

Befimmo Investor Day

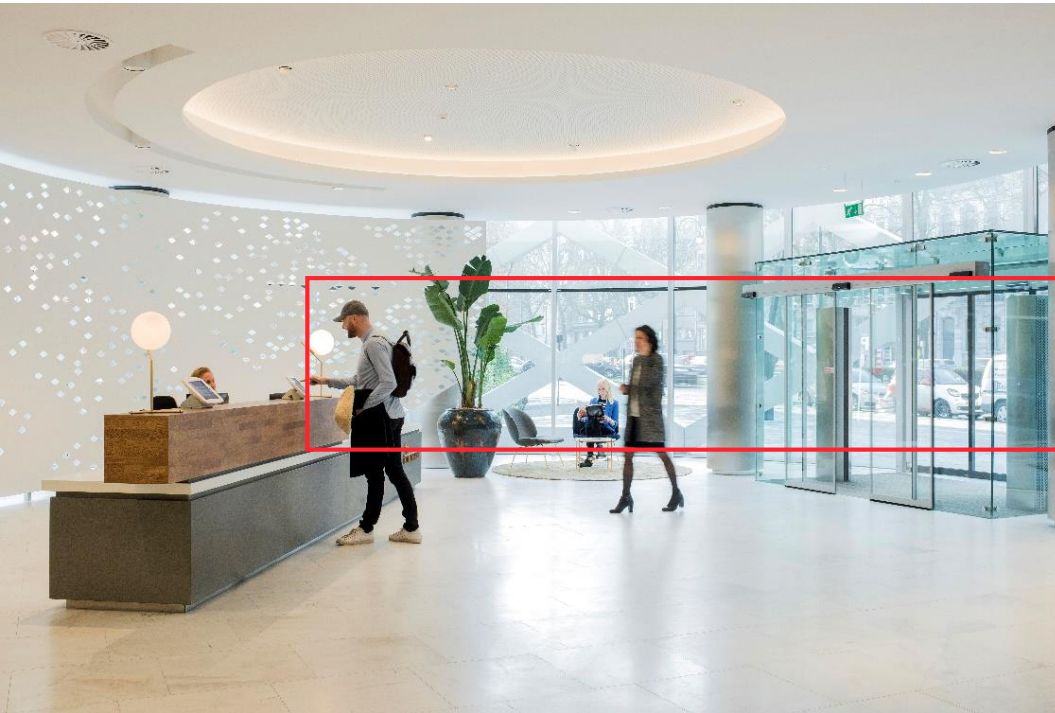
Property Tour Brochure

28 November 2018

a Befimmo environment



Befimmo



WELCOME !

Our buildings, our offices, our coworking spaces and our meeting centres are all designed with one thing in mind: making work a more productive and enjoyable experience.

A Befimmo environment

Program of the day

Silversquare @Befimmo Triomphe (9.30 AM)

