

*Housing life*

# Annual results on 31 December 2013

- ▶ Net current result excluding IAS 39<sup>1</sup> progresses by 5.4%
- ▶ Distributable result<sup>1</sup> increases by 4.9%
- ▶ Gross dividend progresses by 7.7%<sup>2</sup> to € 3.50<sup>3</sup> gross per share
- ▶ The net asset value per share amounts to € 64.09, an increase by 9.1%<sup>4</sup>
- ▶ Occupancy rate<sup>5</sup> of 94.96%
- ▶ Debt ratio of 38.39%

1 See the definition in the table with the consolidated results hereafter.

2 In comparison with the gross dividend of € 3.25 distributed for the financial year 2012.

3 The result data per share recorded in this press release are calculated on the basis of the average number of shares entitled to dividends for the financial year 2013.

4 The net asset value per share is calculated on the basis of the number of existing shares on 31 December 2013, excluding the 12 912 shares held in auto-control (IAS 33, paragraph 20).

5 Average occupancy rate over the entire financial year 2013, expressing the percentage of rents generated by occupied buildings, including rental guarantees on unoccupied properties, compared to the total rents of the occupied properties and of the estimated rental value (ERV) of the unoccupied properties.



## ► Summary of the consolidated accounts

At the end of 2013 Home Invest Belgium generates an **operating result before the portfolio result** of € 12.4 million, a progress by 13.2% in comparison with the result of the financial year 2012.

The **net current result** doubles in comparison with 2012, and this mainly by the positive fair value of the hedges, and amounts to € 10 million; the net current result excluding IAS 39, real benchmark for the operating profitability of the sicafi, increases by 5.4% and amounts to € 8.5 million in comparison with the level of 2012 (€ 8.1 million).

The **portfolio result** – comprising the realized capital gains and the changes (in + and in -) in fair value of the buildings in operation – amounts to € 14.9 million and progresses by € 8.2 million in comparison with the financial year 2012.

The **distributable result** – comprising the capital gains to distribute, realized during the financial year – increases again (+4.9%) and evolves from € 10.9 million in 2012 to € 11.5 million in 2013.

These good results prove Home Invest Belgium's capacity, despite a still difficult economic context, to benefit from the opportunities offered by the sector of residential property for letting (apartments and single family homes) – its core business – that allow it to generate capital gains in the interest of its shareholders.

The board of directors has thus decided to propose to the ordinary general meeting of shareholders that will be held on next 6 May, to distribute a **dividend** of € 3.50 gross per share, compared to € 3.25 gross a year ago, or a growth per unit by 7.7%.

This remuneration corresponds to a **pay out ratio** of 93.03% (88.37% in 2012).

## ► The property portfolio

On 31 December 2013 Home Invest Belgium holds a portfolio of investment properties in operation of 75 buildings spread across 44 sites in Belgium and with a total surface of +/- 148 000 m<sup>2</sup>.

On the balance sheet, the **fair value** of the investment properties in operation and the development projects amounts to € 306.8 million on 31 December 2013 compared to € 242.7 million on 31 December 2012, or an increase by 26%.

The acquisition of the assets of the real estate certificate "Louvain-la-Neuve" had an impact on the fair value of the investment properties as of the 1<sup>st</sup> quarter of 2013.

At constant portfolio, without the development projects, the fair value of the investment properties in operation (excluding the assets held for sale) amounts to € 290.4 million compared to € 241.8 million a year ago, or a rise by 20.1%.

The investment properties<sup>1</sup> located in the Brussels-Capital Region currently represent 65.6% of this portfolio; those in the Walloon Region represent 22.4% and those in the Flemish Region 12.0%.

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<sup>1</sup> Excluding assets held for sale.

The breakdown of this portfolio<sup>1</sup>, calculated on the basis of the fair value of the investment properties is as follows: 73.7% residential buildings (of which 60.8% apartments, 7.2% furnished apartments, 3.7% single family homes and 2.0% of nursing homes), 17% of commercial spaces, 5.3% of office spaces and 4% of the surface of an “apart hotel”.

Since the new program law of 27 December 2012, *at least 80%* of the total value of the property of Home Invest Belgium has to be directly invested in buildings located in a Member state of the European Economic Area and has to have an exclusive residential purpose or use. The residential sicafi (among which Home Invest Belgium) have a transition period of 2 years to comply, taking into account that the threshold before the program law was only 60% of the total value of the property. On 31 December 2013, as described above, Home Invest Belgium owns a portfolio of 73.7% of buildings with an exclusively residential purpose or use. Home Invest Belgium will consequently do everything that is possible to reach this 80% threshold in the course of 2014.

