



HALF YEAR RESULTS 2019



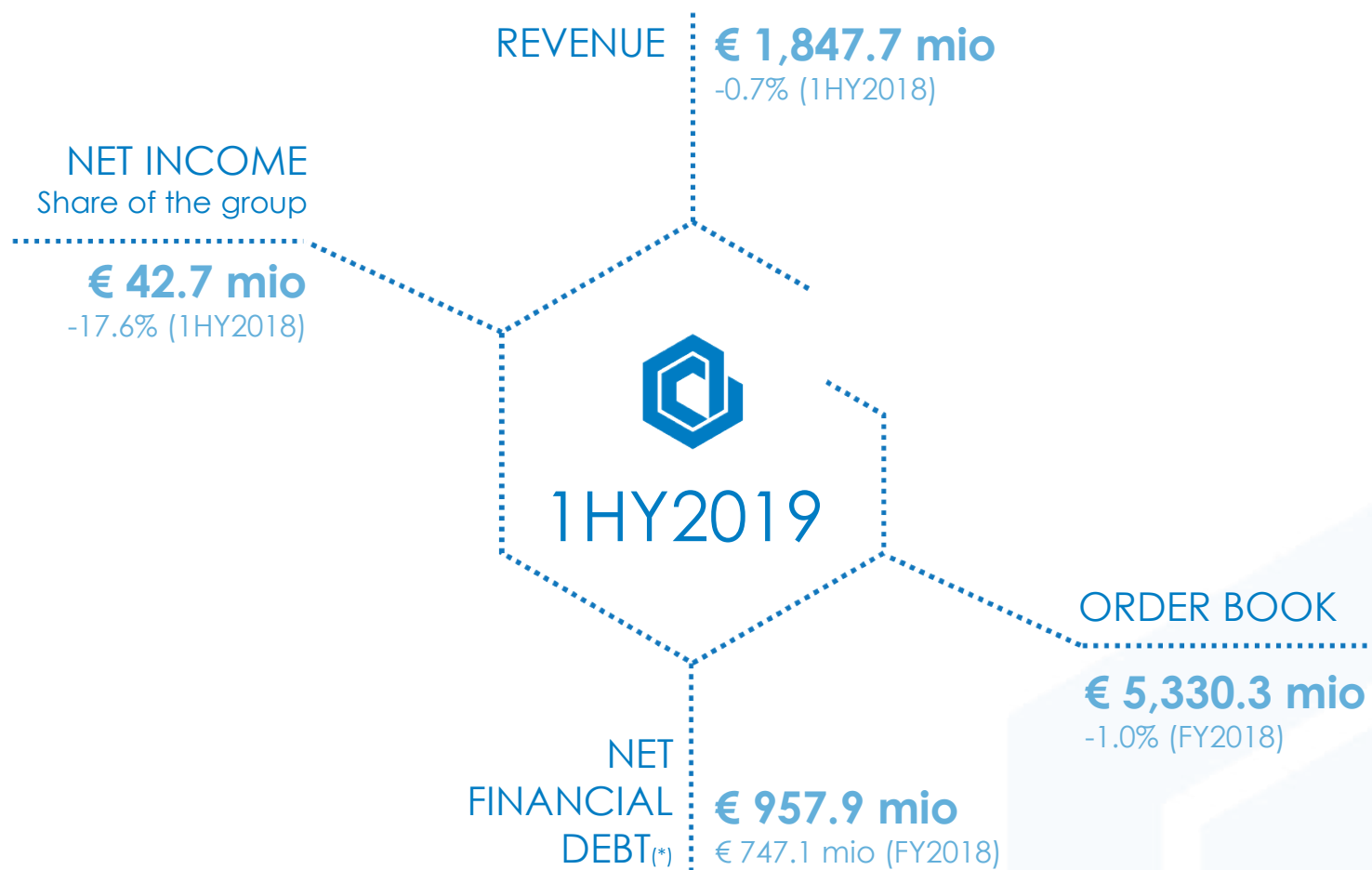
Glossary

| | |
|---|--|
| Working capital requirement | Inventories + trade receivables and other operating receivables + other current assets non-current assets held for sale - other current provisions - trade payables and other operating liabilities - tax payables - other current liabilities |
| Capital employed | Equity in BPI segment + net financial debt in BPI segment |
| Net financial debt (NFD) | Non-current bonds + Non-current financial liabilities + Current bonds + Current financial liabilities - Cash and cash equivalents |
| Income from operating activities | Turnover + revenue from auxiliary activities + purchases + wages, salaries and social charges + other operational charges and depreciation and goodwill depreciation |
| Operating income (EBIT) | Income from operating activities + earnings from associates and joint-ventures |
| EBITDA | Income from operating activities + amortisation and depreciation + other non-cash items |
| Return on equity (ROE) | Net income, share of the group / equity, share of the group |
| Order book | Revenue to be generated by the projects for which the contract has been signed and has come into effect (i.e.: after notice to proceed has been given or conditions precedent have been fulfilled) and/or for which project financing is in place. |

Headlines first half 2019



Headlines first half 2019



(*) Including impact of IFRS 16

- **Slight revenue** increase both at DEME and CFE Contracting.
- **Declining EBIT in the three operational divisions** leads to a net result of € 42.7 million, € 9.1 million below 1HY2018.
- **High level of capex** at DEME, and implementation of IFRS 16 increase the net financial debt by € 210.8 million.
- **Order book** is maintained at a very high level: € 5.33 billion.

Outlook

At the year-end, the situation of the receivables due from the Chadian government will be reassessed in the light of the progress made in the negotiations between the Chadian authorities and the Afrexim Bank.



The Contracting division should record a moderate growth of activity in 2019, although the operating income is expected to be close to that of 2018.

100%



100%

2019 is a transition year for DEME: revenue is expected to remain stable and the EBITDA margin expressed as a percentage of revenue is expected to be close to the previous financial year.



100%

The operating income and net result of the Real Estate Development division are expected to be higher than in the previous financial year.



Key financials 2019

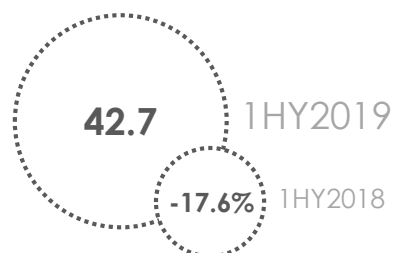


Key financials - first half 2019

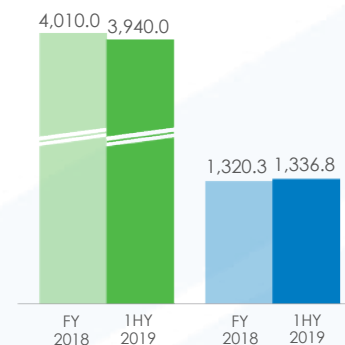
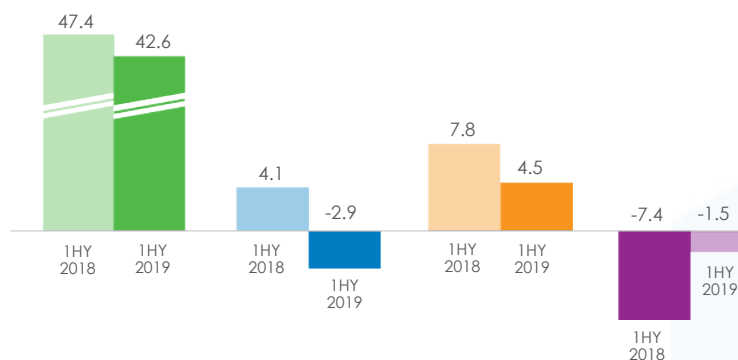
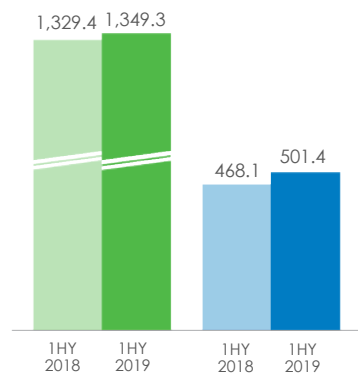
Revenue (€ m)



Net result (€ m)



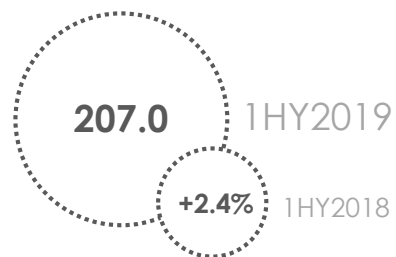
Order book (€ m)



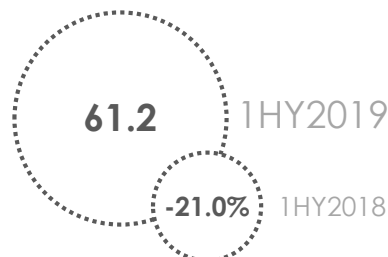
DEME Contracting BPI Holding

Key financials - first half 2019

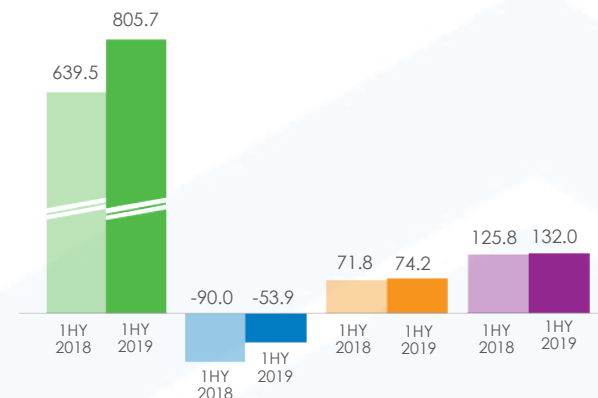
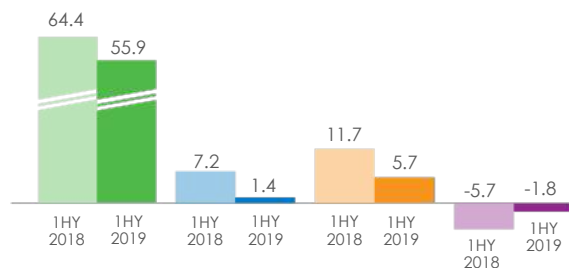
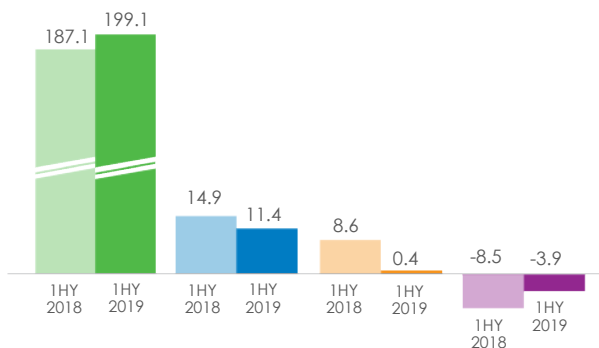
EBITDA (€ m)



EBIT (€ m)



Net financial debt (€ m)

