

Home Invest Belgium celebrates 25th anniversary on the stock exchange



Brussels, 25 June 2024 – Home Invest Belgium (HOMI), the largest Belgian listed lessor of residential real estate, celebrates its 25th anniversary on the Brussels Stock Exchange.

QUALITATIVE AND SUSTAINABLE PROPERTY PORTFOLIO

Over the past 25 years, Home Invest Belgium has built up a qualitative and sustainable property portfolio with a fair value of € 837 million on 31 March 2024 (compared to a starting portfolio of € 44 million in 1999).

The investment properties available for rent consist of 91.0% residential properties. More than 50% of the investment properties available for rent are younger than 10 years; more than 80% are younger than 20 years.

The residential properties in Home Invest Belgium's property portfolio have an average primary energy consumption of 121 kWh/m²/year. Home Invest Belgium aims to further reduce the average primary energy consumption of the residential portfolio to <100 kWh/m²/year by 31 December 2026.

By comparison, the average energy consumption of the residential market is 294 kWh/m²/year in the Brussels Capital Region. Only 17% of the market is below 150 kWh/m²/year; only 6% of the market is below 95 kWh/m²/year.

PERFORMANT OPERATING PLATFORM

Over the years, Home Invest Belgium has built a streamlined operational platform that is *best in class*.

The management of the residential portfolio is organised in-house by the Portfolio Management team, which has an internal solution center, technical management, administrative management, and internal leasing teams.

More than half of the property portfolio was developed and built in-house by the Development & Construction team so that Home Invest Belgium has control over the program and construction quality of the projects and ensures the growth of the portfolio.

Home Invest Belgium has also invested heavily in optimising its business processes and ongoing digitalisation in recent years.

All this has given rise to an increase in the operating margin, which rose to 73.0% in 2023 (compared to 63.7% in 2019).

Going forward, Home Invest Belgium will continue to focus on efficiency.

TRADABILITY OF THE SHARE

Since 2022, the share has been part of the FTSE NAREIT Global Real Estate Index.

The average traded volume of the share increased to around € 175,000 per day in 2023 (up from around € 12,000 per day in 2000).

FINANCIAL RETURN

An investor who participated in the IPO in 1999 achieved an average annual IRR of 10.0%¹. The company's dividend has risen continuously every year for the past 25 years.

¹ IRR (Internal Rate of Return) calculated based on (i) the annual gross dividend and (ii) the increase in the Net Value of the share.

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, 46 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 March 2024 Home Invest Belgium held a real estate portfolio worth € 837 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 31 March 2024 the market capitalisation amounted to € 326 million. The share is part of the BEL Mid Index and the FTSE EPRA NAREIT Global Real Estate Index.