

# Interim statement

31 March 2022

REGULATED INFORMATION



## TABLE OF CONTENTS

Summary .....	3
Highlights Q1 2022 .....	4
Property Report .....	5
Financial Report .....	8
Dividend and EPRA earnings forecast .....	14
Befimmo-share .....	14
Forthcoming publications .....	14
Ordinary General Meeting 2022 .....	14
Voluntary public tender offer .....	14
APPENDIX 1.....	15
APPENDIX 2: “Alternative Performance Measures” .....	17
APPENDIX 3: Tables of the EPRA indicators .....	20
APPENDIX 4: Real-estate indicators .....	24

### **The Board of Directors met on 16 May 2022 to prepare the financial statements as at 31 March 2021.**

#### Consolidation basis:

The Befimmo businesses are presented in this press release by business sector (real-estate operator and coworking). The results presented in € per share are calculated based on the average number of shares not held by the group as at 31 March 2022. It stands at 27,003,495 shares.

#### Real-estate and financial indicators:

The definitions of Befimmo’s real-estate indicators are described in Appendix 4 to this press release. They are identified in a footnote the first time they occur. Befimmo has fully committed to standardising its financial and social-responsibility reporting - with a view to improving the quality and comparability of the information - by adopting the EPRA reporting guidelines.

#### Alternative Performance Measures:

The Alternative Performance Measures (APM) guidelines of the European Securities Markets Authority (ESMA) have been applicable since 3 July 2016. The APMs used in this Report are identified in a footnote the first time they occur. The full list of APMs, with their definitions, purpose and relevant reconciliation tables are set out in Appendix 2 and Appendix 3 to this press release and are published on Befimmo’s website ([www.befimmo.be](http://www.befimmo.be)).

# Summary Q1 2022

## Strong portfolio fundamentals

OCCUPANCY RATE

95.6%

LETTING ACTIVITY

±5,400 m<sup>2</sup>

DURATION OF LEASES

8.7 yrs

Focused (re)development  
portfolio management

Successful asset rotation

Strong resilience  
of coworking activity

↓12.1%  
PIPELINE WEIGHT

2 Disposals  
NON-CORE BUILDINGS

9<sup>TH</sup> COWORKING CENTRE  
OPENED IN APRIL 2022

95%  
PRE-LET (OFFICE PART)

67%  
TOTAL OCCUPANCY RATE (VS. 59% AS  
AT 31 DECEMBER 2021)

+58%  
TURNOVER (COMPARED TO Q1 2021)

### ESG

AN AMBITIOUS & COMMITTED JOURNEY, ALIGNED WITH THE SBT INITIATIVE, TO CONTRIBUTE TO NET ZERO CARBON

## Financials

+6.3%  
EPRA LIKE-FOR-LIKE  
NET RENTAL GROWTH

€0.62  
CONSOLIDATED  
EPRA EARNINGS  
PER SHARE

€1.76  
CONSOLIDATED  
NET RESULT  
PER SHARE

40.3%  
LTV RATIO

1.6%  
AVERAGE FINANCING COST  
(down 20bp vs 31.12.2021)

€62.07  
NAV

€2.40-€2.45  
PER GROUP SHARE

CONFIRMED  
EPRA EARNINGS  
OUTLOOK 2022

# Highlights Q1 2022

## BEFIMMO WINS OFFICE SPACE OF THE YEAR AWARD

In March, Befimmo was granted the Office Space of the Year 2022 award. The contest rewards companies and coworking spaces that wish to attract and retain the best talents by offering them a qualitative working environment.

Befimmo submitted its application for its new headquarters: Central, located in the heart of Brussels. Everything comes together perfectly in the flagship building Central, which includes a coworking space, inspiring meeting rooms, a trendy restaurant, a rooftop terrace and many services available to all tenants. The aim is to provide a place where all users can enjoy a pleasant, safe and connected working experience, with a focus on hospitality, which stimulates inspiration, well-being and productivity.

To live its vision, Befimmo has created its new offices that reflect the hybrid world of work. The space is made up of dynamic and stimulating collaboration areas, comfortable "bubbles" for informal discussions and traditional but ergonomic offices for daily work.

Cédric Mali, Befimmo's Chief Commercial Officer, comments: "We are very proud of this victory, which rewards the work of all the teams involved. The fact that our working environment is the result of a 100% internal project, where everyone was able to contribute their skills to the project, makes this victory even more special. Befimmo's mission is to create working and living environments where people can work, meet, share and live. It is obvious that we need to meet face-to-face, to have informal contacts in inspiring, flexible workplaces adapted to our activities. And with Central, it's a real success!"

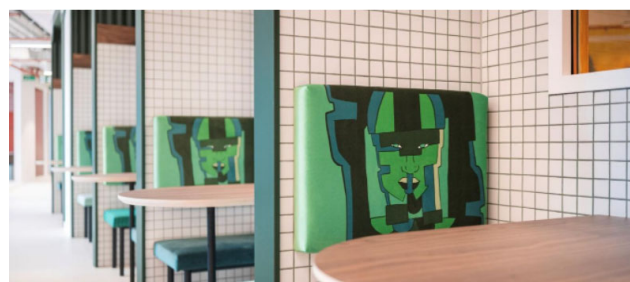


## DISPOSAL OF 2 NON-STRATEGIC ASSETS

In the first quarter of 2022, Befimmo sold 2 non-core buildings in Belgian provincial towns (Brugge and Torhout Burg).

These transactions once again confirm Befimmo's strategy of divesting from non-strategic assets.

## SILVERSQUARE OPENS ITS NINTH COWORKING SPACE IN QUATUOR BRUSSELS



In April, after closing of the quarter, Silversquare opened its ninth coworking space in the Quatuor complex in the North District of Brussels. With its 8,000 m<sup>2</sup>, Silversquare North is now the largest coworking space in the capital. It is spread over four floors and offers no fewer than 800 workstations. The interior is inspired by a fairy tale written and illustrated by the artist Lous and the Yakuza.

Quatuor fits today's hybrid work world. It offers a global solution with a combination of offices, dynamic Silversquare coworking spaces and a range of services. A building like Quatuor contributes to Befimmo's ambition of becoming a unique place fulfilling all of its users' needs.

# Property Report

## Real estate operator activity

### OFFICE MARKET

**Brussels:** Take-up of 78,000 m<sup>2</sup> (in line with 5-year average). Prime yields remained stable at 3.6%. Overall vacancy rate increased slightly to 7.94% (from 7.65%) while it remained low for the CBD at 4.3%. Limited construction pipeline for 2022 at 100,000 m<sup>2</sup>, with high degree of prelet (68%)

**Luxembourg:** Take-up of 71,000 m<sup>2</sup> (in line with 5-year average). Prime yields remained stable at 3.4%. Overall vacancy rate remained low at 3.99%. In the CBD it even decreased to 1.8%. Construction pipeline for 2022 at 115,000 m<sup>2</sup> (18% prelet).

### LETTING ACTIVITY

- > 5,362 m<sup>2</sup> let
- > Approximately **33%** new lettings & **67%** reletting (in m<sup>2</sup>)
- > **9** transactions

### EPRA « LIKE-FOR-LIKE NET RENTAL GROWTH »

The EPRA “like-for-like net rental growth” amounts to +6.3% as at 31 March 2022. This is explained by a like-for-like net rental result of 3.6%, mainly due to the indexation of the lease contracts and a decrease of the Net property charges due to:

- > a decrease in empty space costs following new lettings;
- > less improvement and major renovation works than realised in 2021 as planned;
- > A non-recurring element, the write-off of provisions related to the sale of buildings.