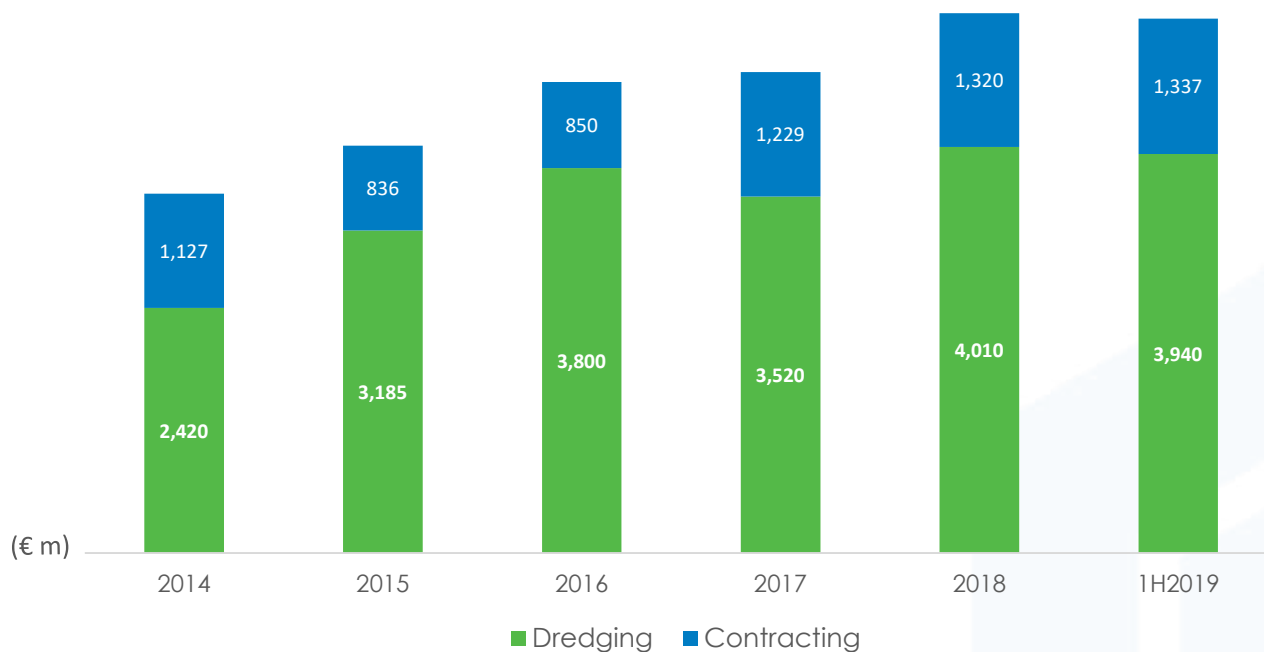


DEME Contracting BPI Holding

Order book evolution

Order book (*) reaches € 5,330.3 million. Following projects not yet included :

- (DEME) the immersed road and rail tunnel *Fehmarnbelt* connecting Denmark with Germany worth €710 million;
- (DEME) design, fabrication and installation (EPCI Contract) of 80 steel foundations at Saint-Nazaire offshore wind farm in France;
- (CFE Contracting) the project *Neo 2* won by the consortium CFE-Cofinimmo in July 2018.

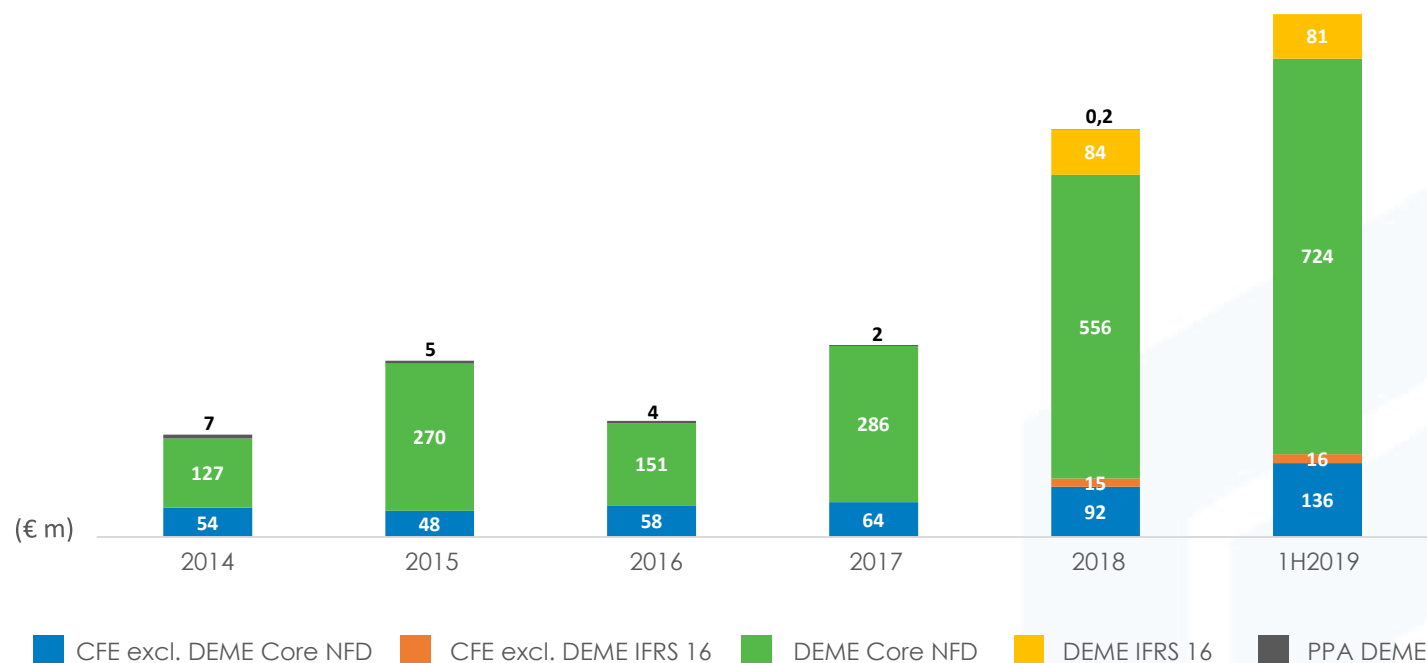


(*) Order book of BPI and Holding & non-transferred activities are not included in the graph.

Net financial debt evolution

NFD increased with € 210,8 million during 1HY2019 of which € 166.2 million relating to DEME.

First application of *IFRS 16 Leases* adds € 83.5 million to DEME NFD and €15.3 million to CFE excl. DEME NFD on January, 1st 2019.



Statement of consolidated financial position

| Key financials (€ m) | 2017 | 2018 | 1HY2019 |
|-------------------------------------|----------------|----------------|----------------|
| Non-current assets | 2,815.5 | 3,089.8 | 3,204.0 |
| Current assets | 1,831.4 | 1,859.1 | 2,119.3 |
| Total assets | 4,646.9 | 4,948.9 | 5,323.3 |
| Shareholders equity | 1,656.3 | 1,734.9 | 1,686.8 |
| Non-current liabilities | 875.5 | 913.6 | 1,454.2 |
| Current liabilities | 2,115.1 | 2,300.5 | 2,182.3 |
| Total equity and liabilities | 4,646.9 | 4,948.9 | 5,323.3 |
| Capital employed | 2,008.2 | 2,383.2 | 2,644.7 |
| ROCE (EBIT/CE) | 12.4% | 9.54% | - |
| Net financial debt | 351.9 | 648.3 | 957.9 |

Note: Distribution of dividend 2018 (€ 60.8 million).
Fair value of derivatives instruments impacts equity with – €29.5 million in 1HY2019.
Figures as disclosed in 2018, not restated according IFRS 16 Leases.

Gare Maritime - Brussels



Architect: Neutelings Riedijk
Architecten

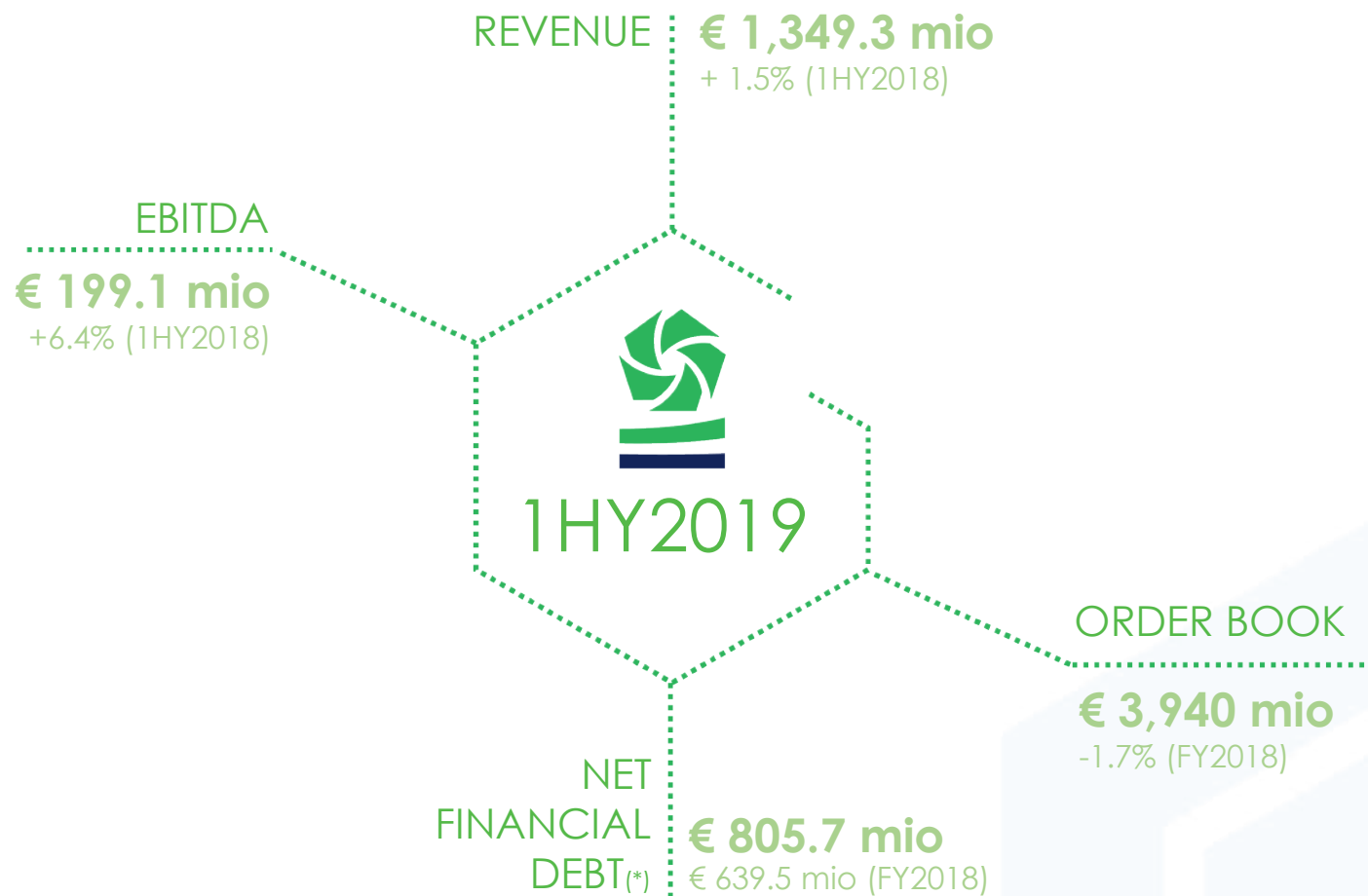
Status: In progress

Sassevaart - Terneuzen



Status: In progress





(*) Including impact of IFRS 16

> Revenue slightly above 1HY2018 (+1.5%)

o Dredging:

Capital dredging: mix of various medium size projects and the finalization of bigger projects such as the Doha port redevelopment and the execution of TTP1 in Singapore;
Maintenance works in Belgium, Africa, India and Germany.

o Off-shore:

WF Foundations projects: Hohe See in Germany, Hornsea One in UK, Seamade in Belgium, Morey East in Scotland;
Cable laying projects: Hornsea and Modular OffShore Grid (MOG).

o Infra (DIMCO):

Execution of 3 key projects in the Netherlands is ramping up: Terneuzen lock, RijnlandRoute and the Blankenburg connection.

> EBITDA in 1HY2019 is 6.4%(*) above last year due to a decent occupancy rate of the float.

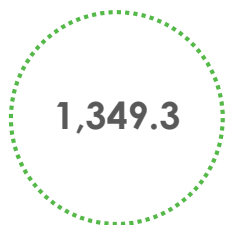
EBITDA margin equals **14.8%** despite non-recurring expenses including costs for heavy maintenance of *Innovation*, write-off on receivables Senvion and pre-development costs related to deepsea harvesting of polymetallic nodules.

> Solid order book

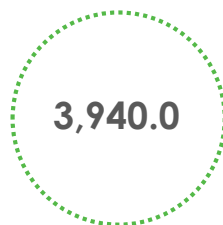
New key contracts: Lower OK Tedi River (Dredging), Elbe River (Dredging), HornSea II(UK), Scheldt & Belgian coast 2020-21.

