

**EAGLESTONE ACQUIRES “THE CROWN CENTER”, CONFIRMING ITS
AMBITIONS FOR BRUSSELS CITY CENTRE.**



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Eaglestone signed an agreement with the real estate investment managers HIH Invest Real Estate for the acquisition of The Royal 138 building, which is currently being rented by the federal property management service, Régie des Bâtiments.

A historic district with a bright future

Benefitting from two addresses, Rue Royale and Rue de Ligne, the building is located in the heart of Brussels' historic district, close to the Congress Column and the large, rapidly transforming former Cité Administrative (State Administrative Centre). This district has a strong cultural heritage and in the past was almost entirely dedicated to the (public) service

sector, but has changed dramatically in recent years: homes have sprung up between the offices, as have a growing number of shops and restaurants.

The Royal 138 is centrally located, enjoying excellent access via public transport, with Brussels Central Station (Gare Centrale), metro stations and tram stops all within 500 m.

An ambitious project that aligns with the district's regeneration

The current building was constructed in 1968 and has undergone several renovations since. It comprises 8,471 m² of office space, 552 m² of archives and 35 parking spaces, shared between 2 buildings.

Eaglestone aims to be part of the dynamic supported by the City of Brussels to revitalise one of the capital's most famous districts and boost its assets through an ambitious redevelopment programme that contributes to the resurgence of Rue Royale.

The Royal 138's service function will be maintained in at least one part of the building, namely that which runs down Rue Royale. Different options are currently being explored to determine the function of the rest of the building along Rue de Ligne.

Through this acquisition, Eaglestone has underscored its confidence in the office market in central Brussels.

The project, which aligns with the values of the group, will be of premium architectural quality. Its fundamental aim is to improve the quality and the functionality of the building's interior, and it will be exemplary in terms of sustainable development and the comfort offered to the building's users.

The total investment, including all the construction work, will amount to approximately 50 million EUR.

For the deal, the agency JLL advised the seller, and Urban Law provided legal advice to Eaglestone.

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 106 employees, Eaglestone is currently managing a portfolio of over 90 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>

ABOUT HIH INVEST REAL ESTATE

HIH Invest Real Estate ("HIH Invest") is one of the leading investment managers for real estate in Germany and elsewhere in Europe. We find, develop and control real estate and investments under a forward-looking approach in the best interest of our clients. Decades of

experience, close proximity to real estate markets and tight networking enable us to identify real estate opportunities and to act on them quickly during the right market cycle.

Around 260 institutional clients entrust their investments to HIH Invest. They benefit from the structuring, product development, property management and market development specialists we make available for the purpose of developing just the right investment solutions for them.

HIH Invest maintains a presence in ten different locations across Europe. As part of the HIH-Group, we cover the entire real estate investment value chain with in-house capacities. The early recognition of market changes, the implementation of regulatory requirements and forward-looking digital management are part of our corporate philosophy.

At the moment, we have 16.4 billion euros worth of assets under administration in 90 investment funds.

For more details: www.hih-invest.de/en

FOR MORE INFORMATION

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