

OFFICES - WAREHOUSES

Availabilities

2019 - Q1



ABOUT AG REAL ESTATE

With a diversified portfolio valued at € 6,5 billion, AG Real Estate is the largest real estate group in Belgium. A subsidiary of AG Insurance, the leading player on the Belgian insurance market, AG Real Estate is able to leverage the group's financial muscle to support its core activities: Development, Investment, Financing and Public Car Park Management.

AG Real Estate, employing a staff of over 290, manages 6 asset classes: Office, Residential, Retail, Warehouse, Senior Housing and Car Park.

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GEOGRAPHICAL AREAS

73% Benelux
14% France
11% Europe
2% USA

6



ASSET CLASSES

Office
Residential
Retail
Warehouse
Senior Housing
Car Park

5



ACTIVITIES

Development
Investment
Real Estate Financing
Public Private Partnership
Car Park & Shopping Management

SERVICES — LOCATION



HVAC



Bike



Security Access



Parking in the building



Accessible for the disabled



Tram - less than 5 minutes walk



Free Height



Metro - less than 5 minutes walk



Modulation



Train - less than 10 minutes walk



Restaurant in the vicinity



Airport - less than 15 minutes

BUILDINGS

CENTRAL DISTRICT

CENTRAL PLAZA

LEOPOLD DISTRICT

ARTS & LUX

LOUISA DISTRICT

TWEED
STEPHANIE SQUARE
IT TOWER

3

CENTER DISTRICT

CITY CENTER

4

NORTH PERIPHERY

TWIN SQUARES
'MADISON' & 'VENDÔME'
PARC DE L'ALLIANCE

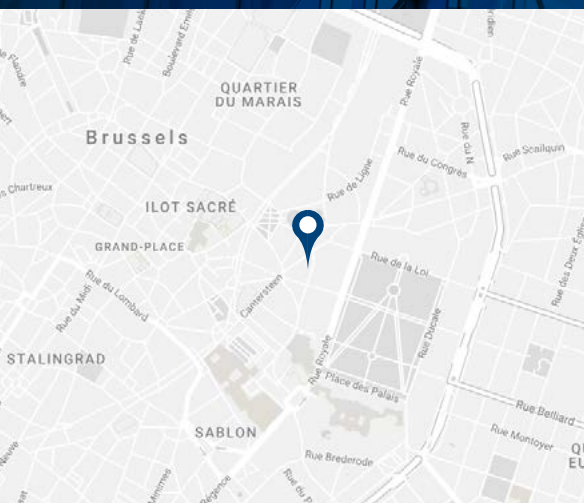
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OFFICES

BRUSSELS Central District



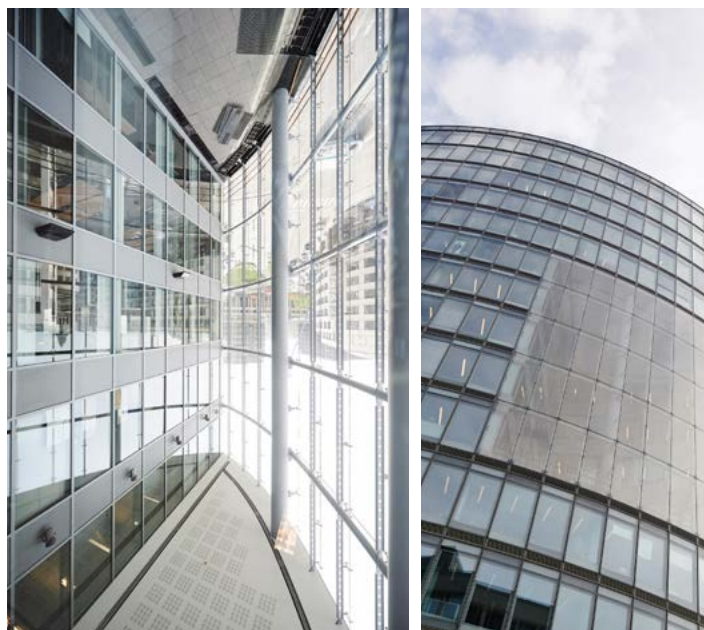
Central Plaza

Central Plaza is a 15 floors high building comprising a total of over 23.000 m² office space. Its location, near the Brussels Central Station, is ideal and easily accessible by car and public transport.

