

Welcome to the neighbourhood.



Dear reader

The evolution of society confirms the vision we at Matexi have been pursuing for decades. 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 reversion 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!

Neighbourhood developer and market leader

Matexi is the market leader in residential property development, specialising in neighbourhoods. We believe that creating homes is about more than just the four walls of a house. Our focus is on creating places where people can live safely, comfortably and enjoyably. For every new project, we start by looking at the existing neighbourhood and identifying how we can enhance it and add value for residents and the wider community. That is why we call ourselves a neighbourhood developer.

With 80 years of experience, Matexi is the leading knowledge and development partner for sustainable urban regeneration, area development and neighbourhood projects that strengthen the urban fabric.

In the following pages, you will discover how, as a responsible market leader, we create neighbourhoods that connect people and offer high-quality homes for every budget.





NIVELLES - CAMPAGNE DU PETIT BAULERS

ETHOS

Planet People Profit

The phrase 'people, planet, profit' was coined in 1994 by sustainable development expert John Elkington. This bottom line has been an important part of the Matexi 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, Profit. The planet's carrying capacity must be our number one concern if the human race is to have any future at all.

At Matexi these three themes always go hand in hand. For Matexi, 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).**



BLANKENBERGE - PARKVILLE



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.



Sustainability instruments

Starting from our ethos, Matexi consciously takes a broad view of impact. As a neighbourhood developer, we do not pursue our sustainability ambitions at a single level. Instead, we aim to make positive contributions across four interconnected layers: the neighbourhood, the residential unit, the organisation and our partners.

At each of these levels, we give practical effect to Planet, People and Profit, always aligned with

the relevant scale, responsibility and the role assumed by Matexi. To safeguard the coherence between vision and implementation, Matexi uses **the Sustainability Matrix** as a unifying framework.

This matrix shows how our sustainability ambitions are translated into practice in a consistent manner across each of the four impact layers.

	 PLANET	 PEOPLE	 PROFIT
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).



In our residential projects, we preserve and strengthen natural systems by focusing on diverse planting, blue-green infrastructure and climate-adaptive design, heightening ecological resilience and the quality of life in our neighbourhoods.



We focus on efficient land use and a circular approach by reusing existing buildings and materials where possible, repurposing heritage assets and minimising construction waste through well-considered material choices.



We design energy-efficient, comfortable neighbourhoods, integrate renewable and shared energy solutions, and reduce CO₂ emissions across our buildings and operations, thereby contributing to affordable, low-carbon living environments.



We focus on well-connected and low-traffic neighbourhoods with safe and attractive routes for walking, cycling and light mobility, complemented by high-quality and accessible cycling facilities.



Efficient water use is achieved through the reuse, buffering and infiltration of rainwater, enabling neighbourhoods to better cope with both wet and dry conditions.

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 four 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 **four 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).



DIVERSITY
& INCLUSION

We create inclusive neighbourhoods that offer a mix of housing types and accessible public spaces so that everyone feels welcome. We pay particular attention to an organisation that guarantees equal opportunities.



CUSTOMERS

We ensure a clear and consistent customer experience with transparent communication and recognisable points of contact, and we continuously improve our services based on customer feedback.



STAKEHOLDER
ENGAGEMENT

We aim for shared goals by involving residents, local actors and public authorities early and in a meaningful way, by incorporating their insights and by collaborating on initiatives that strengthen the neighbourhood.



CONNECTED
NEIGHBOURHOOD

Developments are integrated into the wider neighbourhood and provide public spaces and meeting places that support social interaction, complemented by facilities for a vibrant and inclusive environment.

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 Profit' 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

It is Matexi's ambition to realise sustainable and affordable housing without compromising on spatial, aesthetic or technical quality. 'Surprisingly much for your budget' remains our guiding principle.



EMPLOYMENT

We provide stable employment and opportunities for sustainable careers, and through collaboration with local partners strengthen thousands of indirect jobs that contribute to a strong and resilient regional economy.



PROSPERITY

We create neighbourhoods that generate value for their surroundings, thereby enhancing the attractiveness, connectivity and vitality of the wider neighbourhood.



PROFITABILITY

We build a stable and balanced project portfolio, reinvest our resources in innovation, sustainability and organisational strengthening, and proactively manage risks to continue creating long-term value.

