



Welcome
to the
neighbourhood.

Dear reader

In recent years our concept of a good and pleasant home to live has changed considerably. Today we look for other qualities in a place that we call home. A pleasant neighbourhood, embedded in green surroundings and with key amenities nearby, is more than ever at the top of everyone's list. For a very long time, Matexi has been committed to this mission. We create wonderful places to work and live in order to upgrade the neighbourhood thanks to the residential projects we develop. This includes both smaller infill-oriented and core-reinforcing real estate developments and larger, complex inner-city reconversion projects.

No fewer than 80% of people find the neighbourhood they live in at least as important as the home itself. Under the motto 'Welcome to the neighbourhood' and as a market leader with over 75 years of experience, Matexi distinguishes itself by always starting from an analysis of the broader environment. Our projects are always aimed at generating added value for the neighbourhood in close consultation with all the stakeholders. This means that we not only strive to create high-quality private indoor and outdoor spaces but also that we never lose sight of the quality of the public space and its integration in the broader living environment.

"With our projects we seek to generate social and ecological added value for the neighbourhood in close consultation with all stakeholders."

In each neighbourhood Matexi develops, we analyse the green-blue structures and how the new neighbourhood can contribute to the ecological diversity of the site and its surroundings.

Just think of communal gardens, (pocket) parks or green roofs, such as Het Laere in Roeselare, Pier Kornel in Aalst, Kouterdreef in Ghent, Quartier Bleu in Hasselt or Marymont in Warsaw. In the Belle Vallée neighbourhood in Jodoigne and I-Dyle in Genappe we even planted an orchard that supplies the residents with fresh fruit while also serving an educational purpose.

Sustainability doesn't merely translate into more biodiversity, energy efficiency or softer mobility. It is also expressed in the connection between people. As a neighbourhood developer, we must strive for inclusive neighbourhoods where people are connected with each other and can realise their full potential. That is why we improve neighbourhoods with parks, walking paths, playgrounds - in short, agreeable meeting places that foster social contact.

Together with our partners and over 300 motivated Matexi professionals, we work hard every day to create fantastic neighbourhoods. Everybody deserves a great place to live!

ETHOS

Planet People Prosperity

The phrase 'people, planet, profit' was coined in 1994 by sustainable development expert John Elkington. For the 2002 World Summit on Sustainable Development in Johannesburg, P for Profit was replaced with Prosperity in order to not only take economic benefit into account but social benefit as well. This bottom line has been an important part of the Mtexi ethos for many years. It is all about a long-term perspective. Striving for a sustainable future means that care for our planet and society are absolutely essential. However, we did reverse the order: Planet, People, Prosperity. The planet's carrying capacity must be our number one concern if the human race is to have any future at all.

At Mtexi these three themes always go hand in hand. For Mtexi, the best initiatives are both good for the environment and for people, and they must contribute to a healthy financial basis and added value for all our stakeholders, including our customers.

That is why we **create sustainable neighbourhoods that meet the needs of the present, without jeopardising those of future generations**. We take a sustainable approach in our relations with all our stakeholders without losing sight of our concern to be a profitable and reliable company.





ANTWERP - 'T GROEN KWARTIER



| VILVOORDE - 4 FONTEINEN (KRUITFABRIEK)



JUST CAUSE

‘Everybody deserves a great place to live’

At Matexi our just cause is: ‘Everybody deserves a great place to live.’ This is the long-term ideal that we strive for. We work hard to make it a reality, one step at a time.

Do we live in a world in order to build, or are we building a world to live in? At Matexi, we believe that a home – whether a house or an apartment – is far more than four walls and a roof overhead. People prosper in high-quality, pleasant, healthy and sustainable environments and in neighbourhoods where they feel connected with one another.

Social solidarity, a sense of **neighbourhood** and **community feeling** all form an intrinsic part of a warm home. It’s where you live, where you experience life’s milestones and enjoy its most beautiful moments, in an environment where you spend your leisure time, make friends, become a member of a club or association and where your children grow up safely.

Do we live in a world in order to build, or are we building a world to live in?

MISSION

Together, we create great places

Matexi sees its real mission as creating desirable residential living spaces. From a sensible perspective, we combine the requirements of today with those of tomorrow: affordability, sustainability, location, mobility, quality and comfort.

Every home in our projects is **harmoniously embedded** in the broader environment, with respect for landscape, neighbourhood and the individual. We pay special attention to the **public space**, and wherever possible we add the amenities that are missing. Because that's how neighbourhoods really come to life. In this way, Matexi contributes to a world where people live better (together).

**Matexi contributes
to a world where
people live better
(together).**





Our sustainability approach

As a neighbourhood developer, we have a major impact on society and the environment. We are very much aware of that responsibility. Sustainability is therefore an essential part of Matexi's neighbourhood developments and corporate culture. 'Planet People Prosperity' is our ethos.






