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INVEST FOLDER

TOTAL BUILDING
UNITS IN CO-PROPERTY BUILDING





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	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm OCCUPANCY RATE	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
	GREENHILL CAMPUS / G Interleuvenlaan 15/G 3001 Leuven	1.816 sqm offices 82% rented	1/ IT COMPANY 2/ LEADING BELGIAN SPACE COMPANY	165.536 € + expected average rent on vacant units : 36.800 € TOTAL ERV 202.336 €	2.450.000 €	8,26%
	CONNEXION PARK / A Brusselsesteenweg 498 1731 Zellik (Asse)	3.051 sqm offices + mixed places + storage + showroom 100% rented	1/ CREATOR INN HEATING, COOLING, HOT WATER AND VENTILATION 2/ A renewable energy provider placed a photovoltaic solar park on the roof	191.088 €	2.700.000 €	7,08%
	AMADEUS SQUARE / 8 W.A. Mozartlaan 8 1620 Drogenbos	2.199 sqm offices + storage 100% rented	1/ AUTOMATIVE PARTS DISTRIBUTOR	189.640 € taking into account free rent periods and excluding break indemnities by the tenant	2.900.000 €	6,54%
	RIVERSIDE / J Boulevard International 55 / J 1070 Anderlecht	2.000 sqm offices 100% rented	1/ WHOLESALE OF PHARMACEUTICAL PRODUCTS	297.584 €	3.600.000 €	8,27%
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	2.455 sqm offices + storage 80% rented	1/ Leader of outsourced services to companies 2/ Worldwide private cruise company 3/ Interim- and selection agency	336.168 € + expected average rent on vacant units : 30.000 € TOTAL ERV 366.168 €	4.000.000 €	9,15%

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 <p>ORION Belgicastraat 13 1930 Zaventem</p>	<p>5.605 sqm offices 62% rented</p>	<p>1/ Cybersecurity and technological integration 2/ PUBLISHING SECTOR 3/ AUTOMATIVE SECTOR</p>	<p>324.112 € + expected average rent on vacant units : 203.147 € TOTAL ERV 527.259 €</p>	<p>5.000.000 €</p>	<p>10,55%</p>
 <p>GREENHILL CAMPUS / I Interleuvenlaan 15/1 3001 Leuven</p>	<p>5.051 sqm offices 100% rented</p>	<p>1/ Company active in the design and manufacture of multifrequency GPS/GNSS positioning technology and</p>	<p>524.739 €</p>	<p>6.700.000 €</p>	<p>7,83%</p>






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	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm UNIT(S)	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
LESS THAN 1.000.000 €						
	GREENHILL CAMPUS / A Interleuvenlaan 15/A 3001 Leuven	216 sqm offices AO.2	HR SERVICE PROVIDER	36.875 €	450.000 €	8,19%
	GREENHILL CAMPUS / D Interleuvenlaan 15/D 3001 Leuven	1/ 278 sqm offices D1.1	1/ Company dealing with content business	33.690 €	1/ 450.000 €	1/ 7,49%
		2/ 263 sqm offices DO.1	2/ Company active in the field of furnishing devices for the public domain	38.664 €	2/ 467.500 €	2/ 8,27%
		3/ 263 sqm offices D1.2	3/ Belgian open-ended investment fund	42.484 €	3/ 560.000 €	3/ 7,59%
	RIVERSIDE / K Boulevard International 55 / K 1070 Anderlecht	467 sqm offices RO.1	COMPANY SPECIALIZING IN IN-STORE MEDIA MARKETING	77.725 €	750.000 €	10%
	RIVERSIDE / E Boulevard International 55 / E 1070 Anderlecht	525 sqm offices L1.1	Global publisher of engineering software dedicated to the design, construction and operation of factories, ships and offshore platforms	77.732 €	850.000 €	9,14 %€
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	525 sqm offices R1.1	INTERIM- AND SELECTION AGENCY	86.122 € without taking in account any free rent still in effect at the time of acquisition	990.000 €	8,70%