Future-proof urban development

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 almost 30 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, Matexi 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, was 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 has given an iconic building a new and modern purpose but also created 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 - '26

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 have created a new **eco-quarter** of no fewer than 3.5 hectares and **7 buildings**. Matexi has used 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 - '23

HASSELT QUARTIER BLEU

New quarter by the water

Quartier Bleu has converted 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).





'19 - '25

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.

‘14 - PRESENT

VILVOORDE 4 FONTEINEN

Living, shopping and working by the water

4 Fontein, 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 Fontein 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. 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 Fontein 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.

Sustainable area development

New neighbourhood developments in and around cities respond to today's housing needs and the growing number of households, driven by an ageing population and smaller household sizes.

As a neighbourhood developer, Matexi focuses on compact living, complemented by generous publicly accessible green spaces, places where neighbours can meet, and play areas for children.

Through thoughtful design, with attention to local amenities and social connections, these neighbourhoods contribute to sustainable and liveable cities. They form a complementary part of a broader urban vision, where housing, nature and mobility go hand in hand.





'12 - HEDEN

SINT-NIKLAAS TERNEUZENWEGEL

Ecological neighbourhood with its own school

The southern part of this residential neighbourhood covers approximately 12 hectares. The design was based as much as possible on the existing landscape, incorporating around 450 compact homes and a nursery and primary school, which made it possible to allocate 50% of the area to public space. Existing trees, particularly pollarded willows, were preserved wherever possible. The existing network of ditches was also retained and integrated into the neighbourhood's water management system. Excavated soil was reused to create more variation in the landscape of the new neighbourhood park, which covers approximately

4 hectares, through a series of play mounds and gentle hills. The park was further enhanced with new trees, play equipment, a sports field and, above all, ample space for water.

The northern part of the neighbourhood covers 13 hectares. The master plan, developed in collaboration with all partners, allocates significant space to green areas and water, alongside around 350 homes and apartments. The existing park in the southern part will be extended by a further 5.4 hectares in the northern section, resulting in a neighbourhood park of approximately 9 hectares in total.



'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 - '26

BOECHOUT ZUIDERDAL

In the village centre and amidst the greenery

Matexi has developed 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 have created **Wallonia's first geothermal heat grid for a mixed programme** of 140 houses and apartments.

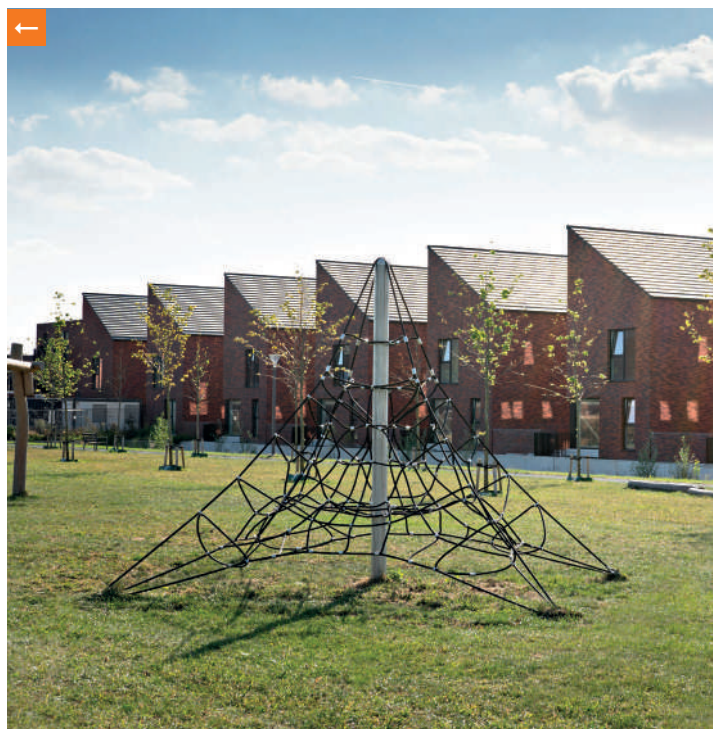
‘14 - PRESENT

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**.



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.





'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 - '25

KRAKOW - FACIMIECH

In Kraków, we delivered 120 apartments spread across four buildings, all designed with sustainability in mind. Active mobility is encouraged through dedicated bicycle storage facilities, while vehicular traffic has been kept to a minimum to preserve and protect the site's mature trees.

