

1 Property report

Active rental policy leads to increase future rental income, remaining maturity and an improvement in the quality of the portfolio. Investments as a foundation for future value creation.

KEY FIGURES



€ 1,3 billion

Fair value of the portfolio

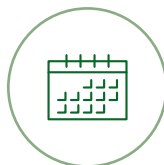
47% Logistics BE
26% Logistics NL
27% Offices



90%

Occupancy rate

96% Logistics BE
100% Logistics NL
76% Offices



4,9 years

Average remaining duration
of lease agreements
(until first expiry date)

5,3 years Logistics BE
6,5 years Logistics NL
2,9 years Offices



6,0%

Gross rental yield

5,8% Logistics BE
5,7% Logistics NL
6,8% Offices



Berchem } Greenhouse Antwerp - serviced offices

KEY FIGURES PER SEGMENT*	31.12.2022				31.12.2021			
	Logistics BE	Logistics NL	Offices BE	TOTAL	Logistics BE	Logistics NL	Offices BE	TOTAL
Fair value of investment properties (in thousands €)	628.450	347.277	357.691	1.333.418	480.239	342.282	386.423	1.208.944
Fair value of investment properties (in %)	47%	26%	27%	100%	40%	28%	32%	100%
Fair value real estate available for lease (in thousands €)	565.502	337.611	330.686	1.233.799	422.400	336.800	339.620	1.098.820
Contractual leases (in thousands €)	34.488	19.722	22.627	76.837	27.850	17.401	27.767	73.018
Contractual leases increased by estimated rental value on vacancy (in thousands €)	35.845	19.722	29.287	84.854	28.044	17.401	32.155	77.600
Gross rental yield on real estate available for lease (in %)	5,8%	5,7%	6,8%	6,0%	6,0%	5,2%	8,2%	6,4%
Gross rental yield (including estimated rental value of vacant properties) on real estate available for lease (in %)	6,0%	5,7%	8,9%	6,7%	6,1%	5,2%	9,5%	6,8%
Average remaining duration of lease agreements (until first expiry date) (in years)	5,3	6,5	2,9	4,9	4,4	6,6	2,6	4,3
Average remaining duration of lease agreements (until end of agreement) (in years)	6,8	8,2	4,3	6,4	5,6	8,0	3,8	5,5
Occupancy rate (EPRA) (in %)	96%	100%	76%	90%	99%	100%	87%	94%
Number of leasable buildings	25	19	32	76	24	18	37	79
Gross leasable surface area (in thousands of m ²)	698	353	208	1.259	552	313	246	1.111

* All concepts and their calculations are included in a lexicon on the www.intervest.eu website, called "Terminology and alternative performance measures" and in this Annual Report.

1.1 Transactions and developments in 2022

1.1.1 Acquisitions in 2022

Investments as the foundation for future, sustainable value creation with the in-house #TeamIntervest

The acquisitions made by Intervest in 2022 concern acquisitions in the logistics segment. All transactions have been financed from Intervest's existing available credit lines with financial institutions. An accelerated private placement ("ABB") has also been carried out during December 2022 to strengthen equity. More information on this transaction and financings in general can be found in the Financial report - Financial structure.

Herstal (BE): strengthening of local position with land of 10.666 m² with logistics buildings

Intervest has acquired in Herstal, industrial zone 'Hauts Sarts', a site of 10.666 m² with buildings, with a purely industrial/logistics destination for an investment value of around € 3,8 million. Intervest already owns a site of about 15 ha in this industrial zone with strongly growing customers, so this acquisition fits in the cluster strategy of the logistics segment. The site has an excellent accessibility due to its location near the connection of various highways. Herstal is a location next to Liège with limited availability and high demand for similar real estate objects, among other things due to the growing importance of the airport of Bierset.

Breda (NL): completion of sustainable expansion for Nouwens Transport Breda

In 2021, Intervest expands further in the Southern Netherlands with a first logistics site in Breda via a sale-and-lease-back agreement for the head office of the North Brabant transport company Nouwens Transport Breda.

The sale-and-leaseback agreement also provides, adjacent to the existing warehouse, for an extension of 3.650 m² of new-build warehouse, creating a total of 6.000 m² of logistics space in addition to the office space. This new construction with an investment value of approximately € 4,7 million, was delivered as expected in the first quarter of 2022 and meets high quality standards.



The Netherlands - Breda } Nouwens Transport Breda

Zeebrugge (BE): acquisition of a sustainable logistics project from a Chinese consortium of developers

Intervest acquires¹ 100% of the shares of Lingang Overseas Zeebrugge Modern Industrial Park Development Company NV and thus gets 15 ha of land in concession in the maritime area Port of Antwerp-Bruges in Zeebrugge. The port area, which has experienced strong growth in container traffic in recent years, is seen as a strategic asset in the real estate portfolio. The state-of-the-art logistics new-build project consists of approximately 110.000 m² total lettable area, of which approximately 73.000 m² warehouses, approximately 4.000 m² office space, an outdoor storage/truck parking area of approximately 32.000 m² and ample parking. The acquisition price of the finished property for the calculation of the share price is approximately € 78 million, which at that time still had a capex to be spent of € 25 million.

The sustainable site is delivered to BREEAM 'Excellent' standards, and features EV chargers, rainwater recovery and is heated gas-free. A PV installation will be operational over the entire roof in the course of 2023.

With the three pre-let units to Worldex, accounting for approximately 23.100 m², the lease to Easylog Solutions², accounting for approximately 48.400 m², and the recent lease to Aertssen Logistics in February 2023, accounting for approximately 29.000 m², 86% of the site has been let at market conditions.

Waalwijk (NL): sustainable logistics building

Intervest acquires a sustainable logistics building located at Mechie Trommelenweg 8 in the Haven 8 business park in Waalwijk. It is an off-market acquisition of a fully leased building that was transferred to Intervest as at 30 June 2022 for € 23 million in total. The building, which was completed in 2019, comprises approximately 16.500 m² of business space, of which 650 m² are office space, and is located on a site of approximately 21.000 m². After delivery, it was leased, in line with market conditions, to the Base Logistics Group for several years to be used by Healthlink Europe. Both companies are subsidiaries of Staci Group.

- 1 See press release 25 April 2022: "Intervest sees opportunity in the port of Zeebrugge with the acquisition of a 73.000 m² logistics project from a Chinese consortium of developers".
- 2 See press release 11 October 2022: "Intervest welcomes Easylog Solutions at Zeebrugge Green Logistics, its first own tenant since the takeover in the port of Zeebrugge".



1.1.2 Acquisition after closing date 2022

Ghent (BE): strategic site in Ghent seaport

At the beginning of 2023 Intervest has concluded a sale-and-lease-back operation with Plasman Belgium NV on concession property for an investment value of € 14,25 million¹. The 56.000 m² site, strategically located at Skaldenstraat in the Ghent seaport, comprises a production site of 22.200 m² on which Plasman carries out its operational activities.

Intervest concluded a 10-year lease with Plasman, with two options to extend each 5 years at market conditions. A new concession agreement was negotiated with North Sea Port Flanders until 2053, with a unilateral option to extend until 2083.

This acquisition represents an important expansion of the already existing cluster with which Intervest further strengthens its position in the port of Ghent area.

1.1.3 Projects and development potential

Besides the real estate available for lease, Intervest also has projects and land reserves. 220.000 m² leasable space of projects were delivered in 2022. As at 31 December 2022 Intervest still has a total potential leasable area of approximately 283.000 m² of projects and land reserves.

Delivered projects in 2022

During 2022, projects for a leasable area of about 220.000 m² have been delivered. The following is an overview of these completed projects.

	Segment	Type	GLA in m ²	Delivered	BREEAM
Genk Green Logistics	Logistics BE	Development	11.000	Q2 2022	Excellent
Genk Green Logistics	Logistics BE	Development	11.000	Q2 2022	Excellent
Genk Green Logistics	Logistics BE	Development	21.000	Q2 2022	Excellent
Genk Green Logistics	Logistics BE	Development	9.000	Q3 2022	Excellent
Greenhouse Collection at the Singel - Antwerp	Offices BE	Redevelopment	16.000	Q4 2022	Excellent
Herentals Green Logistics	Logistics BE	Development	42.000*	Q1 2022	Excellent
Zeebrugge Green Logistics	Logistics BE	Development	110.000**	Q4 2022	Excellent
DELIVERED PROJECTS IN 2022			220.000		

* The complete delivered site comprises 42.000 m², of which 22.000 m², linked to the lease to STG, have already been delivered in 2021.

** This site was acquired in 2022 and completed in Q4 2022. The total lettable area of this site is around 110.000 m², including 73.000 m² logistics, 4.000 m² office space, 32.000 m² trailer/container park and 85 outdoor car parks. 86% is let as of February 2023. See section 'Acquisitions in 2022' for more details.

1 See press release 11 January 2023: "Intervest acquires strategic site in Ghent seaport via sale-and-lease-back

Projects and land reserves as at 31 December 2022

The potential leasable area of the projects and land reserves as at 31 December 2022 is around 283.000 m².

Based on current property market data, Intervest expects a potential value of approximately € 315 million for the total of its projects, mainly in the logistics segments of the Netherlands and Belgium. Compared to the value of the total property investments as at 31 December 2022, this means a future potential value increase of the property portfolio over a period 2023 - 2025 of approximately € 218 million. This is offset by capex yet to be spent of € 182 million. Based on current property market data, the yield on cost for this development potential is approximately 6,1%. The following is an overview of these projects and land reserves as at 31 December 2022.

	Segment	Type	(Potential) GLA in m ²	Expected delivery	BREEAM
Genk Green Logistics	Logistics BE	Development	30.000	H1 2023	Excellent
Herentals Green Logistics - unit 1B	Logistics BE	Development	10.000	Q1 2023	Excellent
Greenhouse Woluwe Garden	Offices BE	Redevelopment	23.700	2024	Outstanding
Zellik	Logistics BE	Redevelopment	22.000	2024	Outstanding
's-Hertogenbosch Rietvelden	Logistics NL	Development	9.700	Q2 2023	Excellent
PROJECTS			95.400		
Genk Green Logistics	Logistics BE	Development	133.000	2023-2025	Excellent
Puurs	Logistics BE	Development	44.500	2024	
Venlo	Logistics NL	Development	10.000		Outstanding
LAND RESERVES			187.500		
TOTAL PROJECTS & LAND RESERVES			282.900		

More information regarding project developments is included in the Financial statements - Note 14. Non-current assets.

Herentals Green Logistics (BE): sustainable cluster of approximately 52.000 m² logistics and offices completely (pre)leased

As at 30 March 2022, the delivery of Herentals Green Logistics has been announced¹. This sustainable cluster of logistics spaces and offices was made possible by combining the existing logistics buildings in Herentals with the site acquired in May 2020 with office building and land position. This expansion of the real estate portfolio at the time created a site of 18 hectares in total that, under the supervision of #TeamIntervest, enabled a large-scale redevelopment according to BREEAM 'Excellent' standards. In addition to the existing sites, good for 50.912 m², Herentals Green Logistics now has an additional approximately 39.000 m² of warehouses and a cross-dock, approximately 3.000 m² of office space and also provides a parking tower on five levels with over 400 parking spaces.

In addition, the site includes another project under construction as at 31 December 2022. This project has been started during the third quarter of 2022 and is scheduled for completion in the first quarter of 2023. The project provides for an additional logistics unit of 8.000 m² with 1.500 m² of mezzanine and 500 m² of office space, on top of the already completed site of 42.000 m². This additional 10.000 m² project is fully leased to Fox International Group (Rather Outdoors) at the end of October 2022, making the entire site leased.

¹ See press release 30 March 2022: "With the delivery of Herentals Green Logistics, Intervest is creating a future-proof business cluster of approximately 120.000 m² in the Kempen."

Genk Green Logistics (BE): redevelopment zone B former Ford site continues

Commercially successful year with around 50% of the available 250.000 m² already (pre)leased

The further development of the Genk Green Logistics redevelopment project is proceeding as planned. On zone B of the former Ford site, a logistics and semi-industrial complex of about 250.000 m² with BREEAM 'Excellent' certification is being built, consisting of 21 units. On the site, sustainability and multi-modality go hand in hand.

Two tenants, Eddie Stobart Logistics Europe and P&O Ferrymasters, moved into the completed units in the course of 2021. The rental income of these three units, together 35.000 m², is included in the EPRA earnings of the first semester 2022.

Three other leases were signed in the course of 2021.

- › With tenant Neovia Logistics, for over 10.000 m² warehouse with 1.000 m² mezzanine facilities and 500 m² offices.
- › With tenant Nippon Express Belgium, for over 21.000 m² warehouse including office space.
- › With Eddie Stobart Logistics Europe for an additional unit of 20.000 m² in total.

These units were delivered in the second quarter of 2022, as a result of which they are also starting to generate rental income.

