

Interim statement of the Board of Directors on the results per 31 March 2015

- ◆ Occupancy rate of 94.59%⁽¹⁾
- ◆ Distributable result of € 0.90 per share, an increase by 7.6%⁽²⁾
- ◆ Debt ratio of 36.99%
- ◆ Appointment of a new director
- ◆ Confirmation of the dividend by the general meeting

⁽¹⁾ Average occupancy rate over the first quarter of 2015, expressing the percentage of rents generated by the buildings available for lease, in relation to the sum of the rents of the buildings available for lease and the estimated rental value (ERV) of the unoccupied buildings.

⁽²⁾ Compared to the situation on 31 March 2014.

THE PROPERTY PORTFOLIO

The **fair value** of the investment properties³ amounts to € 323.1 million on 31 March 2015 and progresses by 2% in comparison with the situation on 31 December 2014 (€ 316.5 million).

The investment properties located in the Brussels-Capital Region currently represent 67% of the portfolio of Home Invest Belgium, those in the Walloon Region 20.5% and those in the Flemish Region 12.5%.

The breakdown of the portfolio, calculated on the basis of the fair value of the investment properties, is as represented in the graphs hereafter.

The residential part of the portfolio reaches 80.47%, a slight increase in comparison with 31 December 2014 (80.2%), which confirms the residential RREC ("GVV/SIR") character of the company.



CONSOLIDATED KEY FIGURES

The total value of the **shareholders' equity** of Home Invest Belgium on 31 March 2015 amounts to € 202.0 million compared to 208.2 million on 31 December 2014, or a net asset value of € 64.16 per share, in comparison with € 66.15 per share at the closing of the financial year. This decrease is the consequence of the appropriation of the 2014 result and the dividend payment in this month of May. In comparison with the 1st quarter of 2014, the net asset value per share (from € 62.67 on 31 March 2014) progresses by 2.4%.

The **debt ratio** increases in comparison with the situation on 31 December 2014 (36.99% on 31 March 2015 compared to 34.33% on 31 December 2014), because of the dividend payment and the funding of the development projects, and this notwithstanding the arbitrage exercised in the course of the 1st quarter of the year.

⁽³⁾ This fair value corresponds to the item 'Investment properties' of the balance sheet, which comprises the development projects in accordance with IAS 40 and does not take into account the buildings held for sale.

MAIN RESULTS (IN €) ⁽¹⁾⁽²⁾	1 st quarter 2015	1 st quarter 2014
Net rental result	4 244 664	4 771 404
Property result	4 021 700	4 518 128
Operating result before portfolio result	2 615 093	3 215 924
Portfolio result		
- Result on sale	328 840	224 102
- Change in fair value	3 532 241	5 269 478
Financial result		
- Financial result excluding change in fair value for financial assets and liabilities	-1 011 018	-990 030
- Change in fair value for financial assets and liabilities ⁽³⁾	-39 773	-1 110 208
Net result	5 420 320	6 601 260
Net current result	1 559 240	1 107 679
Net current result per share ⁽⁴⁾	0.50	0.36
Net current result excluding IAS 39	1 599 013	2 217 887
Net current result excluding IAS 39 per share ⁽⁴⁾	0.51	0.73
Distributable result	2 837 744	2 550 459
Distributable result per share ⁽⁴⁾	0.90	0.84
Net Asset Value per share	64.16	62.67
EPRA NAV⁽⁵⁾ per share	66.71	64.57

⁽¹⁾ IAS 34 has not been applied to the accounting information reproduced above.

⁽²⁾ Figures reviewed by the Auditor but unaudited.

⁽³⁾ This is the change in fair value for interest rate hedging instruments.

⁽⁴⁾ The total number of shares entitled to dividends on 31 March 2015 amounts to 3 147 897, after deduction of the 12 912 shares held under auto-control on the same dates. On 31 March 2014, this amounted to 3 043 231.

⁽⁵⁾ "EPRA NAV" corresponds to the Net Asset Value adjusted to exclude, among others, the fair value of the hedging financial instruments.

In the course of the first quarter of 2015, the **net rental result** has decreased by 11% in comparison with the situation a year ago. This decrease is explained, on the one hand, by the arbitrage exercised at the end of 2014, and on the other hand, by the heavy renovation of 3 buildings in the portfolio in operation, with a temporary income loss as a result.

The **operating result before the portfolio result** decreases by 18.7% and amounts to € 2.62 million.

The **net current result excluding IAS 39** records a decrease of 27.9% in comparison with the 2014 level and amounts to € 1.60 million compared to € 2.22 million on 31 March 2014.

The **distributable result** - which comprises the distributable capital gains realised during the financial year - progresses (+11.3%) from € 2.55 million on 31 March 2014 to € 2.84 million on 31 March 2015.