Matexi Sustainability Matrix

In order to be able to measure our positive impact on 'Planet People Prosperity', we created the 'Matexi Sustainability Matrix'. This **measuring instrument** contains 60 concrete initiatives for making our projects even more sustainable. And because we want to **stay ahead** of the **strict regulations** that the European Union will be imposing in the near future, our Sustainability Matrix already takes maximum account of the criteria of the EU taxonomy.

the neighbourhood; the home, apartment or retail unit; the organisation and our partners. In addition, through our Matrix we are already reporting on 17 criteria of the EU taxonomy. This helps us map the positive impact on the planet (Planet), on people (People) and on added value (Prosperity). At the end of the process this results in a sustainability score for each individual project with the corresponding label: **'sustainable'** or **'very sustainable'**.

The Matrix defines both absolute **must-dos** and **nice-to-haves** - and this on four levels:


	 PLANET	 PEOPLE	 PROSPERITY
Neighbourhood			
Unit / house / apartment			
Organisation			
Partners			

Sustainability is an essential part of Matexi's neighbourhood developments and corporate culture.

Care for the planet

At Matexi we are keen to contribute to a better living environment and increase our positive impact on the environment in a structural way. Do we want to live in a world whose natural resources we are depleting and whose biodiversity we are destroying? Our answer is a resounding 'no!' The choice for close-knit, sustainable neighbourhoods is not a luxury but pure necessity. Ecology is therefore an essential part of every Matexi development project.

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Our project **Geel-Laar** is entirely heated and cooled with geothermal heat. Thanks to a local heating network and individual heat pumps, the homes in this neighbourhood derive maximum benefit from this sustainable system. This choice results in an energy level of E20.

Our five ecological themes

At Matexi, we believe that caring for our planet has to come first. That is why we weave ecology into our projects and into Matexi as a company through **five themes**. Since we find it important to **link our ecological efforts to goals** that are recognised worldwide, these themes are also based on the United Nations' **Sustainable Development** Goals (SDGs).



We focus on **biodiversity**: we develop neighbourhoods with respect for the existing green-blue structures and always integrate elements that foster biodiversity, such as communal gardens, (pocket) parks and green roofs.



We believe it is necessary to tear down obsolete or unsuitable buildings and erect new ones in their place (with reuse of structures and materials) and to remediate contaminated sites or old plant grounds. Moreover, we adopt a conscious approach to how we process raw materials and waste. We do this among others by focusing on **circularity and waste management**.



We design energy-efficient homes and resolutely opt for a growing share of renewable energy with the aid of solar panels, heat pumps or a heating network. This way we actively stimulate the **energy transition**.



Matexi creates neighbourhoods in places where basic amenities are either already maximally available - or we add new ones. Our designs give priority to pedestrians and cyclists, offering maximum support to **soft mobility**.




We are committed to promoting water conservation, reusing and buffering more water, and allowing more water to infiltrate into the ground thanks to intelligent design plans. That's smart **water management**.

Care for people

At Matexi we attach great importance to social cohesion and we are committed to creating a positive impact on people and society. We develop neighbourhoods that inspire people to make more of life together. Places where people can realise their full potential and live, shop, work and relax in a pleasant way.

We develop neighbourhoods that inspire people to make more of life together.



The development of a residential project often involves long lead times. Pending the concrete plans or a participation project, we place several of our vacant buildings or plots at the disposal of partners for a pop-up or some other **temporary purpose**, thereby contributing to the creation of a lively neighbourhood.

Our five social sustainability themes

Sustainability is about more than caring for our planet; it also means taking care of the people that live on it. That is why we weave this human aspect into our projects and into Matexi as a company through **five themes**. Since we find it important to link our **social efforts** to goals that are recognised worldwide, these themes are also based on the United Nations' **Sustainable Development Goals** (SDGs).



Matexi aims to contribute to the creation of neighbourhoods whose residents have a strong **social connection**. Therefore we pay particular attention to the **public space** and add **meeting places** where possible.



As a neighbourhood developer, we help create **inclusive neighbourhoods** where everyone feels welcome. For this reason Matexi creates a housing offer for as wide a variety of housing needs as possible.

In addition, we attach great importance to **equal opportunities**. We embrace diversity and deploy it for the benefit of society. Also as an employer. Every opinion matters and every individual can contribute to the realisation of inspiring neighbourhoods.



Good health and well-being are fundamental to pleasant living and working. At Matexi we focus on developing safe and inclusive neighbourhoods that promote **social cohesion**. In addition, a strong personnel policy is essential for social well-being at work, employee satisfaction and productivity.



We involve the current residents and the local authorities in the development of our neighbourhoods through **participation programmes**. Depending on the target group, we organise specific consultations, such as an introduction evening, a design workshop or the long-term co-creation method known as a 'charrette'. In this way a residential project is truly 'carried' by the entire neighbourhood.




