

PRESS RELEASE

Regulated information

Brussels, 22 December 2016 at 5.40 pm

**Brussels Airport :
The “Gateway” building,
developed by CODIC and IMMOBEL,
has been entirely completed and delivered.**

CODIC and **IMMOBEL** have joined their forces to develop an office building with a surface area of 35,000 m² located at the Brussels International Airport, next to the Terminal area.

The Gateway building has been delivered to **Deloitte** which will move its offices in it from January 2017.

The two developers have finalised the sale of this building to **BEFIMMO**, an operation representing an investment volume of almost 150 million euro.



A successful regeneration

In July 2012, Brussels Airport Company appointed CODIC, in partnership with IMMOBEL, for the realisation of "Gateway": a unique office project on the Brussels Airport site. The project involved the overall redevelopment of the former offices belonging to the old terminal building. This U-shaped complex used to house Sabena, the former Belgian Airports and Airways Agency as well as part of BIAC and Belgocontrol. The aim of this renovation project was to connect the office building – then empty – to the airport terminal.

The redevelopment planned not only to carry out a thorough renovation of the existing structure, but also the construction of an additional wing turning the U-Shape into a more efficient closed unit built around a magnificent atrium in its very centre.

The "Gateway" project is an excellent example of a sustainable renovation project that respects the original concept. Completed after 27 months' work, it was delivered on 22 December 2016 to the Deloitte group which will set up its new Belgian headquarters in the building. It will therefore accommodate the 2,500 staff members employed by Deloitte in Brussels.

"It is a high performance and efficient building combining optimum accessibility (airport, station and public transport) with comfort for the new tenant's staff and clients. This building therefore brings together the priorities of public authorities and private operators", Christophe Jacobs, General Manager of CODIC Belgium, and Alexander Hodac, CEO of IMMOBEL explain.

CODIC and IMMOBEL worked closely together with the architects and with the airport's authorities to preserve the original history of this building while adding an undeniable modernity to it. The building totals 35,000m² of office space and the entire area has been optimised to create a 30 metres high inner atrium, planted with majestic trees, through which natural light permeates all the workstations.

A prestigious tenant: Deloitte

CODIC and IMMOBEL deliver a customised building, tailored to the needs of Deloitte, which signed an 18-year lease with BEFIMMO, the building's new owner.

The tenant allows a few months to complete the interior fixtures and fittings before inviting its employees to settle in.

In the wake of the delivery of Gateway to Deloitte, CODIC and IMMOBEL have signed the last instalments of the transaction with BEFIMMO for a total investment amount of almost 150 MEUR.

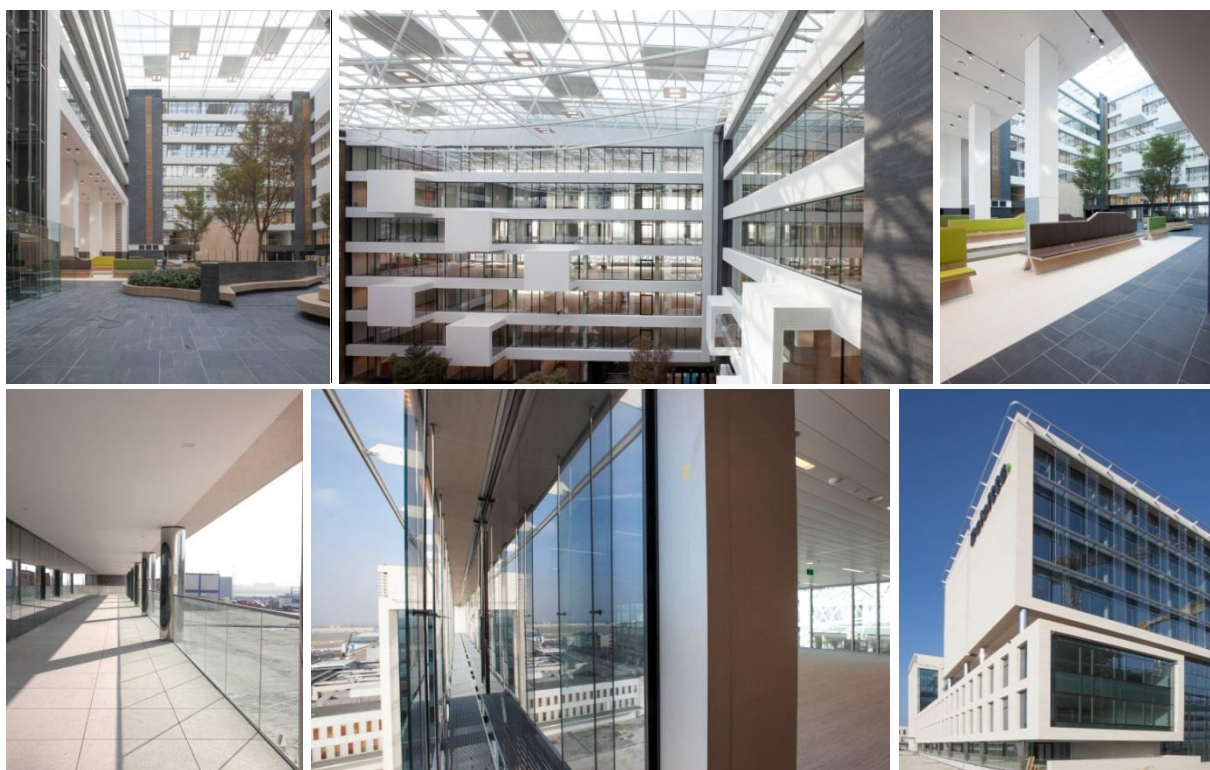
BEFIMMO was interested in the project from the very beginning, since it had all the signs of a promising investment: outstanding location, high-performance building and a guaranteed tenant.

Gateway in figures

- Office space: 35,000 m²
- Atrium: 1,400 m²
- Restaurant with a seating capacity of 400 overlooking the runways
- Auditorium with a capacity of 190 seats
- 398 underground parking spaces

The "Gateway" project stakeholders

- Architecture: Jaspers-Eyers and A2RC
- Quantity Surveyor: CETIM
- Stability and Special Techniques: VK Group
- Acoustics: D2S
- Technical inspection: SECO
- BREEAM consultancy: B4F
- Legal advisers: Heilporn & Kadaner, NautaDutilh and Stibbe
- General Contractor: Joint Venture THV Gateway CIT Blaton - Van Laere
- Commercialisation: Jones Lang LaSalle



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About CODIC:

CODIC has been operating as a real estate developer since 1970. The Group focuses its developments on multifunctional projects, offices, business parks and shopping centres, on a European scale. Each of its projects shares the same concern for an outstanding location, the highest quality planning, a clear architectural identity, the use of state-of-the-art technology, carefully designed landscaping and the commitment to sustainable development for our buildings. CODIC mainly develops its know-how in France, Belgium, Luxembourg, as well as in Hungary and Romania. The Group has developed almost 1 million square metres over the last ten years.

For further information, see also: www.codic.eu

About the Group IMMOBEL:

The IMMOBEL group stems from June 2016 merger between IMMOBEL and ALLFIN. IMMOBEL represents the largest listed real-estate development group in Belgium and is mostly active in Belgium and the Grand Duchy of Luxembourg and is also active in Poland. IMMOBEL is mainly present on the residential market and, due to its expertise, also active on the office and landbanking markets. The company employs more than 90 persons and has a market capitalization of over 500 MEUR.

For more information, see also: www.immobel.be

For more information, see also: www.allfin.be