

## **The building that Banimmo is putting up for Mobistar will offer first-rate performance**

**Brussels, 24 September 2008 – The placement of the first stone of the ‘Sirius’ building, which will house the new headquarters of Mobistar starting in the second half of 2009, was celebrated today, with numerous well-known figures from the Brussels political and economic spheres in attendance. This structure, which Banimmo will be building in record time, will offer exceptional performance in terms both of energy use and of comfort.**

The project, whose design was entrusted to the Assar architectural firm and to VK Engineering, was started up in February this year. The construction of this office building, with nearly 30,000 m<sup>2</sup> above ground, will be completed in an especially short time as the end of the work is planned for 30 September 2009, while part of Mobistar’s activities will be transferred to the company’s new headquarters starting in the month of July 2009.

### **Rehabilitation of the former Honeywell site**

The building that Mobistar will occupy is the second project developed by Banimmo on the former site of Honeywell (Parc Da Vinci – rue du Bourget in Evere) taken on a long-term lease from the BRDA (Brussels Regional Development Agency). The first building of 12,000 m<sup>2</sup>, renovated in 2006, is already occupied by the OIB (“Office for Infrastructure and logistics – Brussels” of the European Commission). The building that Mobistar will occupy, for which the building permit was obtained in 2007, is a new build in the space formerly occupied by an obsolete building that was demolished at the end of 2007. Various projects are under study concerning the third building present on the site, which currently stands empty.

### **Especially high performance in energy use and intrinsic qualities**

In addition to its location and to the advantage of integrating all its activities in a single building, it was the especially excellent energy performance and the intrinsic qualities of the building (size, flexibility, equipment, parking, etc.) that convinced Mobistar to choose the plan proposed by Banimmo.

The architectural design (thermal insulation, air tightness) and the technical design of the building (high yield condensation boilers, heat recovery, air conditioning through “free chilling”, recovery of rain water, automatic management of low-energy lighting, etc.) are especially high-performant because they will make it possible to obtain an EPB coefficient (Energy Performance of Buildings) of only E80, while the standard in effect since 1 July 2008 (that is, nearly nine months after the building permit was obtained) is E90. The installation later of nearly 200 m<sup>2</sup> of thermal and photovoltaic solar panels will make it possible to reduce the EPB by a few more points. Most of the office buildings today have an EPB of 125 to 150.

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## Technical specifications

Gross area above ground (ground floor + five levels + technical area in roof)	30,000 m <sup>2</sup>
Gross area under ground (three levels)	20,000 m <sup>2</sup>
Number of parking spots	630 (covered) + 29 (exterior)
Ratio carpeted areas / uncarpeted areas above ground	83.5% (excluding technical rooms, vertical circulation, plumbing blocks and entry hall)
Ratio net usable area / gross area above ground	70%
Free height between false floor and false ceiling	2.65 m
Free height under the false floor	11 cm
Ratio glazed area / façades	50%
Modulation of the façades	1.30 m
Occupation density of the land (P/S)	2.2
Ratio permeable areas / land areas	30%

### **About Banimmo**

*Banimmo, a real estate company for repositioning and redevelopment, acquires buildings that have a high potential for redevelopment in order to re-sell them after transformation. The company, which is active in Belgium, in France and in Luxembourg in the office, retail and semi-industrial sectors, as well as in conference and exhibition centres, is established in Brussels. Its subsidiary, Banimmo France, covers the French market from its headquarters in Paris.*

*The company has thirty employees. Until now, the Banimmo group has invested in around 29 real estate properties representing a total value of more than € 350 million. Belgium constitutes the predominant market, with nearly 75% of the portfolio in terms of market value. France represents a little more than 20% of Banimmo's portfolio. The portfolio is continually evolving thanks to the ongoing repositioning and to the high rotation of the assets. Banimmo is listed on Euronext Brussels and Paris. Currently the company is controlled jointly by Affine (50.1%) and the management (27%); the remainder, that is 23%, is in the hands of the public.*