### OCCUPANCY RATE (OF PROPERTIES AVAILABLE FOR LEASE)<sup>1</sup>

	31.03.2022	31.12.2021
Occupancy rate (future signed leases included)	95.6%	95.5%
EPRA Vacancy Rate <sup>2</sup>	4.4%	4.5%

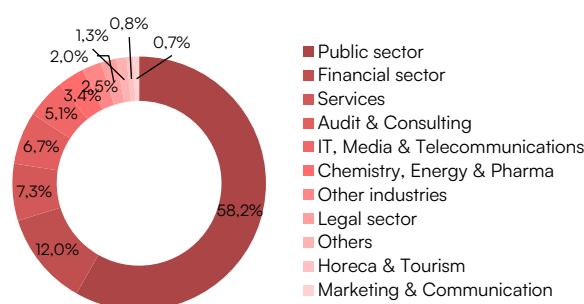
### COLLECTION AND DEFERRAL OF RENTS

- > **98% collected rents** for 2022 (at 10.05.2022. in line with previous years)
- > **€0.13 million payment deferrals** (limited amount related to the pandemic)

### DURATION OF LEASES<sup>1</sup>

	31.03.2022	31.12.2021
Weighted average duration of current leases up to next break of properties available for lease	7.4 years	7.3 years
Weighted average duration of current leases up to final expiry of properties available for lease	7.9 years	7.9 years
Weighted average duration of current and future signed leases up to next break of investment properties	8.7 years	8.8 years
Weighted average duration of current and future signed leases up to final expiry of investment properties	9.2 years	9.4 years

### Activity sector of tenants (based on gross current rent from lease agreements at 31.03.2022)



### Tenants of public sector and top-5 tenants of the private sector

	Weighted average duration up to next break (in years)	Percentage of the gross current rent (in %)	Rating
Belgian public sector	7.9	54.5%	
European public sector	5.9	3.7%	
<b>Total public-sector tenants</b>	<b>7.7</b>	<b>58.2%</b>	
Deloitte Services & Investments NV		6.2%	-
BNP Paribas and affiliated companies		4.7%	A+
Beobank (Crédit Mutuel Nord Europe)		3.9%	A+
Docler Services S.à.r.l.		3.1%	-
McKinsey & Company		1.5%	-
<b>Total private-sector top-5 tenants</b>	<b>10.0</b>	<b>19.3%</b>	
+/- 170 other tenants	6.7	22.4%	
<b>Total of portfolio</b>	<b>7.9</b>	<b>100%</b>	

<sup>1</sup> This is a real-estate indicator. For more information, see Appendix 4.

<sup>2</sup> This is an EPRA indicator. For more information, see Appendix 3.

## FAIR VALUE<sup>3</sup>

Offices	Change over the quarter <sup>4</sup> (in %)	Proportion of portfolio <sup>5</sup> (31.03.2022) (in %)	Fair value (31.03.2022) (in € million)	Fair value (31.12.2021) (in € million)
Brussels CBD and similar <sup>6</sup>	-0.1%	52.4%	1 501.0	1 495.9
Brussels decentralised	-0.1%	2.2%	64.4	64.3
Brussels periphery	-0.7%	2.8%	80.5	80.8
Flanders	-0.6%	13.6%	388.9	391.0
Wallonia	-0.8%	10.2%	293.2	221.3
Luxembourg city	1.4%	6.3%	181.3	178.8
<i>Properties available for lease</i>	-0.1%	87.6%	2 509.4	2 432.1
<i>Properties that are being constructed or developed for own account in order to be leased</i>	-1.9%	12.1%	346.8	390.7
<b>Investment properties<sup>7</sup></b>	<b>-0.4%</b>	<b>99.7%</b>	<b>2 856.2</b>	<b>2 825.6</b>
<b>Properties held for sale</b>	<b>-1.1%</b>	<b>0.3%</b>	<b>9.7</b>	<b>13.1</b>
<b>Total</b>	<b>-0.4%</b>	<b>100.0%</b>	<b>2 865.8</b>	<b>2 835.9</b>

As at 31 March 2022, the fair value of the portfolio was €2,865.8 million, as against €2,835.9 million as at 31 December 2021.

This change in value incorporates:

- > Renovation or redevelopment works carried out in the portfolio;
- > Disposals and acquisitions;
- > The changes in fair value booked to the income statement (IAS 40)

At constant perimeter, the value of the portfolio (excluding investments and divestments) remained stable over the quarter (change of -0.4% or -€10.5 million).

Excluding the Pacheco building (that will almost move to the redevelopment category), the variation of the fair value of the CBD was +0.3% over the quarter.

## NET INITIAL YIELD

	31.03.2022	31.12.2021
Gross initial yield on properties available for lease <sup>8</sup>	4.7%	4.8%
Gross potential yield on properties available for lease	5.3%	5.2%
Gross initial yield on investment properties <sup>9</sup>	4.1%	4.2%
EPRA Net Initial Yield (NIY) <sup>10</sup>	4.3%	4.2%
EPRA Topped-up NIY <sup>10</sup>	4.6%	4.5%

<sup>3</sup> These values are established in application of the IAS 40 standard which requires investment properties to be booked at "fair value". The fair value of a building is its investment value, including registration fees and other transaction costs (also known as "deed-in-hands value") as calculated by an independent expert, minus a standard allowance of 10% (Flanders) or 12.5% (Wallonia and Brussels) for buildings with an investment value of less than €2.5 million, and 2.5% for buildings with an investment value of more than €2.5 million. This 2.5% allowance represents the average transaction costs actually paid in these transactions and is derived from an analysis by independent experts of a large number of transactions observed on the market. This accounting treatment is detailed in the press release issued by BeAMA on 8 February 2006 and confirmed in the press release of the BE-REIT Association of 10 November 2016. This rule is also applied for determining the fair value of property located in the Grand Duchy of Luxembourg.

<sup>4</sup> The change over the year is the change in fair value between 1 January 2022 and 31 March 2022 (excluding acquisition, investments and divestments).

<sup>5</sup> The proportion of portfolio is calculated on the basis of the fair value of the portfolio as at 31 March 2022.

<sup>6</sup> Including the Brussels airport zone, in which the Gateway building is situated.

<sup>7</sup> Excluding rights of use lease agreements for office space and rights to use land (IFRS 16).

<sup>8</sup> This is a real-estate indicator. For more information, see Appendix 4.

<sup>9</sup> Comprising properties that are being constructed or developed for own account in order to be leased. This is a real-estate indicator. For more information, see Appendix 4.

<sup>10</sup> This is an EPRA indicator. For more information, see Appendix 3.

## Asset rotation

Befimmo ensures a high-quality portfolio by investing in flexible office buildings in triple A locations with value-creating potential, and divesting where it can crystallise the value of mature buildings or where buildings no longer fit its strategy. The proceeds of the disposals contribute to managing the LTV ratio, the financing of ongoing development projects and ensure capacity for growth.

### Divesting from non-strategic assets

- > 2 non-core buildings in Belgian provincial towns (Brugge andet Torhout Burg) for an amount in line with the latest fair value.

## Capital expenditure in properties available for lease

In Q1 2022 Befimmo invested €6.7 million in its portfolio of properties available for lease.

## (Re)development projects

Befimmo invested €36.0 million in its (re)development projects during the first quarter of 2022.

As at 31 March 2022, the development pipeline accounts for 12.1% of the total value of the portfolio, decreasing compared to 13.8% as at 31 December 2021.

Currently, the pre-letting rate<sup>11</sup> of office projects amounts to 95%.

## Coworking activity

For full details on our coworking activity please consult pages 45 and 46 of our 2021 Annual Financial Report.

### PORTFOLIO OF COWORKING SPACES

As at 31 March 2022, Silversquare operated 8 coworking spaces (total surface of approximately 34,900 m<sup>2</sup>)

The coworking activity accounted for about 11% of Befimmo's consolidated rental income as at 31 March 2022.

### OCCUPANCY RATE

Opening space	31.03.2022	31.12.2021
Over 3 yrs	76%	75%
Between 1 and 3 yrs	61%	52%
Less than 1 yr	68%	51%
<b>Total</b>	<b>67%</b>	<b>59%</b>

The total occupancy rate stood at 67% as at 31 March 2022 (compared to 59% at 31 December 2021). Total turnover increased with 58% compared to the same period last year. There's also an average monthly increase of the turnover of 11% since 31 December 2021.

