

What's a city without its people?
Simply a collection of empty shells.
At Immobel we are committed to co-create cities that live and breathe.
Cities that are attractive places to live and work in, and to enjoy. Places that inspire, connect, and bring peace and fulfilment.
Everyone has their own individual story of what a city means to them. In the following pages we share some of these stories. We hope you enjoy reading how people are shaping or reshaping our cities, for the benefit of the users, the community, and the environment.

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FOR the user

RIVER PLACE

COMBINING EASY LIVING WITH URBAN VIBRANCY

With its bucolic charm - views over the Alzette river and the hills of Dommeldange - its prime location and multimodal connectivity, the 8,000 square metre River Place currently offers one of the best places to live and work on the Luxemburg real estate market.

The project supports diversity with both co-living units and a range of traditional apartments, some of which are offered at a social rate. Thanks to the hanging gardens and shared spaces, River Place creates an authentic village feeling, albeit in an urban setting.

Christian Jadot. Senior Partner at ArtBuild architects, explains the rationale behind the unique design: "We have the same vision as Immobel. Thinking about future generations is one of our major ambitions, which is why we integrate sustainability and quality of life in all our designs. Thanks to the use of large windows, we bring the stunning nature and







plenty of daylight into the living units. Moreover, the use of natural construction elements – such as the wood panels on the façades – add to an overall feeling of well-being for users. The installation of green roofs, solar panels and rainwater collectors, combined with the low-energy AAA-label, reinforce the sustainability ambition we share with Immobel."

One of the eye-catchers of River Place are the 'hanging gardens', which were installed on the huge first-floor terrace. "These gardens were developed together with a local landscaping agency, who ensured that the chosen greenery promotes biodiversity." Christian adds. "The

Thinking about future generations is one of our major ambitions, which is why we integrate sustainability and quality of life in all our designs.



Christian Oadot Senior Partner, ArtBuild gardens not only provide access to the apartments, but also invite users to relax and enjoy the scenery." These gardens, together with a multipurpose room and other shared spaces – especially in the co-housing units – will further contribute to the unique community feeling, which is typical for a village setting, but less obvious in an urban environment.

"Soft mobility is another major advantage of River Place. The new cycleway along the banks of the river Alzette connects this new sustainable neighbourhood to the city centre and the nearby railway station. Moreover, the funicular and tram and bus stops are just a stone's throw away, making River Place an ideal location to live and commute to the nearby central business district Kirchberg Plateau," Christian concludes.

The ground floor of the residential building – situated underneath the hanging gardens – will have a commercial function. The units are designed in such a flexible way that they can house offices and co-working spaces, but also a fitness, a day-care center or coffee bar. These will further favour the interaction and conviviality that define River Place.



CENTRAL POINT

AT THE CROSSROADS WHERE ANCIENT GLORY MEETS MODERN DESIGN

Situated between the old city centre, the business district and Warsaw's largest city park, Central Point certainly does justice to its name. The tower in the city centre is located on the intersection of the capital's two metro lines, with numerous tram and bus stops nearby and in close vicinity to the Central Railway Station. As a result, the tower offers the best mobility solution of the entire city.

It is the only high office tower in a neighbourhood dominated by low-rise residential buildings, bars and restaurants, cinemas and theatres, ensuring open views in a perimeter of at least 300 metres. The nearby 15.5 hectare Saxon Garden further enhances that open feeling and provides a relaxing atmosphere, which can be enjoyed during lunchtimes or after work.

FOR the user

Besides its unique location offering plenty of advantages to its users. Central Point has been thoughtfully designed to create a workplace that enhances the overall well-being and the urban quality of life of all its users.

