

KEY FIGURES 2020

Key consolidated figures

Key figures Immobel Group (EUR millions)

	2016	2017	2018	2019	2020
Net result, Group's share	52.5	11.0	56.8	102.4	33.3
Equity, Group's share	311.0	303.6	344.6	426.2	491.9
Market capitalization (including own shares)	530.0	551.8	503.9	663.8	681.8
Market capitalization (excluded own shares)	464.7	484.2	442.4	583.3	655.0

Figures per share (EUR) (excluding own shares)

	2016	2017	2018	2019	2020
Number of shares at year-end (thousand)	8,767	8,772	8,777	8,785	9,605
Net result, Group's share	6.0	1.3	6.5	11.7	3.6
Value of equity	35.5	34.6	39.3	48.5	51.2
Gross ordinary dividend	2.00	2.20	2.42	2.66	2.77
Net ordinary dividend	1.40	1.54	1.69	1.86	1.90

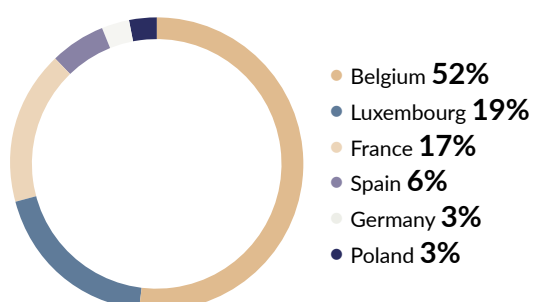
Stock market ratios

	2016	2017	2018	2019	2020
Stock price on 31 December (EUR)	53.0	55.2	50.4	66.4	68.2
Maximum quotation (EUR)	53.8	59.7	57.0	69.0	81.8
Minimum quotation (EUR)	38.2	51.0	47.0	50.2	56.2
Stock price / book value	149.4%	159.5%	128.4%	136.9%	133.2%
Gross return for 1 year ¹	25.3%	9.8%	-4.8%	36.5%	6.7%
Gross ordinary dividend / last stock price	3.8%	4.0%	4.8%	4.0%	4.1%
Net ordinary dividend / last stock price	2.6%	2.8%	3.4%	2.8%	2.8%

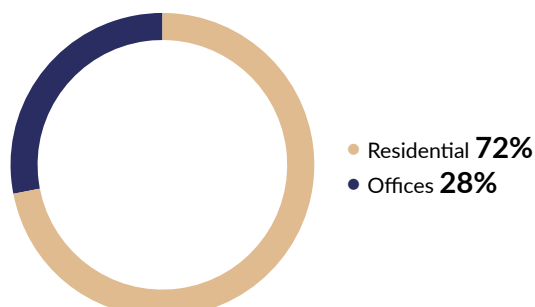
1. Gross return for 1 year: (last closing price + dividends paid during the year - first stock price for the period) / first stock price for the period.

Portfolio

By country



By segment



Summary of the consolidated financial statements (EUR millions)

Income statement

	2016	2017	2018	2019	2020
Operating income	298.6	149.0	326.1	419.5	375.4
Operating expenses	-238.7	-127.1	-261.0	-327.2	-333.5
Share in the results of associates	7.7	3.4	5.2	24.6	8.1
Operating result	67.7	25.3	70.3	117.0	50.0
Financial result	-3.9	-4.8	-4.8	-5.3	-7.3
Result before taxes	63.8	20.5	65.5	111.6	42.7
Income taxes	-10.2	-9.6	-8.6	-9.4	-8.7
Result for the year	53.6	10.9	56.9	102.2	34.0
Share of Immoebel	52.5	11.0	56.8	102.4	33.3

Financial position

ASSETS	2016	2017	2018	2019	2020
Non-current assets	88.3	66.2	181.7	213.3	448.3
Intangible assets	0.1	0.4	0.4	0.5	0.6
Goodwill	0.0	0.0	0.0	43.8	43.8
Tangible assets	0.9	1.0	0.9	1.0	1.4
Right-of-use assets	0.0	0.0	0.0	6.4	4.4
Investment property	2.9	3.0	104.3	81.1	197.1
Financial assets	70.2	50.7	70.6	65.4	182.8
Other	14.2	11.0	5.4	15.0	18.2
Current assets	627.9	734.1	784.7	1,087.9	982.8
Inventories	443.1	518.5	511.8	694.6	683.1
Cash	120.6	147.9	170.9	156.1	148.1
Other	64.1	67.6	102.0	237.2	151.6
TOTAL ASSETS	716.2	800.2	966.4	1,301.2	1,431.1

EQUITY AND LIABILITIES	2016	2017	2018	2019	2020
Equity	314.9	303.6	344.7	428.2	494.5
Non-current liabilities	286.7	338.8	332.9	523.4	609.6
Financial debts	281.6	330.1	322.0	507.0	571.1
Other	5.1	8.7	10.8	16.4	38.5
Current liabilities	114.6	157.8	288.7	349.7	327.0
Financial debts	40.5	68.8	193.7	200.1	180.8
Other	74.1	89.0	95.0	149.6	146.2
TOTAL EQUITY AND LIABILITIES	716.2	800.2	966.4	1,301.2	1,431.1

