

OFFICES - WAREHOUSES

Letting

July 2023 / August 2023



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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GEOGRAPHICAL AREAS

57% Benelux
21% France
20% 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

AVAILABILITIES

LEOPOLD DISTRICT

ARTS & LUX

4

CENTER DISTRICT

CITY CENTER

5

SOUTH PERIPHERY

PARC DE L'ALLIANCE

6

ANTWERP CENTER

KIEVIT C

7

ANTWERP-BERCHEM

POST X

8

PROJECTS UNDER DEVELOPMENT

CENTER DISTRICT

NEWTO[W]N
JACQMAIN 83

10

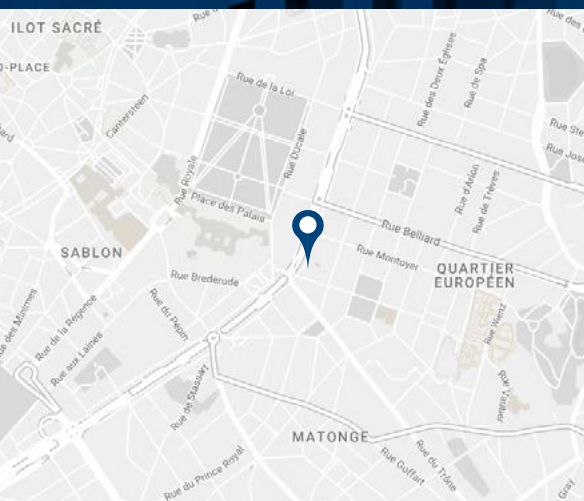
OFFICES - WAREHOUSES

Availabilities



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.

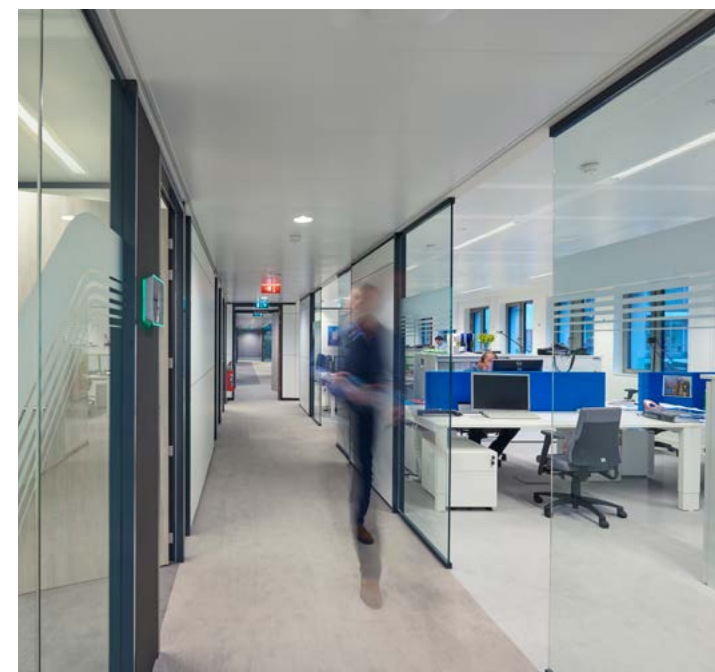
The Arts & Lux building offers many services :

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

Contact : Aurélia Bouilloz - Caroline Preud’homme

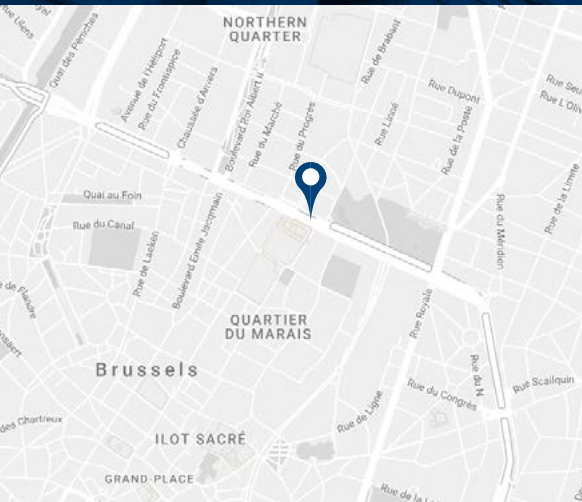
PROPERTY		ADDRESS	
Arts & Lux		Avenue des Arts 58, 1000 Brussels	
FLOOR	AREA m ²	RENT €/m ² /year	AVAILABILITY
1	956*	220	Immediate

*can be split in 461 m² and 495 m²



OFFICES

BRUSSELS Center District



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 took place in 2021 and 2022 (entrance hall, roof, window frames, elevator locks). Thanks to the renovation works, the City Center enjoys now a direct and secured access to the City2 Shopping Mall. Its unique façade in Art Deco style was preserved and enhanced by contemporary accents.

