

New acquisition and delivery of 28 additional apartments for Inclusio

1. Acquisition of all shares of SA “Les jardins de Fraipont”

Inclusio purchased on March 24, 2021 100% of the shares of the company “Les jardins de Fraipont”, owner of a housing facility for disabled persons located on F. Roosevelt street in Fraipont (Province of Liège).



This is a new building that will accommodate 40 people whose condition prevents them from any regular professional activity and necessitates the assistance of a third party to accomplish most of the essential activities of their daily life as well as medical assistance.

The center is leased for a period of 27 years to the non-profit association “Le jardin du Sart-Tilman” which already operates similar facilities in the region.

The building consists of 3 floors and develops a gross lettable area (GLA) of 2.925 m² and is located on the banks of the Vesdre river in Fraipont (city of Trooz). The construction was completed by mid 2020 and the centre welcomed its first residents in February 2021 after a few months during which the operator realized his fitting works.

The annual rent amounts to 300.000 EUR and the total investment is around 5 millions EUR in line with the value determined by the independent valuer.

2. Delivery of projects

In addition, since the beginning of 2021, Inclusio also delivered two new projects in the “Affordable Housing” sector, one in Wallonia and one in Flanders.

2.1 Clos de l’Auflette – Cuesmes (Mons)



In Mons (Cuesmes), the provisional reception of the second phase of the Clos de l’Auflette project took place in January 2021. The project consists in the complete refurbishment of two old school buildings in individual apartments leased for a period of 9 years to the Social Renting Agency “Mon(s) Logement”.

This second phase represented 19 housing units (14 apartments with 2 bedrooms, 2 apartments with 3 bedrooms and 3 apartments with 4 bedrooms).

The annual rent for the apartments will reach 100.680 EUR. The last two phases of the Auflette project (for a total of 30 additional apartments) are scheduled to be delivered in June 2021 and September 2021.

2.2 Dendermondesteenweg – Sint-Niklaas



In Sint-Niklaas, a new building with 9 apartments was delivered in February. It is located on the Dendermondesteenweg close by the Waasland Shopping Center. The building consists of 6 apartments with 1 bedroom and 3 apartments with 2 bedrooms.

As of March 1, all apartments have been leased for a period of 18 years to the Waasland Social Renting Agency.

The total investment amounts to 1,7 millions EUR and the expected annual rent is slightly above 62.000 EUR.

With these investments, Inclusio continues its growth in new projects with a strong social impact. The lack of affordable housing is always huge in all different regions of Belgium and Inclusio is positioning itself as a reference actor to contribute to long term solutions for this problem by offering new affordable apartments to the Social Renting Agencies or other social partners.

Inclusio still enjoys an investment capacity of more than 130 millions EUR. Therefore we keep striving to identify new projects in the segment of affordable housing, buildings for disabled persons or social infrastructure (school, creche or housing facilities for asylum seekers or homeless people).

For more information, please contact us:

Marc BRISACK, CEO

T : +32 475 20 01 94

marc.brisack@inclusio.be

Jean-Luc COLSON, CFO

T : +32 475 32 35 74

Jean-luc.colson@inclusio.be

About Inclusio

Inclusio is a company established under Belgian law active in the field of real estate of a social nature in Belgium. The project took its concrete shape at the end of 2014 at initiative of three partners, which reunited their social real estate ambitions: Bank Degroof Petercam (through a subsidiary), Kois and Re-Vive. Inclusio obtained its approval as a public RREC in December 2020 and has been listed on Euronext Brussels since 10 December 2020. Its equity capital, combined with lines of credit, has enabled it to develop its investment activities, mainly in affordable housing, the disability sector and social infrastructure, to reach a portfolio value of EUR 150 million as of 31 December 2020.

www.inclusio.be

Avenue Herrmann-Debrouxlaan 40, 1160 Brussels - BE 0840.020.295

Follow us on:

