



Press Release

Brussels - 22/09/2025

Samaya obtains its urban development permit: a decisive step towards a sustainable district in Ottignies-Louvain-la-Neuve

SAMAYA Development SA, the result of a partnership between BPI Real Estate and AG Real Estate, is proud to announce the granting of the urban development permit (PUR) for the Samaya real estate development project. Located on the site of the former Benelmat industrial wasteland, the project aims to breathe new life into 11 hectares ideally situated right next to Ottignies station.

A major milestone for Samaya

The granting of the PUR marks a key step in the realization of the project, crowning several years of work, consultation, and commitment. By approving this transformation, the Region and the City reaffirm their support for the developers' vision: to turn a former industrial eyesore into a vibrant, multifunctional, and environmentally respectful district, right next to one of Wallonia's main train stations. A project that perfectly aligns with the regional ambitions outlined in the Territorial Development Plan.

A streamlined and collaborative project

The permit is the result of an in-depth consultation process with the City and local residents. The current version of the project now foresees a maximum of 680 housing units, including some single-family homes, compared to over 1,000 in the initial version. The density has been revised to 62 units per hectare, building heights have been reduced, and the distance from the

Fond de Bondry neighborhood has been increased to ensure better integration. These adjustments reflect a shared desire to balance local expectations with regional planning objectives.

A sustainable and exemplary district

Samaya will be a lively and sustainable neighborhood, where quality of life takes precedence. The program includes mainly housing, but also shops, services, offices, SME spaces, and collective facilities including a school.

Soft mobility, biodiversity, and green spaces are central to the project's design.

Located in the heart of a central zone identified by Wallonia's Territorial Development Plan, Samaya perfectly illustrates the region's ambitions for controlled densification and urban reconversion.

With the granting of this permit, BPI Real Estate and AG Real Estate take a decisive step towards the realization of an emblematic project — a strong symbol of conscious urban planning, open to the possibilities of the future.

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 35 years of expertise, which we are celebrating this year, 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.

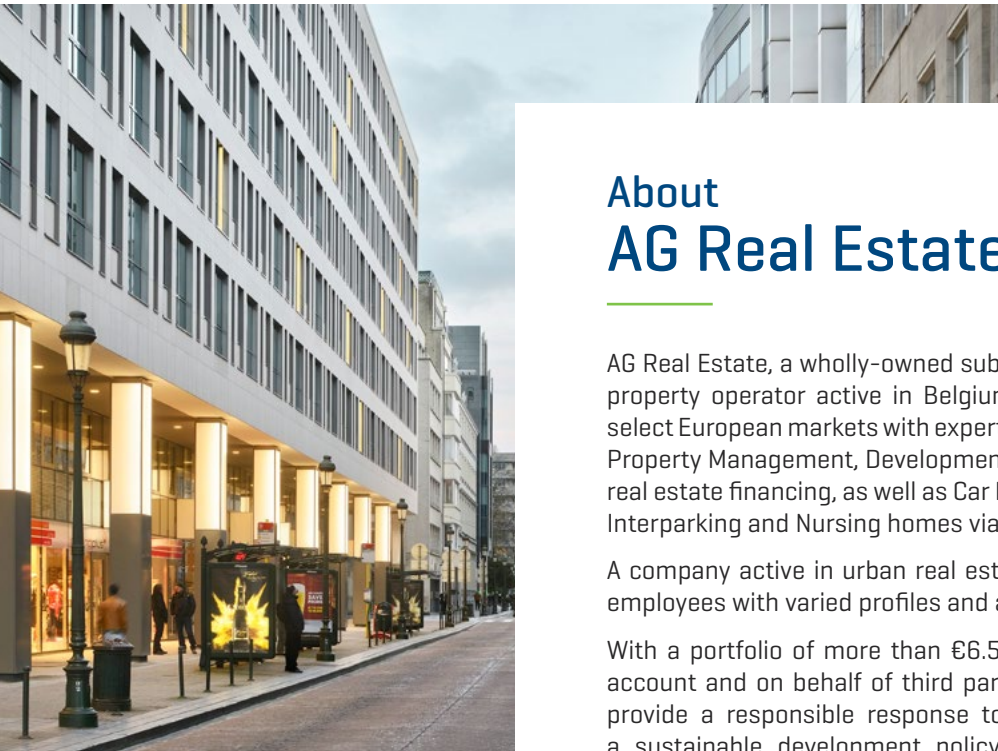
BPI Real Estate develops this know-how in the residential, office, retail, services and special products sectors.

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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 Car Park Management through its subsidiary Interparking and Nursing homes via its wholly-owned subsidiary Anima.

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 endeavouring to provide a responsible response to new urban needs and to implement a sustainable development policy as to make its projects even more meaningful.

For more information, visit www.agrealestate.eu

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