

044

**Development**



## CTO Introduction

"WE FOCUS ON SETTING  
AND ACHIEVING MEASURABLE  
SUSTAINABILITY TARGETS. "

As Befimmo's Chief Technical and Sustainability Officer, Rudi op 't Roodt steers the company towards technical innovation and sustainability. He ensures that the technical aspects of new developments align with the company's high standards and that all projects advance our commitment to environmental stewardship.



**Q: How important were ESG and sustainability in Befimmo's 2023 strategy?**

R: ESG has become a cornerstone of our strategy. We focus on setting and achieving measurable sustainability targets. Our initiatives, including the ESG-driven development of projects like ZIN, put us at the forefront of sustainable real-estate development. That's the right thing to do from a societal perspective, but the market also demands it.

**Q: How does Befimmo achieve technical excellence in its development projects?**

R: By distinguishing the roles within our development and technical departments, we ensure a dedicated focus on both the innovative and technical execution aspects of our projects. This ensures our projects are economically responsible and aligned with the evolving market demands.

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WE'RE PROACTIVELY  
RESPONDING TO THE  
INCREASING DEMAND  
FOR MULTIFUNCTIONAL,  
ECO-FRIENDLY BUILDINGS.

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**Q: How does Befimmo address the anticipated future trends in real estate?**

R: We're proactively responding to the increasing demand for multifunctional, eco-friendly buildings. By pioneering projects which blends residential, office, and leisure spaces, we are equipping our assets to meet today's needs.

# Future Cities Now

Befimmo redefines the **urban landscape**



←  
LIVIN / CONCEPT 3D  
BXNORD

## Premium Development for Unique Urban Experiences

Befimmo redefines the urban landscape.

Our pioneering Development activity envisions a future where user-centrism, people-focused designs and smart technologies converge in state-of-the-art buildings. Our Development pipeline includes about 12 projects slated for completion by 2028. For some of our most ambitious and flagship projects, we hit crucial milestones in 2023.

Our approach extends beyond traditional real-estate development. We foster strategic flexibility, which allows us to meet diverse market needs while promoting sustainable growth. At the same time, our developments are financially sustainable and prosperous due to their outstanding quality, sustainability traits, strategic locations and 360° service offerings.

Befimmo shapes vibrant and inclusive urban landscapes strategically located in inner-city areas, maximising their impact and accessibility. By enhancing urban environments and society, we claim a pole position as leaders in sustainable development within the real-estate industry.

WE FOSTER STRATEGIC FLEXIBILITY, WHICH ALLOWS US TO MEET DIVERSE MARKET NEEDS WHILE PROMOTING SUSTAINABLE GROWTH.

←  
PACHECO  
BRUSSELS CENTRE



# 6 FACTS ON 2023

01

## ZIN's Sustainability Awards

Celebrated for its "concrete on a trip" circularity, ZIN was awarded the Cradle to Cradle Certified® Silver certificate for its innovative reuse of 30,000 tonnes of dismantled concrete.

[SEE IT IN VIDEO](#)

04

## COURBEVOIE's Milestone

After achieving its permit in 2021, the COURBEVOIE Project hit a provisional acceptance milestone in August 2023, spotlighting Befimmo's specialised office space development.

02

## Future-Ready Deliveries

The Flemish Government anticipated the innovative spaces of ZIN and moved their offices into the building at the beginning of 2024.

05

## Sustainability at the Forefront

Befimmo remains dedicated to environmental excellence across our portfolio. The high BREEAM target certification levels for projects like ZIN and LOOM reflect that dedication.

03

## Educational Transformation

VGC - Vlaamse Gemeenschapscommissie adapts to meet community needs and evolves into a new educational facility (PLXL Transformation).

06

## LOOM's Permit Success

Mid-2023 marked a significant milestone for the LOOM building, as it secured permits essential for sustainable redevelopment.

