

IMMOBEL DELIVERS SOLID PERFORMANCE WHILE EVALUATING NEW GROWTH OPPORTUNITIES

Brussels, 8 July 2025 – In the first half of 2025, Immobel delivered a solid performance, driven by its continued focus on operational excellence and financial discipline. The company anticipates reaching the higher end of its full-year revenue forecast of EUR 300 to 400 million. Supported by a liquidity position of more than EUR 175 million* and strong commercial results, Immobel is comfortable to meet its financial obligations over the next 12 months, including the bond maturities of EUR 50 million in October 2025 and EUR 125 million in June 2026. This financial, commercial and operational momentum is expected to result in a return to profitability in 2025.

At the same time, Immobel is reviewing new growth opportunities in prime urban locations while maintaining a cautious approach in view of ongoing macroeconomic and geopolitical uncertainties.

Business update

- Sale of 4,500 m² of additional office space in Brouck'R (mixed-use city project, Brussels) to the National Lottery, – all office space and adjacent retail units in the project are now sold.
- On track to sell over 900 residential units across the portfolio in 2025 with more than 200 units already sold in UNI (student housing, Brussels) and Brouck'R, both commercially launched late 2024 - early 2025.
- Lease to Brunello Cucinelli of a property developed by Immobel for its flagship store in a prime location on Rue Saint-Honoré, Paris.
- A global leader in energy drinks has established its French headquarters in a prime Immobel-developed property in the coveted Marais district of Paris.

*Internal view and based on unaudited accounts.

- Construction started on Kiem2050 project in Luxembourg.
- Transfer of the design & building permit for the Proximus Towers to Nextensa NV for EUR 18 million.
- Rental income currently at more than EUR 8 million, on track to reach approximately EUR 16 million in 2025.
- Final permits for a GDV (Gross Development Value) of EUR 200 - 400 million on track for 2025, for projects primarily in Luxembourg and Germany.

The Half-Year 2025 results of Immobel will be published on 12 September 2025.



For further details:

Karel Breda*
Chief Financial Officer
+32 (0)2 422 53 11
karel.Breda@immobelgroup.com

*as permanent representative of KB Financial Services BV

About Immobel: Immobel, established in 1863, is a prominent Belgian real estate developer specializing in creating high-quality, sustainable urban environments in premium locations that positively impact how people live, work, and play. The company focuses on mixed-use real estate projects and operates in various countries across Europe, including Belgium, Luxembourg, Poland, France, Spain, Germany, and the United Kingdom.

Its projects are defined by their innovative design, sustainability, and strategic placement in prime urban areas, ensuring long-term value and a positive contribution to the cities they transform. Immobel is committed to sustainable urban growth, integrating forward-thinking solutions into its developments across multiple markets.

For more information, please go to: [immobelgroup.com](https://www.immobelgroup.com)

