

Befimmo



Brussels North area

- The 70,000 m² of offices in the ZIN project (110,000 m²) are fully pre-let

Presentation press conference
MIPIM - 12 March 2019



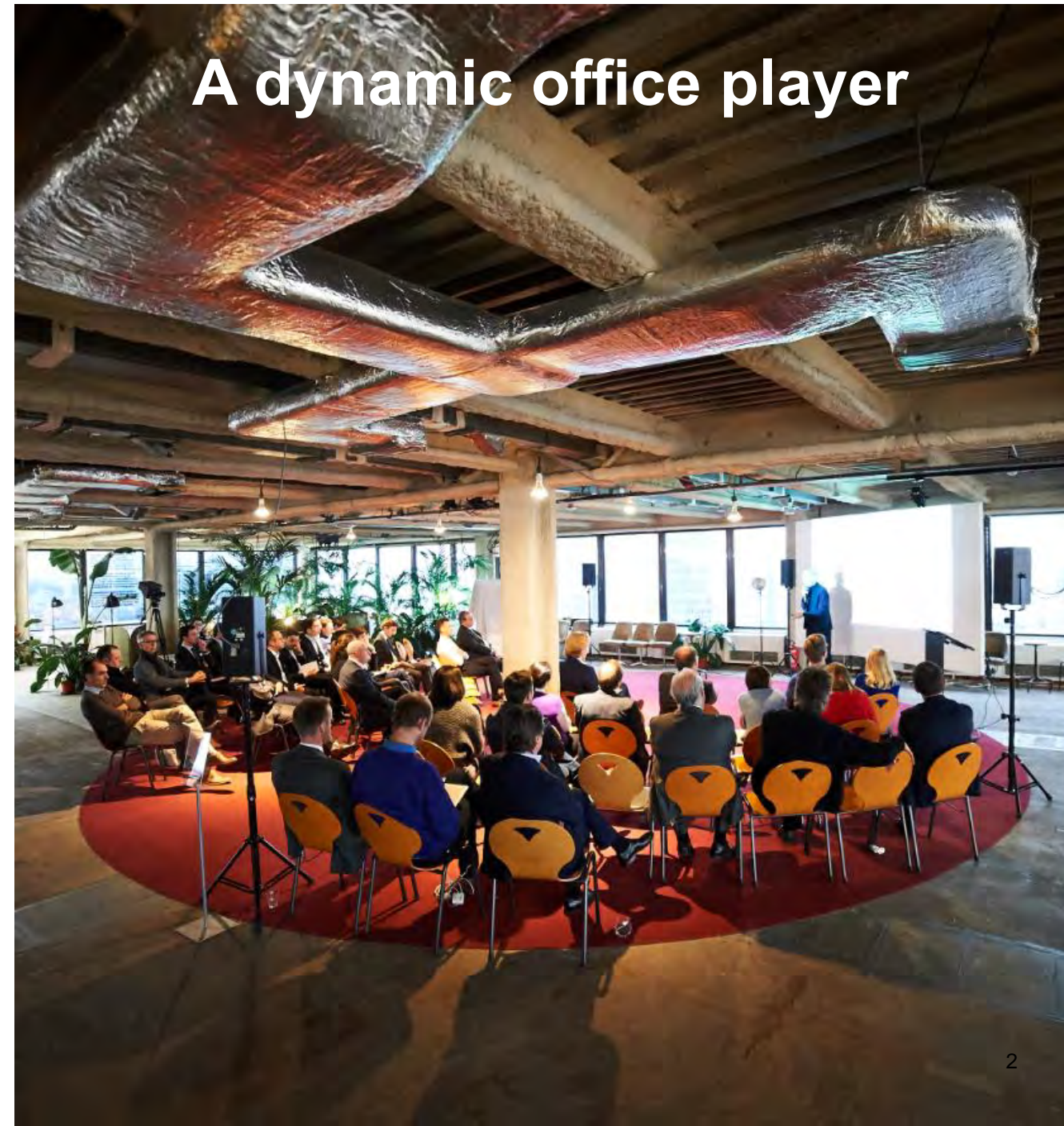


Befimmo

- Founded in 1995
- Office portfolio of €2.6 billion
- Occupancy rate of 95%
- Duration of leases of 7.5 yrs.

Our buildings, our offices, our coworking spaces and our meeting centres are all designed with one thing in mind: making work a more productive and enjoyable experience.

A dynamic office player





Befimmo | Clear positioning in an evolving market

Pure player strategy
Asset manager

Prime locations
Long duration of leases
High occupancy rate

2005
Creating value in real estate

Environmental awareness

Pure player strategy
Real-estate operator

Prime locations
Long duration of leases
High occupancy rate

2012
Creating value in real estate

CSR policy...

...integrated in 6 strategic axes

Pure player strategy
Real-estate operator & services
Redeveloping portfolio

Prime locations
Client satisfaction and retention
High occupancy rate
Dynamic asset rotation

2018
Open minds, open spaces

Innovation
User experience

Digitalization

Creating Befimmo environments
Creating connections



Brussels North area | The new place to be in Brussels



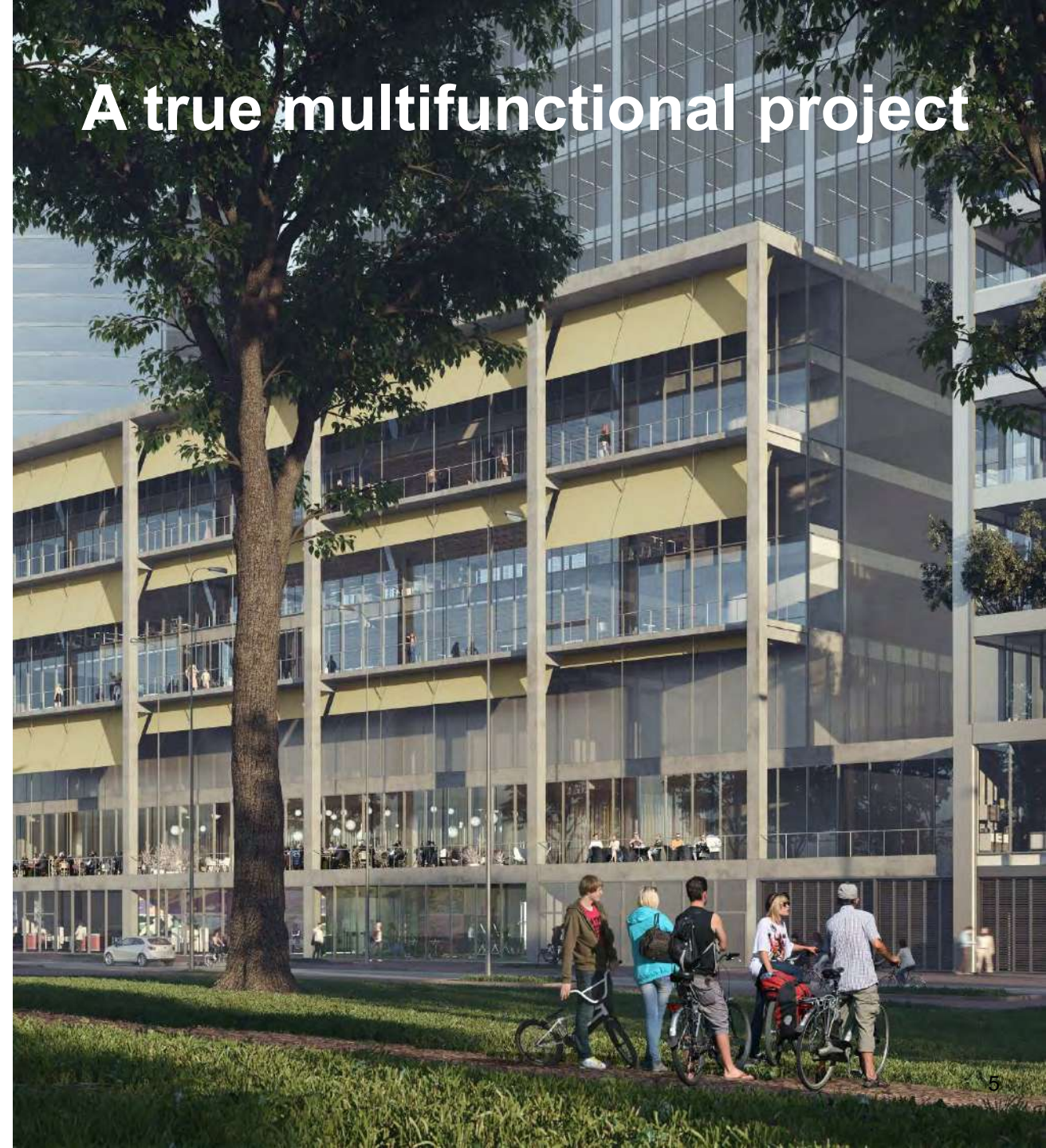


ZIN

Development of a multifunctional site covering 110,000 m²:

- 75,000 m² of office space
 - 14,000 m² of housing
 - 16,000 m² of hotel
 - as well as sport, hospitality and retail space
-
- Estimated total construction cost of the project: €375 million

A true multifunctional project





ZIN | 70,000 m² of offices fully pre-let

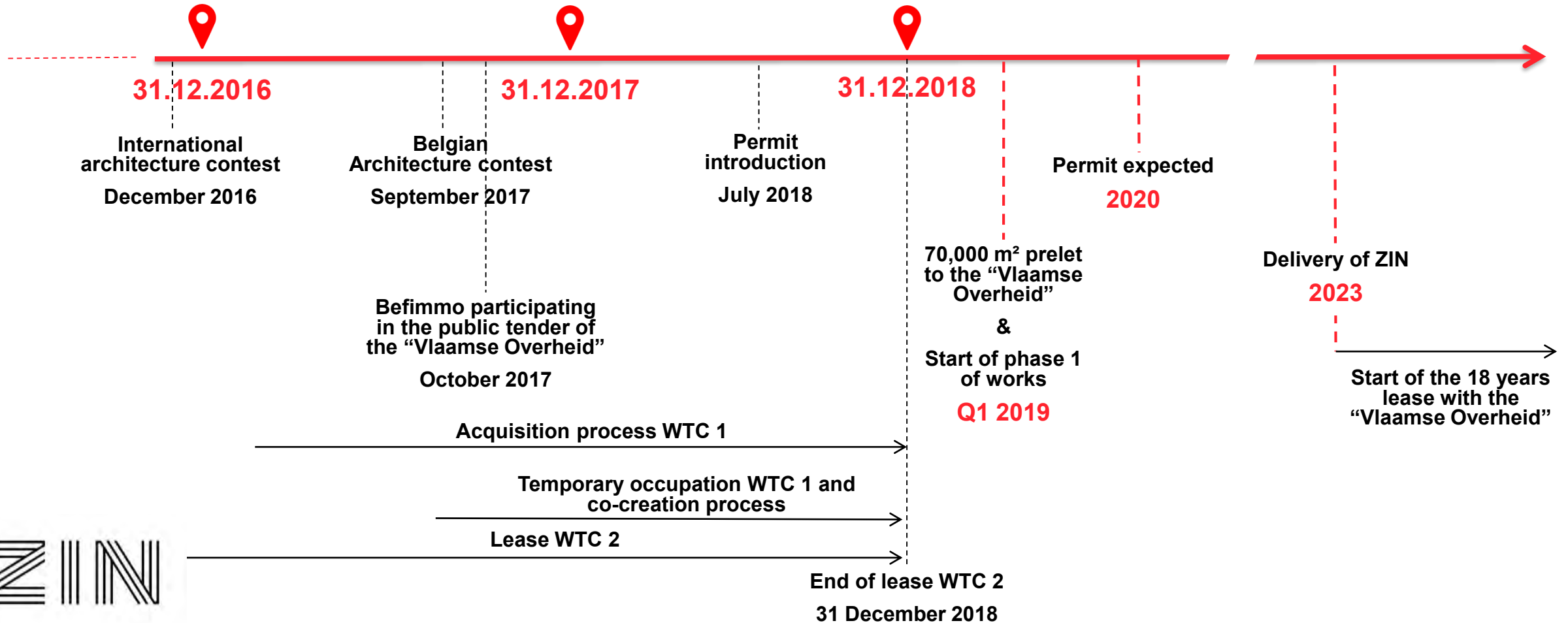
Largest transaction on the Brussels office market in over ten years

- 70,000 m² let to the “Vlaamse Overheid”
- Fixed 18 years lease term
- Start of lease in 2023





ZIN | A smooth process





ZIN | A unique on site co-creation process

- Design phase: building team working in existing tower 1
- Maximal use of the existing attributes of the site and the neighbourhood

