



HOME INVEST
BELGIUM

A unique way to invest in apartments





Topics

1. Company profile & strategy
2. Focus on development projects
3. Conclusion



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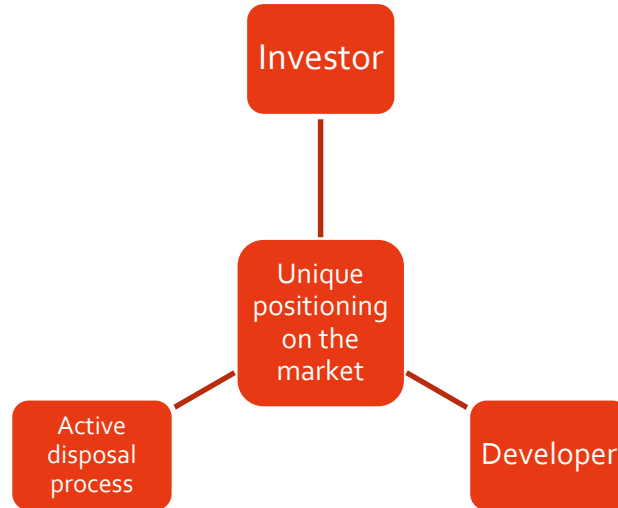


Company profile





A strategy based on four pillars - Managing the full cycle of real estate





A strategy based on four pillars - Managing the full cycle of real estate





Focus on the development activity

- ✓ Acquisitions at cost
- ✓ Life Cycle Cost
- ✓ Efficiency of buildings

Development





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Development

Already a solid track record : 400 new units

Name	# units	Delivery	Description	Total Cost	Fair Value	Latent Capital Gain
Trône	16	2015	New Building - Iconic location	€ 6,7 Mio	€ 8,1 Mio	> 20 %
The Link	123	2015	Office reconversion - Student House	€ 11,4 Mio	€ 13,7 Mio	> 20 %
The Horizon	160	2016	Office reconversion – Coliving Concept	€ 23,5 Mio	€ 31,1 Mio	> 30 %
The Inside	95	2017	Office reconversion – <u>Letting on-going</u>	€ 20,0 Mio	€ 22,6 Mio	> 12 %





Development

Coming soon... 330 new units & 135 renovated

Name	# units	Delivery	Description	Estimated Cost	Estimated Yield on cost	Estimated Capital Gain
The Pulse	96	On-going	Urban renewal	€ 18,5 Mio	5,1 %	5%
Reine Astrid	40	2018	New building	€ 12 Mio	5,6 %	> 30 %
Brunfaut	96	2019	New building - Urban Renewal	€ 19,3 Mio	5,6 %	15 %
MTC2	47	2020	New building	€ 11 Mio	5,1 %	> 30 %
Jourdan 95	50	2020	New building	€ 16,2 Mio	5,2 %	> 30 %



Developments

The Pulse



Reine Astrid





Developments

Brunfaut



MTC₂



Jourdan 95





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Conclusion

- @ Home Invest Belgium, development is...
 - Really part of our strategy
 - A way to increase initial yield
 - A way to create capital gain
 - A way to rejuvenate the portfolio
 - A way to develop properties designed for the rental market
- The best way to create value for the shareholders



Thank you for your attention!

Your questions are welcome!

Please visit us at booth 1007



HOME INVEST BELGIUM

GVV naar Belgisch Recht
Woluwedal 46, bus 11
B – 1200 Brussel
T +32 2 740 14 50
info@homeinvest.be
www.homeinvestbelgium.be