With a focus on sustainability, 940 solar panels were recently installed on the building. Moreover, the City Center obtained a BREEAM "Excellent" certification.

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 Rompteu - Caroline Preud'homme

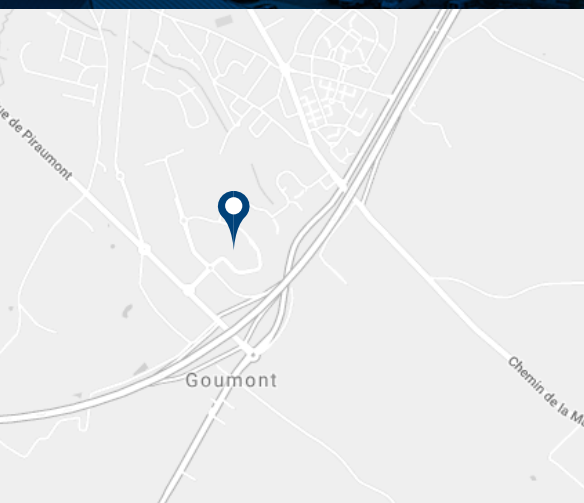
PROPERTY	ADDRESS		
City Center	Blvd du Jardin Botanique 20, 1000 Brussels		
FLOOR	AREA m ²	RENT €/m ² year	AVAILABILITY
1	5.726	195	Q4 2025
2	4.836*	195	Q4 2025
*can be split in 2.627 m ² (B1) & 2.259 m ² (B2)			
3	1.186	195	Q1 2024
4	2.242 (B2)	195	Q1 2025
7	2.370*	195	Q1 2025
*can be split in 1.378 m ² (B1) & 968 m ² (B2)			



OFFICES

BRUSSELS

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 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 yoga, pilates) has been installed.

Contact : Aurélia Bouilloz - Caroline Preud'homme

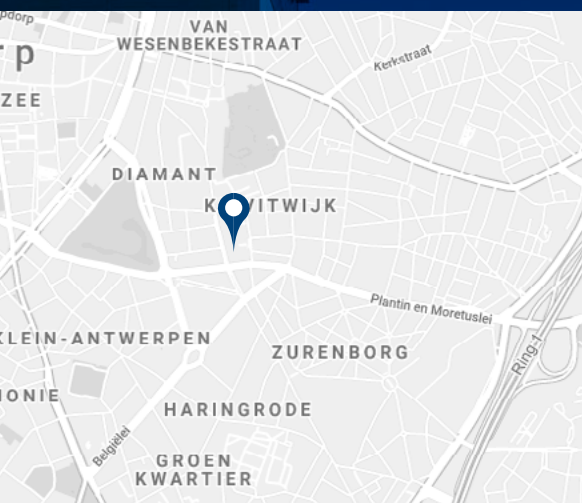


PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m ² year
Alliance C	Avenue de Finlande 2, 1420 Braine-l'Alleud	01/09/2023	+2	245	149
Alliance E1	Place de Luxembourg 1, 1420 Braine-l'Alleud	Immediate	+2	453	149
		Immediate	0	286	149
Alliance G	Avenue de Finlande 6-8, 1420 Braine-l'Alleud	Immediate	+4	421 - 1.094	149
		Immediate	+3	2.108	149
		Immediate	+2	from 50 to 2.108	149
Alliance S	Boulevard d'Angleterre 2, 1420 Braine-l'Alleud	Immediate	+3	1.375*	149
		Immediate	+2	1.375*	149

*can be split in
676 m² & 699 m²

OFFICES

ANTWERP *Antwerp Center*



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 m² of office space. The offered surface is 1,015 m² [GLA] and is located on the 10th floor, offering breathtaking views of the city and its surroundings.