The high-quality, durable and recyclable materials used and the ecological qualities of the building guarantee both an user comfort and an optimum operating costs. Central Plaza was developed in 2006 by Immobil and AG Real Estate, in collaboration with the firms of architects Art & Build and Montois & Partners.

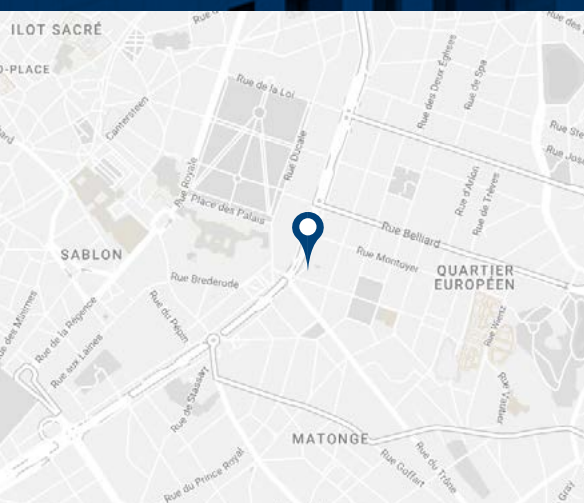
Contact : Hanne Maes - Aline Wauters

PROPERTY	ADDRESS	FLOOR
Central Plaza	Rue de Loxum 25, 1000 Brussels	1
AREA m ²	RENT €/m ² year	AVAILABILITY
1045	210	Immediate



OFFICES

BRUSSELS Leopold District



Arts & Lux

The Arts & Lux building is located on the inner ring, easily accessible by car, near the Belgian and European institutions, with a breath-taking view over the Royal Palace, along the rue de Luxembourg and its plethora of businesses and restaurants.

It is also easily accessible by public transport through the "Trône" metro station located on the foot of the building. The "Brussels-Luxembourg" and "Gare Centrale" train stations are also located in the immediate vicinity. They give direct access to the airport.

Significant renovation works were completed in 2013; everything has been replaced except from the structure. The building has received a BREEAM Excellent certification.

The Arts & Lux building offers many services :

- A shared meeting room and a shared cafeteria are located on the 1st floor, open to all of the building's occupants.
- A private garden enables the building's occupants to enjoy the Brussels sunshine.
- A concierge program with laundry, car wash and personal assistance is being installed.

Contact : Aurélia Bouilloz - Julienne Steenacker

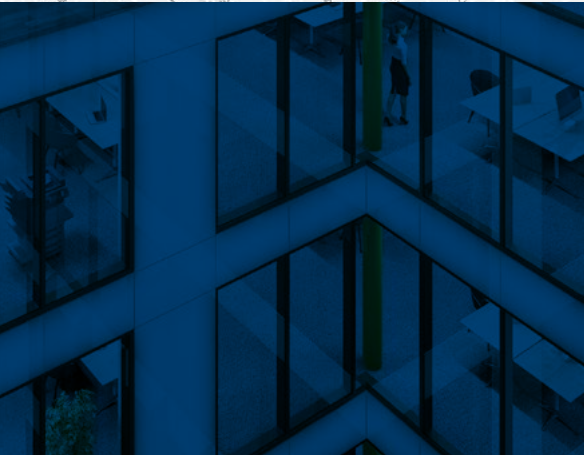
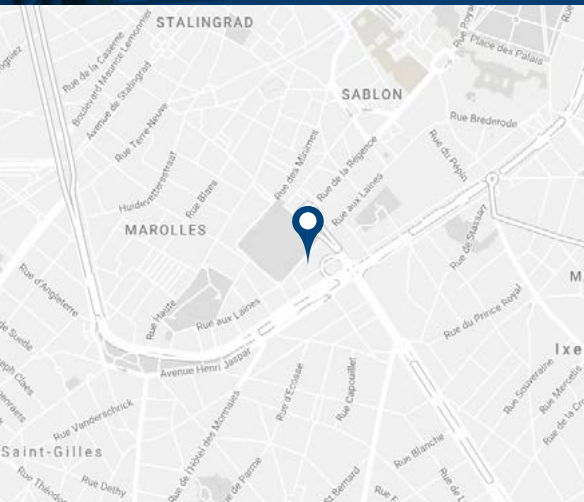
PROPERTY	ADDRESS	FLOOR
Arts & Lux	Avenue des Arts 58, 2	1000 Brussels
AREA m ²	RENT €/m ² year	AVAILABILITY
627	€ 225	Immediate
1405	€ 225	01/06/2019