Olivier Thiel. Managing Director of Immobel Poland, explains: "A human-centred design was a clear prerequisite. Our architects - a local agency working together with the renowned firm Arquitectonica -

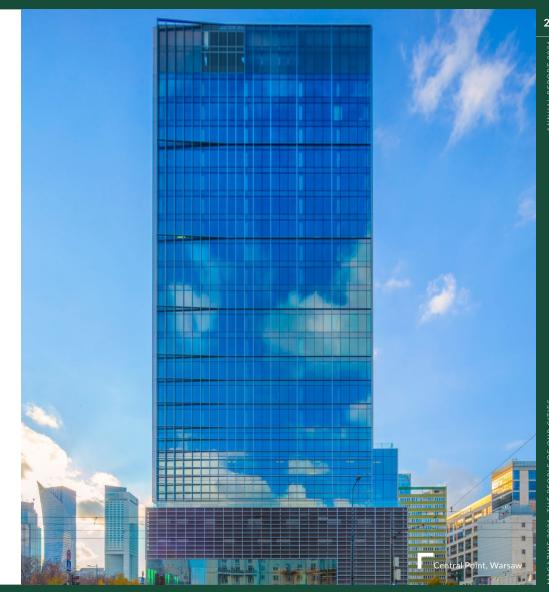
The building is a textbook example of how contemporary and sustainable design can be integrated in a historical context.



therefore designed a building with almost 90% of its surface having access to daylight. Green terraces and a lobby housing a cosy coffee shop give the building a homely feeling. Moreover, a cyclist-friendly infrastructure was set up, including bicycle stands, changing rooms, and showers. Special attention was given to air quality, which - especially in Covid times – is an important feature."

The building meets the highest environmental standards, as confirmed by the BREEAM Excellent certificate.

Olivier continues: "Out of respect for the historic environment and the iconic PAST building, which when finished in 1910 was Poland's highest building, Central Point's façade was kept pure and uncluttered. Nevertheless, it was thoughtfully designed, with two 'wings' on the south side to avoid overheating during summer. Overall, I'm proud to say that the building is a textbook example of how contemporary and sustainable design can be integrated in a historical context."



FOR the users TATI BARBÈS AT THE CORE OF 'REINVENTING PARIS'

In Paris, where qualitative and affordable housing, historical building preservation and mixed-use programmes are high on the agenda, a project like Tati Barbès demonstrates that all of these objectives can be achieved at the same time.

With a design that respects the iconic building and maintains a maximum of existing structures, combined with a programme that responds to the human, social and cultural needs of the district. Immobel France - together with Studio Belem Architects - won the Tati Barbès competition organised by the City of Paris, together with the private owners of the building.

Malik Lemseffer and Edouard Bettencourt, founders of Studio Belem. explain: "Several generations of people from all social backgrounds have shopped at this Tati store. It was more than just a shop: it was an experience: a genuine symbol of its time. And it was Immobel's express wish to revive that diversity and unique character, and integrate it in the new 8,500 square metre Tati Barbès project."

The project consists of several buildings. The corner building, with its iconic facade, will house a cultural space on the ground floor and the underground floors, and new offices in the upper stories. The design also includes a hotel and some retail, and reintroduces a residential function into the buildings, with 30% preserved for social housing. To ensure maximum comfort for all users, special attention was paid to luminosity, qualitative materials and

a premium finishing – in line with the BRFFAM certificate Excellent level, to which the project aspires.

"We also ensured that users can enjoy some outdoor space, which in the past two years has proven to be vital for the overall well-being of people," the architects continue. "All new apartments situated at the rear of the block on



We ensured that users can enjoy some outdoor space, which in the past two years has proven to be vital for the overall well-being of people.

Malik Lemseffer and Edouard

Founders of Studio Belem

FOR the user

Rue Bervic have an outdoor terrace with stunning views of the Sacré-Coeur, while the 180 square metre rooftop terrace with plenty of greenery will become an attractive communal meeting place for all residents."

As Paris is the so-called '15-minute city' – aiming to offer Parisians all essential stores and facilities within a 15-minute reach – the architects analysed the commercial offering already present in the neighbourhood and proposed various sizes of retail premises. This enables a range of different retail activities from a bakery, florist or greengrocery to bigger furniture or fashion stores.