(*) including a positive impact of € 8.6 millions due to IFRS 16

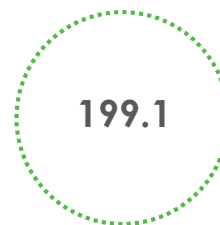
Revenue (€ m)



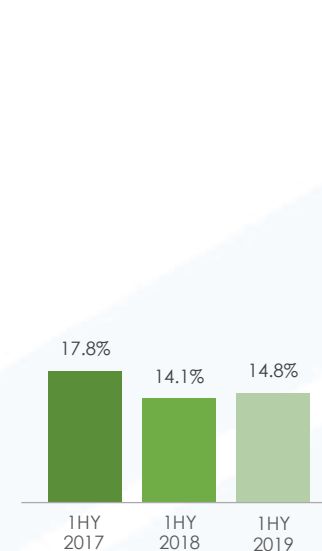
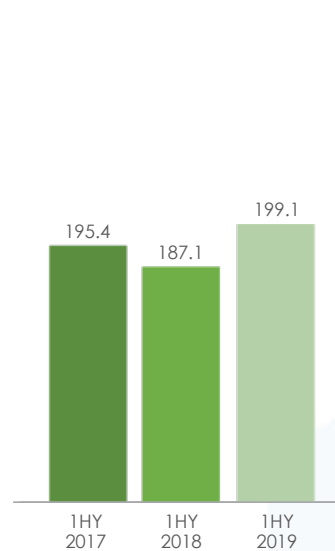
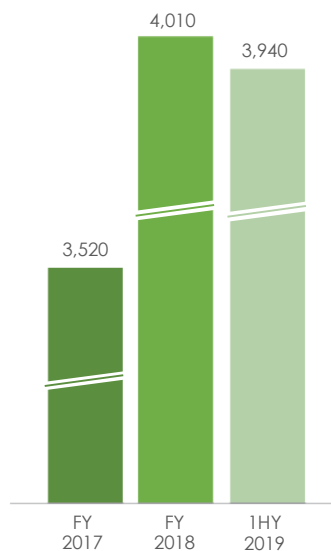
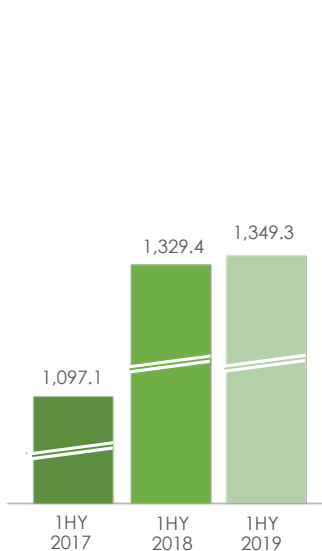
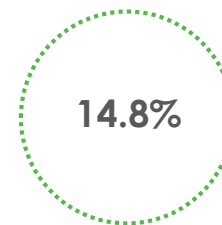
Order book (€ m)



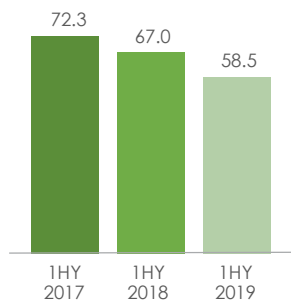
EBITDA (€ m)



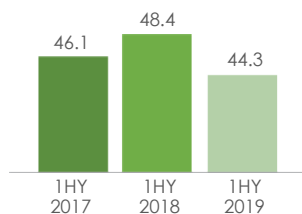
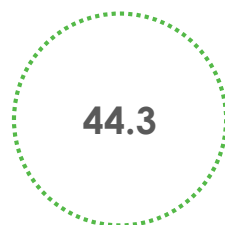
EBITDA margin (% revenue)



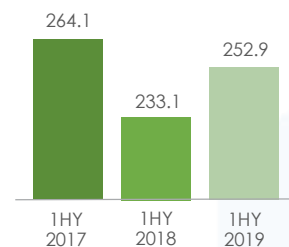
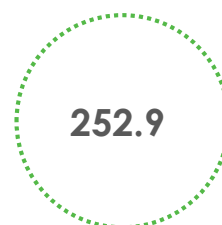
EBIT (€ m) (*)



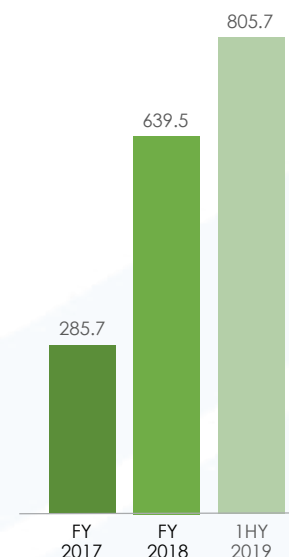
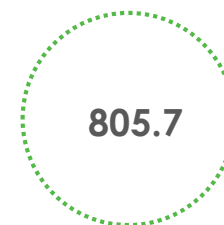
Net result (€ m) (*)



Capex (€ m)

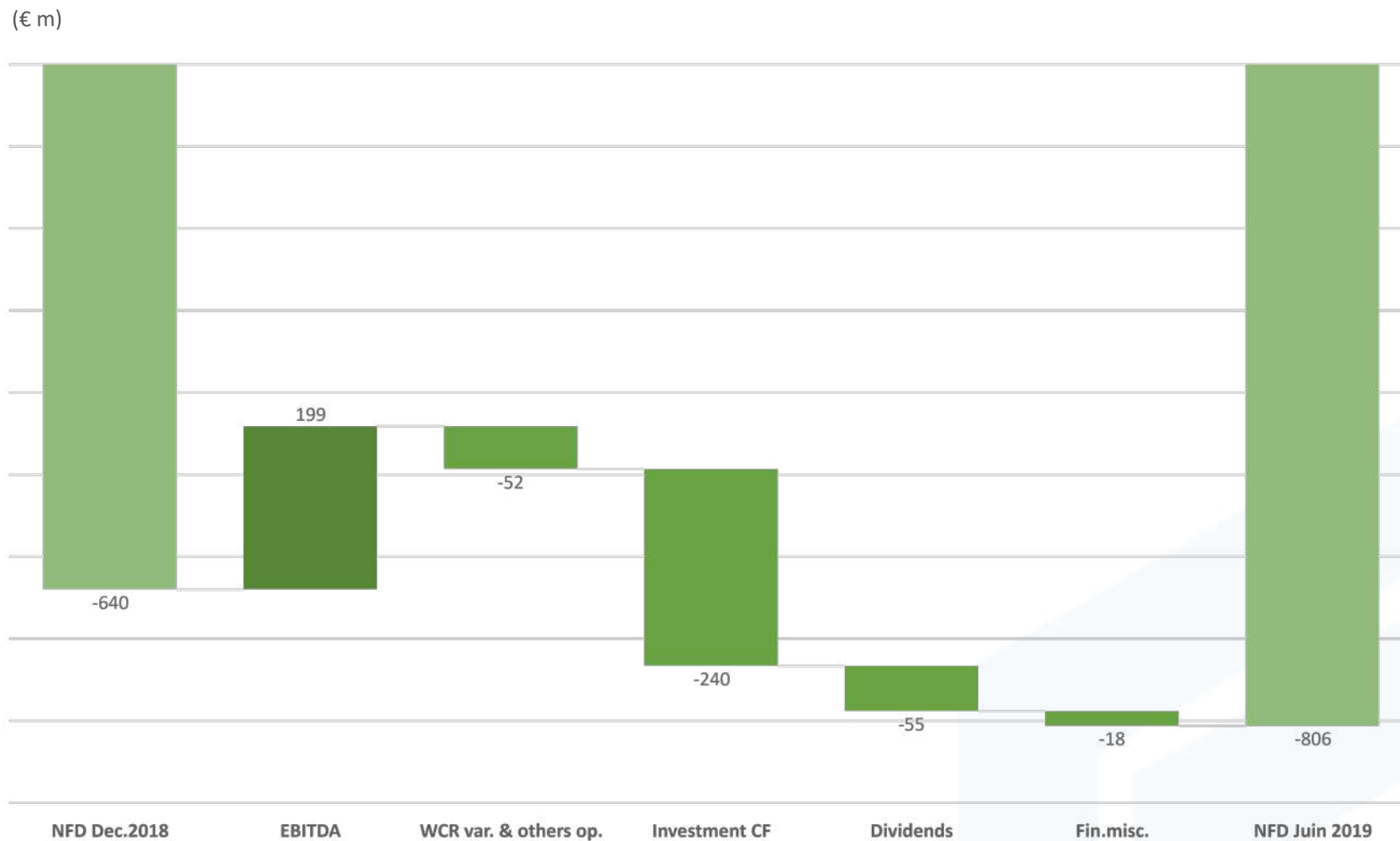


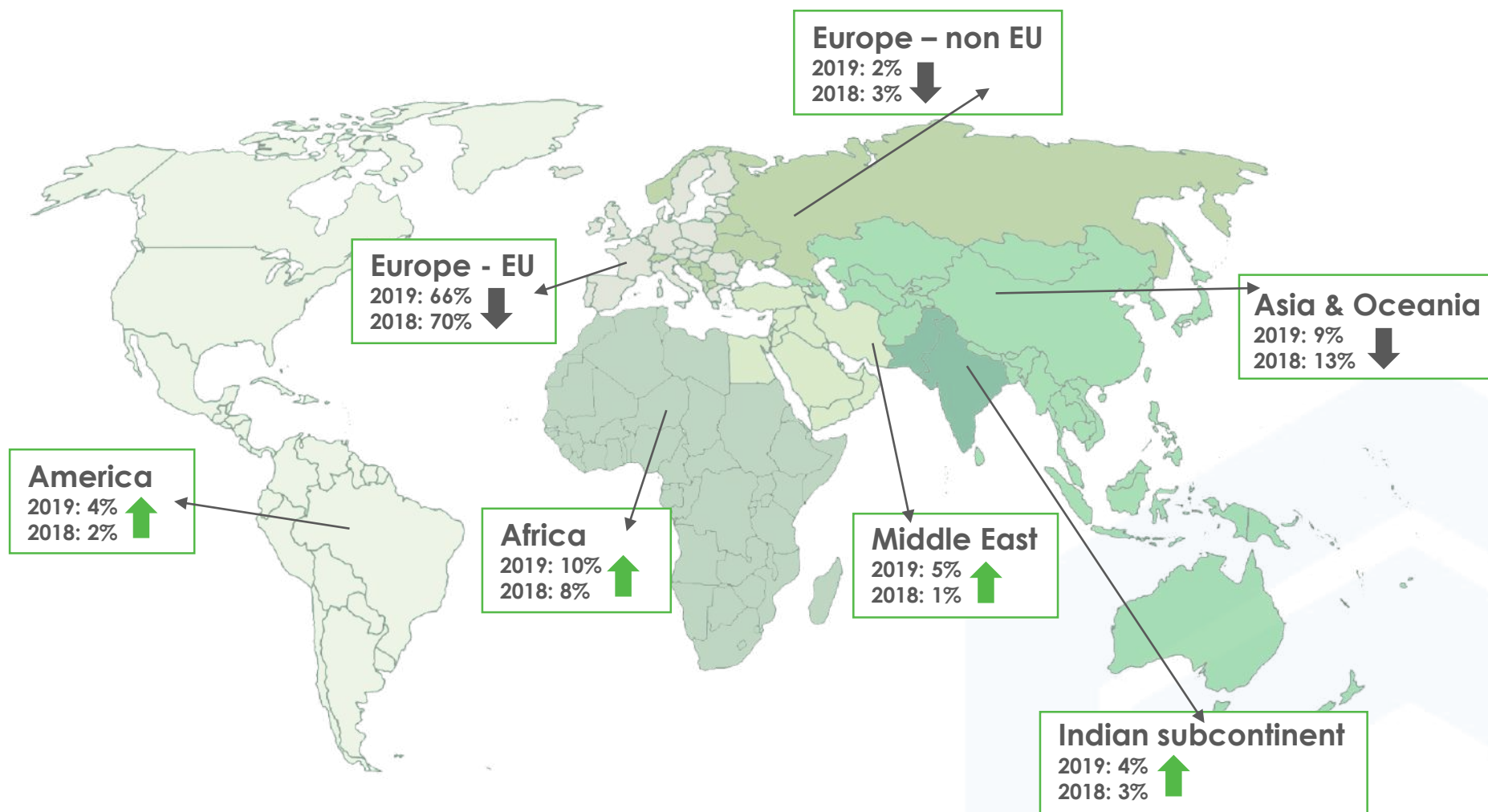
Net Fin. Debt (€ m)