OFFICES

BRUSSELS

Louisa District



Tweed

A major development of comfortable, light offices in the center of the city

Located in the heart of Brussels, Tweed is a 12-storey, 16.000 m² office project. It includes a ground-floor atrium, a first-floor mezzanine opening on to 10 floors, and four terraces with views across the "Palais de Justice" and the city. Generously proportioned, it is designed to make the very most of the natural daylight. Modular and flexible, the floor spaces can easily be divided to accommodate one or more tenants. A ceiling clearance of 2m70 makes the building all the more liveable, with an HVAC system via a radiating ceiling, as well as perforated suspended ceilings and raised access floors fitted as standard in all office floors.

Tweed embodies the most efficient passive architecture techniques for office buildings, while offering real flexibility to its occupants, who will also appreciate all the comfort provided.

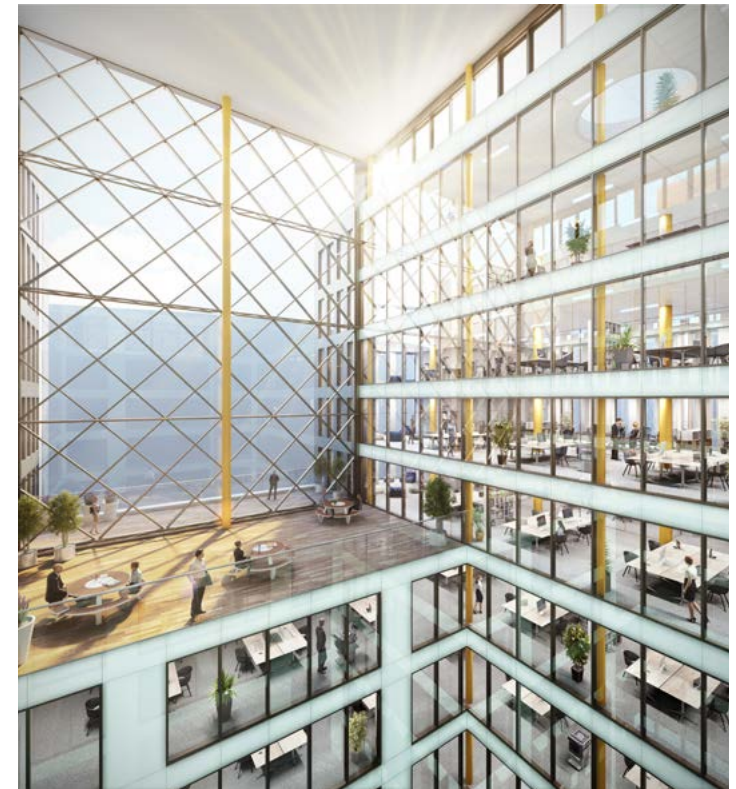
The Tweed project also ambitions to meet the requirements for BREEAM certification, in the category "excellent".

Contact : Aurélia Bouilloz - Julienne Steenacker

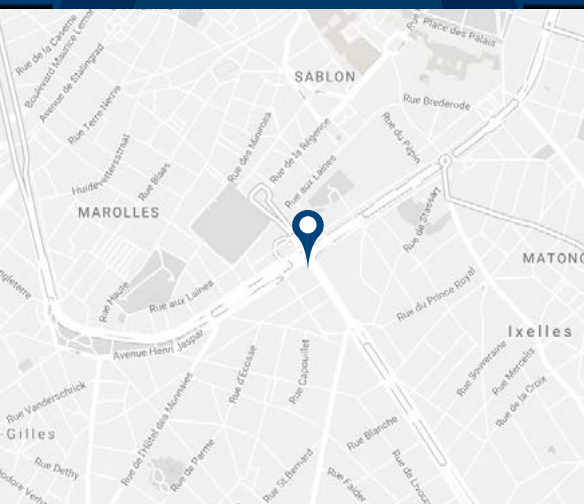
PROPERTY		ADDRESS	
Tweed		Rue aux Laines 70, 1000 Brussels	
FLOOR	AREA m ²	RENT €/m ² year	AVAILABILITY
6	1.549	€ 275	May 2020
5	1.549	€ 275	May 2020
4	1.762	€ 275	May 2020
3	1.762	€ 275	May 2020
2	1.762	€ 275	May 2020

