



## HISTORY OF BEFIMMO'S EVOLUTION

Since its creation in 1995, Befimmo has continuously been investing in sustainable and quality buildings, with the objective of offering its tenants quality office buildings, on the one hand, and a stable dividend to its shareholders, of a yield level that is balanced in relation to its risk profile, on the other hand.

With the desire to anticipate the rapid and far-reaching changes in its market, Befimmo announced in September 2017 an expansion of its mission and vision of tomorrow's workspaces, and of how to design and use them.

Today, Befimmo defines itself as a real-estate operator specializing in office buildings, meeting centres and coworking spaces. It aims at offering its occupants contemporary office spaces and related services in buildings that are sustainable in terms of architecture, location and respect for the environment.

By creating such added value for its users, Befimmo also creates value for its shareholders. At 30 June 2018, the fair value of its portfolio was €2.6 billion.

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### **December 1995: foundation of Befimmo and stock market launch**

[value of portfolio at 31 December 1995: €131.5 million]

On 30 August 1995, "Woluwe Garden D SA" was founded, a subsidiary of the Bernheim-Comofi group, with the mission of buying and letting buildings. The company was originally devoted mainly to the management of a building named "Woluwe Garden D", at boulevard de la Woluwe No 24, Zaventem (St Stevens Woluwe).

The Bernheim-Comofi group then decided to expand its subsidiary's property portfolio, which was then renamed Befimmo and converted into a Société en Commandite par Actions. On 29 November 1995, Befimmo was approved by the Banking, Finance and Insurance Commission: the first Belgian fixed-capital real-estate investment trust (Sicafi) was introduced on the stock market.

### **September 1996: Befimmo already had a portfolio of 90,000 m<sup>2</sup>**

By the end of its first year of operation, in September 1996, Befimmo had already assembled a property portfolio with a total area of 90,000 m<sup>2</sup> and worth €159 million.

Besides the Woluwe Garden building in the periphery, that year Befimmo acquired the following buildings by purchase, as a contribution or by merger:



- Joseph II in the Leopold district of Brussels;
- La Plaine in Brussels, decentralised;
- the 3rd and 7th floors of 177 Chaussée de La Hulpe, Brussels;
- two office buildings under construction at avenue Marcel Thiry in Woluwe-SaintLambert (Brussels);
- two semi-industrial buildings (Boulevard Industriel 101-103 and rue Bollinckx 23-42 in Brussels);
- a semi-industrial estate in Antwerp (Kontich I and Kontich II);
- 3 buildings erected in 1992 and located in the Ikaros Business Park, a 10-hectare office park located along the Leuvensesteenweg in Zaventem.

### **September 1997: takeover of the Prifast group**

[value of portfolio at 30 September 1997: €268 million]

Befimmo's General Meeting of 19 September 1997 decided to merge with Prifast. This resulted in a substantial increase in the real-estate portfolio, with the addition of:

- an office building in Parc Goemaere in Auderghem;
- two business parks: 6 Ikaros buildings and 5 units of Planet II in Zaventem;
- the Green Hill semi-industrial complex in Zaventem;
- Fountain Plaza, four prestige buildings also in Zaventem.

### **December 1998: takeover of WTC SA and Noord Building SA**

[value of portfolio at 31 December 1998: €543 million]

Following Befimmo's takeovers of WTC SA, following the division of the latter, and of Noord Building SA decided at its General Meeting in December 1998, Befimmo's assets grew further with the acquisition of the following buildings:

- 48,777 m<sup>2</sup> above ground in the World Trade Center (Tower II and base) located on boulevard du Roi Albert II, 1000 Brussels;
- 37,240 m<sup>2</sup> (Noord Building) also located in 1000 Brussels, on the corner of boulevard Baudouin and boulevard Albert II;
- part of the undivided rights of the Archimède II building at roundabout Schuman;
- two buildings of 7,500 m<sup>2</sup> each, located in Mons, at rue du Joncquois and digue des Peupliers.

Later, Befimmo was also to acquire a commercial building at rue de la Montagne in Charleroi, and an office building at rue E. Devroye, 1150 Brussels.



**From December 1999 to March 2001: Befimmo made several important acquisitions**

[value of portfolio at 31 March 2001: €674 million]

On 17 December 1999, Befimmo bought out all the undivided rights owned by Progex SA in the Archimède II building, part of which it had acquired one year earlier.

