

**EAGLESTONE COMPLETES ITS FIRST TRANSACTION IN FLANDERS AND
TAKES OVER THE CURRENT HEADQUARTERS OF THE FINANCIAL
SERVICES FIRM "EY".**



Eaglestone Investment, subsidiary of Eaglestone Group, expands its development portfolio in the Flemish region by acquiring the two companies that own a landmark building.

The site, located at De Kleetlaan 2 in Diegem, on the outskirts of Brussels in the airport district, was sold by the German Asset Management Group, Real IS.

An office building with a focus on people, services and the environment

Developed by Jaspers-Eyers Architects in 2008, the K² Pegasus building offers a current surface area of 17,340 m², including 15,000 m² of office space.

17,340 sqm of space, including 15,810 sqm of office space, 1,036 sqm of archive space and 405 parking spaces, spread over 6 above-ground floors and 3 underground floors.

Eaglestone plans a complete redevelopment of the asset into a premium quality building through a major refurbishment program and the construction of 4 additional floors for a total building area of approximately 22,000 sqm.

The ambition of the project is to transform a building whose performance no longer meets market expectations into a flagship building through:

- ✓ Extensive renovation of the existing building to meet the latest standards in terms of sustainability and energy performance (BREEAM and Well certifications, carbon neutrality, no use of fossil fuels, etc.)
- ✓ Raising the building to increase its visibility
- ✓ The creation of new dynamic office spaces that can accommodate all types of occupants
- ✓ The activation of the ground floor, which will host shared spaces and a wide range of services
- ✓ Outdoor terraces
- ✓ Emblematic architecture.

The project will be entrusted to Jaspers-Eyers Architects.

True to its environmental commitment, Eaglestone intends to re-use the existing building structure to minimise the amount of grey energy in the building's life cycle and to reduce the project's carbon footprint, a first in the periphery.

The current tenant EY will occupy the site until February 2024, when Eaglestone intends to commence its program of works. Delivery is scheduled for 2026 and the investment value of the project is expected to exceed €65 million.

Sophie Lambrighs, CEO of Eaglestone in Belgium, adds: "By investing in this location, Eaglestone intends to participate in the much-needed renewal of office space in the area. The public investments in mobility (tram lines, cycle highways, etc.) are helping to transform the area from an all-car image to a modern one. We are convinced that the corporate occupants will be seduced by this future project, which will enable them to offer their employees exceptional conditions of accessibility and working comfort".

Urban Law, Nibelle & Partners and Bopro advised Eaglestone and agent JLL advised the seller in this transaction.

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 and technical quality of its projects. Improving the existing urban environment by creating responsible developments with unique identities is in Eaglestone's DNA. In keeping with its values, all of the company's developments have a strong focus on the environment, in particular carbon neutrality, as well as the well-being and comfort of each project's users, by striving to attain relevant international certification.

Composed of a team of 108 employees, Eaglestone is currently managing a portfolio of over 83 projects in the residential, office and retail sectors, representing more than 550.000 m², either owned or under construction.

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

FOR MORE INFORMATION

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