## Pioneering Urban Futures

### BEFIMMO'S STRATEGIC DEVELOPMENT BLUEPRINT

As one of Belux's leading developers, Befimmo pioneers urban futures for the benefit of our communities. We envision a future where urban landscapes thrive on sustainability, visionary innovation, and high-performance buildings. Every development we shape breathes life into city centres, catering to modern urbanites' dynamic needs.



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## Sustainable and Smart Developments

Our commitment to the planet manifests in projects like our flagship project, ZIN, which aims for a BREEAM Design phase Outstanding certification and serves as a model for sustainable urban living, seamlessly blending work, life, and leisure.

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## Innovative Project Portfolio

Our development pipeline includes 12 ground-breaking projects showcasing our dedication to innovation. Past development projects like Paradis Express and Quatuor demonstrate our capability to transform urban spaces innovatively and sustainably.

ZEN  
BXNORD  
→



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## Extending Value Creation

We wield a flexible, market-responsive approach by creating assets for external acquirers. This strategy diversifies our portfolio and enhances our contributions to the urban fabric.

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## Financial Prudence and Sustainability

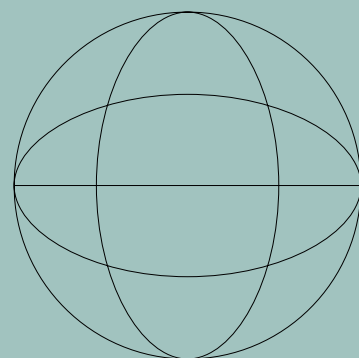
Projects like Paradis Express and ZIN showcase significant financial investments with anticipated returns above 6%. It proves our strategy balances economic viability with environmental leadership, setting a new standard for the real-estate industry.





## Green Development

SUSTAINABLE STEPS  
*FORWARD*



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### The ZIN Project

ZIN aims for BREEAM Outstanding and ingeniously reuses 30,000 tonnes of concrete from dismantling the old WTC towers. It prioritises materials certified for sustainability and sets a standard in circularity.

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### Energy Efficiency and Green Space

Our projects are designed with energy efficiency at their core. Moreover, integrating green spaces across projects shows our commitment to enhancing biodiversity and workplace wellness.

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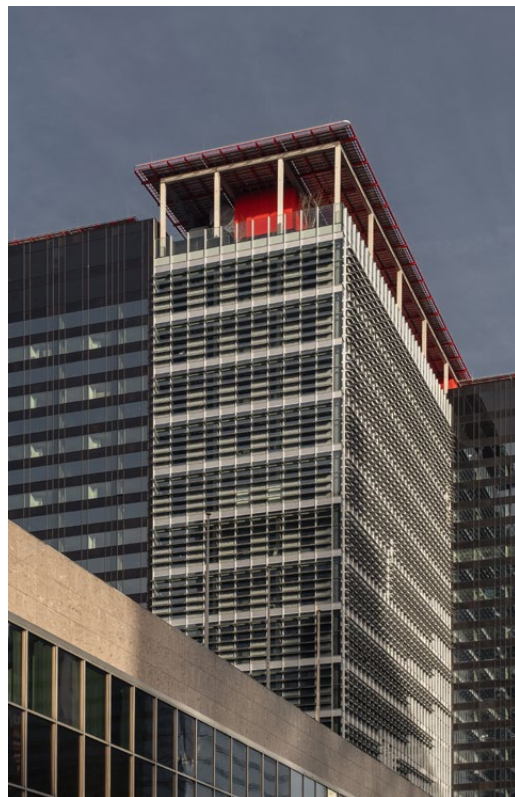
### Community and Urban Revitalisation

We revitalise urban areas and create community-centric spaces. We enhance the urban fabric and foster sustainable urban development, aligning with global sustainability goals.

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### Promotion of Green Mobility

We continuously incorporate extensive biking facilities in our projects, reflecting a broader commitment to sustainability. Promoting green mobility and reducing the carbon footprint associated with transportation is vital in every sustainability strategy.