All our **stakeholders** deserve our attention and appreciation. We consult with them and together we look for the best ways to achieve win-win situations. That is the true meaning behind our mission 'Together, we create great places'.

Care for added value

An organisation must be profitable or it will cease to exist. At Matexi, profit is not an end in itself, but a precondition for continuing to live up to the 'Planet People Prosperity' ethos in the long term.

At Matexi profit is not an end in itself but a precondition to be able to live up to our ethos.



A growing number of our projects use a communal heat network. This system not only allows residents to reduce CO₂ emissions by 70% compared to a conventional system, but the **energy cost** every owner pays on a monthly basis is also **considerably lower** than with an individual heating system.

Our four added value creation themes

For Matexi, real estate development is all about creating added value. We create **added value** for our own organisation, but also for the **neighbourhoods** that we develop, our **customers** and the **partners** we work with. As a market leader, this allows us to give back to society on different levels.

For Matexi, the best initiatives are those that are both good for **the planet** and for **people**, while also contributing to a **healthy financial basis** and **added value** for all our stakeholders. That is why our focus on added value is integrated into our projects and Matexi as a company through four central themes.



AFFORDABILITY

We offer our customers homes of reliable quality, maximising the possibilities of every budget. **'Surprisingly much for your budget'** is our motto. Moreover, thanks to our sustainable approach and the quality of the materials used, their value remains guaranteed in the long term.



EMPLOYMENT

The real estate sector, which includes the construction sector, generates 13% of Belgium's gross domestic product and employs no fewer than 369,000 people. With around **3,000 indirect jobs** - including urban planners, architects, engineering offices, infrastructure contractors, construction contractors, finishing companies and utility companies - Matexi makes a solid contribution.



NEIGHBOURHOOD BAROMETER

Every project is an opportunity to create added value for the neighbourhood. For years now, the first step in our real estate projects has consisted of carrying out a neighbourhood analysis using our **Neighbourhood Barometer**. We analyse which amenities are needed to make the neighbourhood even more people and housing-friendly and add them where possible.



PROFITABILITY

An organisation must be profitable or it will cease to exist. At Matexi, profit is not an end in itself, but a precondition for continuing to live up to the 'Planet People Prosperity' ethos in the long term. **A healthy economic basis is necessary** for taking concrete actions with a measurable positive impact on society and the environment.

Specialist in inner-city reconversion projects

Urban reconversion is a crucial tool for densifying and renovating the ageing Belgian housing stock and it fits perfectly within today's zeitgeist for carefully managing the space we have available.

For more than 25 years, MATEXI has been concentrating on such **'city-transforming projects'** and the **redevelopment** of dilapidated (office) **buildings** and **abandoned** (military) **sites** - whether **historical heritage** or **industrial brownfields**. We clean them up, integrate them into the urban fabric and redevelop them into lively new residential neighbourhoods.

In the coming years as well, sustainable reconversion projects that don't take up additional open space will be central in our activities. Today the vast majority of our acquisitions are brownfields or inner city grounds or properties. Our position as a market leader enables us to take both a sustainable and **regenerative approach** to property development.





'06 - '20

ANTWERP 'T GROEN KWARTIER

A redevelopment that provides added value for the entire neighbourhood

On the former site of the Military Hospital in Antwerp, in collaboration with urban development company AG Vespa, Matedi created the neighbourhood 't Groen Kwartier. This is a textbook example of successful **inner city redevelopment that offers added value for the entire surrounding area**. Living, working, shopping, relaxing, getting together... everything is united right here in the heart of the city in an 8 hectare car-free historical park.

There's one thing that everyone who lives there agrees on: a sense of tranquillity and

creativity dominates here and it is a meeting place with a soul. Together the residents organise barbecues, petanque tournaments, neighbourhood parties and they even put out a neighbourhood newspaper. The restaurant The Jane, that became famous thanks to starred chefs Nick Bril and Sergio Herman, is located at the heart of the site in the former chapel. The neighbourhood was proclaimed **'best residential project' of 2017** at the RES awards, the Oscars for high-quality real estate developments.



'15 - '23

ANTWERP ANTWERP TOWER

Contemporary conversion of a historical office tower

Antwerp Tower is a **high-end urban reconversion project** with which Matexi not only gives an iconic building a new and modern purpose but also creates sustainable homes in the heart of the city. The project caters to the growing housing need in urban areas and the importance of sustainable renovation of the existing urban heritage.

With a total of **241 apartments and high-end penthouses** as well as retail and office space and hospitality businesses, Matexi has put the neighbourhood of the opera back on the map. On top of this, rainwater recovery and the possibility to connect to a future urban heating network make sustainable living possible, even in Antwerp's tallest residential tower.