The transformation of the Tati Barbès complex lifts this iconic location to a higher level and makes it future-proof. And this is exactly what the 'Réinventer Paris' (Reinventing Paris) process intends: rethinking and reshaping the way Parisians live, work and play.

"We are very excited that we can contribute, together with Immobel, to 'Réinventer Paris' with this legendary Tati project," Edouard and Malik conclude.





The area around Boulevard Anspach, situated in the very heart of the Brussels city centre and recently made into a pedestrian zone, has plenty of assets to be a coveted location. In the next few years, the neighbourhood is to undergo a further transformation. This will strengthen the neighbourhood's identity and increase its popularity as a place to live.

Several buildings are to be redeveloped by a number of companies, including Immobel. As a sustainable developer, Immobel not only creates sustainable buildings, but aims to contribute to the social transition and revitalisation of neighbourhoods, thus creating future-proof places to live.

To transform the Brussels Anspach area into a vibrant neighbourhood, a project has been set up, called Rez-de-Ville. It consists of a co-creation trajectory between several developers and local authorities. The goal is to rethink the programming of the ground floors of the buildings being redeveloped and their relation with both public spaces and public services.

Currently, the pedestrianisation of the Brussels inner centre is mainly focused on a purely consumption-based approach to public space, with major events targeting tourists. The new approach to programming the ground floors and (semi) public space seeks to find a balance between this economic interest and the

creation of a people-centric residential area with proximity services (within a five-minute walk) that will give future residents a sense of belonging.

A number of methods will be used: testing new functions via temporary use of ground floors: analysing the existing offer and needs in terms of proximity services; and conducting a number of co-creation workshops. From these, recommendations and scenarios will be drawn up for the programming of ground floors and (semi) public space. The objective is to create an innovative destination that stimulates emerging economic activities and facilitates local and sustainable lifestyles, in order to give the Brussels inner centre a distinct identity.

Alexandre Mussche of design agency Vraiment Vraiment explains: "Immobel has clearly understood that in order to give neighbourhoods a fair chance of remaining attractive in the long term, it's necessary to think beyond pure profitability. We are looking at small, local businesses or social activities which meet a certain local demand. To get a better view on those demands in the short- and long-term we are working closely with the City of Brussels. As owners of the public domain, their view and support is essential to the success of this project. Instead of everyone working on their own island, the Rez-de-Ville project is a great example of how we should challenge private-public partnerships to create added value for the neighbourhood."

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Alexandre
Mussche
Co-founder of
Vraiment Vraiment







Located in Luxembourg City at the gates of Kirchberg – a neighbourhood defined by the majestic buildings of the European institutions – Infinity is a real game-changer. After having won the competition organised by the FUAK (Fonds d'Urbanisation et d'Aménagement du Plateau du Kirchberg), Immobel created this complex with the aim to revive the urban environment and turn it into a pleasant place to live, shop and work.

With its two sculptural residential towers – housing 150 premium apartments and 15 affordable housing units – and an office building that is linked to the towers by a retail gallery, Infinity sets the tone for making the neighbourhood increasingly vibrant and resilient. Félicie Weycker, President of the Kirchberg Fund explains: "To prevent people or companies buying multiple apartments as an investment, we limited the sale to one apartment



per person. Moreover, for 35% of the apartments, owners are required to live here permanently for at least 12 months. And to ensure we have a representative mix of social backgrounds we allocated 10% to social housing. We want the Infinity towers to be occupied, which will automatically have a positive impact on the neighbourhood."

Another way of attracting people is by offering an interesting retail proposition. Infinity Shopping provides a mix of local SMEs, some franchises and plenty of small businesses that cover the daily needs, not only of Infinity inhabitants, but also of the many people working in this business district. Moreover, the many cycle

Infinity perfectly illustrates what the city of the future should look like: compact yet very functional; sustainable and aesthetic at the same time; accessible and inclusive.