On 23 December 1999, Befimmo sold the office building at avenue Marcel Thiry 79/81, 1200 Brussels, to the German company Despa. On 31 July 2000, Befimmo sold another building on avenue Marcel Thiry, at number 75/77. This disposal enabled Befimmo to re-establish a balance in its portfolio to focus on the districts offering better prospects of capital gains.

Also in July 2000, Befimmo acquired the as yet uncompleted phases III and IV of Ikaros Business Park.

On 12 December 2000, Befimmo carried out a merger by takeover of Wetinvest SA, owner of the Media office building, at Mediaalaan in Vilvoorde. This building of 13,800 m<sup>2</sup> was occupied at the time under a lease with a residual term of 9 years to run by the Dutch multinational KPN Belgium, which had set up its Belgian headquarters there.

On 20 December 2000, Befimmo acquired, in an equal partnership with Fortis Bank, a number of operational companies owning the Belgian portfolio of the Danish group Bastionen. This portfolio consisted of three fully occupied office buildings:

- Triomphe (7,200 m<sup>2</sup>), offices of multinationals Western Union and Texaco;
- Wiertz (11,000 m<sup>2</sup>), in the Léopold district and let mostly to the European Parliament;
- Van Maerlant (17,700 m<sup>2</sup>), on rue Belliard in Brussels.

On 22 March 2001, Befimmo carried out a merger by takeover of Bastionen Léopold SA to become the sole owner of the Van Maerlant building.

**December 2001: takeover of Sicafi CIBIX SCA**

[value of portfolio at 31 December 2001: €1,054 million]

On 4 September 2001 Befimmo agreed to buy out the majority shareholders of the Sicafi Cibix SCA, representing 64.27% of the shares in Cibix. Once all the suspensory conditions were satisfied, on 11 October 2001 Befimmo increased its capital, within the limits of the authorised capital.

Befimmo also acquired 100% of the capital of Cibix SA, Managing Agent of the Sicafi Cibix SCA. In accordance with the law, Befimmo then made a public offering of an open exchange to all the shareholders of Cibix on the same conditions as those offered to the majority



shareholders. This operation is described in a prospectus approved by the Banking, Financial and Insurance Commission on 25 October 2001.

On 11 December 2001, following the approval of the Extraordinary General Meeting, Befimmo took over the whole of the Sicafi Cibix SCA by merger, immediately after the public exchange offering to its shareholders. As a result of this operation, Befimmo became a reference operator on its market and a fully-fledged player on the European scene.

In February 2002, Befimmo sold a right in rem and the residual subsoil to the European Commission for the Van Maerlant building.

### **December 2003: acquisition of the Poelaert building**

[value of portfolio at 31 December 2003: €1,103.4 million]

During the first half of the 2003/2004 fiscal year, Befimmo acquired the office building at numbers 2, 3 and 4 of place Poelaert, Brussels, opposite the Palais de Justice. This 14,000 m<sup>2</sup> building, fully rebuilt in 2000 and 2001, is in an exceptionally prominent location, has a timeless façade and satisfies the market's requirements for flexibility and performance. It was let for a fixed 18-year term to the Buildings Agency.

For strategic reasons, Befimmo decided to sell part of its portfolio of property investment certificates, thereby reducing its value to €1.4 million at 31 March 2006. This sale made a substantial gain.

### **September 2005: Albert Borschette Conference Centre**

[value of portfolio at 30 September 2005: €1,091.2 million]

On 21 September 2005, Befimmo sold a 27-year building lease to the European Commission on the Albert Borschette Conference Centre. Befimmo also sold the subsoil of the building. Through this operation Befimmo realised a net capital gain of €12.6 million or €1.29 per share.

On 8 November 2005, Befimmo sold its property at rue de la Montagne in Charleroi. As a small commercial building, it did not justify the management effort of monitoring the Charleroi market.

### **December 2006: acquisition of a 90% shareholding in Fedimmo SA and the Axento project in Luxembourg**

[value of portfolio at 31 December 2006: €1,805.3 million]

In December 2006, Befimmo acquired a majority holding of 90% of the shares in SA Fedimmo, sold by the Belgian Government. The Fedimmo SA portfolio comprised 62 office buildings let to the Belgian Government's Buildings Agency. They housed the Federal Public Services, essentially the Ministries of Finance and Justice.