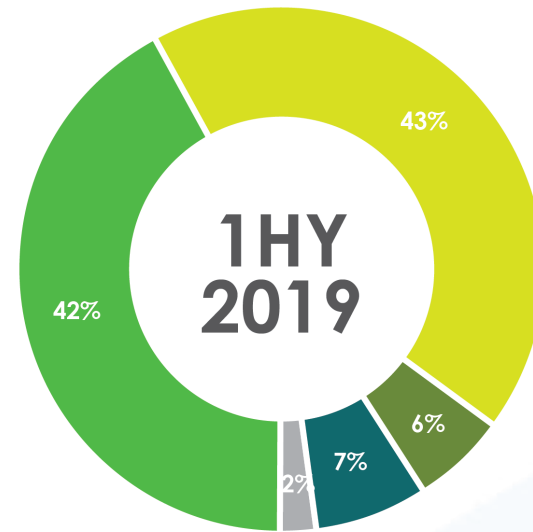
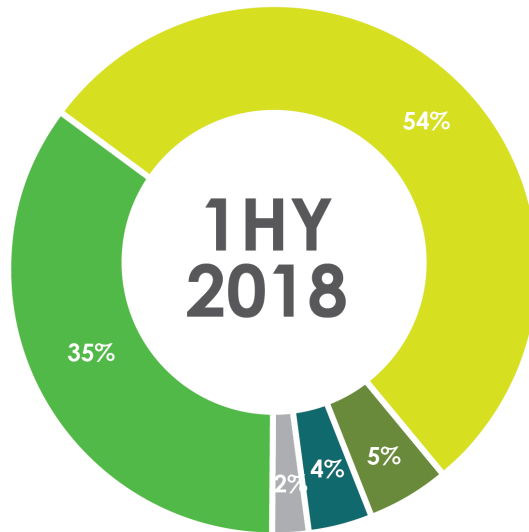


(*) Before impact of Purchase Price Accounting Adjustments 2013

Key financials – Cashflow – Net financial debt









Location: Benin - Africa

Project: Coastal protection works

Volume: 1 million m³

Status: In progress



© Elia

Location: Zeebrugge - Belgium

Project: Elia's Modular Offshore Grid
subsea export cable installation

Status: In operation September 2019



Location: The Netherlands

Project: Reconstruction of the Leiden West motorway junction and construction of the 4 km N434 road (including 2.2 km bored tunnel)

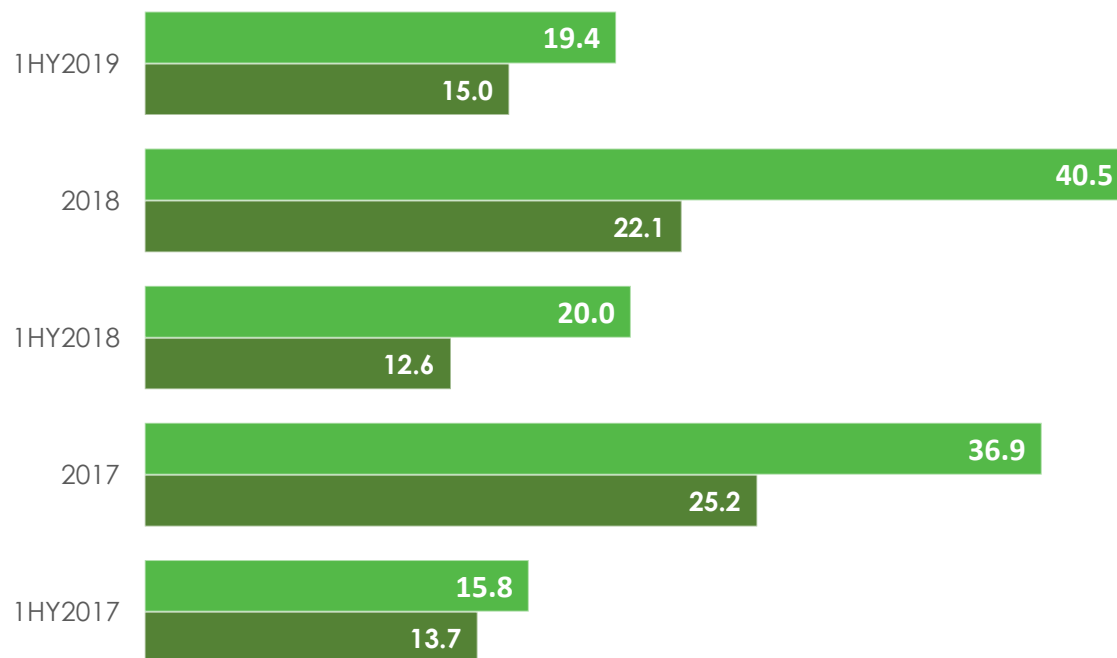
Status: In progress



Location: Antwerp - Belgium

Project: Sustainable business park

Status: In progress



Hoppers



Cutters (1)

(1) Weighted average (KW)

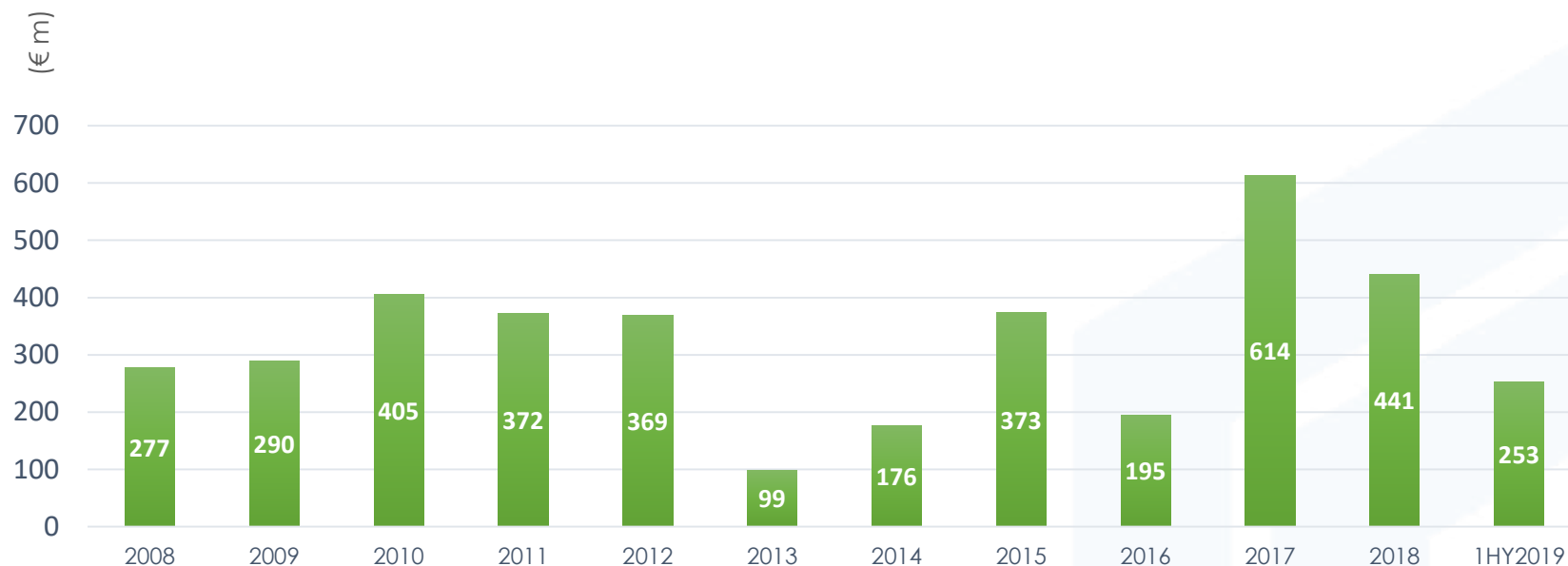


In service

- Scheldt River
- Minerva
- Gulliver
- Livingstone
- Apollo
- Bonny River (2019)

Under construction

- Spartacus
- Orion
- Meuse river
- River Thames
- Bengel
- Deugniet



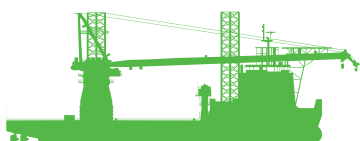


Fleet: Trailing Suction Hopper Dredger

Status: In operation end of June 2019



44,180 kW

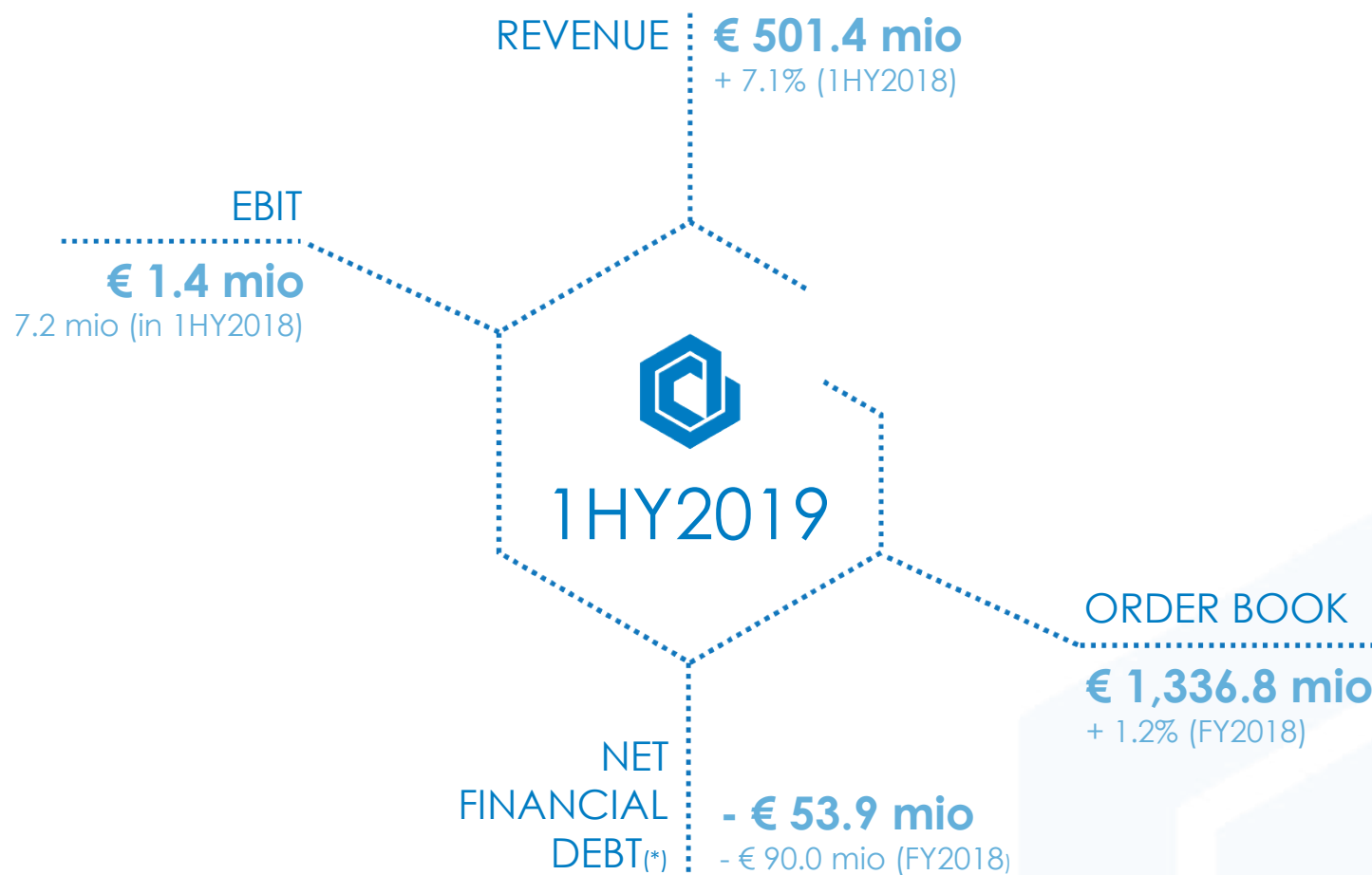


Fleet: Offshore installation vessel

Crane: 5,000 ton

Status: Delivery in 2020





(*) Including impact of IFRS 16

➤ **Increase of revenue** of CFE Contracting (+7,1%) is mainly driven by construction in Flanders and in Poland.

