

Under embargo till 27 February 2015 - 5.40 pm

**Regulated information**

# Annual results 2014

## **Distribution of a gross dividend of € 3.75 per share, an increase for the 15<sup>th</sup> consecutive year**

- Distributable result increases by 14%
- Succesfull combination of operational portfolio management and arbitrage of the portfolio
- Net asset value per share of € 66.15 – an increase by 3%

## **Confirmation of the status of residential RREC (GVV/SIR)**

- New status of Regulated Real Estate Company (GVV/SIR)
- More than 80% of the portfolio consists of residential property
- Confirmation of a withholding tax of 15% on the dividend, following the legislation currently applicable

## **Acceleration of the development projects for own account**

- Almost 300 residential units under construction
- Applications for building permits introduced for more than 130 units

## **Strengthening of the financial structure**

- Bond issue with a maturity of 10 years
- Debt ratio limited to 34%

## **Outstanding preservation of the real estate portfolio key parameters**

- Value of the investment properties increases by 3%
- Occupancy rate remains high at 94%



*Housing life*

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## Key figures

Real estate portfolio	2014	2013	2012
Total fair value	322.3 M€	316.2 M€	260.1 M€
Investment properties in operation	282.6 M€	290.4 M€	241.8 M€
Development projects	33.9 M€	16.3 M€	0.9 M€
Buildings held for sale	5.8 M€	9.4 M€	17.3 M€
<i>Detail of the investment properties in operation</i>			
Surface of the investment properties	142 200sqm	147 935sqm	125 077sqm
Number of buildings	73	75	73
Number of sites	42	44	42
Number of leases	1 311	1 318	1 142
Occupancy rate	94.01%	94.96%	94.16%
Gross return on received or guaranteed rent	6.00%	6.11%	6.11%

Consolidated results	2014	2013	2012
Net rental result	18.8 M€	19.1 M€	16.5 M€
Property result	17.7 M€	17.8 M€	15.4 M€
Operating result before the portfolio result (EBIT)	12.1 M€	12.4 M€	11.0 M€
Portfolio result	11.0 M€	14.9 M€	6.7 M€
Operating result	23.0 M€	27.3 M€	17.6 M€
Net result	15.9 M€	24.9 M€	11.6 M€
Net current result	5.0 M€	10.0 M€	4.9 M€
Net current result excluding IAS 39	8.1 M€	8.5 M€	8.1 M€
Distributable result	13.1 M€	11.5 M€	11.0 M€
Gross dividend	€ 3.75	€ 3.50	€ 3.25
Operating margin <sup>1</sup>	68.07%	69.53%	71.14%
Operating margin before tax <sup>2</sup>	28.21%	55.50%	32.19%
Net current margin <sup>3</sup>	28.09%	56.09%	32.08%
Payout ratio <sup>4</sup>	88.93%	93.03%	88.37%

(1) Operating result before portfolio result / Property result

(2) Result before tax and excluding portfolio result / Property result

(3) Net result excluding portfolio result / Property result

(4) Dividend / Distributable result (based on the statutory accounts)

Consolidated balance sheet	2014	2013	2012
Total assets	331.8 M€	325.1 M€	270.4 M€
Equity	208.2 M€	195.0 M€	178.7 M€
Total debt	113.9 M€	124.8 M€	83.8 M€
Debt ratio	34.33%	38.39%	30.97%

Data per share <sup>1</sup>	2014	2013	2012
Net asset value (before distribution)	€ 66.15	€ 64.09	€ 58.73
Net asset value excluding IAS 39 (before distribution)	€ 68.69	€ 65.55	€ 61.11
Property result	€ 5.71	€ 5.86	€ 5.06
Operating result before portfolio result	€ 3.89	€ 4.07	€ 3.60
Portfolio result	€ 3.53	€ 4.90	€ 2.20
Net result	€ 5.14	€ 8.18	€ 3.82
Net current result	€ 1.61	€ 3.29	€ 1.62
Net current result excluding IAS 39	€ 2.61	€ 2.79	€ 2.65
Increase of value <sup>2</sup>	€ 2.06	€ 5.36	€ 1.14
Gross dividend	€ 3.75	€ 3.50	€ 3.25
Net dividend <sup>3</sup>	€ 3.1875	€ 2.975	€ 2.7625
Return for the shareholder	€ 5.81	€ 8.86	€ 4.39
Return <sup>4</sup>	9.10%	15.09%	7.60%

(1) Calculated on the basis of the average number of shares with full rights, except with regard to the net asset value calculated while taking into account the number of shares at the end of the fiscal year, excluding the 12 912 shares held in auto-control by Home Invest Development (IAS 33 § 20).

(2) Difference between the net asset values at the beginning and at the end of the fiscal year.

(3) Based on 15% withholding tax.

(4) Return, divided by the net asset value at the beginning of the period.

## Summary of the consolidated accounts

At the end of 2014 Home Invest Belgium generates an **operating result before the portfolio result** of € 12.07 million.

The **net current result** amounts to € 4.98 million; the **net current result excluding IAS 39** amounts to € 8.1 million in comparison with € 8.5 million in 2013.

The **portfolio result** – comprising the realized capital gains and the changes (in + and in -) in fair value of the buildings in operation – amounts to € 10.96 million in comparison with 14.9 million in 2013.