At the end of the financial year, the **net asset value per share amounts to € 64.09**, an increase by 9.1%.

The average **occupancy rate** for the entire 2013 financial year amounts to **94.96%**, an improvement in comparison with the rate of the financial year 2012 (94.16%).

Finally, the **closing price** of the Home Invest Belgium share on Euronext Brussels on 31 December 2013, last listing day of the financial year, amounted to **€ 76**, a progress by 7% (in comparison with € 71 end-2012), or a premium of 18.6% in comparison with the net asset value at the end of the financial year.

## ► Important events of the financial year 2013

### Evolution of the property portfolio

# 01

## Acquisitions

### **Acquisition of the buildings of the real estate certificate “Louvain la Neuve 1976”**

On 25 January 2013 Home Invest Belgium has signed the notarial deed with regard to the acquisition of 3 buildings (“CV9”, “CV10” en “CV18”) located in the heart of hart van Louvain-La-Neuve, of which the rights in rem were previously held by the real estate certificate “Louvain La Neuve 1976”, managed by the SA Immoel and the SA AG Real Estate Asset Management.

This transaction is characterized by the fact that this relates to the transfer of a leasehold on the related plots, granted by the UCL for a term of 50 years that expires in 2026, and to the transfer of the buildings built on these plots based on the leasehold. In 2026 UCL will become the owner of the buildings, with the obligation:

- either to pay the market value of the buildings;
- or to grant a 49-year long lease after which the UCL becomes full owner of the constructions free of charge.

<sup>1</sup> Excluding assets held for sale.



This major acquisition relates to a surface of +/- 23 000 m<sup>2</sup>, of which 40% has a housing purpose, 36% is intended for commercial use and the balance for offices and auditoria. The building “CV9” that is part of a co-ownership, is for 447.75/1,000 of the common parts of the building owned by Home Invest Belgium, to be augmented by the private parts of the building, among which the long lease.

The rights in rem of the certificate were revaluated at € 34.4 million, including cost of the deed, and offer a gross initial yield of approximately 8.4%. The results of this important investment are reflected for the first time in the financial statements of the financial year 2013, and more specifically, in a substantial rise of the rental income of the sicafi and of the fair value of its real estate portfolio. Parallel, this operation has partly contributed to an increase of the debt ratio of the company (that has increased from 30.9% on 31 December 2012 to 38.4% on 31 December 2013).

#### **Acquisition of the real estate project Pépinière-Brederode in 1000 Brussels, located at the back of the Royal Palace**

Within the scope of its new strategic line, consisting of developing projects for own account in order to rejuvenate its portfolio and to invest in sustainable projects, Home Invest Belgium has signed on 8 July 2013 a purchase agreement with the King Baudouin Foundation relating to three plots with buildings to be demolished situated at an exceptional location, i.e. the back side of the Royal Palace and in front of the Place du Trône in 1000 Brussels. A town-planning permit has been issued for the entirety, which allows for the realization of a property project consisting of 14 apartments and 2 offices, and also 17 parking spaces. The project was conceived with a particular interest for a sustainable development and an optimal energy performance of the building under construction.

Within the framework of this transaction, parties have agreed to a valuation of the project at € 2.6 million, which should allow generating a gross initial yield of +/- 5.6%.

After the acquisition Home Invest Belgium has entrusted to its subsidiary Home Invest Development the optimization of the inner spaces of the project. That way, the sicafi has obtained at the end of the financial year a modifying town-planning permit to realize 14 apartments, 1 studio, 1 office and 15 parking spaces.



**Acquisition subject to a resolutive condition<sup>1</sup> - of the entirety of the shares of the SPRL Charlent 53 Leasehold and of the SPRL BVBA Charlent 53 Freehold, holders of the rights in rem that relate to a building located rue Maurice Charlent 51-53 in 1160 Brussels**

On 17 October 2013 Home Invest Belgium has acquired the entirety of the shares of the SPRL Charlent 53 Leasehold, holder of a right in rem of leasehold till in 2056 on a building located at the angle of the rue Maurice Charlent 51-53 and the rue Jules Cockx in Auderghem.



The building is close by the universities ULB and VUB. The acquisition of the shares is subject to the condition of obtaining the permits allowing the reconversion of the existing office building into a building with multiple housing units for students and young professionals. On 14 January 2014 the town-planning permit for the realization of 127 housing units was obtained.

