

PRESS RELEASE
Brussels, 11th may 2022

EAGLESTONE ANNOUNCES THE SALE OF THE OFFICE PART OF THE K-NOPY PROJECT TO THE GOVERNMENT OF THE NETHERLANDS, WHICH WILL ESTABLISH ITS BILATERAL EMBASSY IN BRUSSELS AND ITS PERMANENT REPRESENTATION TO THE EU .



The strategic location and exemplary nature of the K-Nopy project make it a prime choice for the Netherlands as a concrete demonstration of its commitment to climate action in a prime international location.

K-NOPY: “REINVENT YOUR EVERYDAY OFFICE LIFE”

In 2020, Eaglestone acquired a building from the Confederation of Christian Trade Unions, located on the corner of Rue de Trèves and Rue de Toulouse, in the heart of the European quarter and close to the main EU institutions.

Designed by the architectural firm Axent, the building, renamed "K-Nopy", echoes the green grid, which is the main theme of the project. The building will include a patio on the ground floor to maximise natural lighting inside the building, but also the creation of multifunctional "post-covid" spaces dedicated to relaxation and work by exploiting and optimising the existing roof surfaces. A panoramic rooftop, arranged in different garden and terrace areas, will offer pleasant views over the city of Brussels.

By repositioning the asset as a prime building through a major renovation, Eaglestone intends to contribute to the Brussels Region's objective of making the European Quarter a mixed-use and architecturally attractive area.

The planning permission for the project was granted in February 2022.

The construction work is being carried out by the general contractor BPC Group and will be delivered in 2024.

K-Nopy will offer 8.200 sqm of office space and will be fully adaptable to the needs of the future owner.

The building will be equipped to optimally perform the functions of an embassy and representation, but also to act as a hub for all Dutch officials participating in EU consultations in Brussels, thereby tangibly strengthening the strength of the Dutch representation to the EU.

The building will be a showcase for the Netherlands' ambitions in terms of sustainability and innovation. It embodies the ambition of the Netherlands to be and anchor its presence in the European institutions, as an active member state and one of the six founding states of the European Union.

The value of the transaction exceeds 78 million euros.

The agent Cushman & Wakefield acted as advisor to the seller in this transaction.

The sellers were advised by the law firm STIBBE and the buyer by Deloitte Legal.



AN EXEMPLARY PROJECT

Eaglestone pays particular attention to the sustainability of its projects and has opted for carbon neutrality and BREEAM Outstanding certification to make the K-Nopy project an exemplary building.

In order to achieve carbon neutrality, Eaglestone worked with CO2 Logic to establish a carbon footprint and calculate the impact of the construction phase of the project and the use of the future building over a period of 60 years. This allows the project to become carbon neutral by offsetting the tons of CO2 emitted.

BREEAM certification is an internationally recognized sustainability label. It assesses the performance of a building and site against strict sustainability requirements around specific themes such as energy, health, ecology, materials, waste, water, transport, pollution and management.

To ensure that the best environmental criteria are integrated into the project, SuReal is working with Eaglestone.

Among the main sustainable features of the project is the total absence of fossil fuels. To achieve this goal, the focus was first on reducing consumption so that the building could produce the balance of the energy required for its operation. However, the developer wanted to preserve the quality of the exterior spaces by covering the roof-top with photovoltaic panels.

A second aspect is the environmental quality for which an ecologist and landscape architect have been appointed. Extensive green roofs are planned. A mixture of local vegetation will be used to enhance the flora and fauna of the site as well as the quality of work and outdoor spaces.

A third aspect is comfort and well-being at work. Already in the design phase of the project, various daylight studies, thermal comfort and consumption analysis were carried out using detailed simulation models to optimize the design.

All of these outstanding features allow K-Nopy to achieve an "Outstanding" rating of 98.2%. This puts K-Nopy at the top of the list of Belgian buildings with the highest recorded score!

Eaglestone confirms its position as a reference player through its vision and innovative positioning in response to environmental issues. Eaglestone's commitment to the environment and sustainable development, particularly through its desire to achieve carbon neutrality for both the group and each of its developments, is a real vector for progress and a strategic driver for growth.



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

Sophie Lambrighs – CEO Eaglestone Belgique
Avenue Louise 489 – 1050 Brussels
sophie.lambrighs@eaglestone.group