The **distributable result** – comprising the capital gains to distribute, realized during the financial year – increases with 14.13% and evolves from € 11.5 million in 2013 to € 13.1 million in 2014.

At the end of the fiscal year, the **net asset value of the share** amounts to **€ 66.15**, an increase of 3.2%; the net asset value per share excluding IAS 39 amounts to € 68.69, an increase of 4.8%.

Finally, on 31 December 2014, last day of the stock exchange of the year, **the closing share price** of the share Home Invest Belgium on Euronext Brussels amounted to € 85.10, in comparison with the closing share price at the end of 2013 of € 76, and represents a premium of 28.7% in comparison with the net asset value at the end of the fiscal year.

The board of directors has thus decided to propose to the ordinary general meeting of shareholders that will be held on next 5 May, to distribute a **dividend** of € 3.75 gross per share, compared to € 3.50 gross a year ago, or a growth per unit by 7%.

On a statutory basis, this remuneration corresponds to a **pay out ratio** of 88.93% (93.03% in 2013).

## The property portfolio

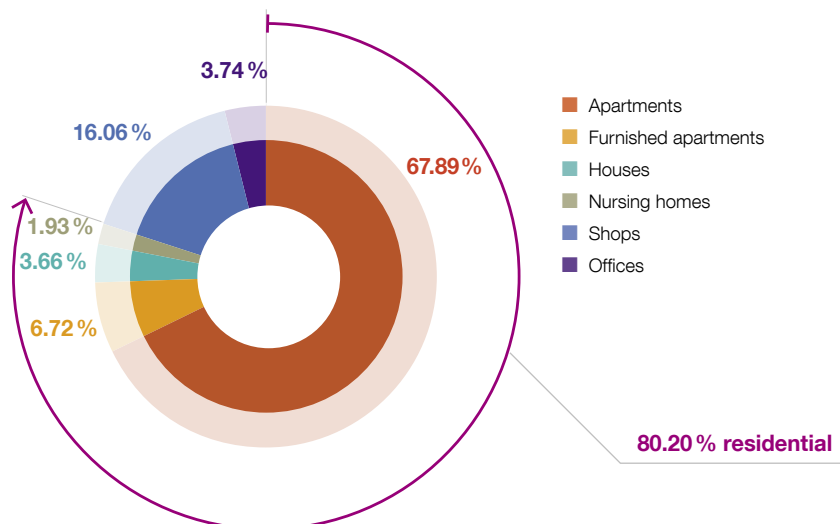
On 31 December 2014, Home Invest Belgium holds a portfolio of 73 buildings and 5 development projects of which the total fair value is estimated at € 322 million.

On the balance the **fair value** of the investment properties in operation and of the project developments amounts to € 316.5 million on 31 December 2014 compared to € 306.8 million on 31 December 2013, an increase of 3.17%.

The fair value of **the investment properties in operation**<sup>1</sup> amounts to € 282.6 million compared to € 290.4 million the year before. The explanation for this decrease can be found in the sale of non-residential assets during the fiscal year.

The investment properties located in the Brussels Capital Region currently represent 66% of the portfolio, those in the Walloon Region represent 21.2% and those in the Flemish Region 12.8%.

The spread of the portfolio investment properties, calculated on the basis of the fair value of the buildings, is as follows:



(1) Excluding the buildings held for sale and the project developments.

The average **occupancy rate** for the entire 2014 financial year amounts to **94.01%**, in comparison with 94.96% during the financial year 2013. This decrease is the result of the decision not to rent certain buildings of the portfolio destined for a major renovation.

## Important events of the financial year 2014

### 15th anniversary!

On 16 June Home Invest Belgium celebrated its fifteenth anniversary. On this occasion, the Brussels stock exchange held a bell ringing ceremony for the company.

### Home Invest Belgium is the first Belgian sicafi to obtain RREC status

On 1 September 2014, the FSMA (the Financial Services and Markets Authority) approved Home Invest Belgium as a public RREC (Regulated Real Estate Company) and approved all the documents which the company drafted in this context, subject to the approval of the change in status by an extraordinary general meeting.

The extraordinary general meeting of 25 September 2014 **unanimously voted in favour** of the change in status of the company from sicafi into RREC (a public Regulated Real Estate Company).

Home Invest Belgium is happy to benefit from this new status as it will allow the company to continue to operate as a residential real estate investor, in the interest of the company and its shareholders.

### 80% of the portfolio consists of residential real estate

The share of residential buildings in Home Invest Belgium's portfolio has significantly increased in 2014. On 31 December 2014 it stood at 80.2%, thus exceeding the threshold of 80% and allowing the shareholders to benefit from the reduction in withholding tax on the dividends to be paid out as of 2015, according to the current legislation.

### Strengthening of the financial structure

During financial year 2014, Home Invest Belgium diversified its sources of funding and significantly extended the average duration of its credit lines and interest rate hedging instruments.

Home Invest Belgium's **bond issue** was successful - closing on the first day of the subscription period. This bond issue was in the form of a private placement addressed to institutional investors to the amount of **€ 40 million** with a maturity of 10 years, unreached before in the RREC sector. The final maturity date is 18 June 2024.

These bonds generate a fixed gross annual yield of 3.79%. The denominations of these bonds were fixed at € 100,000 with an issue price of 100%. The bonds were admitted to trading on Euronext Brussels as of 18 June 2014.

