Deka Immobilien Investment GmbH BeLux Portfolio Edition.

September 2021.





Content.

Retail properties

Brussels is the centre of the BeLux. Brussels is the Heart of Europe.

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Luxemburg has a dynamic economy supported by its central European location. A hub for international business.

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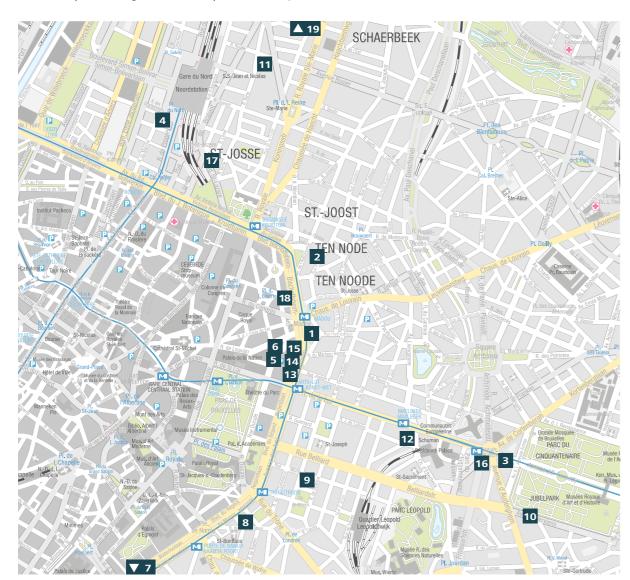
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Overview.

Location of the properties in Brussels.

- 1 Arts 3-4-5 | 3-4-5 Avenue des Arts | Kunstlaan 3-4-5
- 2 Astronomie | 23 27, Avenue de l'Astronomie | Sterrekundelaan 23 27
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- Eurostation Blérot | 1, Place Victor Horta | Victor Hortaplein 1
- Marnix 23 | 23, Avenue Marnix | Marnixlaan 23
- 9 Meeûs 35 | 35, Square de Meeûs | De Meeûssquare 35
- Nerviens | 9 31, Avenue de Nerviens | Nerviërslaan 9 31
- Paleizenstraat | 48, Rue de Palais | Paleizenstraat 48
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- Schuman 6 | 6, Rond Point Schuman | Schumanplein 6
- Silver Tower | 2, Place Saint-Lazare 2 | Sint-Lazarusplein 2
- Spectrum | 12–21, Boulevard Bischoffsheim | Bischoffsheimlaan 12–21
- Rubens | Uitbreidingstraat 80 86 | 2600 Antwerp



Arts 3-4-5. 3-4-5 Avenue des Arts. Kunstlaan 3-4-5. 1210 Brussels.

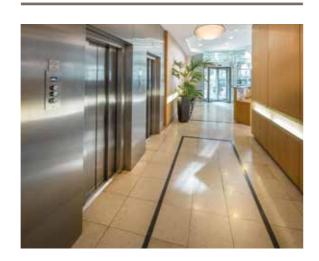


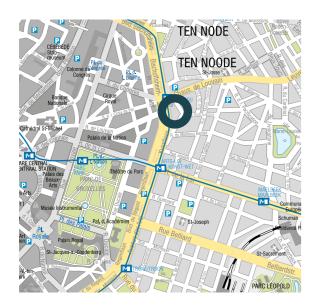


Facts.

- Year built: 1969/1996.
- 12-storey, office building.
- Traditional rectangular shape with a natural stone facade
- Elegant lobby with reception desk.
- 3 passenger lifts.
- Access control (badge reader).
- Air conditioning using individually adjustable fan coil units.
- Pre-installed key card system.
- Manually opening windows with double glazing.
- Suspended ceilings.
- Cable ducts in the window sills.
- Flexible division of office spaces with 2 rental units per floor.
- Office space grouped around the central core.
- 2 sanitary units per floor.







Location.

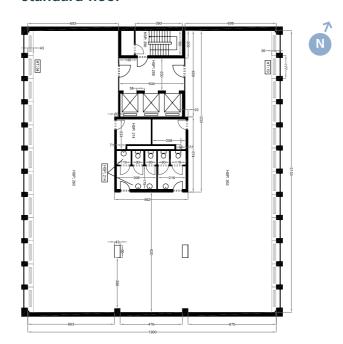
- Good central location at the heart of the Leopold EU district.
- Immediate proximity to various embassies.
- Madou metro station immediately next to the building.
- Excellent access to the inner ring road.
- Excellent access to public and private transport.
- Supermarkets and restaurants within walking distance.



Arts 3-4-5. 3-4-5 Avenue des Arts. Kunstlaan 3-4-5. 1210 Brussels.

Rental Space.	
Floor	Total
11th	242 sqm
10th	444 sqm
9th	444 sqm
8th	444 sqm
7th	444 sqm
6th	444 sqm
5th	444 sqm
4th	444 sqm
3rd	444 sqm
2nd	444 sqm
1st	444 sqm
Ground Floor	824 sqm
Total office space	5.506 sqm
Parking (ratio 1:100)	55 spaces
Archives	61 sqr

standard floor





www.deka-stars-belux.com

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Astronomie.