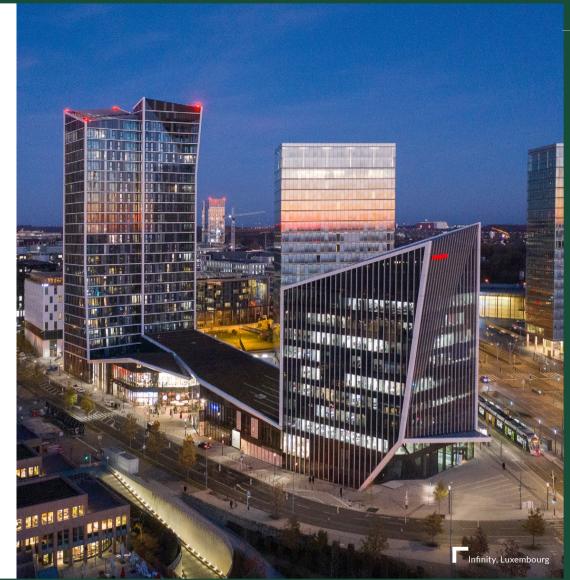
Helicie
Weycker

President of
the Kirchberg
Fund

paths and its location near the Philharmonie/Mudam tram stop encourage soft mobility, contributing to the overall quality of life and conviviality of the area.

The results are already visible: the open, public space in front of the towers is the beating heart of the neighbourhood, while Infinity has become an important element in the evolution of the district towards people-friendly urbanism.

Félicie Weycker concludes: "Infinity perfectly illustrates what the city of the future should look like: compact yet very functional; sustainable and aesthetic at the same time; accessible and inclusive; in a neighbourhood combining office, residential and commercial functions."





In the coming decades, the Slachthuis Site in Antwerp (Belgium), named after the location of the former abattoir, will undergo a dramatic transformation. The redevelopment of the entire site is closely connected to the covering of the Antwerp ring road.

The master plan for this 18-hectare project includes the potential development of 240,000 m² that will take place in three phases. The focus is on residential buildings supported by a school, a high-tech campus, student housing and local businesses. Together these will bring a new dynamic into the area.

As an expert in large-scale urban development projects and a member of the public-private partnership (PPP) alongside Triple Living and the City of Antwerp. Immobel is to play a key role in transforming the current wasteland into a new, vibrant neighbourhood.

High-quality buildings designed by internally renowned architects and young upcoming talents will ensure that the Slachthuis Site becomes a dynamic ecosystem, where it is pleasant to live, study, work and relax.

Leen Quanten Development Director.

Immobel

At the heart of the new Slachthuis Site will be extensive public spaces such as squares, green corridors and parks that will connect existing and new parts of the area. Another focus will be the encouragement of slow mobility; vital for this future low-traffic neighbourhood.

Leen Quanten, Development Director at Immobel, adds: "The Slachthuis Site is a new urban development with a variety of functions. Educational, food and local business opportunities such as start-ups and flex offices will stimulate the local economy. High-quality buildings designed by internationally renowned architects and young upcoming talents will ensure that the Slachthuis Site becomes a dynamic ecosystem, where it is pleasant to live, study, work and relax."

The first phase of the project will kick-off in autumn 2022 and will focus on the area around the former abattoir halls, which are the backbone of the redevelopment. The eastern hall will be converted into the new hightech campus of the Antwerp University College for its STEM courses for 3,500 students. The western hall will temporarily be used for supporting functions of the university until its final use for local businesses, R&D facilities, and residences. Around six new residential buildings will be constructed in the coming years. The first phase will have a critical mass of 160,000 m², which represents around 65% of the entire site.

The combination of all these elements will turn the Slachthuis Site into an outstanding, new and dynamic neighbourhood that will re-establish its position as one of the most prestigious locations in Antwerp.





After having successfully worked together on previous projects, Immobel called upon Forest's expertise and network to find temporary occupation for their 4,300 square metre building in the Rue de Crimée, in the Buttes-Chaumont district (19th arrondissement in Paris).