Thanks to the maturity of ten years, these bonds are an important step forward in extending the average duration of Home Invest Belgium's overall funding, at particularly attractive financial conditions.

The RREC also obtained **two new bank credit lines** for a total amount of **€ 30 million**:

- one amounting to € 20 million provided by ING Bank with maturity on 31 July 2020;
- the other, to the amount of € 10 million, is supplied by ING Bank, with maturity of one year, which is renewable.

Thanks to these agreements,

- the weighted average duration of funding has been increased to **5 years and 2 months** per 31 December 2014, compared with 3 years and 1 month on 31 December 2013;
- the average duration of the interest rate hedging instruments was increased to **4 years and 8 months** on 31 December 2014, compared with 4 years and 2 months on 31 December 2013.



Financing	Amounts of the confirmed credit lines (€)	Withdrawal (€)	Average duration
<b>Bank Financing</b>	<b>105 M€</b>	<b>€ 70 M€</b>	<b>3 years and 7 months</b>
BELFIUS	25 M€	€ 25 M€	4 years and 1 months
BNP PARIBAS FORTIS	25 M€	€ 0	3 years and 5 months
ING	30 M€	€ 20 M€	3 years and 9 months
LBLUX	15 M€	€ 15 M€	2 years and 11 months
DEGROOF	10 M€	€ 10 M€	3 years and 4 months
<b>Bond issues</b>	<b>40 M€</b>	<b>€ 40 M€</b>	<b>9 years and 6 months</b>
Bond issue of 18/06/2014	40 M€	€ 40 M€	9 years and 6 months
<b>TOTAL</b>	<b>145 M€</b>	<b>€ 110 M€</b>	<b>5 years and 2 months</b>

Hedging instruments	Amount of the hedging instruments (€)	Average duration
BELFIUS	35 M€	5 years and 6 months
BNP PARIBAS FORTIS	25 M€	3 years and 5 months
ING	40 M€	4 years and 8 months
<b>IRS type hedging instruments</b>	<b>100 M€</b>	<b>4 years and 8 months</b>

No financing or hedging instrument comes to an end in 2015.

On 31 December 2014 the average interest rate of the company amounted to 3.63%.

The **consolidated debt ratio** amounts to **34.33%** on 31 December 2014, compared to 38.39% on 31 December 2013. Home Invest Belgium consequently **has a debt capacity of nearly € 100 million without exceeding the 50%-level** as of when, according to article 24 of the Royal Decree of 13 July 2014, the company should develop a financial plan under the control of the FSMA.

## Evolution of the real estate portfolio - Acquisitions

### Reine Astrid Project – acquisition of a plot of land

The company acquired a plot of land next to the project Reine Astrid at Kraainem. Hence the company can upgrade her initial project.

### Ariane Project – realisation of the condition precedent of obtaining the building permit

After obtaining the building permit Home Invest Belgium became the owner of the Ariane project at 208, avenue Marcel Thiry in 1200 Woluwé-Saint-Lambert. This building was acquired by the company through a contribution in kind by AXA Belgium SA on 11 June 2014 (in the framework of the authorised capital). This contribution was remunerated by the attribution of **104,666 new shares** to AXA Belgium SA, which resulted in an increase of the company's capital of € 2,548,072.84. Following this transaction the company's share capital now amounts to **€ 76,949,294.75** represented by **3,160,809 shares**.



→ Project Maurice Charlent (Auderghem)



→ Project Ariane (Woluwe-Saint-Lambert)

## **Maurice Charlent Project – final acquisition of all the shares of SPRL Charlent 53 Leasehold and of SPRL Charlent 53 Freehold, the holders of the rights in rem in connection with a building located at 51-53, rue Maurice Charlent, in 1160 Auderghem - realisation of the condition subsequent of obtaining the final and executory building permits, not subject to any appeal**

Following the receipt of the final and executory building permits mid-2014, not subject to any appeal, the acquisition of the shares of SPRL Charlent 53 Leasehold and SPRL Charlent 53 Freehold became final.

The conventional value of the full ownership of the property, based on which the price of the shares of these two companies was calculated, amounts to € 5.1 million<sup>1</sup>, whereas the total investment is estimated at € 11.2 million.

On 12 December 2014, the Board of Directors of Home Invest Belgium also approved the absorption of SPRL Charlent 53 Leasehold. This transaction is equivalent to a merger by absorption of the company, under articles 676, 719 and following of the Company Code, which implies that the merger has not been approved by an Extraordinary General Meeting of shareholders. Given that the entire capital of SPRL Charlent 53 Leasehold is now held by Home Invest Belgium, no new shares were created on the occasion of the merger, in accordance with Article 726 of the Company Code. The shares of Charlent 53 Leasehold were cancelled after its absorption.

Following this merger Home Invest Belgium became the direct holder of the long lease rights in connection with the Maurice Charlent building. The building is currently undergoing a major conversion programme, which will create 127 studio apartments.

### **Acquisition of a furnished apartment building, in rue Joseph II in 1000 Brussels**

This building is in very good condition, with 15 furnished apartments with some services, covering a total surface area of 1,341 sqm. The ground floor is occupied by two commercial spaces. The purchase price excluding costs amounts to € 3,5 million (in line with the valuation by the real estate expert) and the gross rental yield is more than 8% (which is in line with the valuation carried out by the independent real estate expert). The building is located near the Résidence Quartier Européen building, which is also owned by Home Invest Belgium. The proximity of these two buildings will allow Home Invest Belgium to optimise the building management for the two buildings.