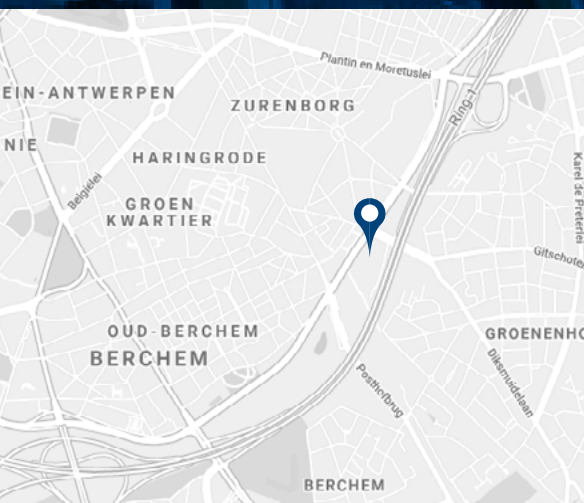
Contact : Stijn Smekens

PROPERTY		ADDRESS
KIEVIT		Kievitplein 20, 2018 Antwerpen
AREA m ²	FLOOR	AVAILABILITY
1.015	+10	Under option



RETAIL/OFFICES

ANTWERP
Antwerp
Berchem



Post X

Post X is an urban renewal project with a healthy mix of an office programme complemented by a school [Syntra], retail, a hotel and leisure facilities.

The property consists out of nine buildings adjacent to the Berchem train station and the Antwerp Ring Road.

The good accessibility by public transport and the proximity of the NMBS railway station Antwerp-Berchem are a real asset. Post X is not only an important train location, but also a hub for all forms of public transport (including bus and tram) and cycling.

The visibility to tens of thousands of cars on the Antwerp Ring Road, train passengers and passers-by every day is a major plus for the companies on this site.

Contact : Jeroen Simons

PROPERTY		ADDRESS		
Post X		Borsbeeksebrug 22-36, 2600 Antwerp		
BUILDING	FLOOR	AREA m ²	RENT €/m ² year	AVAILABILITY
5	+5	635	165	Q1 2024
9	-1	183*	130	Immediate
*can be divided (95 m ² & 88 m ²)				

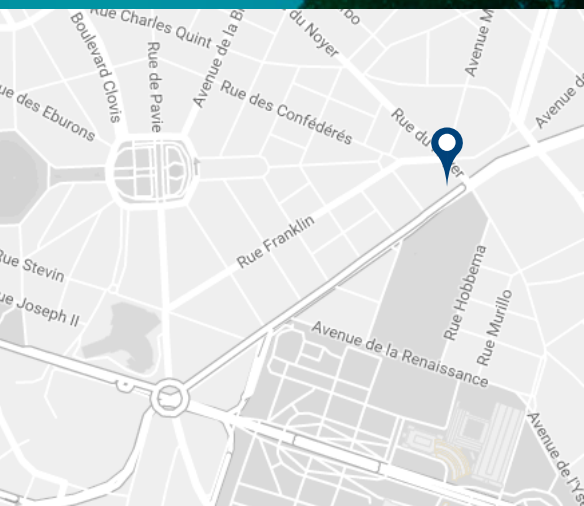


Projects under development



OFFICES

BRUSSELS Center District



Newto[w]n

Offices with a park

An office project into its neighbourhood, a conserved structure, an “agile” building, a dynamic and versatile building core. A magnificent and prime project to discover!

Location:

Rue du Noyer 211 - Avenue de Cortenbergh 1000 Brussels

Area:

- Office: +/- 12.000 sqm GLA
- Conference room: +/- 250 sqm
- Terraces: +/- 750 sqm

Environmental ambitions: BREEAM Outstanding

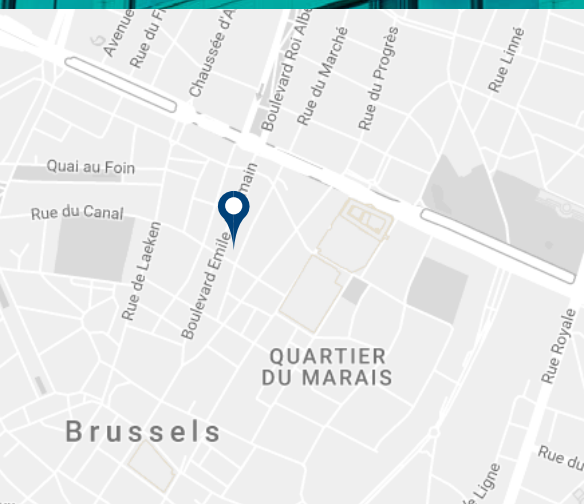
Estimated delivery / move date : Q1 2026

Contact: Mete Uslu - Caroline Preud'homme



OFFICES

BRUSSELS *Center District*



Jacqmain 83

Offices in the heart of the city

An office building full of potential, friendly connected to its environment and offering easy access for sustainable mobility.

Location:

Boulevard Emile Jacqmain 83 – 1000 Brussels

Area:

+/- 12.000 sqm

Environmental ambitions : BREEAM Excellent

Heavy renovation planned

Built-to-Suit possible

Contact: Mete Uslu - Caroline Preud'homme



FOR ANY FURTHER INFORMATION, PLEASE CONTACT:

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