The total floor area of this portfolio was around 382,000 m<sup>2</sup>. At 31 December 2006 its investment value was €725 million.

Around the same time, Befimmo invested in the Luxembourg market, acquiring the Axento investment project. This project consisted of the erection and letting by its developer – CIP Luxembourg SA – of a new building of offices (10,500 m<sup>2</sup>) and commercial premises (1,600 m<sup>2</sup>) on the Plateau du Kirchberg along the Avenue Kennedy in Luxembourg. When it was handed over in the first half of 2009, it had an investment value of €95.4 million.

On 9 March 2007, Fedimmo SA granted a 99-year right in rem on the Tocopro building from 28 December 2006.

On 27 March 2007, Befimmo acquired the as yet uncompleted phase V of the Ikaros Business Park.

**June 2007: capital increase of €261.2 million, increasing the number of shares from 9,794,227 to 13,058,969**

Following the acquisition of the shareholding in Fedimmo SA, Befimmo offered its shareholders a capital increase with a preferential right of a gross amount of €261.2 million to reduce its debt ratio to below 50% of its total assets. This gave Befimmo the means to take any investment opportunities arising on the market and continue growing.

The capital increase was a success: the new shares were all subscribed by its historical shareholders and new international institutional investors.

At the time, this operation was the largest public offering ever made in Belgium by a listed real estate company.

**2007/2008 fiscal year: Befimmo made several strategic acquisitions and disposals**  
[fair value of portfolio at 30 September 2008: €1,886.5 million]

Firstly, Befimmo disposed of its semi-industrial portfolio and two office buildings, Woluwe Garden B & D, to AIG Global Real Estate Investment, Rockspring Property Asset Management and Rockspring PIM Ltd for a total sum net of fees and costs of €72 million. This transaction generated a substantial capital gain<sup>1</sup> of some €7.5 million, or €0.57 per share. Befimmo thereby reduced the weighting of the Brussels periphery in its portfolio and made its exit from the semi-industrial segment, which had become marginal and non-strategic.

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<sup>1</sup> The capital gain is the net sale value less the fair value and any associated goodwill booked at the end of the quarter preceding the sale.



Next, Befimmo bought the regional headquarters of Fortis Bank in Antwerp and Leuven. These buildings were let for an average weighted duration of 17 years, mainly to Fortis Bank. The overall purchase price for the transaction was €94.1 million.

Finally, Befimmo sold its rights in rem on two buildings on short-term leases to the Belgian Government, Tabaksvest in Antwerp and Langerei in Bruges, for a total of €6.4 million. These transactions generated an overall capital gain of some €1.2 million, or €0.09 per share.

In February 2009 Fedimmo pursued its strategy of selling buildings on short leases by disposing of its rights in rem on the Frankrijklei building in Antwerp for €4.3 million (an overall gain of €0.21 million or €0.02 per share).

### **March 2009: inclusion in the BEL 20 index**

As it met the market capitalisation and liquidity criteria, at the close of trading on 2 March 2009 Befimmo joined the BEL 20 index with an initial weighting of 1.83%.

This gave the Company greater visibility and liquidity on the international financial markets.

### **June 2009: capital increase of €166.6 million – increasing the number of shares from 13,058,969 to 16,790,103**

In July 2009, Befimmo offered its shareholders a capital increase with preferential rights of a gross amount of €166.6 million.

The capital increase was a great success with its historical and new shareholders, 92% being subscribed during the period reserved for preferential rights.

The aim was to further strengthen the Company to brave the financial and real-estate crisis and at the same time to enable it to keep substantial resources in hand to take any investment opportunities that might arise.

### **April 2010, termination of the leasehold granted on block 2 of the World Trade Center in Brussels**

Fedimmo SA availed itself of its right to early termination, with effect from 1 April 2010, of the emphyteutic lease granted to Compagnie de Promotion SA on the land of Block 2 of the World Trade Center in Brussels. Fedimmo SA thereby became full owner of the base of Towers 3 and 4 and of Tower 3 of the World Trade Center. For Befimmo, this operation culminated in a non-recurring result (group share) of €6.5 million.

