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Brussels, 22th september 2022

**EAGLESTONE GROUP LAUNCHES ITS FIRST GREEN BOND IN BELGIUM.**



**Eaglestone Group is launching today a 4-year bond issue for a total amount of minimum EUR 25,000,000 and maximum EUR 40,000,000 (the "Bonds"). The Bonds will be issued in the form of a public offering in Belgium open to retail investors and, to a certain extent, to qualified investors. The Bonds will be listed on Euronext Growth Brussels.**

As a player committed to the development of more sustainable cities, Eaglestone Group confirms its financial strategy of diversifying its sources of financing (i.e. by targeting retail investors) and its determination to continue to grow its real estate portfolio in Belgium, France and Luxembourg.

The funds from this issue will finance or refinance green projects, which contribute to Eaglestone's ESG strategy, confirming the group's strong commitment to social and environmental responsibility.

To this aim, the group has committed to an environmental financing protocol called the "Green Finance Framework", which includes a series of eligibility criteria.

ISS ESG (an independent global environmental, social and governance rating and advisory agency) published a Second Party Opinion on 13 September 2022 regarding the sustainability credentials and management of the financing instruments as an investment in relation to relevant environmental and social objectives. (the "ISS ESG Opinion") and confirmed the alignment of the Issuer's green finance framework with the four core components of the ICMA Green Bond Principles (2021 version) and the LMA Green Loan Principles (2021 version). The ISS ESG Opinion did not consider or confirm alignment with other guidelines, regulations or principles such as the EU taxonomy.

Gaétan Clermont, co-CEO and shareholder of Eaglestone Group, said: "this green financing is perfectly in line with the sustainability policy that the group has been pursuing for several years. The assets that will be financed will contribute to the success of our group development strategy and to the achievement of our objectives".

The issue price is set at 101.625% of the nominal value of the Bonds, with a gross coupon of 5.50% being payable annually. The gross actuarial yield on the basis of the issue price will be 5.041%, while the net actuarial yield (i.e. the gross yield minus the 30% withholding tax) will be 3.409%.

The net proceeds of the issue of the Bonds are expected to be EUR 39,556,300, after deduction of costs and expenses (in the case where the total nominal amount of the issue of the Bonds is EUR 40,000,000).

The Bonds will be governed by Belgian law and will be repayable at 100% of their nominal value upon maturity, i.e. on 7 October 2026.

The nominal value of each Bond is EUR 1,000 and the minimum subscription amount is also EUR 1,000.

The subscription period will be open from September 26, 2022 (9:00 a.m.) to September 30, 2022 (5:30 p.m.) subject to early closing as of September 26, 2022 at 5:30 p.m. (see pages 127-128 of the "Subscription and Sale" section of the Prospectus). The payment date for the Bonds is 7 October 2022. Retail investors are encouraged to subscribe for the Bonds on the first business day of the subscription period before 5.30 p.m. (Brussels time).

BELFIUS is acting as Sole Manager and has been appointed as agent for the issue and placement of the Bonds.

To subscribe for the Bonds or to obtain any information, investors may contact BELFIUS (tel. +32 (0)2 222 12 01 or +32 (0)2 222 12 02 or web link [www.belfius.be/obligation-eaglestone-2022](http://www.belfius.be/obligation-eaglestone-2022))

The Prospectus can be consulted on the websites of the Luxembourg Stock Exchange ([www.bourse.lu](http://www.bourse.lu)) (in addition to publication on the website of the issuer and the website of Belfius <https://eaglestone.group/investors/> and [www.belfius.be/obligation-eaglestone-2022](http://www.belfius.be/obligation-eaglestone-2022)).

A print copy of the Prospectus is also available free of charge at the registered office of the Issuer, located at Rue Goethe 40 - L-1637 Luxembourg, Grand Duchy of Luxembourg.