23–27, Avenue de l'Astronomie. Sterrekundelaan 23–27, 1210 Brussels.





Facts.

- Year built: 1962/1999.
- 9-storey, prestigious office building.
- Classic sandstone façade with decorative elements.
- Bright courtyard connects front and rear building.
- Parking spaces in courtyard and underground parking available.
- 2-storey, generously sized reception foyer.
- 1 staircase and 2 lifts at front building.
- 2 staircases and 1 lift at rear building.
- Front building air-conditioned.
- Modern heating system.
- Elegantly furbished with natural stone and wood panelling
- Natural ventilation provided by openable windows.
- Prestigious executive suite with panoramic view.







■ Attractive location in Brussels' finance and banking district. ■ "Madou" metro station within walking distance. ■ Easily accessible via inner-city ring road. ■ Zaventem Airport approx. 20 minutes'

Brussels-North railway station approx.10 minutes' walk away.

• Everyday shopping facilities in the vicinity.

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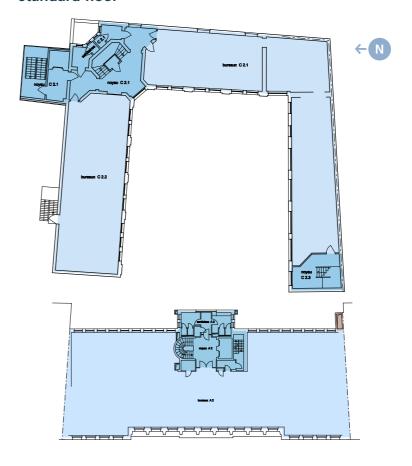
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Astronomie.

23–27, Avenue de l'Astronomie. Sterrekundelaan 23–27. 1210 Brussels.

Rental Space.		
Floor	Total: Area A	Total: Area C
8th	621 sqm	
7th	621 sqm	
6th	621 sqm	
5th	621 sqm	
4th	621 sqm	
3rd	621 sqm	331 sqm
2nd	630 sqm	430 sqm
1st	580 sqm	482 sqm
Ground Floor	599 sqm	481 sqm
Total office space		7.259 sqm
Parking (ratio 1:102)		71 spaces
Archives		1.075 sqm

standard floor



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Auderghem.

2–14, Avenue d'Auderghem. Oudergemselaan 2–14. 1000 Brussels.





Facts.

- Year built: 1996.
- 10-storey, prestigious office building.
- Classic natural stone façade with metal elements.
- Rear with brick facade and natural stone plinths.
- Office floors boast offices with a ceiling height of 2.6 m
- Elegant reception area with high-quality marble finish.
- 3 passenger lifts.
- Fully air-conditioned.
- Computer-aided building management system.
- Suspended ceilings, floor-integrated cable ducts.
- Flexible division of office spaces, 1.3 m modular grid.
- Efficient room layout around central supply core.







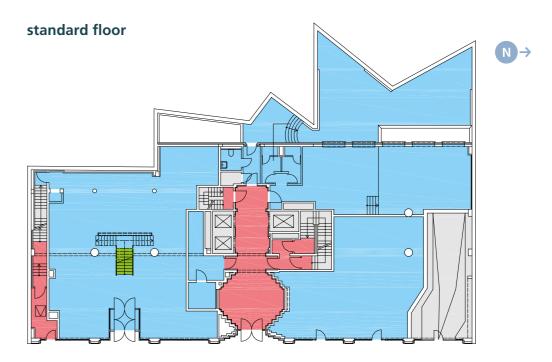
Location.

- Prestigious location in eastern part of the city.
- "Leopold Quarter".
- Key EU institutions in close proximity.
- Located directly next to "Schuman" metro station.
- Direct connection to Brussels tunnel system.
- Zaventem Airport approx. 20 minutes' drive away.
- Wide choice of top-class restaurants, cafés, bistros.
- Everyday shopping facilities in the vicinity.

Auderghem.

2–14, Avenue d'Auderghem. Oudergemselaan 2–14. 1000 Brussels.

Rental Space.	
Floor	Total
9th	239 sqm
8th	517 sqm
7th	608 sqm
6th	608 sqm
5th	608 sqm
4th	608 sqm
3rd	608 sqm
2nd	608 sqm
1st	512 sqm
Ground Floor	219 sqm
Total office space	5.135 sq.m
Parking (ratio 1:95)	54 spaces
Archives	60 sqm





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Boréal. 55, Rue du Progrès. Vooruitgangsstraat 55. 1210 Brussels.

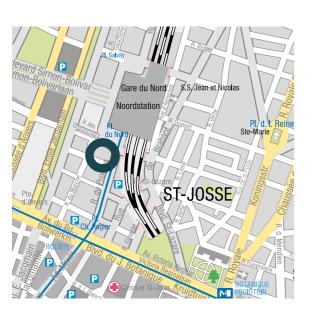




Facts.

