OFFICES - WAREHOUSES

Availabilities

September / October 2022



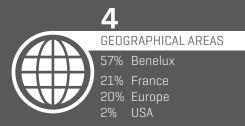
ABOUT AG REAL ESTATE

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is an integrated property operator active in Belgium, France, Luxembourg and on certain select European markets with expertise in different lines of business: Asset & Property Management, Development & Construction Management, PPP and real estate financing, as well as in Car Park Management through its subsidiary Interparking. A company active in urban real estate, AG Real Estate has more than 250 employees with varied profiles and areas of expertise.

With a portfolio of more than €6.5 billion under management for its own account and on behalf of third parties, AG Real Estate is endeavouring to provide a responsible response to new urban needs and to implement a sustainable development policy so as to make its projects even more meaningful.

- THIS IS A NON CONTRACTUAL DOCUMENT -

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ACTIVITIES

Investment

Real Estate Financing
Public Private Partnership

Car Park & Shopping Management

ASSET CLASSES
Office
Residential
Retail
Warehouse
Senior Housing
Car Park

SERVICES — LOCATION



HVAC



Security Access



Accessible for the disabled



Free Height



Modulation





Restaurant in the vicinity



Bike



Parking in the building



Tram - less than 5 minutes walk



Metro - less than 5 minutes walk



Train - less than 10 minutes walk



Airport - less than 15 minutes

BUILDINGS

LEOPOLD DISTRICT ARTS & LUX	3
LOUISA DISTRICT TWEED	4
CENTER DISTRICT CITY CENTER	5
SOUTH PERIPHERY PARC DE L'ALLIANCE	6
ANDERLECHT BRUSSELS 2	7
ANTWERP CENTER KIEVIT C	8







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 services program (including laundry, car wash , group lessons of yoga and pilates) has been installed.

Contact: Aurélia Bouilloz - Jeroen Simons

PROPERT	ГҮ	ADDRESS	
Arts & Lux		Avenue des Arts 58, 1000 Brussels	
FLOOR	AREA m²	RENT €/m² year	AVAILABILITY
1	956*	€ 220	Immediate
* 1 191 401 2 1405 2			

*can be split in 461 m² and 495 m²









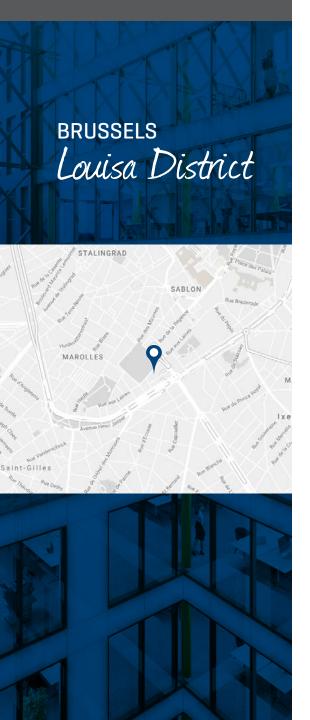












Tweed

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. The nearest metro staion is 'Louise'. By train, it will take 9 minutes to the Brussels Midi-Station.

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 building also offers Fitness services.

A Business Center will be installed in the building as well.

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

Contact : Aurélia Bouilloz - Caroline Preud'homme

PROPERTY		ADDRESS	
Tweed		Rue aux Laines 7	O, 1000 Brussels
FLOOR	AREA m²	RENT €/m² year	AVAILABILITY
2	747	€ 250	Immediate





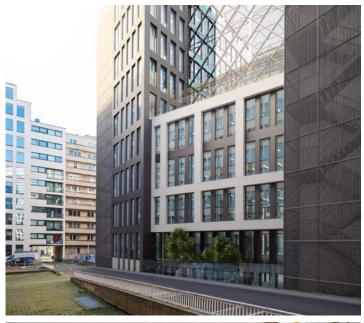






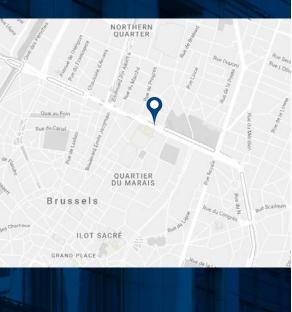












City Center

The City Center is a multi-tenant office building comprising a total of 33.403 m² offices and is adjacent to the City2 Shopping Mall. Its location in a mobility hub, near the Brussels North Station, is easily accessible by car and public transport. It has a direct access to the metro and a public carpark. There are moreover 168 parking spaces in the basement.

