



Press Release

Brussels - 18/11/2021

New owner for Immobilière de la Laine SA, which owns the emblematic Tweed offices

The groups AG Real Estate (on behalf of its parent company AG Insurance) and Macan Laine Holding SRL (represented by Macan Development SA and Queen's Lane Properties SA), each owner of 50% of the shares, have sold all their shares in the public limited company Immobilière de la Laine SA, owner of the Tweed project, to a Luxembourg fund in joint venture with a French public financial institution.

Codeveloped by the seller groups, this 12-floor, 16,500 m² office building is superbly located, just a stone's throw away from the Place Poelart and the very prestigious Avenue Louise. The quality of the fittings, high level finishing, and interior and exterior terraces facing the Brussels Courthouse confer unrivalled prestige on this building today. A spacious, luxurious lobby on the ground floor welcomes visitors in a warm setting conducive to exchanging and sharing. A lounge area and a small catering outlet operated by Green Kitchen reinforce this quality environment.

The building should obtain a BREEAM Excellent rating, i.e. the label required by most occupants.

The marketing of the building has confirmed its appeal in terms of location and quality of space. Nearly 92% of the available floor space has already been taken up by prestigious clients such as DLA Piper, Spaces, Stepstone & Immoweb and the Société d'Investissement Régionale de Bruxelles [Brussels Regional Investment Company], all with Weighted Average Lease Break (WALB) of 10 years, and this in just 1 month, as the provisional acceptance of the project took place only in September 2021.



Tatiana Posa, Senior Transaction Manager at AG Real Estate confirms: “Newly developed buildings of this standing are a major asset for investors. Thanks to the quality of the project, we have received an interesting off-market offer. The teams in place have managed to put the necessary energy into finalizing this transaction, despite the unfavourable conditions due to COVID and the future of the office market denounced by many.”

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- TATIANA POSA, SENIOR TRANSACTION MANAGER AT AG REAL ESTATE

Macan Development and Queen’s Lane Properties, shareholders of Macan Laine Holding add: “Macan Laine Holding is delighted to have been able to share its passion with all the craftsmen and personnel in the service of the spirit of the builders to bring this beautiful building to fruition, and we hope that the occupants will enjoy being there to the fullest.”

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- MACAN LAINE HOLDING

The partners in this development are in turn delighted with this transaction for which they were advised by the law firm Linklaters.



ABOUT MACAN DEVELOPMENT

The Macan Group (owned by Mr Philippe Gillion) provides a range of services relating to real estate development through its various companies.

Macan Development has since 2013 been developing and investing in all areas of real estate: offices, free and contracted housing, hotel residences, retail, healthcare centres, etc.

True to its reputation and its commitment to the act of building, the Macan Group aspires to develop projects that combine boldness, performance and aesthetics.

All the projects respect the company's own values: experience in the service of an innovative spirit, economic realism, respect for the environment and human beings, and a constant concern for sustainability.

These are the core values that have enabled Macan Development to become a recognized player in the real estate market in just 8 years.

For more information, please go to www.macan.group

ABOUT QUEEN'S LANE PROPERTIES

Queen's Lane Properties (QLP) was founded in 2007 by Mr Rachid Chami and is active in the development of low-energy residential, office and mixed-use project on the Belgian market and the Brussels region in particular.

QLP has drawn on its diversified real estate experience to distinguish itself through emblematic projects such as the Tweed. This project fully illustrates the objectives pursued by QLP for nearly 15 years, namely to offer fellow citizens a high-quality living or working environment that meets their expectations.

"Eager to be in tune with the times and aware of the multiple challenges of our age, especially in environmental matters, by participating actively in the design of the Tweed project my vision has been to inscribe more than a building in the urban landscape of our beautiful capital, namely a footprint and an inspiring model for greater projects to come." Rachid Chami.



About AG Real Estate

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is an integrated property operator active in Belgium, France, Luxembourg and on certain select European markets with expertise in different lines of business: Asset & Property Management, Development & Construction Management, PPP and real estate financing, as well as in Car Park Management through its subsidiary Interparking.

A company active in urban real estate, AG Real Estate has more than 250 employees with varied profiles and areas of expertise.

With a portfolio of more than €6.5 billion under management for its own account and on behalf of third parties, AG Real Estate is endeavoring to provide a responsible response to new urban needs and to implement a sustainable development policy as to make its projects even more meaningful.

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