

ANNOUNCEMENT OF AN OPTIONAL DIVIDEND

Brussels, 24 April 2024 – Home Invest Belgium announces an optional dividend and publishes its new dividend calendar.

The Board of Directors of Home Invest Belgium SA/NV has convened an extraordinary general meeting which shall decide on 24 May 2024 on a capital increase by way of a contribution in kind, by shareholders who elect to take part, of their net dividend claim (which will be created subject to the granting by the annual meeting of 7 May 2024 of a gross annual dividend for the financial year 2023 amounting to EUR 1.01 per share) (the **Optional Dividend**).

This extraordinary general meeting will take place on Friday, 24 May 2024 at 11 AM CET, at the La Maison de l'Automobile, Boulevard de la Woluwe 46, 1200 Brussels.

In the context of the Optional Dividend, shareholders will have the following option: (i) the contribution of the net dividend claim to the capital of the Company in exchange for the receipt of new shares, (ii) the receipt of the dividend by means of its payment in cash; or (iii) a combination of both of the options described above.

The technique of the Optional Dividend allows the Company to increase its self-financing while complying with its statutory distribution obligation. From a risk management perspective, in the interest of its stakeholders, the Board of Directors continuously monitors the evolution of the Company's capital structure. The Board of Directors wishes to make use of the Optional Dividend to provide the Company with additional resources and thus proactively keep the debt ratio under control.

The terms and conditions of the Optional Dividend (in particular the issue price, exchange ratio and subscription period) will be determined by the Board of Directors on 24 May 2024 taking into account market conditions and will then be communicated and submitted to the extraordinary general meeting of the Company for approval.

A shareholder who does not wish to contribute (all or part of) his dividend rights in exchange for new shares will be diluted in its financial rights (including dividend rights and participation in the liquidation balance) and membership rights (including voting rights and preferential subscription rights) associated with his existing participation. As the issue price is calculated on the basis of a discount compared to the current share price, the current shareholders of the Company who do not wish to contribute their dividend rights in respect of their current shareholding will be subject to financial dilution, as will be explained in more detail in the information memorandum that will be published before the opening of the option period. To the extent that the issue price of the new shares is lower than the EPRA net value and the IFRS net value of the Company's share, shareholders who elect not to participate in the Optional Dividend will expose themselves to financial dilution.

The Company has already taken note of the intention of its reference shareholder, Stavos Real Estate BV (a vehicle of the Van Overstraeten Group), which currently holds an interest in the Company of approximately 29.8%, to contribute its dividend rights to the Company in the context

of the Optional Dividend. In this context, there is a possibility that the reference shareholder, if he subscribes to the capital increase as a result of the Optional Dividend and some of the other shareholders do not subscribe *pro rata* their participation, would exceed the 30% threshold. In this light, the Company has requested the FSMA, in application of Article 35, § 1 of the Law of 1 April 2007 on takeover bids, to grant the reference shareholder of the Company a derogation from the obligation to make a bid if, as a result of the acquisition of new shares in the context of the Optional Dividend, this shareholder, exceed the 30% threshold. This derogation was granted by the FSMA on 3 April 2024.

The convening of the EGM, the special reports of the Board of Directors and the statutory auditor of the Company in the context of article 7:179 *in conjunction with* article 7:197 of the Belgian Code of Companies and Associations, a proxy form and a voting letter can be found on the Company's website (<https://corporate.homeinvest.be/investors/shareholders/general-assemblies/>).

If the shareholders decide to approve the Optional Dividend and the associated capital increase, the Company will make an information memorandum available to the shareholders on its website on 24 May 2024. In the information memorandum, the Company will further inform shareholders about, among other things, the financial and legal impact of the Optional Dividend and the aforementioned derogation from the mandatory bid rules as granted by the FSMA. The information memorandum will be made available on the Company's website (<https://corporate.homeinvest.be/publications/other-publications/specific-transactions/>).

As a result of the possibility for shareholders to participate in the Optional Dividend, the dividend calendar (subject to approval by the respective general meetings) of the Company is adjusted as follows:

- Annual dividend of EUR 1.01 per share (coupon no. 5):
 - *Ex date*: 13 May 2024;
 - *Record date*: 14 May 2024;
 - *Payment date*: on or around 13 June 2024;
- Distribution of equity of EUR 0.11 per share (coupons no. 6 and 7)
 - *Ex date*: 13 May 2024;
 - *Record date*: 14 May 2024;
 - *Payment date*: on or around July 25, 2024¹.

The revised dividend calendar can also be consulted on the Company's website (<https://corporate.homeinvest.be/investors/shareholders/dividends/>).

¹ In any case, the payment of coupons no. 6 and 7 can only take place after the waiting period has been completed in accordance with article 7:209 of the Belgian Code of Companies and Associations.

The Company notes that

- (1) the payment on or around 13 June 2024 for coupon no. 5 may need to be adjusted if the aforementioned extraordinary general meeting of the Company cannot take place due to not reaching the legally required quorum from article 7:153 of the Belgian Code of Companies and Associations (in which case the payment of coupon no. 5 will take place on or around 1 July 2023); and
- (2) the payment on or around 25 July 2024 for coupons no. 6 and 7 may need to be adjusted if the extraordinary general meeting of the Company on 7 May cannot take place due to not reaching the legally required quorum of article 7:153 of the Belgian Code of Companies and Associations (in which case the payment of coupons no. 6 and 7 will take place on or around 12 August); and

The attached information concerns regulated information within the meaning of the Royal Decree of 14 November 2007 on the obligations of issuers of financial instruments admitted to trading on a regulated market.

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, 48 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 2023 Home Invest Belgium held a real estate portfolio worth € 781 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 31 December 2023 the market capitalisation amounted to € 305 million. The share is part of the BEL Mid Index and the FTSE EPRA NAREIT Global Real Estate Index.