Major renovation works will take place in 2021 (entrance hall, roof, window frames, elevator locks). The renovation works will also provide a direct and secured access to the City2 Shopping Mall. Its unique façade in Art Deco style will be preserved and enhanced by contemporary accents.

With a focus on sustainability, 940 solar panels were recently installed on the building. The City Center meet the requirements for BREEAM "EXCELLENT" certification and will be certified by Q2 2022.

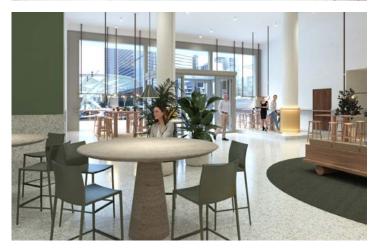
The building benefits from the whole range of services offered by the City2 Shopping Mall (food court, shops, supermarket, Bpost/ UPS pick up and shipping point, pressing, ATM, hairdresser, ...].

Contact: Corinne Rompteau - Aline Wauters

PROPER	RTY	ADDRESS	
City Center		Blvd du Jardin Botanique 20, 1000 Brussels	
FLOOR	AREA m²	RENT €/m² year	AVAILABILITY
7	2.346	195	1.378 m² (B1) Q1 2023 968 m² (B2) Immediate
4 Total:	1.135 3.481	195	Q2 2022



























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 generates an exceptional park in its genre.

The site also perfectly allies offices (including a business center) and residential areas, some restaurants and leisure infrastructures while integrating sooner or later a retail development and a hotel.

A concierge services program (including laundry, car wash, group lessons of yoqa, pilates) has been installed.

Contact : Aurélia Bouilloz - Caroline Preud'homme



PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m²	RENT €/m² year
Alliance E1	Place de Luxembourg 1, 1420 Braine-l'Alleud	Immediate	+3	358	€ 149
		Immediate	+2	453	€ 149
		Immediate	0	404	€ 149
Alliance G	Avenue de Finlande 6-8, 1420 Braine-l'Alleud	Immediate	+4	As from 421 up to 1.094	€ 149
		Immediate	+3	2.108	€ 149
		Immediate	+2	2.108	€ 149
Alliance S	Boulevard d'Angleterre 2, 1420 Braine-l'Alleud	Immediate	+4	195	€ 149
		Immediate	+3	1375*	€ 149
		Immediate	+2	1375*	€ 149
				* can be divided (676 m² & 699 m²)	

OFFICES BRUSSELS Anderlecht Saint-Gilles

Brussels 2

The building has an excellent location on the Western periphery of Brussels, providing easy and quick access to the centre of Brussels as well as to the highways and ring around Brussels and is easily reachable by car and by bus. The Gare du Midi is on \pm 15 min. walk providing metro, trams and buses and international trains.

Contact : Stijn Smekens

PROPER	?TY	ADDRESS	
Brussels	s 2	Rue des Deux Ga 1070 Anderlecht	
FLOOR	AREA m²	RENT €/m² year	AVAILABILITY
+1	1.225	125	09/2023







OFFICES Antwerp Center VAN WESENBEKESTRAAT DIAMANT ZURENBORG HARINGRODE GROEN

Kievit C

The building is part of the Kievit site with a total area of approximately 93,000m² above ground divided over 8 buildings. The site is built on a large public car park and enjoys excellent accessibility with its location next to the Central Station. Kievitplein offers a mix of functions including offices, residential, hotels and a supermarket.

De Kievit benefits from immediate access to Antwerp Central Station, which is also a HST station. The site is therefore not only easily accessible nationally, but also internationally.

Building C has thirteen floors for a total of approximately 13,000 $\,\text{m}^2$ of office space. The offered surface is 1,015 $\,\text{m}^2$ [GLA] and is located on the 10th floor, offering breathtaking views of the city and its surroundings.

Contact: Stijn Smekens

PROPERTY	′	ADDRESS	
KIEVIT		Kievitplein 20, 20	018 Antwerpen
AREA m²	FLOOR	RENT €/m² year	AVAILABILITY
1015	+10	155	TBD







FOR ANY FURTHER INFORMATION, PLEASE CONTACT:

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