←  
ZIN

PACHECO  
↘

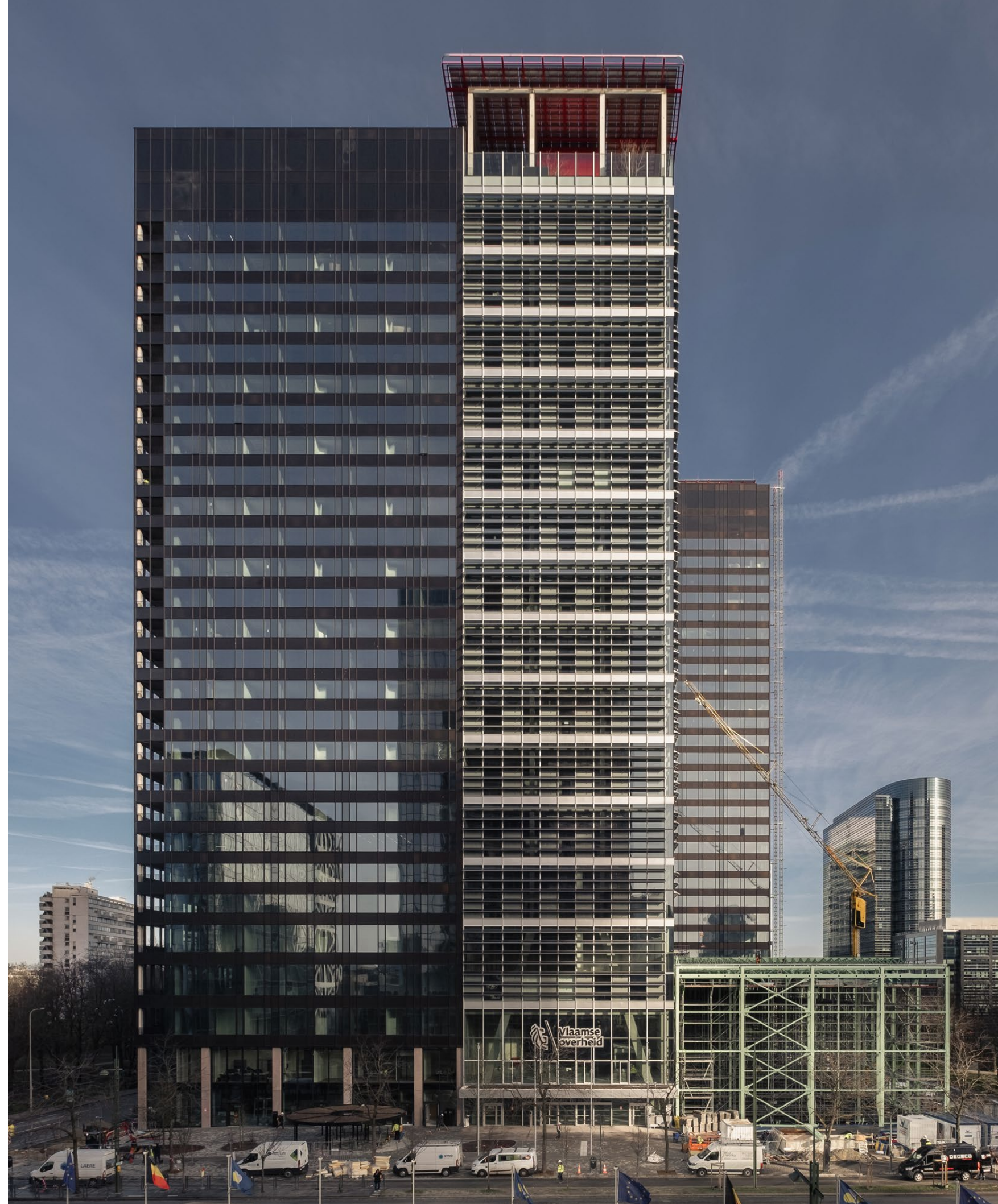


LOOM  
←

# Flagship Project Focus

# ZIN

ZIN emerges as a pinnacle of urban rejuvenation, marrying the ethos of sustainability with the dynamism of multifunctional urban living. It transcends architectural boundaries and transforms the BXNord district into a vibrant living, working, and leisure hub.



