



IMMOBEL
since 1863

PRESS RELEASE

Regulated information

Brussels, 5 October 2018, 5.40 PM

Early closure of the EUR 100 million retail bond issue

IMMOBEL's first public issue aimed mainly at private investors successfully closed and more than twice oversubscribed

The bonds were successfully placed with primarily retail investors following a book-building process where Belfius and ING acted as Joint Lead Managers. For this transaction, IMMOBEL was advised by Linklaters and the Joint Lead Managers by White & Case.

The maximum amount of EUR 100 million, was raised, and as a result IMMOBEL decided to close the subscription period early on 5 October 2018 at 5:30 p.m. Of the total amount, EUR 50 million was subscribed for the 5-year tranche and the remaining EUR 50 million for the 7-year tranche.

The bonds will be issued on 17 October 2018 and admitted for trading on the regulated market of Euronext Brussels (ISIN BE0002615939 (5-year tranche) and ISIN BE0002616945 (7-year tranche)). The gross annual coupons pay 3.00% (5-year tranche) and 3.50% (7-year tranche) respectively. The gross actuarial yields amount to 2.595% (5-year tranche) and 3.197% (7-year tranche) respectively on an annual basis, and the annual net actuarial yields amount to 1.706% (5-year tranche) and 2.159% (7-year tranche) respectively on an annual basis.

"This issue will allow us to diversify our financing instruments as well as extend and spread out their maturities. This success demonstrates the confidence that retail investors have in the strategy and creditworthiness of IMMOBEL," explains Karel Breda, Chief Financial Officer.



This press release must be read together with the prospectus dated 2 October 2018, available on the websites of IMMOBEL (<https://www.immobelgroup.com/nl/pages/42-untitled-static-page-category-42>), BELFIUS (www.belfius.be/IMMOBEL2018) and ING (<https://www.ing.be/en/retail/investing/investments/bonds>).

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About IMMOBEL Group

IMMOBEL is the largest listed Belgian property developer. Ever since it was founded in 1863, the Group has developed and marketed innovative urban projects in response to the needs of cities and their inhabitants. Thanks to its bold strategy and a talented workforce of around a hundred people, IMMOBEL has succeeded in diversifying its expertise in the residential, office, retail and landbanking sectors, and in expanding internationally. It now has market capitalisation of over EUR 500 million and an established position as a market leader. Its portfolio today includes more than 800,000 m² under development in Belgium, the Grand Duchy of Luxembourg and Poland, plus - since December 2017 - 145,000 m² in France as a result of the gradual acquisition of the Nafilyan & Partners Group, taking place between now and 2020.

For more information, please go to www.immobelgroup.com



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The placement of the bonds is exclusively conducted under applicable private placement exemptions and therefore it has not been and will not be notified to, and the offering material relating to the bonds have not been and will not be approved by, the Belgian Financial Services and Markets Authority (Autorité des services et marchés financiers/Autoriteit voor financiële diensten en markten).

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