Obtaining the required definitive and executory permits, free from any recourse, will entail the payment of sums due to the sellers. In the case of the non-realization of this condition before 31 December 2014, the operation will be considered to be null and non-existing following the application of the resolutive condition.

The residual property rights (bare ownership) relating to this building are owned by the SPRL Charlent 53 Freehold of which the shares were acquired by Home Invest Development.

The full ownership value of the building agreed upon, based on which the acquisition price of the shares of both SPRL's has been calculated, amounts to € 5.1 million; according to the current estimates, this operation should generate a gross initial yield of +/- 6.5 % after reconversion.

**Acquisition of the building Montoyer 25 in 1000 Brussels**

On 3 December 2013 Home Invest Belgium became the owner of a building located in the heart of the Leopold District at the rue Montoyer 25 in 1000 Brussels. This building was previously held by the Greek fund "Hellenic Republic Asset Development Fund".

It comprises +/- 2 900 m<sup>2</sup> of offices and benefits from an outstanding location in the immediate neighbourhood of the Place du Luxembourg. Home Invest Belgium wishes to transform this building into a residential building and will to anything necessary to introduce the requests for permits and necessary approvals in the course of the first quarter of 2014.

The building should generate a gross initial yield of +/- 6% after reconversion.

**Acquisition of the building located Avenue Marcel Thiry 204C in 1200 Brussels**

On 18 December 2013 the acquisition of the building Avenue Marcel Thiry 204C in 1200 Woluwe-Saint-Lambert took place.

This relates to a building that was previously held by a special German fund of IVG Institutional Funds GmbH.

<sup>1</sup> This condition consists of the absence of the issue, before 31/12/2014, of the definitive and executory permits, free from any recourse.



It comprises +/- 7 700 m<sup>2</sup> of gross office space and 157 parking spaces, on a global plot of +/- 6 500 m<sup>2</sup>, of which +/- 2 000 m<sup>2</sup> still have to be developed.

Within the framework of this transaction, both parties have agreed on a price of € 7.85 million, that, according to the current reconversion budget forecast, should allow for a gross initial yield of +/- 6%, after reconversion. Home Invest Development, appointed as principal by the sicafi, is charged, in the course of the first quarter, with defining the preliminary design and executing the preliminary works in view of introducing a request for a town-planning permit for the reconversion.

As the sicafi is soon to become the owner of the adjacent building (the “Ariane” project) for which the permit for reconversion into a residential building has been granted on 16 January 2014, Home Invest Belgium will be even better equipped to manage the reconversion of the site, that benefits from an enviable location and surroundings.



#### **Acquisition of the building located Avenue Reine Astrid 278 in 1950 Kraainem**

On 18 December 2013 Home Invest Belgium and bpost have signed a pre-sales agreement relating to the acquisition by the sicafi of a building situated in Kraainem, at the angle of the Avenue Reine Astrid and the Avenue de Wezembeek, in the proximity of the Place Dumon, built on a plot of +/- 3 360 m<sup>2</sup>. This sales remains however subject to the non-execution of the pre-emptive right foreseen by the “Vlaamse Wooncode”. In the hypothesis of non-execution of the pre-emptive right, Home Invest Belgium will become the owner of the building in the course of the first quarter of 2014.

Home Invest Belgium foresees the demolition of the current building, used as a post office, and the construction of a residential building with commercial space on the ground floor, and will introduce hereto the necessary requests for permits.

The acquisition price amounts to € 2.6 million that, taking into account the current outlook, should generate an initial yield of +/- 6%, after reconversion.

## 02

### Developments for own account

- On 18 February 2013 the provisional delivery of a mansion, consisting of 6 apartments, located **rue Belliard 21** in 1000 Brussels, in the heart of the Leopold District, took place. As a reminder, the group Nexity IG has executed the renovation works of this building. In the course of the financial year, and with letting internally managed, the sicafi succeeded in renting all the spaces.



- In its capacity of competent principal, Home Invest Development has in 2013 in particular managed the following development projects for own account of the sicafi:

(a) the **Ariane** project (as a reminder, this building is located Avenue Marcel Thiry 208 in 1200 Woluwe-Saint-Lambert, is still owned by the company Axa Belgium SA): Home Invest Belgium will become the owner after obtaining the definitive permit, and free of any recourse, to allow its reconversion into a residential building: the preliminary study for obtaining the permit allowing the reconversion into a residential building has been completed in the meanwhile, and the town-planning permit has just been issued by the executive board of the municipality on 16 January 2014;