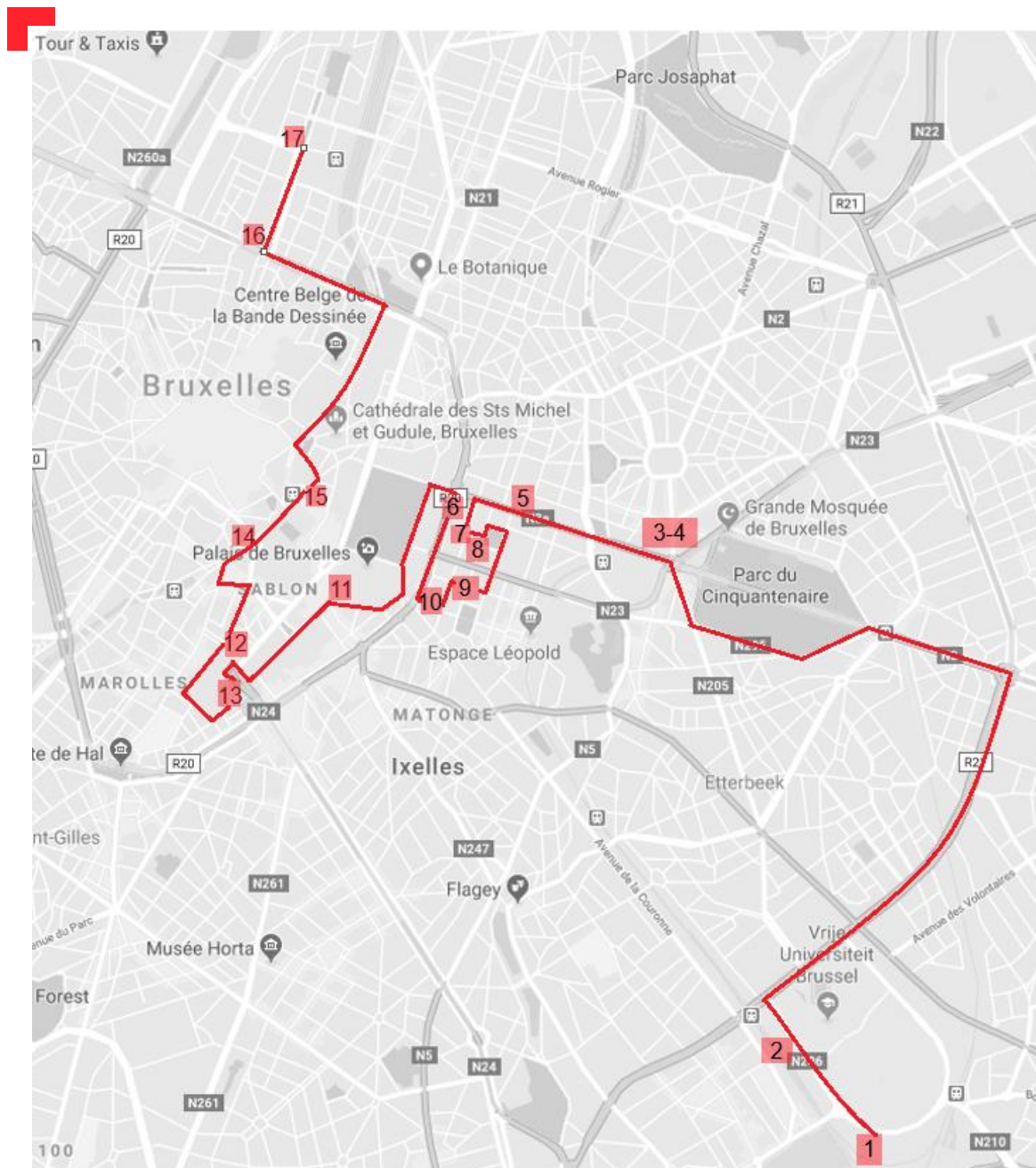
- Presentation “The flexible office revolution”
by Martine Rorif (COO of Befimmo) and Alexandre Ponchon (Co-owner and founder of Silversquare)
- Coworking member testimonial
- Visit of the coworking centre

Property tour (11.15 AM)

Quatuor construction site (12.15 AM)

ZIN project site (02.00 PM – 04.30 PM)

- Presentation “Up4North and LabNorth”
by Sven Lenaerts (Up4North) and Roeland Dudal (AWB)
- Presentation “ZIN”
by Werner Joris (Chief Business Development of Befimmo) and Johan Anrys (Partner at 51N4E)
- Presentation “Brussels office market”
by Cédric Mali (Chief Commercial Officer of Befimmo) and Nicolas Billen (Chief Investment Officer of Befimmo)



1. Triomphe
2. La Plaine
3. Shuman 3
4. Shuman 11
5. Pavilion
6. Arts 28
7. Guimard 9
8. View Building
9. Science Montoyer
10. Arts 56
11. Brederode Corner
12. Poelaert
13. Montesqieu
14. Empereur
15. Central Gate
16. Quatuor project
17. ZIN project

Brussels decentralised



Triomphe

This superb glazed building is perfectly situated, close to the Boulevard de la Plaine, many multinational companies, Universities ULB & VUB, many public transports connexion, shops and restaurants.

As a tenant or coworking member you benefit from the full range of services provided in the building: coworking café, e-bike mobility hub, BringMe Box, terrace, showers, bike racks, e-terminals for cars, etc.