## ZIN

### Location

Brussels, Belgium

### Project Timeline

Start - 2020

Delivered to the Flemish Government  
at the beginning of 2024

### Total Area

Approximately 115,500 m<sup>2</sup> over four separate  
project elements:

/ Flemish Government / Administrative HQ

/ The Standard / Premium hotel

/ Living @ ZIN / Apartments

/ ZEN / Prime office space

### Sustainability Features

#### CIRCULARITY

95 % of the new materials are certified C2C (or equivalent).

#### ENERGY AND ENVIRONMENTAL DESIGN

Aimed for energy near-neutrality and high standards  
of environmental respect.

#### CIRCULAR CONCRETE

First use of circular concrete in the Benelux, showcasing  
innovative sustainable construction techniques.

#### A LUSH GREEN ENVIRONMENT

Featuring many tropical plants, a rooftop terrace,  
and a public greenhouse.

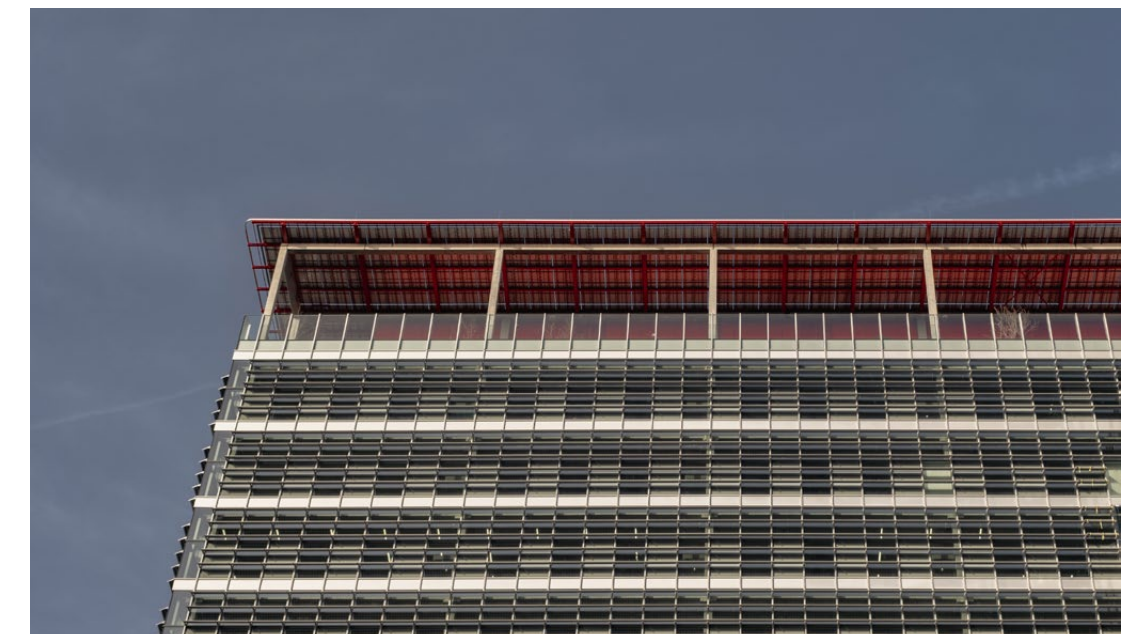


## Reimagining Urban Life

ZIN was conceptualised according to the “zebra concept,” where spaces interlace to create a seamless blend of office areas, residential quarters, hotel accommodations, and leisure facilities. This enriches the urban landscape and fosters a community that thrives seven days a week.

ZIN pioneered using circular, cradle-to-cradle-certified concrete repurposed from demolishing the old WTC towers. The project’s verdant features are overwhelming. It includes a lush rooftop garden and a public greenhouse, which enrich biodiversity and offer serene escapes within the bustling city.

ZIN is a bold reimagining of urban life. It shows how architectural innovation can harmonise with environmental stewardship to craft spaces that resonate with future generations.



