



PRESS RELEASE
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Non-regulated information
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Immobel and Whitewood sign 12-year lease agreement with Total for the first CO₂ neutral office building in Brussels

This week, Immobel and Whitewood¹ signed a 12-year lease agreement with Total for the new location of its Belgian headquarters, the Multi building in the centre of the capital. From the end of 2022, 900 Total employees will be able to occupy the first CO₂ neutral office building in Brussels. In 2019, the developers already signed a 15-year lease agreement with bpost. Both Total and bpost will lease approximately 17,000 m².

CO₂ neutral and circular

With Multi, the developers wish to contribute to the renewed dynamism of the city centre that is also being generated by the 'piétonnier'.

Total will lease the upper floors of the building. The company will have its own entrance and a shop on the ground floor. It will also have private access to part of the gardens on the 3rd floor. The partners will also conclude an agreement with Total for the supply of green energy to the building.

In addition to CO₂ neutrality, Multi focuses strongly on circularity. Approximately 89% of the existing materials are reused. Moreover, more than 2% of this comes from *urban mining*, i.e. from other locations in Belgium. This is the highest percentage ever reached in the context of sustainable redevelopment.

Technical data

Area: Total surface area: +/- 41,000 m² office space. 19 floors above ground, 4 floors underground. Total: +/- 17,000 m²

Sustainability: BREEAM Excellent + BE-exemplary certification

Mobility: 300 bicycle parking spaces, 37 private parking spaces, 490 public parking spaces. Next to metro and tram station Brouckère and 800 m from Central Station

Energy: Renewable energy: heat pumps, solar panels. High-performance air purification (89%)

Services: post point, bank, coffee bar, Total shop, private gardens on the roof, showers and lockers

Architect: CONIX RDBM Architects

Contractor: Cordeel

¹ Ownership structure Brouckère Tower Invest NV: 50% Immobel, 40% DW Partners, 10% Whitewood



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About Immobel: Immobel is the largest listed real estate developer in Belgium. The Group, which dates back to 1863, creates high-quality, future-proof urban environments with a positive impact on the way people live, work and play, and specialises in mixed real estate. With a stock market valuation of over EUR 650 million and a portfolio of more than 1,600,000 m² of project development in 6 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany), Immobel occupies a leading position in the European real estate landscape. The Group strives for sustainability in urban development. Furthermore, it uses part of its profits to support good causes in the areas of health, culture and social inclusion. Approximately 200 people work at Immobel. For more information, visit www.immobelgroup.com

About Whitewood: Whitewood has specialized in real estate management in the Belgian and Dutch office markets since 2008. As a local partner in property and asset management Whitewood matches the needs of the investor with the wishes of the tenant. To deliver its property and asset management services, Whitewood engages a team of experts ranging from engineers and architects to customer service staff and maintenance specialists. Whitewood also handles refurbishments, interior design, administration and caretaker services. Together with its partners Whitewood invests in the creation of desirable new workspaces in Belgium and the Netherlands. Whitewood currently holds a portfolio of 580,000 sq m and employs 60 people in 4 offices across Belgium and the Netherlands.

About DW Partners DW Partners, LP ("DW"), founded by David Warren (CEO, CIO) in 2009, is an alternative credit firm based out of New York with core expertise in structured finance and real estate investments. While most of DW's activities are focused on public MBS debt and private direct lending, DW has also teamed with local partners in select global locations, including Brussels, to provide equity for real estate transformation, as is the case with the Multi building. DW originally invested in Multi with Whitewood in 2015 and has a long track record in the Benelux region. DW has now also teamed with Immobel and Whitewood to transform both Multi and the neighboring Centre Monnaie. DW owns various other transformative real estate projects in the US, Europe, and Australia, and finances US residential housing communities for many US homebuilders and land developers.

