



LE POTENTIEL DU QUARTIER NORD

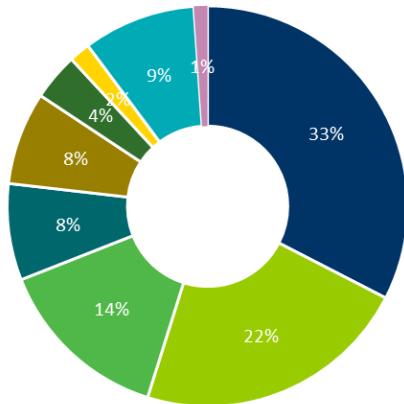
Mercredi 28 octobre 2015

Amaury de Crombrughe

CIO Offices, Warehouse and Senior Housing – AG Real Estate

AG Real Estate

AGRE Asset Allocation



- Offices, 33%
- Retail, 22%
- Parking lots, 14%
- Indirect real estate, 8%
- Warehouses, 8%
- Assets under management, 4%
- Nursing homes, 2%
- Investments in JV, 9%
- Others, 1%

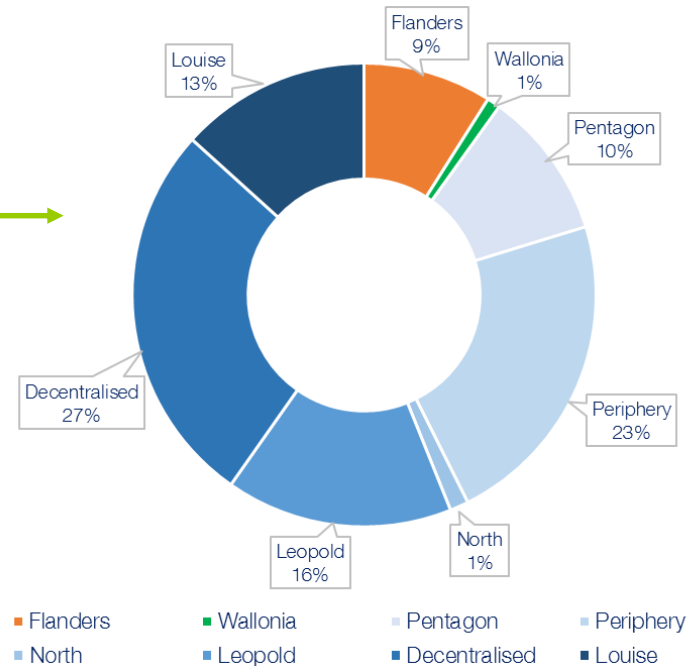
Office portfolio location

1,000,000 m²





in investment & in development

- **Belgium** : 700,000 m² | *Occupancy rate : 93%*
- **Luxembourg** : 50,000 m² | *Occupancy rate : 96%*
- **France** : 115,000 m² | *Occupancy rate : 91%*

Strongly anchored in Brussels



AG Real Estate in Brussels

Centre 58	North Light Pole Star	Canal Warf	Newton
			
<p>Office building Center of Brussels 33.000 sqm</p>	<p>Office building North district 40.000 sqm</p>	<p>Residential development Canal 260 apartments</p>	<p>Residential development European district 160 apartments</p>

The Mint			City 2
	<p>Retail redevelopment Center of Brussels 15.000 sqm</p>	<p>Retail Center of Brussels 33.000 sqm</p>	

Silver Tower

First passive office tower under construction in Brussels

Landmark in Brussels skyline

- 30 floors - 137 meters
- 43.000 m² offices space
- 168 interior parking spaces
- 11 meters high fully glassed prestigious entrance hall

- Located on the North District, at 200 m from the North Station & metro and close to the Botanical Garden
- New pedestrian Saint-Lazare Square in front of the building

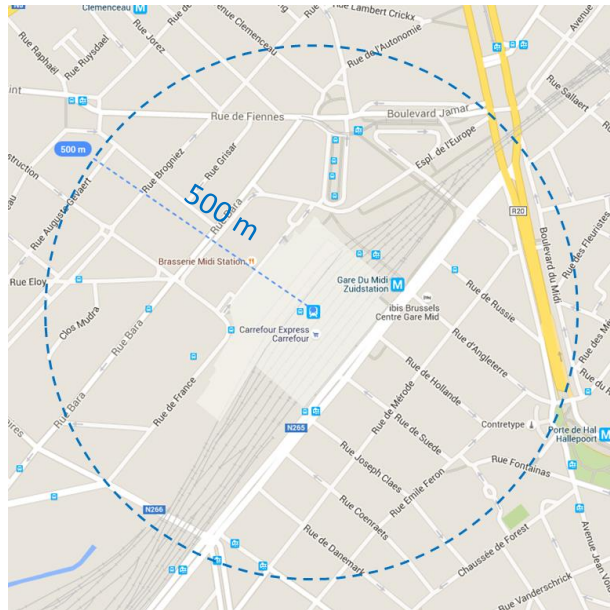
- Permits delivered & planning under control
- Currently under construction
- Granted delivery december 2018 *
- Certification Bream Excellent

