

Home Invest Belgium reaches agreement in principle with Cityforward to build 800 sustainable housing units in Brussels' European district

Brussels, 5 March 2025 – Home Invest Belgium, the Belgian listed market leader in the leasing of residential property, acquires¹ a unique residential development portfolio in the European district of Brussels that consists of 9 projects. Together, they offer the potential to develop around 800 sustainable housing units, representing around 75,000 m².²

Through this strategic transaction, Home Invest Belgium strengthens its position as the leading institutional player on the Belgian residential market.

Preben Bruggeman, CEO of Home Invest Belgium:

'We are proud to be part of this development project with an important societal importance in an absolute prime location in Brussels. Building sustainable, energy-efficient and quality housing units at affordable prices is fully in line with Home Invest Belgium's ('HOMI') strategy and responds to the city's housing needs.

With this project, HOMI improves the social balance of Brussels' rental offer and, through planned public facilities, contributes to the quality of life in the European district.

We look forward, in close cooperation with Cityforward and the authorities, to realising the repositioning of this unique portfolio.'

1. A STRATEGIC PARTNERSHIP AND A MILESTONE TRANSACTION

Home Invest Belgium ('HOMI') takes an important step in the future growth of its real estate portfolio by signing an agreement in principle³ with Cityforward for the acquisition of 9 projects, representing a developable programme of approximately 75,000 m². All projects are located in prime locations in the centre of Brussels, more specifically in the European district.

¹ Through parallel options on the real estate under various conditions precedent.

² Once the necessary permits are obtained for the respective projects, in line with conditions required by HOMI.

³ The conclusion of definitive agreements in relation to the transaction with Cityforward is, among other things, subject to a satisfactory outcome of a pending due diligence.

The agreement concerns the development of a property portfolio on which Cityforward took over the long lease rights from SFPIM in 2024.⁴ It comprises 17 office buildings in the European Quarter that are or were leased to the European Commission. Cityforward intends to redevelop these obsolete office buildings into a new sustainable and vibrant European Quarter with a mix of offices, housing, commercial spaces and public facilities.

Cityforward will focus on the development of the offices in the portfolio. HOMI, after obtaining final and enforceable building permits, will take care of the residential part of the portfolio (consisting of the residential properties as well as the commercial spaces and public facilities on the ground floor). HOMI expects to build around 800 new housing units spread over a period of 7 to 9 years.

By adding new buildings, which will meet HOMI's strict ESG requirements, the company will also take an important step in the further enhancement of the sustainability of its property portfolio.

Preben Bruggeman, CEO of Home Invest Belgium:

"This partnership is important for HOMI as a company, but it also serves a wider societal purpose. We build quality, energy-efficient housing units at affordable rents in unique locations in the inner city of Brussels."



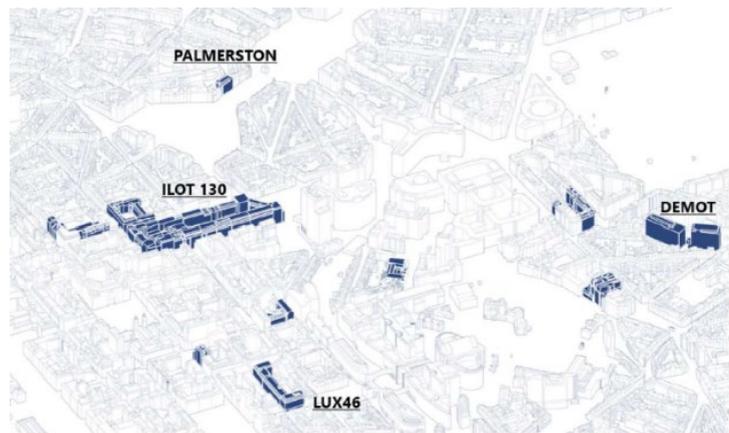
ILOT-cluster

⁴ The leasehold rights to the portfolio were transferred from SFPIM to Cityforward; SFPIM retained the residual ownership.

2. REAL ESTATE PORTFOLIO

Cityforward's portfolio consists of 17 office buildings in the European district. Of these, nine are eligible for residential development, which are grouped in four clusters. Together, they account for some 75,000m², providing opportunities for the development of residential units, car parks, public facilities and shops.

Asset	Total
ILOT-cluster	27,500 m ²
1. Spa 3 (ILOT 130)	
2. Joseph 73 (ILOT 130)	
3. Joseph 79 (ILOT 130)	
4. Joseph 99 (ILOT 130)	
5. Spa 1 (ILOT 130)	
LUX-cluster	17,500 m ²
6. Luxembourg 46	
Demot-cluster	26,500 m ²
7. Demot 24	
8. Demot 28	
Palmerston-cluster	4,000 m ²
9. Palmerston	
TOTAL	75,500 m²



With this project, HOMI and Cityforward are jointly committed to the renewal of the European district and improving its sustainability. HOMI and Cityforward have shared ambitions regarding 'ESG' (Environmental, Social, and Governance) standards. HOMI will include its ambitions in a Sustainability Charter which, in addition to energy efficiency, will also focus on quality housing, affordable housing and accessibility for families and a diverse tenant population.

Cityforward, in close cooperation with HOMI and the competent authorities, will continue to take care of the permit process that has already started for some buildings (and for the rest of the portfolio).

The selection of the design team for each cluster will take place via a competition published by the Bouwmeester-Maître-Architecte (BMA).

The Palmerston and Ilot clusters are in design phase today. Cityforward expects the first permits for these clusters to be obtained in 2026, after which the first apartments could be delivered in 2028.



3. DETAILS OF TRANSACTION

HOMI will acquire full ownership⁵ of the projects (each separately) after obtaining a final and enforceable building permit and the fulfilment of a number of conditions precedent. Subsequently, HOMI will build the residential projects with the aim of long-term holding and letting. The expected gross initial yield on the transaction is above 5.0%.

In connection with the future acquisition of the projects, HOMI will make an advance payment to Cityforward of € 50.0 million upon signing the definitive agreements relating to the parallel options (scheduled in Q2 2025, subject to satisfactory due diligence) ('Signing').

The acquisition price for the individual projects will be set off against the advance payment, increased with an annual capitalised remuneration of 8.6% on the (outstanding) advance payment.

The advance payment of € 50.0 million, due on the Signing date, will be fully funded from available credit lines. Taking into account already completed and planned divestments, HOMI anticipates to realise the further implementation of the transaction within its existing capital base.

As at 31 December 2024, HOMI's debt ratio was 47.2%. Taking into account (i) the advance payment of € 50.0 million at date of Signing, (ii) the full execution of the pipeline consisting of 3 projects with a total of 265 new residential units⁶, and (iii) the sale of the City Gardens building in Leuven for a net sales value of € 34.0 million⁷, the pro-forma debt ratio (all other elements remaining equal) will increase to 50.3%.

⁵ HOMI will also take over bare ownership of the properties from SFPIM.

⁶ The licensed pipeline consists of the following 3 projects: Jourdan 95 (Saint-Gilles - Brussels), City Dox (Anderlecht - Brussels), and Jardin Leopold (Laeken - Brussels).

⁷ See press release of 17 January 2025 'Home Invest Belgium completes the sale of City Gardens in Leuven'.

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, 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 31 December 2024 Home Invest Belgium held a real estate portfolio worth € 882 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 31 December 2024, the market capitalisation amounted to € 347 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.