↑



'21 - PRESENT

WARSAW SANGATE

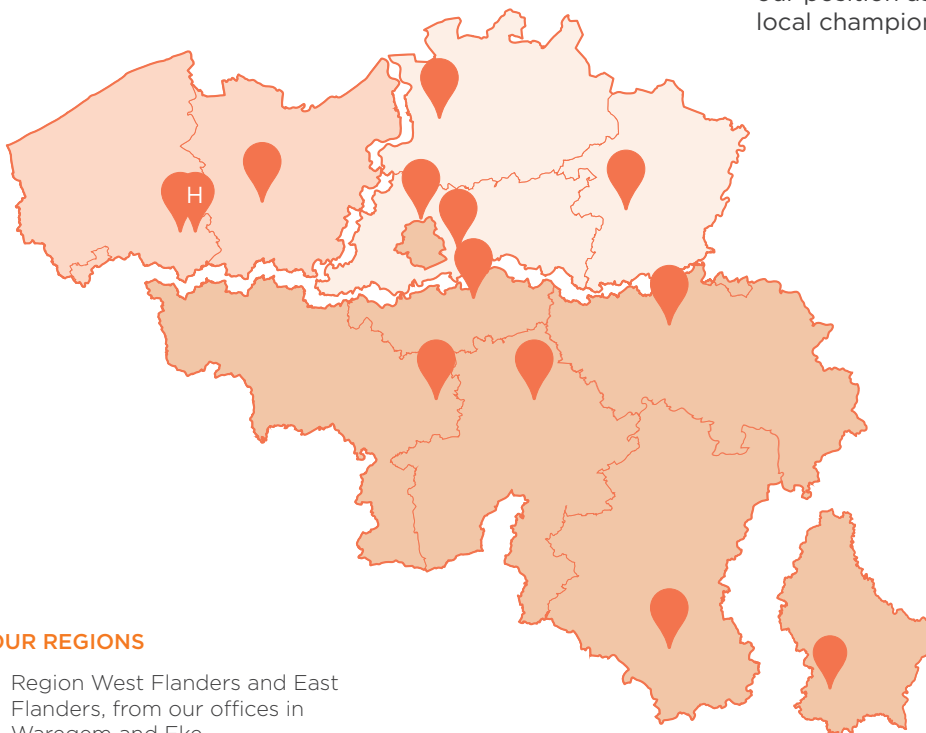
Near Warsaw's Chopin Airport we are developing a new neighbourhood on a 3.5 hectare site that will ultimately offer housing for around 1,200 families.

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

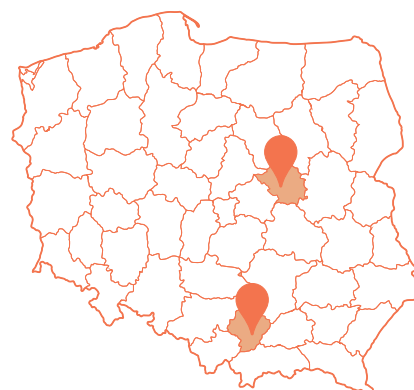
Local anchoring is an important key to success.

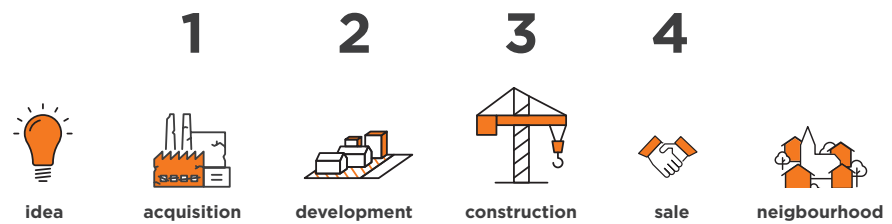
At Matexi we very consciously opt for a direct and local anchoring of our organisation. We operate through four regions in which we are active across different local markets and our ambition is to consolidate and strengthen our position as a respected local champion.