## **Evolution of the real estate portfolio - Development projects**

During 2014 the five development projects for own account of the RREC have seen some significant progress.

**The Trône project**, which is situated on the corner of rue de la Pépinière and rue de Brederode in 1000 Brussels – 15 apartments: the structural work is completed, the roof has been raised and the insulation works and technical facilities are advancing well. The delivery of 15 apartments and an office space is scheduled for Q2 2015.

**The Maurice Charlent project**, on the corner of rue Maurice Charlent and rue Jean Cockx in 1160 Brussels – 127 studios: work began in July 2014. By the end of December 2014, the structural work was progressing well and the building site was ready to welcome the special technical companies. The 127 studio apartments will be finished and ready to welcome their first tenants by September 2015.

**The Ariane project**, at 208 avenue Marcel Thiry in 1200 Woluwé-Saint-Lambert – 166 apartments: the dismantling work started at the end of September 2014. By the end of December, the building had been completely dismantled and the structural work started.

**The Marcel Thiry C project**, at 204 C avenue Marcel Thiry in 1200 Woluwé-Saint-Lambert: the administrative process of the permit application has run its course. Planning permission was obtained during the last days of December 2014. Work on the building will start in the second half of 2015.

**The Reine Astrid building**, at 278 avenue Reine Astrid in 1950 Kraainem: the studies for submitting the application for planning permission continued. The application was submitted in Q4 2014. The public enquiry was organised in December 2014. Planning permission is expected to be approved during 2015.

The schedules and budgets of these projects were respected thanks to the close monitoring of the various projects by the development team.

(1) The acquisition price is not higher than the investment value, which was determined by the real estate surveyor.

## Evolution of the real estate portfolio - Sales

During 2014, the Home Invest Belgium team continued to concentrate on increasing the share of residential property in the portfolio, while also ensuring that capital gains were created, which benefited the company's shareholders.

### Montoyer 25 Building

In this framework Home Invest Belgium sold the 25 Montoyer **office building**, in 1000 Brussels, for € 4.8 million excluding transfer taxes to the Kairos Group. This building is located in the Leopold neighbourhood in Brussels and has about 2,900 sqm of office space. The sales price was higher than the most recent investment value determined by the real estate surveyor. This sale allowed the company to book substantial capital gains compared with the buying price (€ 1.3 million).

### Belliard 205 Building

On 27 November 2014, the company sold an **office building** located at 25 rue Belliard in 1000 Brussels for € 4.9 million, which is higher than the most recent fair value determined by the real estate surveyor of the company. Upon this sale a substantial capital gain has been realised compared to the acquisition price of the building (€ 1.8 million).

### Adagio Hotel

On 18 December 2014, in the framework of its desinvestment strategy, Home Invest Belgium sold the Adagio **Hotel**, at 12 rue de l'Industrie in 1000 Brussels, to the Kanam Group, which operated on behalf of its newly opened fund called LEADING CITIES INVEST. The hotel is operated by the Pierre & Vacances Group. The sales price was higher than the most recent fair value determined by Home Invest Belgium's real estate surveyor.

### Sale by unit of apartments

In accordance with its fourth strategic principle, namely the selective desinvestment of its portfolio, Home Invest Belgium has also continued to sell off assets unit per unit (generally apartments).

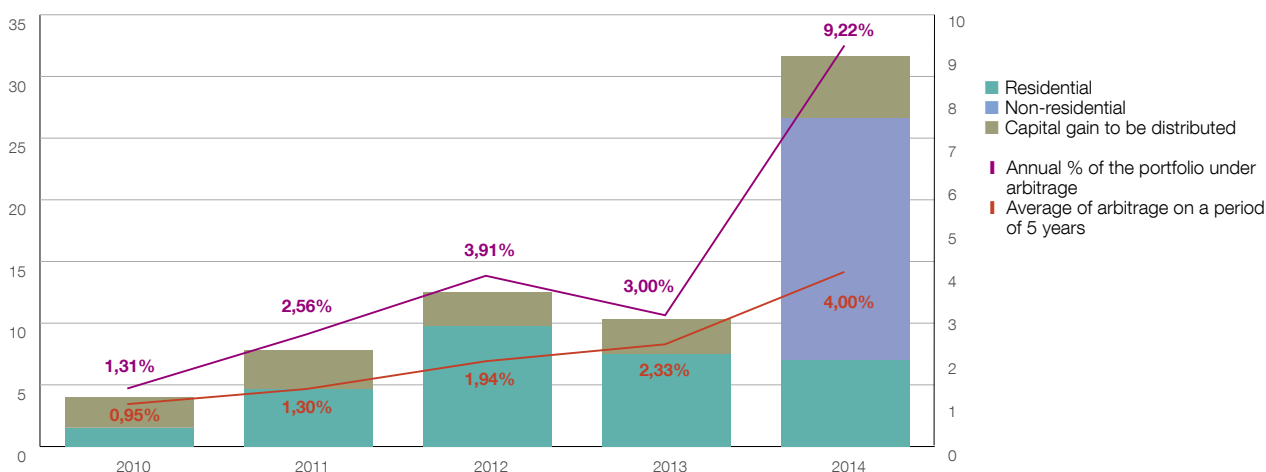
In 2014, the various sales during the year amounted to a volume of **9.22%** of the fair value of the investment properties on 31 December 2013, resulting in a distributable result of € 4.96 million. This unusual volume can be explained by the RREC's aim to significantly increase the share of residential buildings in its portfolio, which is why it is divesting assets that do not belong in this category; the latest category represent 6.80% of the fair value of the investment properties on 31 December 2013.