# ZIN

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ZIN PIONEERED USING CIRCULAR, CRADLE-TO-CRADLE-CERTIFIED CONCRETE REPURPOSED FROM DEMOLISHING THE OLD WTC TOWERS

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FOCUS POINT

## How ZIN Takes Green to a Whole New Level

Befimmo's ZIN project redefines the concept of green urban spaces. The project features over 10,000 plants, including diverse herbaceous species, shrubs, and trees. It eco-upgrades the urban landscape and addresses critical ecological challenges:

### A Biodiverse Rooftop Garden

This visually breathtaking panoramic space can play a crucial role in local ecology, supporting pollinators and providing fresh air.

### Green Façades

The building's exterior is enveloped in lush greenery, significantly reducing the urban heat island effect and enhancing the aesthetics of the surrounding area.

### A Public Greenhouse

Accessible to everyone, this space is dedicated to community engagement and education on the importance of sustainable living.

### Indoor Green Spaces

Offices and communal areas are integrated with plant life, improving air quality and fostering a healthier working environment.



*"Our projects, like ZIN, challenge the conventional, celebrate sustainability, and thrive on community integration. They might be big words, but working here allows you to define skylines and transform lives."*

**WIM PLAUM**  
PROJECT DIRECTOR

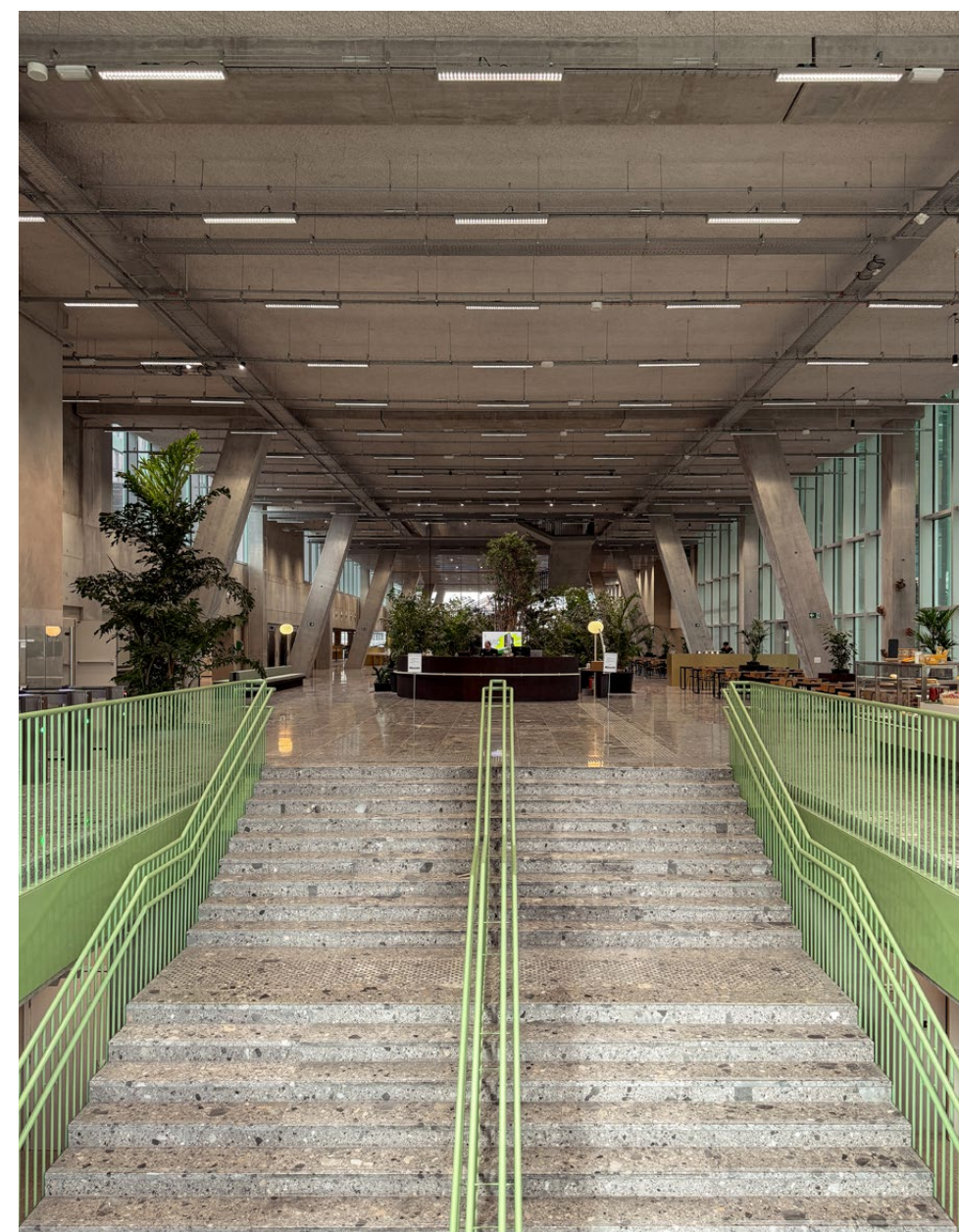
# ZIN / Flemish Government Headquarters

## Concept

70,000 m<sup>2</sup> of premium office space at the heart of BXNord

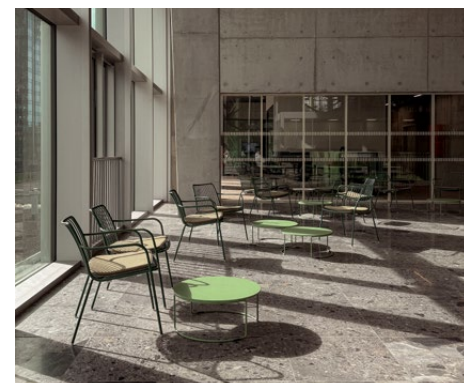
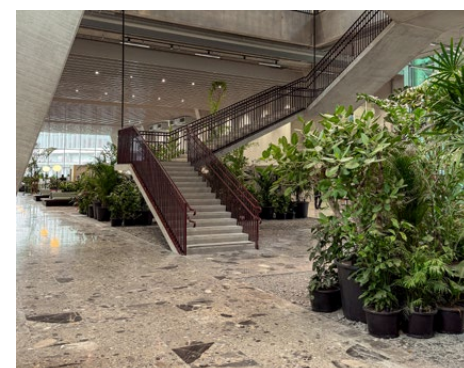
## Timeline

Let by the Flemish Government since Q1 2024