FOUR REGIONS

- Region West Flanders and East Flanders, from our offices in Waregem and Eke
- Region Antwerp, Limburg, Flemish Brabant, from our offices in the cities of Antwerp, Hasselt and Grimbergen
- Region Brussels, Walloon Brabant, Liège, Hainaut, Namur, Luxembourg and GD Luxembourg, from our offices in the cities of Brussels, Wavre, Liège, Fleurus and Mamer
- Region Poland from our offices in Warsaw and Krakow
- Matexi headquarters from Waregem





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.

80 years of knowledge and experience

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

With 80 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.

2024

In 2024, Clémence Hannecart, a member of the fifth generation of the family, joined Matexi as Business Manager for Flemish Brabant. She had already gained experience within the company between 2020 and 2022.

2025

Matexi celebrates 80 years of experience. Throughout the past eight decades, we have continuously reinvented ourselves as a family business: evolving from an agricultural land trader into a land developer, and from a homebuilder into a creator of sustainable neighbourhoods.

Our expertise

As a neighbourhood developer, Matexi has built up extensive in-house expertise over many decades. Our central teams have developed specialist knowledge across a wide range of disciplines, including sustainability, technical development, taxation and regulatory matters.

Our urban planning expertise is consolidated within our unique Neighbourhood Studio, a multidisciplinary team of experts that supports our Project Developers in their partnerships with cities and municipalities throughout Belgium. The team fosters co-creation and dialogue, helping to shape master plans that respect the character of local communities while delivering added value through mobility, biodiversity, the energy transition and housing affordability. Backed by decades of practical experience, we turn ambitious visions into vibrant, liveable neighbourhoods.



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.





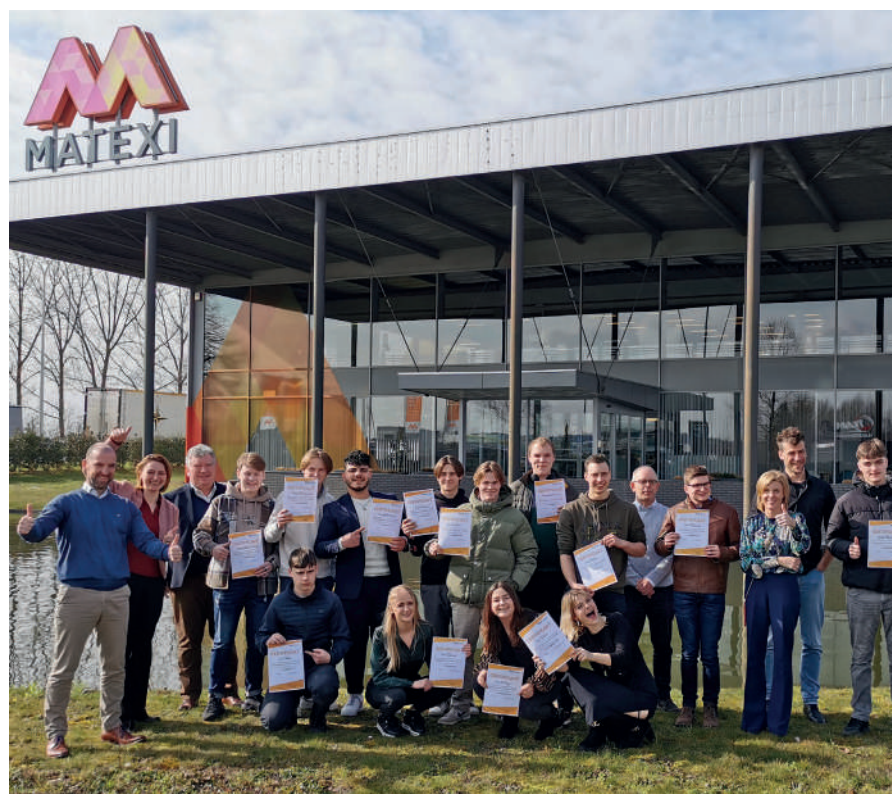
MATEXI AWARD

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. 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.



In 1998, 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

80 years
of experience
and know-how



4 regions in **3** countries

active in

333

cities & municipalities



turnover of

395 million
euros in 2025



300+

professional experts

3,000+

indirect jobs



505

neighbourhoods under
development

49,300

families made happy with their
own home since 1945



deliveries in 2025

391

houses



766

apartments

19

retail &
office units



+

1,176

deliveries
in 2025



1,120

sales in 2025



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