During the first quarter of 2022, Silversquare accounts 259 new signatures against 63 notices.

### RECOVERY RATE ISSUED INVOICES

98.2% (for monthly invoices issued since 31 March 2021)  
There has been no material increase in doubtful debtors since the beginning of the year.

### NINTH COWORKING SPACE OPENED AFTER CLOSING OF THE QUARTER

In April, Silversquare opened its ninth coworking space in the Quatuor complex in the North District of Brussels. With its 8,000 m<sup>2</sup>, Silversquare North is now the largest coworking space in the capital. It is spread over four floors and offers no fewer than 800 workstations.

<sup>11</sup> Calculated on the office portion on ongoing committed projects, excluding coworking.

# Financial Report

## Key financial figures

<b>Consolidated</b>	<b>31.03.2022</b>	<b>31.12.2021</b>
Number of shares issued	28 445 971	28 445 971
Number of shares not held by the group	27 003 495	27 011 100
Shareholders' equity attributable to shareholders (in € million)	1 676.1	1 630.2
Net asset value (in € per share)	62.07	60.35
EPRA NRV (in € per share)	63.86	63.82
EPRA NTA (in € per share)	60.35	60.32
EPRA NDV (in € per share)	61.90	59.53
Average (annualised) financing cost <sup>12</sup> (in %)	1.6%	1.8%
Weighted average duration of the debt (in years)	4.1	4.1
Debt ratio as per the Royal Decree (in %)	43.4%	43.1%
Loan-to-value <sup>13</sup> (in %)	40.3%	40.9%
Total return on shareholders' equity <sup>14</sup> (in € per share)	3.9	2.9
Total return on shareholders' equity <sup>14</sup> (in %)	6.7%	4.9%
<b>Real-estate operator business activity</b>	<b>31.03.2022</b>	<b>31.12.2021</b>
EPRA Like-for-Like Net Rental Growth <sup>15</sup> (in %)	+6.3%	-1.3%

	<b>31.03.2022</b>	<b>31.03.2021 (restated)</b>	<b>31.03.2021 (not restated)</b>
<b>Consolidated</b>			
Net result (in € per share)	1.76	1.15	1.15
EPRA earnings (in € per share)	0.62	0.69	0.68
<b>Real-estate operator business activity</b>			
Net result (in € per share)	1.82	1.28	1.28
EPRA earnings (in € per share)	0.66	0.74	0.72

12 This is an Alternative Performance Measure. For more information, see Appendix 3.

13 Loan-to-value (LTV) = [(nominal financial debts-cash)/fair value of portfolio]. This is an Alternative Performance Measure. For more information, see Appendix 2.

14 Calculated over a 12-month period ending at the closing of the fiscal year, taking into account the gross dividend reinvestment, if any, and the optional dividend participation.

15 Trend of the rental income minus property charges at constant perimeter, calculated on the basis of EPRA Best Practices Recommendations.



# Consolidated net asset value and balance sheet

## Evolution of the net asset value

	(in € per share)	(in € million)	Number of shares not held by the group
<b>Net asset value as at 31 December 2021 (group share)</b>	<b>60.35</b>	<b>1 630.2</b>	<b>27 011 100</b>
Valuation of the put option held by minority shareholders. net of profit attributable to non-controlling interests		- 0.6	
Net result (group share) as at 31 March 2022		47.4	
Other elements - mainly linked to liquidity contract and Performance Plan Stock Units		- 1.0	
<b>Net asset value as at 31 March 2022 (group share)</b>	<b>62.07</b>	<b>1 676.1</b>	<b>27 003 495</b>

## EPRA NRV, NTA and NDV

in € per share	31.03.2022	31.12.2021
EPRA NRV	63.86	63.82
EPRA NTA	60.35	60.32
EPRA NDV	61.90	59.53

## Condensed consolidated balance sheet

(in € million)	31.03.2022	31.12.2021
Investment and held for sale properties	2 903.4	2 874.3
Other assets	140.4	108.0
<b>Total assets</b>	<b>3 043.8</b>	<b>2 982.3</b>
Shareholders' equity	1 676.1	1 630.2
Financial debts	1 207.6	1 211.4
non-current	869.4	851.8
current <sup>16</sup>	338.3	359.7
Other debts	160.1	140.7
<b>Total equity &amp; liabilities</b>	<b>3 043.8</b>	<b>2 982.3</b>
<b>LTV</b>	<b>40.3%</b>	<b>40.9%</b>

<sup>16</sup> According to IAS 1, commercial paper must be recorded as a current liability. It is important to note that the Company has confirmed bank lines in excess of one year as a back-up for its commercial paper.

# Financial Results

## EVENTS CHANGING THE PERIMETER

The perimeter of the real-estate business changed mainly due to:

- > 2021 acquisitions (Cubus building, Esprit Courbevoie and three floors in the Antwerp Tower);
- > 2021 disposals (Wiertz building, the residential parts of the Paradis Express, Planet 2 building and 6 non-strategic assets in Belgian provincial towns);
- > Q1 2022 disposals (2 non-strategic assets in Belgian provincial towns).

The average number of shares not held by the group during the respective periods decreased from 27,027,788 to 27,009,351 which is related to the shares bought in the framework of the liquidity program.

## COMMENTS ON THE RESULTS OF REAL-ESTATE OPERATOR ACTIVITY

### Condensed income statement of the real-estate operator activity

(in € thousand)	31.03.2022	31.03.2021 (restated)	31.03.2021 (not restated)
Net rental result	29 518	34 099	34 099
<i>Net rental result excluding spreading</i>	28 921	33 602	33 602
<i>Spreading of gratuities/concessions</i>	598	497	497
Net property charges <sup>17</sup>	-3 475	-5 203	-5 203
<b>Property operating result</b>	<b>26 043</b>	<b>28 896</b>	<b>28 896</b>
Corporate overheads <sup>17</sup>	-4 510	-4 510	-4 510
Other operating income & charges	-	-	- 497
<b>Operating result before result on portfolio</b>	<b>21 533</b>	<b>24 386</b>	<b>23 889</b>
<b>Operating margin<sup>17</sup></b>	<b>72.9%</b>	<b>71.5%</b>	<b>70.1%</b>
Financial result (excl. changes in fair value of financial assets and liabilities and close-out costs) <sup>17</sup>	-3 456	-3 959	-3 959
Corporate taxes (excl. deferred taxes) <sup>17</sup>	- 230	- 448	- 448
<b>EPRA Earnings<sup>18</sup></b>	<b>17 847</b>	<b>19 979</b>	<b>19 483</b>
<b>EPRA earnings (in € per share)</b>	<b>0.66</b>	<b>0.74</b>	<b>0.72</b>
Gains or losses on disposals of investment properties	- 397	6 158	6 158
Other result on portfolio <sup>17</sup>	- 598	- 497	-
Deferred taxes	- 527	- 29	- 29
Changes in fair value of investment properties	-10 570	-9 812	-9 812
Changes in fair value of financial assets and liabilities and close-out costs	47 232	18 819	18 819
Corporate overheads - Non-recurring items	-3 737	-	-
<b>Net Result<sup>19</sup></b>	<b>49 251</b>	<b>34 620</b>	<b>34 620</b>
<b>Net result (in € per share)</b>	<b>1.82</b>	<b>1.28</b>	<b>1.28</b>

<sup>17</sup> This is an Alternative Performance Measure. For more information, see Appendix 2.

<sup>18</sup> Since the 31 December 2021, the recurring compensation for the effect of spreading rental gratuities granted and concessions to tenants and the Goodwill impairment are booked under the heading "Other result on portfolio" and not anymore under the heading "Other operating income & charges". The figures of 31 March 2021 were therefore restated. The recurring compensation for the effect of spreading rental gratuities granted is now excluded from the EPRA calculation.