At the beginning of April 2022, a fifth major and first local player has been attracted in less than one year after the start of commercialisation. The lease agreement with Konings for yet to be built units of approximately 30.000 m² is concluded for 20 years, renewable twice by 9 years. The construction will be carried out by MG Real Estate, which, as a partner of Genk Green Logistics (a collaboration between Intervest and Group Machiels), is responsible for the realisation of the logistics and semi-industrial complex on the former Ford site in Genk. The delivery of these units is planned for the first half of 2023.

As a result of this new built-to-suit lease, the total number of leased m² on the site will increase to more than 100.000 m², which is approximately 50% of the total available surface area of 250.000 m². More information about this project can be found at www.genkgreenlogistics.be.



Genk) Genk Green Logistics

Greenhouse Collection at the Singel (BE): prestigious office project at top location

Iconic building becomes even more iconic

The office renovation project Greenhouse Collection at the Singel is going according to plan. The prestigious building, at an excellent visible location along the Singel in Antwerp, was purchased¹ by Intervest in November 2020 in the initial phase of the redevelopment. After completion of the sustainable and future-oriented renovation project, this state-of-the-art office building is one of the top office buildings in Antwerp.

The building, with an office concept that integrates elements of Intervest's existing Greenhouse hubs and links them to an exclusive office experience, was delivered at the end of 2022. Now that the atmosphere can be experienced and tasted during a visit, the commercialization of the building is in full swing. In the fourth quarter of 2022, Intervest has welcomed its first tenants, Kangaroot, Realis and Kebony. Kangaroot and Realis each occupy respectively around 560 m², Kebony occupies approximately 370 m². In the course of 2023 additional new lease contracts have been concluded for the lease of two private spaces of approximately 1.540 m² together and a number of contracts for serviced offices, bringing the building's occupancy rate to 31% at the end of February 2023.

¹ See press release 18 November 2020: "Intervest acquires prestigious office project on top location in Antwerp".





's-Hertogenbosch (NL): high-end built-to-suit warehouse of around 10.000 m²

My Jewellery leases for a period of 10 years, in the business park De Rietvelden in 's-Hertogenbosch', a built-to-suit warehouse of approximately 10.000 m² that is being developed by Intervest.

My Jewellery was founded in 2011, has several boutiques spread across the Netherlands and Belgium and has become one of the fastest growing e-commerce companies in the Netherlands. The warehouse is being built by Van Schijndel Bouwgroep from Geffen and will be delivered with the sustainable certificate, BREEAM 'Excellent'. The necessary permits are already obtained, construction started in May 2022 and delivery will take place in the second quarter of 2023.

¹ See press release 2 June 2022: "Intervest Offices & Warehouses builds high-end built-to-suit warehouse of approximately 10.000 m² for My Jewellery in 's-Hertogenbosch".

1.2 Composition of the portfolio

The activities and results of Interinvest depend, in part, on the evolution of the general economic situation. This is measured based on the level of growth or decline in the gross domestic product of Belgium and has an indirect impact on the occupation of commercial buildings by the private sector.

The impact of the economic situation on Interinvest's results is, however, mitigated by the composition of the portfolio, the duration of the lease agreements, the risk spread through the nature and quality of the tenants, the sectoral spread of the portfolio and the location and quality of the buildings.

The operational and property management of all Interinvest's buildings is done entirely in-house¹ in order to ensure a continuous relationship with customers and thus to create value. Thanks to the know-how of its own asset and property management teams, which exclusively serve the customer-tenants, customers in both segments of the property portfolio are "unburdened". The company can also call on internal services for commercial activities, accounting, finance, human resources, legal, ICT, marketing and communication.

1.2.1 Property portfolio as at 31 December 2022

Increase in fair value of the logistics portfolio in Belgium with € 148 million or 31%

The fair value of investment properties amounts to € 1.333 million as at 31 December 2022 (€ 1.209 million as at 31 December 2021). This total value includes the real estate available for lease of approximately € 1.234 million and approximately € 99 million of project developments.

Four properties were transferred to real estate available for sale, mainly offices, during the second quarter of 2022. It concerns four non-strategic buildings, Antwerp Gateway, Inter Access Park in Dilbeek, Park Rozendal in Hoeilaart and a logistics site in Huizingen, for which Interinvest initiated the sales process. In the course of the fourth quarter, the sale of Huizingen was completed for an amount of € 8,5 million, resulting in a sales result of € 0,5 million included in the 2022 income statement. Through asset rotation with a focus on logistics, Interinvest keeps its portfolio sustainable and future-proof.

The portfolio is valued on a quarterly basis by independent real estate experts, allowing trends to be quickly identified and proactive measures to be taken.

The increase in the fair value of investment properties of € 124 million or 10% compared to 31 December 2021 can be explained as follows.

In Belgium's logistics portfolio - fair value increase of € 148 million or 31%

- › Acquisition of the Zeebrugge project development for an amount of € 61 million via acquisition of shares of a real estate company whose fair value of the property at the time of acquisition, less the concession fee to be paid, was around € 53 million
- › Acquisition of property available for lease in Herstal, adjacent to the existing site, for an amount of € 4 million
- › Investments in project developments and land reserves for € 75 million, mainly investments in Genk Green Logistics, Zeebrugge and the further completion of Herentals Green Logistics
- › Investments of € 1 million to improve the existing logistics portfolio in Belgium
- › Divestment of a non-strategic site in Huizingen with a fair value of € 8 million as at 31 December 2021
- › Increase in the fair value of the logistics portfolio of € 14 million or 3%. The increase is a result of the pre-leasing of the projects under construction in Herentals and Genk, the future development potential created in Herstal as a result of the additional adjacent site and some important long-term lease transactions, among others in Puurs and Duffel. These value increases in the portfolio are partially offset by some yield adjustments estimated by the external advisor in the current economic context, partially offset by ERV increases, a consequence of the current index level.

¹ With the exception of the property management of Mechelen Campus, which is carried out by Quares Property and Facility Management.

In the Netherlands' logistics portfolio - fair value increase of € 5 million or 1%

- › Acquisitions of real estate available for lease for € 30 million: building in Waalwijk and extension in Breda
- › Investments in project developments and land reserves for € 6 million, mainly in the redevelopment of 's-Hertogenbosch
- › Investments of € 1 million to improve the existing logistics portfolio in the Netherlands
- › Decrease in the fair value of the logistics portfolio in the Netherlands of € 32 million or 9%. The decrease is mainly a result of a general yield decompression encoded by the external advisor and the effect of the increase in transfer tax in the Netherlands as of 1 January 2023 from 8% to 10,4%, partially offset by increase in ERV and the signed lease extension from ASML for Silver Forum in Eindhoven.

In the office portfolio - decrease in fair value by € 29 million or 7%

- › Transfer of € 28 million from real estate available for lease to available for sale of the buildings Antwerp Gateway, Inter Access Park in Dilbeek and Park Rozendal in Hoeilaart for which the sales process has been initiated
- › Investments in project developments in the office portfolio for € 7 million, for further completion in the redevelopment of Greenhouse Collection at the Singel and the Greenhouse Woluwe project
- › Investments to improve the existing portfolio for € 1 million
- › Value decrease in the office portfolio for € 9 million or 2% mainly explained by the inclusion of vacancy periods by the real estate experts due to new or future vacancies.
 - › The decrease in value in the office portfolio available for lease, amounts to € 5 million and is mainly a consequence of new vacancy due to the early departure of tenant Enterprise Services Belgium in Mechelen Business Tower, whereby a severance payment for the remaining rental period was received, and the delayed completion and commercialisation of Greenhouse Collection due to the current economic climate. In addition, the decrease in value can be explained by reviewing the lettable area of archive space in the office portfolio. Indeed, increasing digitisation at companies has reduced the need for archive space. To determine the effect of this, an in-depth analysis of leasability on the available archive space has been carried out.
 - › The decrease in value on project developments in the office portfolio amounts to € 4 million and is, on the one hand, a result of new, planned vacancy in the context of future projects to be started and, on the other hand, the delayed progress of current projects due to the current economic situation.

Property available for lease

The leasable area of the property portfolio amounts to 1.258.804 m² as at 31 December 2022. This is an increase of 147.326 m² or 13% compared to the end of 2021 (1.111.478 m²)

	Logistics BE	Logistics NL	Offices	Total
Leasable m ² as at 31 December 2021	552.520	313.420	245.538	1.111.478
Completion of acquired project developments under construction	109.265	22.245	15.775	147.285
Completion of own developments	72.187	0	0	72.187
Adjustments to the leasable m ² of existing buildings	421	0	-8.943	-8.522
Acquisition of real estate available for lease	5.849	17.107	0	22.956
Transfer to real estate available for sale	0	0	-20.394	-20.394
Transfer to project developments	-24.957	0	-23.681	-48.638
Divestment	-17.548	0	0	-17.548
Leasable m² as at 31 December 2022	697.737	352.772	208.295	1.258.804

As at 31 December 2022 the real estate portfolio has a leasable area of 1.258.804 m², an increase of 13% compared to 31 December 2021

Buildings	Construction/ renovation year and expansion	Year of last major investment by Interinvest
LOGISTICS PROPERTIES AVAILABLE FOR LEASE IN BELGIUM		
Antwerp - Limburg - Liège		
Aarschot - Nieuwlandlaan 321 - 3200 Aarschot	2005	n/a
Herentals Green Logistics 1 - Atealaan 34b-d/f - 2200 Herentals**		
> Herentals Logistics 1 and 3 - Atealaan 34b/d/f - 2200 Herentals	2022	n/a
> Herentals Logistics 2 - Atealaan 34c - 2200 Herentals	2008 - 2012	2022
Liège		
> Liège - Deuxième Avenue 31 - 4040 Liège	2007	n/a
> Liège - Première Avenue 32 - 4040 Liège	2000-2017	n/a
Oevel 1 - Nijverheidsstraat 9 - 2260 Oevel	2004	n/a
Oevel 2 - Nijverheidsstraat 9a-11 - 2260 Oevel	2007-2013	n/a
Oevel 3 - Nijverheidsstraat 8 - 2260 Oevel	1995	n/a
Tessengerlo - Havenlaan 6 - 3980 Tessenderlo	1970-1980	1990
Wommelgem - Koralenhoeve 25 - 2160 Wommelgem	1998-2018	2019
Genk Green Logistics Henry Fordlaan 8 + 4 - 3600 Genk		
> Genk Green Logistics - building 1	2020-2022	
> Genk Green Logistics - building 2	2022	2020-2022
Antwerp - Ghent - Bruges		
Ghent - Eddastraat 21 - 9042 Ghent	2018	n/a
Zeebrugge - Koffieweg 50 - 8380 Zeebrugge	2022	n/a
Antwerp - Brussels - Nivelles		
Boom - Industrieweg 18 - 2850 Boom	2015	n/a
Duffel - Stocletlaan 23 - 2570 Duffel	1998	n/a
Mechelen 1 - Oude Baan 12 - 2800 Mechelen	2004	2019
Mechelen 2 - Dellingsstraat 57 - 2800 Mechelen	1998-2010	n/a
Puurs - Koning Leopoldlaan 5 - 2870 Puurs	2001	n/a
Schelle - Molenberglei 8 - 2627 Schelle	1993-2016	2019
Wilrijk 1 - Boomssesteenweg 801-803 - 2610 Wilrijk	2013	n/a
Wilrijk 2 - Geleegweg 1-7 - 2610 Wilrijk	1989-2017	n/a
Merchtem - Preenakker 20 - 1785 Merchtem	1992-2020	n/a
Zellik - Brusselsesteenweg 464 - 1731 Zellik	1994-2008	
TOTAL LOGISTICS PROPERTY AVAILABLE FOR LEASE IN BELGIUM		
LOGISTICS PROPERTIES AVAILABLE FOR LEASE IN THE NETHERLANDS		
A58/A67 Bergen-Op-Zoom - Eindhoven - Venlo		
Breda - Steltbeemd 3 - 4824 AP Breda	2019	n/a
Eindhoven - Flight Forum		
> Eindhoven Gold Forum - Flight Forum 1500 - 5657 EA Eindhoven	2002	2020
> Eindhoven Silver Forum - Flight Forum 1800-1950 - 5657 EZ Eindhoven	2002	n/a
Roosendaal 1 - Bosstraat 9-11 - 4704 RL Roosendaal	2018 - 2020	2020
Roosendaal 2 - Leemstraat 15 - 4705 RT Roosendaal	1975-2012	n/a
Roosendaal 3 - Blauwhekken 2 - 4751 XD Roosendaal	2019	n/a
Tilburg 1 - Kronosstraat 2 - 5048 CE Tilburg	2004-2011	n/a
Tilburg 2 - Belle van Zuylensstraat 10 - 5032 MA Tilburg	1997- 2019	n/a

* The occupancy rate is calculated as the ratio between the estimated rental value of the leased spaces and the estimated rental value of the total portfolio available for lease.