'18 - PRESENT

LIÈGE PARADIS EXPRESS

Eco-neighbourhood with
7 buildings

Opposite Liège's iconic Guillemins train station and in a partnership with real estate specialist Befimmo, we are creating a new **eco-quarter** of no fewer than 3.5 hectares and **7 buildings**. Matexi is using its know-how and long years of expertise in realising the residential section: 115 housing units over a total of four buildings, supplemented with such amenities as a daycare centre, horeca businesses, services, liberal professions and several neighbourhood stores, which are all helping to upgrade the Guillemins neighbourhood.

Thanks to the proximity of a new tram line as well as the nearby Liège-Guillemins train station, accessibility is increasing and mobility improving. As a result, the development project richly **deserves the accolades it has received** on several occasions.

'15 - '22

EVERE LEOPOLD VIEWS

From abandoned office building to sustainable residential eye-catcher

Leopold Views in Evere is a project transforming an old 1970s office building into a **splendid eye-catcher** in the city, with 201 residential units ranging from studio flats to three-bedroom apartments. Ideal for expats, investors and people who want to live in quality and comfort close to their place of work and the city. All amenities, the centre and even the national airport are accessible by public transport or bicycle.

Injecting new life into a vacant building in an area characterised by a great need for extra living space constitutes a **sustainable method of urban improvement**. Moreover, Leopold Views is energy-efficient thanks to solar panels, underfloor heating, high insulation values and adjustable sun shading. In order to make life more enjoyable, there is a common roof terrace with an outdoor kitchen as well as various neighbourhood services, such as an organic foods supermarket, an ecological car wash, a parcel service, washing and ironing service and a dentist's office.



'14 - PRESENT

HASSELT QUARTIER BLEU

New quarter by the water

Quartier Bleu is converting the old industrial site along the Hasselt canal basin into a true 'waterfront' with room for no fewer than 400 apartments, studio flats, townhouses and penthouses, 25,000 m² of stylish boutiques, offices and restaurants and 2,500 underground parking spaces. **Living, working and recreation** all come together in a unique location.

Quartier Bleu is a project of an unprecedented scale. Contrary to most projects, everything here was built in a single phase: a three-level underground car park and no fewer than 13 residential buildings on top. The project is an amazing feat from a sustainability standpoint as well. To name but one example: the neighbourhood is fully heated and cooled with geothermal energy via **heat and cold storage** or Aquifer Thermal Energy Storage (ATES).



'21 - PRESENT

CHERATTE SITE DU HASARD

Building bridges between the past, the present and the future

In Cheratte, in the province of Liège, we are redeveloping the former **Hasard coal mine** into an eco-neighbourhood with 69 houses, 53 apartments, offices and retail facilities. In conjunction with the municipal authorities, Matexi elaborated a masterplan and project identity that reflects the aesthetic aspect of the neighbourhood as a whole, taking into account the surroundings and the **industrial past** of the site. This allows us to reconcile past, present and future to the fullest extent.

This low-carbon neighbourhood makes maximum use of sustainable water sources, minimal pavement and circularity. Over half of the available surface area is being **devoted to greenery**, with great attention for the needs of cyclists and pedestrians.



'19 - PRESENT

GHENT DE KAZERNE

Military site becomes sustainable district

Together with Ciril and Democo, Matexi won the competition organised by the province of East Flanders to turn the **military site** into a lively city district. Our design preserved both the character and the old structures of the military site.

In addition to the offices of the provincial departments there will be a café-restaurant, 10 homes, 82 apartments, classrooms, a day nursery and a contemporary hotel. The inner square is to be a green oasis with underground parking. The development was awarded the **internationally recognised BREEAM** certificate and is aiming to obtain the label 'Very Good' for its minimal environmental impact.



Neighbourhood developer and market leader

In the course of its history that spans over 75 years, Matexi has transformed from a land parceller and home builder into the category maker in sustainable neighbourhood development, and along the way into Belgium's market leader in residential real estate development. As such, Matexi is the ideal knowledge and development partner for core-reinforcing neighbourhood development.

Our research on the evolution of the use of space indicates there is still a **great potential for additional housing without having to bite into what open spaces remain**. This requires engaging in dense development in the cores of cities and municipalities, close to amenities and public transport. In this way we can offset the expected growth in the number of families. It is our ambition to offer everyone a welcoming home in a pleasant neighbourhood with sufficient greenery and all the right amenities.

It is essential to engage in dense development in the cores of cities and municipalities.





'12 - HEDEN SINT-NIKLAAS TERNEUZENWEGEL

Ecological neighbourhood with its own school and daycare centre

In the middle of a recently landscaped 4 ha park on the outskirts of Sint-Niklaas we are currently developing the neighbourhood Terneuzenwegel.

In the initial phase there is room for **400 energy-efficient homes**, a number that will be expanded in the next phase and supplemented with a new kindergarten and primary school, daycare centre and a convenience store. Characteristic for the neighbourhood are the prominent canal structure and green zone with flower meadows.



