

EARLY CLOSURE OF THE EUR 125 MILLION GREEN BONDS ISSUE IN BELGIUM

On Thursday 28 October 2021 Immobel SA/NV (“Immobel”) announced the launch of a public offer in Belgium of 6 ½ - year green notes (the “Notes”) to both retail and, to a certain extent, qualified investors. The Notes were successfully placed on 28 October 2021 with mostly retail investors following a book-building process where BELFIUS and BNP PARIBAS FORTIS have acted as Joint Bookrunners and Joint Green Bond Structurers and BELFIUS, BNP PARIBAS FORTIS and KBC have acted as Joint Lead Managers.

Since the maximum amount of EUR 125 million was raised, Immobel decided to close the subscription period early on 28 October 2021 at 17h30 CET.

In case of oversubscription, a reduction of the subscriptions may apply, i.e., the subscriptions will be scaled back proportionally, with an allocation of a multiple of EUR 1,000 and, to the extent possible (i.e., to the extent there are not more investors than Notes), a minimum nominal amount of EUR 1,000 which corresponds to the denomination of the Notes and is the minimum subscription amount for investors. Subscribers may have different reduction percentages applied in respect of the amounts subscribed by them depending on the financial intermediary through which they have subscribed to the Notes. The subscribers will be informed regarding the number of Notes that have been allotted to them as soon as possible by the relevant financial intermediary.

The Notes will be issued on 12 November 2021 and will be listed and admitted to trading on the regulated market of Euronext Brussels (ISIN BE0002827088). The gross actual coupon pays 3.000%. The gross actuarial yield amounts to 2.68% on an annual basis and the net actuarial yield amounts to 1.79% on an annual basis.

“The issuance of this bond will allow us continue developing our projects with high sustainability requirements, to participate in the creation of the European cities city of tomorrow and in particular to strengthen and expand the ESG strategy of the Immobel Group. This success shows the interest of investors in environmental concerns but also their confidence in the Group and the strategy,” explains Karel Breda, Chief Financial Officer.

For this transaction, Immobel was advised by Linklaters and the Joint Lead Managers by Jones Day.

This press release must be read together with the Base Prospectus dated 1 June 2021, the supplement thereto dated 19 October 2021 and the Final Terms dated 25 October 2021 (including the issue-specific summary attached thereto), which are available on the websites of Immobel (<https://www.immobelgroup.com/en/publications/bond-issues>), Belfius (www.belfius.be/obligatie-immobel-2021 (Dutch) or www.belfius.be/obligation-immobel-2021 (French)), BNP Paribas Fortis (www.bnpparibasfortis.be/emissions (Dutch) or www.bnpparibasfortis.be/emissions (French)) and KBC (www.kbc.be/bonds/immobel-2021 (Dutch) or www.kbc.be/fr/bonds/immobel-2021 (French)).

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About Immobel: Immobel is the largest listed real estate developer in Belgium. The Group, which dates back to 1863, creates high-quality, future-proof urban environments with a positive impact on the way people live, work and play, and specializes in mixed real estate. With a stock market valuation of over EUR 650 million and a portfolio of more than 1,600,000 m² of project development in 6 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany), Immobel occupies a leading position in the European real estate landscape. The Group strives for sustainability in urban development. Furthermore, it uses part of its profits to support good causes in the areas of health, culture and social inclusion. Approximately 200 people work at Immobel.

For more information, please visit www.immobelgroup.com

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The Notes may not be sold in any Member State in the European Economic Area ("**Member State**") to the public except to the public in Belgium and, otherwise, in any other circumstances falling within Article 1(4) of the Prospectus Regulation, provided that no such offer of Notes shall require the publication of a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement to a prospectus pursuant to Article 23 of the Prospectus Regulation, and for purposes of this paragraph, the expression "an offer to the public" means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

The Notes may not be offered, sold or otherwise made available to any person who is one (or more) of the following: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the "**FSMA 2000**") and any rules or regulations made under the FSMA 2000 to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA; and for purposes of this paragraph, the expression an "offer" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

The Notes have also not been and will not be registered under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended; the "**FIEA**") and the Notes may not be offered or sold, directly or indirectly, in Japan or to, or for the benefit of, any resident of Japan (which term as used herein means any person resident in Japan, including any corporation or other entity organised under the laws of Japan), or to others for re-offering or resale, directly or indirectly, in Japan or to, or for the benefit of, a resident of Japan, except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the FIEA and any other applicable laws, regulations and ministerial guidelines of Japan.



The Notes may only be offered or sold in France to, and the Base Prospectus and the applicable Final Terms or any other offering material relating to the Notes can only be distributed to qualified investors as defined in Article 2(e) of the Prospectus Regulation.

This document is not an offering document or prospectus in connection with the offering of the Notes by Immobel. Investors may not accept an offering of Notes nor acquire them unless they do this on the basis of information contained in the Base Prospectus and the final terms in relation to the Notes.