** The office building located in Herentals is also part of the Herentals Green Logistics site.

Leasable area (m²)	Fair value (€ 000)	Acquisition-value (€ 000)	Insured value (€ 000)	Contractual rent (€ 000)	Occupancy rate* (%)
697.737	565.502	479.216	392.110	32.811	96%
379.396	321.102	268.286	213.585	18.953	100%
14.602					95%
53.519					100%
50.912					100%
5.849					99%
55.468					100%
12.159					100%
33.955					100%
11.660					100%
29.332					100%
24.181					100%
76.043					100%
11.716					100%
147.209	106.775	109.385	81.103	4.890	79%
37.944					100%
109.265					71%
171.132	137.625	101.545	97.422	8.968	100%
24.871					100%
23.386					100%
15.341					100%
7.046					100%
43.534					100%
8.738					96%
5.364					100%
24.521					100%
16.651					100%
1.680					100%
697.737	565.502	479.216	392.110	32.811	96%
352.772	337.611	286.672	228.607	19.176	100%
213.147	219.110	176.563	118.747	11.788	100%
25.666					100%
20.691					100%
28.695					100%
28.199					100%
38.162					100%
18.029					100%
13.309					100%
28.493					100%

Buildings	Construction/ renovation year and expansion	Year of last major investment by Interinvest
Venlo		
> Venlo 1 - Archimedesweg 12 - 5928 PP Venlo	2001	n/a
> Venlo 2 - Celsiusweg 25 - 5928 PR Venlo	2012	n/a
> Venlo 3 - Celsiusweg 35 - 5928 PR Venlo	2001	n/a
A59 Moerdijk - 's Hertogenbosch - Nijmegen		
Raamsdonksveer 1 - Zalmweg 37 - 4941 SH Raamsdonksveer	2010	n/a
Raamsdonksveer 2 - Zalmweg 41 - 4941 SH Raamsdonksveer	2002	n/a
Raamsdonksveer 3 - Steurweg 2 - 4941 VR Raamsdonksveer	1980-2008	n/a
's Hertogenbosch		
> 's-Hertogenbosch 1 - Rietveldenweg 32, 34-36 - 5222 AR 's-Hertogenbosch	2018	n/a
> 's-Hertogenbosch 2 - Koenendelseweg 19-23 - 5222 BG 's-Hertogenbosch	2018	n/a
Waalwijk - Mechie Trommelenweg 8 - 5145 ND Waalwijk	2019	n/a
A15 Rotterdam - Gorinchem - Nijmegen		
Nijmegen - De Vlotkampweg 67-71 - 6545 AE Nijmegen	1988-2002	n/a
Vuren - Hooglandseweg 6 - 4214 KG Vuren	2018	n/a
TOTAL LOGISTICS PROPERTIES AVAILABLE FOR LEASE IN THE NETHERLANDS		
OFFICES AVAILABLE FOR LEASE IN BELGIUM		
Antwerp		
Aartselaar - Kontichsesteenweg 54 - 2630 Aartselaar	2000	2016
Antwerp - Collection at the Singel - Desguinlei 100 - 2018 Antwerp	2020-2022	n/a
Greenhouse Antwerp - Uitbreidingstraat 66 - 2600 Berchem	2016	n/a
De Arend - Prins Boudewijnlaan 45-49 - 2650 Edegem	1997	n/a
Herentals - Atealaan 34A - 2200 Herentals	2008	n/a
Brussels and Leuven		
Greenhouse BXL - Berkenlaan 7, 8a en 8b - 1831 Diegem	2018	n/a
Exiten - Zuiderlaan 91 - 1731 Zellik	2002	n/a
Ubicenter - Philippsite 5 - 3001 Leuven	2001	n/a
Mechelen		
Intercity Business Park - Generaal De Wittelaan 9-21 - 2800 Mechelen	1993 - 1999 / 2016	2019
Mechelen Business Tower - Blarenberglaan 2C - 2800 Mechelen	2001	2014
Mechelen Campus - Schaliënhoevredreef 20 A-J en T - 2800 Mechelen	2000 - 2005	2012 - 2015
TOTAL OFFICES AVAILABLE FOR LEASE		
TOTAL PROPERTIES AVAILABLE FOR LEASE		

* The occupancy rate is calculated as the ratio between the estimated rental value of the leased spaces and the estimated rental value of the total portfolio available for lease.

** The office building in Herentals is also part of the Herentals Green Logistics site

Leasable area (m ²)	Fair value (€ 000)	Acquisition-value (€ 000)	Insured value (€ 000)	Contractual rent (€ 000)	Occupancy rate* (%)
1.446					100%
3.989					100%
6.468					100%
106.446	94.294	89.778	87.252	5.679	100%
20.653					100%
38.573					100%
14.581					100%
5.457					100%
10.075					100%
17.107					100%
33.179	24.207	20.331	22.608	1.709	100%
19.159					100%
14.020					100%
352.772	337.611	286.672	228.607	19.176	100%
208.295	330.686	302.182	421.938	22.627	76%
40.410	84.832	78.151	83.953	2.678	43%
4.140					44%
15.775					19%
5.763					90%
6.931					52%
7.801					71%
49.453	86.672	87.286	98.838	6.432	97%
18.798					97%
3.628					80%
27.027					99%
118.432	159.182	136.745	239.147	13.517	80%
54.190					82%
13.574					65%
50.668					80%
208.295	330.686	302.182	421.938	22.627	76%
1.258.804	1.233.799	1.068.070	1.042.655	74.614	90%

Project developments - Future development potential

In addition to property available for lease, Intervest has future development potential, recognised on the balance sheet as project developments.

Segment	Fair value (€ 000)	Contractual rent (€ 000)	Share of portfolio (%)	Acquisition- value* (€ 000)	Insured value (€ 000)
Land reserves logistics Belgium	24.161	n/a	2%	24.161	n/a
Land reserves logistics Netherlands	3.248	n/a	2%	3.248	n/a
Projects under construction - logistics Belgium	38.788	1.677	3%	29.376	n/a
Projects under construction - logistics Netherlands	6.417	546	0%	8.123	n/a
Projects under construction - offices	27.005	0	2%	64.090	72.286
Project developments	99.619	2.223	7%	128.999	n/a

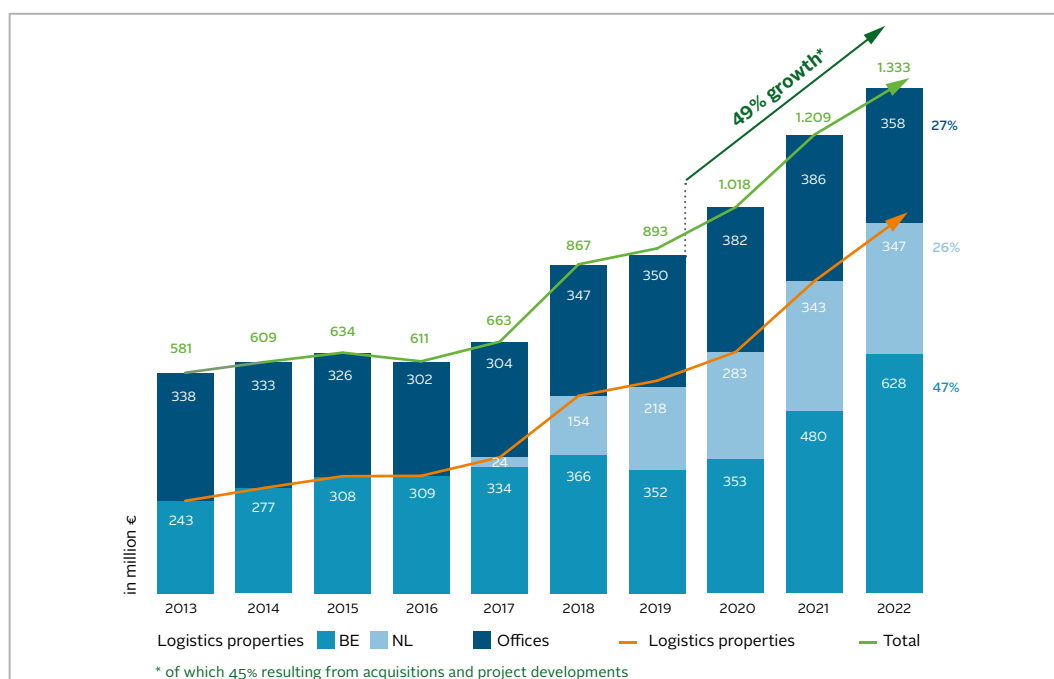
* Including capitalised investments.

These projects under construction and development potential are explained in the Property Report - 1.1.3 Projects under construction and development potential of this annual report.

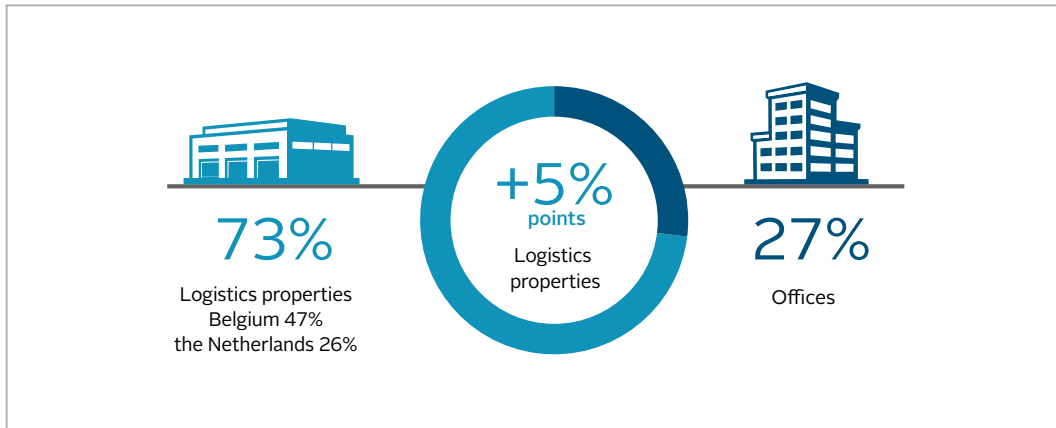
1.2.2 Evolution of the fair value of the property portfolio

As at 31 December 2022, the fair value of the real estate portfolio amounts to € 1.333 million, a € 124 million or 10% increase compared to 31 December 2021. The explanation of this increase is explained in the Property report - 1.2.1 Real estate portfolio as at 31 December 2022 of this annual report.

49% growth in portfolio since early 2020



1.2.3 Nature of the portfolio¹



The #connect2022 growth strategy focusing on the expansion in logistics real estate and a reorientation of the office portfolio translates into the ratio between the three segments of the portfolio. Logistics share in the portfolio has increased 5%-points to 73% (68% at the end of 2021). Logistics real estate in Belgium amounts to 47% of the portfolio, the logistics portfolio in the Netherlands accounts for 26% of the portfolio. The office portfolio accounts for 27% (32% at the end of 2021).

Of the logistics portfolio, 36% is located in the Netherlands.

¹ Percentages based on the fair value of the investment properties as at year-end.



The Netherlands - Breda) Nouwens Transport Breda

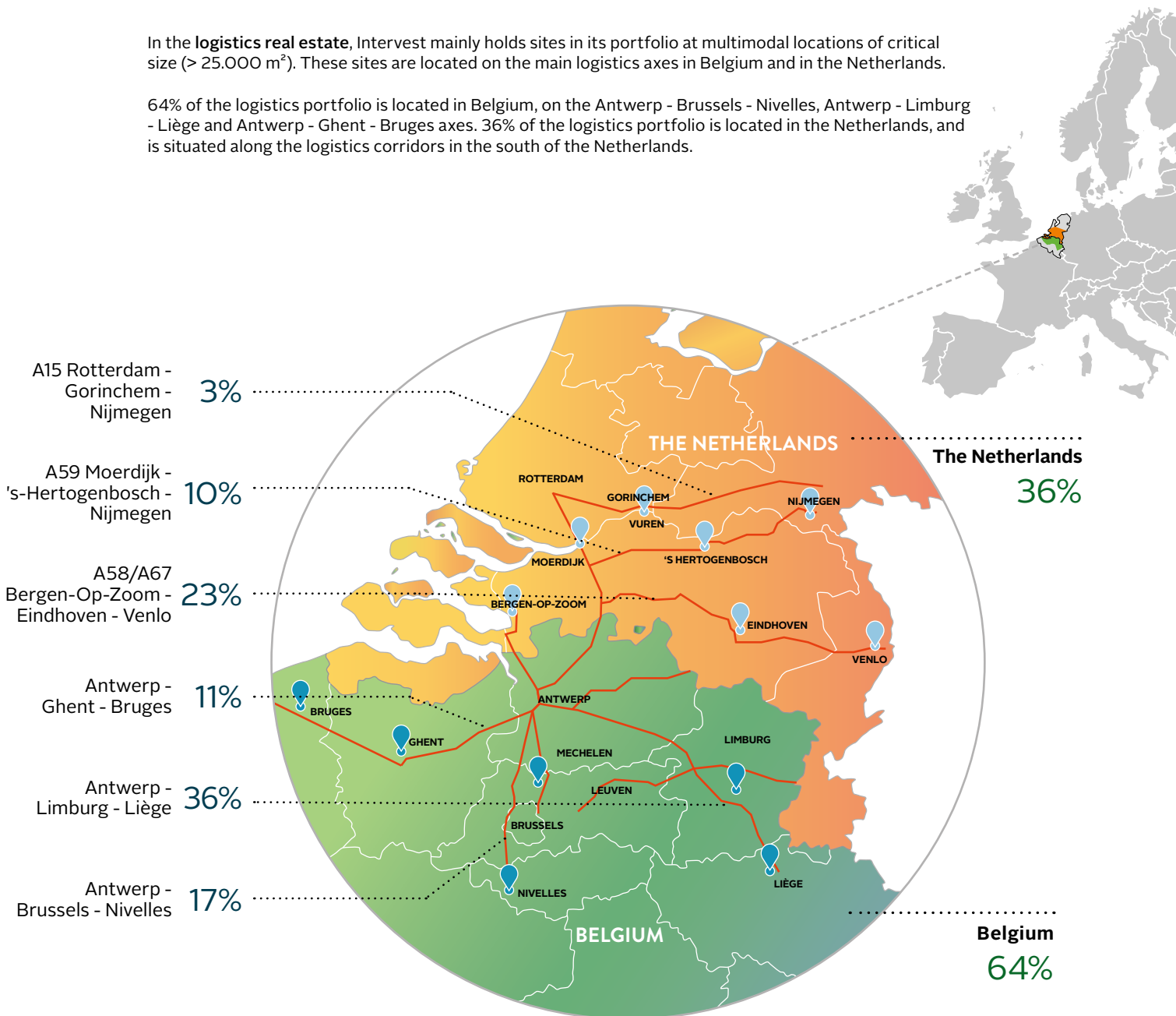
1.2.4 Geographical spread of the portfolio¹

Intervest invests in office buildings in Belgium and logistics buildings in Belgium and the Netherlands, buildings of excellent quality, which are let to first-class tenants. The properties in which it invests are mainly modern buildings, located at strategic locations, often in clusters.