***Following the approval of the change in the Befimmo fiscal year by the General Meeting of Shareholders held on 22 June 2011, the 2010/2011 fiscal period which***



***opened on 1 October 2010, closed on 31 December 2011. Thus, exceptionally, it lasted 15 months.***

### **July to September 2010, sale of the Empress Court building and disposal of Kattendijkdok**

First of all, in July 2010, Befimmo signed an agreement to sell the Empress Court building in Brussels when completed to the Vivaqua company, for the sum of €51 million excluding fees. The sale of the building generated a result of €12.1 million, or €0.72 per share, in the financial statements for the 2010/2011 fiscal period.

Moreover, continuing with the sale of its buildings on short leases, in September 2010, Fedimmo SA signed an agreement to sell the Kattendijkdok building in Antwerp, for €7.8 million excluding fees. This operation generated a result (group share) of €2.3 million, or €0.12 per share in the financial statements for the 2010/2011 fiscal period.

### **February 2011, acquisition of the shares of Ringcenter SA**

During the first quarter of 2011, Befimmo and two of its subsidiaries reached agreement with the German fund SEB Investment GmbH for the purchase of the shares in Ringcenter SA, owner of the Pavilion complex.

This complex is located in the heart of the Leopold district in Brussels, between the Rue de la Loi, the Rue de Spa and the Rue Joseph II, totalling 18,750 m<sup>2</sup> of office space, 900 m<sup>2</sup> of archives and 106 parking spaces. At the end of 2011, the European Commission has the whole complex in usufruct, for a residual duration of almost 14 years.

### **April to December 2011, bond issuing for an amount of €272 million**

Befimmo has also strengthened the financial structure and interest-rate hedging during the 2010/2011 fiscal period. When establishing its overall refinancing programme, Befimmo decided to pay particular attention to diversifying its sources of financing.

Now, as a result of this decision, alongside the financing provided by the banks, Befimmo also obtains significant financing directly on the financial markets, from private individuals and from institutional investors.

In 2011, Befimmo achieved its goal of debt refinancing for a total of €416 million. During April 2011, Befimmo had recourse to the private investor market by issuing bonds for an amount of €162 million maturing in April 2017. Moreover, in October 2011, the Company arranged two bank loans, namely a fixed-rate loan for an amount of €44 million amortized on a weighted duration of about 7 years and a bilateral credit line for €100 million maturing in March 2017. In addition, in December 2011, Befimmo issued bonds for an amount of €110 million maturing in December 2015.

[value of portfolio as at 31 December 2011: €1,971.3 million]

### **March 2012, begin of the construction works of the new Finance center, Paradis Tower, in Liège**



In early 2009, the Buildings Agency signed a lease with Fedimmo, now a 100% subsidiary of Befimmo, for a building to be erected (39,000 m<sup>2</sup>) at rue Paradis in Liège under a public promotion contract. This building is to house the new offices of the Finance Federal Public Service, and is let for a fixed 25-year term.

In 2011, Fedimmo obtained a "single permit" to erect the building, confirmed on appeal by the Ministerial Order of 10 February 2012. That Ministerial Order was challenged by actions for suspension and annulment before the Council of State.

On 16 October 2012, the Council of State rejected the actions for suspension. Construction resumed in early November, with a view to making the building available for its tenants in late 2014.

The investment value of the project is approximately €95 million for a rent of around €6 million at the beginning of the lease.

### **May 2012, US Private Placement (USPP) for an amount of €150 million and buyback programme of own shares**

As part of its refinancing programme, Befimmo SCA closed on Wednesday 30 May 2012 a private placement of registered Notes for an amount of \$165 million and £22 million, which corresponds, in euro, to a total amount of around 150 million. Befimmo hedged the currency risk by concluding at the same time Cross Currency Rate Swaps. The Notes were placed with American and British institutional investors.

Befimmo also launched a share buyback programme, as authorised by the Extraordinary General Meeting of 22 June 2011, for up to a maximum of €4.5 million. The programme began on 21 May 2012 and end on 20 August 2012. 25,127 Befimmo shares were repurchased on NYSE Euronext Brussels during this period.

### **October 2012, acquisition of the last 10% of the shares of Fedimmo SA**

Befimmo SCA purchased the shares (10%) of Fedimmo SA that it did not own yet and that were held, up to now, by Société Fédérale de Participations et d'Investissement ("SFPI") and by Sopima. With this transaction, Befimmo now owns all Fedimmo shares and is now the sole beneficiary of Fedimmo's results. This transaction will allow the Fedimmo portfolio to benefit from the Sicafi status.