**At AGRE we believe the North Area has a lot of potential.
The upcoming possible challenge must be considered as
a real opportunity to think out of the box**

* If minimum 50% is rented

The tree Brussels' Stations

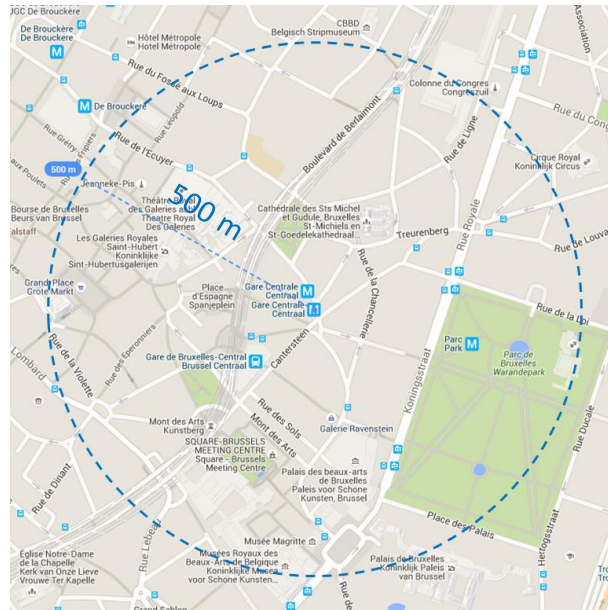
South Station



Existing Office Stock : 420.000 sqm
 First biggest station including international arrivals (Thalys, Eurostar)



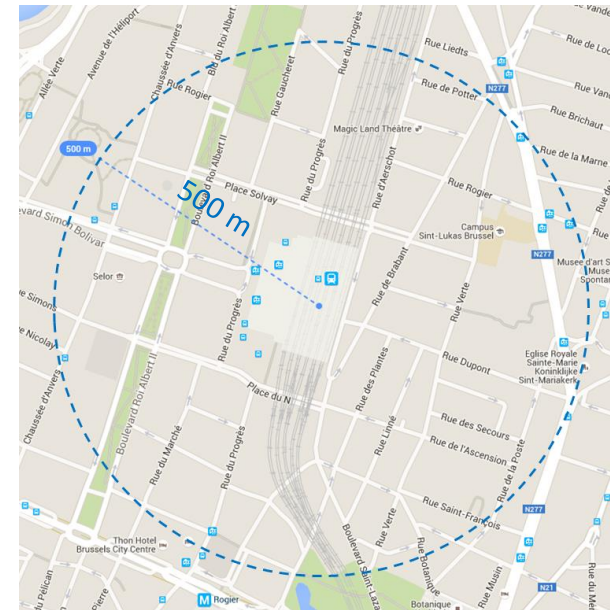
Central Station



Existing Office Stock : 597.000 sqm
 Third biggest station



North Station



Existing Office Stock : 688.500 sqm
 Second biggest station – first national station

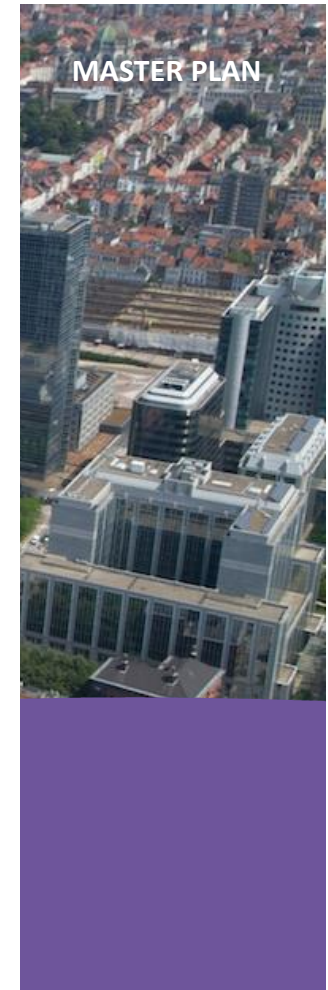
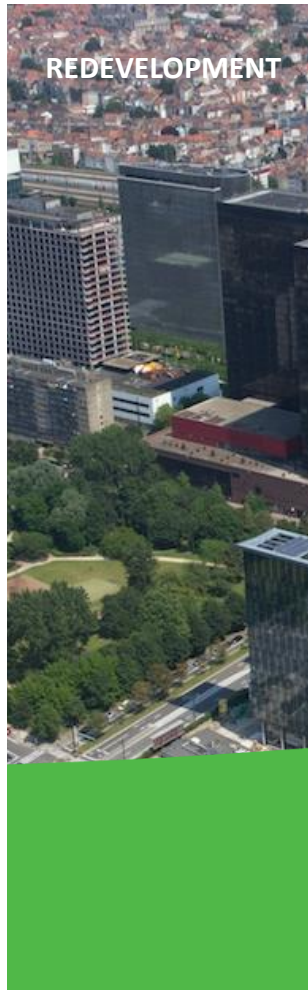