By offering temporary use of the building – prior to getting the necessary building permits and starting the redevelopment works – Immobel aims to create added value for both the city and community. It is a win-win for multiple parties. Local organisations with limited budgets get access to workspace at affordable prices. Temporary occupation prevents a building from being squatted, which is highly appreciated and applauded by the local community. In addition, it enhances the developer's asset prior to the start of the construction works.

The former administrative building in the Rue de Crimée currently houses a small events agency and various audiovisual companies. Due to the nature of their business – short-term projects against low budgets – audio-visual companies usually struggle to find affordable work or shooting venues, especially in Paris with its sky-high rental prices and limited real estate offer. Forest aims to close that gap, by offering access to buildings which would be unaffordable on the regular market.

"We mainly focus on local organisations or companies in the cultural or creative sector and social economy," explains Adrien Viaud, co-founder of Forest. "Where

We will always aim to promote and facilitate interactivity with the neighbourhood.



Advien
Viand
Co-founder of
Forest Agency

possible, and if the timing allows, we will reach out to local authorities and organisations to understand their needs. It is our aim to promote and facilitate interactivity with the neighbourhood."

In previous collaborations, Forest created temporary artist studios and facilitated exhibitions, but the sectors in which temporary users operate are highly diverse. "We have had physiotherapists, accountants, non-governmental organisations and start-ups in our buildings. It is extremely rewarding to see that some of them have grown into successful businesses. Access to premises remains a vital barrier for organisations to grow or simply become operational. We are pleased we can offer them a kick-start. We are particularly grateful that developers like Immobel decide to give their buildings a temporary use, in anticipation of renovation or a new construction."



CONTRIBUTING TO A MORE INCLUSIVE SOCIETY



Immobel actively promotes and financially supports organisations that work on social inclusion.
One of these is TADA (ToekomstATELIERdelAvenir), which Immobel has supported since 2018, via the Immobel Social Fund.

In Brussels, TADA reaches more than 1,500 socially vulnerable teenagers and accompanies them on a coaching iourney. The objectives include (re)discovering their talents, finetuning their horizontal skills and boosting their self-confidence. The ultimate goal is ensuring that they become responsible members of an inclusive society. "We basically help them to open up their perspective, and at the same time encourage them to open doors." says Pieter De Witte. CEO of TADA. "As these youngsters usually have a very limited network. TADA puts them into contact with a wide range of professionals who share their passion for their job

in interactive workshops. These workshops are really the 'heart' of our activities."

Teenagers who join the TADA trajectory commit themselves to following weekend school classes every Saturday, for a period of three years. "We work on prevention and want to broaden their view on society and on their own future. During workshops we introduce them to a maximum number of different professions, which gives them a flavour of what their future could look like. Moreover, as they are expected to show up every week, we also call upon their sense of responsibility. We

Thanks to the financial support of companies like Immobel, we can help youngsters who live in socially-deprived situations to develop themselves.

Pieter De Witte CEO of TADA

want to convince them that they do have a future. What this future will look like, however, is entirely in their own hands and solely depends on their perseverance and willingness to approach new impulses with an open mind."

After this 3-year period the pupils become part of the alumni network and platform 'TADA for Life.'
Through this they remain in contact with TADA, guest lecturers and companies, hence sustaining the process of mutual inspiration and motivation. Many alumni continue attending weekend classes, where they volunteer as a coach for younger pupils, who see them as a role model. Not only does this boost the alumni's self-confidence, it also keeps the strings with TADA tight.

The Immobel Social Fund started supporting TADA in 2018, allocating its financial injection specifically to the Molenbeek weekend school. More recently, the Fund decided to support the overall weekend school management – and not only the Molenbeek school – to reach even more youngsters. Pieter adds: "Thanks to the financial support of companies



like Immobel, we can help youngsters who live in socially-deprived situations to develop themselves, hence contributing to a more inclusive society."