<sup>19</sup> The net result on 31 mars 2021 is restated, excluding the share in the profit or loss of investments booked using the equity method.

The **like-for-like net rental result** is up by 3.6% compared with last year. This evolution is mainly due to the indexation of the lease contracts.

Het **like-for-like netto huurresultaat** is met 3,6% gestegen ten opzichte van vorig jaar. Deze evolutie is voornamelijk het gevolg van de indexering van de huurcontracten.

The **net rental result** decreased by 13.4% in relation to the same period last year. This decrease is mainly due to a non-recurring (one-off) payment of +€5.3 million in 2021 in relation to a global agreement with the Building Agency (Belgian State).

The new leases on the delivered projects have a positive impact of €1.8 million, partially offset by the impact of the asset rotation programme (-€1.5 million).

**Net property charges** are down by €1.7 million. The decrease is mainly explained by the decrease in empty space costs following new lettings, less improvement and major renovation works than realised in 2021 (intensive period after the lock-down of 2020), and, as non-recurring element, the write-off of provisions related to the sale of buildings.

**EPRA like-for-like net rental growth** is therefore at +6.3% as at 31 March 2022.

**Corporate overheads** amounts to €4.5 million, stable compared to the same period last year.

The **Operating result before result on portfolio** is €21.5 million at the end of March 2022.

The **Financial result** (excluding changes in the fair value of the financial assets and liabilities and close-out costs) was -€3.5 million compared to -€4.0 million last year. The decrease in financial charges is explained by a lower proportion of fixed interest rate debt compared to last year, compensate by an increase of the average volume of debt by 13%. The average (annualised) financing cost for the first quarter is 1.6%.

**EPRA earnings** were €17.8 million as against €20.0 million last year. **EPRA earnings per share** stood at €0.66 at the end of Q1 2022.

**Gains on the disposal of investment properties** is related to the disposals on the Fedimmo buildings realised at a price in line with the latest fair value of the expert.

**Other result on portfolio** was -€0.6 million at 31 March 2022 and includes the recurring compensation for the effect of spreading rental gratuities granted and recorded in the top line.

The **change in fair value of investment properties** amounts to -€10.6 million at 31 March 2022.

The **change in fair value of financial assets and liabilities** amounts to €47.2 million at 31 March 2022, reflecting the strong increase of the interest rate curve in the value of the hedging instruments since the beginning of the year.

The **Corporate overheads - Non-recurring items** include our best estimate at this moment in time of the various fees of our counsels related to the voluntary public tender offer by RE Invest Belgium.

As a result of the above explained components, the **net result** reached €49.3 million at 31 March 2022, compared to €34.6 million at 31 March 2021. **Net result per share** stood at €1.82 in compared to €1.28 for the comparative period.

## NOTE ON THE RESULTS FOR THE COWORKING BUSINESS

The turnover of the coworking business amounted to €3.4 million in Q1 2022 period, compared to €2.2 million in Q1 2021, representing an increase of 58%. Still being in the development phase, our coworking business has a negative contribution this first quarter of the year of -€0.04 per share to the consolidated EPRA earnings<sup>20</sup>.

## NOTE ON THE CONSOLIDATED RESULTS

Consolidated net rental result was €32.3 million. The net result (group share) was €47.4 million, up €16.3 million compared with 31 March 2021. EPRA earnings per share were €0.62 per share.

---

<sup>20</sup> Eliminating the effect of the application of IFRS 16 on leases signed by Silversquare with third party owners, contribution to consolidated EPRA earnings (group share) would be -€0.13 per share.

## Financial structure and hedging policy

The Company arranges financing to maintain the best possible balance between cost, maturity, and diversification of funding sources.

### MAIN CHARACTERISTICS OF THE FINANCIAL STRUCTURE

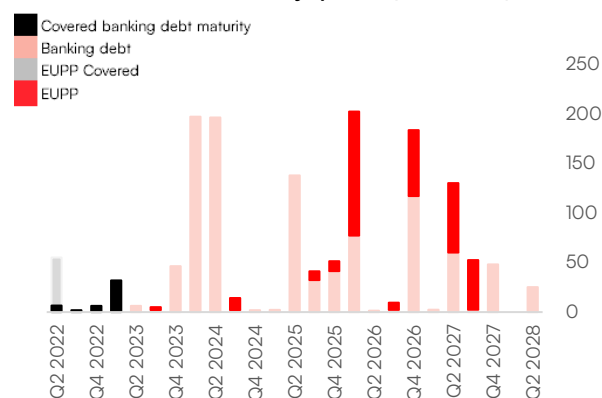
	31.03.2022	31.12.2021
Confirmed credit facilities <sup>21</sup> (in € million)	1 469	1 471
<i>Of which bankloans</i>	71.2%	71.3%
<i>Of which in use</i>	1 158	1 161
Use short-term CP programme (in € million)	264	284
Fixed rate borrowings (including IRS)	76.9%	75.1%
Average (annualised) financing cost (all in)	1.6%	1.8%
Weighted average duration of debt	4.1 years	4.1 years
Debt ratio <sup>22</sup>	43.4%	43.1%
LTV ratio <sup>23</sup>	40.3%	40.9%
Hedge ratio <sup>24</sup>	85.6%	76.8%

### FINANCING ARRANGED DURING THE QUARTER

- > Extension of a €30 million credit facility until December 2027;
- > Extension of a €50 million credit facility, of which €25 million extended until end June 2027 and €25 million extended until end June 2028.

All other things being equal, Befimmo has covered its financing needs for the next 12 months (including the sales assumptions).

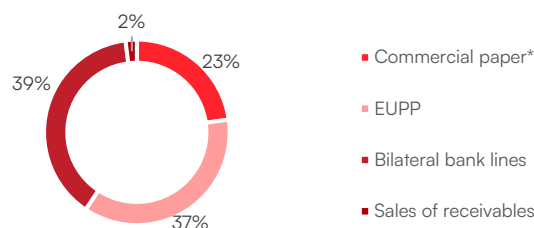
#### Maturities of commitments by quarter (in € million)



<sup>21</sup> The volume of unused lines is determined on the basis of the Company's liquidity criteria, taking account of the maturities of financing agreements and commitments planned for the coming years.

<sup>22</sup> The debt ratio is calculated in accordance with the Royal Decree of 13 July 2014.

#### Debt distribution



\*with confirmed bank lines in excess of one year as a back-up.

### HEDGING THE INTEREST RATE AND EXCHANGE-RATE RISK

Befimmo holds a portfolio of instruments to hedge the interest-rate risk, consisting of IRS and CAPs.

Operations carried out over the quarter:

- > Extension of €20 million IRS by an additional 6 years until August 2032;
- > Extension of €25 million IRS by an additional 4 years until January 2032;
- > Extension of €25 million IRS by an additional 5 years until February 2032.

Operations carried out after the closing of the quarter:

- > Extension of €30 million IRS by an additional 6 years until February 2032;
- > Mirror SWAP with an IRS Payer with a maturity in 2032 and a IRS Receiver with a maturity in 2025.

The current set of instruments gives the Company a hedge ratio of 85.6% as at 31 March 2022. The hedge ratio remains above 50% until Q1 of 2027 inclusive.

<sup>23</sup> Loan-to-value (LTV) = [(nominal financial debts — cash)/fair value of portfolio].

<sup>24</sup> Hedge ratio = (nominal fixed-rate borrowings + notional rate of IRS and CAPs)/total borrowings.

**Strong interest rate hedging position (incl. fixed rate debts). above 50% up to Q1 2027**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	→	2040
Average nominal hedge (€ million)	865	1 009	948	903	821	662	502	415	390	359	→	15
Average interest rate on hedging	0.86%	0.82%	0.80%	0.83%	0.81%	0.83%	0.80%	0.78%	0.79%	0.8%	→	0.54%

# Dividend and EPRA earnings forecast

All other things being equal we foresee a gross dividend in line with the earlier communicated dividend policy (at least 80% of EPRA earnings supplemented, as the case may be, by realised capital gains during the financial year in the framework of the asset rotation policy) which may be paid via an interim dividend in December 2022 and a final dividend in May 2023.