Logistics real estate

In the **logistics real estate**, Intervest mainly holds sites in its portfolio at multimodal locations of critical size (> 25.000 m²). These sites are located on the main logistics axes in Belgium and in the Netherlands.

64% of the logistics portfolio is located in Belgium, on the Antwerp - Brussels - Nivelles, Antwerp - Limburg - Liège and Antwerp - Ghent - Bruges axes. 36% of the logistics portfolio is located in the Netherlands, and is situated along the logistics corridors in the south of the Netherlands.

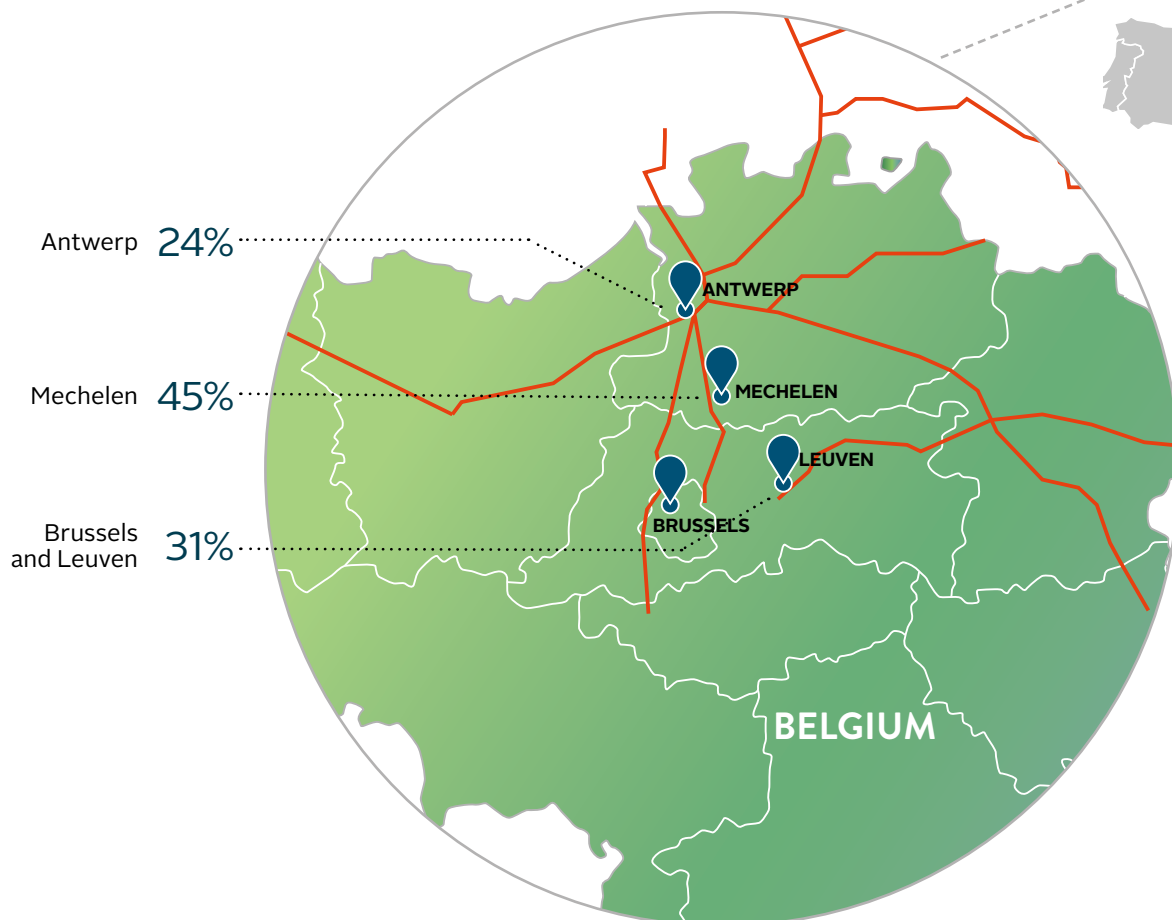


¹ Percentages based on the fair value of the investment properties as at 31 December 2022.

Offices

The strategic focus for the **office portfolio** is on the Antwerp - Mechelen - Brussels axis, which is still the most significant and most liquid office region of Belgium.

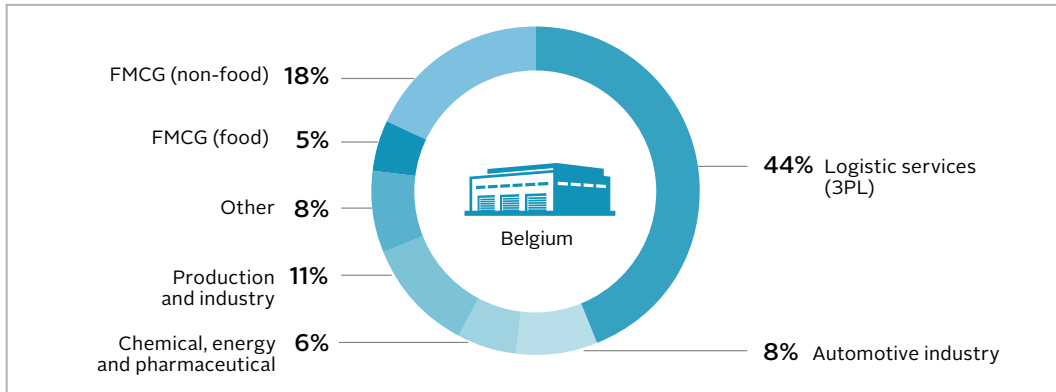
Interinvest aims for high-quality office buildings in attractive and easily accessible locations with a large student population, such as Antwerp (24%), Mechelen (45%), Brussels and Leuven (31%).



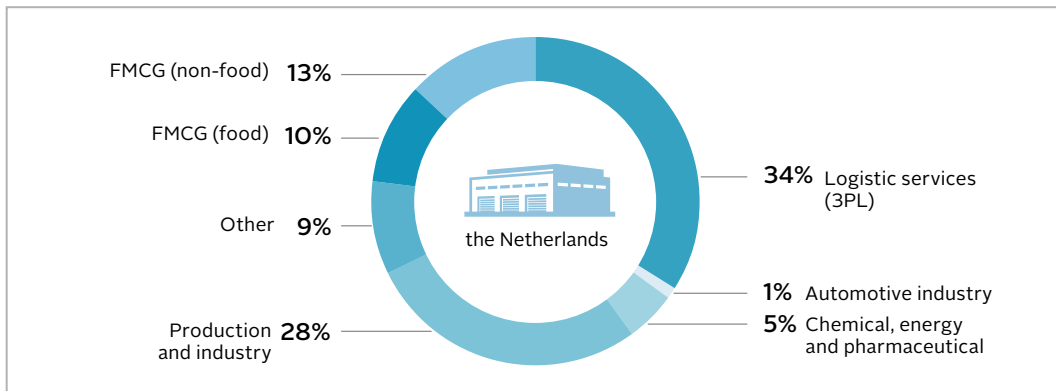
1.2.5 Sectoral spread of the portfolio¹

Tenants are well spread across a wide range of economic sectors, which reduces the risk of significant vacancy in case of lower business cycles that could hit some sectors harder.

Logistics real estate in Belgium



Logistics real estate in the Netherlands



Offices



¹ Percentages on the basis of the contractual rents.

1.2.6 Leasing activities and occupancy rate

23% of contractual annual rent renewed. Increase in contractual annual rent of 12% compared to 2021.

Over the course of 2022, Intervest has recorded some nice leasing transactions. € 16,9 million or 23% of the contractual annual rent was renewed or extended, together accounting for around 286.000 m². The main contracts are detailed below. Several new contracts were also concluded in the Greenhouse segment for serviced offices or coworking subscriptions, together accounting for annual rents of € 0,2 million.

In the **logistics portfolio of Belgium**, in the course of October 2022, a long-term lease agreement has been concluded with Easylog Solutions in Zeebrugge Green Logistics, an importer of solar panels from China. The lease accounts for approximately 48.500 m² and has been concluded at market-conforming conditions for a period of 10 years. With the addition of this tenant, 71% of the available area of the completed project has now been let.

In Herstal, an extension and expansion has been signed with existing tenant Vincent Logistics, renewing approximately 35.600 m² and a corresponding annual rent of € 1,6 million for another six-year term.

A long-term lease has been signed with Konings for the Genk Green Logistics site. The lease has been concluded for 20 years, renewable twice for nine years, for two units under construction, together approximately 30.000 m².

A new lease has been signed with Eutraco in Puurs for an area of approximately 23.000 m². The lease has a fixed term of 10 years and will start after the departure of DPD Belgium.

At the sites in Herentals, Herentals Green Logistics, all available space has been leased as at 31 December 2022. An extension agreement has been signed with tenant Yusen Logistics, an existing tenant at the original site, to relocate to the parts completed at the new site in 2022. The new leases cover around 20.000 m². For the vacant part of Yusen on the old site, a contract has been signed with new tenant Sumitomo Warehouses (Europe). The lease of around 13.500 m² has been signed for a total period of nine years. A lease agreement was also signed with Fox International group (Rather Outdoors) at the end of October 2022 for the 8.000 m² logistics project under construction with 1.500 m² mezzanine facilities and 500 m² offices for a period of 10 years. Completion of this 10.000 m² project is scheduled for the first quarter of 2023.

At the Wilrijk logistics complex, Toyota Material Handling has vacated the 3.128 m² unit as of 30 June 2022. From 1 July, Contaynor bv (commercial name: Andy) has moved in and is taking its first steps into Antwerp. Intervest is pleased to co-facilitate Contaynor's growth ambitions with a nine-year lease agreement.

At the logistics site in Duffel, Reynaers Aluminium's contract for a 4.067 m² unit has expired as at 30 June 2022. Here, too, Intervest can welcome a new tenant. Sobe-Log, part of Sonepar, operates the logistics activities there since 1 July 2022.

Furthermore, the announced departure of Rogue Benelux in Schelle has also been met with the arrival of Ehale as at 1 August 2022. The building with a storage area of 6.586 m² is leased for nine years.

In the logistics portfolio in Belgium, a total of approximately 194.500 m² has been renewed or extended during 2022 for a total contractual annual rent of € 8,6 million.

In the **logistics portfolio in the Netherlands**, the lease agreement has been signed with Nouwens Transport Breda during the first quarter 2022 for the expansion of 3.650 m² of newly built warehouse. This newly built warehouse, adjacent to the already existing warehouse was acquired by Intervest in the first quarter of 2022 after completion.

Furthermore, in the Netherlands, a lease agreement has been signed in the second quarter of 2022 with My Jewellery for the high-end built-to-suit warehouse of around 10.000 m² under construction in 's-Hertogenbosch.

In the last quarter of 2022, Intervest has concluded an extension of the existing lease with ASML, high-tech company, supplier of machines for the semiconductor industry which are used for producing chips. The property, known as Silver Forum on the site of Eindhoven Airport, has a surface area of 28.742 m². The existing lease started as at 1 January 2015 for a term of 9 years and runs until 31 December 2023. The current lease extension will start as at 1 January 2024 and is for 10 years, at market conditions.

In the logistics portfolio in the Netherlands, a total of approximately 62.800 m² has been renewed or extended during 2022 for a total contractual annual rent of € 3,9 million.