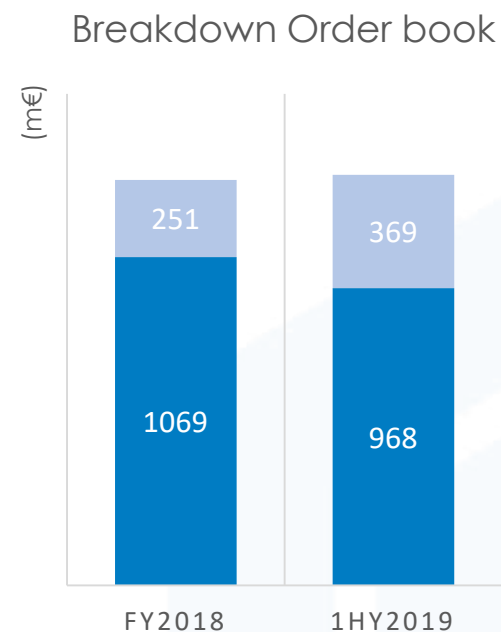
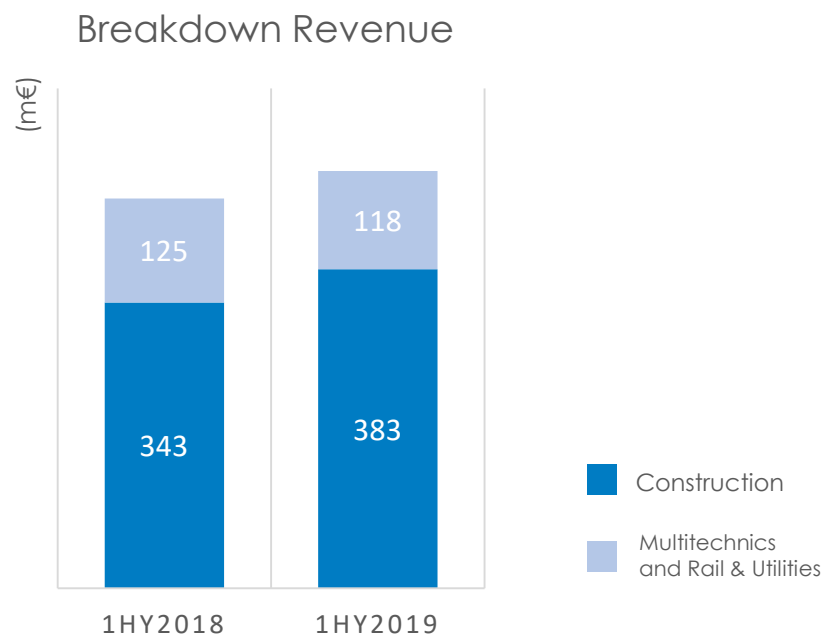
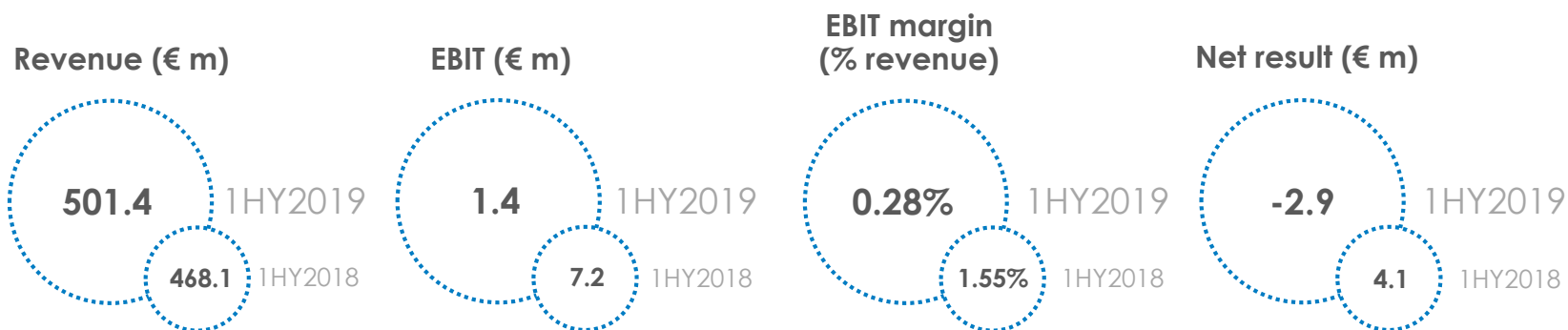
➤ **EBIT margin** equals 0.3%.

Strong performance of CFE Polska, CLE, MBG and Cluster VMA almost offset by:

- Ongoing negotiations on claims and work complements which are not yet integrated in the results;
- Several projects in the Signalling department in Rail & Utilities segment are confronted with operational difficulties;
- Part of the inflation impact not transferred to the customers; Expenses incurred for Design & Build and PPP projects for which the execution has not yet started.

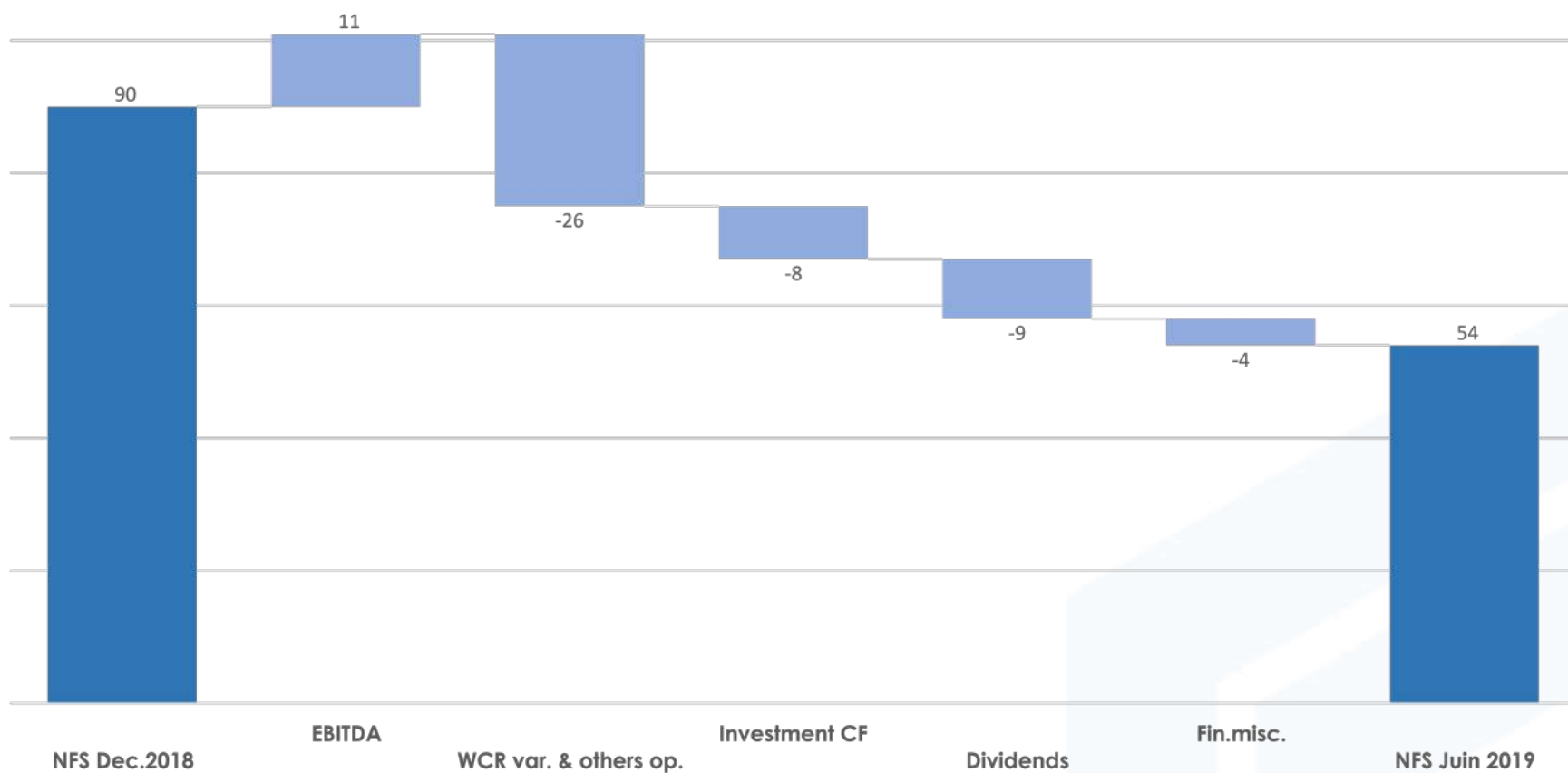
➤ **Net financial surplus** is down by € -36.1 million on like-for-like basis due to the increase of the working capital requirement.

➤ **Order book.** In construction, especially in Belgium, a higher level of selectivity (due to market conditions) influences the order intake (€-94.5 millions in 1HY2019). Contract *Luwa* - public lighting equipment of the Walloon Region's main road work - drastically increases the order book of the segment Rail & Utilities (€+88.7 millions in 1HY2019).



Key financials – Cashflow – Net financial surplus

(€ m)





