

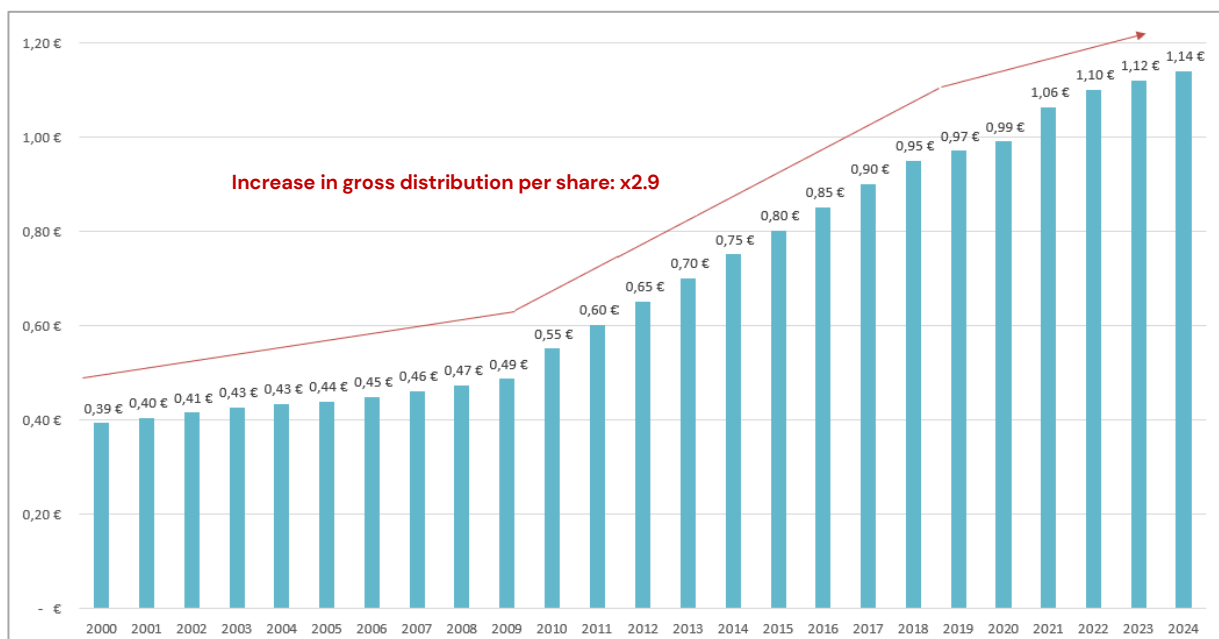
HOMI celebrates 25 consecutive years of dividend growth and crowns itself a dividend aristocrat

Brussels, 28 May 2025 – Home Invest Belgium ("HOMI"), the Belgian listed market leader in the leasing of residential property, has increased its dividend for the 25th year in a row, thereby earning the title of a dividend aristocrat.

DIVIDEND GROWTH

HOMI's gross distribution (as well as gross dividend) has increased continuously every year since its IPO on Euronext Brussels in 1999. Gross payout has multiplied by a factor of x2.9 over the past 25 years. This corresponds to an average annual growth rate of 4.6%¹. By comparison, average annual inflation (over the same period) was 2.3%².

Chart: Evolution of gross distribution per share



A CLEAR LONG-TERM STRATEGY COMBINED WITH OPERATIONAL EXCELLENCE

Since its IPO, HOMI has become the Belgian market leader in the leasing of residential property. HOMI started on 1 June 1999 with a property portfolio of € 43 million. As at 31 March 2025, the fair value of the property portfolio was € 879 million.

¹ Calculated as Compound Annual Growth Rate (CAGR).

² Calculated as Compound Annual Growth Rate (CAGR) of the price level based on the Belgian health index.

Over the last 15 years, HOMI has built a quality real estate portfolio, mainly due to new residential projects realised by HOMI's own development and construction department. This approach gives HOMI more control over the quality of construction and allows it to achieve an internal development margin. Smaller and older buildings have been systematically sold.

Thanks to this active and dynamic investment policy, HOMI today has a young and sustainable property portfolio that is future-proof. The units in Home Invest Belgium's property portfolio will have an average primary energy consumption of 107 kWh/m²/year on 31 March 2025. Home Invest Belgium's ambition is to further reduce the average primary energy consumption of its residential portfolio to <100 kWh/m²/year by 31 December 2026. In comparison, the average energy consumption of the residential market is 294 kWh/m²/year in the Brussels Capital Region.³

The expansion of HOMI's reference portfolio was accompanied by a commitment to operational excellence. HOMI operates mainly in a B2C environment with many small tenants. HOMI strives to offer its tenants a pleasant rental experience and high quality of living at an affordable price. To make this possible, HOMI has in recent years invested heavily in the structure, processes and optimisation of its management platform.

VALUE CREATION AND FINANCIAL PERFORMANCE

The results of this value creation and operational excellence are presented numerically below:

VALUATION	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	% growth (6 years)
EPRA Cost ratio	25.7%	25.9%	23.6%	19.1%	19.7%	19.0%	16.3%	-36.5%
EPRA earnings per share (a)	€ 0.64	€ 0.77	€ 0.89	€ 0.99	€ 1.08	€ 1.13	€ 1.16	+81.7%
Gross dividend per share (b)	€ 0.95	€ 0.97	€ 0.99	€ 0.99	€ 1.00	€ 1.01	€ 1.02	+7.4%
Pay-out ratio (c) = (b) / (a)	148%	126%	111%	100%	93%	89%	88%	-40.9%
EPRA NTA per share	€ 16.98	€ 19.18	€ 19.30	€ 20.99	€ 21.40	€ 20.36	€ 23.56	+38.7%
FAIR VALUE OF INVESTMENT PROPERTIES	€ 544 mio	€ 630 mio	€ 646 mio	€ 725 mio	€ 772 mio	€ 781 mio	€ 882 mio	+62.2%

³ Source: Bruxelles Environnement, "Certification PEB des habitations individuelles" (data from 2021).

FOR ADDITIONAL INFORMATION

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ABOUT HOME INVEST BELGIUM

Home Invest Belgium is the Belgian listed market leader in the leasing of residential property. The company builds, rents and maintains most of its buildings under its own management. As both builder and long-term owner, Home Invest Belgium guarantees a high-quality living experience for its tenants.

With more than 25 years' 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 fulfil its stated ambition: to be 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, common 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 or BE-REIT) specialised in acquisition, development, letting and management of residential real estate. On 31 March 2025, Home Invest Belgium had a property portfolio worth € 879 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 31 March 2025, its market capitalisation amounted to € 363 million. The share is included in the BEL Small Index and the FTSE EPRA NAREIT Global Real Estate Index.