

REGULATED INFORMATION

Brussels, embargo until 07.12.2017, 05:40 PM CET

New lease for the Belliard 40 office building

Nearly 60 % of its surface area already let before delivery of the works

Cofinimmo contributes to the profound transformation of the Rue Belliard/Belliardstraat in Brussels with the reconstruction of its building located at No. 40. The complex offers 18,700 m² of office space and has been recognised by the Brussels-Capital Region as 'Exemplary building' since its inception.

Today, Cofinimmo is pleased to announce the signature of lease agreements for more than half of the building's surface area even before delivery of the works. On 01.10.2018, International Workplace Group¹ will open a 4,355 m² 'Spaces' coworking centre in the building. Early 2019, CEFIC and PlasticsEurope, both long-term clients of Cofinimmo, will occupy 6,737 m². Both leases have been signed for a fixed period of 15 years.

Construction of the building will be completed during the first quarter of 2018.



¹ Formerly called Regus.

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The Belliard 40 building will be of high environmental quality thanks to the selected materials and technical equipment, awarding it with the BREEAM 'Excellent' certification. For the first time in this location, a green public space will be provided in front of the building, reshaping part of this much-travelled urban artery. The property will also showcase architectural renewal thanks to its extraordinary structure, made up of a block supported by two others, and the presence of a transparent five-story atrium. The latter will allow passers-by, walking along the esplanade that will stretch over the full length of the building, to see an interior garden located at the back of the property. The occupants of the upper floors will enjoy an exceptional view over Brussels. Lastly, Cofinimmo will convert 1,370 m² into 17 residential units to be let subsequently.

Xavier Denis – Chief Operating Officer: *"The Belliard 40 project is particularly dear to us. We wanted to build an iconic building in Brussels and contribute to the city's sustainable future, where unifunctional districts are progressively phased out. More than two years after the start of the works, we are pleased to see that the market appreciates this speculative project, which proves that there is high demand for quality office space in the European district of Brussels."*

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About Cofinimmo:

Founded in 1983, Cofinimmo is today the foremost listed Belgian real estate company specialising in rental property and an important player in the European market.

The company owns a diversified property portfolio spread over Belgium, France, the Netherlands and Germany, worth over 3.4 billion EUR, representing a total surface area of over 1,834,000 m². Riding on demographic trends, its main investment segments are healthcare properties (46 %), offices (38 %) and distribution networks (16 %). As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo services its tenants and manages its properties through its team of over 130 people, operating from Brussels.

Cofinimmo is listed on Euronext Brussels (BEL 20) and benefits from the fiscal REIT regime in Belgium (RREC), in France (SIIC) and in the Netherlands (FBI). Its activities are controlled by the Financial Services and Markets Authority, the Belgian regulator.

At 30.09.2017, its total market capitalisation stands at 2.3 billion EUR. The company pursues investment policies which seek to offer a high dividend yield and capital protection over the long term, targeting both institutional and private investors.

www.cofinimmo.com

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