

Press release:

Brussels, 23 December 2020

**EAGLESTONE GROUP ACQUIRES OFFICE BLOCKS A&B OF
THE ‘ANTARÈS’ SITE IN WOLUWE-SAINT-LAMBERT.**



On 23 December 2020, Eaglestone acquired two office buildings from the Immo-Antares fund (KBC Real Estate), issuer of the real estate certificate of the same name. The two office buildings are located on 73 Avenue des Pléiades, and 5 Clos du Lynx. Eaglestone acquired the buildings with a view to developing a fourth residential project in Woluwe-Saint-Lambert.

Through this new acquisition, Eaglestone wishes to respond to the constantly growing demand in the municipality for quality housing that is accessible to a wide public. It also fits in with the urban planning process initiated by the Brussels Capital region, which aims to transform the area into a mixed, lively and accessible urban centre.

The location offers a number of advantages in terms of mobility and convenience. The building is located right next to the E40 that links Liège with Brussels, where it turns into an urban boulevard with a new bicycle lane alongside it, making it easy to access Place Meiser and its future Mediapark. The neighbourhood is also characterised by an excellent mix of services: offices, shops, schools, a sports centre and residential areas are a stone's throw away.

The building consists of two blocks that are interconnected on all floors: Antarès A & B currently have a total surface area of approximately 12,500m² of offices respectively spread over five and six floors. There are also 220 indoor parking spaces and 34 outdoor parking spaces.

Antarès A & B benefit from an excellent rental situation. The buildings currently have 94% occupation, with two prestigious tenants (Merck Sharp & Dohme (MSD) and Nielsen Company Belgique), which will remain in the building until the end of 2022. Currently there is only one available space to let: +/- 750m² of office space.

Over time, Eaglestone envisages converting the buildings into housing and has a vast renovation programme planned, which will keep the supporting structure of the buildings.

The future project will be designed by DDS+ Architects, and aims to offer modern and affordable apartments, in keeping with the harmony of the adjacent buildings and respecting the existing architectural style of the area.

In the coming months, consultations will be held with the authorities on the final planning of the project, with a view to a delivery towards the end of 2024.

The total investment of the project represents over 27 million euros.

Faithful to its sustainable and socially responsible commitments, Eaglestone's future project will integrate all the aspects required by a development with high environmental quality in order to reach its carbon-neutral aims, which form an integral part of all of its future developments.

“Mediapark Brussels is a new area of development representing numerous opportunities in terms of residential regeneration. Several major redevelopment projects, including 8 hectares of new public woodland parks, will transform this area into a mixed, accessible and vibrant urban landscape within a few years.

Located at the borders of this zone, the Antarès project fits in perfectly with this spirit of community and innovation, which without a doubt creates an added value for Brussels. Therefore, this new operation ties in completely with our strategy of acquiring assets offering huge potential”. Nicolas Orts – CEO of Eaglestone.

The Jones Lang Lasalle agency advised KBC in this transaction. Urban Law and Progroup represented Eaglestone.

ABOUT EAGLESTONE GROUP

Eaglestone Group specialises in real estate development and investment, with operations in Belgium, Luxembourg and France.

Renowned for the architectural and technical quality of its projects, Eaglestone is driven by a desire to beautify the existing environment by creating responsible urban developments with a unique identity.

The Group has a team of 80 employees and currently manages a portfolio of more than 80 projects in the residential, office and retail segments, with a total of over 500,000 m² held or under construction.

For more information about the group: www.eaglestone.group

FOR ALL FURTHER ENQUIRIES

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