'18 - PRESENT

GENAPPE I-DYLE

Eco-neighbourhood near a natural area and RAVeL route

More than 160 sustainable homes, 130 apartments, a community centre, a daycare centre, an orchard, a collective kitchen garden, playgrounds and neighbourhood stores make up the eco-neighbourhood I-Dyle in Genappe. In 2021 the first occupants moved into the sustainable neighbourhood and the next phase of the project started. **I-Dyle meets 22 of the 25**

criteria from the Walloon Region's Quartier Durable reference guide.

We laid out a network of wadis, small ditches and buffer basins and the neighbourhood is nearly Zero Energy (nZE). Moreover, I-Dyle is situated near a RAVeL route (Réseau Autonome des Voies Lentes), a comfortable and safe network for slow(er) road users.

'14 - PRESENT

BOECHOUT ZUIDERDAL

In the village centre and amidst the greenery

In 2014, MATEXI started developing a 7.5 hectare site in Boechout into a new **core-reinforcing** green neighbourhood near the town centre and in proximity to public transport. With 90 apartments, over 160 houses and social apartments we are aiming for a broad mix of occupants.

The streetscape is well-balanced with low-traffic streets, green squares that invite social contact, a meandering footpath/cycle path and an adventurous play forest. What's more, sun boilers and geothermal heat pumps in the new units make this sustainable neighbourhood **futureproof**.





'20 - PRESENT

JODOIGNE BELLE VALLÉE

Harmonious architecture with a wonderful view

In Walloon Brabant, the new Belle Vallée residential neighbourhood continues to take shape. The apartments and single-family homes with their typical Brabant architecture bathe in natural light and afford an **exceptional view of the valley**. When finished the project will accommodate 300 families.

In the design phase we took maximum account of local amenities and collectivity. For instance, we integrated an **outpatient clinic** with more than 15 specialities and consultation rooms into the neighbourhood. This project also includes a **landscape park with a recreational and educational orchard**, as well as a ring road to relieve traffic pressure on the Jodoigne city centre. And finally, in Belle Vallée we are creating **Wallonia's first geothermal heat grid for a mixed programme** of 140 houses and apartments.

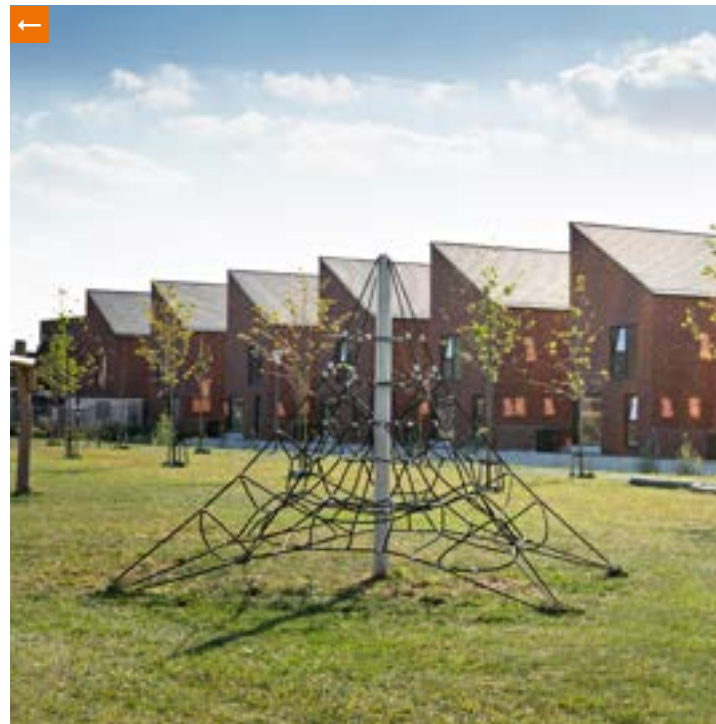
'14 - PRESENT

DEURNE EKSTERLAER

A green-veined residential neighbourhood

Deurne welcomed a new and **impressive neighbourhood**, Eksterlaer, with 295 houses, 80 apartments and some 400 m² of retail space. The project places maximum focus on living quality. For Matexi this means plenty of greenery in the immediate surroundings thanks to green roofs and **a 3 hectare park** that runs through the neighbourhood like a green artery.

In addition the neighbourhood is also known for its easy access to soft mobility and public transport, but also for its **energy transition**. All homes are fully equipped with smart renewable energy solutions, **cutting 726 tonnes of CO2 emissions every year**.



'14 - PRESENT

VILVOORDE 4 FONTEINEN

Living, shopping and working by the water

4 Fonteinen, our redevelopment of a dilapidated brownfield into a **low-traffic residential neighbourhood for a total of 1,200 families** by the water in Vilvoorde, is unique in many ways. Thanks to the combination of working and living, 3 ha of green zones, traffic-free cycling and footpaths, bustling city squares, a new school and the urban incubator De Kruitfabriek, 4 Fonteinen offers the perfect blend of living, working, shopping and relaxing.