**Disclaimer:** These Bonds are unsecured and unguaranteed debt securities. An investment in the Bonds involves risks. By subscribing for the Bonds, investors are lending money to the Issuer, which is obliged to pay interest on an annual basis and to repay the principal amount on the Maturity Date. In the event of bankruptcy or default of the Issuer, investors may not recover the amounts to which they are entitled and may lose all or part of their investment. The Bonds are intended for investors who are able to evaluate interest rates in the light of their financial knowledge and experience. An investment decision should be based solely on the information contained in the Prospectus. Before making an investment decision, investors should read the

Prospectus in its entirety (see "Risk Factors" on pages 10 et seq. of the Prospectus), including the risk factor entitled "The allocation of proceeds to eligible assets by the Issuer may not meet investors' expectations (including any green or sustainable performance objectives) and may not be aligned with future guidelines and/or regulatory or legislative criteria, which could adversely affect the value of the Bonds". In addition, investors should be aware that the failure of the Issuer to apply the proceeds of the Bonds to Eligible Assets or to provide an allocation or impact report does not constitute an Event of Default. Each prospective investor should carefully consider whether it is appropriate for such investor to invest in the Bonds, taking into account such investor's knowledge and experience and should, if necessary, obtain professional advice.

## ABOUT EAGLESTONE GROUP

Eaglestone Group is a European real estate development and investment company with operations in Belgium, Luxembourg and France.

Recognised for the architectural and technical quality of its projects, Eaglestone's DNA is to enhance the existing environment by creating responsible urban developments with a unique identity. In harmony with these values, all Eaglestone developments have a strong sustainable approach, aiming to reduce the environmental impact of their projects, but also to ensure the well-being and comfort of their occupants by obtaining international certifications.

The group currently has a portfolio of 115 projects covering Residential, Office, Student housing, Hotel and Hospital segments, representing 870,000m<sup>2</sup> under detention and construction.

For more information: [www.eaglestone.group](http://www.eaglestone.group)

## MORE INFORMATION

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## COMPLAINTS DEPARTMENT

Have a complaint? First contact your branch, your financial adviser or send an e-mail to [complaints@belfius.be](mailto:complaints@belfius.be).

Not satisfied with the answer? Contact Belfius Bank NV, Negotiation (parcel no. 7913), Place Charles Rogier, 11, 1210 Brussels or send an e-mail to [negotiation@belfius.be](mailto:negotiation@belfius.be).

You do not immediately find a solution after contacting the above-mentioned services? Contact the Financial Ombudsman, North Gate II, Boulevard du Roi Albert II, 8, 1000 Brussels ([www.ombudsfm.be](http://www.ombudsfm.be)).

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The Bonds may not be sold to the public in any Member State of the European Economic Area ("Member State"), except to the public in Belgium and otherwise in any other circumstances falling within Article 1(4) of the Prospectus Regulation, provided that such an offer of the Bonds does not require the publication of a prospectus pursuant to Article 3 of the Prospectus Regulation or a supplement to a prospectus pursuant to Article 23 of the Prospectus Regulation, and for the purposes of this paragraph, the expression "an offer to the public" means the communication, in any form and by any means, of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds.

This document is not an offering document or a prospectus relating to the offering of the Bonds by Eaglestone Group. Investors may not accept an offer of the Bonds or purchase the Bonds unless they do so on the basis of the information contained in the Prospectus and the final terms relating to the Bonds.

"The Prospectus, as approved on 20 September 2022 by the Commission de Surveillance du Secteur Financier ("CSSF"), is available on the websites of the Luxembourg Stock Exchange ([www.bourse.lu](http://www.bourse.lu)), Eaglestone Group (<https://eaglestone.group/investors/>) and belfius ([www.belfius.be/obligation-eaglestone-2022](http://www.belfius.be/obligation-eaglestone-2022)). The approval of the Prospectus by the CSSF should not be construed as a favourable opinion on the Bonds or the Issuer. Before deciding to invest in the Bonds, potential investors should read the Prospectus in its entirety to fully understand the potential risks and benefits associated with a decision to invest in the Bonds.