represents the NAV of the company in a scenario when all assets are being sold. This scenario results in the value of any deferred taxes, debts and financial instruments being realised.

Reconciliation:

(in € k)		30/09/2026		
		EPRA NTA	EPRA NRV	EPRA NDV
IFRS NAV (shareholders of the group)		**527,428**	**527,428**	**527,428**
(v)	Deferred taxes in respect of increases in the fair value of investment properties	4,515	4,515	
(vi)	Fair value of financial instruments	-17,047	-17,047	
(viii,b)	Intangible fixed assets	-291		
(x)	Fair value of fixed rate debt			3,190
(xi)	Transfer taxes		48,973	
NAV		**514,605**	**563,869**	**530,618**
	Number of shares	19,911,885	19,911,885	19,911,885
NAV per share		**25.84**	**28.32**	**26.65**

(in € k)		31/12/2025		
		EPRA NTA	EPRA NRV	EPRA NDV
IFRS NAV (shareholders of the group)		**518,818**	**518,818**	**518,818**
(v)	Deferred taxes in respect of increases in the fair value of investment properties	3,991	3,991	
(vi)	Fair value of financial instruments	-12,451	-12,451	
(viii.b)	Intangible fixed assets	-418		
(x)	Fair value of fixed rate debt			3,249
(xi)	Transfer taxes		49,793	
NAV		**509,940**	**560,150**	**522,067**
	Number of shares at end of period	19,895,902	19,895,902	19,895,902
NAV per share		**25.63**	**28.15**	**26.24**

EPRA EARNINGS (PER SHARE)

Definition:

The EPRA earnings is the net result (share group) excluding the (i) portfolio result. (ii) the changes in the fair value of financial assets and liabilities. and (iii) the non-EPRA elements of the share in the results of associated companies and joint ventures. The term is used in accordance with the Best Practices Recommendations of EPRA.

Purpose:

This APM measures the underlying operational result of the company without regard to the result of the change in the value of the assets or liabilities on the portfolio. gains or losses on the sale of investment properties and the other result of the portfolio.

Reconciliation:

(in € k)	30/09/2026	30/09/2025
NET RESULT (GROUP SHAREHOLDERS) (IFRS)	31,155	28,791
- Excluding: results of sale of investment properties (ii)	-939	-4,615
- Excluding: changes in the fair value of properties (i)	-6,606	-8,918
- Excluding: other portfolio result (viii)	+524	+828
- Excluding: variations in the fair value of financial assets and liabilities (vi)	-4,596	+1,805
- Excluding: non-EPRA elements in the share of the result of associated companies and joint ventures (ix)	-909	-540
EPRA EARNINGS	**18,630**	**17,351**
Average number of shares	19,906,323	19,953,561
EPRA EARNINGS PER SHARE	**0.94**	**0.87**

OPERATING MARGIN

Definition:

This alternative performance indicator measures the company's operational profitability as a percentage of rental income and is calculated by dividing the "operating result before the result on the portfolio" by "the net rental result".

Purpose:

This APM is used to assess the operating performance of the company.

Reconciliation:

(in € k)	30/09/2026	30/09/2025
Operating result before portfolio result	24,695	20,909
Net rental result	32,406	28,257
Operating margin	**76.20%**	**74.00%**

8. SHAREHOLDERS' CALENDAR

2027	
Annual press release on the financial year 2026	Wednesday 17 February 2027
Publication of the annual financial report on the website	Friday 2 April 2027
Ordinary general meeting of the financial year 2026	Tuesday 4 May 2027
Dividend for the financial year 2026 – Ex date	Monday 10 May 2027
Dividend for the financial year 2026 – Record date	Tuesday 11 May 2027
Dividend for the financial year 2026 – Payment date	Wednesday 12 May 2027
Interim statement: results at 31 March 2027	Wednesday 19 May 2027
Half-year financial report: results at 30 June 2027	Wednesday 1 September 2027
Interim statement: results at 30 September 2027	Thursday 18 November 2027

FOR ADDITIONAL INFORMATION

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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, 43 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 energy-efficient 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 (RREC Royal Decree) specialised in the acquisition, sale, development, letting and management of residential real estate. On 30 September 2026 Home Invest Belgium held a real estate portfolio worth € 979 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 30 September 2026, the market capitalisation amounted to € 353 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.