- Year built: 2000.
- The building is symmetrically built and features two identical wings for very good direct lighting.
- Facade: combination of granite and glass.
- Prestigious entrance and lobby, to be entirely renovated.
- Excellent parking ratio.
- Fully air-conditioned using fan coil units.
- Metallic false ceilings with low luminance lighting.
- Building management system.
- Eight elevators, freight elevator and three elevators connecting the basement to the ground floor.
- 16 floors, ground floor, 3 basement floors.
- Thermal break window frames, 1-in-2 opening with sun protection on the inside.
- Column-free construction for complete freedom of office arrangement (flexible planning grid: 1.20 m, floor depth: 14.40 m, ceiling height 2.60 m).
- Central service utility area with kitchenette and sanitary facilities on each wing (two on each floor).
- Raised floors: 12 cm.





■ The most accessible landmark in the European <u></u>★ ■ International airport 11 min. Gare du Nord 1 min. ■ Gare du Midi 7 min. • City center with all its cultural and historic

■ European district. ■ Rue Neuve (Main Shopping Street).

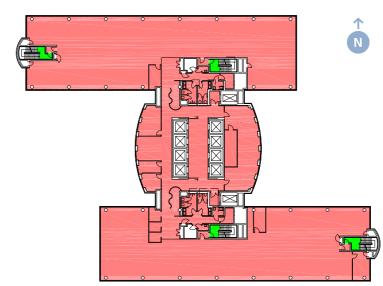
City2 shopping center.

highlights.

Boréal. 55, Rue du Progrès. Vooruitgangsstraat 55. 1210 Brussels.

Rental Space.	
Floor	Total
15th	194 sqm
14th	2.218 sqm
13th	2.218 sqm
12th	2.218 sqm
11th	2.218 sqm
10th	2.218 sqm
9th	2.218 sqm
8th	2.218 sqm
7th	2.218 sqm
6th	2.218 sqm
5th	2.218 sqm
4th	2.218 sqm
3rd	2.218 sqm
2nd	2.218 sqm
1st	3.722 sqm
Ground Floor	1.753 sqm
-1	1.290 sqm
Total office space	35.793 sqm
Archives	1.693 sqm
Parking (ratio 1:89)	400 spaces

standard floor







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Ducale 67-71. 67–71, Rue Ducale. Hertogsstraat 67–71. 1000 Brussels.





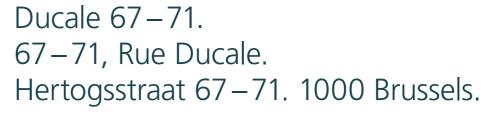
Facts.

- Year built: 1967/1990.
- Slender, 7-storey office property at Rue Ducale 67-71.
- Roof terrace with panoramic view.
- Brightly lit lobby.
- 2 passenger lift.
- Manually opening windows with plastic frames.
- Natural ventilation provided by windows that can
- Suspended ceilings.
- Efficient room layout around central supply core.



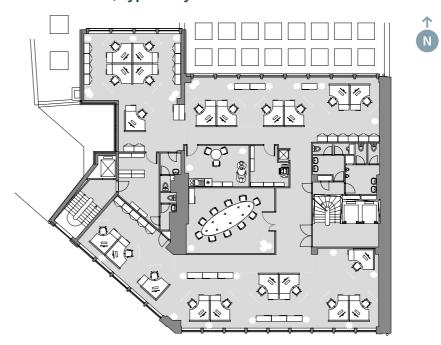


- Central location on the edge of the EU district.
 Excellent access to the inner ring road.
- Excellent access to the inner ring road.
- Immediate proximity to various embassies.
- Arts/Loi metro hub within walking distance. ■ Zaventem Airport approx. 14 minutes away
- Railway station approx. 5 minutes away by car.
- Supermarkets and restaurants within walking distance.



Rental Space.	
Floor	Total
6th	176 sqm
5th	334 sqm
4th	477 sqm
3rd	477 sqm
2nd	477 sqm
1st	477 sqm
Multi-purpose space	338 sqm
Total office space	2.857 sqm
Archive	284 sqm
Parking (ratio 1:86)	32 spaces

standard floor, typical layout





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Ducale 83. 83, Rue Ducale. Hertogsstraat 83. 1000 Brussels.





Facts.

- Year built: Before 1900/1989.
- Attractive, 4-storey office building at Rue Ducale 83.
- Traditional facade from the 18th century.
- 1 passenger lift.
- Air conditioning using a top cooling system.
- Suspended metal ceilings.
- Manually opening windows in the rental spaces.
- State-of-the-art building systems.









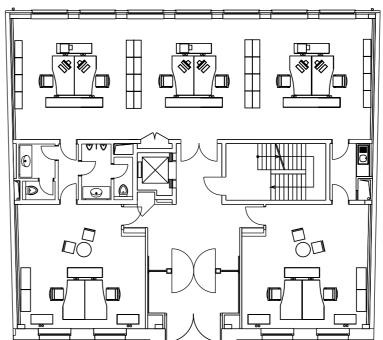
- Central location on the edge of the EU district.
- Excellent access to the inner ring road.
- Immediate proximity to various embassies.
- Arts/Loi metro hub within walking distance.
- Zaventem Airport approx. 14 minutes away by car.
- Railway station approx. 5 minutes away by car.
- Supermarkets and restaurants within walking distance.