All of this on **the outskirts of Vilvoorde** and just a stone's throw away from the capital Brussels. What's more, with its own mobility point with bus stop, bike sharing system, bicycle parking lot, electric car sharing system and a charging station, 4 Fonteinen is a textbook example of soft mobility. The cycling and footbridge across the sea channel is the icing on the cake, giving the residents safe and smooth access to the park Drie Fonteinen on the other side.





'14 - PRESENT

AALST PIER KORNEL

Vibrant residential neighbourhood on the banks of the Dender river

On the old Tupperware site in the heart of Aalst, along the Dender River, Matexi and Revive are creating a new and inviting neighbourhood for the young and not-so-young. The neighbourhood has its own DNA, with a total of 430 residential units - family homes, apartments and assisted-living residences - supplemented with a communal garden, shops, community facilities and a brasserie.

The residents can make the most of **life along the water**, within walking distance of the station and the centre. Moreover, this project pays particular attention to the sustainability aspect: the neighbourhood is entirely **low-traffic** and **solar panels** and **green roofs** have been installed.

International leader within the real estate industry

For more than 20 years now, Matexi has had a presence on the foreign residential property market. In 2003 we first ventured into the Grand Duchy of Luxembourg and since 2010 Matexi has been active in Poland, initially only in the residential property market in the capital Warsaw but since 2017 also in the second-largest city, Krakow. In each of these local markets, we seek to expand and strengthen our position as a respected local champion.

The activities in Poland are undoubtedly the driver of our continued growth.

'14 - PRESENT

DIEKIRCH - DRAÏECK

In the **Grand Duchy of Luxembourg**, the **Diekirch** project will be our eye-catcher in the years to come. We are redeveloping the historical buildings of the erstwhile AB InBev brewery and revitalising the neighbourhood thanks to a mix of houses, apartments, offices, shops and a public parking garage.

In **Poland** we are implementing a strategy of steady growth through acquisitions, reinforcement of the local team and attraction of local financing in both Warsaw and Krakow. Our activities in Poland are undoubtedly the driver of our continued growth, and the country is more than ever our second home market.





'16 - '21

WARSAW PULAWSKA

In 2021 the first occupants took up residence in our Pulawska project, located in one of the **greenest** and most **trendy neighbourhoods** of Warsaw. This 17-floor high-rise can accommodate more than **200 families**. With its modern **triangular wedge** and glass facade look, Pulawska is the eye-catcher in the neighbourhood.

Moreover, thanks to an agreement with the investment group **Aurec Capital Poland**, the project is one of the largest transactions in Poland's private rental market.

'21 - PRESENT

KRAKOW - FACIMIECH

In Krakow we are working hard on the Facimiech project, with 71 apartments in the first phase, distributed over three buildings, being realised according to a sustainable design. This way we are encouraging soft mobility by providing bicycle sheds and the site is entirely **low-traffic** in order to give the protected trees there every chance to flourish.

In addition, the design includes an **underground car park** and **electric charging points**. The first occupants moved in at the end of 2022.



'21 - PRESENT

WARSAW SANGATE

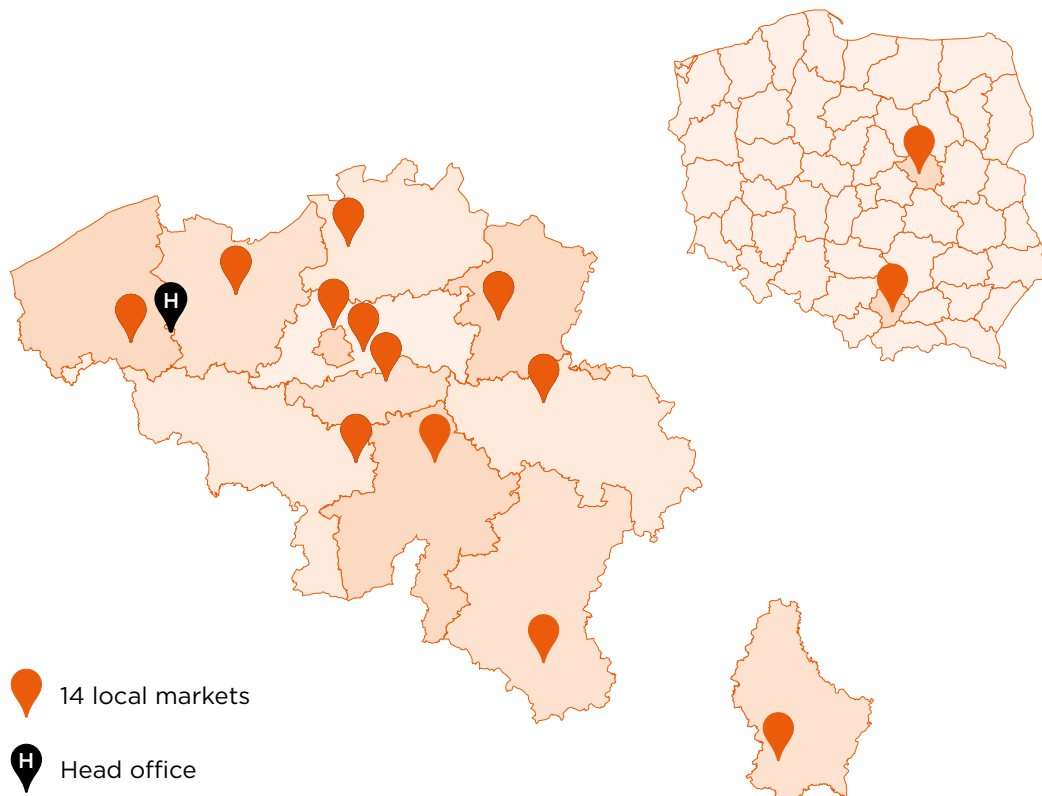
Near Warsaw's Chopin Airport we are developing a new neighbourhood on a 3.5 hectare site that will ultimately offer housing for around 1,200 families.

