

ACQUISITION ARTS 56 BUILDING IN BRUSSELS

On 29 January 2018, Befimmo finalised¹ 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 million².

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.

Eventually, Befimmo will add value in the building, 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).

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%).



¹ For more information, please consult the press release of 7 December 2017, published on the Befimmo website (http://www.befimmo.be/sites/default/files/imce/publications/befimmo_sa_-_arts_56_-_embargo_-_7_12_2017_-_en_-_5.40_pm.pdf?fp=933035248).

² In line with the fair value determined by an independent real-estate expert.

Befimmo, a Regulated Real-Estate Investment Trust (BE-REIT), listed on Euronext Brussels, is a real-estate operator specialising in office buildings, meeting centres and coworking spaces. Those Befimmo Environments are located in Brussels, the main Belgian cities and the Grand Duchy of Luxembourg.

As a company that is human, a corporate citizen, and responsible, Befimmo offers 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 31 December 2017, the fair value of its portfolio was €2.5 billion.

Befimmo

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