

IMMOBEL AND BPI REAL ESTATE SUBMIT MODIFIED BUILDING PERMIT REQUEST FOR THE BROUCK'R PROJECT



“A REDESIGN THAT ACCOMMODATES THE NEEDS OF A MODERN URBAN LIVING AREA”

Immobel and BPI Real Estate have submitted a modified building permit request for the redesigned Brouck'R project. Significant changes were made, including the removal of the rooftop above the historic façade. The hotel will be changed into offices and a large part of the existing structure will be re-used. The project will take up 975 m² less than foreseen in the previous designs.

The Brouck'R redevelopment project envisions the transformation of the former Allianz offices overlooking the place de Brouckère in the Brussels' city centre. The redevelopment aims to convert the monofunctional site, which was predominantly centred around office activities, into a multifunctional and dynamic urban living space. Initial works were halted in April this year following the suspension of the permit through a decision of the Council of State¹. The parties involved worked together efficiently to come to solutions considering the arguments of the stakeholders and the ruling, to avoid long-term stagnation in a key area of the Brussels' city centre. An open and constructive dialogue resulted in a redesigned project that is fully in line with the current and future needs of the city, its residents, and users.

Respecting the historic legacy

A key feature of the new design is that the contemporary rooftop volume above the historic façade on the place de Brouckère has been removed from the design at the request of the authorities. In addition, there will no longer be a hotel and a building that was previously destined to be demolished, will now be partially preserved. The hotel will be replaced by offices, this allows the conservation of the major part of the existing structure of the building. Important investments will also go to the historic restoration of the roof of the building.

Technical data sheet

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

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

Programme: total 37,000 m²

- Apartments: 18,480 m² (176 units)
- Student housing: 4,393 m² (129 rooms)
- Office space: 10,700 m²
- Retail space: 3,365 m²

Aspired certification of the office buildings (A and J): BREEAM Excellent

¹ For more information, please consult the press release of July 5th 2022 on the Immobel website:
<https://www.immobelgroup.com/en/news/immobel-bpi-real-estate-redesign-the-brouckr-project>



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About Immobel: Immobel is the largest listed real estate developer in Belgium. The Group, which dates back to 1863, creates high-quality, future-proof urban environments with a positive impact on the way people live, work and play, and specializes in mixed real estate. With a stock market valuation of over EUR 650 million and a portfolio of more than 1,600,000 m² of project development in 6 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany), Immobel occupies a leading position in the European real estate landscape. The Group strives for sustainability in urban development. Furthermore, it uses part of its profits to support good causes in the areas of health, culture and social inclusion. Approximately 200 people work at Immobel. For more information, please visit www.immobelgroup.com

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About BPI Real Estate: BPI Real Estate is the real estate division of the multidisciplinary group CFE, founded in 1880 and active in Belgium, Luxembourg and Poland in 4 business lines with strong growth potential because they have the potential to shape the world of tomorrow: real estate design and development, multitechnics, construction and renovation and sustainable investments. With a wealth of expertise acquired over the past 35 years, BPI Real Estate's ambition is to challenge the status quo and bring about positive change in real estate development in order to deploy innovative, inclusive and eco-responsible urban planning aimed at increasing the well-being of future generations. BPI Real Estate develops this know-how in the residential, office, retail, services and special products sectors. The company also brings its expertise in real estate design and development to Wood Shapers, a Belgian and Luxembourg company launched at the end of 2019 by BPI Real Estate and CFE Contracting (both part of the CFE group) that focuses primarily on the development, design and sustainable construction of wood and prefabricated materials.