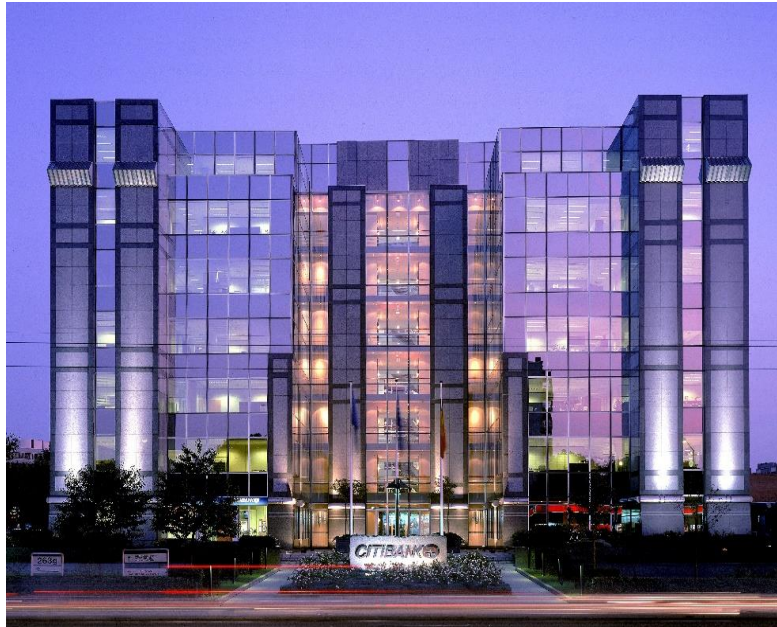
Avenue Arnaud Fraiteur 15-23 – 1050 Brussels

Surface: 17 200 m²

BREEAM certification Very Good



Brussels decentralised



La Plaine

Boulevard Général Jacques 263G, 1050 Brussels

Surface: 15 200 m²

Let to Beobank until 2020.

A future project for the building is being prepared.
Potential smart building and Silversquare site.

Brussels Leopold District



Rond-Point Schuman 2/4a
& rue Froissart 141a/143
1040 Brussels

Surface: 5 270 m²



Rond-Point Schuman 11
1040 Brussels

Surface: 5 250 m²

Schuman 3 and 11

Right in the heart of the EU institutions neighborhood, next to the Berlaymont building and facing the Council of Ministers, our buildings Schuman 3 & 11 impart style to your work place.

The Schuman 3 & 11 buildings were completely renovated : new lobby, lift area, floors, etc.
Showers and bike racks are provided for the tenants of the building.

BREEAM certification Good

Brussels Leopold District



Pavilion

Rue de la Loi 70-74
1000 Brussels

Surface: 18 100 m²

This strategically located building is in usufruct by the European Commission until 2025.



Arts 28

Avenue des Arts 28-30, Rue du Commerce 96-112
1000 Brussels

Surface: 16 800 m²

This beautiful historic building is let to the Buildings' Agency (Belgian Government) state until 2027.

Brussels Leopold District



Rue Guimard 9 –
Rue du Commerce 87-91
1040 Brussels

Surface: 5 500 m²

BREEAM certification Excellent

Guimard 9

Guimard 9 has recently been fully renovated into a passive building, equipped with the latest technologies for maximum flexibility, comfort and sustainability.

As a tenant you benefit from the full range of services provided in the building: BringMe Box, e-terminals for cars, terrace, showers, bike racks, etc.

Brussels Leopold District



View Building

Rue de l'Industrie 26-38
1040 Brussels

Surface: 11 100 m²

The View Building is a multi-tenant building that is fully occupied. An Aspria Wellness Centre is located on the lower floors of the building.

BREEAM certification Good



Science-Montoyer

Rue Montoyer 30
1000 Brussels

Surface: 5 200 m²

The European Parliament has the whole building in usufruct until 2033.

BREEAM certification Excellent

Brussels Leopold District



Arts 56

Arts 56 is located in the most exclusive and dynamic office cluster of Brussels, close to the well-known Square de Meeûs, the Rue Montoyer and Rue du Luxembourg.

The building offers a large range of services and facilities (such as shared meeting rooms, restaurant, showers, conciergerie, etc.).

Located on the inner ring road, the building offers a strong visibility and an excellent connectivity with Brussels' road and public transportation network.



Avenue des Arts 56
1000 Brussels

Surface: 26 000 m² - 8 storeys

Brussels Centre



Rue Brederode, Rue de Namur
1000 Brussels

Surface: 7 000 m²

BREEAM certification Excellent

Brederode Corner

In Q3 2018, Befimmo signed a 6/9-year lease with McKinsey & Company for the take-up of the entire Brederode Corner building, located in the heart of Brussels.

The Brederode Corner is currently undergoing a major renovation, due for completion in early 2020. The lease will start on completion of the work.

Brussels Centre



Poelaert

Place Poelaert 2-4
1000 Brussels

Surface: 12 500 m²

This building, located in the heart of the Brussels capital, is fully let to the Buildings' Agency (Belgian Government) until 2021.



Montesquieu

Rue des Quatre Bras 13
1000 Brussels

Surface: 17 000 m²

This building, located in the heart of the Brussels capital, is fully let to the Buildings' Agency (Belgian Government) until 2029.

