

PRESS RELEASE – Ghelamco Group reports a solid operational result of EUR 97m (million), in a year that was still somewhat influenced by the latest anti-Covid measures, the outbreak of the Ukrainian War and an increasing inflation environment. Despite the challenging market environment, Ghelamco Group's integrated business model enabled management to create a secured promising pipeline of impressive ESG compliant high profile office projects as well as to offer attractive high-quality residential products in key cities. Furthermore, the growth of Ghelamco Group's portfolio and management's strategy and vision enabled the company to increase its equity to a robust record high level of EUR 1.2 billion over the last years with a corresponding strengthened solvency level of 45% providing comfort to all the company's stakeholders.

Key figures:

	31/12/2022	31/12/2021
Consolidated statement of profit or loss (in KEUR)		
Operating result	97.041	201.123
Profit of the year	28.317	143.667
Share of the Group in the profit of the year	28.879	143.249
Consolidated statement of financial position (in KEUR)		
Total assets	2.624.650	2.835.461
Cash and cash equivalents	21.897	90.740
Net financial debt (-)*	1.194.419	1.372.745
Total equity	1.171.874	1.140.383
Solvency	45,02%	41,55%

* Net Financial debt = Interest-bearing loans and borrowing long term and short term – cash and cash equivalents

Key highlights of investments and disposals realized in 2022:

- The group continued to invest and develop in projects obtaining and reaching the highest standards in the green labels such as a.o. BREEAM, Well and DGNB and this from the design-stage up until postintervention certificates in order to meet the highest possible ESG compliance standards.
- Successful closing of the sale of 2 towers (out of 3) and part of the retail area from the HUB in Warsaw to Google for a consideration close to EUR 583m. The profit was reinjected in new projects and bond redemptions following the shareholders' long term strategy.
- Continuation of the investments in the Wings project in Diegem (+EUR 54.4m) leased out for over 90% with a target completion date in September 2023;
- Finalisation works of the fully sold-out Lake District project in Knokke and other residential sales in Belgium and Poland totaling EUR 39m;
- Additional EUR 79.4m investments in different Polish office projects like The Bridge (52.100 m²), The Vibe (43.000 m²) and Creo and Kraft projects (+ 40.000 m²).
- Further important investments on The Arc project in London, Shoreditch (EUR 55.1m). This mixed residential, office and retail project is planned to be completed before summer 2023 with over 50% of the residential units being pre-sold.
- Development of different Antwerp project sites (Antwerp West, Antwerp Center with Copernicus project and Antwerp Noorderlaan). Project Nova One, one of the projects located in Antwerp West (totaling 11,714 m² with 6,381 m² office space and 5,333 m² warehouse/manufacturing space), is already fully pre-leased on a long term basis with a blue chip industrial multinational tenant. Construction started in August 2022 and will be completed by year end 2023;
- Receipt of building permit and start of works for Green Energy Park Zellik (Brussels region), consisting of a data center, medical and technical infrastructure and research

laboratories in collaboration with the Brussels University and Brussels University Hospital. Construction of the data center kicked off and important pre-leases were already signed.

After a period of consecutive sales of large projects in 2021 and 2022, the Group continued to systematically re-invest its profits to secure a further pipeline of deliveries in 2023, 2024 and beyond.

Main Balance Sheet items:

- Thanks to its successful disposal of fully let projects the Group reduced its net financial debt by EUR 178m from EUR 1.373m per YE2021 to EUR 1.194m at YE 2022
- Ghelamco's solvency strengthened over 2022 from 41.6% to 45.0% bringing the necessary comfort and a solid ground to all its stakeholders.
- The Group's financial structure remains very robust with EUR 1.172m equity on a total balance sheet of EUR 2.625m.

Ghelamco owns a very diversified real estate portfolio in Belgium, Poland, the UK and France of EUR 1.786m out of which 80 % is related to the development of commercial (often mixed) properties.

The shareholders continue their policy to reinvest the Group's profits into the business.

Subsequent events Ghelamco Group:

1. UKRAINIAN – RUSSIAN CONFLICT

The Group is not exposed to any Ukrainian or Russian direct risks. Management however continues to closely monitor the situation in view of its operations which continue to evolve positively. Management will take the necessary measures to mitigate any potential negative effects of the political and economic situation on its operations if applicable.

2. CURRENT MACRO-ECONOMIC ENVIRONMENT

The inflation context and increasing interest rate environment in which the economy is today has an impact on real estate companies, the economy as a whole and therefore also on the Company and this in various ways. On the one hand, the Company can benefit from contractual indexation of leases and thus significantly increase its current and future income. The lease increases were also able to offset the slight increase in yields, keeping the valuation of the portfolio stable. Additionally, raw materials, supplies, labour and other costs directly related to the construction process constitute a major part of the property development assets capitalized in the accounts of the Company's project companies and are exposed to cost inflation effects. However and despite substantially varying total construction prices during the past year, the Company succeeded in reducing its inflation exposure risk by having fixed price contracts or open book contracts with related and external companies. In addition, the Company's fully integrated business model with control over the total value chain including purchases, allowed the Company to adopt a strict cost control optimizing its supply chain purchases in terms of volumes and pre-agreed prices. On the other hand, the Company has seen an increase in its financing costs. Nevertheless, the Company has excellent financial sources, which enables it to closely monitor the development in the financial markets.

BASIS OF PREPARATION OF FIGURES 2022

The financial information regarding the period ending 31 December 2022 has been prepared in accordance with International Financial Reporting Standards (IFRS) as

approved by the European Union. This press release should be read in conjunction with the financial annual report for the year ending 31 December 2022 as approved by the Board on 28 March 2023 and published on the website as per 30 March 2023.

CONSOLIDATION

The published figures in this press release are consolidated figures of Ghelamco Group Comm. VA.

AUDIT

The statutory auditor, KPMG Bedrijfsrevisoren - Réviseurs d'Entreprises, represented by Filip De Bock, has issued an unqualified opinion on the consolidated financial statements and has confirmed that the accounting information included in this annual announcement does not include any material inconsistencies with the consolidated financial statements.

A copy of the auditors' opinion can be found in the Ghelamco Group's financial annual report as published on the company's website.

FINANCIAL CALENDAR

General Meeting of Shareholders will be held on 10 June 2023.