### **December 2012, transformation of Befimmo SCA into a Limited Liability Company**

Befimmo SCA has agreed to purchase from AG Real Estate and its subsidiaries all the shares of Befimmo SA (Befimmo SCA's Statutory Manager) for a total consideration of €21 million.

Befimmo has also agreed with AG Real Estate to internalise the property management activities currently performed by AG Real Estate Property Management. By the end of June 2013 at the latest, Befimmo will integrate the property management of the 28 buildings and office parks with a total fair value of nearly €860 million.





Furthermore, the extraordinary General Meeting of 20 December 2012 approved the transformation of Befimmo SCA into a Limited Liability Company.

The transformation into a Limited Liability Company will simplify the legal structure of the group and will allow the REIT Shareholders to appoint the Board of Directors. The Corporate Governance Charter shall provide that the majority of the Board members shall not be linked to shareholders.

### **December 2012, sale of the Devroye building**

In December 2012, Befimmo completed the sale of the Devroye building for the sum of €3.5 million excluding fees. This operation generated a result of the order of €0.2 million, or €0.01 per share, in the 2012 fiscal year.

### **January 2013, acquisition of the Institutional Sicafi status for Fedimmo SA**

On 25 January 2013, Fedimmo SA acquired the status of Institutional Sicafi. Befimmo's entire consolidated Belgian portfolio now benefits from the Sicafi regime.

### **February 2013, sale of the Mons I building**

During the third quarter of 2012, the occupant of the Mons I building, the Ministry of Infrastructure and Transport, exercised its option to purchase the property. Accordingly, the building is transferred to the heading properties held for sale and was sold in February 2013 for around €8 million. This transaction has no impact on the 2013 income statement as the property is valued at the same price as the purchase option.

### **April 2013, acquisition of Blue Tower Louise SA partially refinanced by equity through a private placement of 637,371 own shares**

On 18 April, Befimmo and its 100% subsidiary Fedimmo acquired all the shares in Blue Tower Louise SA, owner of the Blue Tower office building (28,500 m<sup>2</sup>) valued at €78.5 million ("deed-inhands"). The building is a true landmark on the Brussels office market in the heart of the Louise district, and is rated "Good" for its BREEAM In-Use certification.

To manage its LTV ratio, Befimmo made, at the same time as this investment, a private placement of the 637,371 own shares held by its subsidiaries at a price of €49 per share, thereby raising €31.2 million.

### **June 2013, contribution in kind of the AMCA building by AXA Belgium at a value of €110 million and a commensurate increase in equity**

On 18 June 2013, Befimmo signed an agreement with AXA Belgium to contribute the AMCA building at Italiëlei 4, 2000 Antwerp, in the premium neighbourhood known as Het Eilandje. This building, which was erected in 1992, includes approximately 58,000 m<sup>2</sup> of office space, 1,500 m<sup>2</sup> of archives, and 500 parking spaces; it is fully let for a fixed residual term of 16.5 years to the Buildings Agency (Finance Centre).

After the contribution of the freehold of the property, Befimmo increased its equity within the limits of the authorised capital by €110 million, creating 2,037,037 new shares priced €54



each. Following this capital increase, AXA Belgium acquired a 9.6% shareholding in the Company.

### **October 2013, Paradis Liège - Preparation of Phase 2**

In consultation with the City of Liege and the Walloon Region, in October 2013 Fedimmo launched a call for projects on the subject of a mixed real-estate project (around 35,000 m<sup>2</sup> of offices and housing) on the remainder of the plot of some 1.3 hectares, adjacent to the new Finance Centre which is also owned by Fedimmo. This project opens up new opportunities for creating value in the coming years.

### **September 2014, Befimmo signs a contribution agreement, subject to a condition precedent, with AXA Belgium SA for two office buildings in Brussels and increases its shareholders' equity again**

Befimmo, listed on Euronext Brussels, announces:

- the signing of a contribution agreement with AXA Belgium SA ("AXA Belgium") for the
- "Toison d'Or 72" and "Rue aux Choux 35" buildings in Brussels, with a total conventional
- value of €36.9 million;
- consideration for this contribution of 70% in new Befimmo shares and 30% in cash;
- the resulting increase of the shareholders' equity of €25.8 million by the issue of 447,723 new shares at a price of €57.65 per share upon effective completion of the contribution; and
- the increase in the holding of AXA Belgium in Befimmo's capital.