Summary of the sales	2014	2013	2012
Number of buildings sold	9	13	17
Net sales price (excl. transaction costs)	31.6 M€	10.3 M€	12.5 M€

The various sales of financial year 2014 allowed the company to book a net realised capital gain of € 4.0 million compared with the most recent fair value of the sold buildings.

This amount allows the company to increase the result to be distributed to the shareholders for financial year 2014 and confirms the importance of disinvestment as a strategic approach for Home Invest Belgium.

## EVOLUTION OF THE SALES





## Administrative, commercial and technical management

### Occupancy rate

The average occupancy rate<sup>1</sup> for the entire financial year 2014 continues to be high, namely 94.01%, but dropped slightly compared with financial year 2013 (94.96%). This slight drop can be explained in part by a rental market which remains difficult, especially the upscale end of it. At the same time, Home Invest Belgium also boldly chose to invest in major renovations in some of the buildings in its portfolio. To this end 15 houses in the **Clos Saint-Géry** in Ghlin, the residential **Yser** building in Etterbeek and the **Léopold** building in Liège were not rented out again. This obviously affects the overall occupancy rate of the portfolio. Should those buildings that are not ready to be rented be excluded, the average occupancy rate amounts to 95.08%.

### Rejuvenation of the portfolio

Besides the development projects Home Invest Development also acts as a delegate project manager for the RREC's **large renovation projects**. In 2014, the implementation of the rejuvenation and optimisation policy of the buildings in the company's portfolio was accelerated. This trend will continue in the years to come.

The delivery of 6 supplementary apartments – built in the existing roof volume of the **Galerie de l'Ange** in Namur – took place during Q4 2014.

The far-reaching renovation of the houses in **Clos Saint-Géry** in Ghlin started and will continue in 2015.

In Liège, architectural studies are ongoing for the **Léopold** and **Saint-Hubert 4** building in view of the complete redesign of the apartments' structure.

Finally, an application for building permit permission was submitted for the renovation of the façades of the **Charles Woeste** Building in Jette. These works, as well as the renovation of the common areas and the shopping gallery are expected to start in 2015.

### Insourcing of the technical and administrative management

During financial year 2014 the RREC consolidated the **technical, administrative and accounting management** of the majority of its buildings in the Brussels-Capital Region, leaving the management of the other assets to rigorously selected external managers and trustees.



→ Jourdan - Monnaies (Saint-Gilles)



→ Residence Mélopée (Molenbeek St Jean)



→ Odon Warland (Jette)

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

## Consolidated results on 31/12/2014

	2014	2013
I. Rental income (+)	18 941 328	19 353 320
III. Rental-related expenses (+/-)	-183 360	-252 403
<b>NET RENTAL RESULT</b>	<b>18 757 968</b>	<b>19 100 917</b>
IV. Recovery of property charges (+)	125 760	90 977
V. Recovery of charges and taxes normally borne by the tenant on let properties (+)	735 818	662 528
VII. Charges and taxes normally borne by the tenant on let properties (-)	-1 877 271	-2 021 064
VIII. Other revenues and expenditures related to the renting (+/-)	-15 982	-778
<b>PROPERTY RESULT</b>	<b>17 726 293</b>	<b>17 832 578</b>
IX. Technical costs (-)	-1 240 741	-1 110 397
X. Commercial costs (-)	-256 272	-539 042
XI. Taxes and charges on unlet properties (-)	-113 423	-255 581
XII. Property management costs (-)	-2 922 621	-2 557 758
XIII. Other property charges (-)	-147 343	-25 566
<b>PROPERTY COSTS</b>	<b>-4 680 401</b>	<b>-4 488 344</b>
<b>PROPERTY OPERATING RESULT</b>	<b>13 045 891</b>	<b>13 344 234</b>
XIV. General corporate expenses (-)	-945 034	-682 319
XV. Other operating income and charges (+/-)	-34 553	-263 587
<b>OPERATING RESULT BEFORE PORTFOLIO RESULT</b>	<b>12 066 304</b>	<b>12 398 328</b>
XVI. Result on sale of investment properties (+/-)	3 968 854	2 517 584
XVIII. Changes in fair value of investment properties (+/-)	6 990 080	12 387 402
<b>OPERATING RESULT</b>	<b>23 025 238</b>	<b>27 303 314</b>
XX. Financial income (+)	94 499	101 768
XXI. Net interest charges (-)	-3 999 979	-4 035 036
XXII. Other financial charges (-)	-51 715	-69 590
XXIII. Changes in fair value of financial assets and liabilities	-3 107 691	1 501 542
<b>FINANCIAL RESULT</b>	<b>-7 064 885</b>	<b>-2 501 317</b>
<b>PRE-TAX RESULT</b>	<b>15 960 353</b>	<b>24 801 997</b>
XXIV. Corporation tax (-)	-22 400	105 340
<b>TAXES</b>	<b>-22 400</b>	<b>105 340</b>
<b>NET RESULT</b>	<b>15 937 954</b>	<b>24 907 336</b>
<b>NET RESULT ATTRIBUTABLE TO THE OWNERS OF THE MOTHER COMPANY</b>	<b>15 937 954</b>	<b>24 907 336</b>
<b>NET RESULT PER SHARE</b>	<b>5.14</b>	<b>8.18</b>
Average number of shares <sup>1</sup>	3 101 729	3 043 231
NET CURRENT RESULT (excluding the items XVI. XVII. XVIII and XIX.)	4 979 019	10 002 351
<b>NET CURRENT RESULT PER SHARE (excluding the items XVI. XVII. XVIII and XIX.)</b>	<b>1.61</b>	<b>3.29</b>
NET CURRENT RESULT EXCLUDING IAS 39 (excluding the items XVI. XVII. XVIII XIX. and XXIII.)	8 086 711	8 500 809
<b>NET CURRENT RESULT EXCLUDING IAS 39 PER SHARE (excluding the items XVI. XVII. XVIII XIX. and XXIII.)</b>	<b>2.61</b>	<b>2.79</b>
PORTFOLIO RESULT (XVI. to XIX.)	10 958 934	14 904 985
<b>PORTFOLIO RESULT PER SHARE (XVI. to XIX.)</b>	<b>3.53</b>	<b>4.90</b>
DISTRIBUTABLE RESULT	13 120 205	11 495 870
<b>DISTRIBUTABLE RESULT PER SHARE</b>	<b>4.23</b>	<b>3.78</b>
Operating margin (Operating result before the portfolio result) / Property result	68.07%	69.53%
Operating margin before tax (Pre-tax result – portfolio result) / Property result	28.21%	55.50%
Net current margin (Net result – portfolio result) / Property result	28.09%	56.09%
<b>PROPOSED DIVIDEND PER SHARE</b>	<b>3.75</b>	<b>3.50</b>