Brussels Centre



Empereur

Boulevard de l'Empereur 11
1000 Brussels

Surface: 6 000 m²

This building is fully let until 2027.



Central Gate

Rue Ravenstein 50-70, Cantersteen 39-55
1000 Brussels

Surface: 29 000 m²

Close to public transports and central station, the building comprises 7 offices floors above shops, restaurants, a theater and a conference room. It will soon have a e-bike mobility hub.

Brussels North area



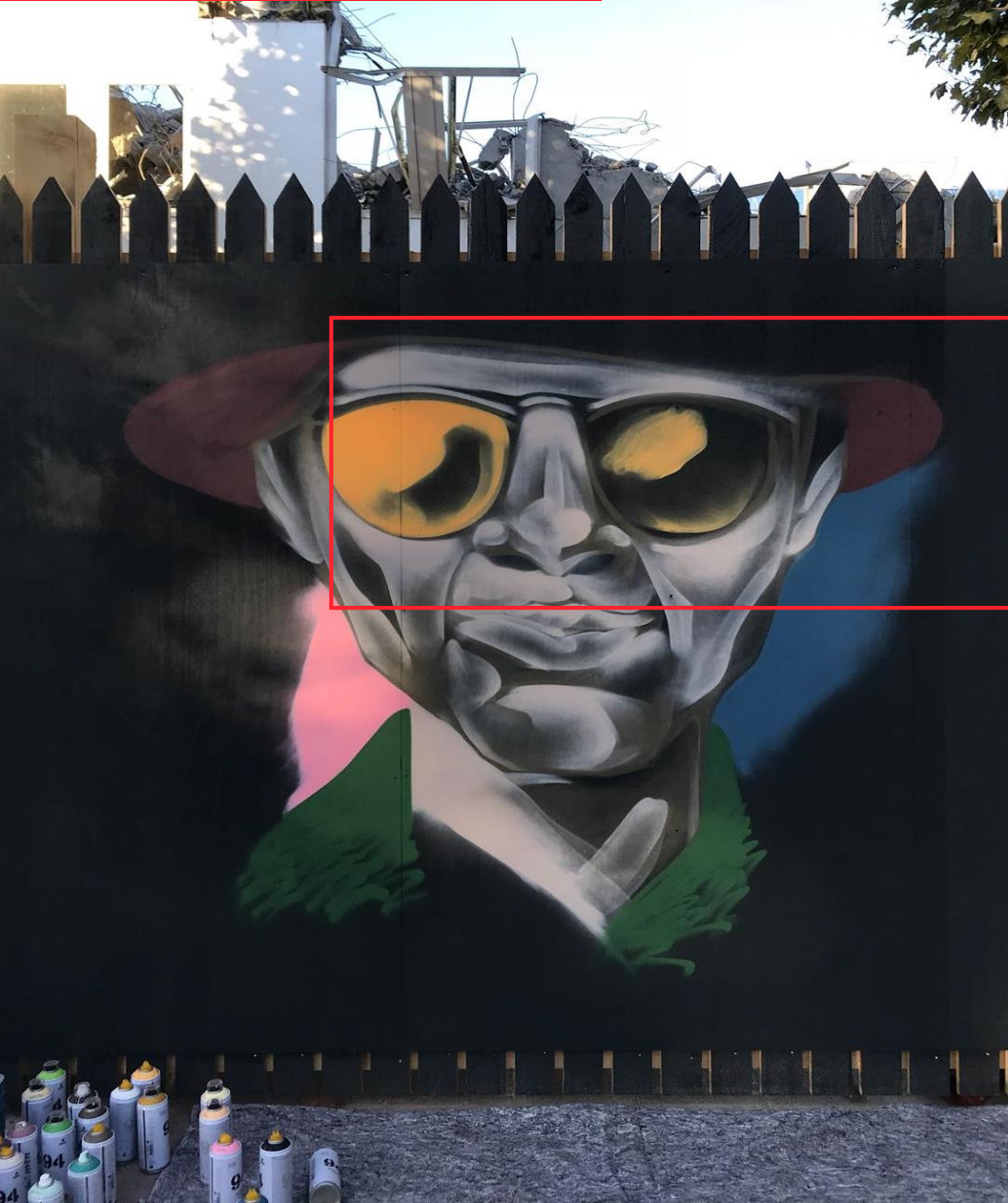
Up4North

TOWARDS A RESOLUTELY FORWARD LOOKING MIXED NEIGHBORHOOD

Up4North is a local association of which Befimmo is founding member. All major real-estate investors of the North area are contributing to the association in order to give a new impetus to the North area.