Ducale 83. 83, Rue Ducale. Hertogsstraat 83. 1000 Brussels.

Rental Space.	
Floor	Total
2nd	213 sqm
1st	242 sqm
Ground Floor	240 sqm
Garden Floor	151 sqm
Total space	846 sqm
Parking available in Régent 43-44 with pedestrian exit on Rue Ducale	

standard floor, typical layout







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Eurostation Blérot. 1, Place Victor Horta. Victor Hortaplein 1. 1060 Brussels.





Facts.

- Year built: 2004.
- 11-storey, striking office building right next to Gare du Midi railway station.
- Modern facade with terracotta elements.
- Reception area and lift areas fitted with natural stone floors.
- Bright atrium in centre of the office block.
- Fully air-conditioned.
- Building equipped with top-quality technical facilities.
- Raised floors for flexible cabling arrangements.
- Aluminium windows with exterior sun blinds.
- Part of office complex the Eurostation.

Palais And Fiennes PI. Bara Blvd. Jamar Constitution Pl. Bara Blvd. Jamar Constitut

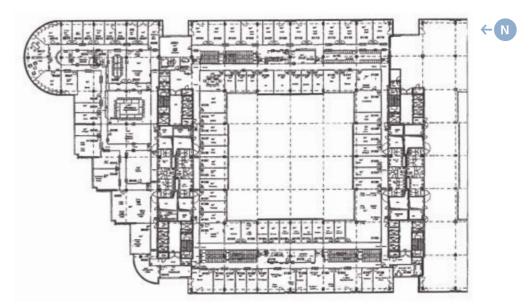
Location

- First-class location right next to Gare du Midi railway station.
- Bus, tram and metro within a few minutes' walking distance.
- Gare du Midi main-line railway station located next to building.
- Broad range of culinary options available in the building.
- Everyday shopping facilities in the vicinity.

Eurostation Blérot. 1, Place Victor Horta. Victor Hortaplein 1. 1060 Brussels.

Rental Space.	
Floor	Total
10th	1.762 sqm
9th	3.305 sqm
8th	4.091 sqm
7th	4.091 sqm
6th	4.091 sqm
5th	4.091 sqm
4th	4.091 sqm
3rd	4.091 sqm
2nd	4.036 sqm
1st	3.415 sqm
Ground Floor	3.207 sqm
Total office space	40.271 sqm
Parking (ratio 1:165)	249 spaces
Retail	414 sqm
Archives	4.307 sqm

Standard floor, typical layout





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Marnix 23. 23, Avenue Marnix. Marnixlaan 23. 1000 Brussels.





Facts.

- Year built: 1973/2010.
- Situated in the Leopold Area.
- Completely refurbished in 2010.
- The most spectacular views in Brussels.
- Modern, durable materials.
- Prestigious architecture.
- Good parking ratio.
- Newly restyled sanitary units.
- 2 pantries on each floor.
- Modern, high quality materials and building services.
- Fully air conditioned.
- Suspended metal ceilings.
- Planning grid: 1.80 m.
- 3 lifts to the office space.
- 2 lifts to the parking space.



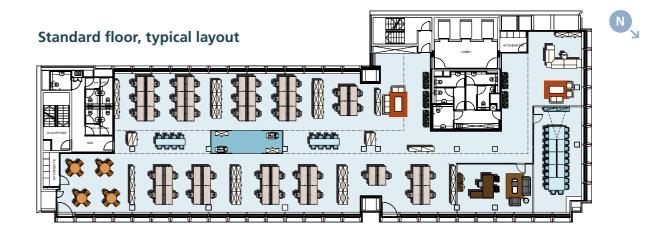


- In close proximity to the central business district.
- Within walking distance of the Parc de Bruxelles / European Parliament.
- Metro and railway stations conveniently located very nearby.
- International airport 15 min.
- Numerous facilities such as restaurants, parks and hotels in immediate vicinity.



Marnix 23. 23, Avenue Marnix. Marnixlaan 23. 1000 Brussels.

Rental Space.	
Floor	Total
7th	298 sqm
6th	824 sqm
5th	880 sqm
4th	880 sqm
3rd	880 sqm
2nd	880 sqm
1st	880 sqm
Total office space	5.522 sqm
Retail (Ground floor)	761 sqm
Catering (Level -1)	459 sqm
Parking (ratio 1:73)	76 spaces
Archives	358 sqm





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Meeûs 35. 35, Square de Meeûs. De Meeûssquare 35. 1000 Brussels.





Facts.

- Year built: 1979/2002.
- 9-storey, striking office building on a corner lot.
- Conventional concrete skeleton facade.
- Sensational view of the park.
- Light-flooded office spaces thanks to corner location directly next to park.
- Extensive renovations in 2012.
- Modern lobby with reception desk.
- 3 passenger lifts.
- Air conditioning using individually adjustable fan coil units
- Aluminium frame windows with double glazing, suspended ceilings
- Flexible division of office spaces with 2 rental units per floor.
- Office space grouped around the central core.
- Sanitary facilities on each floor.
- Barrier-free access to offices.