51N4E

IAC

JASPERS-EYERS | ARCHITECTS

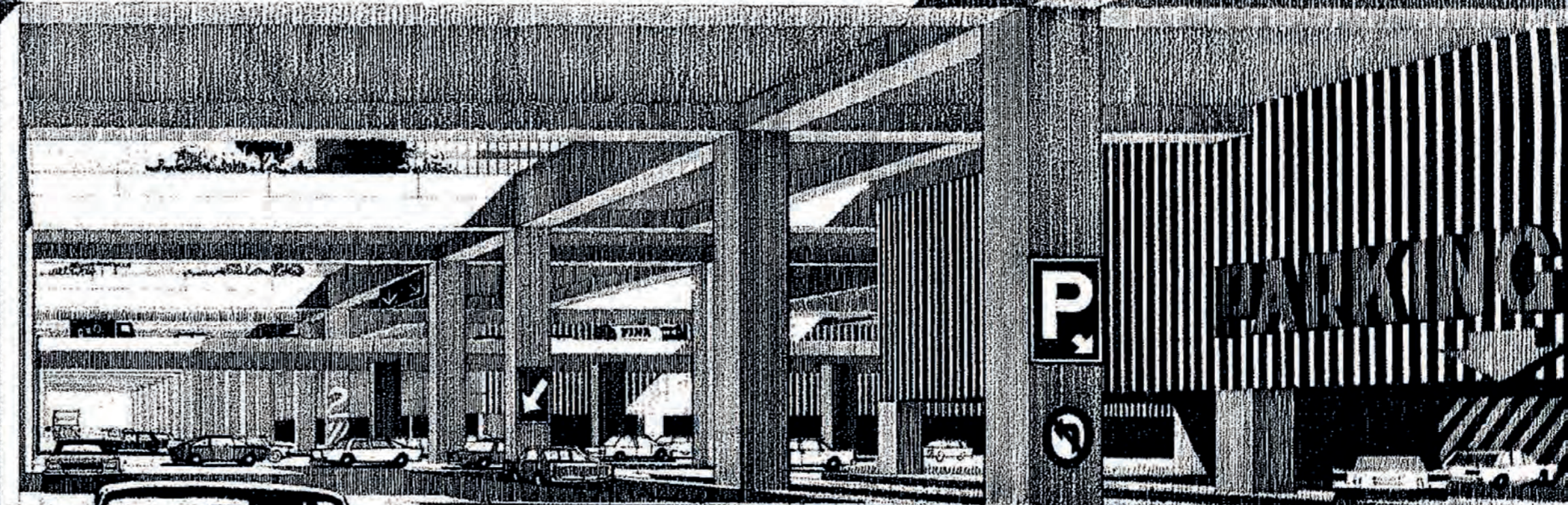
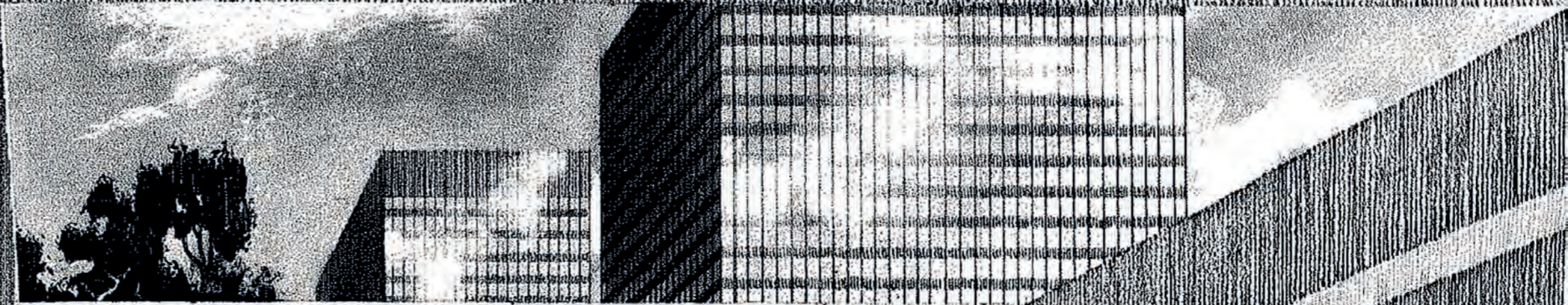








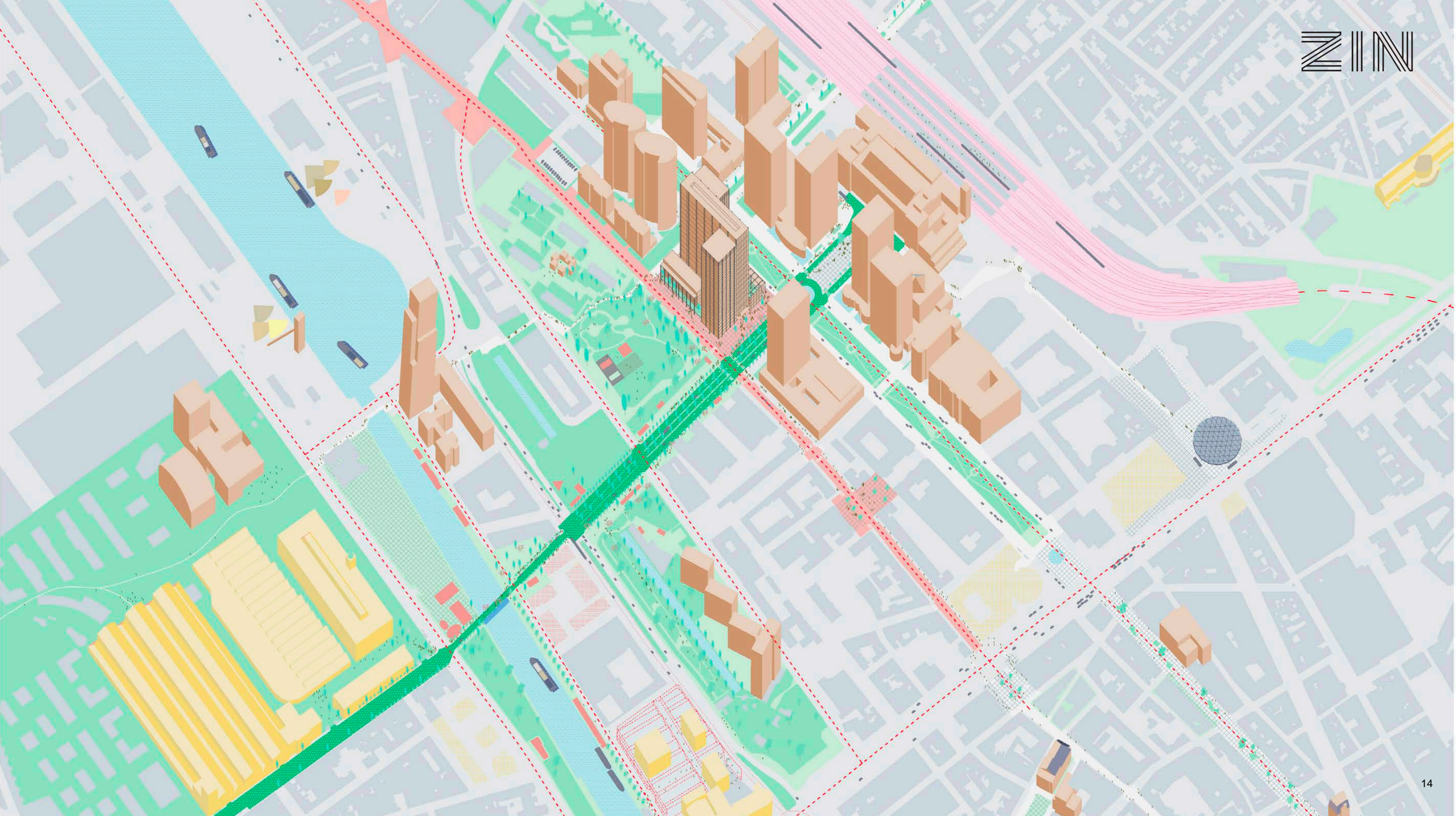
W.T.C.
K-14

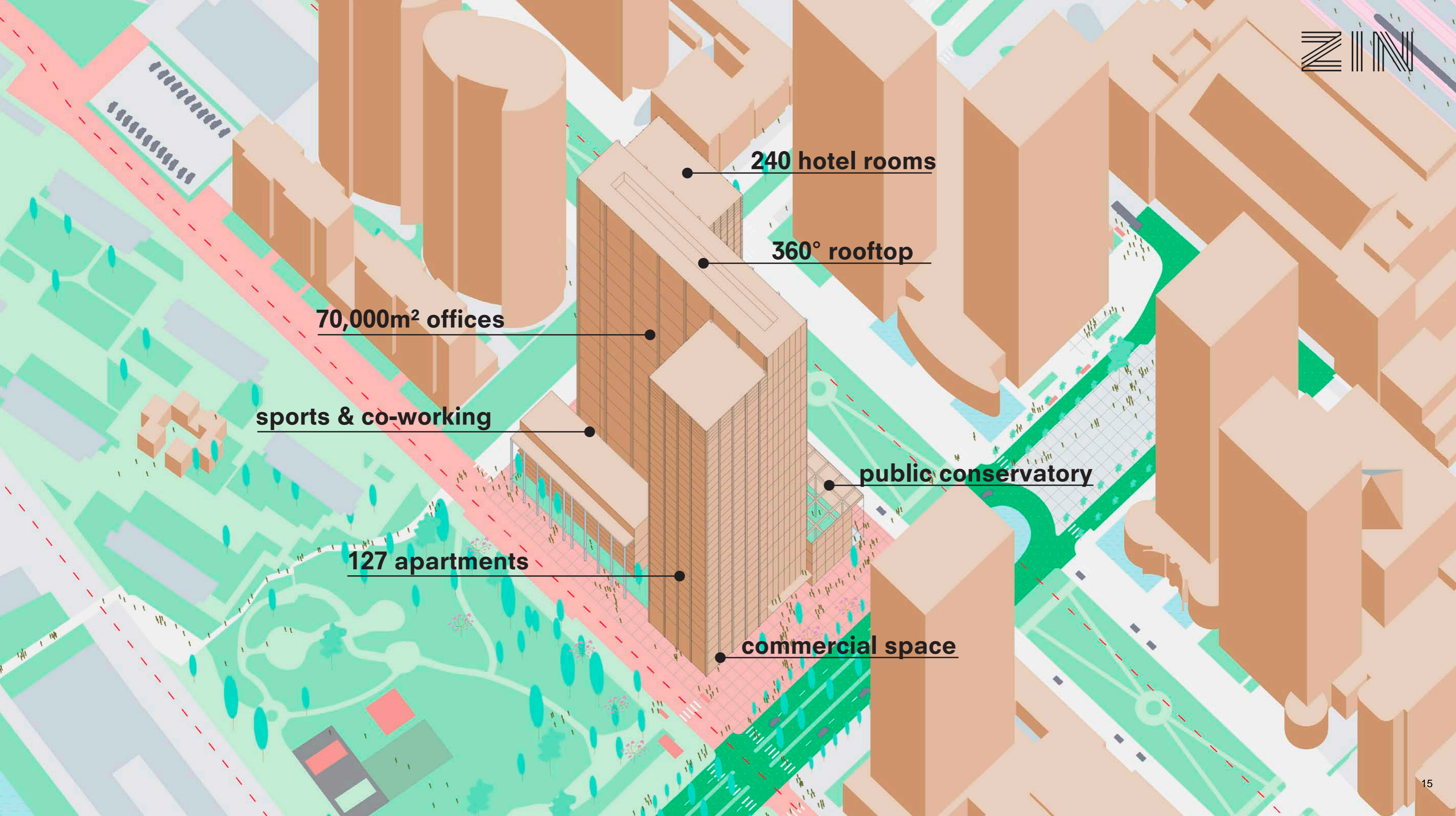


↓ Antwerpen ↓
↓ Anvers ↓

A neighbourhood in transformation







240 hotel rooms

360° rooftop

70,000m² offices

sports & co-working

public conservatory

127 apartments

commercial space

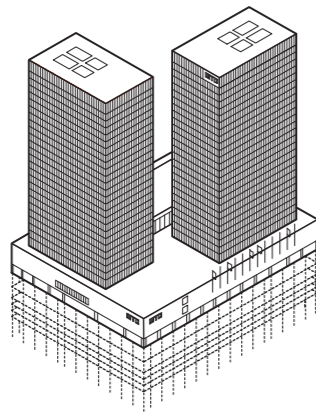
A photograph of a modern, multi-story building at night. The building has a grid-like facade with many windows, some of which are illuminated from within. A prominent feature is a tall, narrow section on the right side of the building, which has a series of balconies or terraces, each with a small tree or plant. The building is set against a dark blue sky. In the foreground, there is a grassy area with several trees and a few people walking. A white banner with black text is overlaid on the middle of the image.