Offices @ ZIN is the new future-forward headquarters of the Flemish Government's services. With a striking new central volume connecting two existing towers, this state-of-the-art facility stretches across 14 floors, with ceilings soaring over 5 meters high. It's an architectural masterpiece that ensures a dedicated and dynamic environment for approximately 3,900 civil servants. It's rented out with a fixed lease term spanning 18 years.

The building's design emphasises flexibility and openness, fostering collaboration and innovation. The vast, double-height work floors bathed in natural light are designed for the new way of working—focused yet flexible, encouraging individual concentration and collaborative engagement. At ZIN, work becomes an experience enhanced by panoramic city views.



# ZIN / ZEN

## Concept

5,800 m<sup>2</sup> of Offices of the Future

## Timeline

Delivery Q3-2024

## Facilities

Private entrance / High and open spaces / Restaurant and catering / Showers, reception, lockers / Bicycle racks, electrical terminals for cars.

[ZIN.BRUSSELS/ZEN](#)



[TEASER VIDEO](#)



ZEN is the pinnacle of workplace innovation, nestled in Brussels' dynamic Noordwijk, steps away from the soon-to-be-renewed Maximiliaan Park and the flowing Zenne River. Befimmo's latest architectural marvel is part of the BXNord revitalisation project. It's a gateway to a serene, fluid office environment designed with success and well-being in mind.

High ceilings and expansive open areas seamlessly connect through a central staircase, making interdepartmental communication effortless. Each floor is a canvas of possibility, featuring vast windows, private terraces, and tranquil views of lush greenery, crafting an ambience that boosts creativity and calm.