The Up4North project aims to recreate diversity in the neighborhood by connecting large businesses and start-ups, culture and associations, residents and visitors, as well as local, national and international players.

Quatuor



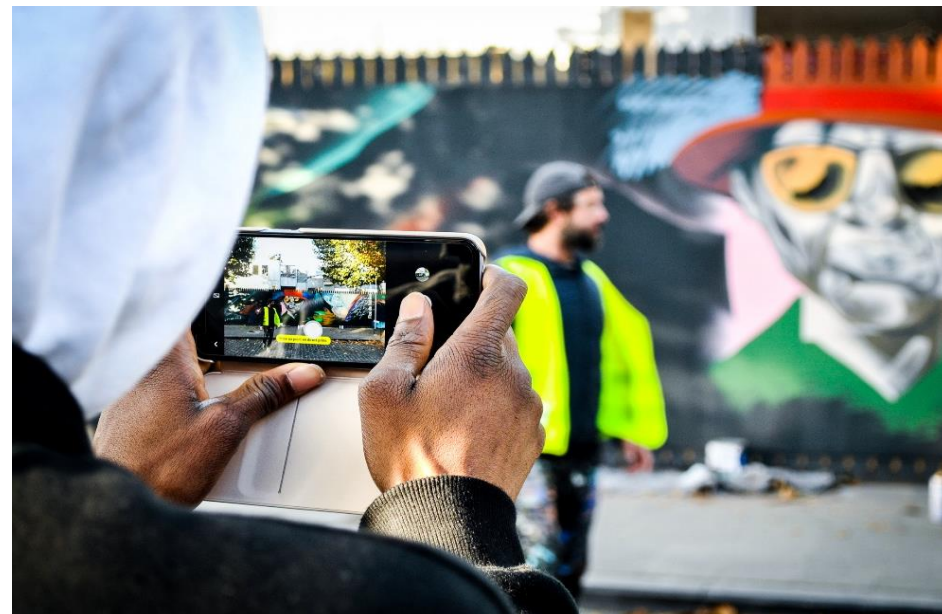
A BUILDING SITE INTERACTING WITH ITS ENVIRONMENT THROUGH ART

Monumental art installation by artist Arnaud Kool on the site of the Quatuor project.

A positive approach in the heart of an evolving neighborhood.

"The North area is evolving, and it's a great pleasure, an honour even, to have this opportunity to contribute by adding colour and exchanging ideas with the inhabitants."

Arnaud Kool, painter & illustrator from Brussels.





Brussels North area | Quatuor



Brussels North area | Quatuor



- 60 000 m²
- 30% prelet to Beobank: 22 000 m²
- Silversquare coworking centre: 10 500 m²
- Works started early 2018, delivery as from Q4 2020
- Indicative construction cost: €157 million
- Yield on total investment should be above 5.3%
- Full range of services: public garden, terraces, showers, restaurant, meeting rooms, e-bikes, bookshop, bank, Silversquare, etc.
- BREEAM certification Excellent
- www.quatuor.brussels



ZIN

A MULTIFUNCTIONAL BOUND BREAKING PROJECT

The ZIN project (the transformation of Towers 1 and 2 of the WTC) is designed to contribute to the evolution and revitalization of the immediate environment in which it is located and keep in step with the changing expectations of the occupants.

It is a truly innovative project in terms of architecture, design and sustainability!

Befimmo believes it is not appropriate to show images of the future project at this stage of preparation.

Brussels North area | ZIN



ZIN

The unique thing about the ZIN project is that the project team, working on the future of the site, is currently using the existing WTC 1 and 2 Towers. They are creating the future while using the past!

ZIN is the development of a multifunctional site covering 110 000 m² above ground, about:

- 80 000 m² of office space
- 14 000 m² of housing
- 16 000 m² of hotel, as well as hospitality and retail space

Works should take place from 2019 to 2023.



Befimmo believes it is not appropriate to show images of the future project at this stage of preparation.

Feel free to take some notes!

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**Open
minds,
open
spaces.**

Befimmo is a real-estate operator specialising in office buildings, meeting centres and coworking spaces.

These Befimmo environments are located in Brussels, the other Belgian cities and the Grand-Duchy of Luxembourg and are all designed with one thing in mind: making work a more productive and enjoyable experience.

Befimmo

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Thank you!



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