In 2022 Immobel will continue to support TADA, as well as other organisations active in offering guidance to young people. Calame asbl is one of them: it's an association that supports youngsters – both from primary and secondary school – during their educational trajectory. YouthStart is another, offering training to youngsters to kickstart their plans for the future. And finally there's Schola ULB, supporting students in difficulty, to prevent them from dropping out.



FOR the community CANAL 44 **DIVERSITY, HERITAGE AND BIODIVERSITY** IN THE HEART OF THE CITY CENTRE

Grand Duchy of Luxembourg's second city, Esch-sur-Alzette - famous for its architectural monuments and heritage - is enjoying a boom. The population is growing continuously. New infrastructure is being constructed. Cultural buildings are undergoing a makeover and an increasing number of real estate projects are emerging.

Luc Everling, Esch-sur-Alzette's lead architect, explains more: "The city's urban priorities are centred on two strategies: redeveloping the brownfield and redesigning the layout of the city centre with a focus on densification. Immobel Luxembourg's Canal 44 project dovetails nicely within this second initiative."

The project focuses on diversity in the wider sense as one of the city's principal goals. This diversity comes in different forms: functional diversity, social class diversity, and preservation of the heritage that will lead to architectural diversity. "You find these three foundations in Canal 44." adds Luc. "The joint programme involving businesses, services and housing allows us to attract a varied public, both generally speaking and in terms of revenue."

Built in 1938 as headquarters of the Journal d'Esch press group, the main facade and some interior features of 44 Rue du Canal are listed, so have been preserved. "The iconic facade with a terrace-style entrance are protected by the PAP ('Plan d'Aménagement Particulier' or Specific Development Plan), not only for its





architectural value but for its nod to the history of our city," points out Luc.

Another aspect of the programme is its densification within the housing cluster. "This allowed us to increase the number of residences on offer; an essential requirement given the growth of Esch-sur-Alzette."

Housing is a very important issue for the city. Care has been taken not only to provide dedicated equipment to the residential buildings to ensure diversity,



outdoor spaces. The residence opens up to a tree-lined cluster, designed to promote biodiversity in the city as well as to offer a shared garden. These green spaces provide valuable areas for residents and visitors to relax and enjoy an enhanced quality of life. "It's important that everyone benefits from this aesthetic perspective," insists Luc.

but also to enhance the layout of

"Preserving what may be of value, while allocating properly to enhance that value!" With these words, Luc reveals the secret to successful development.

Preserving what may be of value, while allocating properly to enhance that value!





As real estate is a sector with one of the largest environmental footprints. developers have an important role to play in realising a construction shift towards increased sustainability. Immobel is fully committed to making a difference in helping to build a sustainable future. It does this by choosing for responsible architecture. applying more sustainable construction methods, and integrating eco-friendly materials and features in its projects.

Horizon Nature, located in Montévrain, in Seine-et-Marne, France, is a prime example of that commitment. The project, consisting of 67 apartments and eight family homes, incorporates numerous sustainable features. Together they make the project not only environmentally friendly but also beneficial to the overall well-being and quality of life of its users.

Yves Eveillard, National Residential Director of Immobel France explains: "The individual features we integrated in the Montévrain project may not look that spectacular, but the combination of all of them makes the project stand out. For example, as the land was inclined, we needed to level it before starting construction. Before transporting the surplus soil to a distant location, we offered it for free to our neighbour, who was suffering from the opposite problem: his land needed to be raised. Thanks to this initiative we kept 50 trucks – which would have transported 1000 cubic metres of surplus soil – off the road. It also reduced the nuisance

The individual features we integrated in the Montévrain project may not look that spectacular, but the combination of all of them makes the project stand out.



for our neighbours." In this register, earthworks are carried out with a hybrid mechanical excavator.

"In terms of insulation levels we exceed the legal requirement by 20 to 30%," Yves continues. "The same goes for energy consumption: we will sign a contract with a local gas provider, who compensates the consumption of natural gas by injecting green gas – produced locally from organic waste, agricultural residues or livestock manure – back into the gas grid."