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

### The net rental result

The *rental income* amounts to € 18.9 million compared to € 19.4 million in 2013 (-2.13%), following the negative influence of the sales and renovations during this financial year. The *rental-related expenses* have decreased to € 0.2 million, namely under the influence of reductions in value on trade receivables which tend to fall. The *net rental result* consequently stands at € 18.8 million compared to € 19.1 million a year ago, a decrease of 1.8%.

### The property result

The *rental charges and taxes normally payable by the tenant* mainly consist of the property tax paid by the RREC and remain unchanged at € 1.9 million. A part of these taxes (€ 0.7 million) could however be re-invoiced to certain tenants, in accordance with the applicable legislation (commercial spaces, offices, nursing homes). Consequently, the property result amounts to € 17.7 million compared to € 17.8 million a year ago, which represents a decrease of 0.6%.

### The property operating result

The property operating result amounts to € 13.0 million, a decrease of 2.2% in comparison with the result of € 13.3 million recorded in 2013.

### The operating result before the portfolio result

The RREC's *general expenses* include all charges not directly connected with the direct exploitation of the properties and managing of the company. They consist mainly of fees associated with the RREC's stock exchange listing and with its special legal status (NYSE Euronext Brussels, supervisory authority, subscription tax to the SPF Finances, **expenses related to the change in status to RREC**, etc.), the fees due to the Auditor, to advisors and to the RREC's approved property surveyor. They have increased in comparison with 2013 and amount to € 0.9 million, of which € 0.2 million are costs related to the obtention of the new status as a RREC.

This results in an *operating result before the portfolio result* of € 12.1 million in comparison with the result recorded at the end of 2013 (€ 12.4 million).

### The operating result

The *result on the portfolio* is again positive with € 11.0 million, compared to the result of 2013 of € 14.9 million. This very good result of 2014 can be explained, on the one hand, by the positive change in fair value of the investment properties for an amount of € 7.0 million (€ 12.4 million in 2013), but also by the important realized capital gains that amount to € 4.0 million in 2014 (compared to € 2.5 million in 2013). This substantial result shows, once again, that Home Invest Belgium succeeds in creating **recurring capital gains to the benefit of its shareholders**.

The *operating result*, after taking into account the portfolio result, thus amounts to € 23.0 million, in comparison with € 27.3 million for 2013.

### The net result – The net current result – The net current result excluding IAS 39 -

#### The distributable result

After taking into account the financial charges and taxes, the net result of Home Invest Belgium, under influence of purely latent elements, fell by 36.0%, evolving from € 24.9 million in 2013 to € 15.9 million in 2014. The net current result amounts to € 4.9 million, influenced by the negative change in fair value of the hedges (impact IAS 39).

The net current result excluding IAS 39 reflects the company's operational profitability, without purely latent factors and amounts to € 8.1 million. The distributable result rises by 14.1%, evolving from € 11.5 million in 2013 to € 13.1 million in 2014.