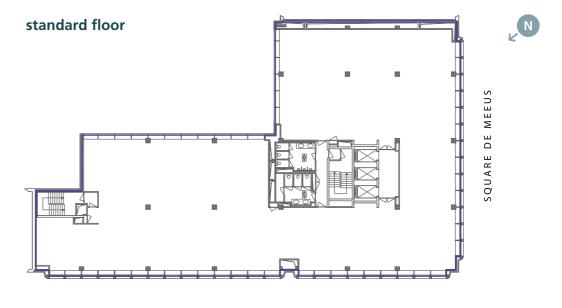
Location

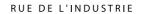
- Ideal city-centre location at the heart of the Leopold EU district.
- Directly facing the popular Square de Meeus park.
- Key EU institutions in close proximity.
- Trône metro station approx. 2 minutes away on foot.
- Direct connection to Brussels' city centre ring tunnel system.
- Zaventem Airport approx. 20 minutes away by car.
- Wide choice of top-class restaurants, cafés and bistros.



Meeûs 35. 35, Square de Meeûs. De Meeûssquare 35. 1000 Brussels.

Rental Space.	
Floor	Total
8th	679 sqm
7th	872 sqm
6th	919 sqm
5th	919 sqn
4th	918 sqn
3rd	920 sqm
2nd	916 sqn
1st	854 sqr
Ground Floor	812 sqr
Total office space	7.809 sqm
Parking (ratio 1:74)	106 spaces
Archives	106 sqr







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Nerviens 9–31. 9–31, Avenue de Nerviens. Nerviërslaan 9–31. 1040 Brussels.



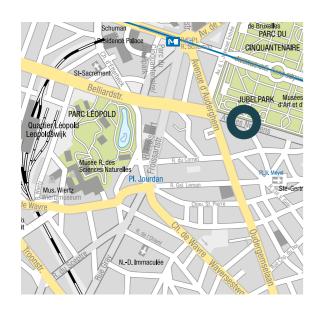


Facts.

- Year built: 1972/2001.
- 9-storey office building.
- Bright and welcoming office spaces overlooking a park
- Sufficient outdoor and underground parking spaces available.
- 3 passenger lifts.
- Building has heating and air conditioning.
- Raised floors and suspended ceilings.
- Interior sun shading.
- Access control system with badge readers.
- Small-scale rentals from 500 m² possible.







Location.

- Prestigious location in the eastern part of the city's European District.
- Key EU institutions in close proximity.
- Schuman metro station approx. 10 minutes away on foot.
- Direct connection to Brussels tunnel system.Zaventem Airport approx. 20 minutes away
- by car.
- Wide choice of top-class restaurants, cafés, bistros.
- Shopping facilities in the vicinity.

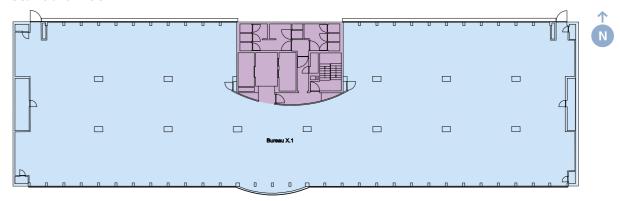
Nerviens 9-31.

9–31, Avenue de Nerviens.

Nerviërslaan 9-31. 1040 Brussels.

Rental Space.	
Floor	Total
8th	426 sqn
7th	1.030 sqn
6th	1.030 sqn
5th	1.028 sqn
4th	1.032 sqn
3rd	1.032 sqn
2nd	1.032 sqn
1st	1.017 sqn
Ground Floor	619 sqn
Total office space	8.246 sqn
Parking (ratio 1:100)	115 space:
Archives	163 sqn

standard floor





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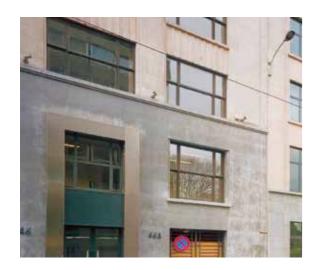
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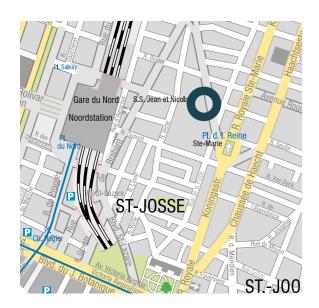




Facts.

- Year built: 1953.
- 8-storey, traditional office building.
- Parking spaces available in courtyard, accessible through sliding gate.
- Well-lit atrium.
- 3 passenger lifts and 1 goods lift.
- Concierge's apartment within the building.
- Double-glazed windows.
- Natural ventilation provided by openable windows.
- Sanitary facilities on each floor.
- Ceiling height 2.70 m.
- Kitchenette on each floor .



