

Under embargo until 18 December 2013 6.30 p.m.
Regulated information



**ACQUISITION OF A BUILDING
SITUATED ON MARCEL THIRY AVENUE 204C
AT 1200 BRUSSELS**

The Board of Directors has the pleasure of announcing the signing, with a German special fund of IVG Institutional Funds GmbH, of the deed of sale for this property, today the 18th of December 2013. This property includes an existing office building with around 7 700 m² of office space and 157 parking spaces, built on a parcel of land with a surface area of about 6 500 m², of which around 2 000 m² can be developed.

Home Invest Belgium anticipates on changing the purpose of the existing office building and shall submit a request for a permit for its conversion into a residential building.

Given that the Sicafi is already actively working on the reconversion of the adjacent building (project « Ariane ») - which until today remains property of Axa Belgium SA and of which Home Invest Belgium will become the owner upon obtaining the permit allowing the reconversion into a residential building - the acquisition of this property and the planned conversion allows for better management of the conversion of the site, which enjoys a strategic location and enviable surroundings.

In the context of this transaction, the parties agreed on a pricing of the property at € 7.85 million¹, which, in accordance with the current estimations of the budget for the conversion work, should permit a gross initial return estimated at about 6% after conversion.

This new transaction is perfectly consistent with the progressive implementation of the decision taken by Home Invest Belgium's Board of Directors to develop projects for its own account and thus to rejuvenate its portfolio.

¹ The conventional value of the property remains in line with the investment value determined by the real estate surveyor.

The Board of Directors is also actively pursuing its research for finding the right person to fulfill the position of the future Chief Executive Officer of the company. As soon as this research reaches its conclusion, the Board will immediately inform the market.

In the meantime, the Board of Directors decided to strengthen the IT platform and, to this effect, recruited an IT officer.

The Board of Directors wishes you excellent celebrations of the end of the year and a very good beginning of 2014.

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Home Invest Belgium is a residential Sicafi, established in June 1999 and listed on the continuous stock market of the NYSE Euronext Brussels.

On the 30th of September 2013, its real estate portfolio in exploitation included 75 buildings on 44 sites for a total surface area of about 149.000 m² and amounting to € 279 million of fair value, development projects and buildings intended for sale excluded.

Its activities are controlled by the Financial Services and Markets Authority (FSMA).

On 30 September 2013, the total market value of Home Invest Belgium amounted to € 228 million.

www.homeinvestbelgium.be