Total: 8.384

*Could be converted in common area



Louisa District



The property is an office building with retail on the ground level and parking in the basement. The building totals 14,306 m² offices, 2,099 m² retail shops and 188 internal parking spaces.

The property is a multi-tenant office building with different retail shops on the ground level. Built in 1988.

The building has a reinforced concrete structure with 7 upper levels. The different office levels are built around an open courtyard and benefits of 3 staircases and lifts, as well as 2 sanitary blocks and kitchenette. The office levels have been renovated with predominantly no false ceilings, but rather suspended light boxes, carpet on false floors, 2.80 m free height, air conditioning and double glazed windows with helio screens (aluminium framed original windows, arguably rather dated and a weak point in what is otherwise a very high quality building).

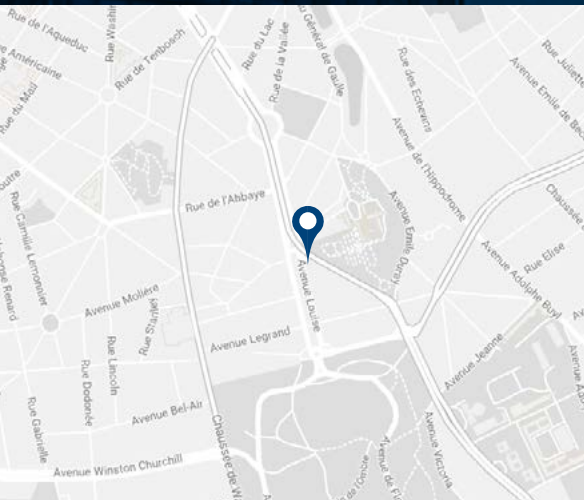
Contact : Hanne Maes - Aline Wauters

PROPERTY	ADDRESS	FLOOR
Stephanie Square	Av. Louise 59-69, 1050 Brussels	Mezzanine
AREA m²	RENT €/m² year	AVAILABILITY
1.270	€ 175	Immediate
505	€ 175	1/01/2020



OFFICES

BRUSSELS Louisa District



IT Tower

The prestigious building, built in 1972, gave way to the 102 meter tall "IT TOWER" building, whose architectural design was conceived by the architect Walter Bresseleers. The building is composed of two unequal linked towers. One blind tower in concrete for technical and service purposes (lifts, sanitarium, staircases) and the other tower for office use.

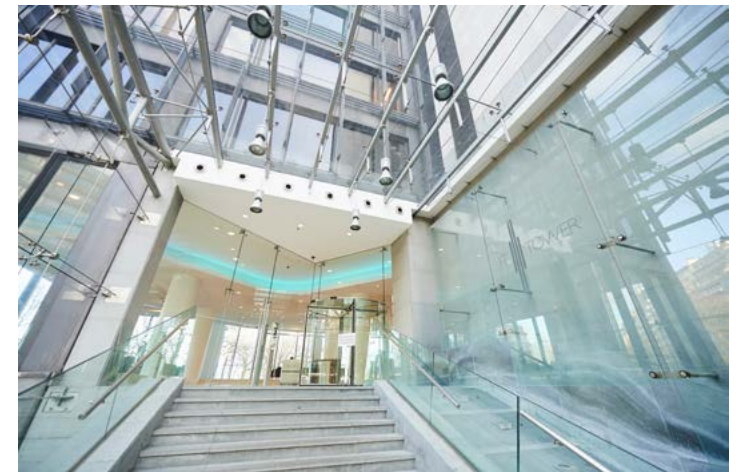
The building has an attractive international modernist architectural look, characterized by a rational layout. The building's bearing structure is conceived as a concrete grid structure with 28 pillars and façades of glass thermopane and black aluminum. The main tower has 25 above-ground levels and 5 basement levels.