We confirm the EPRA earnings forecast for 2022 between €2.40 and €2.45 per share as published in the 2021 Annual Financial Report.

## Befimmo-share

	31.03.2022	31.12.2021
Closing share price (in €)	47.40	33.75
Net asset value (in € per share)	62.07	60.35
Premium or discount compared to the net asset value	-24%	-44%
Total shareholder return <sup>25</sup>	+42.7%	-2.0%

## Forthcoming publications

Publication of the half-yearly results and online publication of the Half-Yearly Financial Report 2022 <sup>26</sup>	Thursday 28 July 2022
Interim statement as at 30 September 2022 <sup>26</sup>	Tuesday 8 November 2022
Publication of the annual results as at 31 December 2022 <sup>26</sup>	Thursday 16 February 2023

# Ordinary General Meeting 2022

The Ordinary General Meeting was held on 26 April 2022. All agenda items were approved by a substantial majority of votes (>96%).

During this meeting, Mr Amand-Benoît D'Hondt and Mr Philippe de Martel were both appointed as non-executive Directors for a period of one year, expiring at the end of the Ordinary General Meeting of 2023.

During this meeting, the renewal of the Directorship of Mr Etienne Dewulf as an independent Director has been proposed and approved for a new period of one year, expiring at the end of the Ordinary General Meeting of 2023.

The mandates of Mr Kurt De Schepper, Mr Wim Aourousseau and Mr Benoît De Blicck have expired at the Ordinary General Meeting of 26 April 2022. We wish to recognize the importance and quality of their work and thank them for their constructive contributions.

Click on the following link to consult the minutes of the Ordinary General Meeting of 26 April 2022:

<https://www.befimmo.be/en/investors/general-meetings>.

## Voluntary public tender offer

On 25 February 2022, RE Invest Belgium, an entity fully controlled by one of Brookfield's real estate private funds, filed a formal notice with the FSMA with a view to launching an all-cash voluntary and conditional public offer to acquire all shares of Befimmo at an offer price of €47.50 per share.

The Board of Directors expresses its support for the transaction, subject to review of the final offer prospectus.

Befimmo's two largest shareholders, AXA Belgium and AG Finance have each entered into a soft irrevocable undertaking to tender Befimmo shares, representing respectively 9.6% and 5.6% of Befimmo's share capital.

After closing of Q1, on 6 May 2022, the Belgian Competition Authority approved the merger by which RE Invest Belgium (Brookfield Group) proposes to acquire sole control of Befimmo SA and its subsidiaries by way of a public takeover bid.

<sup>25</sup> Calculated over a 12-month period ending at the closing of the fiscal year, taking into account the gross dividend reinvestment, if any, and the optional dividend participation.

<sup>26</sup> Publication after closing of the stock exchange.

# APPENDIX 1

## Consolidated income statement (in € thousand)<sup>27</sup>

	31.03.2022	31.03.2021 (restated)	31.03.2021
I. (+) Rental income	31 924	36 026	36 026
III. (+/-) Charges linked to letting	377	- 52	- 52
<b>NET RENTAL RESULT</b>	<b>32 302</b>	<b>35 974</b>	<b>35 974</b>
IV. (+) Recovery of property charges	1 364	5 911	5 911
V. (+) Recovery of rental charges and taxes normally paid by tenants on let properties	19 511	18 512	18 512
VII. (-) Rental charges and taxes normally paid by tenants on let properties	-23 670	-21 839	-21 839
VIII. (+/-) Other revenue and charges for letting	306	1	1
<b>PROPERTY RESULT</b>	<b>29 814</b>	<b>38 558</b>	<b>38 558</b>
IX. (-) Technical costs	-1 739	-6 699	-6 699
X. (-) Commercial costs	- 202	- 162	- 162
XI. (-) Charges and taxes on unlet properties	-1 160	-1 473	-1 473
XII. (-) Property management costs	- 788	- 814	- 814
XIII. (-) Other property charges	- 782	-1 637	-1 637
(+/-) Property charges	-4 670	-10 783	-10 783
<b>PROPERTY OPERATING RESULT</b>	<b>25 144</b>	<b>27 775</b>	<b>27 775</b>
XIV. (-) Corporate overheads	-8 896	-5 225	-5 225
XV. (+/-) Other operating income and charges	-	-	- 419
<b>OPERATING RESULT BEFORE RESULT ON PORTFOLIO</b>	<b>16 248</b>	<b>22 549</b>	<b>22 131</b>
XVI. (+/-) Gains and losses on disposals of investment properties	- 397	6 158	6 158
XVIII. (+/-) Changes in fair value of investment properties	- 11 325	- 12 284	- 12 284
XIX. (+/-) Other result on portfolio	- 274	- 419	-
<b>OPERATING RESULT</b>	<b>4 252</b>	<b>16 005</b>	<b>16 005</b>
XX. (+) Financial income	396	256	256
XXI. (-) Net interest charges	- 3 600	- 3 864	- 3 864
XXII. (-) Other financial charges	- 674	-1 194	-1 194
XXIII. (+/-) Changes in fair value of financial assets and liabilities	47 232	19 272	19 272
(+/-) Financial result	43 354	14 470	14 470
<b>PRE-TAX RESULT</b>	<b>47 607</b>	<b>30 475</b>	<b>30 475</b>
XXV. (-) Corporation tax	- 757	- 480	- 480
(+/-) Taxes	- 757	- 480	- 480
<b>NET RESULT</b>	<b>46 850</b>	<b>29 995</b>	<b>29 995</b>
<b>NET RESULT (group share)</b>	<b>47 435</b>	<b>31 122</b>	<b>31 122</b>
<b>NET RESULT - NON-CONTROLLING INTERESTS</b>	<b>- 585</b>	<b>-1 127</b>	<b>-1 127</b>
<b>BASIC NET RESULT AND DILUTED (€/share)</b>	<b>1.76</b>	<b>1.15</b>	<b>1.15</b>
Other comprehensive income - actuarial gains and losses - pension liabilities	-	-	-
Other comprehensive income - others	-	-	-
Other comprehensive income (group share)	-	-	-
Other comprehensive income - Non-controlling interests	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>46 850</b>	<b>29 995</b>	<b>29 995</b>
<b>TOTAL COMPREHENSIVE INCOME (group share)</b>	<b>47 435</b>	<b>31 122</b>	<b>31 122</b>
<b>TOTAL COMPREHENSIVE INCOME - NON-CONTROLLING INTERESTS</b>	<b>- 585</b>	<b>-1 127</b>	<b>-1 127</b>

<sup>27</sup> Since 31 December 2021, the recurring compensation for the effect of spreading rental gratuities granted and the Goodwill impairment are booked under the category "Other result on portfolio" and not anymore under the category "Other operating income & charges". The figures of 31 March 2021 were therefore adapted.