(b) the **Pépinère-Brederode** project (acquired on 8 July 2013 from the King Baudouin Foundation): the works have started in the course of the third quarter of 2013, the interior design plans have been optimized, and the sicafi has obtained on 27 December 2013 an adjusted town-planning permit to build 14 apartments, 1 studio, 1 office and 15 parking spaces (instead of 14 apartments, 2 offices and 17 parking spaces foreseen by the initial town-planning permit obtained by the King Baudouin Foundation that was transferred to Home Invest Belgium);

(c) the **Maurice Charlent** project (Home Invest Belgium has acquired the shares of the SPRL BVBA Charlent 53 Leasehold on 17 October 2013): the Home Invest Development team has closely collaborated with the sellers within the scope of the preliminary study for obtaining the permit (expected in the course of the first quarter of 2014) allowing the reconversion into a building with different smaller housing units for students and young professionals. The town-planning permit has, for that matter, been issued by the executive board of the municipality on 14 January 2014;

(d) the **Montoyer 25** project (acquired by the sicafi on 3 December 2013): the preliminary study for obtaining the permit allowing the reconversion into a residential building has started in view of introducing the request for a permit in the course of the first half-year of 2014.

- The sicafi has also entrusted to its subsidiary Home Invest Development the study for optimizing the residential part of the building **Galerie de l'Ange** in 5000 Namur (5 additional apartments are foreseen; the permit for the 4 additional apartments has been obtained in the meanwhile, allowing for the start-up of the construction; for the last apartment, the permit is expected in the course of the first quarter of 2014).

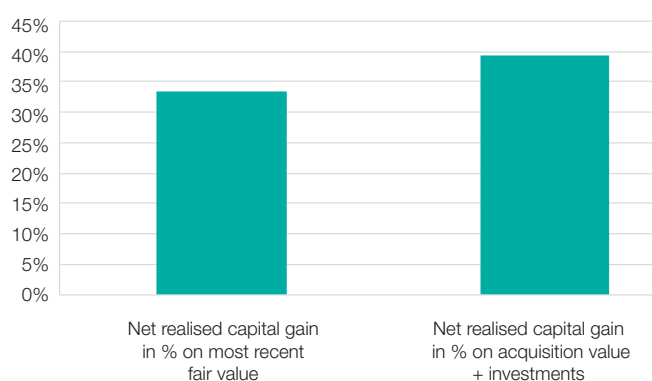
- Finally, Home Invest Development has conducted the study for the renovation and modernization works of the apartment building and the commercial space of the **Avenue Charles Woeste** in 1090 Brussels (these spaces are part of a co-ownership, the projects were submitted for a preliminary agreement to the general meeting of the co-ownership on 18 February 2014).

## 03 Sales

In accordance with the 4<sup>th</sup> strategic axis of the company, i.e. the selective arbitrage on the portfolio, Home Invest Belgium has continued the lot per lot sale of units of its residential assets (mainly apartment blocks).

	Financial year 2013	Financial year 2012	Financial year 2011	Financial year 2010
Number of buildings concerned for sale	13	17	11	5
Net selling price (excl. transaction costs)	€ 10.3 million	€ 12.5 million	€ 7.8 million	€ 4 million

The different sales of the financial year 2013 have allowed to book a net realized capital gain of € 2.5 million compared to the latest fair value of the buildings sold.



This substantial capital gain allows to reinforce the distributable result to shareholders for the financial year 2013 and confirms the importance of the arbitrage as a strategic axis of Home Invest Belgium, notwithstanding a persisting weak economy.



# 04

## Administrative, commercial and technical management

### Occupancy rate

The average occupancy rate<sup>1</sup> for the entire financial year 2013 amounts to 94.96%, or an improvement of 0.8% in comparison with the financial year 2012 (94.16%), in a still difficult rental market, mainly in the high-end segment.

### Insourcing of the technical and administrative management

In the course of the financial year 2013 the sicafi has insourced the technical, administrative and commercial management of the majority of its buildings in the Brussels region, leaving the management of the other buildings to external, carefully selected property managers and syndics.

### Reinforcement of the IT-platform

An IT-employee has been hired at the end of 2013 in order to better respond to the IT-needs related to the expansion and the specific activities of management and development of the company.

## Strengthening of the financial structure

In the course of the financial year 2013 Home Invest Belgium's policy was to increase the number of funding sources and to extend the average duration of its credit lines and hedges. That way, the sicafi has concluded two new credit lines:

- one new credit line with a variable interest rate of € 25 million with Belfius Bank with final expiry date in January 2019;
- a new credit line of € 10 million with Bank Degroof with final expiry date in April 2018.

