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Press Release 24 May 2024 – 6:00 PM
Regulated information

MODALITIES OF THE OPTIONAL DIVIDEND

Brussels, 24 May 2024 – Home Invest Belgium announces the modalities of the optional dividend, pursuant to the authorisation thereto by the extraordinary general meeting on 24 May 2024.

On 7 May 2024, the Annual General Meeting decided to distribute a gross dividend of EUR 1.01 gross (EUR 0.71 net after deduction of 30% withholding tax) per share for the 2023 financial year.

The extraordinary general meeting has today resolved to offer the shareholders the opportunity to contribute their net dividend claim¹ into the capital of the Company in exchange for new shares.

1. CHOICE FOR THE SHAREHOLDERS

In the context of the optional dividend, the shareholder can choose between:

- the contribution of its dividend rights into the capital of the Company in exchange for new shares (the **New Shares**);
- pay-out of the dividend in cash; or
- a combination of both previous options.

Shareholders who have not made a choice known during the option period in the manner provided for this purpose will in any case receive the dividend in cash.

2. ISSUE PRICE AND EXCHANGE RATIO

The issue price per New Share is EUR 17.04 (the **Issue Price**).

In order to obtain one New Share, the net dividend claims, taking into account a deduction of 30% withholding tax (regardless of the actual application of an exemption or reduction) associated with 24 existing shares (i.e. 24 coupons no. 5) (**Dividend Rights**) must be contributed.

3. OPTION PERIOD

Start of the option period: 28 May 2024 at 9:00 (CET).

Closing of the option period: 11 June 2024 at 16:00 (CET).

¹ If necessary, making abstraction of any applicable withholding tax exemption.

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On 14 June 2024, the capital increase will be effectuated, and the issuance of the New Shares will be established.

The dividend will be paid in cash on 14 June 2024.

4. NUMBER OF NEW SHARES TO BE ISSUED AND AMOUNT OF THE CAPITAL INCREASE

The New Shares, which will be issued as part of the optional dividend, will be of the same type as the existing shares. They will benefit from the same rights and benefits as the existing shares, including dividend rights (with coupon 8 attached).

As a result of the capital increase in the context of the optional dividend, a maximum of 817,517 New Shares may be issued. The total Issue Price of the newly issued shares will not exceed EUR 13,930,489.68 (including any issue premium).

With regard to the optional dividend, the reference shareholder of the Company, Stavos Real Estate BV (a vehicle of the Van Overstraeten Group), which currently holds an interest in the Company of approximately 29.8%, has already indicated that it intends to contribute its Dividend Rights in the context of the optional dividend. Pursuant to Article 35, § 1 of the Law of 1 April 2007 on takeover bids, the FSMA granted the Van Overstraeten Group a derogation from the obligation to make offers if, as a result of the acquisition of New Shares in the context of the optional dividend, the Van Overstraeten Group would exceed the 30% threshold laid down in the Belgian takeover legislation. For more information on this matter, please refer to the Company's information memorandum.

Additional information can be downloaded from the link below to the Company's website (<https://www.homeinvestbelgium.be>).

5. OVERVIEW OF DISTRIBUTIONS TO THE SHAREHOLDERS

Distribution	Coupon	Gross distribution	Ex date	Record date	Expected Pay date
Annual dividend for financial year 2023	Coupon °5	€ 1.01	13 May 2024	14 May 2024	14 June 2024
Capital reduction (allocated on the capital)	Coupon °6	€ 0.10	13 May 2024	14 May 2024	25 July 2024
Capital reduction (allocated on the reserves)	Coupon °7	€ 0.01	13 May 2024	14 May 2024	25 July 2024

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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.