

**IMMOBEL HAS CLOSED THE SALE OF COMMERCE 46,
A BREEAM OUTSTANDING OFFICE BUILDING
LOCATED AT THE HEART OF THE EUROPEAN QUARTER IN
BRUSSELS**



Today, ImmoBel sold to ALLIANZ the BREEAM outstanding office building of circa 14,200 m² Commerce 46, through the sale of 100% of the shares of Michael Ostlund Property S.A.

FUTURE-PROOF OFFICE SOLUTION

The 12-storey corner building has a glass and aluminium façade allowing natural light to enter the building and providing all office floors with a high level of luminosity while keeping out the heat. The modularity and flexible design of the building lead to excellent flexibility in terms of volumes and leaseability. Together with the highest standards of air quality, daylight, ventilation, acoustics, and thermal comfort, this makes Commerce 46 a future-proof office solution that pays particular attention to well-being and comfort.

"The contemporary building combines comfort with high performance and energy efficiency. A private garden and 2 large roof terraces further contribute to a unique and thoroughly comfortable working environment that is supplemented by natural light. The aesthetic quality of the design and the glass and aluminium façades neatly embed Commerce 46 in the surrounding neighbourhood," says **architect David van Severen**.



HIGHEST ESG PERFORMANCE STANDARDS

The prime location is combined with the latest technology as well as the highest ESG performance standards. Rainwater is recuperated for use in the building's sanitary facilities and garden. The building's sustainability efficiency and eco-friendliness are based on superb insulation, geothermal and solar energy, and heat pumps.

Vincent Wathelet, Head of Belux for Allianz Real Estate, commented: *"Acquiring this Grade A Core asset in the heart of Brussels' stable European Quarter provides geographic diversification within our portfolio and Commerce 46 reflects the model of the future office in which we want to invest – a prime location combined with the latest technology as well as the highest sustainability performance standards. We thank the Immoebel team for their execution and professionalism in the delivery of this asset."*

"Commerce 46 and its host of green and high-tech building features is exemplary of Immobel's objective of creating high quality, future-proof buildings in prime locations. Today's delivery to Allianz confirms Immobel's role as a trusted business partner and developer," says **Adel Yahia, Managing Director of Immobel Belgium.**

JLL and CBRE advised Immobel in this transaction.

COMMERCE 46 IN A NUTSHELL

- **12-storey office building with a surface area of approximately 14,200 m²**
- **BREEAM Outstanding** (fossil-free - CO2 neutral)
- **Large volumes, plenty of light**
- **A private garden of 230 m²**
- **2 large roof terraces totalling 620 m²**
- **Delivery:** November 2022.
- **Mobility:**
 - 70 parking spaces, also for electric vehicles, on 2 underground levels
 - 69 bicycle parking spaces
- **Architects:** OFFICE - Kersten Geers and David van Severen and Jaspers-Eyers Architects
- **General Contractor:** Algemene Bouw Maes – Cegelec SA
- **Engineering:** CES
- **Address:** Handelsstraat/Rue du Commerce 46, 1000 Brussels (European quarter)

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About Immobel: Immobel is the largest listed real estate developer in Belgium. The Group, which dates back to 1863, creates high-quality, future-proof urban environments with a positive impact on the way people live, work and play, and specializes in mixed real estate. With a market capitalization of about EUR 650 million and a portfolio of more than 1,600,000 m² of project development in 7 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany and the United Kingdom), Immobel occupies a leading position in the European real estate landscape. The group strives for sustainability in urban development. Furthermore, it uses part of its profits to support good causes in the areas of health, culture and social inclusion. Approximately 200 people work at Immobel.

For more information, please go to immobelgroup.com