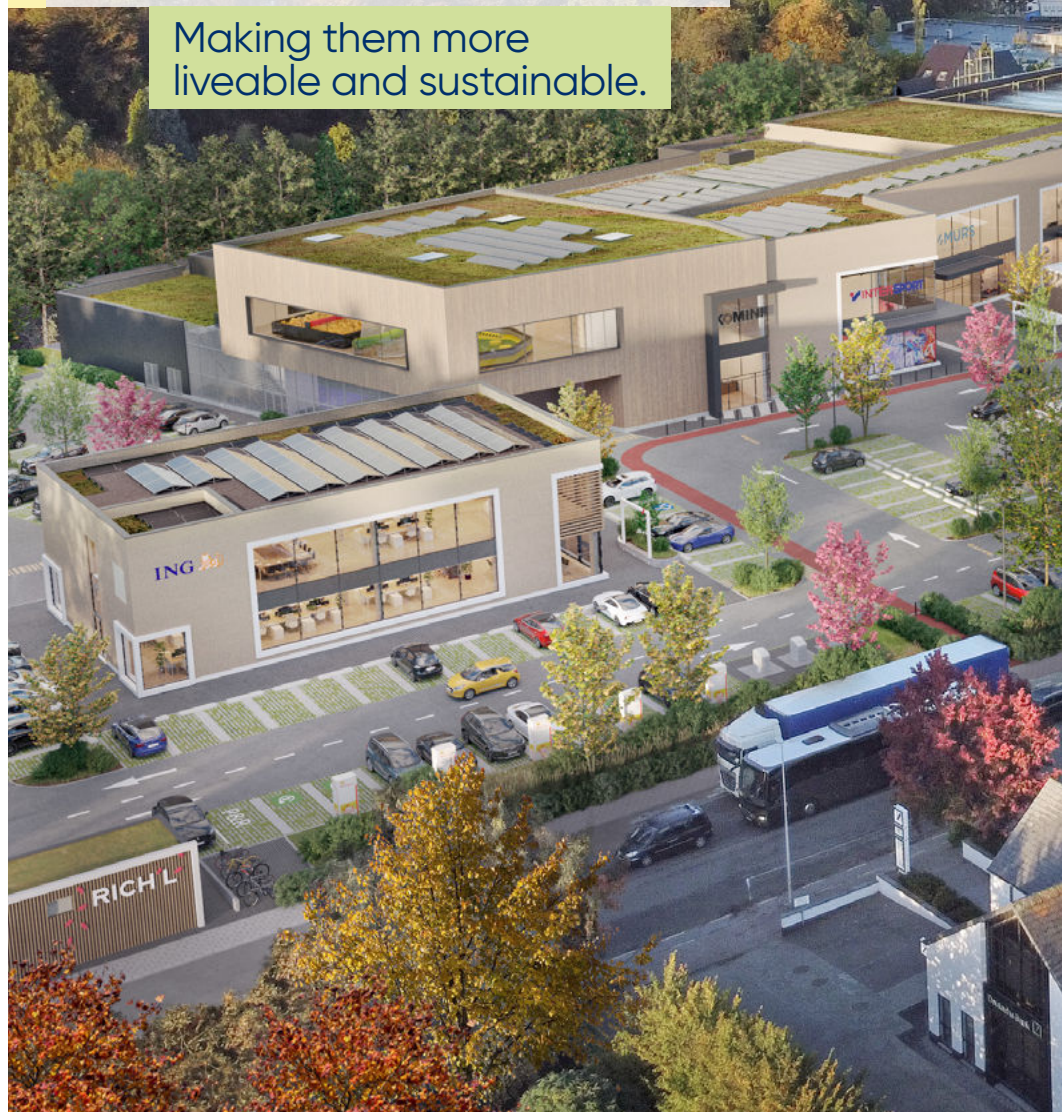


Leading the transformation of urban areas.

Making them more liveable and sustainable.





Photography: Alex Potemkin

Leading change for the better.

Cities and urban areas must make a positive contribution to the health and wellbeing of people and the planet. As a pan-European real estate manager, with nearly €10 billion assets under management and expert teams working from seven offices, we are uniquely positioned to make an impact and play a leading role.

Also in Belgium, we have built a track record in successfully transforming existing retail properties into futureproof, sustainable, and mixed-use locations. Redevco is growing and diversifying, building on a strong heritage in retail real estate.

The 2001 acquisition of the GIB Immo portfolio worth €1.2 billion, put us among the top 6 real estate investors in the country and brought us a deep-rooted knowledge of the best locations and extensive experience in redevelopment projects.

We offer a wide range of investment strategies in Belgium and manage assets for multiple clients, including iconic repurposing and transformation projects shown in this brochure. Our team is fully equipped to provide the full spectrum of capabilities in house, such as transactions, fund management, risk & compliance, and asset & development management.