The ground floor includes common meeting rooms and a large reception hall with welcoming sofa corners and the building's reception desk.

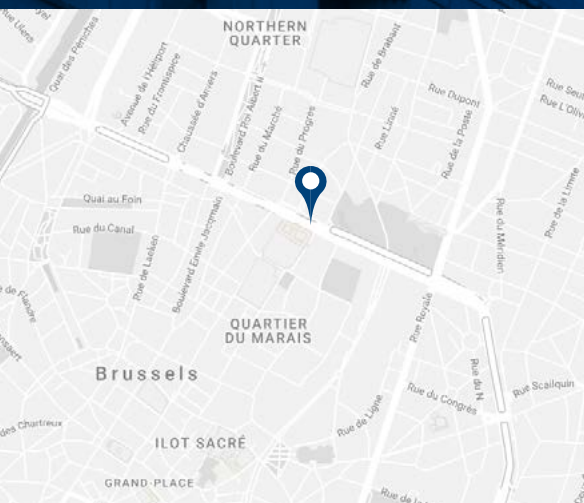
A fitness center on the -1 level provides sport- and relaxation time with showers for the outdoor sporters.

Contact : Hanne Maes - Aline Wauters

PROPERTY		ADDRESS	
IT Tower		Avenue Louise 480, 1050 Brussels	
FLOOR	AREA m ²	RENT €/m ² year	AVAILABILITY
+23	985	280	Q1 2021
+22	985	280	Q1 2021
+21	985	280	Q1 2021
+7	536	220	Immediate
+6	562	220	Immediate
+5	246	220	Immediate
+4	245	190	Immediate
+4	463	190	Immediate
+2	240	190	Immediate
+2	299 -> 539	190	Immediate
Total:		5.551	



Center District



Contact : François Dubois - Aline Wauters

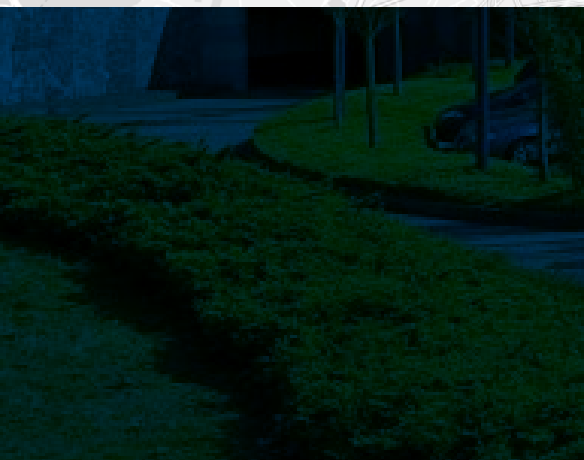
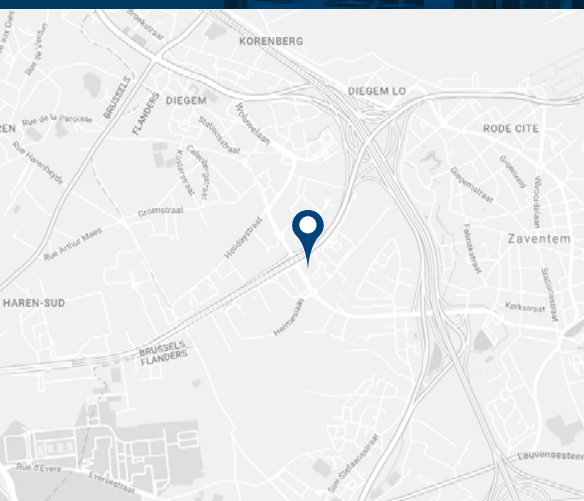
PROPERTY		ADDRESS	
City Center		Blvd du Jardin Botannique 20, 1000 Brussels	
FLOOR	AREA m²	RENT €/m² year	AVAILABILITY
7	2.346	TBD	Q1 2021
6	4.451	TBD	Q1 2021
5	4.660	TBD	Q1 2021
4	4.888	TBD	Q1 2021
3	3.409	TBD	Q1 2021
2	2.235	TBD	Q1 2021
1	2.232	TBD	Q1 2021
Total:		24.489	



