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INVEST FOLDER

TOTAL BUILDING  
UNITS IN CO-PROPERTY BUILDING







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# INVEST | UNITS IN CO-PROPERTY BUILDING | ASSET DEALS

|  | PROPERTY DESCRIPTION<br>ADDRESS  | TOTAL Sqm<br>UNIT(S)                       | TENANT(S)   | ANNUAL INDEXED<br>RENTAL INCOME<br>(excl.charges) | PRICE        | GROSS YIELD |
|--|--|--|---|---|--------------|-------------|
| <b>LESS THAN 1.000.000 €</b>   |  |  |   |   |              |             |
|    | GREENHILL CAMPUS / F<br><br>Interleuvenlaan 15/F<br>3001 Leuven        | 253 sqm offices<br><br>F2.3 + F2.4         | COMPANY ACTIVE IN CLOUD<br>SERVICES AND CONSULTANCY   | 38.000 €  | 420.000 €    | 9%          |
|    | GREENHILL CAMPUS / D<br><br>Interleuvenlaan 15/D<br>3001 Leuven        | 1/ 278 sqm offices<br>D1.1                 | 1/ Company dealing with content<br>business   | 34.901 €  | 1/ 450.000 € | 1/ 7,76%    |
|  |  | 2/ 263 sqm offices<br>D0.1                 | 2/ Company active in the field of<br>furnishing devices for the public<br>domain  | 38.664 €  | 2/ 467.500 € | 2/ 8,27%    |
|  |  | 3/ 263 sqm offices<br>D1.2                 | 3/ Belgian open-ended<br>investment fund  | 42.484 €  | 3/ 560.000 € | 3/ 7,59%    |
|   | RIVERSIDE / K<br><br>Boulevard International 55 / K<br>1070 Anderlecht | 467 sqm offices<br><br>R0.1                | COMPANY SPECIALIZING IN<br>IN-STORE MEDIA MARKETING   | 77.725 €  | 750.000 €    | 10%         |
|  | RIVERSIDE / E<br><br>Boulevard International 55 / E<br>1070 Anderlecht | 525 sqm offices<br><br>L1.1                | Global publisher of engineering<br>software dedicated to the<br>design, construction and<br>operation of factories, ships and<br>offshore platforms | 80.556 €  | 850.000 €    | 9,48 %€     |
| <b>BETWEEN 1.000.000 € AND 2.500.000 €</b>   |  |  |   |   |              |             |
|  | GREENHILL CAMPUS/ F<br><br>Interleuvenlaan 15/F<br>3001 Leuven         | 790 sqm offices<br><br>Ground floor + F1.2 | COMPANY ACTIVE IN<br>MEASUREMENT TECHNOLOGY   | 79.995 €  | 1.150.000 €  | 7%          |

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|--|--|---|--|-------------|-------------|
| <b>BETWEEN 1.000.000 € AND 2.500.000 €</b>   |  |   |  |             |             |
|  <p>RIVERSIDE / D<br/>Boulevard International 55 / D<br/>1070 Anderlecht</p>              | 987 sqm offices<br>L0.1+L1.1             | COMPANY SPECIALIZING IN<br>THE FIELD OF PROTECTION OF<br>PROPERTY AND PEOPLE                  | 152.493 €  | 1.600.000 € | 9,53%       |
|  <p>3T ESTATE - BUILDING A<br/>Luchthavenlaan 25A<br/>1800 Vilvoorde</p>                  | 1.763 sqm offices<br>L2.1 -> L2.7        | A LEADING MEDICAL<br>SOFTWARE PROVIDER  | 142.018 €  | 1.775.000 € | 8%          |
|  <p>BRUSSELS 7 / I<br/>Nijverheidslaan 3-5<br/>1853 Grimbergen<br/>(Strombeek-Bever)</p> | 1.246 sqm offices<br>2nd floor           | WELL KNOWN WORLDWIDE<br>OPERATIONAL TENANT<br>(HIGH-END KITCHEN<br>APPLIANCES)                | 169.276 €  | 2.125.000 € | 8%          |
|  <p>WOLUWE HEIGHTS<br/>Avenue des Communautés 110<br/>1200 Woluwé-Saint-Lambert</p>     | 1.078 sqm offices<br>East 5.1 + West 5.2 | MARKET LEADER IN THE<br>BENELUX COUNTRIES FOR THE<br>SALE OF NATURAL MINERAL<br>WATER BOTTLES | 145.672 €  | 2.500.000 € | 5,83%       |
|  <p>ROYALE 180<br/>Rue Royale 170-188<br/>1000 Brussels</p>                             | 175 sqm retail<br>-1+0                   | 1/ Optical Center   | 93.533 €<br>+ expected average<br>rent on vacant unit:<br>55.600 €<br>+ on 4 indoor parking places :<br>8.000 €<br><br>TOTAL ERV 157.133 € | 2.500.000 € | 6,28%       |
|  | 572 sqm retail<br>0+1                    | 2/ Optical Center; home<br>loans-insurance; hairdresser                                       |  |             |             |
|  | 278 sqm retail<br>0+1+1,5                | 3/ Vacant area  |  |             |             |

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|---|--|---|---|--|--------------------|--------------|
| <b>MORE THAN 2.500.000 €</b>  |  |   |   |  |                    |              |
|  | <b>WOLUWE HEIGHTS</b><br>Avenue des Communautés 110<br>1200 Woluwé-Saint-Lambert | 2.066 sqm offices<br><br>5th floor  | MARKET LEADER IN THE<br>BENELUX COUNTRIES FOR THE<br>SALE OF NATURAL MINERAL<br>WATER BOTTLES | 145.672 €<br>+ expected average<br>rent on vacant units :<br>123.500 €<br><br>TOTAL ERV            269.172 € | <b>4.000.000 €</b> | <b>6,73%</b> |
|  | <b>TT CENTER</b><br>Sint-Jozefsstraat 10<br>3500 Hasselt                         | 4.022 sqm retail<br>0+1<br><br>1.827 sqm retail<br>+1<br><br>1.121 sqm retail<br>+1 | 1/ Sports bar<br><br>2/ Bouldering<br><br>3/Vacant area                                       | 428.913 €<br>+ expected average<br>rent on vacant units :<br>85.000 €<br><br>TOTAL ERV            513.913 €  | <b>7.500.000 €</b> | <b>6,85%</b> |

# Interested?



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