Starting from existing qualities

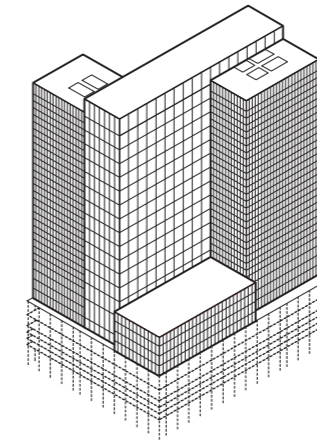
Building as material bank



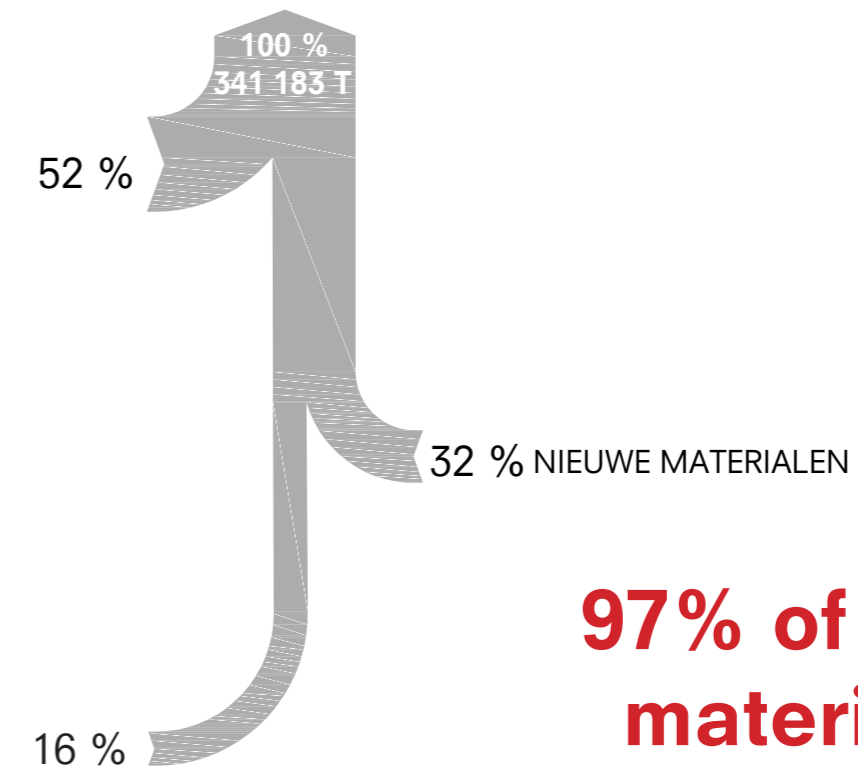
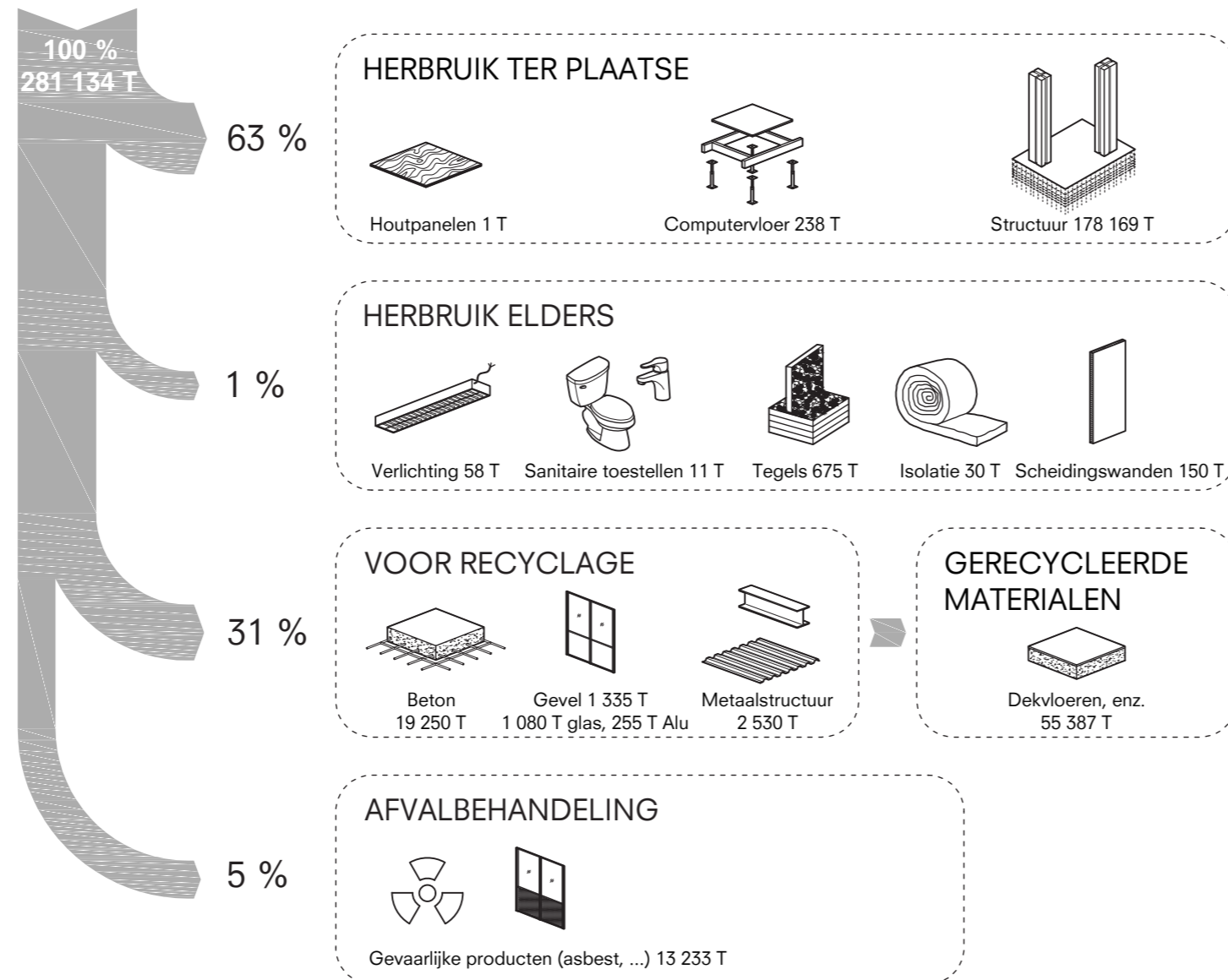
2018: WTC I & II



2023: ZIN in No(o)rd

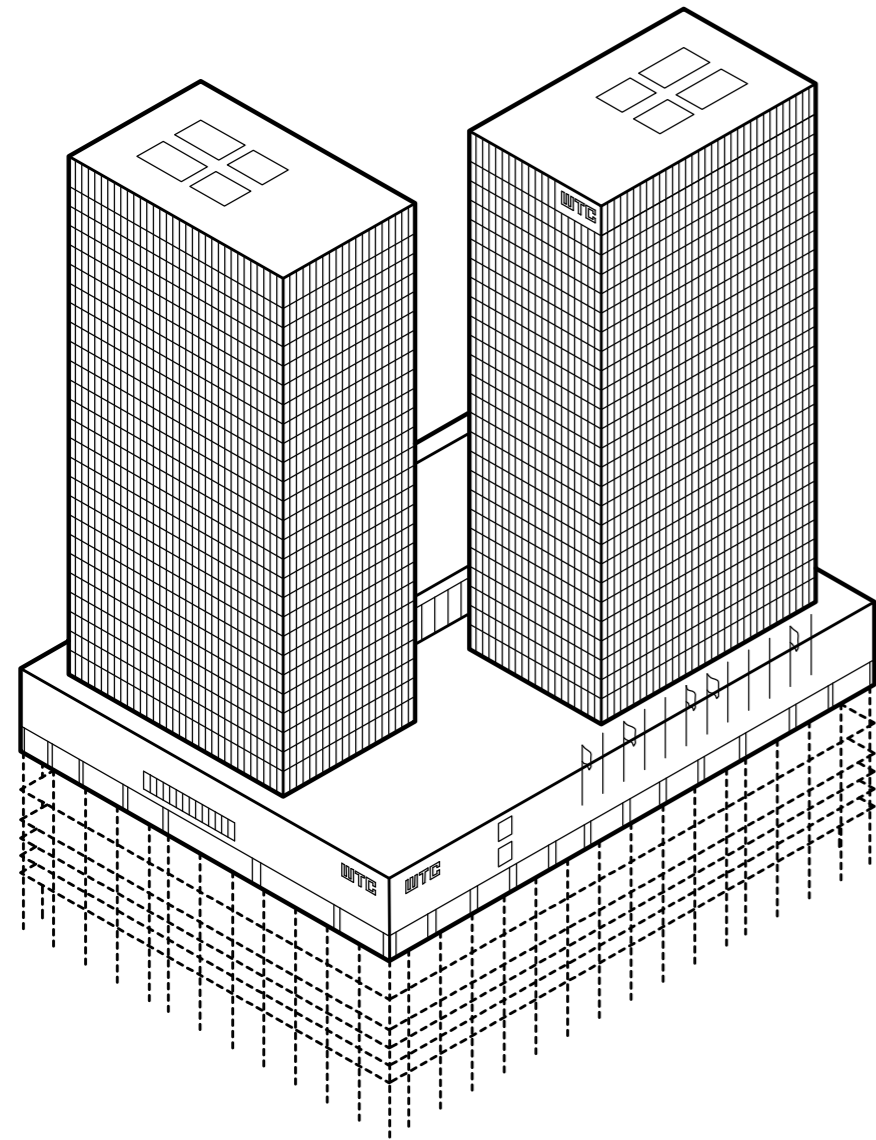


95% of the existing is being kept, re-used or recycled



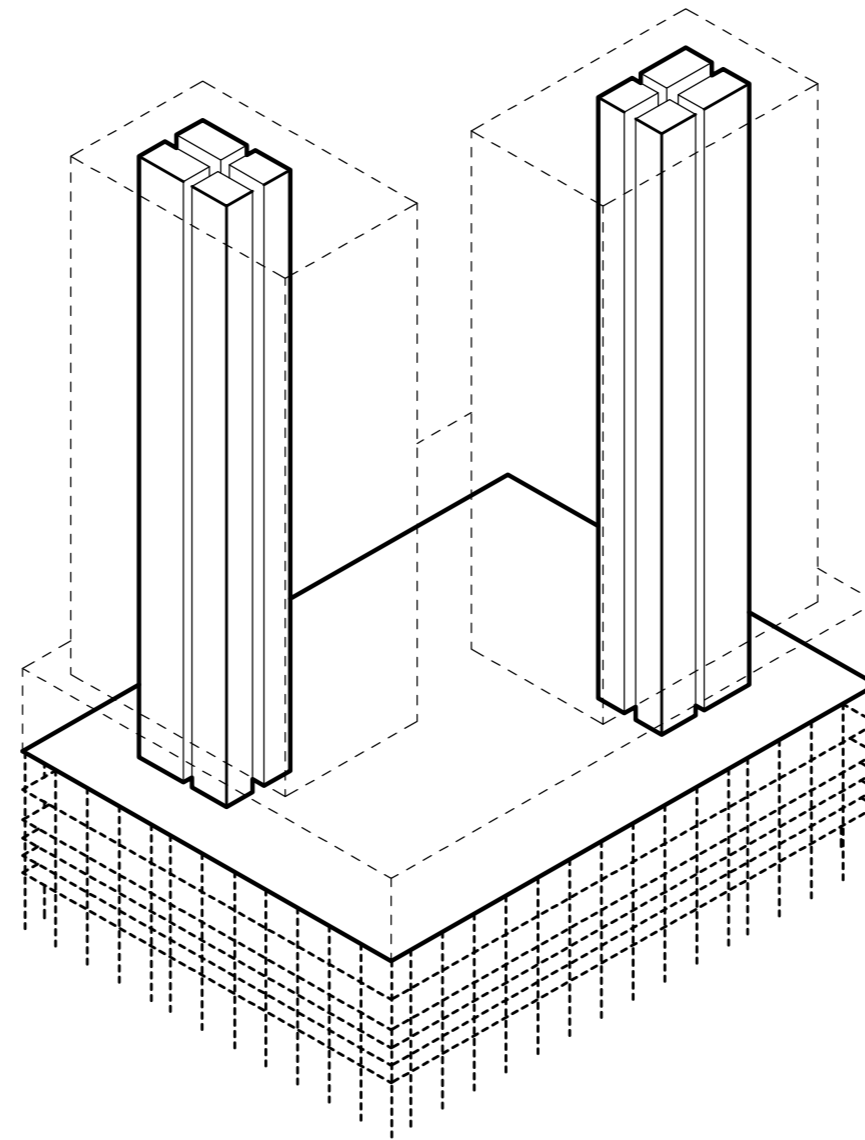
97% of the new materials are C2C-certified or equivalent