**Consolidated balance sheet (in € thousand)**

<b>ASSETS</b>	<b>31.03.2022</b>	<b>31.12.2021</b>
<b>I. Non-current assets</b>	<b>2 966 471</b>	<b>2 914 490</b>
A. Goodwill	16 164	16 299
B. Intangible assets	5 491	6 176
C. Investment properties	2 893 755	2 861 185
Fair value of portfolio (excluding Silversquare)	2 857 978	2 824 655
Right of use - Fair value of Silversquare leases	35 776	36 531
D. Other property, plant and equipment	19 524	19 118
E. Non-current financial assets	26 704	6 901
F. Finance lease receivables	4 833	4 812
<b>II. Current assets</b>	<b>77 348</b>	<b>67 798</b>
A. Properties held for sale	9 663	13 133
B. Current financial assets	1 344	7
C. Finance lease receivables	75	149
D. Trade receivables	50 850	35 217
E. Tax receivables and other current assets	6 271	11 692
F. Cash and cash equivalents	2 177	2 022
G. Deferred charges and accrued income	6 968	5 578
<b>TOTAL ASSETS</b>	<b>3 043 819</b>	<b>2 982 289</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>31.03.2022</b>	<b>31.12.2021</b>
<b>TOTAL SHAREHOLDERS' EQUITY</b>	<b>1 676 065</b>	<b>1 630 170</b>
<b>I. Equity attributable to shareholders of the parent company</b>	<b>1 676 065</b>	<b>1 630 170</b>
A. Capital	398 357	398 357
B. Share premium account	861 905	861 905
C. Reserves	368 368	314 592
D. Net result for the fiscal year <sup>28</sup>	47 435	55 316
II. Non-controlling interests	-	-
<b>LIABILITIES</b>	<b>1 367 754</b>	<b>1 352 118</b>
<b>I. Non-current liabilities</b>	<b>880 202</b>	<b>888 539</b>
A. Provisions	1 196	1 196
B. Non-current financial debts	869 371	851 775
a. Credit institution	458 428	440 155
c. Other	410 943	411 620
C. Other non-current financial liabilities	621	27 081
D. Trade debts and other non-current debts	7 362	7 362
F. Deferred Tax - Liabilities	1 651	1 125
<b>II. Current liabilities</b>	<b>487 552</b>	<b>463 579</b>
A. Provisions	3 295	3 709
B. Current financial debts	338 256	359 653
a. Credit institution	12 444	14 247
c. Other	325 813	345 406
C. Other current financial liabilities	237	392
D. Trade debts and other current debts	93 362	61 584
E. Other current liabilities	1 435	1 675
F. Accrued charges and deferred income	50 967	36 566
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>3 043 819</b>	<b>2 982 289</b>

<sup>28</sup> The interim dividend is the difference between the "Net result for the fiscal year" in the Consolidated statement of financial position and the "Net result" in the Consolidated statement of comprehensive income (as per 31.12.2021).



# APPENDIX 2: “Alternative Performance Measures”

## REAL-ESTATE OPERATOR ACTIVITY

### Glossary of Alternative Performance Measures

Alternative Performance Measure	Definition	Use
<b>Net property charges</b>	The sum of various property charges, net of amounts recoverable from tenants (corresponds to the sum of headings IV to XIII of the consolidated statement of total comprehensive income).	Gives an overview of all net property charges.
<b>Operating margin</b>	‘Operating result before result on portfolio’ divided by ‘net rental result’.	Used to assess the Company’s operating performance.
<b>Financial result (excluding changes in fair value of financial assets and liabilities and close-out costs)</b>	‘Financial result’ minus heading XXIII ‘Changes in fair value of financial assets and liabilities’.	Used to compare forecasts and actual figures in the financial results.
<b>Net result before changes in fair value of investment properties and financial assets and liabilities and share in the profit or loss of investments</b>	‘Net result’ minus heading XVIII ‘Changes in fair value of investment property’ and heading XXIII ‘Changes in fair value of financial assets and liabilities’ and heading ‘Changes in the share in the profit or loss of investments accounted for using the equity method’.	Used to identify the net result before changes in the fair value of investment property and of the financial assets and liabilities.
<b>“Like-for-Like” net rental result</b>	Net rental result of properties available for lease at constant perimeter for two consecutive periods. The ‘Like-for-Like’ scope is calculated on the basis of the EPRA definition.	Used to measure the change in rental income of properties available for lease at constant floor area for two consecutive periods.
<b>Corporate taxes (excl. deferred taxes)</b>	Heading XXV “Corporate taxes” minus the recorded deferred tax.	Gives an overview of effective incurred and due taxes.

### Reconciliation tables for Alternative Performance Measures

#### Net rental result in “Like-for-Like”

(in thousand €)	31.03.2022	31.03.2021
Net rental result (A)	29 518	34 099
Net rental result linked to changes in perimeter (B)	301	4 822
Net rental result on properties not available for lease (C)	1 806	3 141
Non-recurring element to extract from the "Like-for-Like" (D)	390	58
<b>Net rental result in "Like-for-Like" (A-B-C-D)</b>	<b>27 021</b>	<b>26 077</b>

#### Net result before changes in fair value of investment properties and financial assets and liabilities and share in the profit or loss of investments

(in thousand €)	31.03.2022	31.03.2021
Net result (A)	49 251	34 620
XVIII. Changes in fair value of investment properties (B)	-10 570	-9 812
XXIII. Changes in fair value of financial assets and liabilities (C)	47 232	19 272
Changes in the share in the profit or loss of investments accounted for using the equity method (D)	-1 816	-3 541
<b>Net result before changes in fair value of investment properties and financial assets and liabilities and share in the profit or loss of investments (A-B-C-D)</b>	<b>14 406</b>	<b>28 700</b>

**Financial result (excl. the changes in fair value of the financial assets and liabilities and close-out costs)**

<b>(in thousand €)</b>	<b>31.03.2022</b>	<b>31.03.2021</b>
Financial result (A)	43 776	14 860
XXIII. Changes in fair value of financial assets and liabilities (B)	47 232	19 272
Close-out costs (C)	1	- 454
<b>Financial result (excl. the changes in fair value of the financial assets and liabilities and close-out costs) (A-B-C)</b>	<b>-3 456</b>	<b>-3 959</b>

**Operating margin**

<b>(in thousand €)</b>	<b>31.03.2022</b>	<b>31.03.2021 (restated)</b>	<b>31.03.2021</b>
Net rental result	29 518	34 099	34 099
Net property charges	-3 475	-5 203	-5 203
Corporate overheads - excl. non-recurring items	-4 510	-4 510	-4 510
Other operating income & charges	-	-	- 497
Operating result before result on portfolio (A)	21 533	24 386	23 889
Net rental result (B)	29 518	34 099	34 099
<b>Operating margin (A/B)</b>	<b>72.9%</b>	<b>71.5%</b>	<b>70.1%</b>

**Net property charges**

<b>(in thousand €)</b>	<b>31.03.2022</b>	<b>31.03.2021</b>
IV. Recovery of property charges	1 365	5 911
V. Recovery of rental charges and taxes normally paid by tenants on let properties	20 205	18 915
VII. Rental charges and taxes normally paid by tenants on let properties	-20 680	-19 246
VIII. Other revenue and charges for letting	306	1
IX. Technical costs	-1 739	-6 699
X. Commercial costs	- 202	- 162
XI. Charges and taxes on unlet properties	-1 160	-1 473
XII. Property management costs	- 788	- 814
XIII. Other property charges	- 782	-1 637
<b>Net property charges</b>	<b>-3 475</b>	<b>-5 203</b>

**Corporate taxes (excl. deferred taxes)**

<b>(in thousand €)</b>	<b>31.03.2022</b>	<b>31.03.2021</b>
XXV. Corporate taxes (A)	- 756	- 476
Deferred taxes	- 527	- 29
<b>Corporate taxes (excl. deferred taxes) (A-B)</b>	<b>- 230</b>	<b>- 448</b>

**Corporate overheads (excl. non-recurring items)**

<b>(in thousand €)</b>	<b>31.03.2022</b>	<b>31.03.2021</b>
XIV. Corporate overheads (A)	-8 247	-4 510
Non-recurring items	-3 737	-
<b>Corporate overheads (excl. non-recurring items) (A-B)</b>	<b>-4 510</b>	<b>-4 510</b>

## CONSOLIDATED

### Glossary of the « Alternative Performance Measures »

Alternative Performance Measure	Definition	Use
<b>Loan-to-value (LTV)</b>	Nominal financial debt minus balance sheet heading II.F. 'Cash and cash equivalents', divided by the sum of balance sheet headings I.C. "Investment property" and II.A. 'Properties held for sale'. Nominal financial debts are the accounting financial debts excluding IFRS adjustments, in other words excluding the reassessment at fair value of financial assets and liabilities and the smoothing of debt issuance costs.	This is the debt ratio calculated on the basis of the fair value of the property portfolio.
<b>Average (annualised) financing cost</b>	Annualised interest paid over the reporting period, including the credit margin, the cost of the hedging instruments and liquidity cost, divided by the average nominal financial debt over the period concerned.	Used to measure the average cost of the Company's financial debt.
<b>Return on shareholders' equity (in € per share)</b>	The return obtained by an investor over a 12-month period ending at the close of the period, assuming the reinvestment of dividends and participation in operations to strengthen the Company's capital. The calculation is based on the average number of shares not held by the group over a 12-month period.	Used to measure the profitability over 12 months (in €/share) of a shareholder's investment on the basis of the value of shareholders' equity.
<b>Total return on shareholders' equity (in %)</b>	The internal rate of return earned by an investor over a 12-month period ending at the close of the period, assuming the reinvestment of dividends and participation in operations to strengthen the Company's capital. The calculation is based on the average number of shares not held by the group over a 12-month period.	Used to measure the profitability over 12 months (in %) of a shareholder's investment on the basis of the value of shareholders' equity.