→ Jourdan 85 (Saint-Gilles)



→ Louvain-la-Neuve

## Consolidated balance sheet on 31 December 2014

ASSETS	2014	2013
<b>I. Non-current assets</b>	<b>317 610 294</b>	<b>307 933 429</b>
B. Intangible assets	11 891	16 049
C. Investment properties	316 492 961	306 753 952
D. Other tangible assets	190 973	122 902
E. Non-current financial assets	69 440	76 012
F. Finance lease receivables	845 029	964 515
<b>II. Current assets</b>	<b>14 170 877</b>	<b>17 166 414</b>
A. Assets held for sale	5 810 465	9 402 061
C. Finance lease receivables	119 486	112 237
D. Trade receivables	2 694 041	3 199 473
E. Tax receivables and other current assets	312 992	296 970
F. Cash and cash equivalents	4 925 898	3 882 740
G. Deferred charges and accrued income	307 995	272 933
<b>TOTAL ASSETS</b>	<b>331 781 170</b>	<b>325 099 843</b>
<b>SHAREHOLDERS' EQUITY</b>		
A. Capital	75 999 055	73 469 670
B. Share premium account	24 903 199	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 (+/-)	103 516 959	90 909 201
c. Reserve from estimated transfer costs and rights resulting from hypothetical disposal of investment properties (-)	-27 561 611	-25 730 630
d. Reserve from the balance of changes in fair value of allowed hedges to which hedge accounting according to IFRS is applied (+/-)	-1 098 342	-671 198
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 (+/-)	15 926 094	12 446 842
D. Net result of the financial year	15 937 954	24 907 336
<b>SHAREHOLDERS' EQUITY</b>	<b>208 224 230</b>	<b>195 025 808</b>
<b>LIABILITIES</b>		
<b>I. Non-current liabilities</b>	<b>117 633 818</b>	<b>79 471 529</b>
B. Non-current financial debts	109 627 454	75 000 000
C. Other non-current financial liabilities	8 006 364	4 471 529
<b>II. Current liabilities</b>	<b>5 923 123</b>	<b>50 602 505</b>
B. Current financial debts	644 327	47 382 687
D. Trade debts and other current debts	3 509 489	2 290 190
E. Other current liabilities	119 654	120 734
F. Accrued charges and deferred income	1 649 654	808 895
<b>LIABILITIES</b>	<b>123 556 941</b>	<b>130 074 035</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>331 781 170</b>	<b>325 099 843</b>
Number of shares at the end of the period <sup>1</sup>	3 147 897	3 043 231
Net asset value	208 224 230	195 025 808
<b>Net asset value per share</b>	<b>66.15</b>	<b>64.09</b>
<b>EPRA NAV<sup>2</sup></b>	<b>68.69</b>	<b>65.55</b>
Indebtedness	113 900 923	124 793 611
<b>Debt ratio</b>	<b>34.33%</b>	<b>38.39%</b>

(1) Number of shares at the end of the period is calculated with the exclusion of 12 912 held in auto-control and including the 104 666 new shares created in June 2014.

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

## Dividend & share price

The board of directors will propose to the ordinary general meeting of shareholders of 5 May 2015 to distribute a **gross dividend of € 3.75 per share**. This distribution illustrates again a remarkable gain of 7.1% regarding the gross dividend of € 3.50 distributed in 2013. The payout ratio of 88.93%, at a statutory level, remains excellent.

Since 1 January 2013, following the legislation that is currently applicable, this dividend is subject to **withholding tax of 15%**.

The dividend will be **payable as of 15 May 2015** by automatic transfer to holders of registered or dematerialised shares, and at branches of BNP Paribas Fortis upon presentation of coupon no 18.

The table below reproduces the key figures of the shares of the last years:

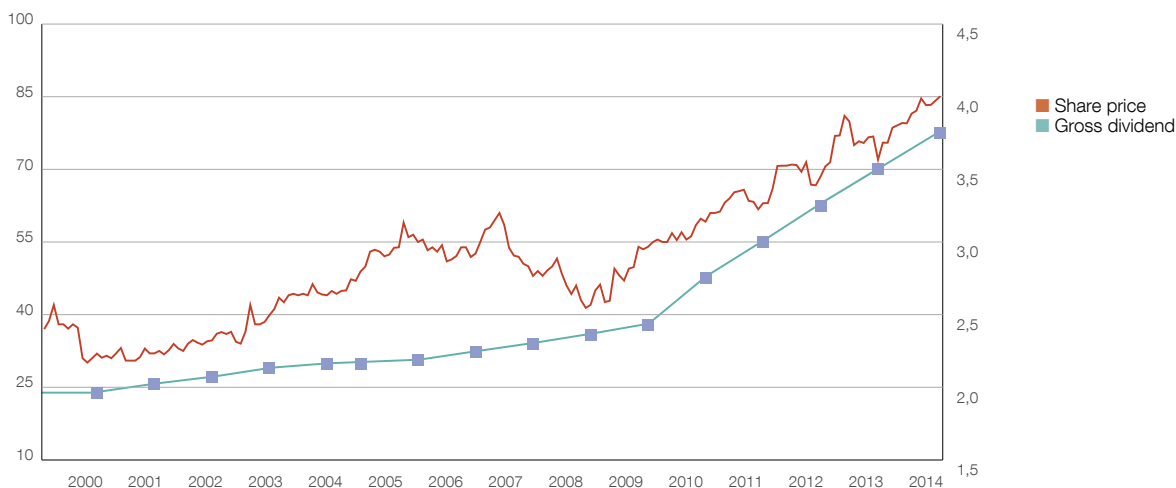
	2014	2013	2012	2011	2010
<b>Share price</b>					
Highest	€ 87.00	€ 82.35	€ 72.00	€ 67.99	€ 61.50
Lowest	€ 73.50	€ 69.27	€ 62.90	€ 58.87	€ 53.00
On the last day of the financial year	€ 85.10	€ 76.00	€ 71.00	€ 64.05	€ 60.50
Average price	€ 80.91	€ 76.03	€ 68.59	€ 62.99	€ 56.60
<b>Return of the gross dividend<sup>1</sup></b>	<b>4.41%</b>	<b>4.61%</b>	<b>4.58%</b>	<b>4.68%</b>	<b>5.45%</b>
<b>Dividend</b>					
Gross	€ 3.75	€ 3.50	€ 3.25	€ 3.00	€ 2.75
Net <sup>2</sup>	€ 3.1875	€ 2.975	€ 2.7625	€ 3.00	€ 2.75
<b>Volume</b>					
Average daily volume	996	703	1 136	902	833
Annual volume	254 159	179 166	289 644	222 912	201 493
<b>Total number of shares on 31 December</b>	<b>3 160 809</b>	<b>3 056 143</b>	<b>3 056 143</b>	<b>3 056 143</b>	<b>2 931 334</b>
<b>Market capitalisation on 31 December</b>	<b>269 M€</b>	<b>232 M€</b>	<b>217 M€</b>	<b>197 M€</b>	<b>171 M€</b>
<b>Free float</b>	<b>46.59%</b>	<b>50.24%</b>	<b>47.01%</b>	<b>46.83%</b>	<b>49.65%</b>
<b>Velocity<sup>3</sup></b>	<b>17.26%</b>	<b>11.67%</b>	<b>20.16%</b>	<b>15.40%</b>	<b>13.85%</b>
<b>Pay out ratio (statutory)</b>	<b>88.93%</b>	<b>93.03%</b>	<b>88.37%</b>	<b>84.61%</b>	<b>89.06%</b>

