

## PRESS RELEASE

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# PARADIS EXPRESS : Matexi and Befimmo join forces for a new dynamic eco-neighbourhood in Liège

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**Liège, 21 November 2019** – Befimmo and Matexi, both leading real estate companies, are joining forces to develop Paradis Express, a much lauded real estate project in Liège. Paradis Express will be a genuine eco-neighbourhood covering 35,000 m<sup>2</sup>, with a mix of new homes, offices, a daycare center, hotels, cafes and restaurants, local shops and extensive green areas. With the Liège-Guillemins train station and a new tram line nearby, Paradis Express will be a perfectly integrated residential and professional project in a prime location in the city of Liège. Work on the project started last summer and the first buildings are due for completion in 2021.

### BEFIMMO AND MATEXI JOIN FORCES IN LIÈGE

Paradis Express, situated in the immediate surroundings of Liège-Guillemins railway station, is a brand new site covering 1.6 ha. It will accommodate homes, offices, hotels, a daycare center, cafés, restaurants and local shops totalling a surface area of 35,000 m<sup>2</sup>. In November, Befimmo and Matexi signed a cooperation agreement to transfer part of the area (0.6 ha) to Matexi for development.

As Belgium's leading neighbourhood developer, Matexi in this way takes charge of developing the residential, retail and hospitality facilities while Befimmo, the Belgian specialist in work environments, takes care of the construction of the two new office buildings and of a co-living unit, previously transferred to Yust (a concept developed by Gands), in state of future completion.

### NEW ECO-NEIGHBOURHOOD WITH HOMES, OFFICES AND SHOPS

Befimmo started work on the project this summer and completion of the first buildings is planned for 2021.

At Paradis Express, Matexi will provide 115 apartments and studios, covering a total residential surface area of approx. 10,400 m<sup>2</sup>. In addition, there will be approximately 1,600 m<sup>2</sup> free space for the hospitality sector, services and professional use and nearly 400 m<sup>2</sup> for retail outlets. There will also be 155 parking spaces for the apartments.

Befimmo will develop the two office buildings with a total surface area of 21,000 m<sup>2</sup>, with additional parking spaces. The offices will fully meet the needs of a new generation of users, fully integrated in the city with access to a wide range of services and amenities.

For one of the office buildings (Paradis Esplanade), Befimmo has already signed an agreement with the Walloon public administration which, upon completion of the work, will rent 6,700 m<sup>2</sup> in the building for a period of 18 years. The Paradis Esplanade complex will have a total of more than 16,000 m<sup>2</sup> office space of which 4,700 m<sup>2</sup> for co-working.

Régis Ortmans, Matexi Business Manager in Liège-Namur-Luxembourg: *“Paradis Express will be more than a project purely for homes and offices. Completely in line with our mission to develop inspiring neighbourhoods in towns and cities, we have opted for a mix of high-quality sustainable residential units and services such as shops, hotels, cafes and restaurants, in one of the most dynamic parts of the city. By joining forces with Befimmo, we can set up a great project that will give a strong boost to the area.”*

Martine Rorif, Chief Operating Officer of Befimmo, adds: *“At Befimmo, too, we always opt for sustainable, integrated projects. The fact that both Matexi and ourselves support this vision makes this collaboration and this project a success. The quality of the project is also confirmed by the excellent rental transactions that we have already realised in the offices.”*

### **STRATEGICALLY LOCATED IN A MODERN AREA**

Paradis Express is situated in a prime location in Liège. It is easily accessible by public transport, both from various parts of the city and from other Belgian towns. The site is within walking distance of Liège-Guillemins train station and a bus stop. Additionally, there will be two tram stops on the site in the medium term. What is more, Paradis Express is situated in a modern, dynamic part of the city. In addition to homes and offices, there are schools, hotels, cafes and restaurants, and cultural and other leisure facilities in the immediate vicinity.

One of the priorities during the design process has been proper integration in the neighbourhood. Martine Rorif and Régis Ortmans: *“The area surrounding Liège station is in full development. There is the new La Belle Liégeoise pedestrian walkway and work will start soon on a new esplanade and a new tram line linking the station to the city centre. There are a lot of green areas, including the re-designed Quais de la Meuse and the Parc de la Boverie. Together with the excellent public transport connections and the proximity of a wide range of services and facilities, the dynamism of the area turns Paradis Express into a premium project.”*

### **RECIPIENT OF MANY AWARDS**

Befimmo’s Paradis Express project has been designed in collaboration with Associatie Bureau A2M, Greish Architects and Bureau Jaspers & Evers Architects. In the past few years the project has received several awards. It received the MIPIM Award in 2016 for best future project and it was also among the winners at the European Property Awards 2019.

#### **BEFIMMO**

##### **Caroline Kerremans**

Head of IR & Communication  
Chaussée de Wavre 1945 - 1160 Bruxelles  
c.kerremans@befimmo.be  
T : +32(0)2 679 38 13  
[www.befimmo.be](http://www.befimmo.be)

#### **MATEXI**

##### **Régis Ortmans**

Business Manager  
Rue Visé-voie 81 bte 1 - 4000 Liège  
Regis.Ortmans@matexi.be  
T: +32 (0)4 361 18 04  
[www.matexi.be](http://www.matexi.be)

## **ABOUT BEFIMMO**

The Real Estate Investment Trust (BE-REIT) Befimmo, listed on Euronext Brussels, is a real-estate operator specialising in high-quality workspaces. These Befimmo environments are located in Brussels, in Belgian cities and in the Grand Duchy of Luxembourg. With its subsidiary Silversquare, Befimmo's ambition is to develop a BeLux network of interconnected workspaces. As a responsible company focused on people and society, Befimmo offers its users inspiring workspaces and the accompanying services in sustainable buildings, with regard to architecture as well as location and care for the environment. By thus creating added value for its users, Befimmo creates value for its shareholders. On 30 September 2019 its portfolio has a fair value of € 2.7 billion.

## **ABOUT MATEXI**

Since 1945, Matexi offers everyone the opportunity to acquire affordable, sustainable and quality housing. Under the motto, "Welcome to the neighbourhood," Matexi creates neighbourhoods that serve as inspiration to get more out of life - together. With offices in every Belgian province, the Brussels-Capital Region, the Grand Duchy of Luxembourg and Warsaw (Poland), and a staff of over 350 strong, Matexi is currently developing 600 neighbourhoods in 300 towns and municipalities. Since its establishment, Matexi has built a home for over 38.000 families, thus equalling the number of dwellings of Belgian towns such as Mechelen and Uccle. Being the market leader in residential real estate, Matexi wants to formulate effective answers to the challenges the housing market is facing today. With projects such as Antwerp Tower (reconversion of an iconic office building of 26 floors), Leopold Views (Evere, reconversion of an office tower to apartments), Béton Lemaire (Ottignies, reconversion of an industrial site), Quartier Bleu (Hasselt, new town district by the water), and I-Dyle (Genappe, first 'eco-quartier' in Wallonia), Matexi is spearheading the real estate evolution towards large inner city developments, reconversion, and sustainable building. For more information visit [www.matexi.be](http://www.matexi.be)