At the same time, the company has re-negotiated an IRS of € 20 million, concluded with ING, with expiry date in November 2020, and has concluded two new IRS contracts with Belfius Bank for a total amount of € 20 million, that expire in July 2019.

Thanks to these agreements, the average interest to be paid could be reduced to **3.52%** on 31 December 2013, compared to 3.53% on 31 December 2012, while the weighted average duration of the credit lines could be increased to 3 years and 1 month at the closing of the financial year, compared to 2 years and 10 months on 31 December 2012. The average duration of the hedges could be improved to 4 years and 2 months.

Approximately € 40 million of bank credits expire at the end of 2014, of which a part has already been renewed in January 2014 in collaboration with ING Bank; for the balance, different re-funding proposals are being examined, that should lead to the conclusion of new contracts by the end of the 1st half-year of 2014.

All these elements substantially contribute to an increased securing of the credit and hedging portfolio of Home Invest Belgium.

<sup>1</sup> The occupancy rate expresses the percentage of the rents generated by the occupied buildings, increased by the rental guarantees of the non occupied buildings, in relation to the total amount of the rents of the occupied buildings and the estimated rental value (ERV) of the non occupied buildings.

► Consolidated results on 31 December 2013

	31/12/13	31/12/12
I. Rental income (+)	19 353 320	16 814 467
III. Rental-related expenses (+/-)	-252 403	-312 211
<b>NET RENTAL RESULT</b>	<b>19 100 917</b>	<b>16 502 255</b>
IV. Recovery of property charges (+)	90 977	116 604
V. Recovery of charges and taxes normally borne by the tenant on let properties (+)	662 528	404 700
VII. Charges and taxes normally borne by the tenant on let properties (-)	-2 021 064	-1 628 894
VIII. Other revenues and expenditures related to the renting (+/-)	-778	1 346
<b>PROPERTY RESULT</b>	<b>17 832 578</b>	<b>15 396 011</b>
IX. Technical costs (-)	-1 110 397	-1 157 926
X. Commercial costs (-)	-539 042	-482 542
XI. Taxes and charges on unlet properties (-)	-255 581	-156 258
XII. Property management costs (-)	-2 557 758	-1 997 825
XIII. Other property costs (-)	-25 566	0
<b>PROPERTY COSTS</b>	<b>-4 488 344</b>	<b>-3 794 551</b>
<b>PROPERTY OPERATING RESULT</b>	<b>13 344 234</b>	<b>11 601 461</b>
XIV. General corporate expenses (-)	-682 319	-648 065
XV. Other operating income and charges (+/-)	-263 587	0
<b>OPERATING RESULT BEFORE PORTFOLIO RESULT</b>	<b>12 398 328</b>	<b>10 953 396</b>
XVI. Result on sale of investment properties (+/-)	2 517 584	2 835 426
XVIII. Changes in fair value of investment properties (+/-)	12 387 402	3 856 947
<b>OPERATING RESULT</b>	<b>27 303 314</b>	<b>17 645 768</b>
XX. Financial income (+)	101 768	114 348
XXI. Net interest charges (-)	-4 035 036	-2 935 804
XXII. Other financial charges (-)	-69 590	-50 747
XXIII. Changes in fair value of financial assets and liabilities (+/-)	1 501 542	-3 124 636
<b>FINANCIAL RESULT</b>	<b>-2 501 317</b>	<b>-5 996 839</b>
<b>PRE-TAX RESULT</b>	<b>24 801 997</b>	<b>11 648 929</b>
XXIV. Corporation tax (-)	105 340	-16 944
<b>TAXES</b>	<b>105 340</b>	<b>-16 944</b>
<b>NET RESULT</b>	<b>24 907 336</b>	<b>11 631 985</b>
<b>NET RESULT ATTRIBUTABLE TO THE SHAREHOLDERS OF THE PARENT COMPANY</b>	<b>24 907 336</b>	<b>11 631 985</b>
<b>NET RESULT PER SHARE</b>	<b>8.18</b>	<b>3.82</b>
Average number of shares <sup>(1)</sup>	3 043 231	3 043 231
NET CURRENT RESULT (excluding the items XVI. XVII. XVIII. and XIX.)	10 002 351	4 939 612
<b>NET CURRENT RESULT PER SHARE (excluding the items XVI. XVII. XVIII. and XIX.)</b>	<b>3.29</b>	<b>1.62</b>
NET CURRENT RESULT EXCLUDING IAS 39 (excluding the items XVI. XVII. XVIII. XIX. and XXIII.)	8 500 809	8 064 248
<b>NET CURRENT RESULT EXCLUDING IAS 39 PER SHARE (excluding the items XVI. XVII. XVIII. XIX. and XXIII.)</b>	<b>2.79</b>	<b>2.65</b>
PORTFOLIO RESULT (XVI. to XIX.)	14 904 985	6 692 372
<b>PORTFOLIO RESULT PER SHARE (XVI. to XIX.)</b>	<b>4.90</b>	<b>2.20</b>
DISTRIBUTABLE RESULT	11 495 870	10 960 219
<b>DISTRIBUTABLE RESULT PER SHARE</b>	<b>3.78</b>	<b>3.60</b>
Operating margin (Operating result before the portfolio result) / Property result	69.53%	71.14%
Operating margin before tax (Pre-tax result – portfolio result) / Property result	55.50%	32.19%
Net current margin (Net result – portfolio result) / Property result	56.09%	32.08%
Proposed dividend per share	3.50	3.25

