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## Successful accelerated private placement of 2.657.733 new shares results in gross proceeds of € 49,2 million

### ENVISAGED CAPITAL INCREASE VIA AN ACCELERATED PRIVATE PLACEMENT

As previously announced, Interinvest Offices & Warehouses NV (hereinafter "Interinvest" or the "Company") launched a capital increase in cash within the authorised capital with cancellation of the statutory preferential right of the existing shareholders, and without granting an irreducible allocation right to the existing shareholders (the "Capital Increase") through an accelerated private placement ("accelerated bookbuilding" or "ABB") of maximum 2.657.733 new shares.

Interinvest now announces the successful completion of the accelerated private placement. 2.657.733 new shares, equivalent to 10% of the outstanding capital prior to the Capital Increase, were placed with international qualified and/or institutional investors at an issue price of € 18,50 per share. The issue price implies a discount of 9,8% from the last share price on 30 November 2022 of € 20,50.

Total demand for the new shares significantly exceeded the maximum number of shares offered in the Offering.

The proceeds of the Offering will be used to (i) fund the current acquisition and investment pipeline and the further realisation of the development potential; (ii) further focus on energy and other sustainability investments, with a particular focus on measures to increase energy efficiency and the use of renewable energy sources such as solar panels, LED lighting, battery storage, etc. (iii) reduce the debt ratio and further strengthen the balance sheet, in times of high market volatility, deteriorating macro-economic outlook and higher interest rates; (iv) further increase the liquidity position and enable the Company to quickly respond to investment opportunities with a focus on sustainable, value-creating properties at strategic locations.

## PRESS RELEASE

Successful accelerated private placement

Regulated information - Insider knowledge

Embargo until 01.12.2022, 8:00 a.m.

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The new shares will be issued with coupon no. 26 and following attached. The new shares will participate in the results as from 1 January 2022. Intervest expects to pay a gross dividend per share of € 1,53 for the financial year 2022.

Trading in the Intervest share was, as a result of this Offering, temporarily suspended and will resume today (1 December 2022), at market opening.

The issue as well as the delivery and admission to trading on the regulated market of Euronext Brussels of the new shares under the same ISIN code as the existing shares (BE0003746600), are expected to take place as on 5 December 2022.

In the context of the Capital Increase, Intervest has committed to a 90-day standstill commitment for the issuance of new shares.

In addition, certain members of the executive management have committed to a lock-up period of 90 days.

These commitments provide for the usual and market-based exception and waiver possibilities.

Bank Degroof Petercam is acting as Global Coordinator and together with Belfius in cooperation with Kepler Cheuvreux, ING Belgium and KBC Securities as Joint Bookrunners.

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This press release contains forward-looking statements or statements that may be viewed as such. These forward-looking statements can be identified by the use of forward-looking terminology, such as the words "believe", "estimate", "anticipate", "expect", "intend", "may", "will", "continue", "ongoing", "possible", "predict", "plan", "aim", "seek", "should" or "serve", and include statements by the Company regarding the intended results of its strategy. By their nature, forward-looking statements involve risks and uncertainties and readers are cautioned that none of these forward-looking statements are a guarantee of future performance. The Company's actual results may differ materially from those predicted in the forward-looking statements. The Company is not taking any action to publish updates or adjustments to these forward-looking statements, except as required by law.

This press release does not constitute, or form part of, an offer of securities in the United States of America, nor is it an invitation to purchase securities in the United States of America. The securities mentioned in this press release have not been and will not be registered in accordance with the US Securities Act of 1933, as amended (the US Securities Act), or in accordance with the securities laws of any state or jurisdiction within the United States of America and may not be offered, sold, resold, transferred or delivered, directly or indirectly, in the United States of America, except in accordance with an applicable exemption from the registration requirements under the US Securities Act and in accordance with any applicable securities laws of any state or jurisdiction in the United States of America. The issuer of the securities has not proceeded to, and does not intend to, register any part of the transaction in the United States of America. No public offering of securities will be made in the United States of America.

In respect of each Member State of the European Economic Area (each a Relevant State), an offer of securities referred to in this announcement is only directed at, and only intended for, (i) qualified investors in that Relevant State within the meaning of the Regulation ((EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Directive 2003/71/EC, and any implementing measure in each Relevant State of the EEA (the Prospectus Regulation)) in accordance with the prospectus exemption provided for in Art. 4(a) of the Prospectus Regulation (Qualified Investors), and (ii) up to 150 persons other than "qualified investors" with a minimum investment requirement of € 100.000 per person, in accordance with the prospectus exemptions provided for in Article 1.4(b) and 1.4(d) of the Prospectus Regulation.

In the UK, this press release is only directed at and intended for, and any investment or investment activity to which this press release relates is only available to, and will only be undertaken with, "qualified investors" (as defined in article 2(e) of the Prospectus Regulation as amended and converted into UK law under the European Union (Withdrawal) Act 2018 and the European Union (Withdrawal Agreement) Act 2020 (the UK Prospectus Regulation)) who also characterise as (i) "investment

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professionals", under section 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the Order), (ii) so-called "high net worth companies, unincorporated associations etc. ", falling within section 49(2)(a) to (d) of the Order, and (iii) any other person to whom it may lawfully be disclosed and who may lawfully participate in the Offer (all such persons together being Relevant Persons). Persons who are not Relevant Persons may not take any action on the basis of this press release and may not act or rely on this press release.

In Switzerland, an offer of securities referred to in this press release is only addressed to, and only intended for, "Professional Clients" within the meaning of Article 4 of the Swiss Financial Services Act ("Finanzdienstleistungsgesetz") of 15 June 2018, as amended (FinSA) (such persons are referred to as Professional Clients). The offer is therefore exempt from the obligation to prepare and publish a prospectus under FinSA and the securities will not be admitted to trading on any trading platform in Switzerland. This press release is not a prospectus pursuant to FinSA nor will the Company prepare such prospectus in connection with the offering of securities as referred to herein.

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Intervest Offices & Warehouses nv (referred to hereafter as "Intervest") is a public regulated real estate company (RREC) under Belgian law, founded in 1996, of which the shares have been listed on Euronext Brussels (INTO) since 1999. Intervest invests in highquality office buildings and logistics properties that are leased to first-rate tenants. Investments are focused on up-to-date buildings and sustainable (re)development projects, located in strategic locations, with an eye on cluster formation. The office segment of the real estate portfolio focuses on the central cities with an important student population of Antwerp, Mechelen, Brussels and Leuven and their surroundings; the logistics segment of the portfolio in Belgium is located on the Antwerp - Brussels - Nivelles, Antwerp - Limburg - Liège, and Antwerp - Ghent - Bruges axes and, in the Netherlands, on the Moerdijk - 's Hertogenbosch - Nijmegen, Rotterdam - Gorinchem - Nijmegen and Bergen-op-Zoom - Eindhoven - Venlo axes. Intervest distinguishes itself in renting space by going beyond merely renting m<sup>2</sup>. The company goes *beyond real estate* by offering "turnkey solutions" (a total solution tailored to and with the customer), extensive service provision, co-working and ready-to-use offices.



For more information:

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