Location: Antwerp - Belgium

Program: Hospital

Area: 65,000 m²

Architect: Robbrecht en Daem
architecten & VK Architects &
Engineers

Status: In progress



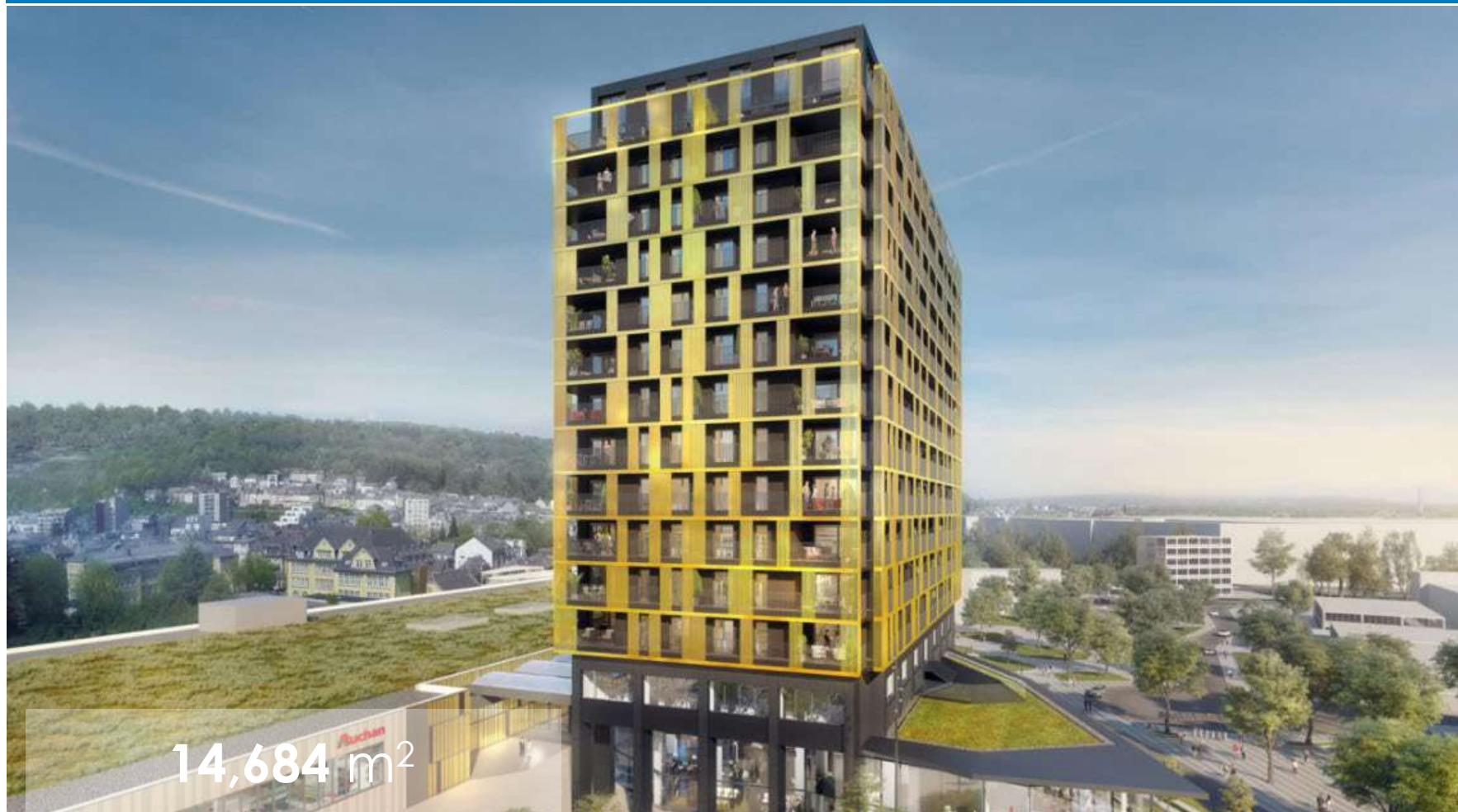
Location: Brussels - Belgium

Program: Offices

Architect: POLO Architects

Area: 11,332 m²

Status: In progress



Location: Differdange - Luxembourg

Program: Mixed-use (retail, offices & residential)

Area: 14,684 m²

Architect: Architectes Moreno

Status: In progress



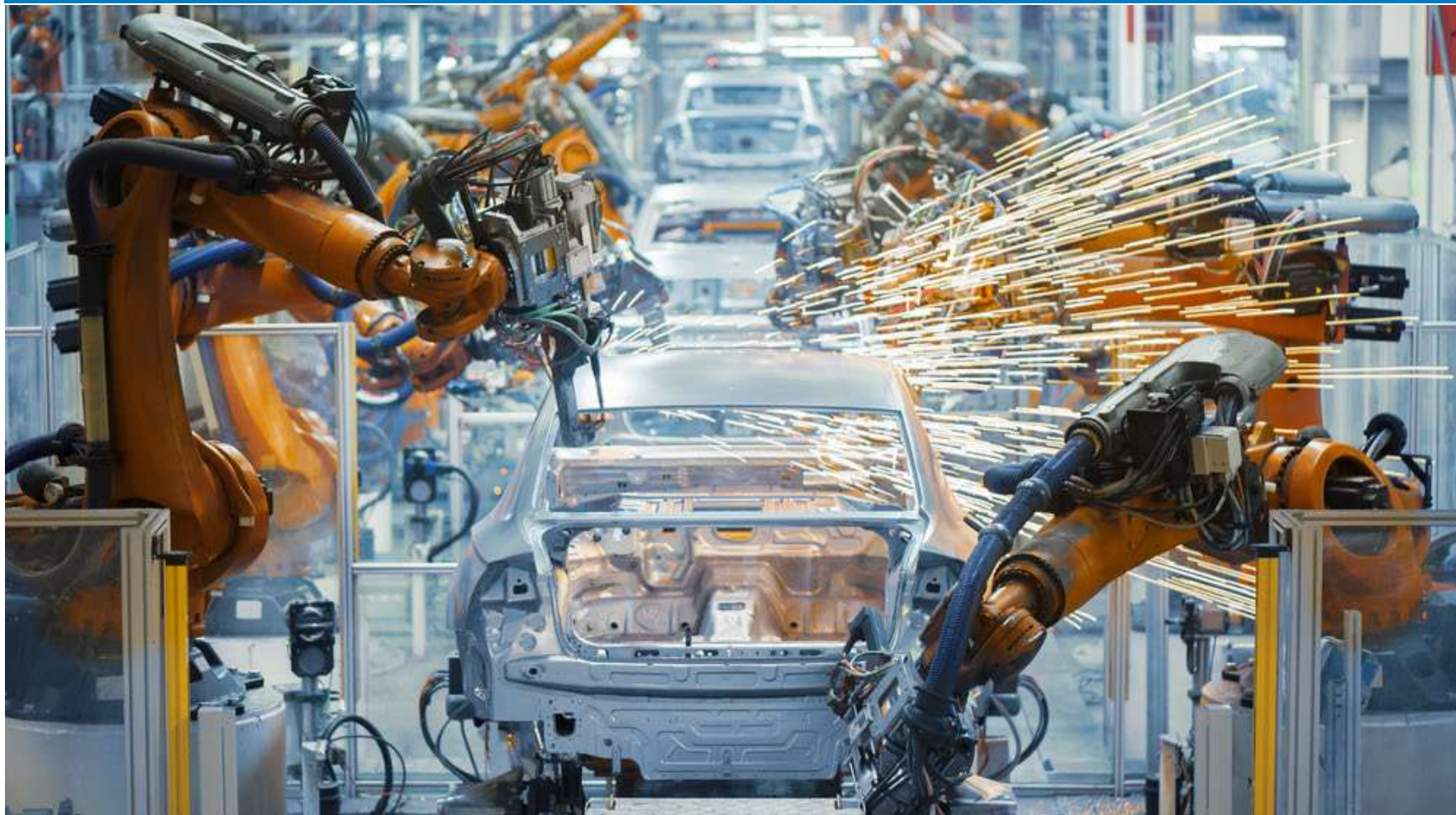
Location: Lodz - Poland

Program: Industrial building

Area: Hala/warehouse
I/II/III/IV: 73,244 m²

Architect: Pracownia
Projektowa 'BLOK-ART'

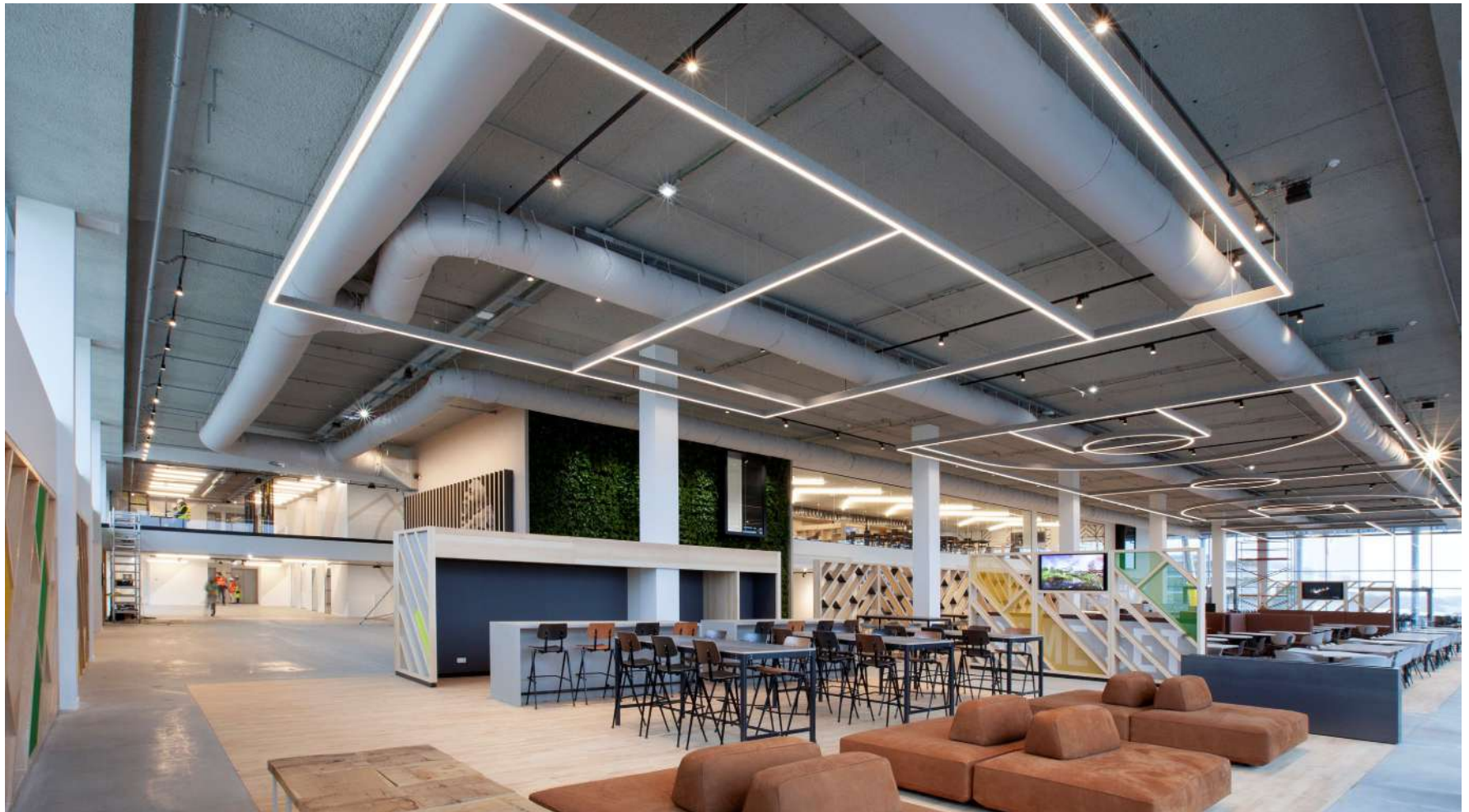
Status: In progress



BU AUTOMOTIVE

Fully automated
assembly lines

References: Audi, Volvo, Porsche, ...



Location: Ham - Belgium

Project description:

Electrotechnical installations,
fire detection, data, CCTV,
UPS, acces controle, etc.