As for water management, water-saving taps were installed everywhere. Each home has a 350-litre rainwater tank, allowing people to water their plants and vegetables. The houses are equipped with solar panels and all living units have smart heating controls, which further reduce the overall energy consumption. Individual boilers are monitored to prevent any breakdowns.

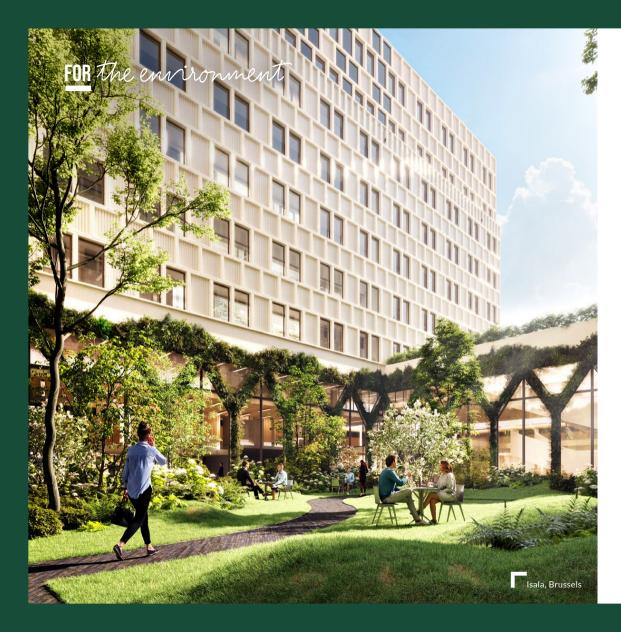
For the construction, five local contractors were used, all living within a 15-minute radius. All suppliers and architects committed to implement a zero paper policy.

"To boost biodiversity we will install insect hotels, bird nest-boxes and beehives in the adjacent Bois de Chigny," adds Yves. "Horizon Nature inhabitants will therefore have access to locally-made honey, as well as a haven of peace and tranquillity."

Horizon Nature also promotes e-mobility. Two electric-vehicle charging stations have been installed, and the possibility to introduce an e-bike sharing system on site is being discussed.

All these efforts have certainly not remained unnoticed. The Montévrain project won two local Pyramides d'Argent awards ('Oscars' for real estate developers) in the Innovation and Quality category. And in the national Pyramides d'Or selection, Montévrain finished second in its category, out of a total of 508 participants.





ISALA EUROPE'S MOST SUSTAINABLE BUILDING

Turning Total's former headquarters, located on Rue de la Loi in the Brussels European quarter, into an exemplary, eco-friendly complex, was Immobel's dream for this iconic building. To reach that ambition, drastic redevelopment and transformation – with a clear focus on sustainability, wellbeing and circularity – was indispensable.

Dieter De Vos, Project Architect at Neutelings Riedijk, explains: "It was clear that Immobel set the bar very high for the Isala building. The objectives were well-defined and crystal clear: aim for a BREEAM certification Outstanding level on sustainability, a WELL Platinum certification on well-being, and an Ecocert label in terms of biodiversity. Keeping that in mind, we went for a design with a nearly-zero carbon footprint, an energy-neutral score card and a focus on user well-being, while at the same time incorporating as much greenery as possible."

The existing building – with a qualitative structure typical of the 1930s – will be preserved as much as possible. For the new-to-build construction, CLT (Cross Laminated Timber) will be used, which has a positive impact on CO_2 absorption. "Where possible, existing materials such as marble tiles will be reused to further minimize the CO_2 footprint

We went for a design with a nearly-zero carbon footprint, an energy-neutral score card and a focus on user well-being.

