

EQ: The Tangible Evolution at the Heart of the European Quarter

Brussels, 11 July 2024 – BPI Real Estate and AG Real Estate Corporate are proud to unveil "EQ", a bold and sustainable renovation of the iconic "Arlon-Trèves" building, in the heart of Brussels' European Quarter. EQ will reinvent the modern workspace by providing a place for meeting, collaboration, and relaxation.

EQ encompasses 20,000 m², including 18,200 m² of office space, a dynamic ground floor, coworking spaces, conference and meeting rooms, as well as a rooftop bar and a garden. This unique building, part of Brussels' heritage, symbolizes a significant transition towards a sustainable and high-quality future for the European Quarter.

EQ, a revolution that will propel Brussels' heritage to the forefront of sustainable urban development.

ENVIRONMENTAL & EMOTIONAL QUALITY

Winner of the Renolab.b competition in 2022, which supports sustainable and circular renovation projects of Brussels' real estate heritage, EQ aims to achieve BREEAM "Outstanding" and WELL "Core Gold" certifications, demonstrating its commitment to environmental excellence and workplace well-being.

The installation of photovoltaic panels and heat pumps will achieve a 45% energy saving compared to current consumption. The generous integration of vegetation, from the ground floor to the terraces and rooftop, will enrich local biodiversity and reduce the heat island effect. Additionally, the esplanade will enable a public connection between Rue d'Arlon and Rue de Trèves.

Jacques Lefèvre, CEO of BPI Real Estate: "With a modernized building envelope and advanced techniques, we drastically reduce carbon emissions and energy consumption. This building meets all the prerequisites of our sustainability strategy, ensuring the delivery of a next-generation workplace that will stand the test of time."

MEANINGFUL AND RESPECTFUL

By preserving its distinctive 1970s architecture, this historic building will be transformed into an exemplary office complex, centered on the well-being of its occupants. The structure has been redesigned and revalued to allow for an open and flexible workspace. Initially of brutalist aesthetics, the building will undergo a contemporary transformation, respecting the principles of sustainable building reuse. The partially obsolete basement will find a new function. "This building, which at first glance is a dull office complex in the European Quarter, is revalued with discreet elegance thanks to the architecture competition carried out. And this entirely in the spirit of sustainable reuse of buildings," confirmed Kristiaan Borret, Brussels' chief architect, in 2022.

Press release

SMARTER TOGETHER

Several smart-building systems will ensure optimal working conditions. EQ is the result of a visionary collaboration between Atama Architects, Bureau Bouwtechniek, UTIL for structural stability, CES for technical engineering, and ORO for landscaping. Together, they have designed a space where innovation and collaboration meet, creating a futuristic and inspiring work environment.

***Serge Fautré, CEO of AG Real Estate:** "The EQ project embodies our commitment to sustainability, innovation, and well-being, redefining the urban landscape of the European Quarter with a clear and respectful vision for the future. We strive to align with the ever-evolving European taxonomy legislation."*

The works will begin in September 2024, marking a major milestone in the transformation of the European Quarter. The commercialization, which will start in mid-August, will be entrusted to agents Colliers, Cushman & Wakefield, and Jones Lang LaSalle.

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About BPI Real Estate

BPI Real Estate is the real estate arm of the multidisciplinary CFE group. With 35 years of expertise, BPI Real Estate aims to challenge the status quo and bring about positive change in real estate development to deploy innovative, inclusive, and eco-responsible urbanism aimed at enhancing the well-being of future generations. BPI Real Estate develops this expertise in the residential, office, retail, services, and specific product sectors.

More info: www.bpi-realestate.com

About AG Real Estate

AG Real Estate, a 100% subsidiary of AG Insurance, is an integrated real estate broker, active in Belgium, France, Luxembourg, and selected European markets, with expertise in various fields: Investment, Development, PPP, Real Estate Financing, and Parking Management through its subsidiary Interparking. AG Real Estate plays a leading role in the urban context and employs more than 250 people with diverse profiles and skills.

With a portfolio of more than 6.5 billion euros under management – for its own account and on behalf of third parties – AG Real Estate strives to responsibly meet new urban needs. To this end, AG Real Estate pursues a sustainable development policy to give even more meaning to its projects.

More info: www.agrealestate.eu

Press release

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Project Sheet

Address: Rue d'Arlon 53 - Rue de Trèves 84, 1040 Brussels

Surface area: 20,000 m²

Offices: 18,200 m²

Certifications: BREEAM Outstanding - WELL Gold

Parking: 47 car parking spaces - 26 motorcycle parking spaces - 101 bicycle parking spaces

Delivery: Q4 - 2026