Larger existing stock, most important national station → Strong redevelopment potential
 → Large existing stock

Focus on North Area

The renewal of the North Area

No miracles just common sense !

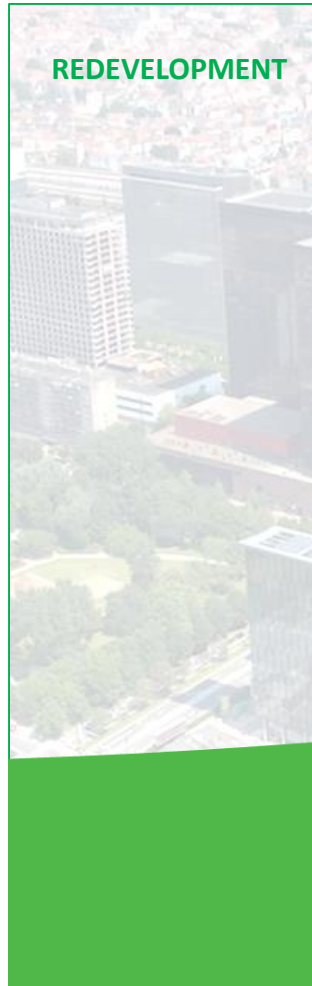


The renewal of the North Area



- Turn this mono-functional office area in a multi-functional urban space where **life** is made more **enjoyable** thanks to a range of different functions: offices, housing, services, shops, schools, recreation areas, public car parks,...

The renewal of the North Area



- The North Station must become a **reference** for the neighborhood (retail,...)
- Good **architectural quality**
- Solve the vacancy and the obsolescence of the office park
- **Animate** the ground floor with services, local shops, terraces
- **Open** buildings to the city
- Large Buildings > 20.000 sqm

The renewal of the North Area



- Immediate proximity of existing **public transport**
- New metro line in the North Station
- Close to the center of Brussels
- Dense office area
- Good **parking ratio**

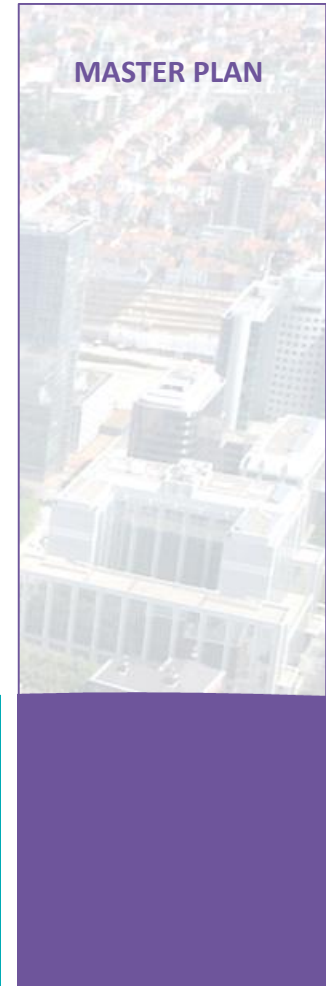
The renewal of the North Area

- Break the negative image of the North District
- **Convince** Europe that this neighborhood is a **great alternative** to the old buildings in the Leopold area
- Transformation from a one-way destination to a real neighborhood where people **work and live**



The renewal of the North Area

- Motivate owners to take **common initiatives**
- Limit the extension of the area as long as it is not needed
- Stop focussing on the South Station Area as long other challenges are not solved
- Stop competition between communes, this is a **regional matter**



Stop wondering, start acting together



“ *Let's share our passion
for real estate* ”