Re-used & re-usable



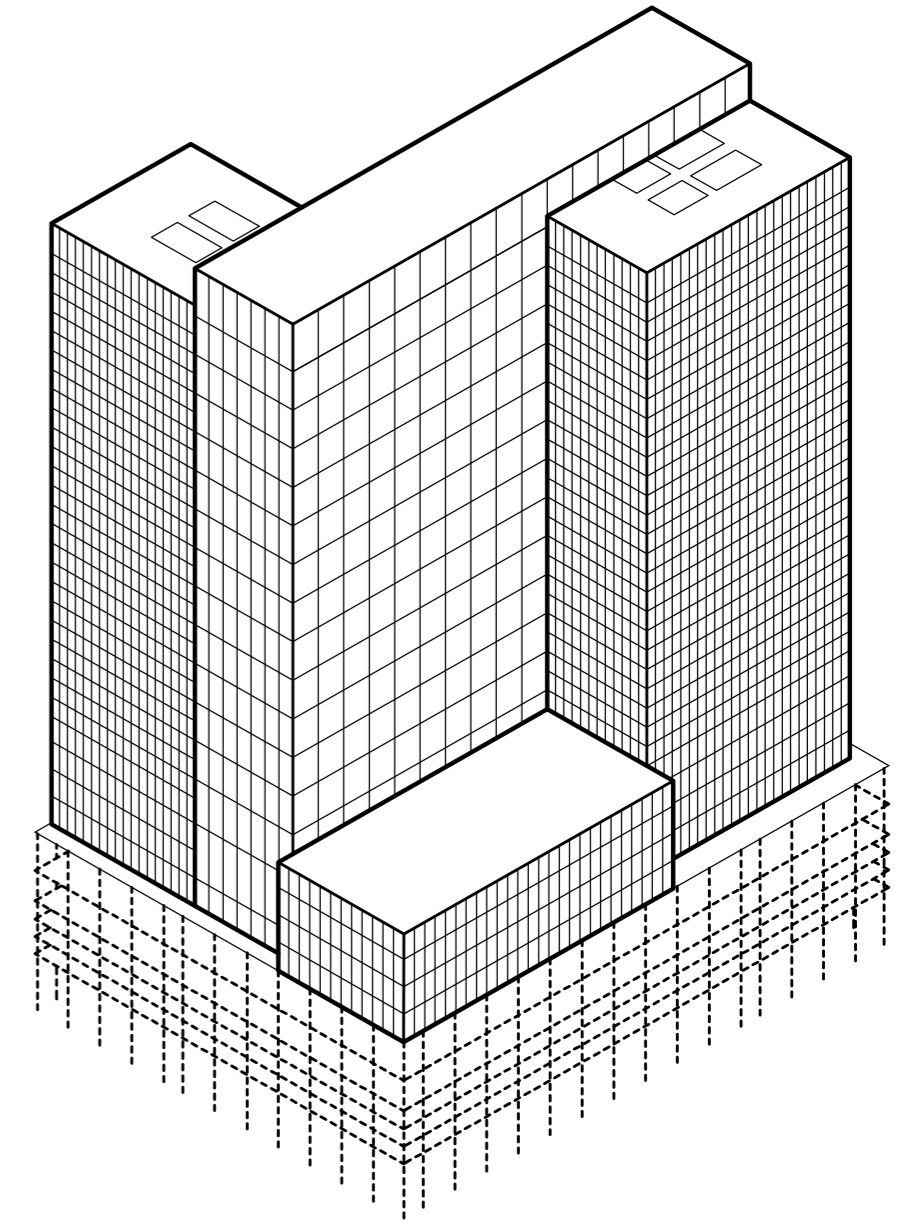
1974

281.134 ton



2020 (after demolition)

193.000 ton

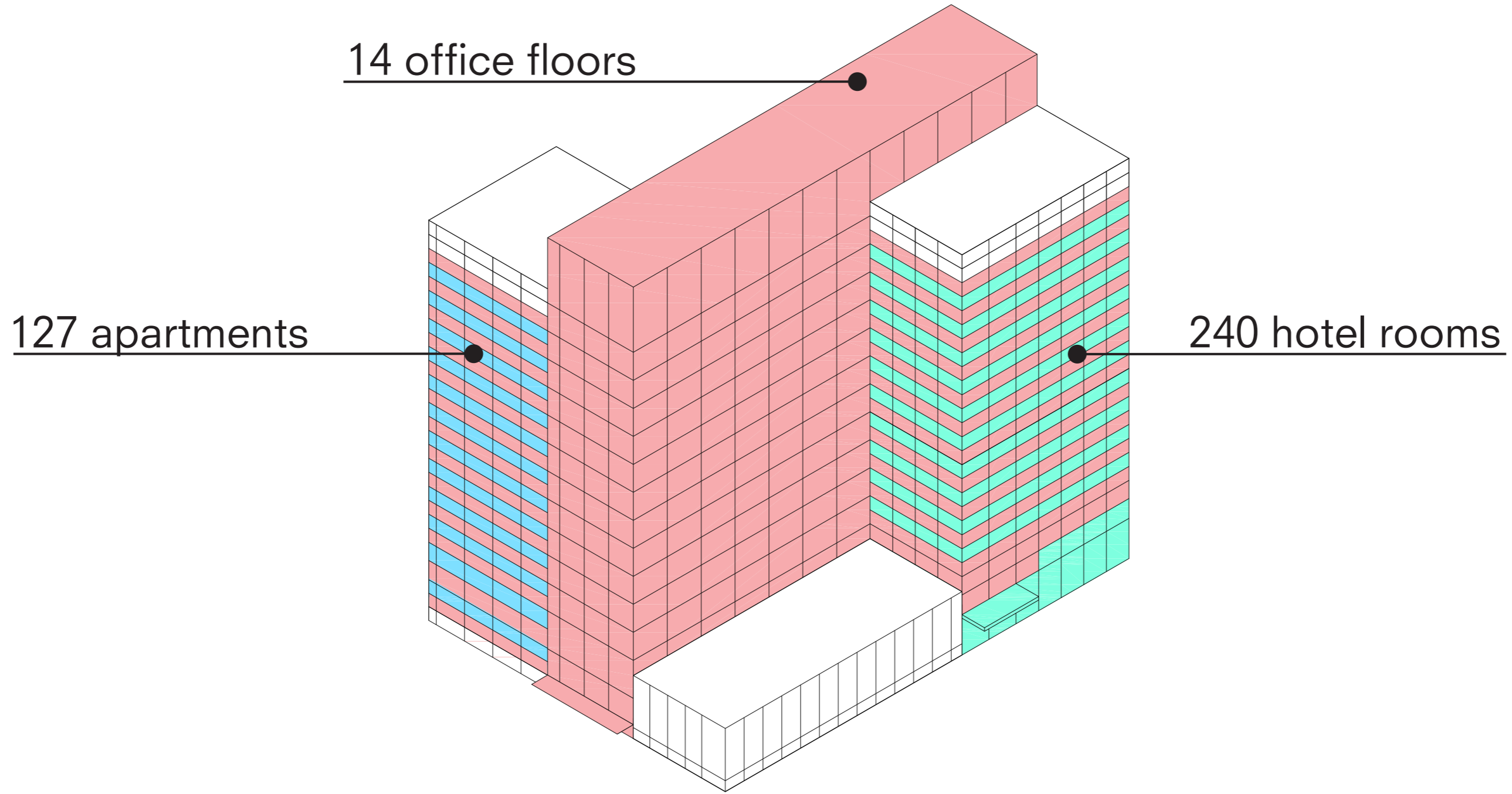


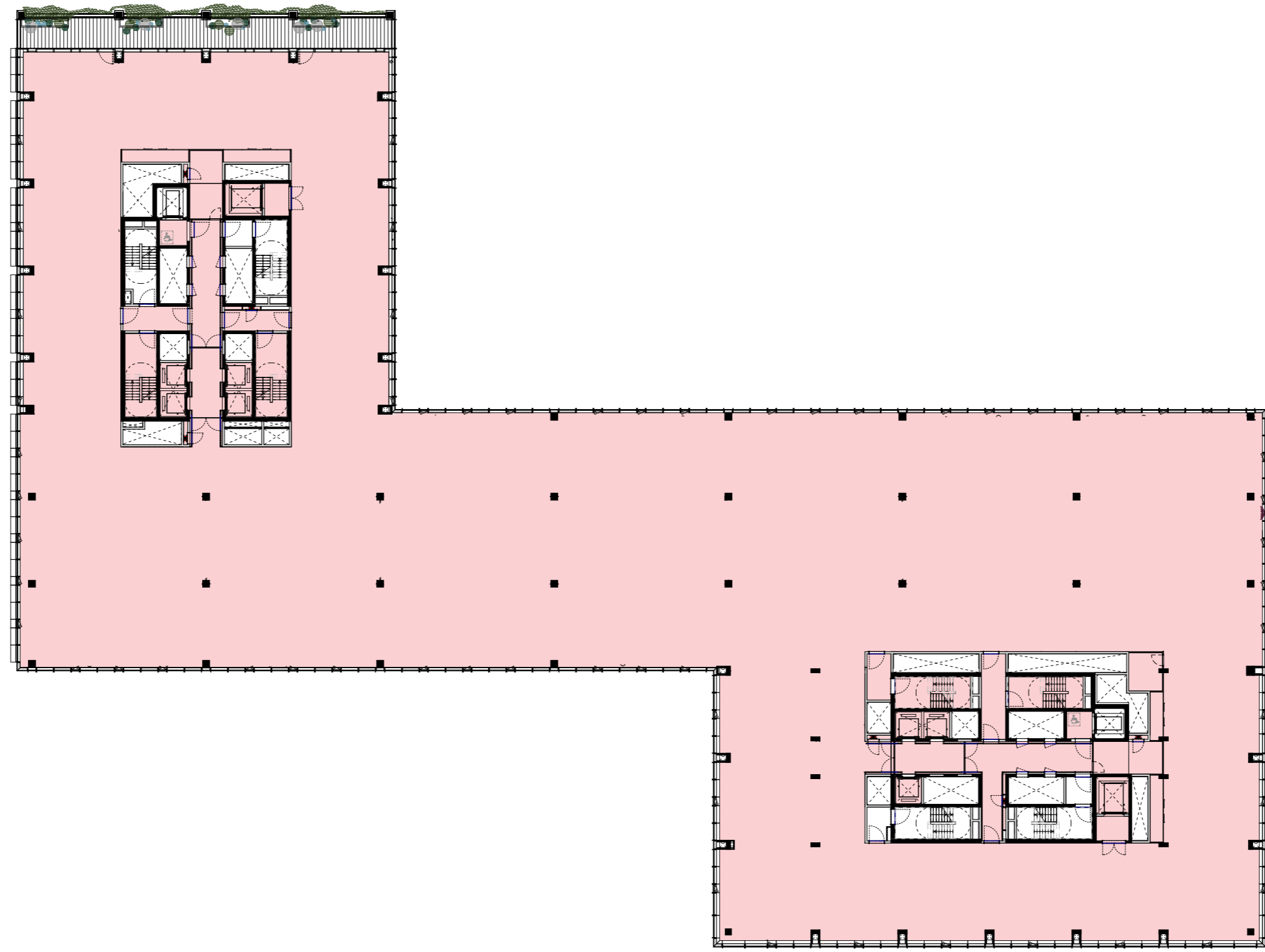
2023

341.183 ton

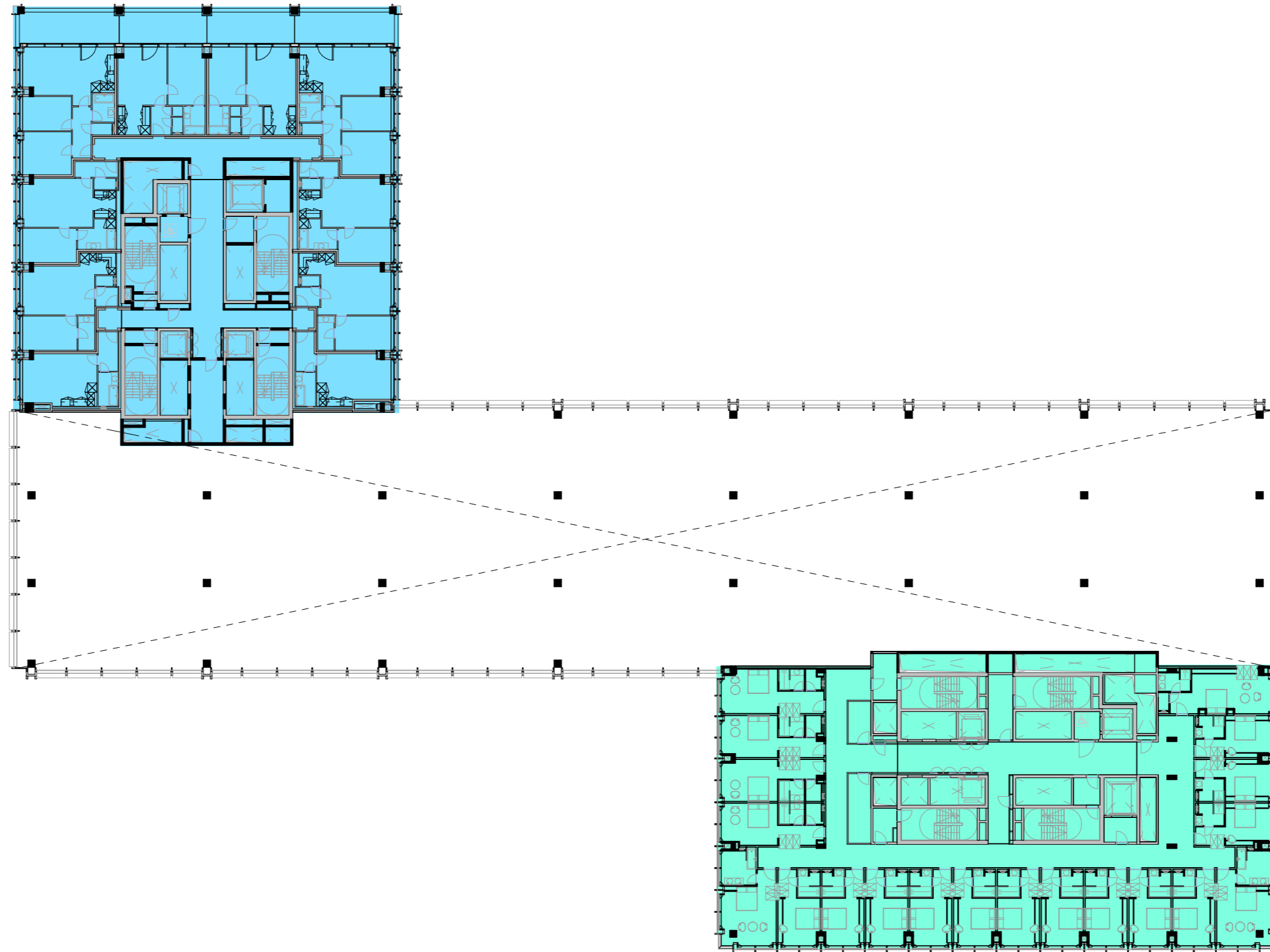
Where living, working and learning go hand-in-hand