Architect: Jaspers-Eyers & Partners

Status: Finished



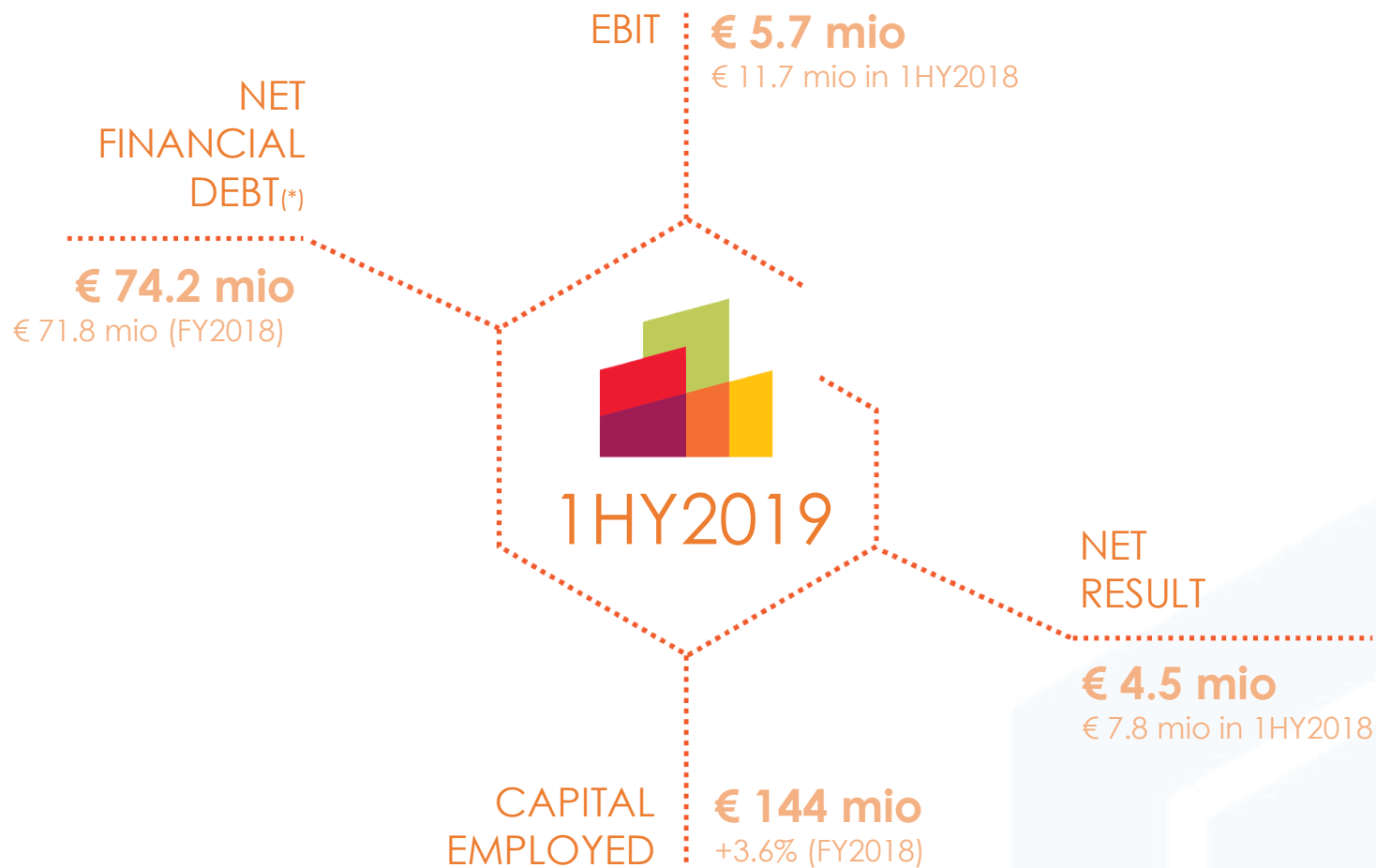
Location: Walloon Region

Project description: Design, modernization, financing, management and 20-year maintenance of the public lighting equipment of the Walloon Region's main road network (Plan Lumière 4.0)

Status: The network modernization will start in the second half 2019.



Renaissance - Liège



(*) Including impact of IFRS 16

- > **Sound performance of BPI**, despite absence of results on the ongoing projects in Poland in 1HY2019(*).

The projects Ernest The Park (residential, in Brussels), Livingstone, Fuussbann and Kiem (residential, in Luxembourg) substantially contribute to the EBIT of € 5.7 million.

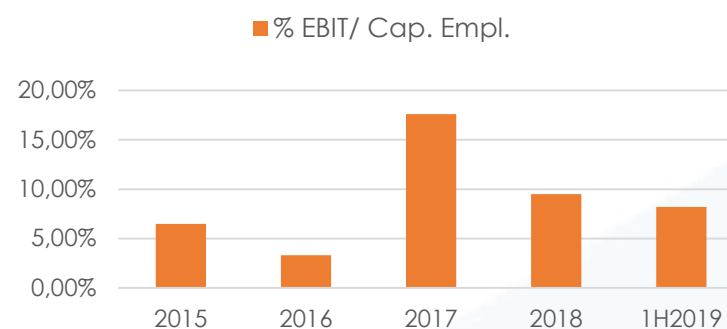
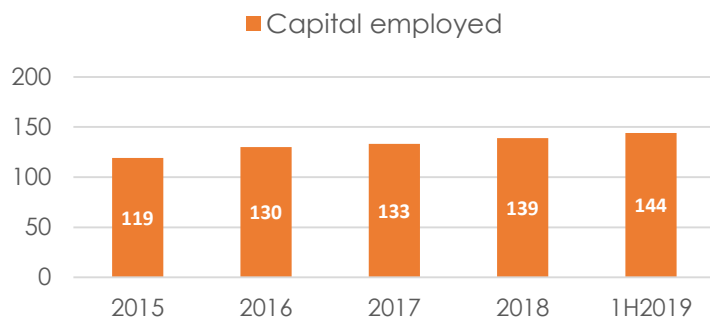
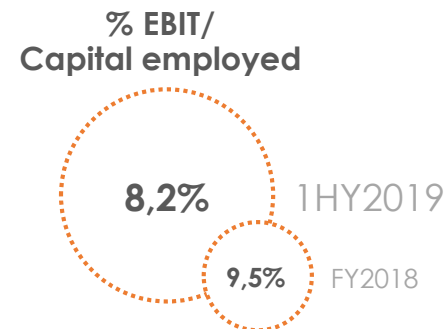
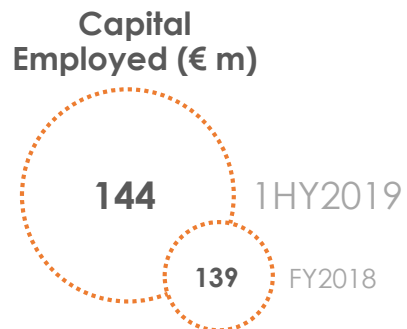
- > **Capital employed** almost stable at € 144 million.

The principal positions under construction and on sale are:

- Zen factory, Erasmus-Gardens and Les Haut-Prés in Belgium
- Livingstone in Luxembourg
- Bulwary Ksiazece II (residential), WolaRe and Barska in Poland

Capital employed on unsold units remains extremely low (1.3%).

(*) Transfer of rights of property in Poland occurs at the hand-over of the residential units to the customers; and not according to the percentage of completion.