In the **office portfolio** an extension of the lease contract with Galapagos is recorded. Galapagos is one of the tenants from the very first hour and has been present at Mechelen Campus and Mechelen Intercity Business Park since 1999. Also in Mechelen, an extension of the lease agreement is agreed with Borealis. The lease terms for these renewals are fully in line with Intervest's existing agreements.

Furthermore, in the office portfolio, a lease agreement is signed with Amoda, which moved into building C of the De Arend office complex in Edegem as at 1 April 2022. The lease is concluded for a fixed term of 9 years.

During the fourth quarter, the first leases were signed just before the inauguration of the prestigious Greenhouse Collection office project. Kangaroot and Realis each occupy approximately 560 m² respectively and sign a 6/9 contract. Kebony occupies approximately 360 m² and signs a standard 3/6/9 contract.

In the office portfolio, a total of approximately 28.650 m² has been renewed or extended during 2022 for a total contractual annual rent of € 4,3 million.

The **occupancy rate** of the total portfolio available for rent amounts to 90% as at 31 December 2022 and hereby decreases 4%-points compared to year-end 2021 (94%). The occupancy rate in the **logistics portfolio in the Netherlands** remains 100%. For the **logistics portfolio in Belgium**, the occupancy rate at year-end amounts to 96% (99% as at 31 December 2021). In the office portfolio, the occupancy rate amounts to 76% (87% as at 31 December 2021).

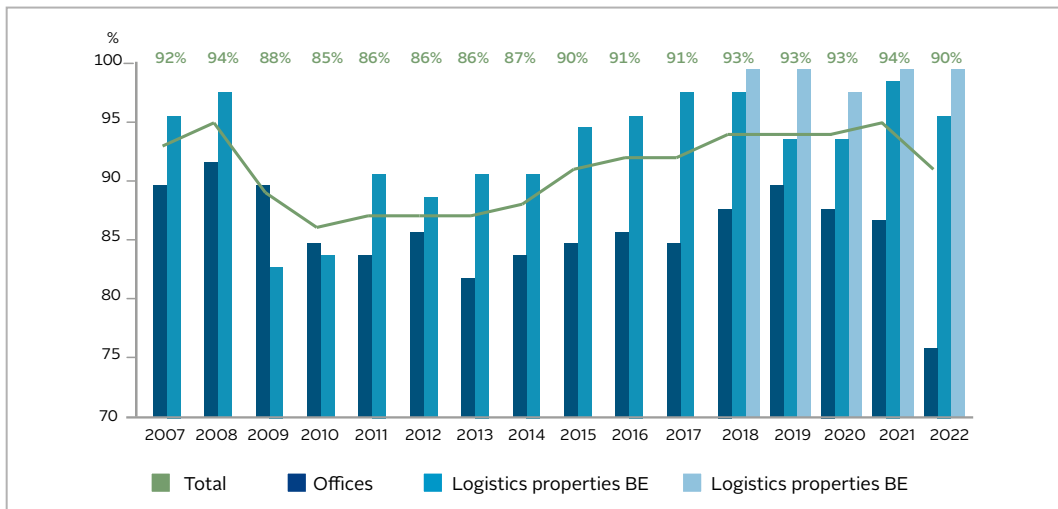
The decrease in the occupancy rate in the Belgian logistics portfolio and office portfolio is mainly due to the completion of some nice projects under construction during the fourth quarter of 2022, which are not yet fully let on the balance sheet date.

For the office portfolio, this concerns Greenhouse Collection, whose commercialisation is still in full swing as at 31 December 2022. Not surprising in itself, because now that the prestigious office building with a lettable area of some 15.800 m² and an estimated rental value of over € 3 million is fully finished, the look and feel of the building can only be fully appreciated during the site visit of potential tenants. As reported above, the first leases have been recorded just after completion, so that at year-end the office building has an occupancy rate of 19%, thus weighing on the overall occupancy rate of the office portfolio. Indeed, the share of the building Greenhouse Collection at the Singel in the total office portfolio is 7%-points. In the course of 2023, additional new agreements are concluded, for the letting of two private spaces of approximately 1.540 m² together and some contracts for serviced offices, bringing the occupancy rate of the building at the end of February 2023 to 31%, thus bringing the occupancy rate of the office portfolio to 77%.

In the logistics portfolio in Belgium, Zeebrugge Green Logistics has been completed during the fourth quarter. As at 31 December 2022, the occupancy rate of this large-scale newly developed site with a lettable area of just under 110.000 m² amounts to 71%. Again, commercialisation of the available space is in full swing and the remaining logistics space is expected to be leased in the foreseeable future so that the occupancy rate in Belgium's logistics portfolio would increase again in the first quarter of 2023.

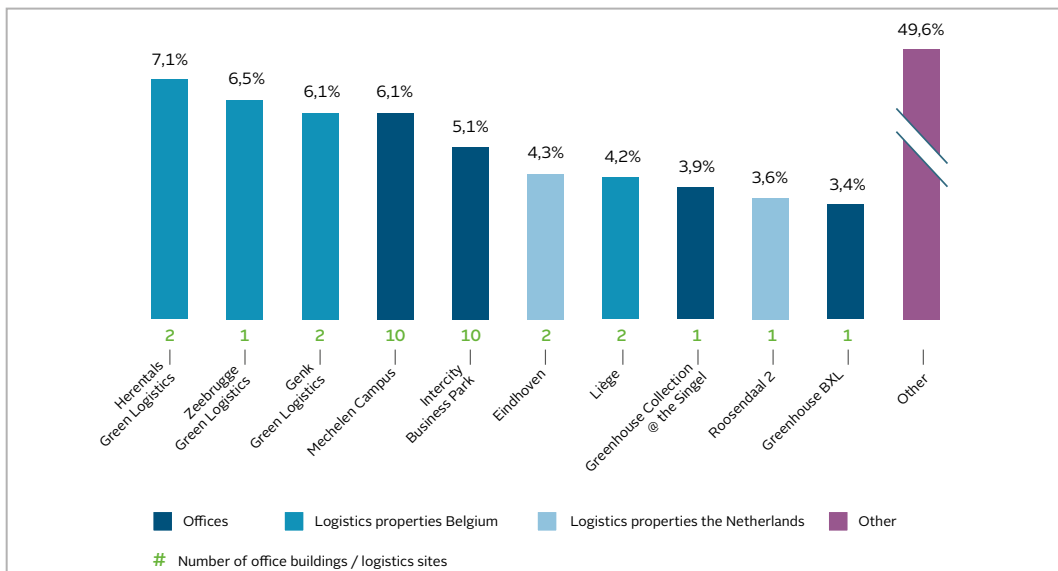
Occupancy rate follows the economic cycle

The average occupancy rate of Intervest's property portfolio over the 15-year period from 2008 to 2022 is 90% with the maximum being 94% (as at 31 December 2021 and 2008) and the minimum being 85% (as at 31 December 2010). The occupancy rate of the logistics portfolio is above the average taken over the last 15 years. For Belgium it is 96% at year-end compared to an average of 93%, for the Netherlands the average since the start-up of the Dutch portfolio is 100%, which is also achieved this year. The occupancy rate in the office segment is below average, at 76% compared to 86% on average. As mentioned earlier, this is a temporary situation due to the completion of Greenhouse Collection at the Singel, which has an occupancy rate of only 19% as at 31 December, which is weighing heavily on the total occupancy rate of the office portfolio. At full leasing of Greenhouse Collection at the Singel as at 31 December 2022, the office portfolio occupancy rate would amount to 85%.



1.2.7 Risk spread of buildings

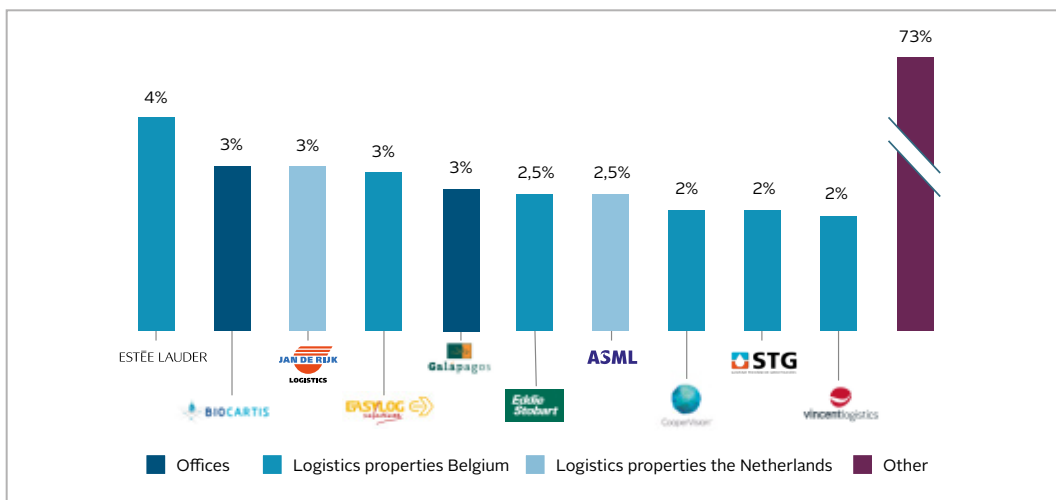
Intervest aims to achieve an optimal risk spread and seeks to limit the relative share of individual buildings and complexes in the total portfolio. Herentals Green Logistics, with a lettable logistics area of approximately 104.500 m² (i.e. excluding the office and parking building on the site), is the largest site in the portfolio as at 31 December 2022 expressed on a fair value basis. The Mechelen Campus office complex and also Intercity Business Park consist of several office buildings.



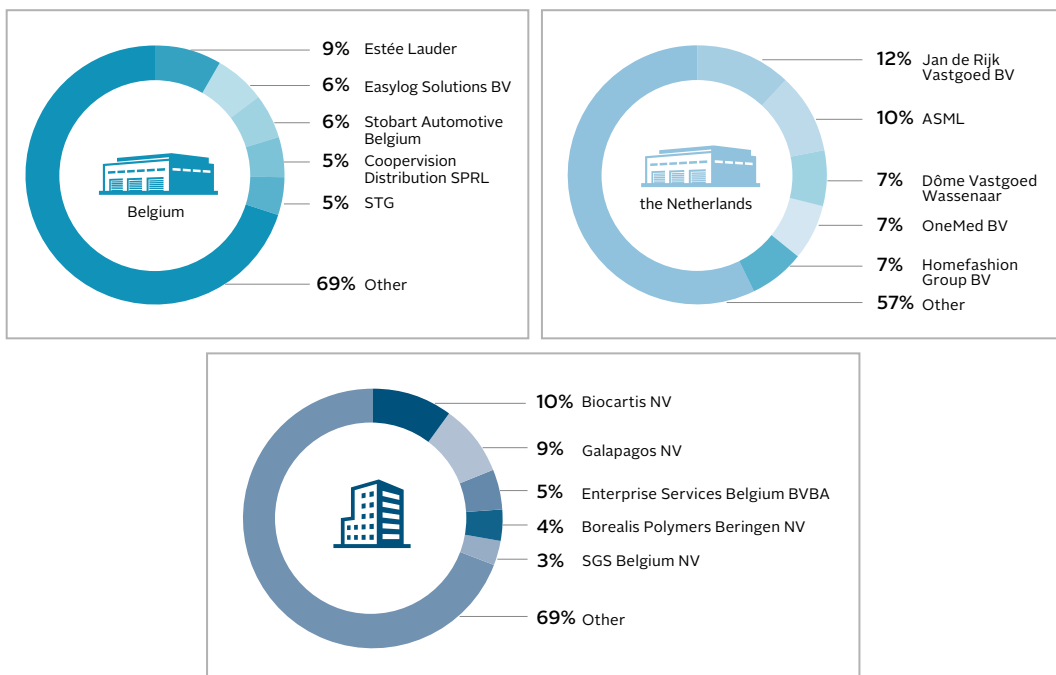
1.2.8 Risk spread by tenants

The **ten most important tenants** represent 27% of the rental income. These are always leading companies in their sector, often part of international groups. 8% of the most important tenants belong to the office segment, 13% to the logistics segment in Belgium and 6% to the logistics segment in the Netherlands. Intervest's rental income, without taking into account flex-workers, is spread over 212 different tenants which reduces the debtor risk and promotes stability of rental income.

The average remaining duration of lease agreements until next break for the top ten tenants is 5,3 years on average.



In the pie charts below, the five main tenants by segment are shown.