(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.

### Evolution of the dividend and of the share price





## Shareholding structure on 22 january 2015

Based namely on the transparency statements received by Home Invest Belgium from the shareholders owning more than 3% of the company capital and on the information recorded in the register of nominative shareholders, the total known shareholding structure of Home Invest Belgium on 22 January 2015 looks as follows:

Shareholders	Number of shares	In % of capital
Van Overstraeten Group	737 553	23,33%
BMVO 2014 (SDC)	510 960	16.17%
Stavos Luxemburg	118 455	3.75%
VOP SA	102 575	3.25%
Mr Hans Van Overstraeten	2 892	0.09%
Mr Johan Van Overstraeten	856	0.03%
Mr Bart Van Overstraeten	855	0.03%
Mr Liévin Van Overstraeten	850	0.03%
COCKY SA	110	0.00%
AXA Belgium SA	537 830	17.02%
Mr Antoon Van Overstraeten	121 916	3.86%
Federal Insurance	105 296	3.33%
Mr and Mrs Van Overtveldt - Henry de Frahan	102 792	3.25%
Mr Serge Van Overtveldt	51 396	1.63%
Mrs Patricia Henry de Frahan	51 396	1.63%
Other registered shareholders	74 877	2.37%
<b>Total known</b>	<b>1 680 264</b>	<b>53.16%</b>
<b>Free Float</b>	<b>1 480 545</b>	<b>46.84%</b>
<b>General total</b>	<b>3 160 809</b>	<b>100.00%</b>

## Events since the closing of the financial year

No significant events occurred after the closing of the financial year.

## Outlook

Notwithstanding the uncertainty in relation to the actual economic situation and its impact on the activities of Home Invest Belgium, the Board of directors confirms its confidence in the continuance of the growth of the results of the company.

In early 2015, the company has pursued its activities, namely the research for new acquisitions, development projects, the management of its portfolio and the arbitrage of buildings available for sale.

The income of the company comes from, on the one hand, the letting of its properties and on the other hand, a selective regular arbitrage of part ( $\pm 4\%$ ) of its portfolio. The letting market is supported by the demographic growth in the large Belgian cities, that suffers however from a very low level of inflation, leading to the non-indexation of the rents. The sales market is supported by low interest rates that increase the leverage capacity of families.

## 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.

## Shareholder's calendar

2015	
Online publication of the annual financial report on the website	Thursday 2 April 2015
Ordinary Shareholder's meeting of the 2014 financial year	Tuesday 5 May 2015
Interim statement: results on 31 March 2015	Tuesday 5 May 2015
Dividend payment for the 2014 financial year	Friday 15 May 2015
Half-year financial report: results on 30 June 2015	Thursday 3 September 2015
Interim statement: results on 30 September 2015	Thursday 29 October 2015
2016	
Press release year results 2015	Thursday 25 February 2016
Online publication of the annual financial report on the website	Thursday 7 April 2016
Ordinary Shareholder's meeting of the 2015 financial year	Tuesday 3 May 2016
Interim statement: results on 31 March 2016	Tuesday 3 May 2016
Dividend payment for the 2015 financial year	Friday 13 May 2016

### For further information:

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Home Invest Belgium is a residential Regulated Real Estate Company (GVV/SIR) established in 1999 and listed on the regulated market of NYSE Euronext Brussels (HOMI).

On 31 December 2014, its portfolio consisted of 73 buildings and 5 development projects for an overall fair value estimated at ± € 322 million.

The income of the company comes from the renting of its portfolio (±1 300 residential units) and from the selective arbitrage of a part (±4%) of its portfolio.

Home Invest Belgium's activities are regulated by the Financial Services and Markets Authority (FSMA).

On 31 December 2014, the total market capitalization of Home Invest Belgium amounted to € 269 million.

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