(1) Calculated excluding the 12 912 Home Invest Belgium treasury shares (IAS 33, paragraph 20).

### **The net rental result**

The net rental result amounts to € 19.1 million on 31 December 2013 compared to € 16.5 million in 2012, an increase by 15.8%, thanks to the growth of the number of buildings in operation and notwithstanding the lot per lot sales that often entail an early departure of the tenants.

### **The property result**

After allocation of the rental charges and taxes, that mainly consist of the property tax, and the recovery of rental charges and taxes, the property result amounts to € 17.8 million in comparison with € 15.4 million in 2012, a growth of 15.8%.

### **The property operating result**

After deduction of the total costs related to the technical management, the commercial activity, the internal and external management and the maintenance of the buildings, the property operating result amounts to € 13.3 million compared to € 11.6 million the previous year, a growth by 15%.

### **The operating result before the portfolio result**

After deduction of the general expenses of the company, relating namely to its stock listing and its sicafi status, the operating result before the portfolio result amounts to € 12.4 million in comparison with € 11 million in 2012, an increase by 13.2%. The operating margin however decreases from 71.1% to 69.5%.

### **The portfolio result**

The portfolio result increases from € 6.7 million in 2012 to € 14.9 million in 2013, under the influence of latent capital gains on the portfolio and the realized capital gains of € 2.5 million.

### **The net result – The net current result – The distributable result**

After taking into account the financial charges and taxes, the net result of Home Invest Belgium progresses from € 11.6 million in 2012 to € 24.9 million in 2013, an increase by € 13.3 million. The net current result then grows from € 4.9 million to € 10 million under the influence of the positive changes in fair value of the hedges (impact IAS 39). The net current result excluding IAS 39 increases by 5.4%, while the distributable result again significantly rises from € 11 million to € 11.5 million (+4.9%).

► Consolidated balance sheet on 31 December 2013

	31/12/13	31/12/12
<b>ASSETS</b>		
<b>I. Non-current assets</b>	<b>307 933 429</b>	<b>244 014 260</b>
B. Intangible assets	16 049	5 808
C. Investment properties	306 753 952	242 718 208
D. Other tangible assets	122 902	161 975
E. Non-current financial assets	76 012	51 517
F. Finance lease receivables	964 515	1 076 752
<b>II. Current assets</b>	<b>17 166 414</b>	<b>26 378 591</b>
A. Assets held for sale	9 402 061	17 349 556
C. Finance lease receivables	112 237	105 379
D. Trade receivables	3 199 473	4 779 961
E. Tax receivables and other current assets	296 970	1 306 827
F. Cash and cash equivalents	3 882 740	2 634 188
G. Deferred charges and accrued income	272 933	202 681
<b>TOTAL ASSETS</b>	<b>325 099 843</b>	<b>270 392 851</b>
<b>SHAREHOLDERS' EQUITY</b>		
A. Capital	73 469 670	73 469 670
B. Share premium account	19 093 664	19 093 664
C. Reserves		
a. Legal reserve (+)	98 778	98 778
b. Reserve from the balance of changes in fair value of investment properties (+/-)	90 909 201	89 588 625
c. Reserve from estimated transfer costs and rights resulting from hypothetical disposal of investment properties (-)	-25 730 630	-25 133 105
d. Reserve from the balance of changes in fair value of authorized hedges to which hedge accounting according to IFRS is applied (+/-)	-671 198	-1 958 774
h. Reserve for treasury shares (-)	-757 323	-757 323
m. Other reserves (+/-)	1 259 467	1 259 467
n. Result carried forward from previous financial years (+/-)	12 446 842	11 428 410
D. Net result of the financial year	24 907 336	11 631 985
<b>SHAREHOLDERS' EQUITY</b>	<b>195 025 808</b>	<b>178 721 397</b>
<b>LIABILITIES</b>		
<b>I. Non-current liabilities</b>	<b>79 471 529</b>	<b>71 810 647</b>
B. Non-current financial debts	75 000 000	64 550 000
C. Other non-current financial liabilities	4 471 529	7 260 647
<b>II. Current liabilities</b>	<b>50 602 505</b>	<b>19 860 808</b>
B. Current financial debts	47 382 687	16 162 666
D. Trade debts and other current debts	2 290 190	2 486 593
E. Other current liabilities	120 734	554 506
F. Accrued charges and deferred income	808 895	657 043
<b>LIABILITIES</b>	<b>130 074 035</b>	<b>91 671 455</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>325 099 843</b>	<b>270 392 851</b>
Number of shares at end of period <sup>(1)</sup>	3 043 231	3 043 231
Net asset value	195 025 808	178 721 397
<b>Net asset value per share</b>	<b>64.09</b>	<b>58.73</b>
<b>EPRA NAV <sup>(2)</sup></b>	<b>65.55</b>	<b>61.11</b>
Debt	124 793 611	83 753 765
<b>Debt ratio</b>	<b>38.39%</b>	<b>30.97%</b>