### **October 2014, change of status of the Company in a B-REIT**

The Extraordinary General Meeting of shareholders met on Tuesday 21 October 2014 and approved, with a majority of 99.93% of the present or represented shareholders, Befimmo's status change in a public B-REIT (SIR/GVV).

As such, Befimmo is governed in particular by the law of 12 May 2014 and the Royal Decree of 13 July 2014 on B-REITs.

### **March 2015, acquisition of Gateway (Brussels Airport)**

Befimmo SA concludes an agreement on the acquisition of the Gateway project (34,000 m<sup>2</sup> off-plan), let long term (18 years) to Deloitte.

### **September 2016, capital increase of €127 million**

In September 2016, Befimmo successfully completed a capital increase of a gross amount of €127 million through the issue of 2,557,921 new shares at €49.75. This allows Befimmo to start the Quatuor project while keeping its capacity to seize investment opportunities within the framework of its strategy and while maintaining a solid balance sheet structure.



### **December 2016, start of the lease in the Gateway building (Brussels airport)**

The Gateway building was handed over in December 2016. The lease signed with Deloitte, for an annual rent of €6.9 million, has commenced with a duration of 18 years.

**As at 31 December 2016, Befimmo had a portfolio of office buildings with a fair value of €2,511.7 million.**

### **March 2017, Beobank first major tenant of the Quatuor**

On 7 March 2017, Befimmo signed an agreement with Beobank on the occupancy of a tower of about 22,000 m<sup>2</sup> in the Quatuor project. The agreement provides for the building to be made available for a fixed term of 15 years as from its delivery in the course of 2020. A third of the Quatuor project is thus pre-let more than 3.5 years before its delivery.

### **March 2017, Befimmo crystallises value by granting a 99-year leasehold on the Brederode complex**

On 13 March 2017, Befimmo signed a private agreement granting CBRE Global Investors (on behalf of one of its SMA clients) a 99-year leasehold on the Brederode complex, for an amount of €122 million, corresponding to a yield of 3.69%.

### **September 2017, Befimmo concludes a strategic partnership with the Belgian leader in coworking, Silversquare.**

The Silversquare @Befimmo partnership is a response to the desire to gain a foothold in the world of tomorrow and to take account of the present and future needs of office occupants. The partnership brings about a true exchange of skills and know-how.

### **November 2017, “Future ex-WTC 1 & 2”: a new multifunctional space by the team of architects 51N4E-AUC associated with Jaspers Eyers Architects.**

WTC 2 is to be vacated at the end of 2018. Built in the 1970s, the configuration of the site needs a rethink. The current site is mono-functional in office space and no longer meets the expectations and needs of the market.

The new project, concerning towers 1 and 2, must take part in the evolution and revitalisation of the immediate environment in which it is located and, secondly, keep in step with the changing expectations of the occupant.

Integrated and complementary functions are planned. The office space will be reduced to about two thirds of the current area, the rest being divided among several other uses, mainly housing.

In November 2017, the team of architects 51N4E and AUC were selected as architects associated with Jaspers Eyers Architects, to work on this project.

### **2017, Evolution of the company strategy based on the United Nations Sustainable Development Goals, resulting in the establishment of six strategic priorities.**



**As at 31 December 2017, Befimmo had a portfolio of office buildings with a fair value of €2,494.4 million.**

**January 2018, acquisition of a right in rem to a 99-year leasehold on the Arts 56 building**

In January 2018, Befimmo finalised the acquisition of a right in rem to a 99-year leasehold on the Arts 56 building, for an amount of the order of €116 million.

The Arts 56, with high visibility on the Brussels inner ring road, totals 21,000 m<sup>2</sup> of office space and is currently let to a dozen leading tenants on the basis of 3/6/9-year leases. The occupancy rate is 98%.

**April 2018, Opening of the first Silversquare @Befimmo coworking centre in the Triomphe building**

In April 2018, Silversquare @Befimmo opened its first centre Triomphe (Brussels, decentralised), a one of a kind coworking space. Arranged in the lobby and the first floor of the building, the Triomphe centre offers 4,000 m<sup>2</sup> of coworking space, available as open and private spaces, rooms for meetings, conferences and gatherings, and offering a range of services to meet the needs of all occupants.