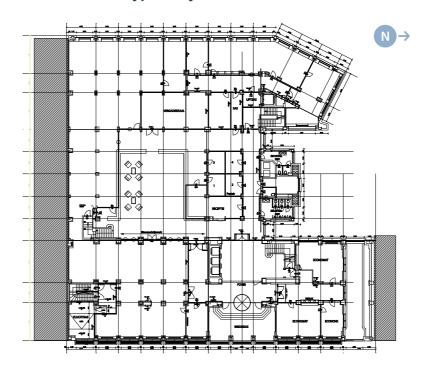


Northern inner-city area.	
Quiet location in "Royale/Congrès" district. Metro stations "Noord" and "Botanic" in	
close proximity. Motorway ring road approx. 10 minutes' drive away.	
Zaventem Airport approx. 25 minutes' drive away.	
Gare du Nord railway station approx. 10 minutes' walk away.	

Paleizenstraat. 48, Rue de Palais. Paleizenstraat 48. 1030 Brussels.

Rental Space.	
Floor	Total
7th	17 sqm
6th	1.052 sqm
5th	1.165 sqm
4th	1.191 sqm
3rd	1.191 sqm
2nd	1.191 sqm
1st	1.667 sqm
Ground Floor	1.689 sqm
- 1nd	1.733 sqm
- 2nd	1.609 sqm
- 3nd	31 sqm
Total space	12.536 sqm
Parking	6 spaces

standard floor, typical layout



Contact

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1050 Brussels. Belgium
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The One. 107–109, Rue de la Loi. Wetstraat 107–109. 1000 Brussels.



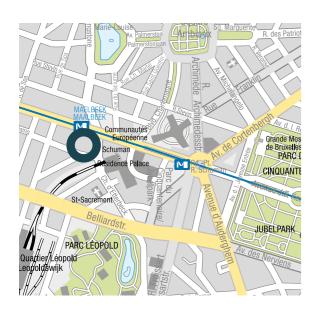


Facts.

- Year built: 2018.
- Tower of 95 meters, 23 floors.
- 29,511 m² of office space with modular layouts.
- 108 parking spots + 40 more on the Esplanade.
- 100 bicycle places.
- Central core with 7 lifts serving each floor.
- Lobby with ceilings 8 metres high.
- Optimal energy performance, in accordance with EPB standards.
- The project qualifies as passive building.







ocation.

- Prestigious location directly on "Maelbeek" metro station
- 100 metres from bus stop and Schuman railway station.
- Easy car access via a private car park.
- 20 minutes from Brussels International Airport.

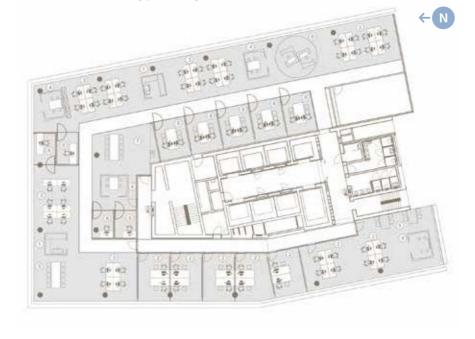
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- Close to many hotels.
- 5 Minutes from Brussels Central Station.

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The One. 107–109, Rue de la Loi. Wetstraat 107–109. 1000 Brussels.

Rental Space.	
Floor	Total
23rd	Technical Floor
22nd –19th	1,384 sqm
18th	1,334 sqm
17th – 2nd	1,317 sqm
1st	1,161 sqm
Welcome Hall & Services	960 sqm
Total space	29,511 sqm
Parking	148 spaces

standard floor, typical layout



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The Regent 43–44. 43–44, Boulevard du Régent. Regentlaan 43–44. 1000 Brussels.





Facts.

- Year built: 1967/1990.
- Elegant 8-storey office property at Boulevard du Régent 43–44.
- Beautiful landscaping and large, green interior courtvard.
- Adequate parking spaces available in underground garage.
- Modern reception area.
- 3 passenger lifts.
- Fully air-conditioned.
- Suspended metal ceilings.
- State-of-the-art building systems.
- Pre-installed key card system.
- Flexible use thanks to interior planning grid of 1.4 m.
- Attractive marketing show floor on site.







Location.

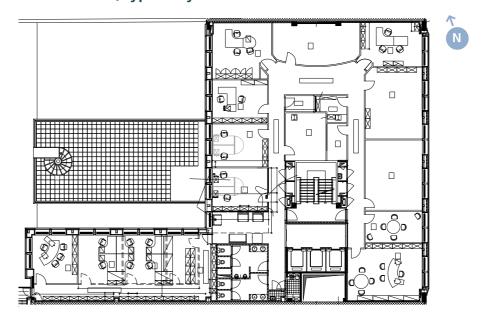
- Central location on the edge of the EU district.
- Excellent access to the inner ring road.
- Immediate proximity to various embassies.
- Arts/Loi metro hub within walking distance.
- Zaventem Airport approx. 14 minutes away by car.
- Railway station approx. 5 minutes away by car.
- Supermarkets and restaurants within walking distance.



The Regent 43–44. 43–44, Boulevard du Régent. Regentlaan 43–44. 1000 Brussels.