Zen Factory – Lot/Beersel

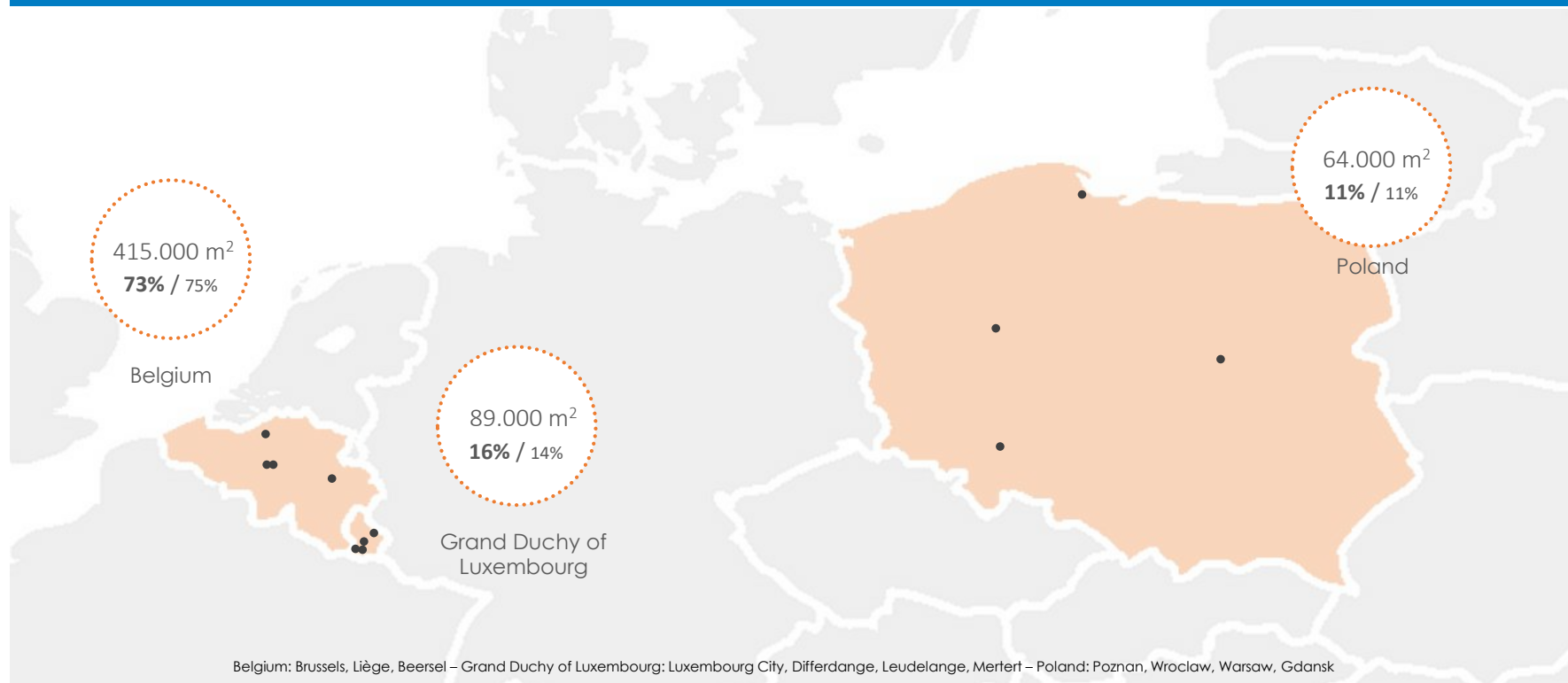


Bulwary Ksiazecze – Wrocław

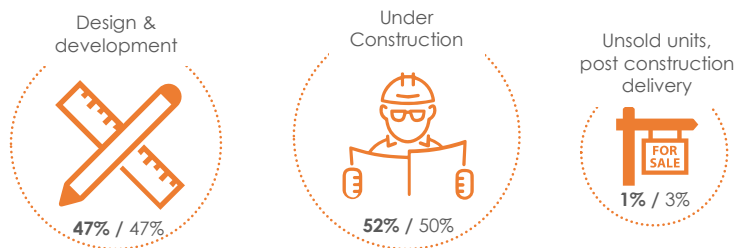


Domaine de l'Europe – Kirchberg





BREAKDOWN OF CAPITAL EMPLOYED 1HY2019/1FY2018



BREAKDOWN OF M² PORTFOLIO BY TYPE





+/- 86,000 m²

Location: Liège - Belgium

Program: Mixed-use

Area: Public space: 34,000 m²
Residential: 52,000 m²

Architect: ASSAR Architects and
Audex & Partners

Delivery: 2021 - 2025



30,000 m²

Location: Mertert - Luxembourg

Program: Mixed-use

Area: Apartments: 248 units
Houses: 31 units
Retail: 3,350 m²

Architect: Beiler François Fritsch

Delivery: 2021



Location: Poznan - Poland

Program: Mixed-use

Area: Residential: 230 units
Retail: 623 m²

Architect: Litoborski + Marciniak

Delivery: 2020

Key West – Brussels



Samaya – Ottignies-Louvain-la-Neuve



De Brouckère – Brussels



Leudelange – Luxembourg



Sadowa – Gdansk

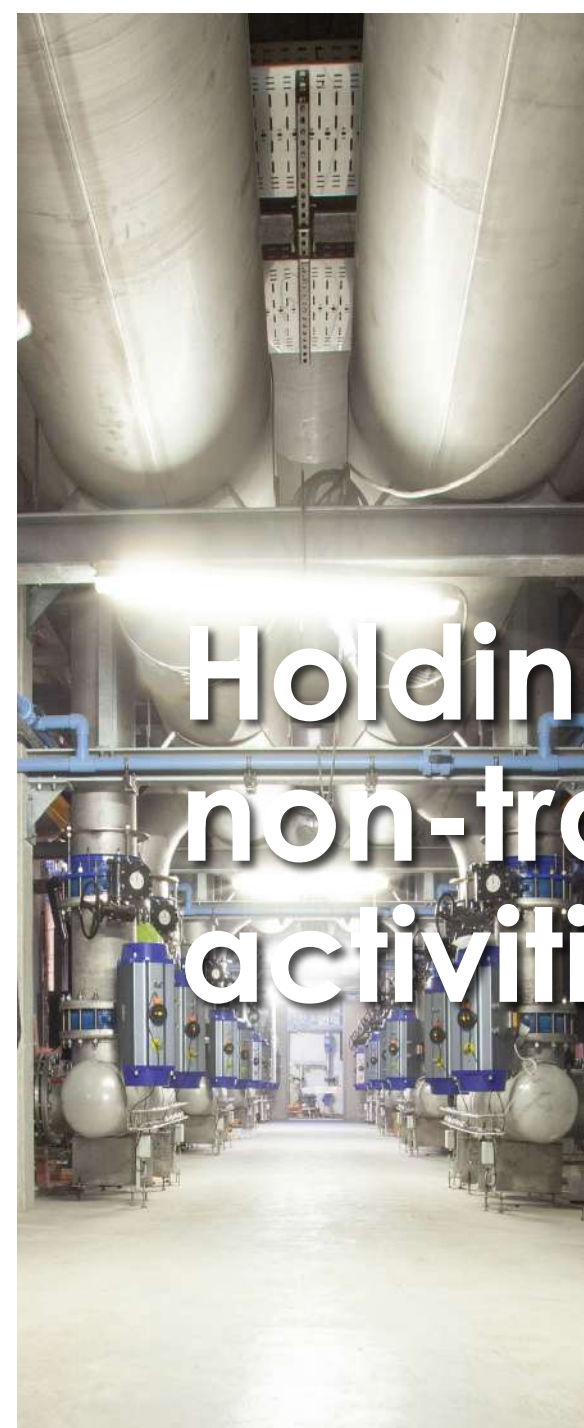


WolaRe – Warsaw

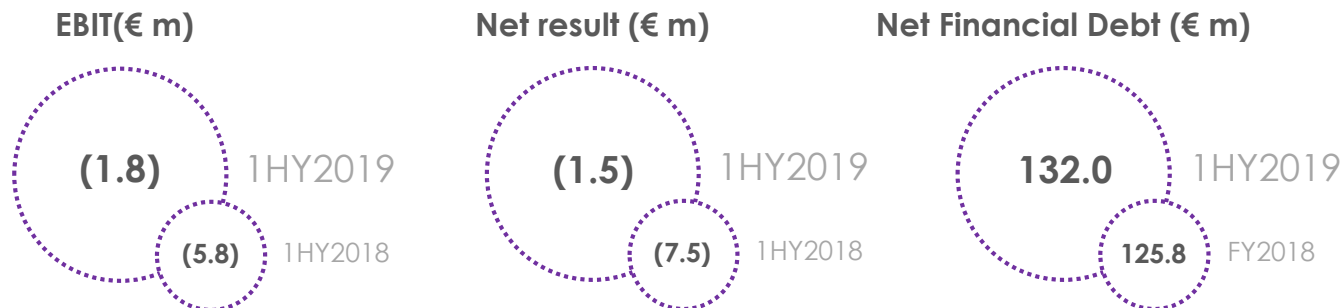




Holding & non-transferred activities



Key financials



> Non- transferred activities

Revenue of € 12.9 million mainly driven by the last operational project of the water treatment plant of Brussels South.

Refinancing of receivables on Chadian authorities by Afrexim Bank is not yet implemented. CFE has received no additional payment since July, 2018; exposure remains stable since year-end 2018.

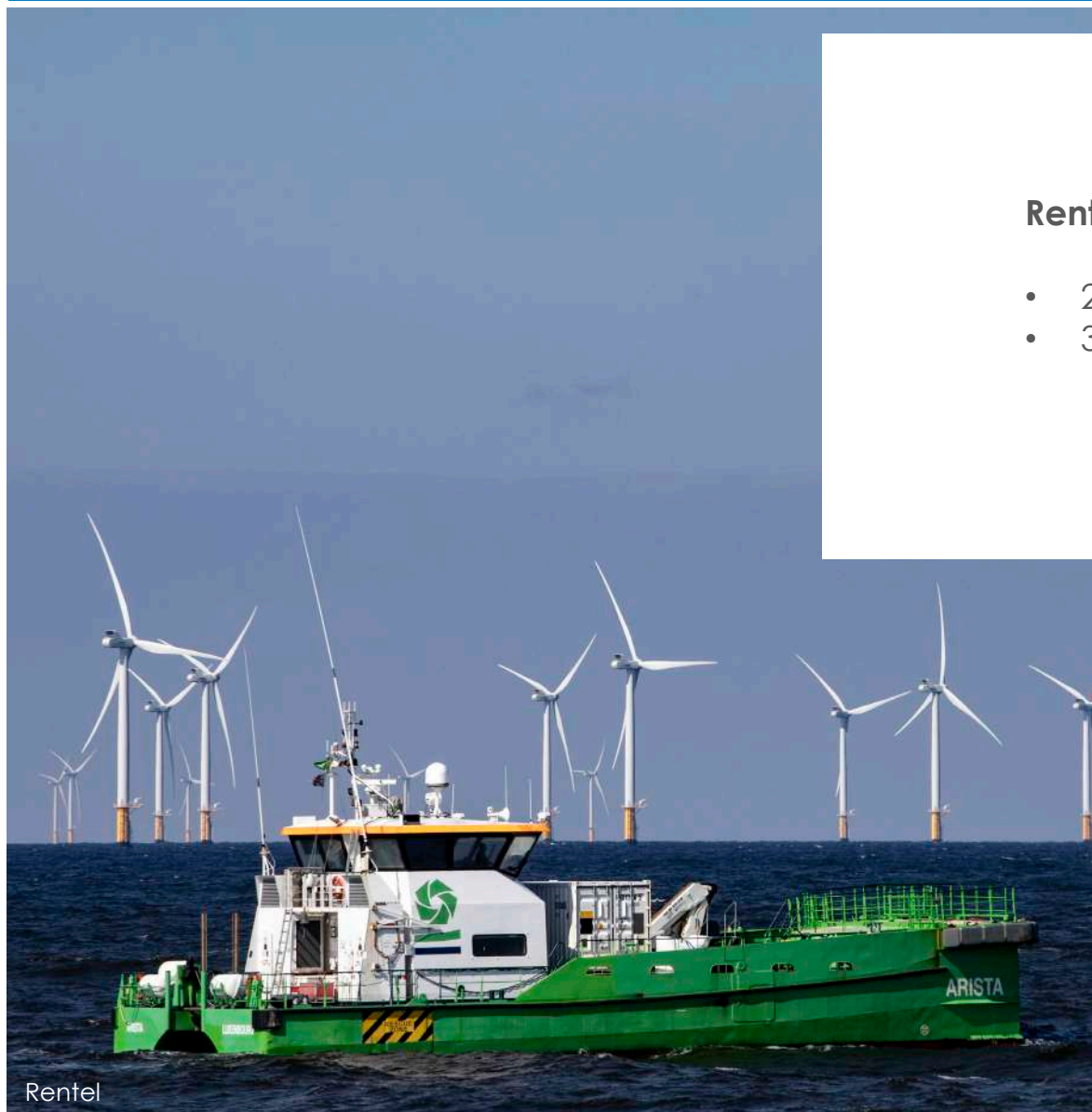
Decrease of overheads and finance charges limit the loss to - € 1.8 million at EBIT level.

> Rent-A-Port and Green Off-Shore

Net result of RAP equals to - € 0.7 million. Most land handovers foreseen for the second semester 2019.

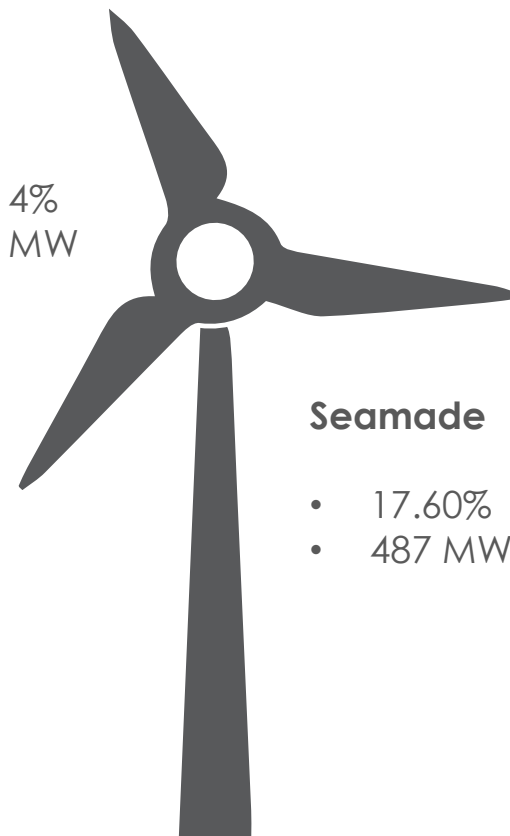
Green-OffShore net result amounts to + € 0.7 million, mainly generated by the operations of *Rentel* wind farm in 1HY2019.

> The increase of NFD is mainly due to the investments done in Rent-A-Port in Vietnam and the consumption of provisions for losses at completion in the non-transferred activities.



Rentel

- 25.14%
- 309 MW



Seamade

- 17.60%
- 487 MW

Note: CFE's percentage of ownership includes participation of DEME



Location: Port of Duqm (Oman)

Program: Port infrastructure

Status: In progress

Share performance



Share performance

AGENDA:

November 22, 2019 (*)

Publication of interim statements

February 28, 2020 (*)

Publication of year results

* date before stock exchange)



SHARE PRICE:

83.60 €

MARKET CAP:

2,116,291 K €

(29 aug. 19)

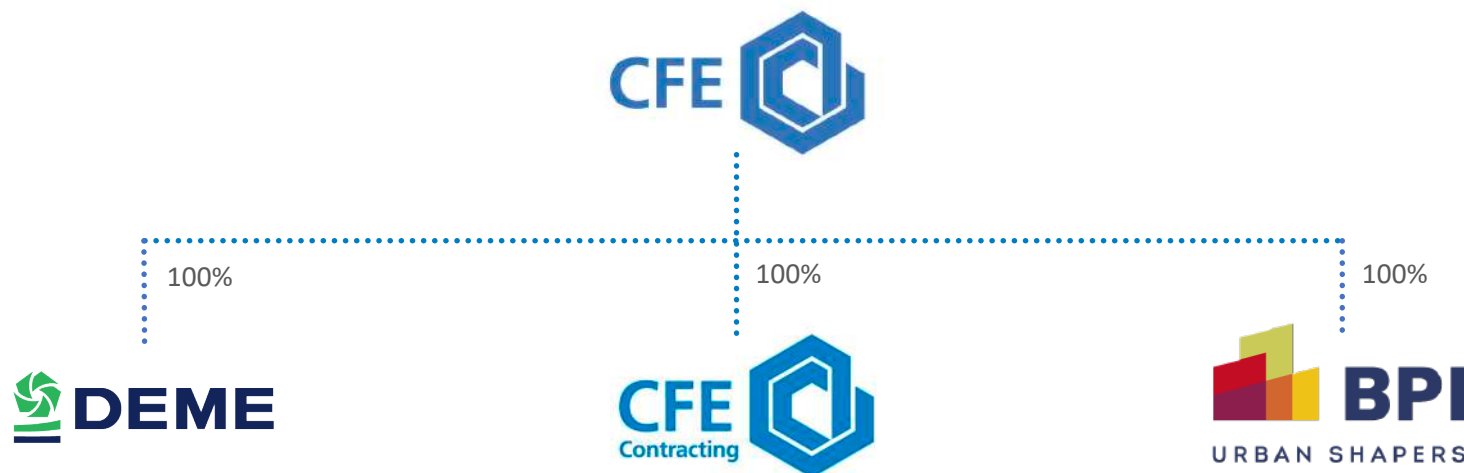
Free
Float
27.07%

VINCI
12.11%

AvH
60.82%



CFE: a multidisciplinary contractor



CFE Group is a Belgian industrial company that can build on more than 140 years of know-how and experience and employs currently more than 8,000 people.

The group is active in three different divisions :

Dredging, marine engineering and environmental remediation is carried out by its wholly owned subsidiary DEME. The company has fostered a pioneering approach throughout its history, being a front runner in innovation and new technologies. DEME has built a strong presence in all of the world's seas and continents, operating in more than 90 countries worldwide.

CFE Contracting encompasses the group's construction, multitechnics and rail activities in Belgium, Luxembourg and Poland. This business division specializes in the construction of public, residential and industrial buildings, electrotechnical installations, production and industrial process automation, HVAC and electrification works for high-voltage and railways networks.

Real Estate Development covers the projects developed by BPI in Belgium, Luxembourg and Poland. BPI has been a leading real estate developer offering high-quality architecture, sustainability, bespoke services, client assistance, environmental friendliness and social responsibility.

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