(1) Number of shares at end of period is calculated with the exclusion of 12 912 held in auto-control.

(2) "EPRA NAV" corresponds to the net asset value, adjusted in order to exclude, among others, the fair value of the financial hedging instruments.

## ► Debt ratio

The consolidated debt ratio amounts to **38.39%** on 31 December 2013, compared to 30.97% on 31 December 2012, and this, following the acquisitions realized in the course of the financial year 2013. Home Invest Belgium consequently has a **debt capacity of nearly € 80 million without exceeding the 50%-level** as of when, according to the provisions of the Royal Decree of 7 December 2010 (article 54), the sicafi should develop a financial plan under the control of the FSMA.

## ► Dividend

The board of directors will propose to the ordinary general meeting of shareholders of 6 May 2014 to distribute a **gross dividend of € 3.50 per share** (compared to € 3.25 in 2012), which corresponds to 92.65% of the consolidated distributable profit of the financial year and, at a statutory level, to 93.03% of the distributable profit of the financial year.

Since 1 January 2013, following the legislation that is currently applicable, this dividend is subject to a **withholding tax of 15%**, resulting in a proposed net dividend of € 2.9750.

The dividend will be **payable as of 16 May 2014** by automatic transfer to holders of registered or dematerialised shares, and at branches of BNP Paribas Fortis upon presentation of coupon no 17.

The table below illustrates the key figures of the shares over the last financial years.

ISIN BE0003760742	2013	2012	2011	2010
<b>Share price (in €)</b>				
Highest	€ 82.35	€ 72.00	€ 67.99	€ 61.50
Lowest	€ 69.27	€ 62.90	€ 58.87	€ 53.00
On the last day of the financial year	€ 76.00	€ 71.00	€ 64.05	€ 60.50
Average price	€ 76.03	€ 68.59	€ 62.99	€ 56.60
<b>Return of the gross dividend <sup>(1)</sup></b>	4.61%	4.58%	4.68%	5.45%
<b>Dividend (in €)</b>				
Gross	€ 3.50	€ 3.25	€ 3.00	€ 2.75
Net <sup>(2)</sup>	€ 2.9750	€ 2.7625	€ 3.00	€ 2.75
<b>Volume</b>				
Average daily volume	703	1 136	902	833
Annual volume	179 166	289 644	222 912	201 493
<b>Total number of shares on 31 December</b>	3 056 143	3 056 143	3 056 143	2 931 334
<b>Market capitalisation on 31 December</b>	€ 232 million	€ 217 million	€ 197million	€ 171 million
<b>Free float</b>	50.24%	47.01%	46.83%	49.65%
<b>Velocity <sup>(3)</sup></b>	11.67%	20.16%	15.40%	13.85%
<b>Payout ratio (statutory)</b>	93.03%	88.37%	84.61%	89.06%

(1) Gross dividend of the financial year divided by the last share price of the financial year.

(2) The withholding tax stands at 15% as from 1 January 2013.

(3) Number of shares traded / free float on 31 December 2013.