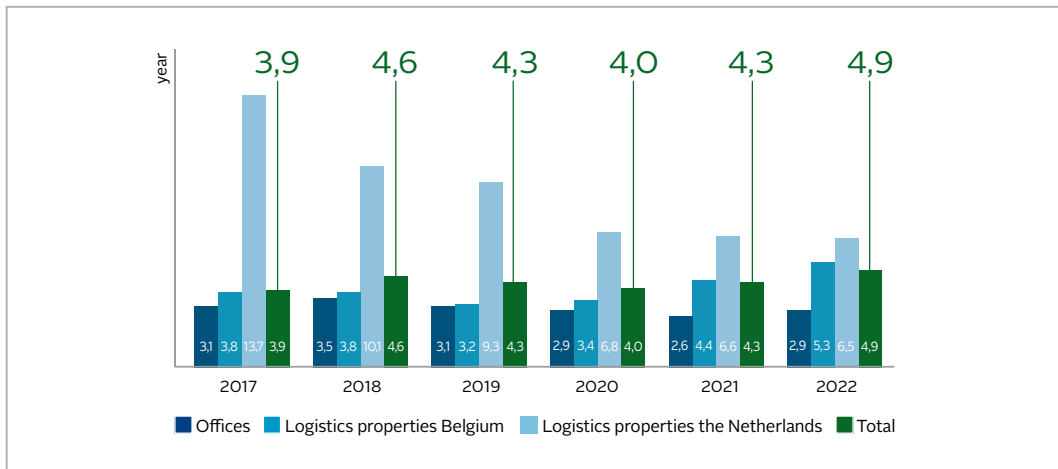


1 Percentages based on the contractual annual rents.

1.2.9 Duration of lease agreements in portfolio¹

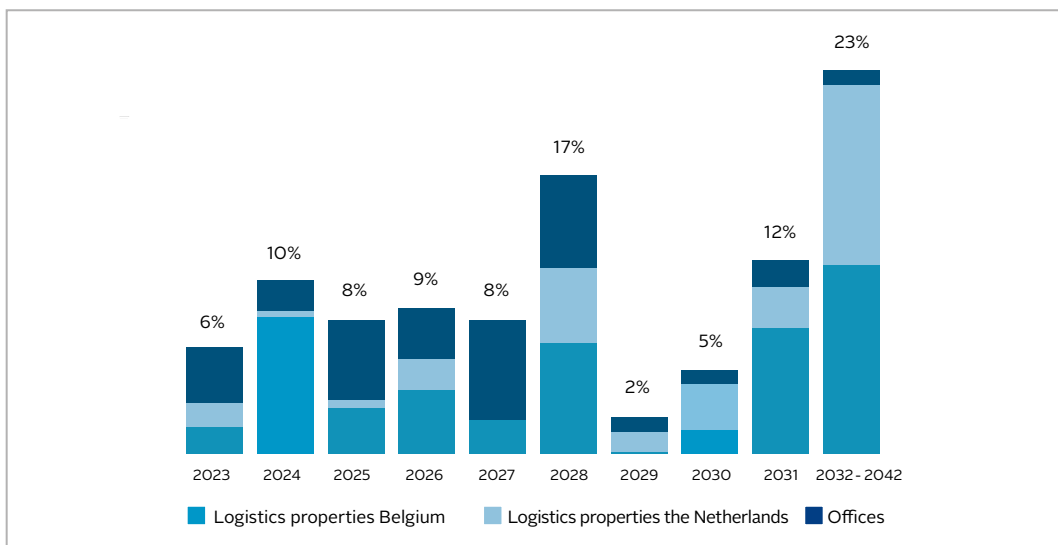
Average remaining duration of the lease agreements of the entire portfolio until the next break date

Despite the difficult and uncertain macroeconomic situation, Intervest closes 2022 with an average remaining term to next maturity of 4,9 years for the entire property portfolio. The increase compared to year-end 2021 (4,3 years) was achieved through an active letting policy. Further explanations around the letting transactions can be consulted in the Activity Report- Leasing activities and occupancy rate.



Final expiry date of the agreements in the entire portfolio¹

The final expiry dates of the long-term lease agreements are well spread out over the coming years. Based on the annual rental income, 6% of the agreements have a final expiry date in 2023. 10% have a final expiry date in 2024.



¹ The flexible contracts for co-working spaces and serviced offices are excluded from the calculations. They currently amount to less than 1% of the total contractual annual rent.

Of the contracts reaching final maturity in 2023, 3%, or an annual rent of € 2,5 million, relates to the office portfolio. This concerns some 35 smaller contracts, mainly in Mechelen. 2%, or an annual rent of € 1,2 million comes to expiry in the logistics portfolio of Belgium (6 contracts) and 1% or an annual rent of € 1,1 million in the logistics portfolio of the Netherlands (1 contract).

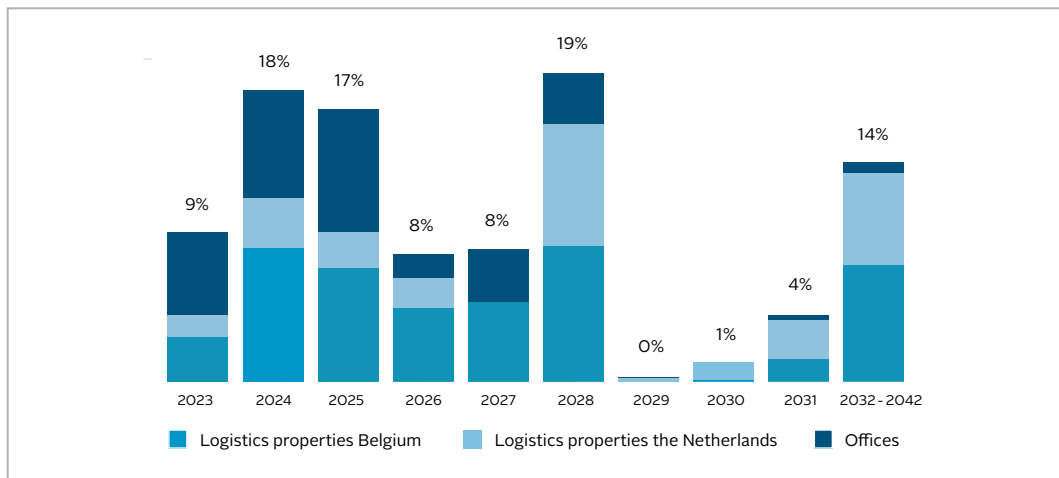
Intervest anticipates these future expiry dates in a timely manner and is currently investigating the various possibilities regarding extension or re-letting. Of the total number of lease agreements, 84% have a final expiry date after 2024.

Next expiry dates of the contracts in the entire portfolio

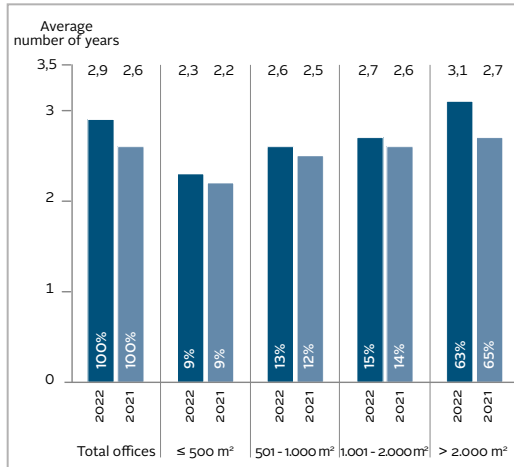
The graph below gives the next expiry dates of all lease agreements (this can be the final expiry date or an interim expiry date). Because Intervest has several long-term agreements, not all of the contracts can be terminated after three years, as is often the common practice.

The graph shows the hypothetical scenario as at 31 December 2022 in which every tenant terminates its lease contract on the next interim expiry date. This is a worst-case scenario. On average, the tenants who vacated in 2022 have only given notice after a lease period of 7,9 years (9,5 years for the tenants who vacated in 2021).

As at 31 December 2022 9% of the agreements have a next expiry date in 2023, on the basis of the annual rental income. 5% of these are lease contracts in the office portfolio, 3% in the Belgian logistics portfolio and 1% in de Dutch logistics portfolio.



Average remaining contract duration until the next break date for offices



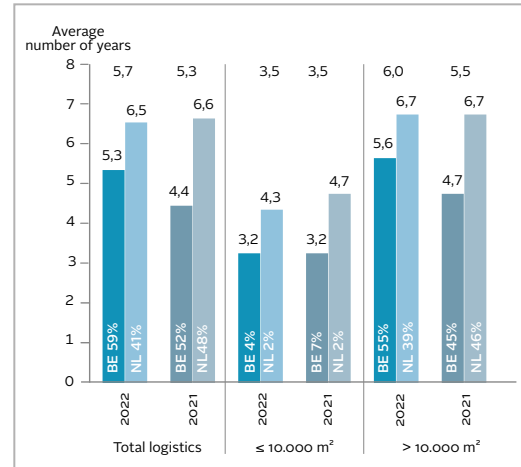
For the **offices**, the average rental period until the next expiry date (WALB) is 2,9 years as at 31 December 2022 (2,6 years as at 31 December 2021).

For the larger tenants (those above 2.000 m²), who comprise 63% of the remaining rental income flow and who therefore have a great impact on Intervest's results, the next expiry date is after 3,1 years (2,7 years as at 31 December 2021).

In the office segment, the traditional 3-6-9 still remains the norm, but longer durations or penalty clauses are no exception when taking a first break.

As at 31 December 2022 the average remaining contract duration in the offices portfolio is 2,9 years compared to 2,6 years as at 31 December 2021.

Average remaining contract duration until the next break date for logistics real estate



For the **logistics portfolio located in Belgium**, the average remaining contract term to next maturity is 5,3 years as at 31 December 2022 (4,4 years as at 31 December 2021) as a result of an active leasing policy with new long-term leases in Genk Green Logistics, Puurs and Herentals Green Logistics.

The **logistics portfolio in the Netherlands**, where entering into long-term agreements is often common, has an average remaining contract duration until the next expiry date of 6,5 years (6,6 years as at 31 December 2021).

For the logistics portfolio in Belgium the average remaining contract duration is 5,3 years as at 31 December 2022 (4,4 years as at year-end 2021) and in the Netherlands 6,5 years (6,6 years as at year end 2021).

Average retention of the portfolio in 2022¹

In 2022 (including 31 December 2021), **across the portfolio**, 18% of the annual rental income (58 contracts or € 13,1 million) reached an expiry date. This could be an interim (2%) or a final expiry (16%). 6% of the annual rental income (23 contracts or € 4,7 million) have not been terminated, have been renewed or renewed with the existing tenant, 12% of the annual rental income (35 contracts or € 8,4 million) effectively reached a final expiry date. As at 31 December 2022, of this, 3% (8 contracts or annual rent of € 2,0 million) has since been re-leased.

In the **logistics segment in Belgium**, 7% (13 contracts or an annual rent of € 5,0 million) came to an interim or final expiry date in 2022 (including 31 December 2021). Of these, 2% or an annual rent of € 1,6 million was not terminated, was extended or renewed with the existing tenant. 5% or an annual rent of € 3,4 million effectively has come to an end during 2022. Of this, 3% or an annual rent of € 1,7 million has been re-leased at year-end 2022. 2% or an annual rent of € 1,7 million has not been relet. This mainly concerns Zellik with a contractual annual rent of € 0,9 million, where the contract with Delhaize has been terminated by Intervest after the departure of tenant DPD Belgium so that a redevelopment process can be started for this site, and the non-strategic site in Huizingen with a contractual annual rent of € 0,7 million, which has been divested in the course of 2022. The tenants who have left in 2022 in the Belgian logistics segment remained tenants with Intervest for an average of 6 years. The need for flexibility and thus contracts with shorter terms is often important for larger logistics players.

In the **logistics segment in the Netherlands**, one parking space lease expired (0% of the contractual annual rent). This parking space was taken over by another tenant at the site.

