

PRESS RELEASE
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**EAGLESTONE & ION PARTNER UP FOR THE FIRST TIME TO JOINTLY
ACQUIRE 100% SHAREHOLDING OF PUBLIC LIMITED COMPANY
“IMMOBILIERE NATIONALE DE LA CONSTRUCTION”.**



ION and Eaglestone are going to redevelop the former head office of the Construction Federation (Confédération Construction), which is relocating to Avenue des Arts 20 in 2022.

Through a major renovation programme, the two developers will transform the property at Rue du Lombard 34/42 into an office building with a contemporary design and high environmental quality.

Prime location

The public limited company “Immobilière Nationale de la Construction” owns the emblematic building in the historic city centre. In an excellent location, very close to the Grand Place, opposite the Brussels Parliament and only a few hundred metres from Gare Centrale, this building is just a stone's throw from many public transport links, several car parks, shops and restaurants.

The city centre is currently experiencing a renaissance thanks to the renovation of all the public spaces and the creation of a new pedestrianised zone, which is infusing the area with a lively and friendly atmosphere.

Strong identity and respect for heritage

The building, which dates from the 1970s and has a total surface area of 8,250m² spread across 8 floors, will retain its function as an office and also retain its underground car park.

The developers chose the Brussels-based architects' firm A2RC to lead this project, which involves a major realignment programme to create the ideal building while preserving the existing property's heritage.

Later this year, a permit application for the building will be submitted, including:

- ✓ the construction of an **atrium** in order to maximise the natural light, while conserving the façade and creating a new, high-quality inside space with a strong identity and contemporary design,
- ✓ a **flexible** concept that can adapt to all types of occupants,
- ✓ the opening up of a **rooftop**, boasting superb views of the Hôtel de Ville de Bruxelles and offering **high-quality outside spaces**.

Alongside the realisation of certain technical and architectural characteristics, the project aims to meet the latest requirements in terms of sustainable development such as BREEAM Outstanding certification, carbon neutrality and zero use of fossil fuels.

The project, which will require an investment of over 50 million euros, will be delivered over the course of 2023.

The Construction Federation commissioned consultants Key Estates (Dick Dekeyzer) and REDIM (Damien le Grelle) to implement this deal.

“ION is delighted with this deal, as it aligns perfectly with our strategy of developing buildings of high architectural value in a sustainable way, with a strong focus on innovation. We have big ambitions for the project, which will become a reference on the market. Just a short walk from Gare Centrale, the building will offer an excellent solution to both private and public sector bodies looking for high-quality flex offices that are easily accessible with public transport,” says Kristof Vanfleteren, CEO of ION. He underlines that: *“Eaglestone and ION share the same vision of developing an outstanding building and thereby helping to tackle contemporary environmental and social challenges.”*

“This flagship deal in the city centre cements Eaglestone's position as an intra-urban actor delivering large-scale projects with a strong environmental dimension,” confirms Nicolas Orts, co-CEO of Eaglestone Group. “We're delighted to go into partnership with ION for the first time. This collaboration is a perfect illustration of our synergies and our shared vision of urban development.

The Covid-19 pandemic has accelerated the transition of the office market. Businesses have been pushed to look for more sustainable and flexible offices, very close to communication hubs,” concludes Orts.

ABOUT THE CONSTRUCTION FEDERATION

The Construction Federation (Confédération Construction) represents and provides advice to businesses in the construction sector, at local, regional and national levels.

Founded in 1946, it brings together 12 local federations, 3 regional federations, 17 professional federations and central services, all of which work together to provide the best services to all the members.

Employees of the Construction Federation work day in, day out for its members. They deliver training and share their expertise with both large businesses and SMEs. The Federation deals with legal, social and tax issues, and showcases the different professions that enrich the construction sector.

ABOUT ION

ION, a rapidly growing property developer and investor based in Waregem, was founded by Davy Demuynck, Kristof Vanfleteren and Paul Thiers in 2011. Its development portfolio of around 1.8 billion euros includes more than 72 building projects across the whole of Belgium. Each of its developments is characterised by contemporary architecture and a high level of sustainability and innovation.

ION develops residential, office, retail and multifunctional urban projects that deliver great added value and contribute to shaping the towns and cities of tomorrow.

The company's dynamic team of over 100 employees has all the requisite commercial, technical, financial and legal experience to complete a range of residential and commercial property developments. It is able to respond to the latest and most demanding requirements while taking account of the wishes of all stakeholders.

ION opened offices in the centre of Brussels in October 2018, in order to secure an active presence on the premium Belgian property market. It has since opened branches in Antwerp, Wallonia and Luxembourg.

To find out more about ION's current projects, consult <http://www.ion.be>

ABOUT EAGLESTONE GROUP

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

The group is renowned for the architectural quality and technique of its projects. It focuses on improving the existing urban environment by creating responsible developments with unique identities. Composed of a team of 95 employees, Eaglestone is currently managing a portfolio of over 80 projects in the residential, office and retail sectors, representing more than 500,000 m², either owned or under construction.

For more information on the group go to <http://www.eaglestone.group>

FOR FURTHER INFORMATION

Alexis Spaas – Business Unit Manager ION
Kantersteen 47 – 1000 Brussels
alexis.spaas@ion.be



Nicolas Orts – co-CEO Eaglestone Group
Avenue Louise 489 – 1050 Brussels
nicolas.orts@eaglestone.group