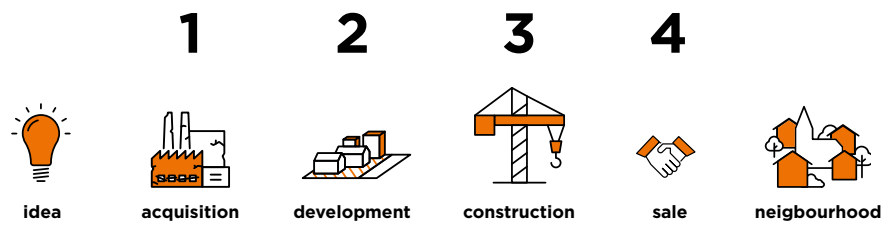
In a first phase we are working on a **residential tower** with various apartments and an intimate inner courtyard as a green zone for the residents to get together and relax. In a subsequent phase we will be adding **extra amenities**, including a hotel.

Our organisation

Local anchoring is an important key to success.

The three most important characteristics of successful real estate projects are: location, location and location. Therefore at Matexi we have opted for a direct and local anchoring of our organisation. Our organisation works from **14 local markets distributed throughout Belgium, the Grand Duchy of Luxembourg and Poland.** Knowledge clusters based at our headquarters in Waregem support the local teams.





Neighbourhood development in 4 stages

Our development process goes through 4 phases: acquisition, development, construction and sale. The development process frequently has a long or, in some cases, very long completion time. All of Matexi's neighbourhoods also require very substantial financial investments.

Due to these long construction times and the major investments required, it is essential to **develop the right product at a competitive price in the best locations**. In this respect, good local knowledge is extremely

important, and small details can have a huge impact.

The first stage in the development process consists of acquiring land and sites. As much as 90% of our acquisitions are disused industrial grounds, old factories and vacant office buildings. This is followed by the designing of enjoyable neighbourhoods, the process of securing the permits, construction and sale. With ultimately, as the final result, **enthusiastic customers living in pleasant neighbourhoods**.

Solid and stable partner

Matexi projects are multidisciplinary, **knowledge-intensive** and complex. They extend across long periods and they are **capital-intensive**. Matexi is an excellent partner for those wishing to entrust their resources over the long term to a company that develops local projects.

As a leader in our sector, we boast an **impeccable track record**; moreover, we dispose of extensive reserves and sound solvency. But above all we offer the possibility to invest capital in projects that constitute a high-quality response to important needs in today's society.

Over 75 years of knowledge and experience

A strong family anchoring is the cornerstone of Matexi's success.

With over 75 years of experience and know-how we are the market leader, we are trusted and have the necessary resources to successfully implement the most challenging real estate projects, both at home and abroad. Moreover, for over 20 years Matexi has been a pioneer and market leader in complex inner-city redevelopment projects.



- 1917**
Following the death of Victor Vande Vyvere in 1917, Clémence finds herself alone with their 9 young children. Clémence then makes the brave decision to send her 4 sons and 5 daughters to the college and boarding school.
- 1945**
In 1945, the 3 brothers Gerard, Robert and Herman Vande Vyvere create Matexi, the Maatschappij Tot Exploitatie van Immobiliën. They buy large tracts of agricultural land and sell it in smaller parcels to farmers, who in this way can own their own farms.
- 1962**
The 3rd generation comes on board in 1962 with Christian Vande Vyvere, son of Gerard. Bernard, son of Robert, follows in 1965 and Philippe, son of Herman, joins Matexi in 1973. They remain active in the company until 2002, 1990 and 2006, respectively.
- 1994**
The 4th generation begins to arrive in 1994. Gaëtan Hannecart, husband of Bénédicte Vande Vyvere, daughter of Christian, joins the family business in 1994 and Bruno Vande Vyvere, son of Christian, follows suit in 1996.
- 2021**
In 2021, Matexi appoints its first ever non-family CEO.
- 2024**
Gaëtan Hannecart takes over the operational leadership of Matexi again, as executive chairman of the board of directors.