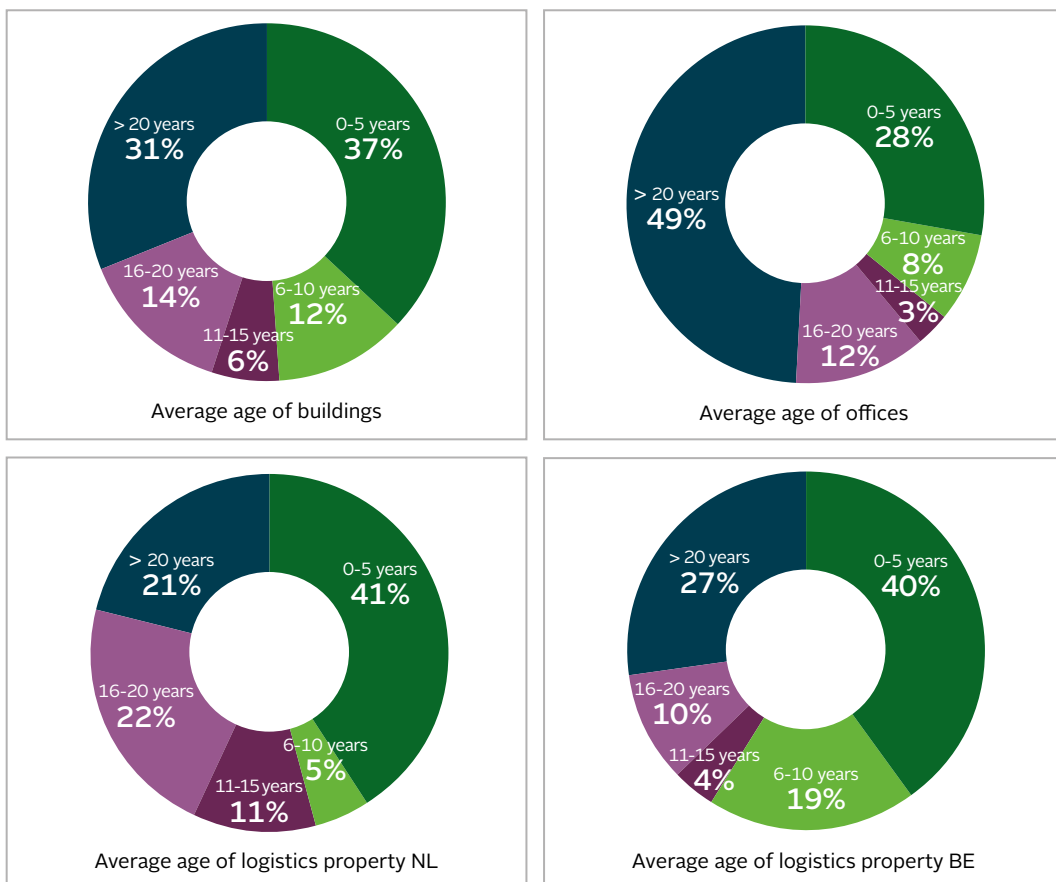
In the **office segment**, 11% (44 contracts or an annual rent of € 8,0 million) came to interim or final maturity in 2022 (31 December 2021 included). Of these, 4% or an annual rent of € 3,0 million is not terminated, is extended or renewed with the existing tenant, 7% or an annual rent of € 5,0 million has effectively come to an end. This mainly concerns the departure of PwC in Woluwe Garden as at 31 December 2021 with an annual rent of € 3,3 million. A major redevelopment process has been initiated for Woluwe Garden. Meanwhile, of the remaining vacant office space, € 0,3 million has already been re-leased at year-end 2022. The tenants who left in the office segment in 2022 have stayed with Intervest as tenants for an average of 8,3 years.

Increasing tenant retention by extending lease terms remains the asset management challenge, as does further stabilising and possibly improving occupancy rates in the segments. Intervest continues to permanently anticipate and evolve with the changing market conditions. In combination with its solid real estate experience and through its extensive service provision, Intervest aims to fully meet the needs of its tenants and so become a reference for sustainable value creation in real estate.

¹ Calculations have been made on the basis of the annual rental income of the total real estate portfolio as at 31 December 2022.

1.2.10 Average age of buildings¹

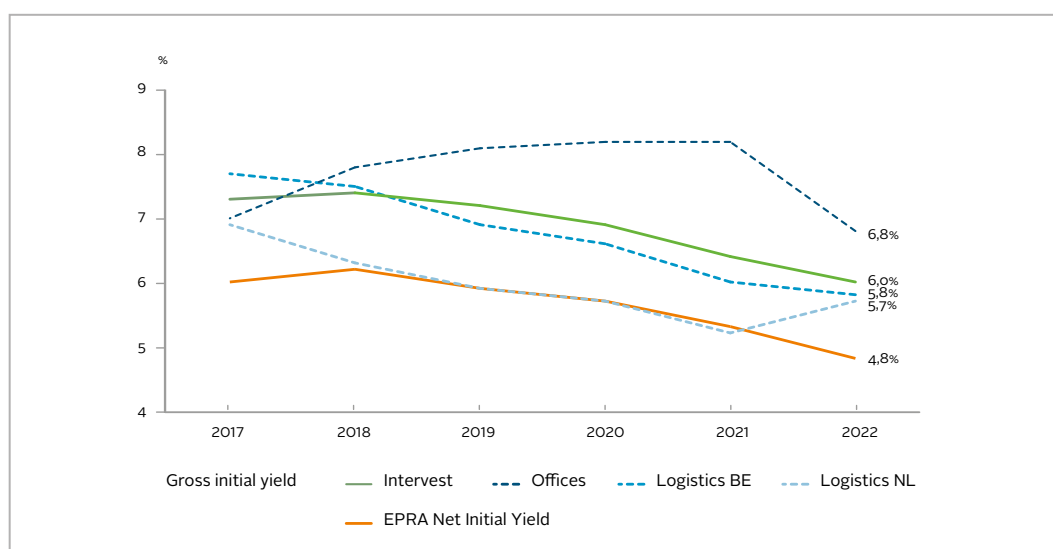
Intervest maintains a proactive policy on building maintenance and through constant monitoring of the investment plan, the quality of the portfolio is guaranteed. Besides regular investments in quality and sustainability, redevelopments and renovations of the properties are carried out to keep both office buildings and logistics properties of high quality and optimise the technical and economic life of the buildings. As such, in 2022, around € 3 million was spent on investments in the existing portfolio.



¹ Percentages are calculated based on the fair value of the properties available for lease as at 31 December 2021. The age is expressed relative to the year of construction, excluding minor renovations. On the other hand, the age is adjusted if a building has been completely renovated.

1.2.11 Evolution of yield on fair value

The gross yield on fair value in this chart is calculated on the company's contractual rent. The average gross yield for the properties available for lease is 6,0% as at 31 December 2022 (6,4% as at 31 December 2021). For the Belgian logistics segment in Belgium, the gross yield decreased from 6,0% as at 31 December 2021 to 5,8% as at 31 December 2022. For the logistics real estate in the Netherlands, the gross yield increases from 5,2% as at 31 December 2021 to 5,7% at year-end 2022 due to the decompression in yields, estimated by the real estate expert, which causes a depreciation in the fair value of the portfolio in the Netherlands. In the office portfolio, the gross yield decreases from 8,2% as at 31 December 2021 to 6,8% at year-end 2022 due to the completion of the prestigious office building Greenhouse Collection at the Singel which is considered the new prime for Antwerp.



1.2.12 Insured value of the real estate portfolio

Intervest's real estate portfolio is insured for a total reconstruction value of € 1 billion, excluding the land on which the buildings stand, against a fair value of the investment properties available for lease of € 1,2 billion as at 31 December 2022 (although land is included). The insured value amounts to € 392 million for the logistics portfolio in Belgium, € 229 million for the logistics property in the Netherlands and € 422 million for the office portfolio.

The insurances also include additional guarantees for the unusability of the immovable property such as loss of rent, conservation and clearance costs, tenant and user recourse and third party recourse. Forfeited rent will be reimbursed as long as the building is not rebuilt, provided this is done within a reasonable time, determined by the expert. Including these additional guarantees, the insured value is € 1,3 billion. This insured value is split into € 479 million for the logistics properties in Belgium, € 265 million for the logistics properties in the Netherlands and € 526 million for the office portfolio.

Intervest is insured against liability arising from its activities or its investments by means of civil liability insurance covering physical and material damage up to an amount of € 2,5 million per claim and purely material damage up to € 0,5 million. Furthermore, the members of the supervisory board and the management board are insured for directors' liability whereby damages are covered up to an amount of € 30 million.

1.3 Valuation of the portfolio by the property experts

As at 31 December 2022, the valuation of the property portfolio of Intervest is carried out by the following property experts:

- › Cushman & Wakefield Belgium SA represented by Victoria Parret and Gregory Lamarche
- › CBRE Valuation Services, represented by Kevin Van de Velde and Pieter-Jan Arts
- › CBRE Valuation Advisory bv, represented by Hero Knol and Devin Ummels.

The **valuation method** mainly used by property experts for Intervest's portfolio is the Income Method or Income Capitalisation. Income Capitalisation is recommended for properties that generate income with a stable and predictable cash flow. The valuation is based on the ratio between the income produced by the property (market rent) and the return required by an investor (capitalisation rate).

The required rate of return or capitalisation rate depends on the expected return of other investment opportunities, taking into account the overall risks of the investment, as well as the risk-free rate of return, inflation and liquidity.

The capitalisation rate will reflect the market's perception of these risks. These risks relate to:

- › the tenant(s) and their continued ability to pay the rent
- › market risks in terms of the continuation of current rental values in the future
- › risks associated with changes in the financing and investment markets, which could lead investors to accept lower or higher property market returns.

The market value is obtained by deducting transaction costs from the investment value after adjustments.

Rental values and investment returns have been determined based on (i) the market knowledge and experience of the property expert, and (ii) recent comparable market and off-market transactions, taking into account the characteristics of the property, such as location, accessibility, visibility, general state of repair and maintenance, size, number and type of tenants, average length of remaining leases, etc.

The investment value before adjustments is obtained by dividing the market rent by the appropriate capitalisation rate. Depending on the situation, a number of adjustments must be taken into account to deduce the investment value after corrections.

The most common corrections are:

- › updating the difference between the current rent and the market rent until the next contractual break or the end of the lease; the adjustment will be negative if the property is let below the market price and positive if the property is let above the market price
- › vacant spaces are seen as a loss of income as the property is valued based on the total rental value
- › brokerage costs
- › renovation costs
- › rental discounts.

The market value (or cost-to-buyer value) is obtained by deducting transaction costs from the investment value after adjustments.

The fair value or real value is the estimated value excluding the estimated transfer costs payable when the property can be sold on the market at the date of valuation. The calculation of this value is done by the appraiser according to IFRS 13 / IAS 40. In the Dutch property expert's valuation report, fair value is equal to market value.

IFRS 16 and IAS 16

At the explicit request of the auditor, and in accordance with the requirements of the IFRS 16 regulation, the property experts have made a special assessment consideration.

This implies that the property experts explicitly and expressly exclude any fees to be paid in connection with temporary rights of use/ownership (such as ground rents, concessions, etc.) as these must already be recognised separately on the balance sheet under IFRS 16. All values stated in the valuation report must be interpreted as such.

The valuation of the real estate portfolio is divided as follows among the property experts:

Property expert	Country	Fair value (€ 000)	%	Investment value (€ 000)
Cushman & Wakefield Belgium	Belgium	346.998	26%	355.673
CBRE Valuation Services	Belgium	614.983	47%	630.356
CBRE Valuation Advisory	The Netherlands	351.603	26%	383.248
TOTAL Valuation reports		1.313.584	99%	1.369.277
RECONCILIATION WITH INVESTMENT PROPERTIES:				
Adjustment i.f. increase transfer tax in the Netherlands		-7.576		n/a
Land reserves		27.410		27.410
Investment properties		1.333.418	100%	1.396.687

The real estate valued by intervest's external property experts includes the investment properties available for lease and the project developments under construction and excludes the buildings available for sale and the solar panels and charging stations.

The land reserves are not yet revalued. As no clear picture can yet be drawn of the project costs to be incurred for these land reserves, no permits have been obtained or a substantial part has been pre-leased, the company is of the opinion that the initial acquisition value still represents the fair value. More information on the development potential can be found in the Activity Report - 1.1.3 Projects under construction and development potential. For further information on the valuation of the property and the adjustment for the increase on transfer tax in the Netherlands, please refer to the Financial statements - Note 14 Non-current assets.

1.3.1 Conclusion

For the real estate portfolio of Interinvest, the property experts have determined a total investment value as at 31 December 2022, of € 1.369.277.000 and a fair value of € 1.313.584.000.

Cushman & Wakefield Belgium

Gregory Lamarche, MRICS Partner Valuation & Advisory	Victoria Parret Senior Valuer Valuation & Advisory
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CBRE Valuation Services

Kevin Van de Velde, MRICS RICS Registered Valuer Director	Pieter-Jan Arts Senior Valuation Surveyor
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CBRE Valuation Advisory

Drs. H.W.B. Knol MSc RE MRICS RICS Registered Valuer Director	D.L.L. Ummels MSc RT Associate Director
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1.4 The market for logistics real estate and offices¹

1.4.1 Logistics real estate

Rental market

Belgium

Companies are paying more and more attention to the sustainability and cost optimization of their operations and logistics process. This can often lead to a search for a new location or custom development. In addition to real estate costs, transportation and labor costs are also included in this picture. If a business property allows savings in transportation, energy or maintenance costs, companies can bear and justify a higher rent level. Prime rents for logistics real estate are currently around € 70/m², which represents an increase of 13% compared to 2021. This increase is the result of scarcity in available warehouses and rising prices due to inflation. These levels are mainly reached around Brussels and the Antwerp-Brussels axis.

In 2022, the total take-up of logistics area amounts to 1.200.000 m², in line with 2021.

It also remains well above the average level of the past five years. Only in 2021 and 2022 the take-up amounts over 1 million m² per year. Net absorption (take-up without relocations) in 2022 is 800.000 m². Rental transactions for warehouses with floor space between 10.000 m² and 20.000 m² doubles compared to the average level of the past five years.

In general, the availability of ready-to-use logistics spaces remains at historically low levels at 1,51%, in line with 2021. In 2022, 700.000 m² have been completed, 90% of which is already pre-let. Vacancy levels are therefore not expected to rise in the short term.

The Netherlands

The Dutch rental market is still performing strongly in 2022. The market is largely classically driven by 3PLs and online retailers performing strongly through e-commerce, which is now a trend in consumer shopping behavior. Vacancy rates remain low compared to the previous year at around 2,3%.