With a hybrid program





127 apartments, 240 hotel rooms





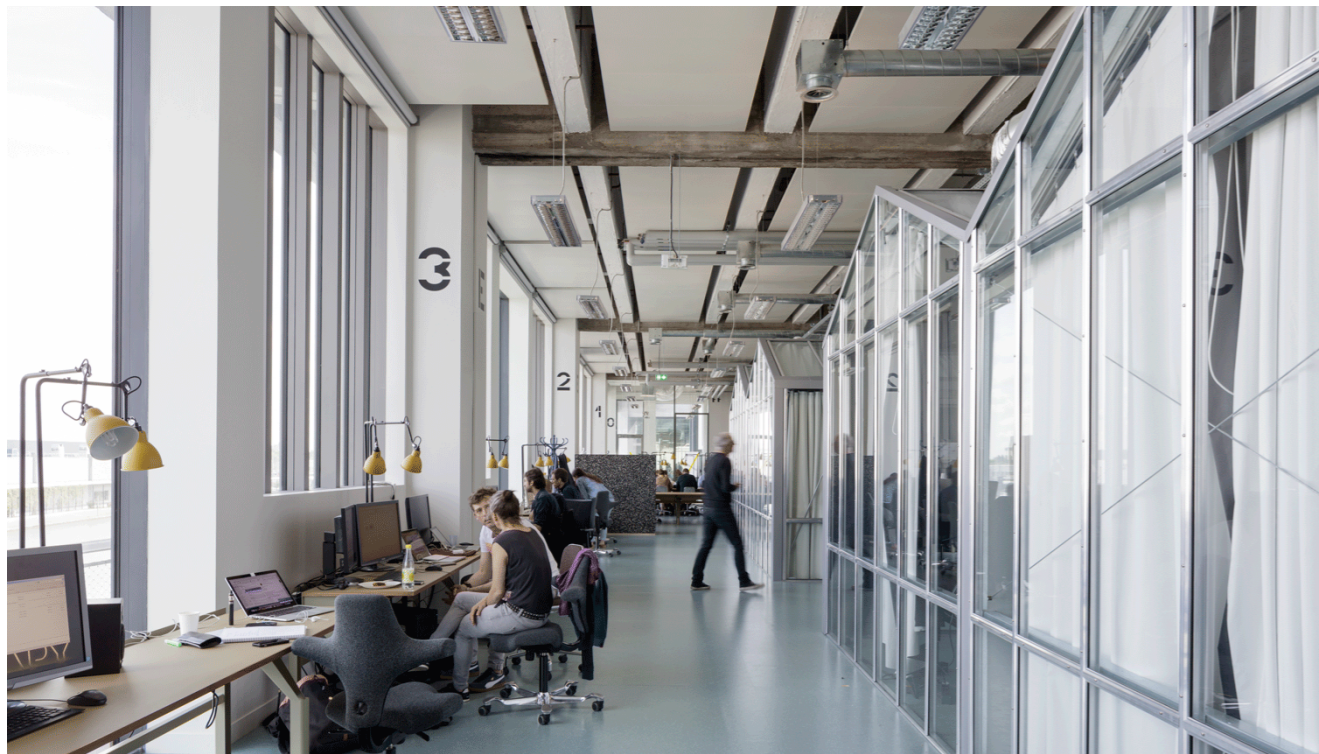


A challenging work environment

extra-ordinary possibilities



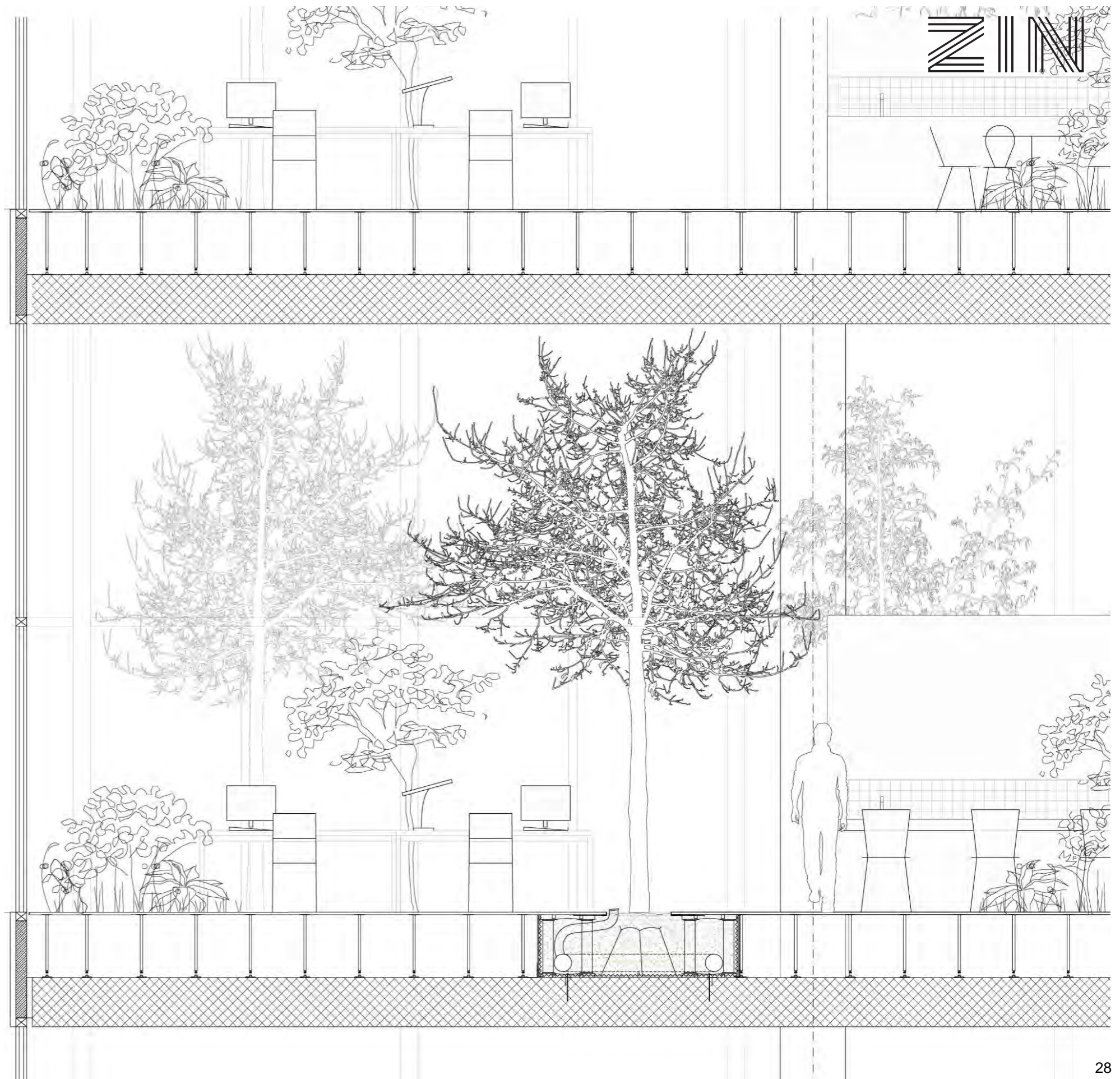
A platform to be productive, together or by yourself



A man with glasses and a dark sweater is looking at a smartphone in a greenhouse filled with various plants. The scene is brightly lit with natural light from a window in the background.

