



Transformative Real Estate

Building value for investors
and enriching communities



Pioneering positive change

At Redevco, we are dedicated to transforming urban real estate through strategic investments that create lasting value for our investors and enrich communities. To do this, we focus on five investment themes: retail parks & logistics, best-in-class retail & mixed-use, residential, living & leisure, real estate debt and special situations opportunities.

As a pan-European asset manager with c. €10 billion assets under management and expert teams in seven offices across Europe and the UK, we are uniquely positioned to make an impact. We offer diverse investment strategies and manage assets for multiple clients, including iconic transformation projects. Our team provides comprehensive in-house capabilities such as asset & development management, transactions, fund management, and risk & compliance.

In Belgium, we have built a strong track record in transforming retail properties into futureproof, sustainable and mixed-use locations. The 2001 acquisition of the GIB Immo portfolio worth €1.3 billion, placed us among the top real estate investors in the country and brought us deep-rooted knowledge of the best locations and extensive experience in redevelopment projects.

Explore some of our transformative projects in this brochure and connect with us to see how we can jointly lead transformative real estate initiatives, building value for investors and enriching communities.

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, Drogenbos
Multi-tenant shopping park



Antwerp, Meir - Inno + C&A
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 shopping park
Mixed offer incl. leisure, F&B and services.*



Brussels area

1. St-Agatha-Berchem
Av. Charles Quint 560
Hypermarket Carrefour

2. Anderlecht
Av. Marius Renard 21
Supermarket & DIY

3. Rue Neuve 23-29, C&A
4. Rue Neuve 111-123, Inno/Lego
Hight street, offices & parking

5. Av. Louise 12
Inno
High street & parking

6. Uccle
Rue Gatti de Gamond 60
Supermarket

7. Uccle Bascule
Ch. Waterloo 699
Inno, Carrefour & parking

8. Schaerbeek
Av. Britsiers 38
Mixed-use resi/retail project

9. Ixelles
Ch. de Boondael 442
Supermarket & cosmetics store

10. Etterbeek
Rue de Tongres 42
Supermarket

11. Etterbeek
Cours St-Michel 80
Supermarket & DIY

12. Woluwe
Av. Georges Henri 199
Supermarket

13. Woluwe
Rue Tomberg 144
Supermarket

14. Auderghem
Bd. du Souverain 240
Hypermarket Carrefour



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 30,000 m² GLA and 15 shops with Albert Heijn, Brico Planit, Lunch Garden and Action among the key tenants. The project attained a BREEAM Excellent/Very Good 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 construction & materials passport for future circularity
- Green roofs, PV panels & light catchers
- Green park & play ground
- E-tree to air your bicycle



Photography: Redevco.



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 centre.

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 left wing 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



Photography: Vivian Hertz

- 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



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



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 (see photo), 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 77 solar contracts closed with 35 different tenants by the end of 2024
- Ultimately Project Solar will produce ~25% of the CO₂ reduction needed for Redevco to be CO₂ neutral by 2040



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 started in autumn 2023 and expect to be completed by spring of 2026.

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.

- 49 units social housing, a Lidl supermarket and a liberal professions area
- Large garden for the residents
- Construction to be completed by spring 2026

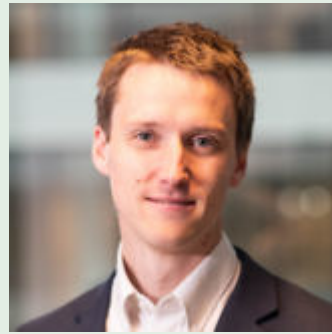


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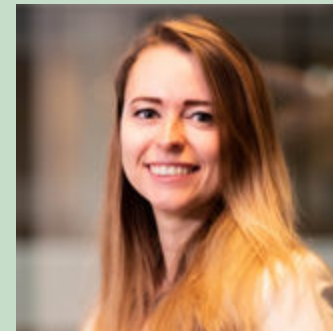
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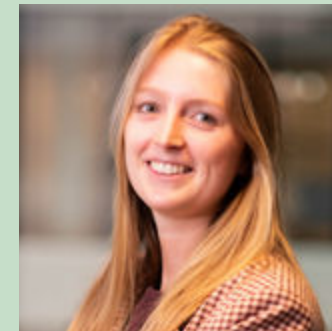
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