



IMMOBEL
since 1863

PRESS RELEASE

Non-regulated information
Brussels, 15 December at 3.30 PM

Immobel purchases Total head office in Brussels

Sustainable and circular transformation of office buildings in the European Quarter

Immobel reached an agreement today with the French group Total for the purchase of buildings and land¹, including its head office in the European Quarter in Brussels.

Sustainable redevelopment

Immobel, specialised in large-scale urban renewal projects, will renovate 75% of the > 25,000 m² building complex on Rue de la Loi/Wetstraat in Brussels, applying the principle of circularity: as many materials as possible will be reused. To reduce the climate impact, Immobel has opted to use environmentally friendly forms of energy (geothermal energy, solar panels) and improve the shell of the building. This will considerably reduce the CO₂ emissions of the building in use. The building will make maximum use of natural daylight through glass rear walls and sustainable materials such as wood. The current 1950 façade will be renovated while preserving the original design as much as possible and respecting the latest insulation standards.

Immobel BeLux Office Development Fund

Immobel intends to propose the redevelopment of the head office as seed asset to the Immobel BeLux Office Development Fund². This Fund, for which the capital raising will start shortly, is being set up to offer institutional and qualified investors the opportunity to invest together with Immobel in the development of sustainable and contemporary office buildings in Brussels and Luxembourg.

Due to the shifts in the office market as a result of digitalisation and other ways of working (e.g. teleworking), companies are looking for sustainable and flexible office solutions near mobility hubs. This trend has been stepped up due to the COVID-19 pandemic. Immobel wants to respond to this with the Fund, and generate positive impact for the office market.

¹ The subject of the transaction: the totality of the shares in Etmofina NV, which in turn owns the majority of the buildings (current Total head office) located at Rue de la Loi/Wetstraat 22-25 and (part of) Rue Guimard/Guimardstraat 14 in 1000 Brussels, as well as land in Wezembeek Oppem.

² A Luxembourg reserved alternative investment fund structured as a special limited partnership, in the course of incorporation.



Factsheet

Total surface areas:

Buildings: 35,750 m²

Land: 22,800 m²

Head office, Rue de la Loi/Wetstraat 22-25 , Brussels

Surface area of buildings above ground: +/- 26,000 m²

Surface area of buildings underground: +/- 7,750 m²

Land: +/- 5,500 m²

238 parking spaces

80 bicycle parking spaces

Rue Guimard/Guimardstraat 14, Brussels

Surface area of buildings: +/- 2,000 m²

Wezembeek Oppem Sports Centre

Land: +/- 17,300 m²

More information:

Lian Verhoeven*, Head of Marketing & Communication

+32 2 422 53 38

Lian.verhoeven@immobelgroup.com

* as representative of LV Communications BV

About Immobel

Immobel is the largest listed real estate developer in Belgium. The Group, which dates back to 1863, creates high-quality, future-proof urban environments with a positive impact on the way people live, work and play, and specialises in mixed real estate. With a stock market value of +/- EUR 650 million and a portfolio of more than 1,200,000 m² of project development in 6 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany), Immobel occupies a leading position in the European real estate landscape. The group strives for sustainability in urban development. Furthermore, it uses part of its profits to support good causes in the areas of health, culture and social inclusion. Approximately 200 people work at Immobel. For more information, please visit www.immobelgroup.com