Focused and more relaxed

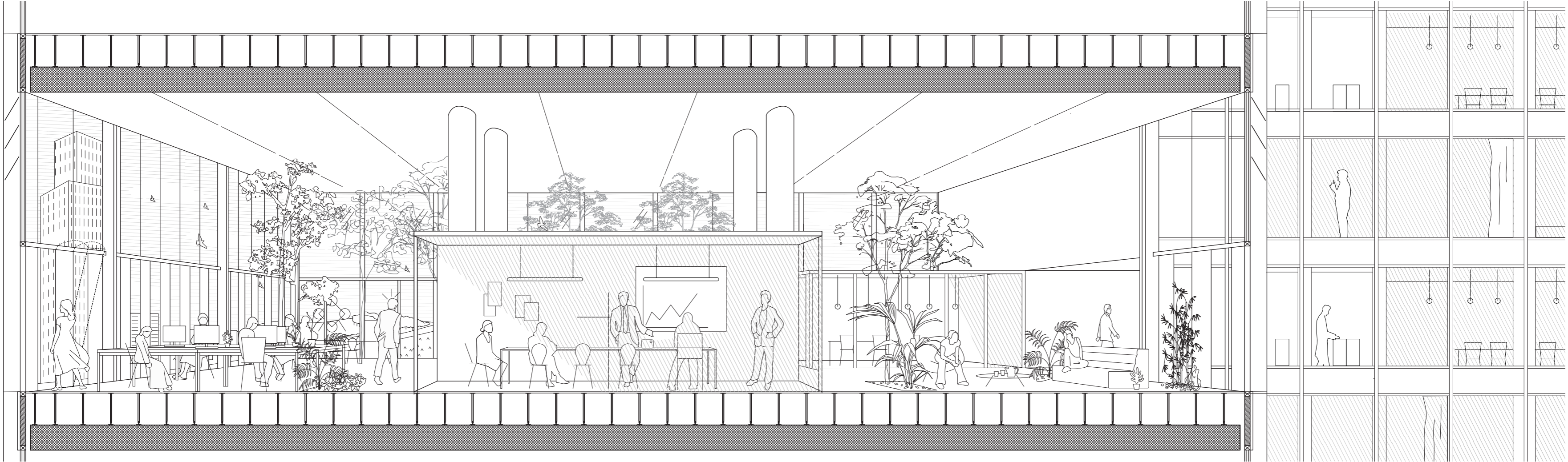
In a healthy climate



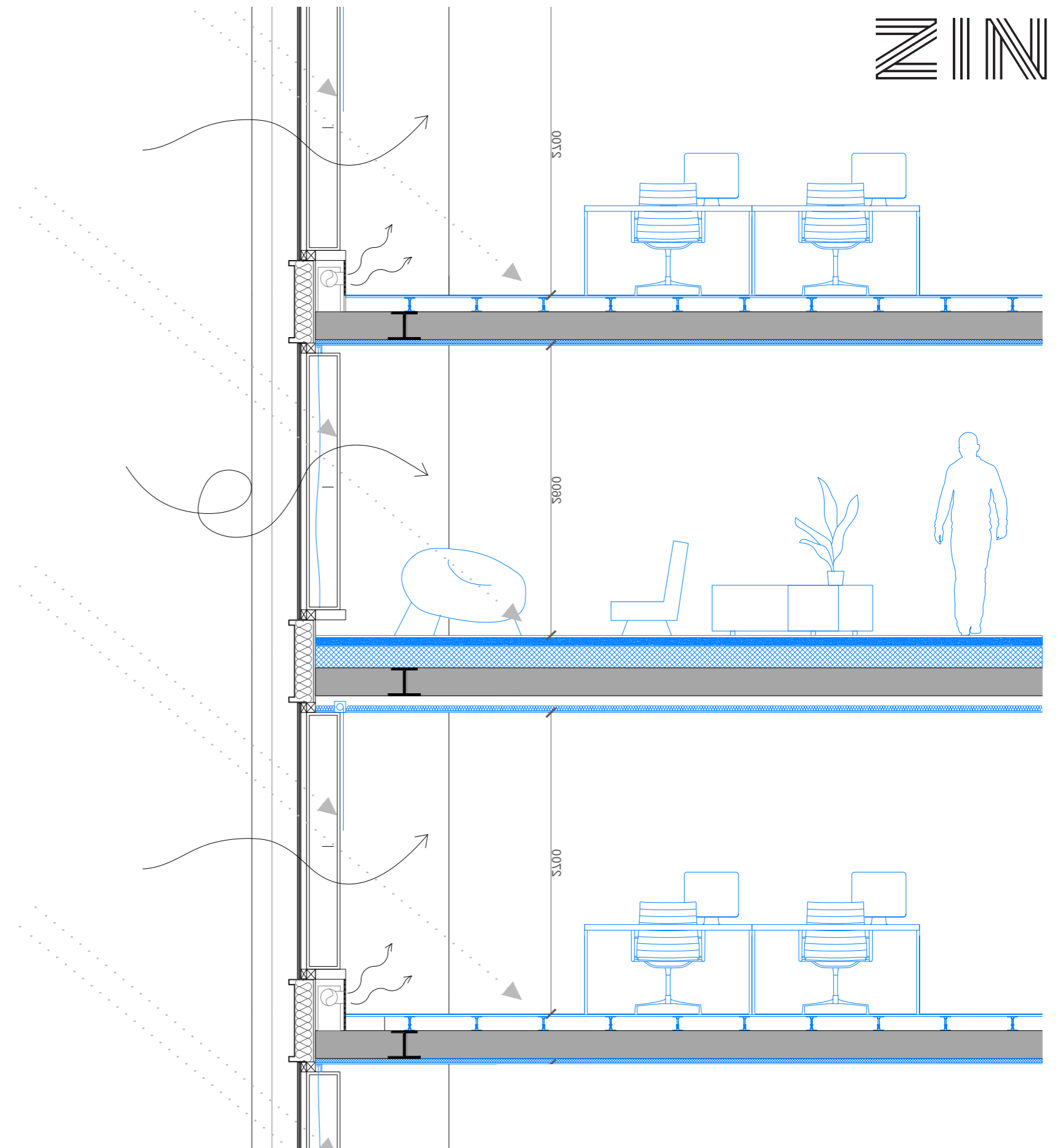
A new future standard

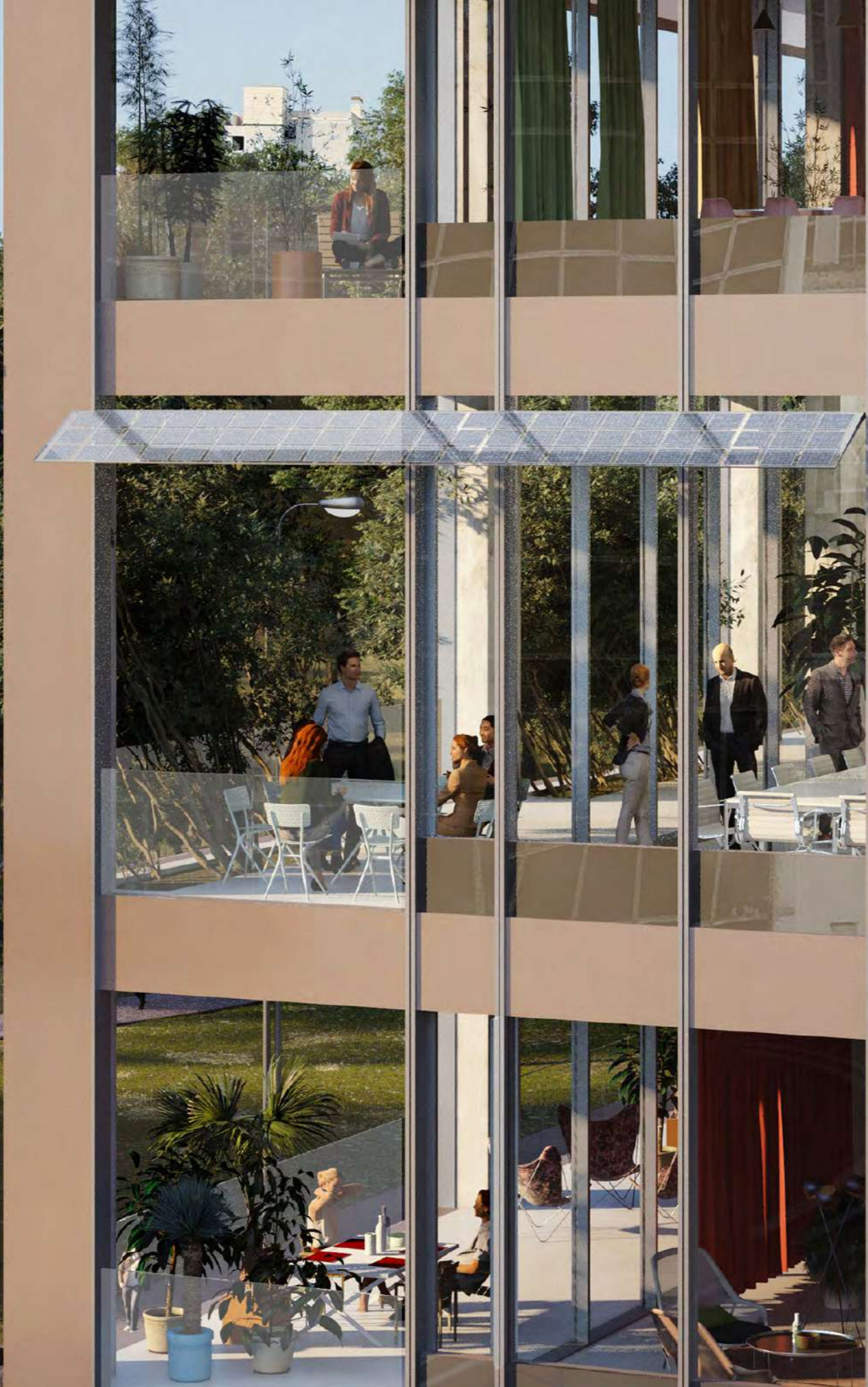


A smart shell, adaptive for many activities

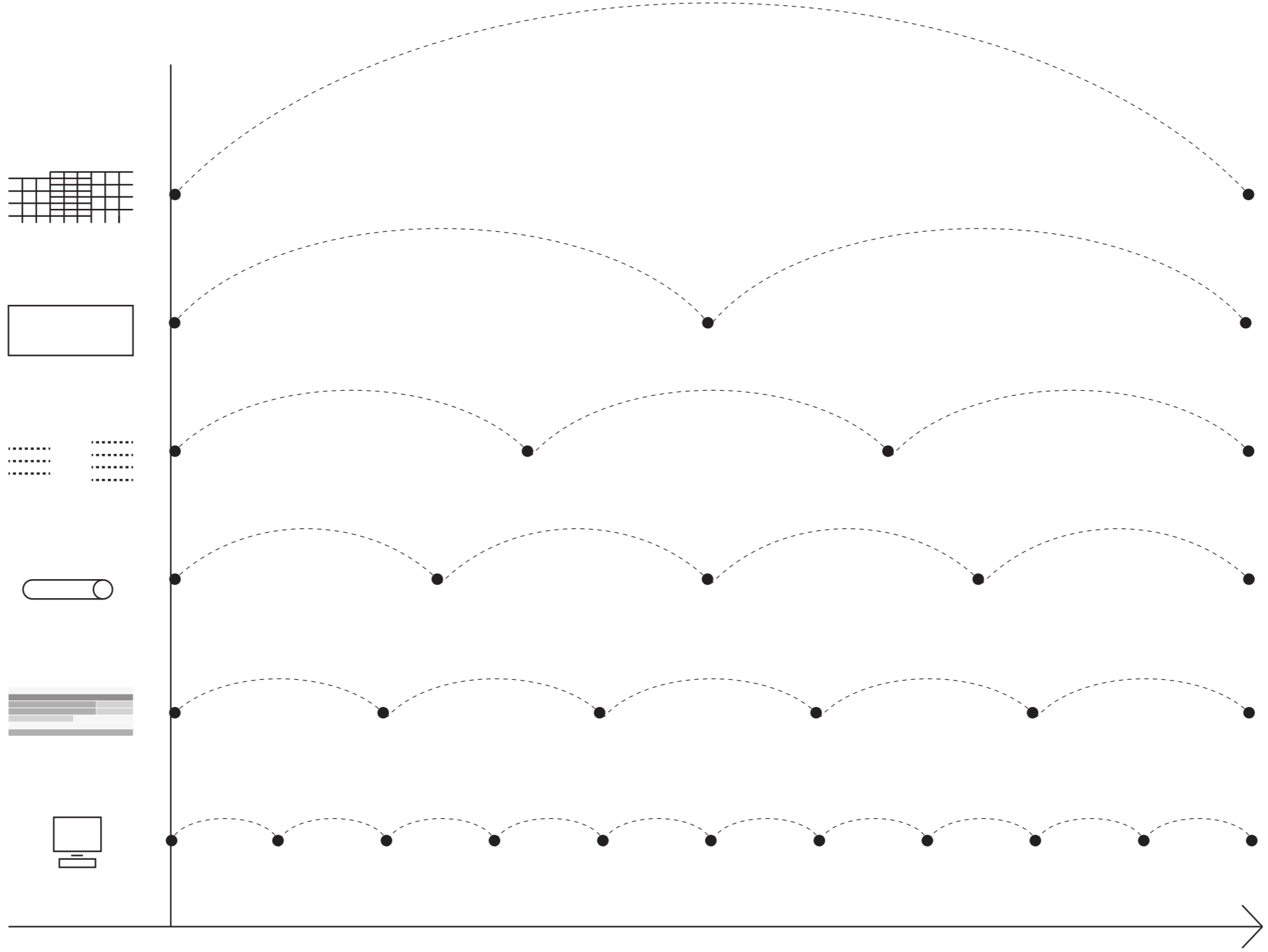


live together

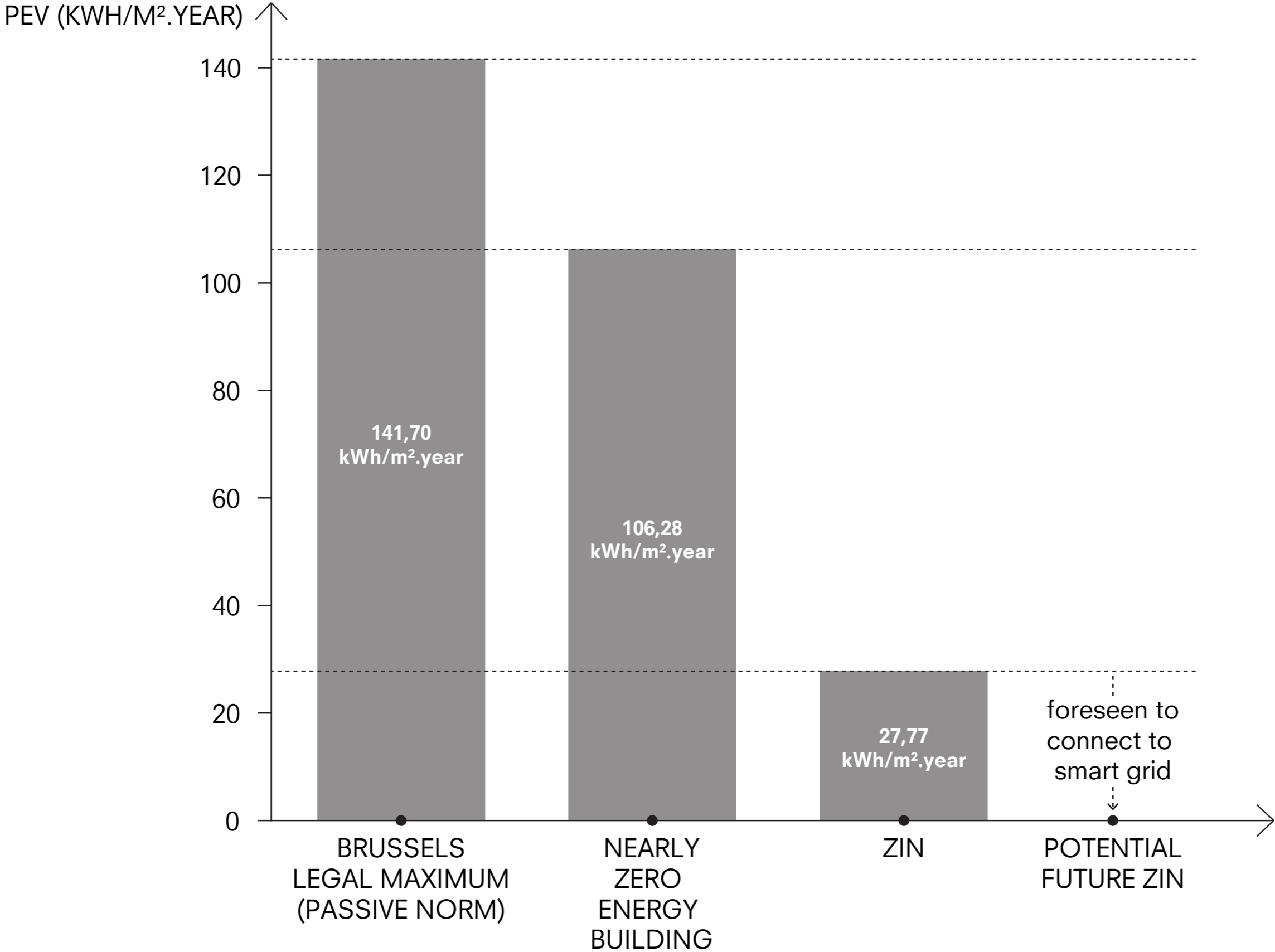




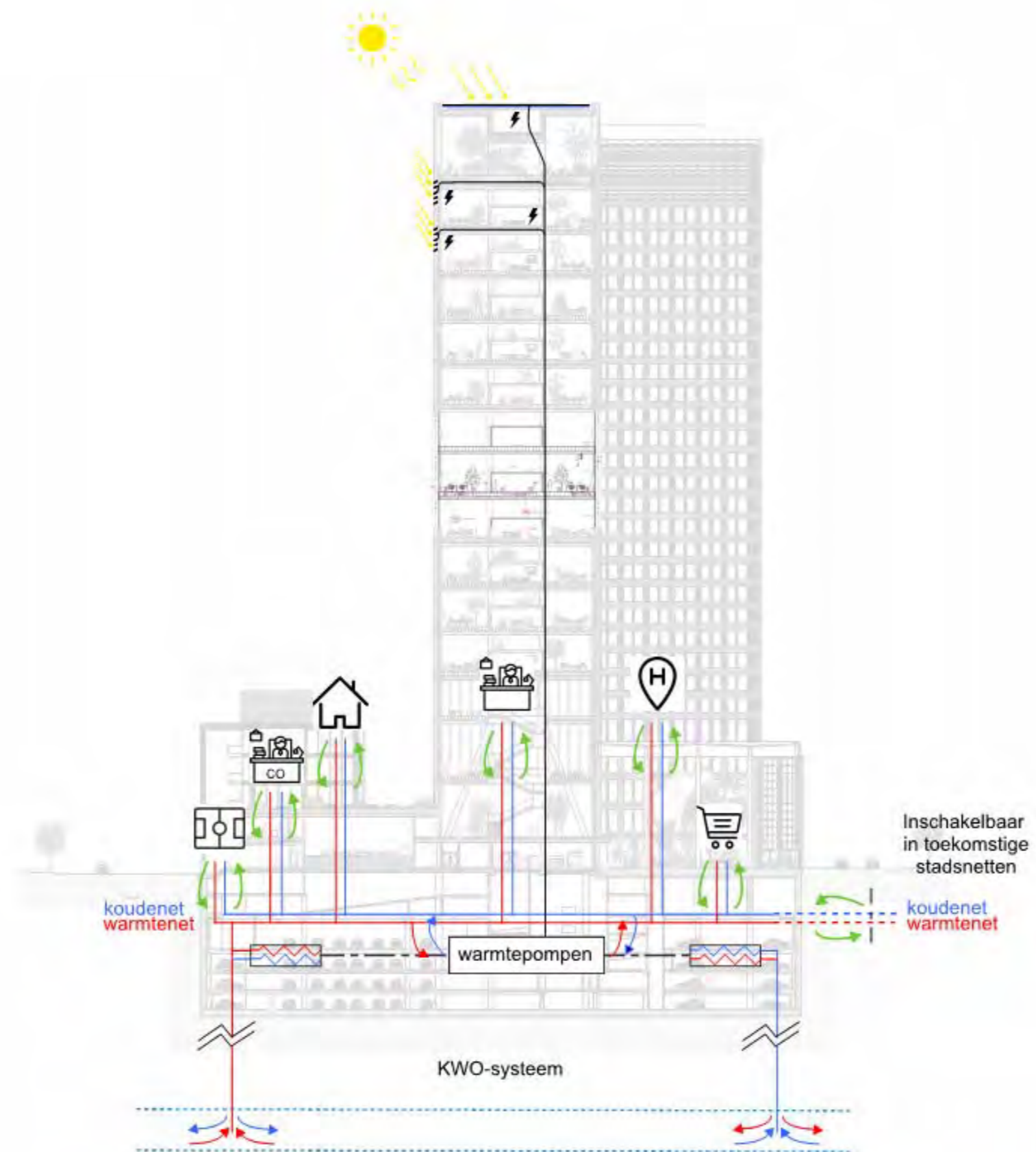
