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PRESS RELEASE

Non regulated information

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IMMOBEL and FIDENTIA join forces for the development of Möbius II

On Friday 5 April 2019, IMMOBEL signed an agreement for the transfer of 50 % of its shares in the company Möbius II to FIDENTIA.

This new partnership confirms that IMMOBEL and FIDENTIA are joining forces in the sustainable redevelopment of the North District in Brussels.

IMMOBEL announces the transfer to Fidentia BeLux Investments of 50 % of the shares in the company Möbius II, owner of the building under construction, named Möbius II and located on Boulevard Albert II, in the heart of the North District in Brussels.

Möbius II is one of a pair of resolutely environmental and contemporary elliptical office towers in the heart of the North District. As a reminder, Allianz group is planning to move its headquarters to the Möbius I Tower of this complex in late 2019.

A shared vision for the North District

IMMOBEL and Fidentia, henceforth partners in this ambitious project, have a common desire: to contribute to the sustainable rehabilitation of the North District by bringing a real architectural and environmental quality to it. In this context, Assar Architects proposed an elliptical project to form a new face for this up-and-coming neighbourhood. The building is planned to have a surface area of 34,000 m² above ground, 23 floors, 172 parking spaces and a height of almost 100 metres.

“The ‘Möbius’ project, of which tower II is a part, reflects our desire to participate in the renewal of the North District and to develop our projects such that they lead to ambitious, efficient and sustainable buildings,” says Marnix Galle, Executive Chairman of the Board of Directors of IMMOBEL.

And Louis de Halleux, Co-Managing Director of Fidentia, adds: *“We are delighted to take part in this emblematic project by taking up a role in the development of Möbius II. This is a major development that will certainly mark a turning point in this high-potential area. Möbius II, in addition to meeting all the current criteria for sustainable and responsible office development, will be particularly well located, a stone’s throw from Brussels-North train station and all the urban mobility connections.”*

Brief overview of the project

- 34,000 m² of new-generation office space
- Strategic location in the heart of the North District
- Exceptional architectural and environmental quality
- Möbius I tower will soon be occupied by Allianz as a direct neighbour

CBRE advised IMMOBEL and Fidentia for this transaction.



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About IMMOBEL Group

IMMOBEL is the largest listed Belgian property developer. Ever since its foundation in 1863, the Group develops and markets innovative urban projects in response to the needs of cities and their inhabitants. Thanks to its bold strategy and its 200 talents, IMMOBEL has diversified its expertise in various sectors such as residential, offices, retail, urban mixed-use developments, as well as housing estates and hospitality, and has now reached a market capitalisation in excess of EUR 500 million, thereby imposing itself as one of the market leaders. IMMOBEL continues its pan-European expansion with a portfolio exceeding 820,000 m² of developments spread over 6 countries (Belgium, the Grand Duchy of Luxembourg, Poland, France, Spain and Germany) and assumes its corporate responsibility by giving back a part of its profits in support of charitable projects in the Health, Cultural and Social Inclusion domains. The Group is implementing a sustainable vision for urban development and is working towards becoming a CO₂-efficient company.

For more information, please go to www.immobelgroup.com

About Fidentia

Fidentia Real Estate Investments SA ("Fidentia") is a Sustainable and Responsible real estate Investment ("SRI") fund manager with a presence in Belgium and Luxemburg.

Fidentia BeLux Investments SCA invests in high quality office real estate both in Belgium and Luxemburg benefiting from environmental certification. FBLI's investment strategy creates positive economic impact, long-term value and growth for its investors and the communities in which it works.

For more information, please go to www.Fidentia.be