



**IMMOBEL**  
since 1863

**“Building the future,  
adding value.”**

**PRESS RELEASE**

**Non-Regulated information**

Brussels, May 31<sup>st</sup>, 2016 at 5.40 p.m.

**The European Union will occupy the "Black Pearl".  
The project will be sold to REAL I.S.**

This May 31<sup>st</sup>, 2016, a company of IMMOBEL Group has granted a right of usufruct to the European Union on the "Black Pearl" building. The usufruct will enter into force, for a fixed term of 15 years, after completion of the fit-out works requested by the European Union. These works will be completed within a period of about 7 months.

The company who developed and marketed the project "Black Pearl" will be sold (subject to some conditions precedent) to Real I.S. for its special fund Bayerische Grundvermögen VII Europa (BGV VII) AIF.

The Black Pearl is a new office building located Rue Montoyer 15 in Brussels covering about 11,000 m<sup>2</sup> of office space. It was constructed by Herpain as general contractor and designed by Art & Build in collaboration with Pierre Lallemand.

This passive building has obtained the highest energy standards and received the award "Exemplary Building 2012". It obtained BREEAM-certification "Excellent".





**IMMOBEL**  
since 1863

**“Building the future,  
adding value.”**



The building is characterized by its excellent insulation (thermic and acoustic), its geothermal wells and pumps, its double flow ventilation, the recovery of rainwater, the use of recyclable materials and by its charging stations for electric vehicles.

Real I.S. was attracted by the exceptional quality of the location (heart of the European Quarter in Brussels), the high-tech technical and environmental performance of the building, and the long-term presence of the European Union, a prime tenant.

Alexander Hodac, Managing Director of IMMOBEL, and Christoph Wendl, Head of Global Investment Management of Real I.S. explained: *"Black Pearl is a project of high quality, both in terms of location and of technical and environmental quality. Its long-term occupation by the European Union strengthens its appeal and confirms the market's appetite for AAA investments, such as Black Pearl or Gateway"*.

---

#### **For more information:**

Alexander Hodac\*, Managing Director of IMMOBEL  
+32 2 422 53 23  
[alexander.hodac@immobel.be](mailto:alexander.hodac@immobel.be)

\* permanent representative of the company AHO Consulting bvba

#### About IMMOBEL:

IMMOBEL, listed on Euronext Brussels since 19<sup>th</sup> September 1863, is since more than 150 years a major player in property development in Belgium. It is also active in the Grand Duchy of Luxembourg and in Poland. Its business covers the office, residential and landbanking sectors, ensuring the diversification of its portfolio of projects. Its vision of the market and its expertise enable it to design, develop and manage ambitious real estate projects that create long-term value while respecting the environment and integrating the major issues facing society.

IMMOBEL is listed on Euronext Brussels as «IMMOBEL».

For further information see: [www.immobel.be](http://www.immobel.be)