A prototype of 'design for change'



Best energy-performance in Belgium



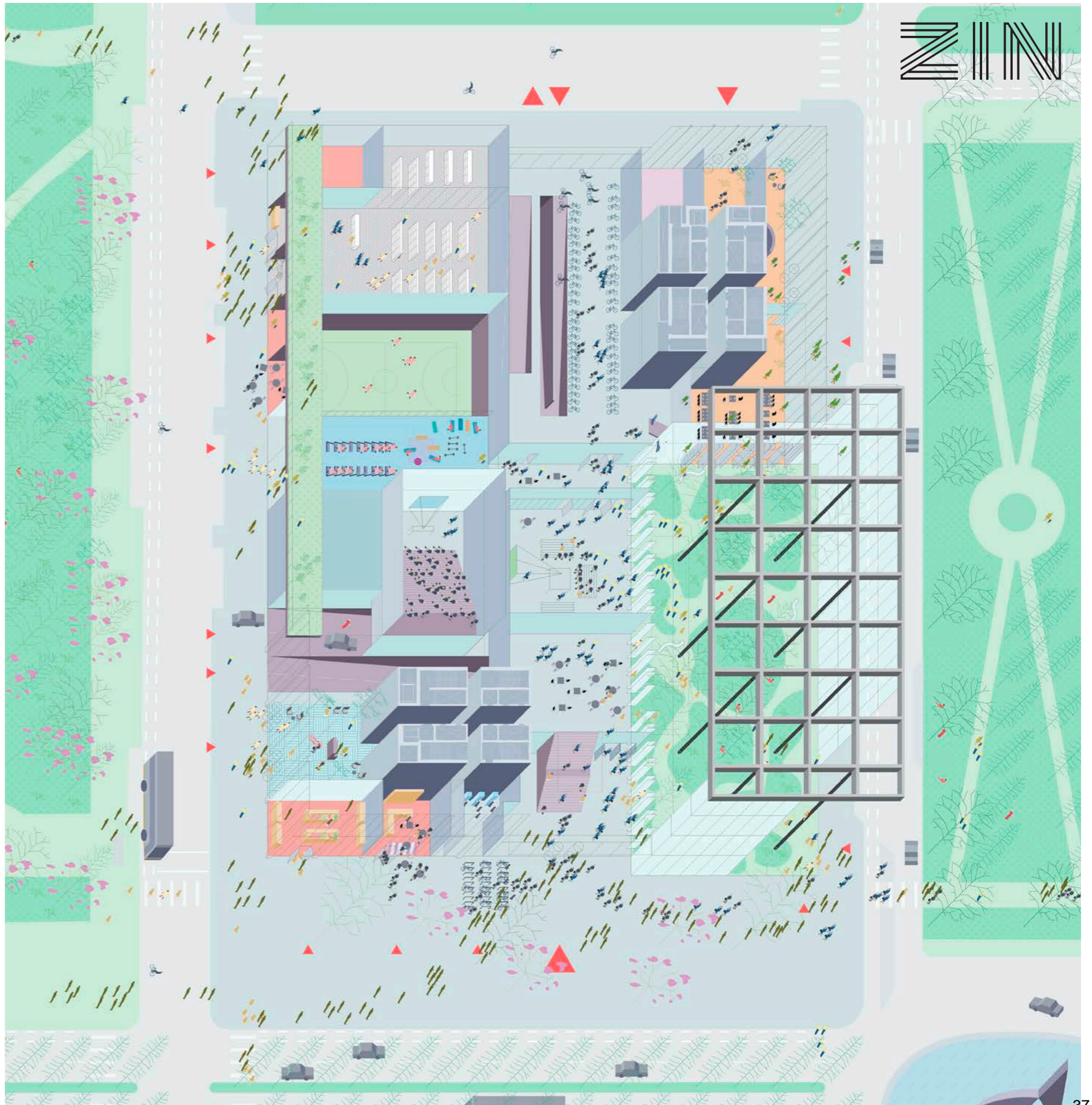
Best energy-performance in Belgium



A photograph of a balcony with large, dark green plants in the foreground. In the background, a city with a mix of greenery and buildings is visible under a clear sky. The text 'Connected to the city' is overlaid on the image in a white box.