## ► Events since the closing of the financial year

A new credit line for an amount of € 40 million has been concluded at the end of January 2014 with ING Bank, with final expiry date 15/11/2020.

## ► Outlook

Based on the outlook developed for the 2014 financial year, the board of directors of Home Invest Belgium confirms its confidence in the continuance of the growth of the results of the company, by actively pursuing investment and development opportunities that can generate capital gains for its shareholders, and by managing its portfolio in an active way, by rejuvenating and improving it, always aware of its tenant's needs. A focused arbitrage policy of assets, which do no longer belong to the core activities of the sicafi, has been decided by the board of directors and will be further elaborated in the course of the following months.

## ► Statement by the statutory auditor

The statutory auditor, Karel Nijs, has completed his audit and confirmed that the accounting information contained in this press release<sup>1</sup> calls for no reservation on his part and that he will deliver a statement without reservations.

## ► Corporate governance

Since 1 August 2013 Mr **Alexander Hodac**<sup>2</sup> has joined the sicafi as Chief Commercial Officer (CCO). It is his specific mission to identify and analyse investment opportunities. With the agreement of the FSMA, he joined the executive management of the company.

Following the departure of the managing director (Mr Xavier Mertens)<sup>3</sup> on 15 January 2014, the temporary direction of the company has been entrusted to the executive management – which consists today of the Chief Financial Officer (CFO – Mr **Jean-Luc Colson**<sup>4</sup>), the Chief Operating Officer (COO – Mr **Filip Van Wijnendaele**<sup>5</sup>) and the Chief Commercial Officer (CCO – Mr **Alexander Hodac**<sup>2</sup>).

The board of directors, assisted by the nomination and appointments committee, is in the final phase of recruitment of the new managing director and will shortly inform the market on this matter.

On 7 May 2013, with the agreement of the FSMA, the ordinary general meeting of Home Invest Belgium has renewed the mandate of the auditor, Mr Karel Nijs, statutory auditor, situated in B-2600 Antwerp, Potvlietlaan 6, for a term of 3 years that ends after the ordinary general meeting of 2016, and has fixed his remuneration at € 26 800 on an annual basis, to be augmented by VAT, and indexed.

1 This statement cannot, however, be considered as an opinion on the completeness or adequacy of the information published in this press release.

2 Permanent representative of the SPRL AHO Consulting.

3 Cf. our press release of 26 November 2013.

4 Permanent representative of the SPRL Ykatt.

5 Permanent representative of the SPRL FWV Consult.

Subject to the approval of the FSMA, will be proposed to the next ordinary general meeting of 6 May 2014

- to renew the mandate of Mr **Liévin Van Overstraeten** for a new term of 4 years, that will end after the ordinary general meeting to be held in 2018.
- the definitive nomination as a director of Mr **Wim Aurousseau**, co-opted on 12 February 2014 by the board of directors, to complete the director's mandate of Mr Guy Van Wymersch-Moons (who resigned on 26 November 2013<sup>1</sup> as director and Chairman of the Board), till after the ordinary general meeting to be held in 2015.

Following the resignation of Mr Guy Van Wymersch-Moons, the board of directors has appointed a Chairman a.i. in the person of Mr Guillaume Botermans, who ensures the Chairmanship of the board of directors since 26 November 2013.

## ► Shareholder's calendar

2014

Posting of the annual report on the website	Thursday 3 April 2014
<b>Ordinary General Meeting of the 2013 financial year</b>	<b>Tuesday 6 May 2014</b>
Interim statement: results on 31 March 2014	Tuesday 6 May 2014
Payment of the dividend for the 2013 financial year	Friday 16 May 2014
Half-year report: results on 30 June 2014	Friday 29 August 2014
Interim statement: results on 30 September 2014	Friday 14 November 2014

2015

Press release year results 2014	Friday 27 February 2015
Posting of the annual report on the website	Thursday 2 April 2015
<b>Ordinary General Meeting of the 2015 financial year</b>	<b>Tuesday 5 May 2015</b>
Interim statement: results on 31 March 2015	Tuesday 5 May 2015
Payment of the dividend for the 2014 financial year	Friday 15 May 2015

<sup>1</sup> Cf. our press release of 26 November 2013.

For more information:

**Jean-Luc Colson**

Chief Financial Officer

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

At 31 December 2013, its operating portfolio consisted of 75 buildings on 44 sites with a total surface area of +/- 148 000 m<sup>2</sup> and a fair value of approximately € 290 million, excluding development projects and assets held for sale.

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

At 31 December 2013, the total market capitalization of Home Invest Belgium amounted to € 232 million.