ZEN is a vibrant part of the ZIN "full services" ecosystem. It embodies the perfect blend of business and pleasure, ensuring that everything flows here.



## ZIN / Residential

### Timeline

Delivery Q4 2024



The apartments at ZIN are positioned within a striking architectural ensemble connecting two high-rise towers. These apartments offer gateways to a thriving community, with floor-to-ceiling windows bathing each residence in natural light and inspiring panoramic city views.

The blend of residential and commercial spaces fosters a vibrant live-work-play environment, buzzing with activity seven days a week. These apartments let residents embrace a lifestyle that combines convenience, luxury, and the pulse of city life, all from their elevated retreat at ZIN. Perfect for urban explorers who thrive on the energy of a multifunctional metropolitan hub.

## ZIN / Hotel - The Standard Brussels

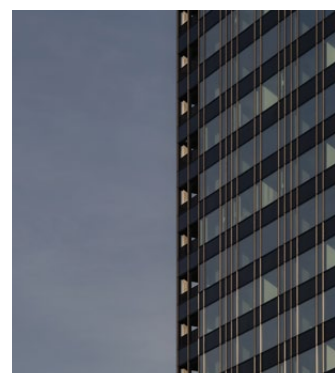
### Timeline

Scheduled Opening Q1 2025

### Facilities Overview

Hotel rooms: 180

Features: Ground-floor greenhouse / Rooftop bars and restaurants.



Set to open its doors in 2025, The Standard Brussels epitomises the future of hospitality within the vibrant heart of Brussels as part of the transformative ZIN redevelopment project. With 180 guestrooms, a lush greenhouse, and a landmark rooftop, The Standard Brussels melds luxury accommodation with dynamic social spaces.

As The Standard makes its Belgian debut, it expands its global footprint and reinforces its vision of transforming neighbourhoods through innovative hospitality. The Standard Brussels is poised to become a beacon of architectural innovation, sustainability, and community engagement, embodying the true, vibrant spirit of the Belgian capital.







# PACHECO

Pacheco is a bold reimagining of space where past and future converge in a vibrant mix of office spaces, co-living areas, dining venues, and retail outlets.



## PACHECO

### Surface

Over 12,000 m<sup>2</sup>

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### Location

Brussels, Belgium

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### Project Timeline

Start - January 9, 2023

Completion - First quarter of 2025

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### Composition

Working spaces, 13 residential units

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### Sustainability Goals

Certification Target: BREEAM Outstanding certification for the Design phase, highlighting the project's environmental sustainability and performance excellence.



### Design and sustainability as currency for the future

*The Pacheco project breathes new life into the storied walls of the former Royal Belgian Mint. Situated along the bustling Boulevard Pacheco, this ambitious redevelopment stitches together the city's disparate halves, forging a seamless urban tapestry that celebrates heritage and forward-thinking design.*

*Pacheco is a bold reimagining of space where past and future converge in a vibrant mix of office spaces, co-living areas, dining venues, and retail outlets. At its heart, a 250 m<sup>2</sup> rooftop area promises to become a verdant oasis amidst the concrete, offering a tranquil retreat from the urban rush.*



LOOM

Amidst the urban landscape of Brussels' European district, the LOOM project transforms three existing structures into a green sanctuary, offering a unique blend of workspaces, residential units, and communal areas spread across thoughtfully designed space.



# LOOM

### Surface

Approximately 24,000 m<sup>2</sup>

### Location

Brussels' European District, Belgium

### Project Timeline

Building permit issued June 2023

Delivery set for Q3 2026

### Composition

Working spaces, 48 residential units (including co-living spaces), various services and facilities, and a courtyard garden.