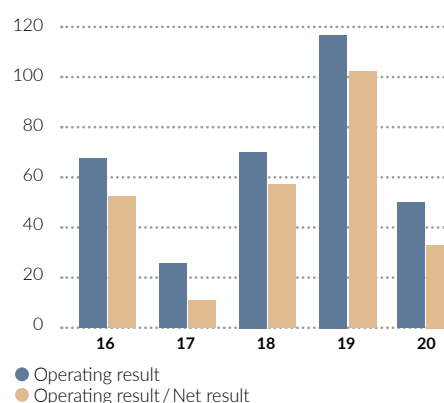
EUR 52.8 mio
EBITDA

EUR 33.3 mio
NET RESULT

EUR 494.5 mio
EQUITY

Result

Operating result / Net result (EUR millions)



SHAREHOLDER INFORMATION

Dividend policy

Dividend evolution over the past 5 years (EUR)

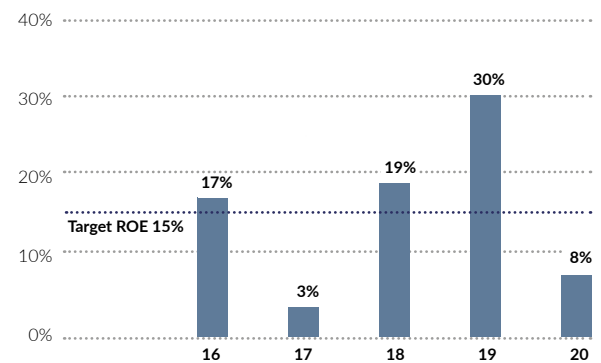


Immobel aspires to a dividend increase of up to 10% every year, subject to the absence of any unforeseen exceptional events. For the 2020 financial year, the board of directors of Immobel is confirming an increase of 4% in the dividend at EUR 2.77 per share.



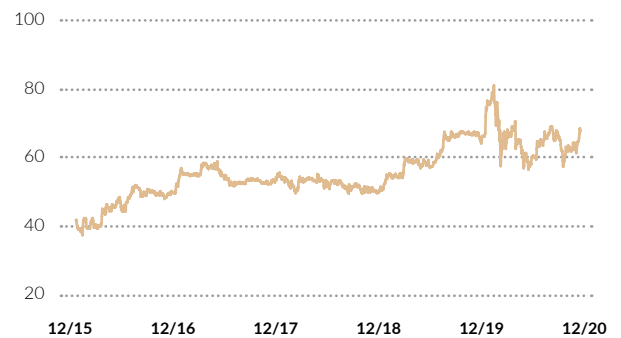
Return On Equity

ROE evolution over the past 5 years



Share price evolution

Share price evolution over the past 5 years (EUR)

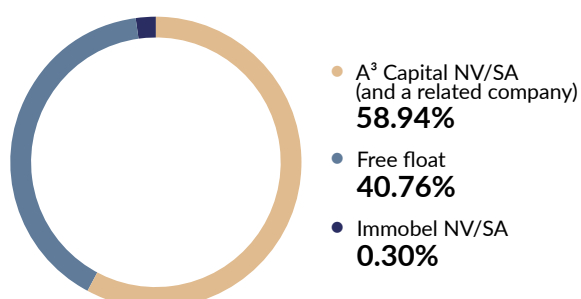


+ 4%

GROSS DIVIDEND COMPARED TO 2019

Shareholding structure

Shareholders since 07/01/2021 (%)



In accordance with article 29 of the Law of 2 May 2007 on the disclosure of stakes held in issuers whose shares are admitted to trading on a regulated market, ImmoBel has been informed by the following shareholders that they hold the shares mentioned below:

Shareholders	Number of shares	% of total shares
A ³ Capital NV/SA (and a related company), having its registered seat at 1020 Brussels, avenue des Trembles 2	5,892,418	58.94%
ImmoBel NV/SA having its registered seat at 1000 Brussels, rue de la Régence 58	30,348	0.30%
Free float	-	40.76%
Total of known shareholders	5,922,766	59.24%

Financial calendar

Publication of 2020 annual accounts	4 March 2021
Annual General Meeting 2021	15 April 2021
Publication of 2021 half-year results	9 September 2021
Publication of 2021 annual accounts	10 March 2022
Annual General Meeting 2022	21 April 2022



18.7%

AVERAGE ROE OVER
THE PAST 3 YEARS

2.77 EUR

/ SHARE OF GROSS DIVIDEND

68.20 EUR

/ SHARE (PRICE ON
31/12/2020)


 FOR MORE INFORMATION:
[HTTPS://WWW.IMMOBELGROUP.COM/EN/INVESTOR-RELATIONS](https://www.immobelgroup.com/en/investor-relations)