Have a look at some of our achievements and we invite you to connect with us to see how we can jointly lead the transformation of urban areas to ensure they are liveable and sustainable.

Filip de Bois
Portfolio Director

Featured assets in Belgium.



Brugge, Steenstraat – Inno
High Street – department store



Oostakker, H. Teirlinckstraat
Multi-tenant shopping park & leisure



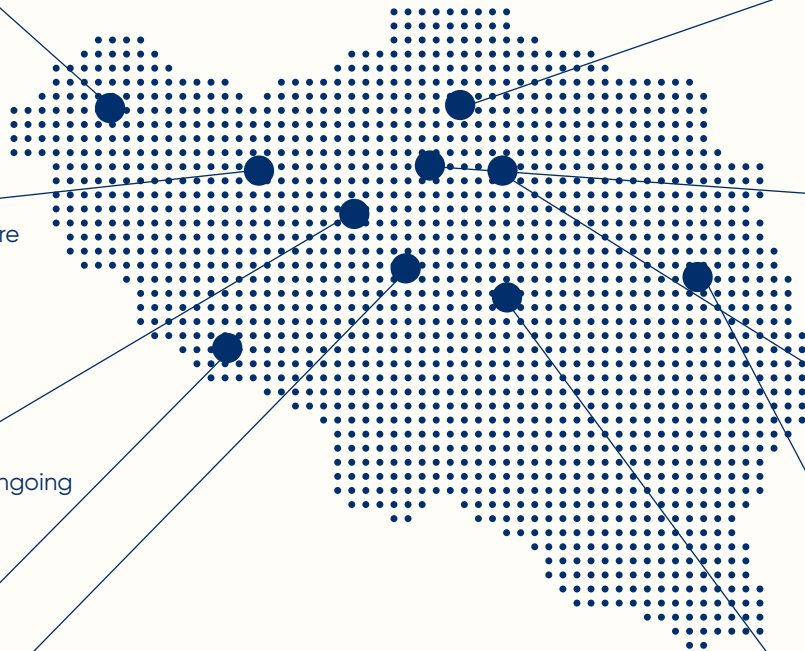
The Leaf, Shopping Ternat
Multi-tenant shopping park
Datacenter and logistics project ongoing