[CHECK OUR VR](#)

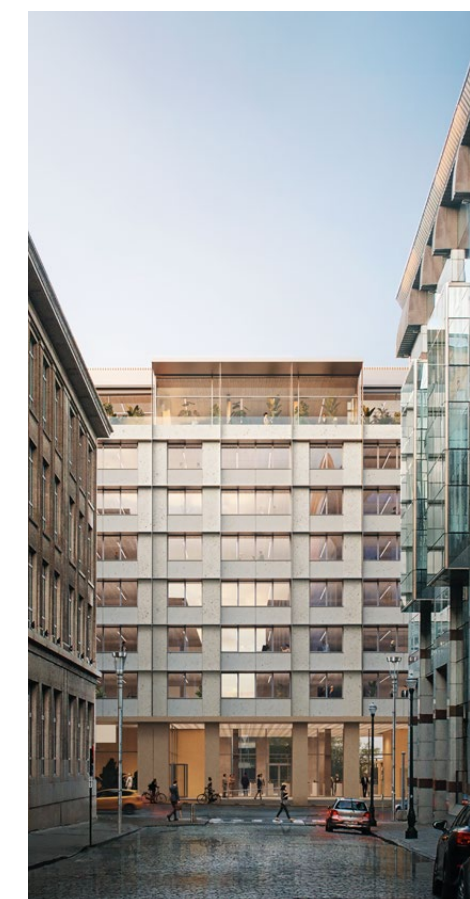


LOOM PROJECT  
TRANSFORMS THREE  
EXISTING STRUCTURES  
INTO A GREEN  
SANCTUARY



### Merging city life with natural tranquillity

*LOOM is a testament to environmental stewardship and sets a new benchmark for sustainable urban redevelopment. It's a beacon of ecological and architectural excellence, aspiring to achieve carbon neutrality, BREEAM Outstanding, Well-ready certifications, and an EPC A rating. It will become a vibrant urban oasis, full of life, boasting a spirit of community and well-being among its inhabitants.*







ONBOARD WITH

## Nicolas Nélis Chief Project Officer

"COMBINING CREATIVE AND LIFESTYLE SPACES ENSURES THAT OUR BUILDINGS BECOME VIBRANT COMMUNITIES"

Nicolas Nélis serves as the Chief Project Officer at Befimmo, overseeing the project programming and design stage, including securing permits and supervising projects' economic feasibility. In 2023, Befimmo split its Development activity into Technical Project Management and Development parts. By specialising the teams and clarifying their roles, the goal was to stimulate innovation and improve performance, to adapt itself more agilely to future challenges.



↑  
LOOM / MOCK-UP  
BRUSSELS LEOPOLD DISTRICT

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WE INCORPORATE  
ELEMENTS BEYOND  
TRADITIONAL OFFICE  
SPACE, SUCH AS  
HOSPITALITY AND  
INNOVATIVE CONCEPTS  
THAT BRING OUR  
BUILDINGS TO LIFE.

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*Q: What role do you play in project development and execution?*

N: My role is to ensure that each project is optimised in terms of programming, architecture and urban integration, innovation, and space quality while respecting the project's economic feasibility. I coordinate closely with various departments, including legal, commercial, and financial teams, to ensure that every project aspect is aligned and executed efficiently.

*Q: What were your key focuses in 2023, and how did they align with Befimmo's strategic goals?*

N: 2023 was a transition year, focusing on preparing the project pipeline. My role was to oversee the development applications and priorities and ensure that our project pipeline was robust, aligning with Befimmo's strategic goal of enhancing our portfolio with high-quality, sustainable projects.

*Q: Can you describe the division of responsibilities and collaboration within the project teams?*

N: There is a dynamic synergy between the development team, which focuses on the economic and programming aspects of projects, and the technical team, which ensures the projects are feasible from a technical and quality standpoint. This collaboration allows for constant input from both sides to balance the project's quality and cost, transitioning smoothly from the planning to the execution phase.

*Q: How do you ensure that Befimmo's buildings remain vibrant and engaging spaces?*

N: Befimmo has been creating functional and dynamic environments for many years. We incorporate elements beyond traditional office spaces, such as hospitality and innovative concepts that bring our buildings to life. Combining creative and lifestyle spaces ensures that our buildings become vibrant communities where people are proud to work and engage. Sparks and Silversquare, our meeting and coworking spaces, also allow our buildings to become a community.



LIVIN / CONCEPT 3D  
BXNORD  
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