Floor	Total	
7th	478 sqm	
6th	635 sqm	
5th	635 sqm	Showfloor
4th	635 sqm	
3rd	635 sqm	
2nd	635 sqm	
1st	635 sqm	
Ground Floor	1.317 sqm	
Total office space	5.605 sqm	
Parking (ratio 1:40)	140 spaces	
Archives	220 sqm	

standard floor, typical layout



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www.deka-stars-belux.com www.regent-brussels.com

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The Regent 45–46. 45-46, Boulevard du Régent. Regentlaan 45-46. 1000 Brussels.





Facts.

- Year built: 1998.
- Elegant 9-storey office property at Boulevard Régent 45-46.
- Attractive interior Courtyard.
- Brightly lit interior courtyard at the rear.
- Adequate parking spaces available in underground
- Brightly lit reception area.
- 3 passenger lifts.
- Fully air-conditioned.
- Raised floors for flexible cabling arrangements.
- Suspended metal ceilings.
- Pre-installed key card system.
- Flexible use thanks to interior planning grids of 0.7 m and 1.9 m.
- Manually opening windows in the rental spaces.
- State-of-the-art building systems.







32

- Central location on the edge of the EU district.
- Excellent access to the inner ring road.
- Immediate proximity to various embassies.
- Arts/Loi metro hub within walking distance.
- Zaventem Airport approx. 14 minutes away
- Railway station approx. 5 minutes away by car.
- Supermarkets and restaurants within walking distance.



The Regent 45–46. 45-46, Boulevard du Régent. Regentlaan 45-46. 1000 Brussels.

Rental Space.	Tatal
Floor	Total
8th	322 sqn
7th	593 sqn
6th	628 sqn
5th	628 sqn
4th	628 sqn
3rd	628 sqn
2nd	628 sqn
1st	610 sqn
Ground Floor	715 sqn
Total office space	5.380 sqn
Parking (ratio 1:87)	62 space
Archives	97 sqn

standard floor, typical layout





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The Regent 47–48. 47–48, Boulevard du Régent. Regentlaan 47–48. 1000 Brussels.





Facts.

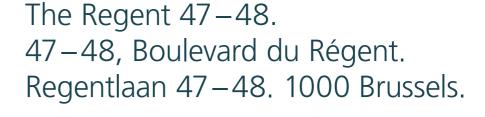
- Year built: 1974/2004.
- 8-storey moder office property with glass facade.
- Adequate parking spaces available.
- Tenant terrace on 7th floor.
- Entrance hall with very modern design: walls finished with natural stone and wood.
- Attractive lift lobbies.
- Walls finished with black glass.
- Black granite flooring.
- 3 Passenger lifts.
- Planning grid: 1.80 m.
- Raised floors.
- Suspended metal ceilings.
- Chilled ceilings on upper floors.
- Centralised building management system.
- Provision for access control with badge readers.



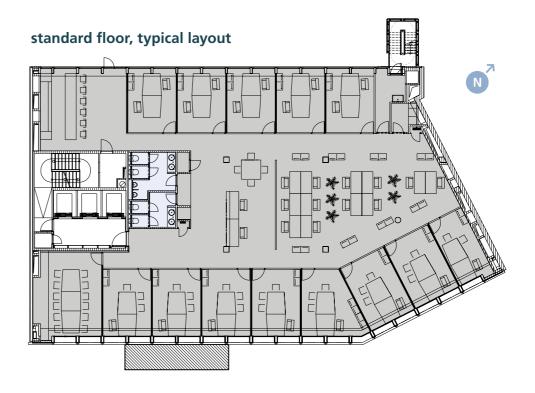


Location

- Central location on the edge of the EU district.
- Excellent access to the inner ring road.
- Immediate proximity to various embassies.
- Arts/Loi metro hub within walking distance.
- Zaventem Airport approx. 14 minutes away by car.
- Railway station approx. 5 minutes away by car.
- Supermarkets and restaurants within walking distance.



Rental Space.	
Floor	Total
7th	558 sqm
6th	649 sqm
5th	649 sqn
4th	649 sqm
3rd	649 sqm
2nd	649 sqn
1st	628 sqm
Ground Floor	546 sqm
Total office space	4.977 sqm
Parking (ratio 1:98)	51 spaces
Archives	238 sqm





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www.deka-immobilien.de

Schuman 6. 6, Rond Point Schuman. Schumanplein 6, 1040 Brussels.





Facts.

- Year built: 1973/2012.
- 9 above-ground floors and 3 below-ground floors.
- Space can be divided for up to 3 units per floor.
- Adequate parking spaces available in underground garage.
- Elegant lobby.
- 4 passenger lifts.
- Built-in air conditioning.







Location.

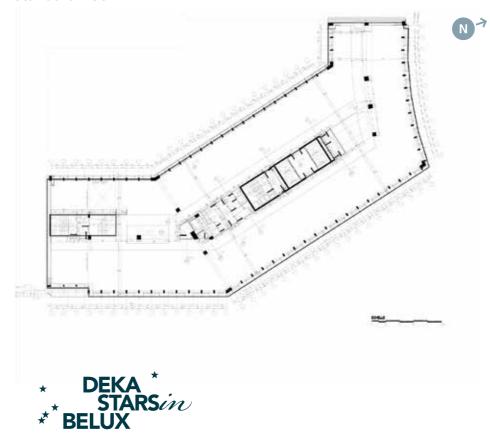
- Prestigious location directly on the Schuman Roundabout.
- Key EU institutions in close proximity.
- Schuman metro station approx. 100 metres away
- Direct connection to Brussels tunnel system.
- Zaventem Airport approx. 20 minutes away by car
- Wide choice of restaurants, cafés and bistros.
- Shopping facilities in the vicinity.