Shopping Froyennes
Multi-tenant shopping park



Shopping Cascade in Drogenbos
Multi-tenant shopping park



Antwerp Meir – Inno
High Street - department store



Boom – C&A
Logistics



Shopping MZ,
Mechelen-Zemst
Multi-tenant shopping park



Shopping Hognoul
Multi-tenant shopping park

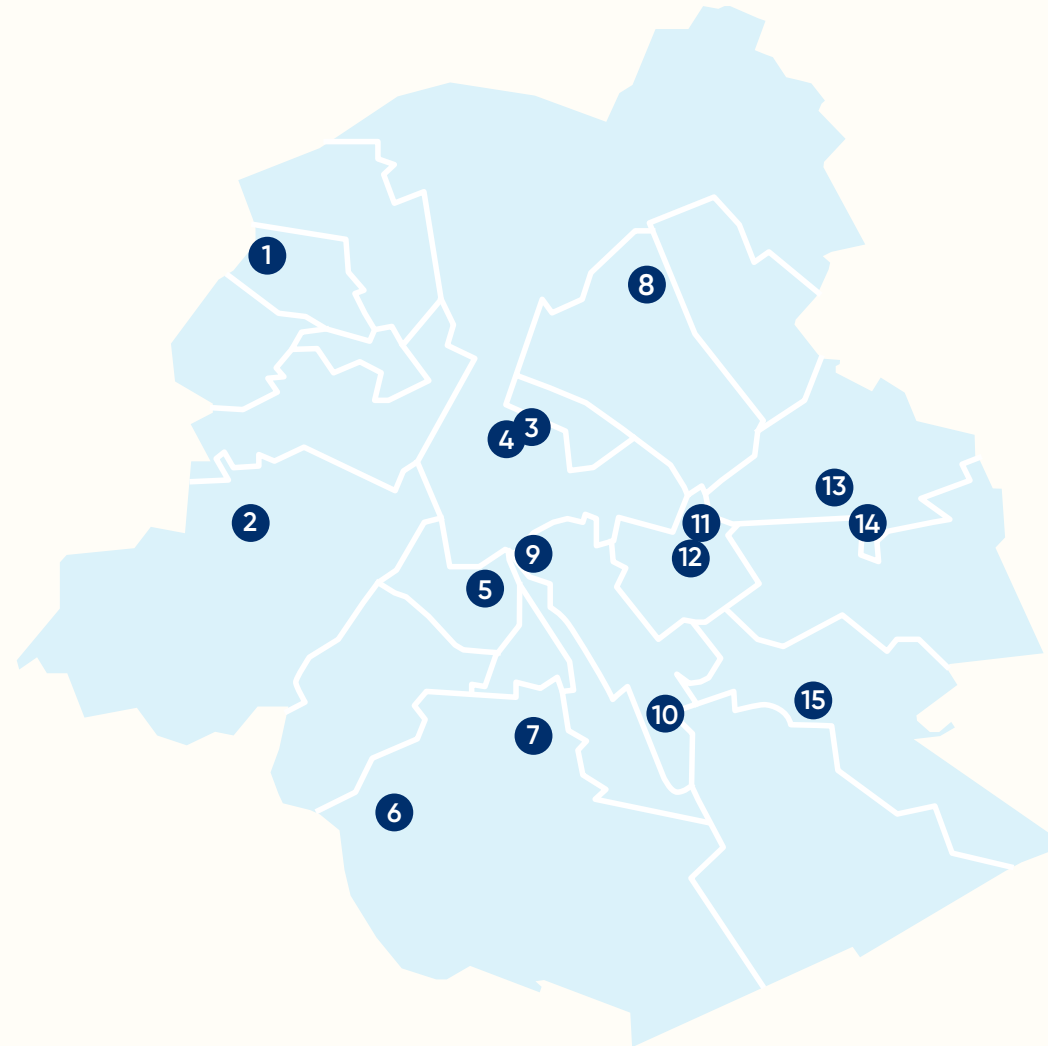


Waterloo Rich'L
Multi-tenant mixed
Shopping park



Brussels area.

- ① **St-Agatha-Berchem, Av. Charles Quint 560**
Hypermarket Carrefour
- ② **Anderlecht, Av. Marius Renard 21**
Supermarket & DIY
- ③ + ④ **Rue Neuve**
Inno/Lego, C&A
Hight street, offices & parking
- ⑤ **Av. Louise**
Inno
High street & parking
- ⑥ **Uccle, Rue Gatti de Gamond 60**
Supermarket
- ⑦ **Uccle Bascule, Ch. Waterloo**
Inno, Carrefour & parking



- ⑧ **Schaerbeek – Av. Britsiers 38**
Mixed-use resi/retail project
- ⑨ **Ixelles – Ch. d'Ixelles 61**
Residential redevelopment project
- ⑩ **Ixelles – Ch. de Boondael 442**
Supermarket & cosmetics store
- ⑪ **Etterbeek, Rue de Tongres 42**
Supermarket
- ⑫ **Etterbeek, Cours St-Michel 80**
Supermarket & DIY
- ⑬ **Woluwe, Av. Georges Henri 199**
Supermarket
- ⑭ **Woluwe, Rue Tomberg 144**
Supermarket
- ⑮ **Auderghem, Bd. du Souverain 240**
Hypermarket Carrefour
Urban mixed development project



Photography: Redevco.

Highly Sustainable Redevelopment.

The Leaf, Shopping Ternat.

This former IKEA-site has been completely redeveloped by Redevco to a contemporary multi-tenant retail park that is dedicated to ecology and sustainability. The Leaf Shopping Ternat opened in November 2018, holds 28,500 m² GLA and 15 shops with Albert Heijn, Brico Planit, Lunch Garden and Action among the key tenants. The project attained a BREEAM Excellent rating. This is shown in numerous sustainable initiatives.

To start, The Leaf was built according to the Cradle-to-Cradle® principle, whereby on the one hand the building materials used are recyclable at the end of their life cycle, as well as the entire building structure is dismantlable and relocatable to a new location. To facilitate this circular construction, a materials passport for The Leaf was created on the Madaster platform.

The green roofs cover over 50% of the total roof surface and on the remaining roof area of each shop, PV-panels provide green energy. Of particular note are the 'light catchers', these skylights allow natural light to pass inside via an ingenious system of mirrors that rotate with the position of the sun. This creates a pleasant ambience in the shops.

The tenants signed a Green Lease (a sustainability covenant), to demonstrate their commitment to e.g. low energy & water use as well as staff and customer well-being.

At the entrance of the site, a green park & playground was created with a maze constructed from recycled tree logs. In the middle of the parking you find an e-Tree, a 'solar panel tree' where solar power is generated to air your bicycle. More information at www.theleaf.be.

- Cradle-to-cradle
- Green roofs, PV panels & light catchers
- Green park & playground
- BREEAM Excellent



Photography: Asymetrie - Vivian Hertz

Hybrid shopping park with urban architecture.

Waterloo Rich'L.

Revitalization of a 1970s outdoor shopping complex, located on Drève Richelle in the centre of Waterloo. RICH'L is an innovative hybrid location that combines the advantages of an out-of-town retail park (free parking and large commercial surfaces) with additional brands that are complementary with the main shopping area of the city center.

