



Press Release

Brussels - 23/10/2025

BPI Real Estate and AG Real Estate welcome the European Commission to EQ, their ambitious renovation project in Brussels

Brussels, 23 October 2025 – A new milestone for the EQ project, the large-scale and sustainable redevelopment of the former “Arlon-Trèves” building in the heart of the European Quarter. BPI Real Estate and AG Real Estate are pleased to announce that the European Commission has officially signed a long-term lease agreement for more than 18,000 m² of office space in the EQ building.

This signature follows the approval by the Budget Committee of the European Parliament. The Commission plans to relocate its Directorate-General for Migration and Home Affairs to the building as from 2028, for a period of 23 years and at an annual fee of € 7.2 million.

EQ: a sustainable landmark in the European Quarter

EQ is much more than a renovation project. It is a powerful symbiosis of heritage and innovation, where every choice is guided by respect for the environment and the well-being of its future occupants. The project covers a total area of 20,000 m², including workspaces, meeting rooms, a restaurant, and a green esplanade that creates new connections within the district.

As the winner of the Renolab.b competition in 2022 led by Brussels Environment, EQ is fully in line with a circular and responsible approach to urban redevelopment.

The building aims to achieve BREEAM Outstanding and WELL Core Gold certifications and will consume 45% less energy than before, thanks to the installation of solar panels and heat pumps.

“With EQ, we are bringing an iconic brutalist building from the past into the future. By integrating sustainability, reuse of materials and well-being right from the design phase, EQ demonstrates how vision, responsibility and innovation can come together to create lasting value – for its users, the neighbourhood and the city as a whole. We want to help transform cities in a positive way by creating places that foster social connection, balance and a sense of shared purpose.”, says Jacques Lefèvre, CEO BPI Real Estate.

AG Real Estate: investing for a responsible and sustainable future

A long-standing partner of European institutions, AG Real Estate confirms with EQ its role as a leading investor and developer, capable of supporting the complex needs of public actors with a responsible, innovative and long-term approach.

“EQ embodies our conviction that urban transformation can no longer be conceived without a comprehensive vision that respects the environment, users and the urban fabric.

At AG Real Estate, we place energy transition and well-

being at the heart of our projects, not as a constraint, but as a real source of performance and meaning.

The European Commission's choice of EQ confirms the relevance of this approach and our desire to actively contribute to the vitality and attractiveness of Brussels." Serge Fautré, CEO AG Real Estate

Project Sheet

Address: Rue d'Arlon 53 - Rue de Trèves 84, 1040 Brussels

Surface area: 20,000 m²

Offices: 18,200 m²

Certifications: BREEAM Outstanding - WELL Gold

Parking: 47 car parking spaces - 26 motorcycle parking spaces - 101 bicycle parking spaces

Delivery: Q1 - 2028

About BPI Real Estate

BPI Real Estate is the real estate arm of the multidisciplinary CFE group. With 35 years of expertise, BPI Real Estate aims to challenge the status quo and bring about positive change in real estate development to deploy innovative, inclusive, and eco-responsible urbanism aimed at enhancing the well-being of future generations. BPI Real Estate develops this expertise in the residential, office, retail, services, and specific product sectors.

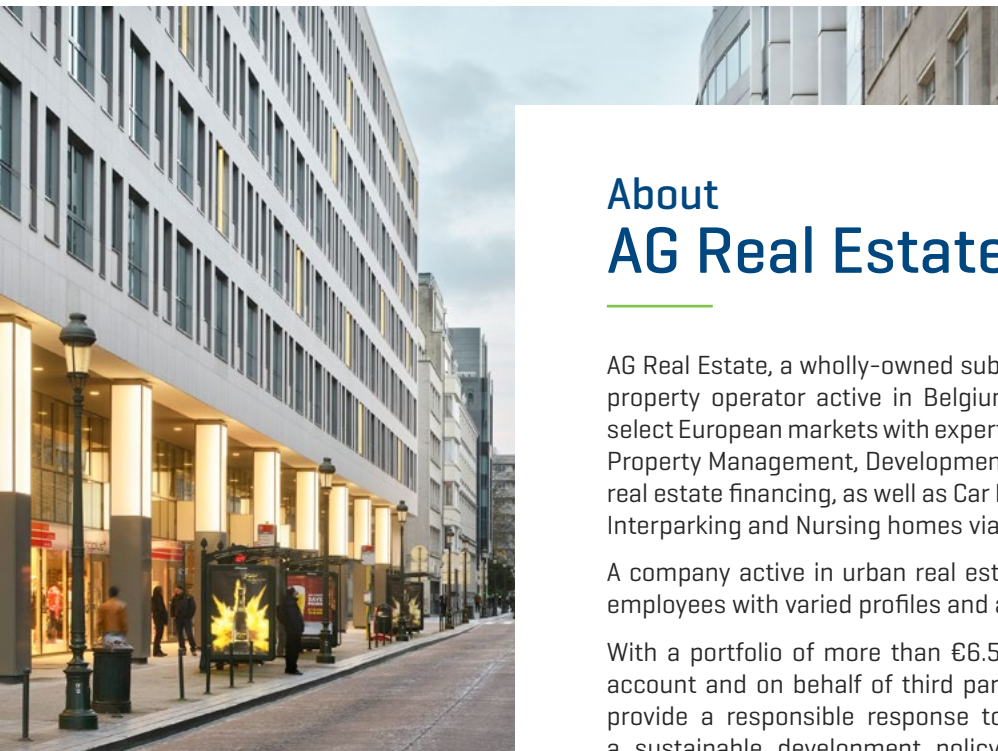
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About AG Real Estate

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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