### Reconciliation tables of the « Alternatives Performance Measures »

#### Loan-to-value

(in thousand €)	31.03.2022	31.12.2021
Nominal financial debts (A)	1 157 746	1 161 297
II. F. Cash and cash equivalents (B)	2 177	2 022
I. C. Investment properties (D) <sup>29</sup>	2 856 157	2 822 806
II. A. Assets held for sale (E)	9 663	13 133
<b>Fair value of portfolio at the closing date (C = D+E)</b>	<b>2 865 820</b>	<b>2 835 939</b>
<b>Loan-to-value (A-B)/C</b>	<b>40.3%</b>	<b>40.9%</b>

#### Average (annualised) financing cost

(in thousand €)	31.03.2022	31.12.2021
Interest paid	4 701	19 416
Annualised interest paid (A)	18 805	19 416
Annualised nominal financial debts (B)	1 174 871	1 058 729
<b>Average (annualised) financing cost (A/B)</b>	<b>1.6%</b>	<b>1.8%</b>

#### Total return on shareholders' equity (in € per share and in %)

	31.03.2022	31.03.2021
Total return on shareholders' equity (in € per share)	3.92	2.87
Total return on shareholders' equity (in %)	6.6%	4.9%

<sup>29</sup> Excluding rights of use lease agreements for office space and rights to use land (IFRS 16).

# APPENDIX 3: Tables of the EPRA indicators<sup>30</sup>

## REAL-ESTATE OPERATOR ACTIVITY

### EPRA earnings<sup>31</sup>

(in € thousand)	31.03.2022	31.03.2021 (restated)	31.03.2021
<b>Net result IFRS</b>	<b>49 251</b>	<b>34 620</b>	<b>34 620</b>
<b>Net result IFRS (in € per share)</b>	<b>1.82</b>	<b>1.28</b>	<b>1.28</b>
Adjustments to calculate EPRA earnings	- 31 404	- 14 640	- 15 137
To exclude:			
I. Changes in fair value of investment properties and properties held for sale	10 570	9 812	9 812
II. Result on disposals of investment properties	397	- 6 158	- 6 158
VI. Changes in fair value of financial assets and liabilities and close-out costs	- 47 232	- 18 819	- 18 819
VIII. Deferred tax in respect of EPRA adjustments	527	29	29
XI. Recurring compensation for the effect of spreading rental gratuities granted	598	497	-
XII. Corporate overheads (exceptional elements)	3 737	-	-
<b>EPRA earnings</b>	<b>17 847</b>	<b>19 979</b>	<b>19 483</b>
<b>EPRA earnings (in € per share)</b>	<b>0.66</b>	<b>0.74</b>	<b>0.72</b>

### EPRA Net Initial Yield (NIY) & Topped-up (NIY)

(€ thousand)	31.03.2022	31.03.2021
Investment properties and properties held for sale	2 865 820	2 722 485
To exclude:		
Properties that are being constructed or developed for own account in order to be leased	- 346 781	- 564 248
Properties held for sale	- 9 663	- 24 653
Properties available for lease	2 509 375	2 133 584
To include:		
Allowance for estimated purchasers' cost	62 847	53 516
<b>Investment value of properties available for lease (B)</b>	<b>2 572 222</b>	<b>2 187 100</b>
Annualised cash passing rental income	115 817	111 738
To exclude:		
Property charges <sup>32</sup>	- 5 980	- 3 926
<b>Annualised net rents (A)</b>	<b>109 837</b>	<b>107 812</b>
To include:		
- Notional rent expiration of rent free periods or other lease incentives	7 813	4 000
<b>Topped-up annualised net rents (C)</b>	<b>117 650</b>	<b>111 812</b>
(in %)		
<b>EPRA Net Initial Yield (A/B)</b>	<b>4.3%</b>	<b>4.9%</b>
<b>EPRA Topped-up Net Initial Yield (C/B)</b>	<b>4.6%</b>	<b>5.1%</b>

<sup>30</sup> The definitions of the EPRA indicators are published in the Annual Financial Report 2021 on page 106. Source: EPRA Best Practices ([www.epra.com](http://www.epra.com)).

<sup>31</sup> Since the 31 December 2021, the recurring compensation for the effect of spreading rental gratuities granted and the Goodwill impairment are booked under the heading "Other result on portfolio" and not anymore under the heading "Other operating income & charges". The figures of 31 March 2021 were therefore restated. The recurring compensation for the effect of spreading rental gratuities granted is now excluded from the EPRA calculation. The net result on 31 March 2021 is restated, excluding the share in the profit or loss of investments booked using the equity method.

<sup>32</sup> The scope of the property charges to be excluded for calculating the EPRA Net Initial Yield is defined in the EPRA Best Practices and does not correspond to "property charges" as presented in the consolidated IFRS accounts.

## EPRA Vacancy rate

(in € thousand)	31.03.2022	31.12.2021
Estimated rental value (ERV) on vacant space (A)	5 699	5 565
Estimated rental value (ERV) (B)	128 447	124 684
<b>EPRA Vacancy rate of properties available for lease (A)/(B)</b>	<b>4.4%</b>	<b>4.5%</b>

## EPRA Cost ratio

(in € thousand)	31.03.2022	31.03.2021 (restated)	31.03.2021
<b>Net administrative and operating expenses in the income statement</b>	<b>-7 608</b>	<b>-9 764</b>	<b>-9 764</b>
III. (+/-) Rental charges	378	- 52	- 52
Net property charges	-3 475	-5 203	-5 203
XIV. (-) Corporate overheads - excl. non-recurring items <sup>33</sup>	-4 510	-4 510	-4 510
XV. (+/-) Other operating income and charges	-	-	- 497
Exclude:			
i. Impact of the spreading of gratuities	-	-	497
<b>EPRA costs (including direct vacancy costs) (A)</b>	<b>-7 608</b>	<b>-9 764</b>	<b>-9 764</b>
XI. (-) Charges and taxes on unlet properties	1 160	1 473	1 473
<b>EPRA costs (excluding direct vacancy costs) (B)</b>	<b>-6 448</b>	<b>-8 292</b>	<b>-8 292</b>
I. (+) Rental income	29 141	34 150	34 150
<b>Gross rental income (C)</b>	<b>29 141</b>	<b>34 150</b>	<b>34 150</b>
<b>EPRA cost ratio (including direct vacancy costs) (A/C)<sup>33</sup></b>	<b>26.1%</b>	<b>28.6%</b>	<b>28.6%</b>
<b>EPRA cost ratio (excluding direct vacancy costs) (B/C)<sup>33</sup></b>	<b>22.1%</b>	<b>24.3%</b>	<b>24.3%</b>

<sup>33</sup> This is an Alternative Performance Measure.

