

PRESS RELEASE

Non-Regulated information

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The new De Brouckère: lots of open space, light and air

BPI Real Estate and Immobel plan to start the redevelopment of De Brouckère in the autumn of 2020

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- *Mixed project meets the demand for a high quality of living and working in the city*
- *Attention to greenery and mobility*
- *Respect for the existing property*

People want a high quality of living and working in the city. In line with this, Brussels has seen several achievements in recent years, such as the pedestrian zone, the reconstruction of the Place de la Monnaie/Muntplein, the renovation of the Quartier des Quais/Kaaienwijk and restriction of its traffic and the Kanal-Centre Pompidou. The latest project in this list is the redevelopment of the De Brouckère complex by developers BPI Real Estate and Immobel. They will transform the buildings entirely, partly in the Belle Époque style, to a revitalised part of the city, taking into account the latest insights on sustainable urban policy and respect for the Brussels identity.

Living, working, shopping, relaxing

With a combination of offices, shops, a hotel, apartments and student accommodation, the city, developers and architects aim to attract a varied public and thus bring dynamism back to one of the most famous neighbourhoods in Brussels. (detail: see technical sheet)

Green and history

The heart of the complex will be formed by a large courtyard garden with green façades. Mobility is an important topic due to its central location, and a mixed transport park will be closely matched to the needs of local users. Although most of the complex will be rebuilt, the historic façades in the Belle Époque style of the buildings on Place De Brouckère/De Brouckèreplein will be preserved.

The architects' design - the Danish Henning Larsen and the Brussels A2RC - is characterised by surprising volumes and use of various materials and offers plenty of open space, light and air.



“In our work, we start out from the context of the city, and in this project, we wanted to make it really feel like a part of Brussels,” said [Jacob Kurek](#), partner at Henning Larsen Architects. “We wanted to bring back De Brouckère’s original energy. Inspired by the way in which the city of Brussels has changed positively in recent years, we created a design in which accessibility and permeability are central, for example by alternating the four most important façades (a combination of old and new) with glimpses through to the green spaces in the middle. This allows us to strike a balance in the hustle and bustle that is so characteristic of Place De Brouckère/De Brouckèreplein.”

Technical data sheet

Developers: BPI Real Estate and ImmoBel (50/50)

Architects: Henning Larsen Architects (Denmark) - A2RC (Belgium)

Programme: total 40,400 m² (today: 43,700 m²)

- 182 apartments
- 129 student rooms
- Hotel with 145 rooms
- Office building of 8,840m²
- 3,220m² retail space

Planning (subject to the date of the final authorisation)

- Spring 2020 to end 2020: temporary use
- Autumn 2020: decommissioning works
- Beginning of 2021: start of demolition
- Summer 2021: start of construction
- Mid 2024: Estimated completion date





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About IMMOBEL Group

Immobel is the largest listed real estate developer in Belgium. Since it was founded in 1863, the Group has been developing and marketing innovative urban projects that listen to the needs of cities and their inhabitants. Thanks to its intelligent strategy and its 200 experts, Immobel has managed to extend its expertise to the residential, office, commercial, urban development, housing estate and hospitality sectors, reaching a market capitalization of around €600 million, establishing it as a market leader. Immobel is continuing its expansion across Europe with a portfolio of more than 1,000,000 m² in development in 6 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany) and carries out its social responsibility by donating part of its profits to supporting charitable projects in the areas of Health, Culture and Social Inclusion. The Group is implementing a sustainable vision of urban development and is working to become a company conscious about its CO₂ impact.

For more information, please go to www.immobelgroup.com

About BPI Real Estate

BPI Real Estate is a real estate developer operating in Belgium, Poland and Luxembourg. Incorporated 30 years ago, the company gained tremendous experience and recognised expertise in the residential, office, retail and service sectors.

BPI Real Estate's developments feature an innovative and environmentally-responsible approach that incorporates social and energy aspects as well as construction and technological elements from the early stages of its projects, in order to create pleasant and harmonious living environments.

BPI Real Estate belongs to Group CFE. CFE is a Belgian industrial group incorporated in 1880. CFE NV/SA is active in 3 different business units. Dredging, Environment, Marine Engineering & Offshores activities are carried out by DEME, one of the global market leaders in the fields. CFE Contracting performs general contracting activities as well as multi-technic and rail in Belgium, Luxembourg, Poland and Tunisia. The third business unit englobes all the real estate developments of the group under the umbrella of BPI Real Estate.

The CFE group currently employs more than 7,000 people and is active on every continent. CFE is listed on Euronext Brussels and is 60.85% owned by Ackermans & van Haaren.

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