



Home Invest Belgium accelerates its growth with a new project in Brussels

Brussels, 22 January 2021 – Home Invest Belgium, the specialist in residential rental real estate, is strengthening its presence on the Brussels market with a new development project in Anderlecht. The company has concluded an agreement with the property developer ATENOR to acquire the building plot LOT 4 of CITY DOX and its construction permit. The site, ideally located right next to the Digue du Canal in Anderlecht, is part of a large-scale project along the Brussels-Charleroi canal, which is currently being redeveloped. LOT 4 offers 171 residential units and 2,700m² destined to production activities. The total investment after construction will amount to almost € 50 million. The project is expected to be completed in 2023.

Home Invest Belgium has purchased LOT 4 from CITY DOX in Anderlecht, under the usual condition precedent that the permit becomes definitively enforceable.

At the end of 2019, LOT 4 was subject of an architectural competition initiated by ATENOR, in partnership with the Bouwmeester. The architect firm XDGA emerged as the winner. The application for a construction permit was submitted on 30 June 2020.

Sustainability and accessibility at the heart of the new project

Diversity, sustainability and quality of life are central to the design of the project. Notable features include the creation of an accessible roof garden, integration into a multifunctional neighbourhood and support for soft mobility.

This new future-oriented neighbourhood offers an optimal combination of functions and a harmonious balance between private, common and public spaces. All this along the canal and around a large park in the heart of the site.

The site, at the entrance of the city and directly connected to the centre of Brussels, benefits from easy accessibility. The proximity of CITY DOX to the Gare du Midi, Belgium's most important TGV station, reinforces the attractiveness of the new neighbourhood.

In practice, the overall project area consists of 171 residential units, 132 parking spaces, 324 indoor bicycle spaces and 2,700m² for production activities. The housing units have the following typology: 11 studios, 38 one-bedroom flats, 106 two-bedroom flats and 16 three-bedroom flats. Most flats will have a terrace and all occupants will have access to the roof garden.



An ambitious project that confirms the growth strategy of Home Invest Belgium

At the end of 2020, Home Invest Belgium already closed an agreement with ION for the purchase of a project with construction permit. A second similar type of acquisition within a few months with another renowned developer confirms Home Invest Belgium's accelerated investment strategy with high-quality projects.

The total investment amounts to some € 50 million. The gross initial yield is estimated at approximately 4.5% at full occupancy of the building. Completion is expected in 2023.

Sven Janssens, CEO of Home Invest Belgium: *"This project fits perfectly into our strategy as a developer-investor of sustainable residential projects for the rental market. In this way, we are strengthening our position as a leading player on the residential property market, with a particular, but not exclusive, focus on Brussels. It is thanks to our know-how as an institutional investor that we are able to acquire this high-quality project, and our experience as a developer that we will build it. We are convinced of the potential of the project on the rental market and the contribution it will make to the realisation of our ambition to be the 'landlord of choice' of the Belgian tenant."*



FOR ADDITIONAL INFORMATION

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About Home Invest Belgium

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 30 September 2020, Home Invest Belgium held a real estate portfolio worth €640 million in Belgium and the Netherlands.

Home Invest Belgium has been listed on Euronext Brussels [HOMI] since 1999. On 30 September 2020, the market capitalisation amounted to € 389 million.