Connected to the city

With a new sense of openness





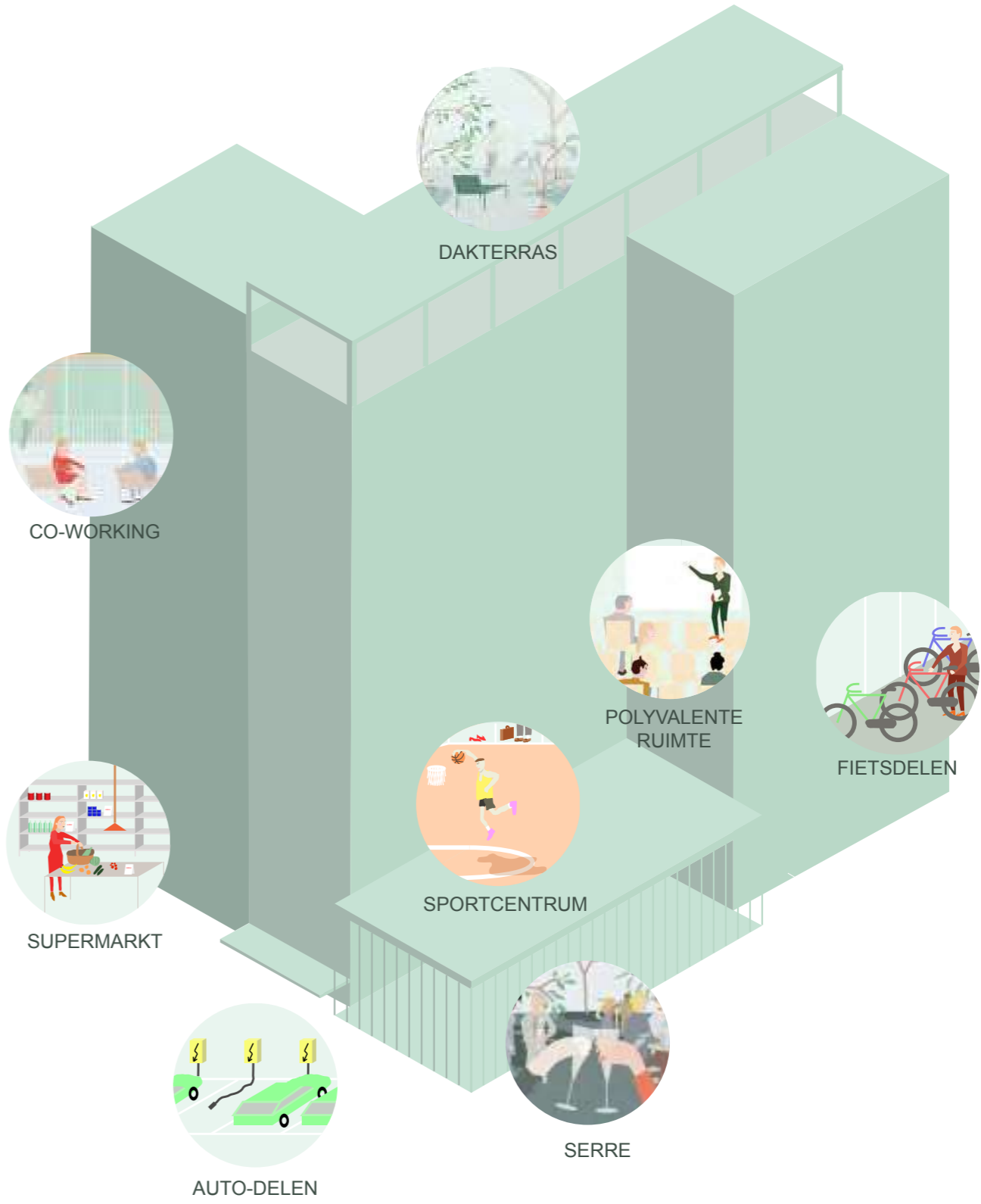




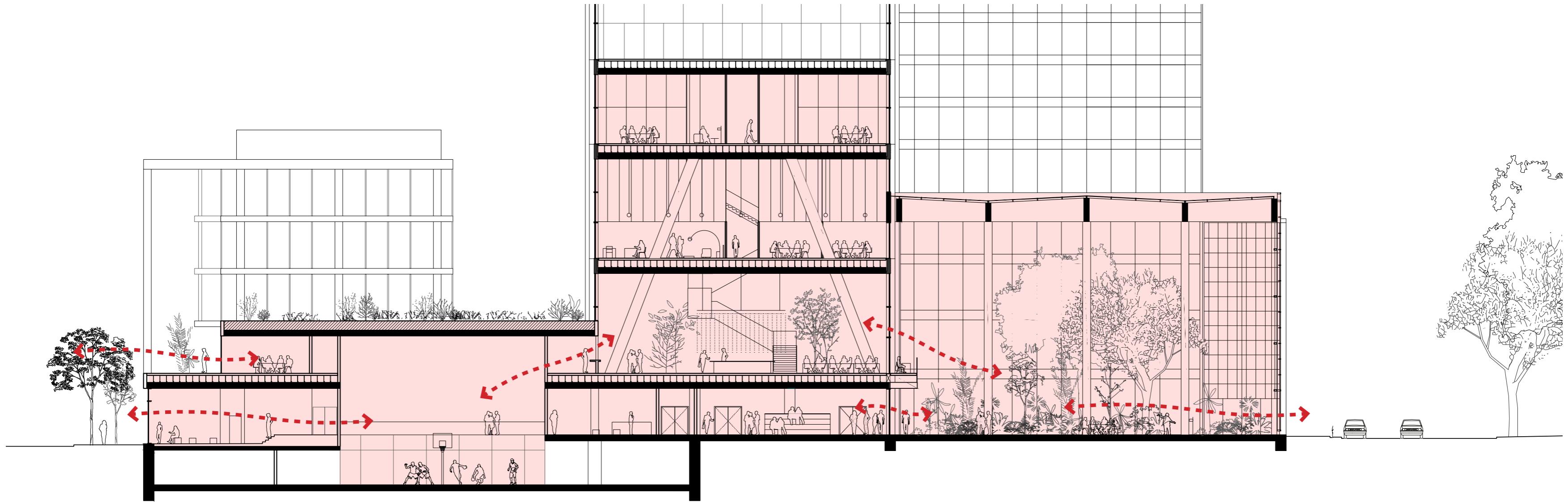




A dynamic environment



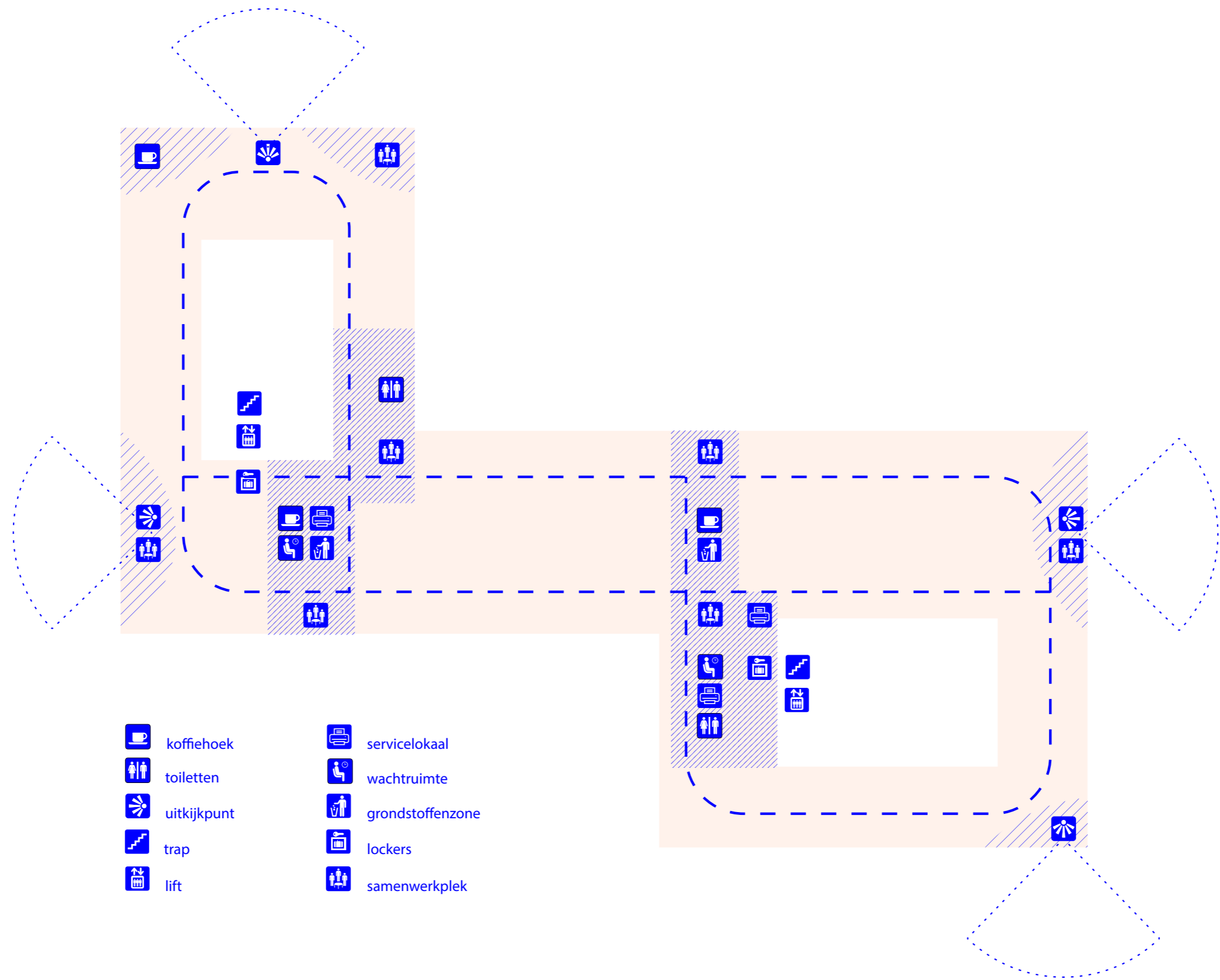
Being stimulated by others









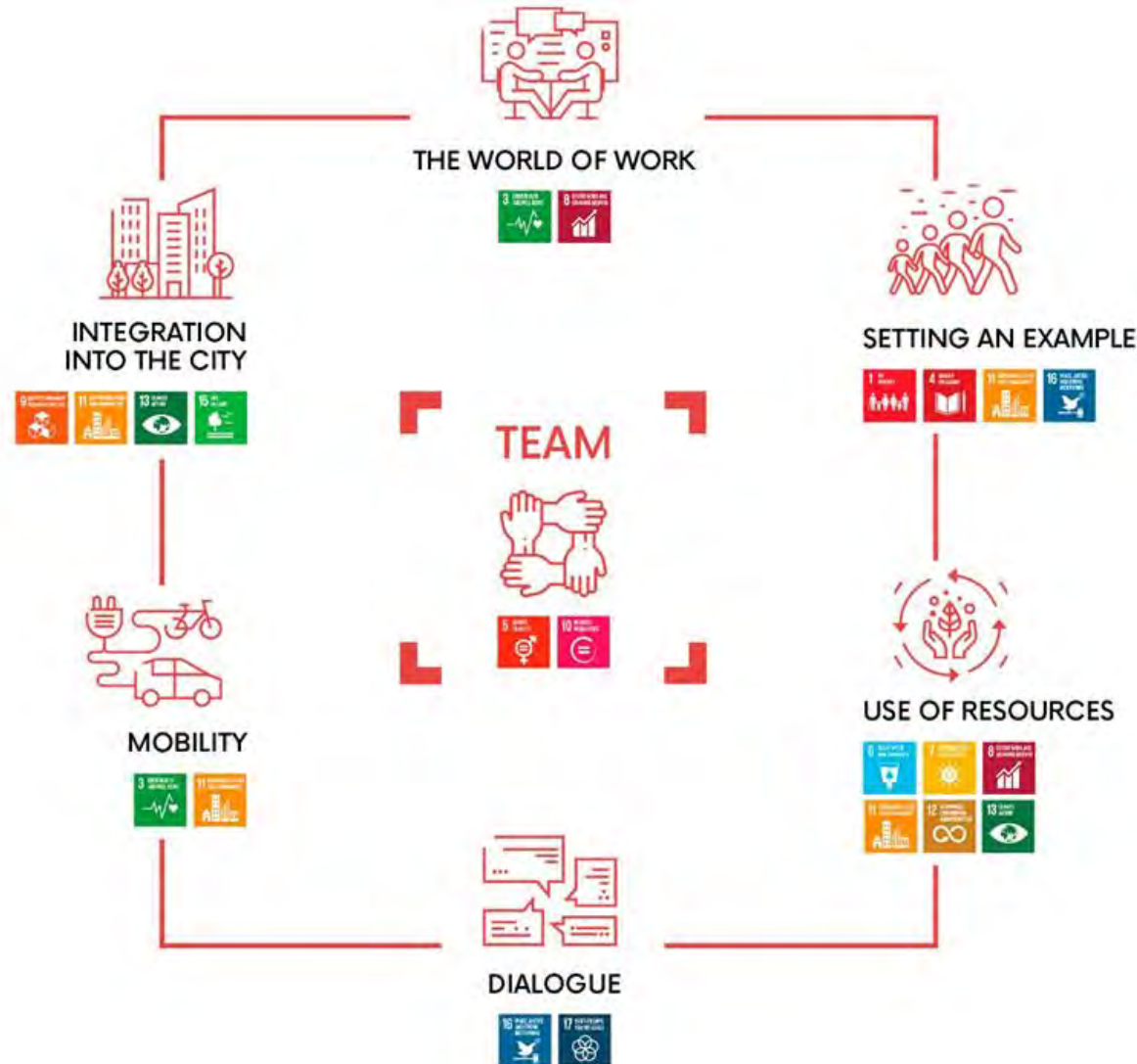


- | | |
|-------------|------------------|
| koffiehoek | servicelokaal |
| toiletten | wachtruimte |
| uitkijkpunt | grondstoffenzone |
| trap | lockers |
| lift | samenwerkplek |



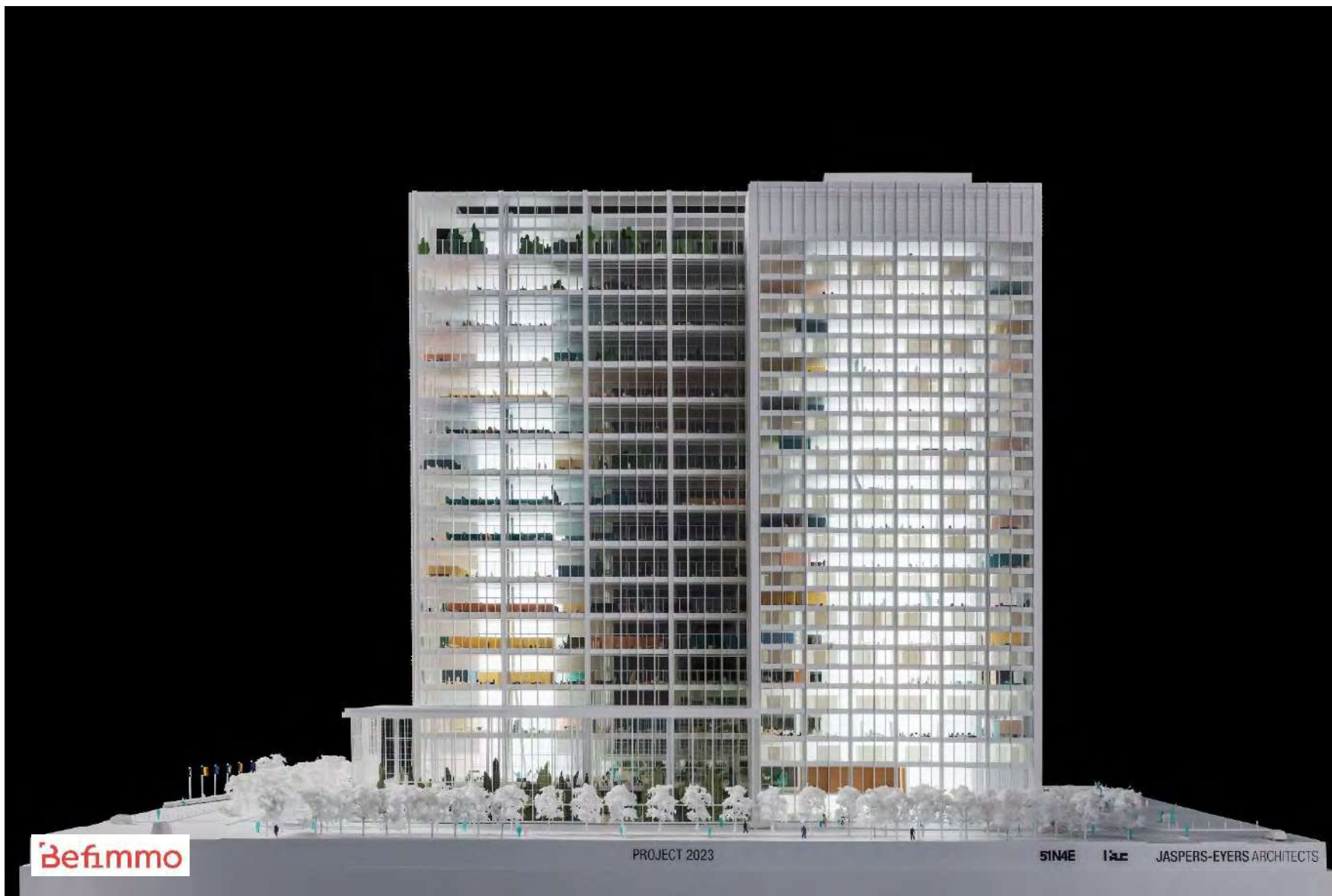


An ambitious project fully in line with Befimmo's 6 strategic axes





Go and have a look | Booth P-1.D14 / P-1.E15





Happy to answer
your questions!

