

PRESS RELEASE

Brussels, the 16th of November 2023.

GREEN LIGHT FOR A NEW ECO-FRIENDLY OFFICE BUILDING, 'CORE,' IN THE HEART OF BRUSSELS.

EAGLESTONE BELGIUM and ION transform the former Embuild headquarters into a modern, energy-efficient workspace.

The former headquarters of Confédération Construction (Embuild), located on Rue Lombard in the center of Brussels, will soon be transformed into a modern, environmentally-friendly office building, dubbed ".CORE". The City of Brussels has given the go-ahead to the project's developers, EAGLESTONE BELGIUM and ION, to transform the landmark building into an energy-efficient and flexible workspace. By the end of 2025, ".CORE" will open its doors to its first workers.

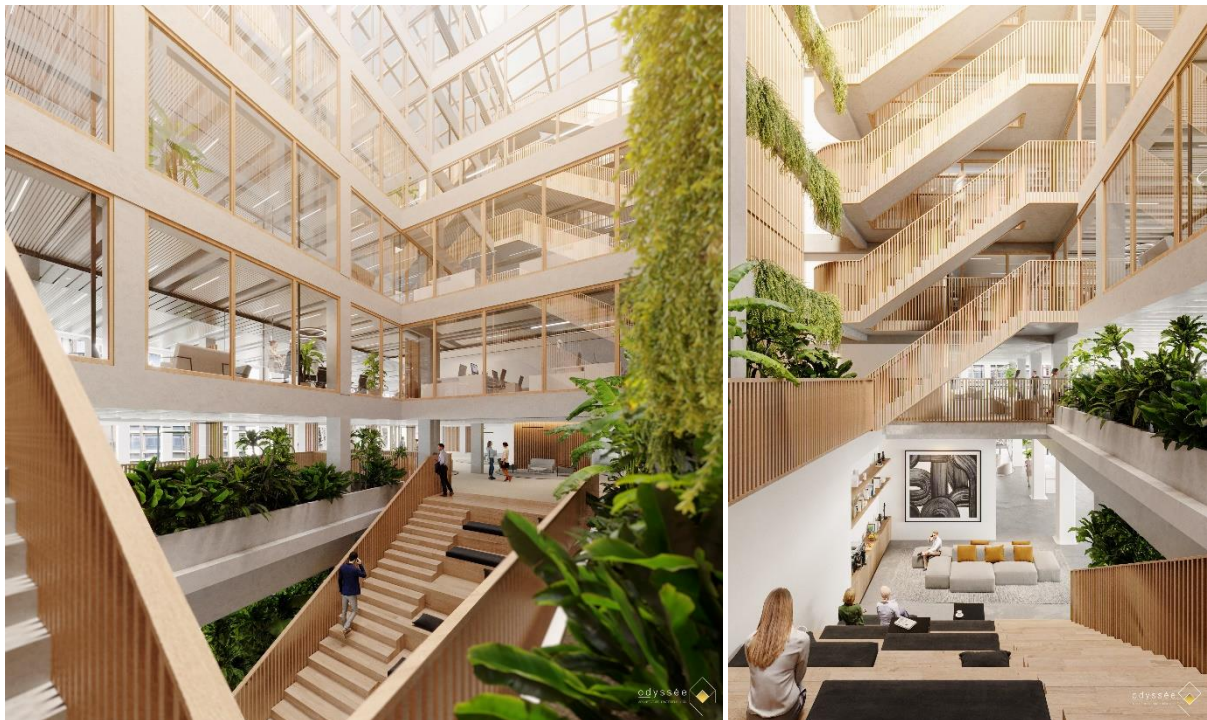


Just a stone's throw from the Grand-Place and Central Station, this modernist building was designed in 1970 by the famous Brussels architect Marcel Lambrichs. For over half a century, its distinctive facade has been an eye-catcher for passers-by, and is now part of our capital's architectural heritage. In June last year, real estate developers EAGLESTONE BELGIUM and ION acquired this

emblematic office building. In collaboration with Brussels-based architects A2RC, they set about giving it a new, modern look, without affecting the climate or Lambrichs' architectural work. The building's characteristic external appearance, with its famous rectangular openings in precast concrete, will therefore be preserved.

A modern, flexible concept

However, the interior of the nine-storey building has been completely redesigned. It all begins with a spacious atrium bathed in natural light. The atrium immediately reveals itself as a pleasant, central space for formal or informal meetings between colleagues. Workers and visitors can move freely around the 8,400 square metre office building, which, thanks to its modern, flexible concept, encourages creativity and productivity.



The visual focal point and favorite spot for future occupants will undoubtedly be the spacious rooftop offering breathtaking views of Brussels City Hall.

“With “.CORE”, we have designed an office space that promotes the productivity and well-being of future occupants. The project addresses perfectly to the need for more sustainable, flexible and healthy urban workspaces.”

Alexis Spaas, Business Unit Manager Brabant at ION



A climate-friendly approach

"CORE" is also a building resolutely oriented towards a climate-neutral future. Wood and glass complement the original concrete, giving the interior a warm, friendly character. The office building will also be carbon-neutral, banning all fossil energies. In addition, it will be powered by green energy from solar panels. Sustainable development is guaranteed by certifications such as BREEAM Outstanding (the highest level on the BREEAM rating scale, which rates the project's environmental performance), Well (Platinum ready) and WiredScore (Platinum).

"With ION, we share a common vision for shaping the future of workspaces, and this similarity is reflected in the ".CORE" project. At Eaglestone, all our developments aim for a sustainable approach, reducing environmental impact and prioritizing occupants' well-being. The ".CORE" project is more than just a building; it's a sustainable landmark, merging past and future. We're delighted to contribute to transform this strategic location into a dynamic workspace that respects Brussels' architectural heritage."

Sophie Lambrighs, CEO of EAGLESTONE BELGIUM

If all goes according to plan, the building will be delivered by the end of 2025.

ABOUT ION

ION is a fast-growing real estate developer and investor based in Waregem and founded in 2011 by Davy Demuyne, Kristof Vanfleteren and Paul Thiers. Its development portfolio of over 3.2 billion euros comprises 140 real estate projects across Belgium and Luxembourg. Contemporary architecture, sustainability and innovation are at the heart of everything ION does.

ION develops high value-added residential, office, retail and multifunctional urban projects, helping to shape the cities of tomorrow. In addition to its own projects, the company also provides support, as a multidisciplinary real estate expert, to external builders for large-scale projects.

Our dynamic team of over 100 employees has the commercial, technical, financial and legal knowledge required for a wide range of residential and commercial real estate projects. ION meets the highest contemporary standards and requirements, taking into account the expectations of all stakeholders involved in a project.

For further details: <http://www.ion.be>

ABOUT EAGLESTONE GROUP

Eaglestone Group, a European specialist in real estate development and investment, is active in Belgium, Luxembourg and France.

Recognized for the architectural and technical quality of its projects, Eaglestone's DNA is the enhancement of the existing environment through the creation of responsible urban developments with a unique identity. In line with these promoted values, all Eaglestone developments are part of a strong sustainable approach aimed at reducing environmental impact, as well as ensuring the well-being and comfort of occupants through obtaining international certifications.

The Group currently has a portfolio of 130 projects in 38 cities, covering the residential, office, student accommodation and hotel segments, representing 824,000m² under ownership and construction.

For further details: www.eaglestone.group

FOR FURTHER INFORMATION

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