Our Neighbourhood Studio

As a neighbourhood developer, Matexi has had an in-house urban planning team for decades, which is very rare in the business. As such, the team delivers substantial added value in terms of image quality, affordability and master planning.

Through the Neighbourhood Studio, Matexi continues to expand its knowledge of realising new neighbourhood developments. Through research and experimentation, we develop new urban planning models that are subsequently implemented in our projects.

We insist on not keeping this urban planning expertise to ourselves. On the contrary, the Neighbourhood Studio wants to reach out to governments, design agencies, start-ups and other organisations to reflect on the neighbourhoods of the future together - and to realise them.



Social commitment

Matexi is committed to creating a positive impact on people and society. That is why we believe it is important to share knowledge and contribute to the community and the economy of which we are a part. We focus on projects that support an inclusive society, participate in knowledge networks and build lasting relationships with our partners.





MATEXI AWARD

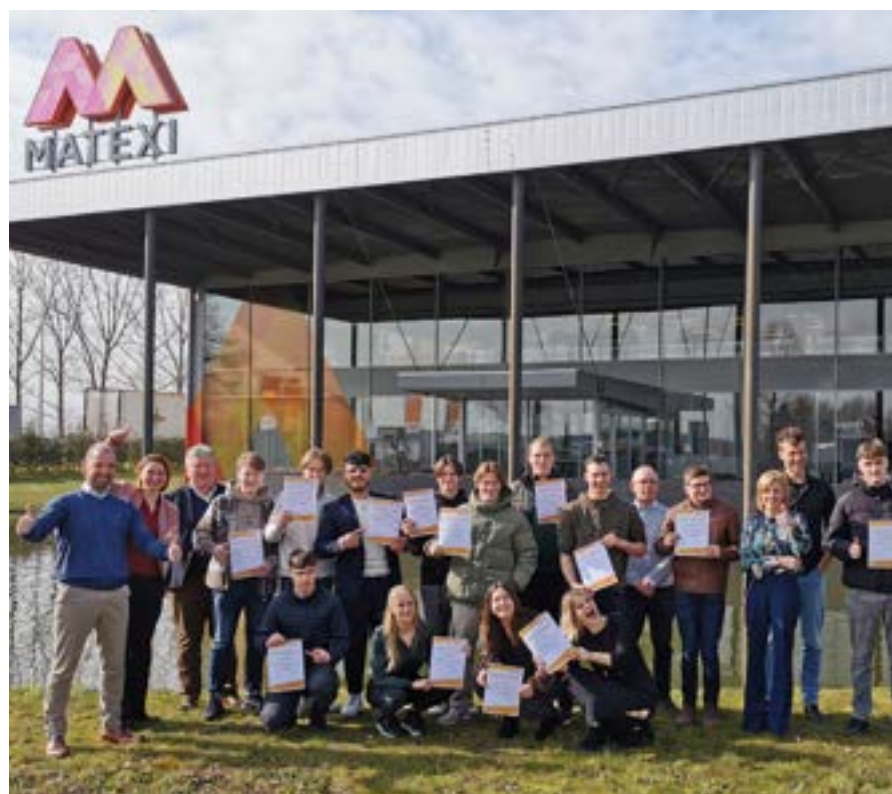
Every year Matexi bestows the **Matexi Award**, the prize for the most successful local initiatives that promote social cohesion between neighbours and boost the liveability of neighbourhoods. In addition to the most binding initiative, there is also the prize for the most greening neighbourhood initiative. This is Matexi's way of recognising the efforts of countless Belgians who work heart and soul for their neighbourhoods. Both private individuals and local administrations can submit their project.

YouStart

Empowering Youth

A quarter century ago, Matexi was a founding partner of the Belgian chapter of **YouthStart**, a non-profit organisation that encourages ambitious young people to discover the challenges and possibilities of independent entrepreneurship. This gives them greater self-confidence and hopefully inclines them to become engaged for their future, for the community and, by extension, for society as a whole.

Matexi regularly hosts YouthStart certification sessions, during which we receive several groups of young people who present the business plans of their virtual companies to a panel of judges. Afterwards the youngsters receive an official certificate of participation.



Matexi at a glance

75+ years of experience and know-how 

14 markets 
4 regions in **3** countries

active in **335** cities & municipalities 

turnover of **413** million euros in 2023 

300+ professional experts 

3,000+ indirect jobs 

511 neighbourhoods under development 

47,100 families made happy with their own home since 1945 

deliveries in 2023

498 houses 

807 apartments 

38 retail & office units 

1,343 deliveries in 2023

1,238 sales in 2023 



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