> Dieter De Vos

Project Architect, Neutelings Riedijk

of the project," Dieter continues.
"Moreover, by optimising the outer skin of the building – through high-quality thermic insulation – we are able to minimize the building's energy demand. The BIPV panels in the south-facing façades and the solar panels on the roof, combined with a geothermal installation, ensure sufficient energy production to make the building operate autonomously, with no need for off-site energy from the grid."

One of the most impactful interventions of the design includes levelling the surfaced heart of the building and turning it into a garden. This new 'green chamber' serves multiple purposes: it brings extra daylight and horizontal open views to the offices, it improves biodiversity, and the permeable soil avoids rainwater flowing into the sewerage. "The green roof also retains water, which not only has a cooling effect, but has a positive impact on biodiversity as well." Dieter adds.

The Isala project has a strong focus on user well-being. By opening up the fire escape shaft and making the staircase an integral part of the interior design, people are encouraged to take the

stairs more often. The design also pays particular attention to soft mobility: the bicycle parking far exceeds the minimum space required by the city of Brussels. All these features have a positive effect on people's health and overall well-being.

For the construction phase, Immobel would like to involve a Brussels organisation specialised in activating unemployed people, thereby contributing to the company's ambition to promote social inclusion.

By assigning a retail function to the ground-level corner plots, the building will also remain active after office hours, further strengthening local services.

"The new Isala building will not only be beneficial to the environment and its end-users, but also to local communities. I am very proud to have been involved in the design of this exciting new site in the Brussels' European district," Dieter concludes.





EMBRACING CIRCULARITY

Immobel is increasingly looking into the potential of reused materials, to make the construction process even more circular. With several of the company's projects being in different phases of the building process - from dismantling, through redevelopment to constructing - Immobel can partially rely on its own 'urban mines' to select and reuse materials in its own developments to achieve that circular ambition.



From a lifecycle point of view, reused material will often score a lot better than new material.

Lionel Billiet Project Leader, Rotor



Immobel also calls upon salvaged building components experts, such as Rotor, to further integrate and increase circularity into projects such as Multi and Oxy. Furthermore, by joining the Madaster database, which logs very detailed information about all the registered buildings' materials that potentially could be reused or recycled. Immobel wants to give a clear signal to the sector that they are ready to bring the circular economy to the next level. Lionel Billiet. Project Leader at Rotor. goes into detail: "We perform a detailed analysis of the materials used in the existing building, and decide which ones can remain intact or should be dismantled and reused. From a lifecycle point of view, reused material will often score a lot better than new material. For example, reusing ceramic tiles will impact the environment 85% less than producing new tiles."

"In the Multi project, 89% of the existing building mass was left untouched, saving up to 20,000 tons

of CO_a," Lionel adds. "And in order to reach the 2% urban mining and reuse goal for Multi, a number of salvaged materials were integrated in the design. Some of the aluminium profiles from the original facade were reused in the atrium's balustrades. The monumental hexagonal granite floor tiles – used to pave the transition between the public terrace and the atrium - originate from the former BNP Paribas headquarters, where they were dismantled by Rotor Deconstruction prior to the building's demolition. Moreover, two-ton bluestone panels were removed from the façade and cut into floor tiles to cover the new overhang terrace on the third floor. In total, we aim for 250 tons of reclaimed materials used in Multi – sourced from both on- and off-site urban mines – which is a unique realisation."

In the Oxy project, Immobel does even better with a goal of 1,000 tons, equalling a reuse rate of 4 to 6% of all the materials installed in the project, an



unprecedented achievement on that scale. In addition, some of the new materials to be integrated in Oxy will be recycled or bio-sourced, further improving the sustainability scorecard. "As sustainability is in our DNA, we are not only working on recycling and reusing materials, we also take into account the socio-economic aspect," explains Lionel. "To carefully dismantle

and prepare salvaged materials, we rely on local, low-carbon and labour-intensive jobs. Applied on a large scale, material reuse would create interesting employment opportunities. To give an example of this: a team from Travie, a social company employing people with a disability, is working in our workplace to remove mortar from recovered floor tiles."