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LESS THAN 1.000.000 €					
 <p>RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht</p>	525 sqm offices R1.1	INTERIM- AND SELECTION AGENCY	86.122 € without taking in account any free rent still in effect at the time of acquisition	990.000 €	8,70%
BETWEEN 1.000.000 € AND 2.500.000 €					
 <p>RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht</p>	525 sqm offices L1.1	THE LARGEST PRIVATE CRUISE COMPANY IN THE WORLD	91.420 € without taking in account any free rent still in effect at the time of acquisition	1.050.000 €	8,70%
 <p>GREENHILL / F Interleuvenlaan 15/F 3001 Leuven</p>	790 sqm offices Ground floor + F1.2	COMPANY ACTIVE IN MEASUREMENT TECHNOLOGY	79.995 € without taking in account any free rent still in effect at the time of acquisition	1.150.000 €	7%
 <p>RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht</p>	804 sqm offices R0.1 + R0.2 + R2.1	CHEMICAL DISTRIBUTOR	107.602 €	1.400.000 €	7,68%
 <p>AMADEUS SQUARE / 4 W.A. Mozartlaan 4 1620 Drogenbos</p>	756 sqm offices K0.2 +K1.2	HIGH-TECH COMPANY THAT PRODUCES EQUIPMENT FOR STEEL INDUSTRY	108.740 €	1.460.000 €	7,45%

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BETWEEN 1.000.000 € AND 2.500.000 €					
 <p>RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht</p>	866 sqm offices L1.1 + L2.1	THE LARGEST ONLINE MARKET FOR THE VEHICLE TRADE	114.513 €	1.580.000 €	7,25%
 <p>RIVERSIDE / D Boulevard International 55 / D 1070 Anderlecht</p>	987 sqm offices L0.1 + L1.1	COMPANY SPECIALIZING IN THE FIELD OF PROTECTION OF PROPERTY AND PEOPLE	149.778 €	1.600.000 €	9,36%
 <p>RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht</p>	924 sqm offices L0.1 + R0.1	LEADER OF OUTSOURCED SERVICES TO COMPANIES	158.625 €	1.930.000 €	8,22%
 <p>3T ESTATE - BUILDING A Luchthavenlaan 25A 1800 Vilvoorde</p>	1.763 sqm offices L2.1 -> L2.7	A LEADING MEDICAL SOFTWARE PROVIDER	142.018 €	1.775.000 €	8%
 <p>BRUSSELS 7 / I Nijverheidslaan 3-5 1853 Grimbergen (Strombeek-Bever)</p>	1.246 sqm offices 2nd floor	WELL KNOWN WORLDWIDE OPERATIONAL TENANT (HIGH-END KITCHEN APPLIANCES)	169.276 €	2.125.000 €	8%

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BETWEEN 1.000.000 € AND 2.500.000 €					
 <p>ROYALE 180 Rue Royale 170-188 1000 Brussels</p>	175 sqm retail -1 + 0	1/ Optical Center	106.568 €	2.500.000 €	5,6%
	699 sqm retail 0 + 1	2/ Optical Center; home loans-insurance; hairdresser	+ expected average rent on vacant unit: 25.400 € + on 4 indoor parking places : 8.000 €		
	151 sqm retail 0 + 1,5	3/ Real estate agency	TOTAL ERV 139.968 €		
MORE THAN 2.500.000 €					
 <p>BRUSSELS 7 / I Nijverheidslaan 3-5 1853 Grimbergen (Strombeek-Bever)</p>	1.469 sqm offices Ground floor	WELL KNOWN WORLDWIDE OPERATIONAL TENANT (HOME-KITCHEN-AND WASH APPLIANCES)	236.289 €	2.600.000 €	9%
 <p>WATERLOO OFFICE PARK (O) Drève Richelle 161/O 1410 Waterloo</p>	1.598 sqm offices RO.1 + R1.1	WHOLESALE OF PROMOTIONAL TEXTILES	270.779 €	3.350.000 €	8,08%
 <p>WOLUWE HEIGHTS Avenue des Communautés 110 1200 Woluwé-Saint-Lambert</p>	2.066 sqm offices 5th floor	MARKET LEADER IN THE BENELUX COUNTRIES FOR THE SALE OF NATURAL MINERAL WATER BOTTLES	140.293 € + expected average rent on vacant units : 123.500 € TOTAL ERV 263.793 €	4.000.000 €	6,6%

Interested?



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