

BEFIMMO EYES ACQUISITION ARTS 56 BUILDING IN BRUSSELS

This 7th of December 2017, AXA Belgium and Befimmo have entered into agreements, subject to conditions, on the acquisition by Befimmo of a right in rem to a 99-year leasehold on the Arts 56 building, for an amount of the order of €116 million, in line with the fair value determined by an independent real-estate expert. The deed of sale of the leasehold could be signed during the first quarter of the 2018 fiscal year.



The Arts 56 building is a perfect fit for Befimmo's strategy, with high visibility on the Brussels inner ring road; it offers a range of services and facilities (such as shared meeting rooms, a restaurant, showers, etc.) that meet the current and future needs of office occupants. The building is located in the European district of Brussels, near the Square de Meeûs, the Place du Luxembourg, and is also very well served by public transport.

Based on its know-how and desire to offer its occupants workplaces that combine efficiency and comfort (including a range of services, facilities and coworking spaces), Befimmo shall make every effort to create added value in the building.

The building, totalling 21,000 m² of office space, is currently let to a dozen leading tenants on the basis of 3/6/9-year leases. The occupancy rate is 98%. The gross annual rent amounts to €5.2 million (gross current yield of 4.5%).

If this transaction goes ahead, the spot occupancy rate of the properties available for lease and the weighted average duration of the leases would be 93.91% and 7.83 years respectively, compared with 93.86% and 7.95 years respectively (based on data as at 30 September 2017). The EPRA earnings per share would increase by some €0.16¹ in first full year. The LTV ratio would increase from 37.48% to 40.27% (based on data as at 30 September 2017).

Resolutely forward-looking, Befimmo offers appropriate responses to the needs of the world of work. In this context, it invests in major real-estate projects that meet quality criteria such as location, architecture, services and respect for the environment.

As a company that is human, a corporate citizen, and responsible, Befimmo offers its occupants infrastructure that combines efficiency with a comfortable working environment. By creating added value for its users, Befimmo also creates value for its shareholders.

Befimmo, a regulated real-estate investment trust (B-REIT) listed on Euronext Brussels, is a real-estate operator specialising in quality office buildings, mostly located in Brussels, the main Belgian towns and cities and the Grand Duchy of Luxembourg. The fair value of the portfolio as at 30 September 2017 was assessed at €2,486.1 million.

Befimmo

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¹ Based on currently known information.