IMPORTANT EVENTS OF THE FIRST QUARTER OF 2015

Developments for own account

Developments in execution

In the course of the first quarter the company has continued its development for own account:

(A.) The **Trône project**, located next to the Royal Palace in 1000 Brussels. The 15 apartments and the office are in the finishing stage and will be ready to welcome their first occupiers in the course of June 2015. www.residencetrone.be



→ **Trône**

(B.) The **Maurice Charleb project**, rebaptized **The Link**, located in 1160 Auderghem. The transformation works of the building into a student residence comprising 126 studios evolves according to planning. The first students are expected by the start of the coming academic year. www.thelink.brussels



→ **Maurice Charleb**

(C.) The **Ariane** project, located Avenue Marcel Thiry 208 in 1200 Woluwé-Saint-Lambert. The works related to the structure of the building are currently completed, the façade is being posed, the internal partitions and the technical equipments are being installed. The reception of the apartments of the first phase is foreseen in the course of the 1st quarter of 2016.

(D.) The **Marcel Thiry 204C** project, located in 1200 Woluwé-Saint-Lambert, next to the Ariane project: the permits for the conversion of the building into 95 apartments and a library have been obtained in December 2014 and have become definitive in the course of this first quarter. The dismantlement works inside were continued and the partial demolition works were started.

The treatment of the allotment permit for the adjacent land was continued.

Development projects under study

(A.) The **Reine Astrid project**: the commune of Kraainem has rejected the permit for the construction of 40 apartments and $\pm 1\,000\text{ m}^2$ of commercial space. The company filed an appeal against this decision.

Administrative, commercial and technical management



The average **occupancy rate** of the portfolio for the first quarter of 2015 remains high at 94.59 %. This occupancy rate excludes the buildings that are currently not available for lease, such as Ghlin, Yser, Leopold and Saint-Hubert.

As a reminder, the company started an active renovation policy of its property portfolio in order to remain a reference in the residential rental market for quality property. In Ghlin, the renovation work of 20 houses progresses well. The first house is in the finishing stage. At the Avenue de l'Yser the works related to the removal of asbestos will shortly start. The company also started important renovation works at the commercial and residential building Charles Woeste in Jette, while the tenants can remain in the building.

Sales

In the course of the first quarter of 2015, Home Invest Belgium sold the building located in Lasne, complementary to the sale per unit of some residential assets. These sales allowed to book a distributable capital gain of € 1.21 million.

IMPORTANT EVENTS AFTER THE CLOSING OF THE 1ST QUARTER OF 2015

Strengthening of the financial structure and of the hedges

In collaboration with ING, Home Invest Belgium proceeded to the restructuring of 2 IRS contracts for a total of € 40 million. This restructuring allows to cancel the surplus hedging at the end of the financial year 2014 and to decrease the related funding costs as of May 2015. At otherwise constant circumstances, the profit over the financial year 2015 is estimated at € 0.34 million.

Corporate governance



In the course of the general meeting of today and with the approval of the FSMA, Mrs **Laurence de Hemptinne** has been appointed as an independent director, effective immediately, till the ordinary general meeting that will be held in 2019. Laurence de Hemptinne, born in 1963, holds a Master Degree in Law from the ULB and was a lawyer for 4 years. After that, she was an economic and legal journalist. Specialized in themes related to the property market, urbanism and property tax law, she has cooperated for nearly ten years with different editors, and mainly with *La Libre Belgique*. She created "Editions & Séminaires SA", a company specialized in editing publications and organising seminars related to property, of which she is the managing director, function she will continue to exercise.

On the other hand, the general meeting has renewed, with the approval of the FSMA, the following mandates:

- the mandates as independent director of **Mr Koen Dejonckheere** and **Mr Eric Spiessens**
- the mandates as non-executive director of **Mr Wim Auorousseau** and **Mr Johan Van Overstraeten** for a period of 4 years, ending after the ordinary general meeting of 2019.

OUTLOOK

The Board judges it too soon at the end of this first quarter to express an opinion on the outlook for the current financial year, namely taking into account the uncertainties with regard to the evolution of the interest rates, the overall economic situation or the rhythm of the sales.

Different new investment files (both with regard to existing buildings and to development projects) are in an advanced study phase. It is the Board's opinion that one or another file should become concrete between now and the end of the year.

On the other hand, the Board of directors has currently identified different assets that could generate interesting capital gains for the shareholders, and this, without prejudice to the further growth of the company results.

DIVIDEND PAYMENT

The dividend of the financial year 2014 (coupon no 18) - or a gross dividend of € 3.75 per share – is payable **as of 15 May 2015** by automatic deposit for the registered shareholders and the holders of dematerialised shares.

Since 1 January 2013 this dividend is subject to a withholding tax of 15%, so that the net dividend will amount to € 3.1875.

For more information:

Sophie Lambrights

Chief Executive Officer

Tel: +32.2.740.14.51

E-mail: sophie.lambrights@homeinvest.be

Home Invest Belgium

Boulevard de la Woluwe 60, Box 4,

B – 1200 Brussels

Home Invest Belgium is a residential public RREC, created in June 1999 and listed on the continuous market of NYSE Euronext Brussels (HOMI).

On 31 March 2015, the fair value of its property portfolio in operation amounted to 286 million EUR, and comprises 73 buildings on 42 sites with a total surface area of ± 142 000 m², (excluding development projects and properties for sale).

The activities of HIB are controlled by the Financial Services and Markets Authority (FSMA).

On 31 March 2015, the total market capitalisation of Home Invest Belgium amounted to 289 million EUR.