The top logistics regions are Tilburg/Waalwijk, Rotterdam, Noord-Limburg/Venlo, Utrecht and Schiphol/Amsterdam. Emerging logistics regions are Almere -Lelystad, the A12 corridor, Arnhem - Nijmegen, Moerdijk and East Netherlands/ Twente. With the increasing lack of space, activity has also increased in South Limburg, Heerlen - Kerkrade. It seems that the logistics real estate market is already broadening in terms of location in the Netherlands, which is also a result of the scarcity of large land and available sites.

An additional cause of the broadening of this market is the increasing difficulty companies are experiencing in attracting enough quality personnel to work in these logistics centers. It is noted that this, along with the growing importance of ESG, is one of the biggest factors in a company's leasing decision.

It is expected that the prevailing trend in the rental market will continue in 2023 causing to increase absorption and scarcity in modern, state-of-the-art warehouses.

The prime rent in the Netherlands is around € 75 à € 85/m² at prime locations. At Schiphol Airport, prime rent can go up to € 90/m².

¹ Sources: JLL Capital Markets 2022 Q3, CBRE Logistics Marketview 24012023, CBRE Brussels Office Marketview Q4 2022, CBRE Real Estate Market Outlook 2023 Nederland, <https://nieuws.cbre.nl/laatste-kwartaal-2022-slechtste-beleggingskwartaal-voor-vastgoedmarkt-sinds-2014>. Professional literature and interviews with property experts throughout the year.

Investment market

Belgium

Logistics real estate remains an attractive asset class for investors. Built-to-suit projects with long-term contracts remain by far the most popular with investors, however, due to the limited supply of core+ product, many investors are also looking at portfolio or value-add products, with or without redevelopment potential.

In 2022 investment volume of 2021 has been exceeded, mainly thanks to an active first half year 2022. The historically low yields of 3,50% in the first months of 2022 have been strongly influenced by interest rate increases and consequently rose to 4,35%, with a strong upward trend towards 5,35%.

The Netherlands

The Dutch logistics real estate market remains expansive and initial yields (net initial yields - NIY) continue to fall to just below 3,0%. From Q2 onwards and towards the end of the year, high construction costs, political constraints and measures such as the increase in transfer tax from 8% to 10,4% and, of course, the impact of the war in Ukraine helped reduce the number of transactions.

Rising interest rates have put the value of investments on a downward trend across the market for the first time since 2013. Further compression is expected as the European Central Bank (ECB) indicates it will continue with interest rate hikes for the time being.

Currently, the uncertain economic market has limited interest from (foreign) investors. Despite this, rents are still rising and rental supply is falling.

Besides the drop in investment volume and property value, transaction volumes have also declined. This drop in transaction volumes is particularly noticeable in transactions above € 20 million, as such transactions tend to be provided with external financing, and thus increased interest rates have a greater impact on the decision whether or not to invest in a building. In the last quarter of 2022, the momentum for this type of traded properties is 49% lower compared to the past three years.

The Netherlands remains a popular country for e-commerce which increases the demand for smaller hubs near city centres. Consumers may like online shopping, but they have a negative attitude towards the 'big box warehouse landscape' of the Netherlands. The social discussion about fitting in with the landscape will not stop for the time being. As a result, more attention will be paid to the architectural design and integra-

tion into the landscape of the large distribution centers. More stringent municipal regulations are to be expected.

Workforce shortages are still issues within logistics companies. In addition, the government is going to tighten rules regarding business park issuances. Stricter requirements will be imposed on investors and users. The government is also setting stricter requirements on various ecological aspects such as the nitrogen problem in Natura 2000 areas and circularity.

International investors are therefore currently more cautious in the Dutch logistics property market, partly due to uncertainty in the (economic) market, rising interest rates and stricter requirements from municipalities.

Despite the above points, the Netherlands remains an interesting place for investors due to its positive business climate, its favourable location with excellent infrastructure, and expectations do look good towards the summer and autumn of 2023. For the coming years, the Netherlands will remain the gateway to Europe for international companies with an important location for central European distribution centres, especially for high-value products.

Trends

Locations near multimodal hubs (rail, barge, airport, etc.) on the important axes to the hinterland remain the optimal locations for traditional logistics parties such as European distribution centres, in combination with central locations for national distribution. With the ascent of e-commerce (exacerbated by the corona crisis), locations are also being added at strategic positions along the major cities, and here the requirements in terms of layout and available space are often very different.

Demands with regard to sustainability and total costs are becoming increasingly stringent and many of the current buildings are no longer able to meet the modern requirements. This leads to a large number of customised development projects and redevelopment of brownfields, as available project land remains very scarce. Development at risk has gained enormous popularity in recent years due to the limited vacancy and continued appetite of prospective tenants in good locations.

The corona crisis has also left its mark on logistics, although the impact can be described as varied, to say the least. One certainty is that a large number of FMCG producers have examined their supply chain as a result of the crisis and the accompanying inventory shocks and laid out a large amount of stock. On the other hand the crisis has led to an accelerated growth of e-commerce platforms, which has resulted in a greater need for space for these players.

The government has become more aware of the strategic importance of the logistics sector. There will be a further increase in the demand for sustainable buildings at multimodal locations that are ready for advanced automated business operations. The attention on urban distribution hubs is also growing. Cost efficiency is key, but welfare aspects are equally important in this market segment.

The recent interest rate hikes implemented by the ECB, will no doubt have its impact on warehouse space. But given the high occupancy inside distribution centres due to the stock built and the shortage of logistics zones in Belgium, the discrepancy between supply and demand for warehouse space will only increase.

BREEAM-'Outstanding'

Tenants are attaching increasingly more importance to the sustainability of their logistics centres for environmental reasons, attention to the well-being of their employees and cost efficiency.

The highest achievable sustainability class for buildings, namely BREEAM "Outstanding", is being achieved more often. The aim is to bring polluting factors such as CO₂ emissions, NOx emissions from heating installations and general energy consumption down to below the legally permitted minimum laid down in the Building Code.

Sustainable centres have energy-efficient installations, heat pumps, solar panels for their own energy needs, underground heat-cold storage, use of rainwater and water-saving sanitary installations, etc. There is an increasing focus on circularity whereby products can be dismantled after use, and the materials can be reused.

Raw materials, components and products can thus retain their value. Sustainable and recyclable mate-

rials with the lowest possible environmental impact are used in construction.

The well-being, safety and health of employees are also key. The offices of logistics centres must be pleasant work places having adequate daylight, clear lighting, pleasant acoustics, heating, ventilation and air quality.

Sufficient attention is paid to safety around the building, for example by way of additional lighting, good circulation and camera surveillance.

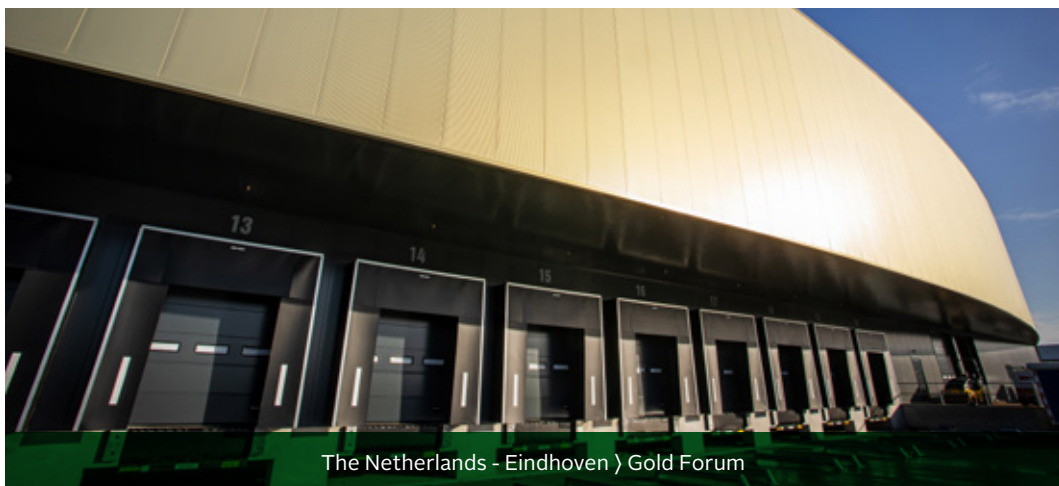
Automation and digitisation

The demand for distribution centres that enable omni-channel distribution with the lowest possible cost structure is on the rise. Further automation and digitisation driven by new technologies and developments will influence the concept of logistics buildings. Logistics halls are being made higher and floor area is being lowered because goods can be stacked higher. Floors must have a higher load-bearing capacity.

Automation does not affect the location. Multimodal locations near the most important approach roads, rail and water networks also continue to be important for cost-efficient business operational purposes.

Urban distribution hubs

Online shopping has experienced huge growth during the past year due to the corona pandemic. This has led to a significant growth in urban distribution close to the consumer. Existing properties near the edge of cities, at a half-hour's drive from the delivery address, are being transformed into transshipment hubs. These hubs often focus on a specific target group and are operated by third parties such as DHL or PostNL.



The Netherlands - Eindhoven) Gold Forum

1.4.2 Offices

Rental market

Annual office take-up in Belgium has been growing steadily since 2010, with the exception of 2020 and Brussels take-up in 2022. In 2021, Brussels take-up will be around 500.000 m², compared to around 300.000 m² in 2022. This is mainly due to the many lease transactions in Q4 2021 and the hesitant economy in Q4 2022. In Flanders, take-up is not declining significantly. Interestingly, since 2016, the distribution of take-up between Brussels and the regional office markets has changed from 60-40 to 33-67. Because of the shift from decentralisation to an office market with satellite offices, this trend is expected to continue. Most leasing transactions can be found in the segment smaller than 2.500 m² of floor space.

The office market in Flanders does perform on level thanks to a significant supply of new construction in the Flemish periphery around Brussels and a good performance of the Antwerp office market. Wallonia remains stuck at an average level because much of the government demand there has already been realised and there are few new projects available.

Meanwhile, the scarcity of new, sustainable developments is driving up rents.

The availability rate in Grade A buildings fluctuates around 1%, compared to a high vacancy rate of Grade C buildings in the Brussels periphery around 18%.

However, average rents in Brussels have not yet been affected by the financial crisis and continue to hover around € 200/m². Prime rents in the Leopold district rise to € 345/m² (+8%). Regional markets are performing at the same level as in Brussels. 50% of lease transactions take place in Grade A office buildings, further emphasising the focus on sustainability and the importance of attracting talent in modern office buildings. With rents hovering around € 165/m², the market expects the upward trend to continue.

As rents are automatically indexed in many leases, take-up will be higher in 2023, as it will be attractive to change given that currently rents have not yet increased proportionally with indexation.

Investment market

The investment market performs very well in 2022, with Brussels experiencing its best year ever at € 4,65 billion, compared to € 2,01 billion in 2021 and € 2,99 billion in 2020. The exceptionally high figure in 2022 has everything to do with some exceptional transactions, namely the Conscience building, IT tower and Silver building.

The investment market for regional offices is also experiencing a very positive year, with € 1,26 billion in transactions, compared to € 0,55 billion and € 0,30 billion in 2021 and 2022 respectively.

This trend is in contrast with what real estate experts observe in other EMEA countries and they explain it by the fact that in Brussels yields have always remained attractive for core and core-plus investments.

With rising interest rates, prime yields are expected to rise by 25bps to 5,25% and 6,75% in Flanders and Wallonia, respectively. The market is characterised by relatively high supply against a limited pool of investors, despite attractive prime yields relative to Brussels.

Overall, the impact of ESG and the government's new measures on asbestos and renovation obligations is expected to lead to an increase in the number of deals in 2023, mainly deals in grade C buildings.

Trends

Working, living and relaxing are becoming much more intertwined. The mixed working environment with working from home, teleworking from a regional hub, a co-working area, etc., is taking on a more permanent character with the corona crisis.

The impact of the corona pandemic on the office real estate market has been considerable. The crisis is making many parties think about their real estate and accommodation strategy.

The belief in flexible working environments continues to grow, but more and more employees are coming to the corporate office more frequently, resulting in more traffic congestion and consequently reigniting the debate of the ideal property and accommodation strategy among companies.

Office spaces are being rearranged to promote collaboration. Whereas previously around 50% of office space was still dedicated to individual workplaces, this has now been changed to 33%, with the remaining office spaces oriented towards shared workplaces such as meeting rooms and facilities to enhance the sense of community.

Offices are no longer an expense item for companies, but a means of motivating employees, attracting new employees and offering all employees a place where they like to be. The hybrid way of working also benefits the sustainability objectives.

Technology, mobility and well-being at work are determining the locations of the future.

Companies look for smaller, pleasant “green” offices in easily accessible locations that are highly equipped with appropriate accompanying services such as healthy food, inspiring look & feel, etc.

Coworking spaces are having a tumultuous decade for now. Many coworking providers have closed their doors in less-good locations to open hipper establishments in the better locations, so there has been no change in absolute areas, but an efficient improvement in quality.

This need for flexibility will ultimately lead to environments where work, residence, relaxation, shopping and living go together.



Antwerp) Greenhouse Collection at the Singel