The project is exemplary in terms of sustainability with a high-quality architecture that fits perfectly with the urban context of the centre of Waterloo. The pavilions of Medi-Market, Pizza Hut and ING are built in wood and the latest building of the complex is carbon-neutral. This was achieved by consuming the least amount of energy possible at each stage of the building project. To start, by reducing energy needs by the building's occupants through intensive insulation, green roofs and recovering rainwater. Secondly, through a "green lease", whereby tenants commit to using heating and air conditioning as efficiently as possible. Lastly, a maximum amount of energy is produced onsite by 2.300 solar panels.

The 20 brands at Rich'L demonstrate a diverse and original offer that is adapted to the needs of today's consumer including leisure, F&B and services. More info via www.richl.be

- 23.600 m² GLA
- 20 units of retail, leisure and F&B
- re-opened in 2022
- carbon-neutral construction
- pavilions made of wood
- 2.300 solar panels
- 8.265 m² green roofs



Photography: Redevco

Future-proof retail park.

Waterloo BIX.

This retail park, often still referred to as the “old Bigg’s” in Mont-Saint-Jean, is home to one of the largest Carrefour hypermarkets in Belgium and has always been appreciated by customers for its accessibility. The new design, modernised infrastructure and expanded retail offer makes Waterloo BIX a shopping destination that is loved even more by its visitors today and in the future.

In order to modernise the retail park and make it future-proof, an in-depth redevelopment of its architecture and infrastructure was required. The project involved, on the one hand, a complete renovation of all the buildings that have been preserved (Carrefour hypermarket, Lunch Garden and McDonalds restaurants, Centrakor as well as all the shops in the mall) and, on the other hand, an extension of the site by adding new commercial units to accommodate a Brico Planit store, Auto5 and Carglass garages, a Shell petrol pump, a Medi-Market para-pharmacy, a TUI travel agency and a Kojump trampoline park. The outdoor car park has also been completely redesigned and enhanced with 500 underground spaces.

Numerous measures have also been taken to optimise the sustainability of the buildings, such as the installation of intensive green roofs. A BREAAAM ‘Very Good’ certification was obtained for new constructions.

- 38.500 m² GLA
- 16 large shops
- Anchor tenants: Carrefour, Brico Planit, Centrakor
- 2021 renovation
- Out-of-town high footfall location



Photography: Alain Declercq

Net zero carbon by 2040.

Project Solar.

Project Solar aims to ramp up the provision of on-site clean energy generation by installing solar panels on all suitable roofs and carparks of the retail park assets that Redevco manages Belgium.

It involves at least 200.000 m² of suitable (roof) area for a capacity of 32 MWp (megawatt peak) per year. This corresponds to the annual electricity consumption of 7.770 households* and an annual saving of 4.582 tons of CO₂. This will ultimately generate around 25% of the CO₂ reduction needed for the company to become net zero carbon by 2040.

A good collaboration with the tenants is crucial for the success of a solar energy project. Normally, the tenants are responsible for procuring their electricity. This project provides the tenants the opportunity to purchase locally generated green energy at an attractive price as Redevco finances the investment of the solar installation for each individual tenant.

Shopping Cascade in Drogenbos was the first retail park in 2022 to be completed with 5.074 solar panels for 11 local tenants. Our biggest single tenant PV installation is on the roof of the C&A distribution center in Boom, with a capacity of 1.1 MWp. It is Redevco's ambition to give all tenants the possibility to join Project Solar over time.

**Based on an average annual consumption of 3.500 kWh per household*

- 200.000 m² of potential (roof) surface area
- Already 60 solar contracts closed with 26 different tenants by end of 2022
- Ultimately Project Solar will produce ~25% of the CO₂ reduction needed for Redevco to be Co₂ neutral by 2040



Artist impression: Urban Nation Architects

Mixed-use redevelopment in Brussels.

Schaerbeek, Avenue Britsiers.

The Brico of Schaerbeek will be replaced by a carbon neutral building with 49 social apartments, a Lidl supermarket (2.287 m²) and a liberal professions area.

The asset benefits from an excellent location in Brussels, close to the Lambermont Boulevard and the Chaussée de Haecht. Construction works will start in spring 2023 and expect to take two years to complete.

Redevco aims to create a sustainable and liveable urban location with a large garden for the residents, solar panels, green roofs, plenty of bicycle parking and a BREEAM Excellent building.

- 7.100 m² social housing, a Lidl supermarket and a liberal professions area
- Large garden for the residents
- Construction starts in spring 2023

Who-is-who



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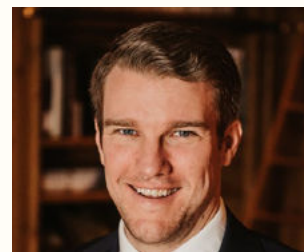
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