

IMMOBEL AND ALLIANZ CONCLUDE SALES AGREEMENT FOR COMMERCE 46 BUILDING

Immobel signs a sales agreement with Allianz who will purchase the BREEAM Outstanding and CO₂ neutral Commerce 46 building in the European Quarter in Brussels.

Immobel announces the sale of the shares of the company that is the owner of Commerce 46 to Allianz Real Estate, acting on behalf of several Allianz group companies. The unique office building is situated on the corner of Rue Belliard/Belliardstraat and Handelsstraat/Rue du Commerce in the European Quarter in Brussels. The building is in line with Immobel's goal of developing sustainable, future-proof buildings in strategic locations near mobility hubs. Immobel has owned this building since December 2018.

The iconic and sustainable office building Commerce 46 will be delivered in Q3 2022 and is the result of the combined expertise of OFFICE architects (Kersten Geers and David van Severen) and Jaspers-Eyers Architects.

"To minimise the climate impact, a CO₂ neutral building, using environmentally friendly forms of energy such as geothermal energy and solar panels, was chosen. The flexible design, the large spaces with maximum natural light and the planted areas contribute to a future-proof office solution with attention to the well-being and comfort of users" says **Adel Yahia, Managing Director Immobel Belgium**.

The building has 12 floors and a surface area of approximately 14,200 m². In April last year (2020), Immobel and ING signed a lease agreement for 9 years for the building.

This sales agreement will have a positive impact on Immobel's annual results.

Vincent Wathelet, Head of Belux for Allianz Real Estate, commented: "Acquiring this Grade A Core asset in the heart of Brussels' stable European Quarter provides geographic diversification within our portfolio. The scarcity of buildings of this quality in Brussels increases the resilience of the asset which is already fully let to a strong tenant and as such will provide long-term cash flow for our investors. Commerce 46 reflects the model of the future office in which we want to invest – a prime location combined with the latest technology as well as the highest ESG performance standards."

JLL and CBRE advised Immobel and Allianz Real Estate in this transaction.

The project in a nutshell:

- 12-storey office building with a surface area of approximately 14,200 m²
- Address: Handelsstraat/Rue du Commerce 46, 1000 Brussels (European quarter)
- Architects: OFFICE - Kersten Geers and David van Severen and Jaspers-Eyers Architects
- BREEAM Outstanding (fossil-free - CO₂ neutral)
- Large volumes, plenty of light
- Estimated delivery: Q3 2022.
- Mobility:
 - 70 parking spaces, also for electric vehicles, on 2 underground levels
 - 71 bicycle parking spaces
- Outside:
 - a private garden of 230 m²
 - 2 large roof terraces totalling 620 m²





For further details:

Adel Yahia *, Managing Director Immobel Belgium

+32 2 422 53 50

adel.yahia@immobelgroup.com

* as representative of Adel Yahia Consult BV

Allianz Real Estate

Paula Rueda

+49 89 3800 68318 / +49 160 9576 7391

paula.rueda@allianz.com

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 valuation of over EUR 650 million and a portfolio of more than 1,600,000 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 go to www.immobelgroup.com

About Allianz Real Estate and PIMCO : Allianz Real Estate is a PIMCO Company, comprising Allianz Real Estate GmbH and Allianz Real Estate of America and their subsidiaries and affiliates. It is one of the world's largest real estate investment managers, developing and executing tailored portfolio and investment strategies globally on behalf of a range of global liability driven investors, creating long-term value for clients through direct as well as indirect investments and real estate financing. The operational management of investments and assets is performed out of 19 offices in key gateway cities across 4 regions (West Europe, North & Central Europe, USA and Asia Pacific). For more information, please visit: www.allianz-realestate.com. PIMCO is one of the world's premier fixed income investment managers. With its launch in 1971 in Newport Beach, California, PIMCO introduced investors to a total return approach to fixed income investing. In the nearly 50 years since, the firm continued to bring innovation and expertise to our partnership with clients seeking the best investment solutions. PIMCO has offices around the world and 3,000+ professionals committed to delivering superior investment returns, solutions and service to its clients. PIMCO is owned by Allianz SE, a leading global diversified financial services provider.