OFFICES

BRUSSELS

North Periphery



Twin Squares 'Madison' & 'Vendôme'

Twin squares was conceived to provide a green, natural working environment, an oasis of calm in the midst of one of the busiest business districts serving the capital of Europe. Trees and planted areas are all around, there is a lake, a wooden bridge giving access to the restaurant. Everything, in fact, is designed to ensure optimal conditions in which to work.

The buildings themselves are equipped with the latest technology. High performance air conditioning, make use of economical techniques, raised floors... And to add to both to the efficiency and to the environmental credentials of Twin Squares, a night time tariff applies to heating and cooling, reducing energy costs. A high degree of façade insulation also reduces energy needs.

These are two buildings which can be classified as "comfortable". There is ample private car parking for the entire site, a high quality restaurant, meeting rooms and a business center on the site.

Contact : François Dubois - Aline Wauters

PROPERTY		ADDRESS	
Twin Squares "Vendôme"		Culliganlaan 1A, 1831 Diegem	
FLOOR	AREA m ²	RENT €/m ² year	AVAILABILITY
1	552	€ 110	1/03/2019

PROPERTY		ADDRESS	
Twin Squares "Madison"		Culliganlaan 1A, 1831 Diegem	
FLOOR	AREA m ²	RENT €/m ² year	AVAILABILITY
4	453	€ 110	Immediate
2	1.102	€ 110	Immediate
1	474	€ 110	Immediate

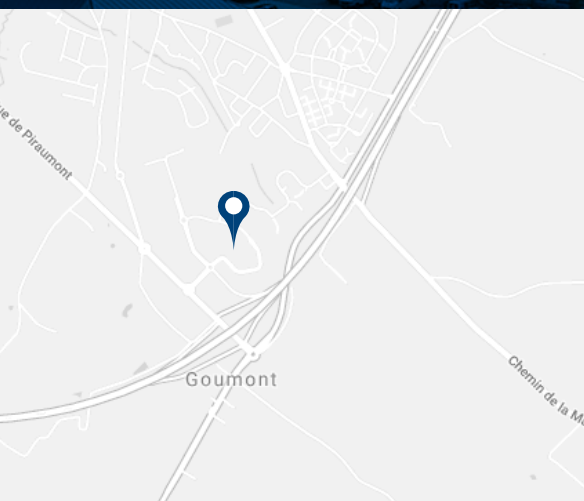
Total: 2.029



OFFICES

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South Periphery



Parc de l'Alliance

At a time when multifunctional business parks are on the increase, the Parc de l'Alliance, which stretches on 60 hectares, is the biggest business park in Belgium.

This open and well-organized area with its buildings located around little squares, wooded paths and avenues, ornamental ponds and gardens forms a serene and harmonious entity.

The wise choice and perfect combination of the building materials, as well as the light stone used on each building, and the architecture intentionally different of each building generate an exceptional park in its genre.

The site also perfectly allies offices and residential areas, some restaurants and leisure infrastructures while integrating sooner or later a shopping center and a hotel.

Contact : Aurélia Bouilloz - Julienne Steenacker



PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m ² year
Alliance E 1	Place de Luxembourg 1, 1420 Braine-l'Alleud	Immediate	+3	554	€ 149
		Immediate	+2	467	€ 149
		Immediate	0	106	€ 149
PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m ² year
Alliance J	Avenue de Finlande 5-7-9, 1420 Braine-l'Alleud	Immediate	0	77	€ 149
PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m ² year
Alliance C	Boulevard de France 7, 1420 Braine-l'Alleud	Immediate	0	88	€ 149
PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m ² year
Alliance A	Boulevard de France 9, 1420 Braine-l'Alleud	Immediate	+3	496	€ 149
PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m ² year
Alliance G	Avenue de Finlande 6-8, 1420 Braine-l'Alleud	Immediate 30/09/2021	+4	2.108	€ 149
			+2 , +3	4.234	€ 149

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