EPRA Like-for-Like net rental growth

Segment	31.03.2022						31.03.2021						Evolution
	Properties owned throughout 2 consecutive years	Acquisitions	Disposals	Properties held for sale	Properties that are being constructed or developed <sup>34</sup>	Total net rental income <sup>35</sup>	Properties owned throughout 2 consecutive years	Acquisitions	Disposals	Properties held for sale	Properties that are being constructed or developed <sup>34</sup>	Total net rental income <sup>35</sup>	Properties owned throughout 2 consecutive years
(in € thousand)													
Brussels CBD and similar	13 445				1 192	14 637	12 501	890		152	13 543	7.6%	
Brussels decentralised	583				73	656	458			795	1 253	27.3%	
Brussels periphery	1 148					1 148	1 234	109			1 343	-7.0%	
Wallonia	2 706			- 38	471	3 139	2 674	- 21	63	- 45	2 671	1.2%	
Flanders	6 551		- 3	- 275	- 4	6 269	6 036	- 129	- 117	- 5	5 785	8.5%	
Luxembourg city	1 100	214				1 314	1 120	280			1 400	-1.8%	
<b>Total</b>	<b>25 534</b>	<b>214</b>	<b>- 3</b>	<b>- 313</b>	<b>1 732</b>	<b>27 164</b>	<b>24 023</b>	<b>280</b>	<b>849</b>	<b>- 54</b>	<b>897</b>	<b>25 995</b>	<b>6.3%</b>
<b>Reconciliation to the consolidated IFRS income statement</b>													
<b>Net rental income related to:</b>													
- Properties booked as financial leases (IFRS 16)						1						- 6	
- Non recurring element						388						5 337	
<b>Other property charges</b>						- 1 510						- 2 430	
<b>Property operating result in the consolidated IFRS income statement</b>						<b>26 043</b>						<b>28 896</b>	

<sup>34</sup> These are properties that are being constructed or developed for own account in order to be leased.

<sup>35</sup> The total "Net rental income" defined in EPRA Best Practices, reconciled with the consolidated IFRS income statement, corresponds to the "Property operating result" of the consolidated IFRS accounts.

## CONSOLIDATED

### EPRA Earnings<sup>36</sup>

(in € thousand)	31.03.2022	31.03.2021 (restated)	31.03.2021
<b>Net result IFRS (group share)</b>	<b>47 435</b>	<b>31 122</b>	<b>31 122</b>
<b>Net result IFRS (in € per share) (group share)</b>	<b>1.76</b>	<b>1.15</b>	<b>1.15</b>
Adjustments to calculate EPRA earnings	- 30 605	- 12 423	- 12 860
To exclude:			
I. Changes in fair value of investment properties and properties held for sale	11 951	12 822	12 822
II. Result on disposals of investment properties	397	- 6 158	- 6 158
VI. Changes in fair value of financial assets and liabilities and close-out costs	- 47 232	- 18 819	- 18 819
VIII. Deferred tax in respect of EPRA adjustments	527	29	29
X. Adjustments in respect of minority interests	- 258	- 715	- 734
XI. Recurring compensation for the effect of spreading rental gratuities granted	274	419	-
XII. Corporate overheads - non-recurring items	3 737	-	-
<b>EPRA earnings (group share)</b>	<b>16 830</b>	<b>18 699</b>	<b>18 262</b>
<b>EPRA earnings (in € per share) (group share)</b>	<b>0.62</b>	<b>0.69</b>	<b>0.68</b>

### EPRA NRV. NTA. NDV

	31.03.2022			31.12.2021		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
	Net Reinstatement Value	Net tangibles Assets	Net Disposal Value	Net Reinstatement Value	Net tangibles Assets	Net Disposal Value
<b>IFRS Equity attributable to shareholders</b>	<b>1 676 065</b>	<b>1 676 065</b>	<b>1 676 065</b>	<b>1 630 170</b>	<b>1 630 170</b>	<b>1 630 170</b>
To include:						
Revaluation of tenant leases held as finance leases	34	34	34	41	41	41
<b>Diluted NAV at fair value</b>	<b>1 676 099</b>	<b>1 676 099</b>	<b>1 676 099</b>	<b>1 630 212</b>	<b>1 630 212</b>	<b>1 630 212</b>
To exclude:						
Fair value of financial instruments	- 25 583	- 25 583		20 953	20 953	
Deferred tax in relation to fair value gains of investment property	1 651	826		1 125	562	
Goodwill as per IFRS balance sheet		- 16 164	- 16 164		- 16 299	- 16 299
Intangibles as per IFRS balance sheet		- 5 491			- 6 176	
To include:						
Fair value of fixed interest rate debt <sup>37</sup>			11 500			- 6 067
Real-estate transfer tax	72 397	-		71 542	-	
<b>NAV</b>	<b>1 724 565</b>	<b>1 629 687</b>	<b>1 671 435</b>	<b>1 723 832</b>	<b>1 629 253</b>	<b>1 607 846</b>
<b>NAV (€/share)</b>	<b>63.86</b>	<b>60.35</b>	<b>61.90</b>	<b>63.82</b>	<b>60.32</b>	<b>59.53</b>

36 Since the 31 December 2021, the recurring compensation for the effect of spreading rental gratuities granted and the Goodwill impairment are booked under the heading "Other result on portfolio" and not anymore under the heading "Other operating income & charges". The figures of 31 March 2021 were therefore restated. The recurring compensation for the effect of spreading rental gratuities granted is now excluded from the EPRA calculation. The net result on 31 March 2021 is restated, excluding the share in the profit or loss of investments booked using the equity method.

37 Excluding IFRS 16.

# APPENDIX 4: Real-estate indicators

## **Gross current rent from lease agreements**

The annualised total of the rents of current leases at the balance sheet date, not taking account of current gratuities or rents under leases commencing after the balance sheet date concerned.

## **Potential rent**

The gross current rent from lease agreements as defined above, plus the estimated rental value of unoccupied space at the balance sheet date.

## **Gross current yield on properties available for lease**

The ratio between the gross current rent from lease agreements and the "deed-in-hands" value of properties available for lease.

## **Gross potential yield on properties available for lease**

The ratio between the potential rent and the "deed-in-hands" value of properties available for lease.

## **Current gross yield on investment properties**

The ratio between the gross current rent from lease agreements and the "deed-in-hands" value of investment properties.

## **Occupancy rate of properties available for lease**

The ratio between the estimated rental value of space occupied and pre-let space at the balance sheet date and the total estimated rental value of properties available for lease.

## **Spot occupancy rate of properties available for lease**

The ratio between the estimated rental value of space occupied at the balance sheet date and the total estimated rental value of properties available for lease.

## **Weighted average duration of current leases until their next break of properties available for lease**

The ratio of (i) the sum of the gross current rents from lease agreements for each lease of properties available for lease multiplied by their respective remaining duration from the balance sheet date to their next break and (ii) the total gross current rent from lease agreements of properties available for lease.

## **Weighted average duration of current leases until final expiry of properties available for lease**

The ratio of (i) the sum of the gross current rents from lease agreements for each lease of properties available for lease multiplied by their respective remaining duration from the balance sheet date to their final expiry date and (ii) the total gross current rent from lease agreements of properties available for lease.

## **Weighted average duration of current and future signed leases up to next break of investment properties**

The ratio of (i) the sum of the gross current and future rents from lease agreements for each lease of investment properties (properties available for lease and projects) multiplied by their respective remaining duration from the balance sheet date to their next break and (ii) the total gross current and future rent from lease agreements of investment properties

## **Weighted average duration of current and future signed leases up to final expiry of investment properties**

The ratio of (i) the sum of the gross current and future rents from lease agreements for each lease of investment properties (properties available for lease and projects) multiplied by their respective remaining duration from the balance sheet date to their final expiry and (ii) the total gross current and future rent from lease agreements of investment properties





## **Befimmo SA**

Isaline Van den Berghe | Investor Relations Officer  
Cantersteen 47 Cantersteen | 1000 Brussels  
T: +32 2 679 38 08 | [i.vandenbergh@befimmo.be](mailto:i.vandenbergh@befimmo.be) | [www.befimmo.be](http://www.befimmo.be)