Schuman 6. 6, Rond Point Schuman. Schumanplein 6, 1040 Brussels.

Floor	Total
9th	1.002 sqm
8th	1.077 sqn
7th	1.194 sqn
6th	1.201 sqn
5th	1.201 sqn
4th	1.201 sqn
3rd	1.201 sqn
2nd	1.201 sqn
1st	1.138 sqn
Total office space	10.416 sqn
Parking (ratio 1:86)	121 space
Multi Use	408 sqn
Archives	161 sqn
Retail	508 sqn

standard floor



www.deka-stars-belux.com www.schuman6.com

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Silver Tower. 2, Place Saint-Lazare. Sint-Lazarusplein 2. 1210 Brussels.



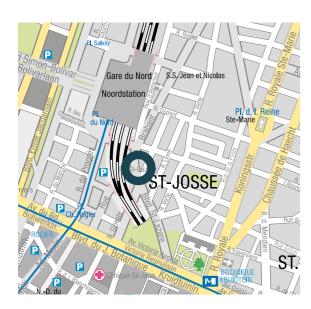


Facts.

- Year built: 2020.
- 137 meters on 42 levels.
- 42,794 sqm office space.
- Landmark building of Brussels skyline.
- The first passive high rise office building.
- State-of-the-art architecture.
- 162 parking spaces.







Location.

- Located in the Brussels North District.
- New booming zone under development.
- At the foot of the Brussels main railway station.
- Very good accessibility by public and private transport.
- 17 minutes from Brussels International Airport.

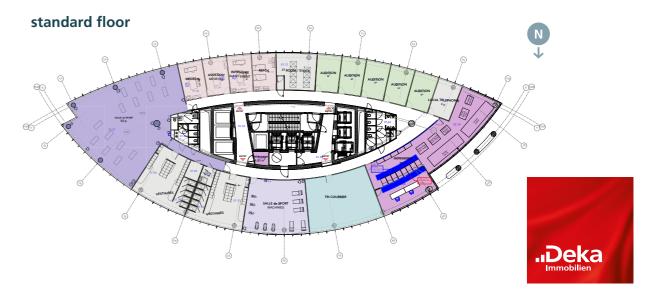
 ★

Silver Tower.

2, Place Saint-Lazare. Sint-Lazarusplein 2. 1210 Brussels.

Rental Space.	
Floor	Total
32nd	480 sqm
31st	1,112 sqn
30th	1,168 sqn
29th	1,192 sqm
28th	1,231 sqm
27th	1,271 sqm
26th	1,310 sqm
25th	1,348 sqm
24th	1,368 sqm
23rd	1,384 sqm
22nd	1,384 sqm
21st	1,384 sqm
20th	1,384 sqm
19th	1,384 sqm
18th	1,384 sqm
17th	643 sqm
16th	1,385 sqm
15th	1,385 sqm
14th	1,385 sqm
13th	1,385 sqm
12th	1,385 sqm
11th	1,385 sqm
10th	1,385 sqm

Rental Space.	
Floor	Total
9th	1,385 sqm
8th	 1,385 sqm
7th	1,385 sqm
6th	1,385 sqm
5th	 1,385 sqm
4th	1,353 sqm
3rd	1,353 sqm
2nd	 1,353 sqm
1st	1,353 sqm
Mezzanine 2	598 sqm
Mezzanine 1	438 sqm
0	802 sqm
-1st	
-2nd	
-3rd	
-4th	
-5th	
-6th	
-7th	
Total office space	43,302 sqm
Parking	139 spaces
Archives	1,331 sqm



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Spectrum. Bischoffsheimlaan 12–21. 12–21, Boulevard Bischoffsheim. 1000 Brussels.



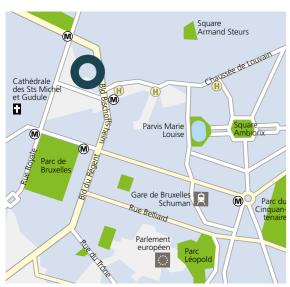


Facts.

- BREEAM Certificate: "Excellent".
- Zero Energy building.
- 3 lower and 11 upper floors.
- 150 underground parkings spaces and bike spaces.
- Highest comfort class offices.
- Unique glass walls providing floor to ceiling transparency.
- A prestigious location inbetween the city center and the Leopold guarter.
- Features a striking glass facade.
- Sophisticated two-storied lobby featuring a timeless design







Location

- Directly located on the Brussels inner ring.
- 8 minutes to E40 by car.
- Lively Madou district across the street.
- Metro-station directly in front of the building.
- 5 minutes to Brussels Central Station by metro.
- 2 minutes to next bus stop on foot.
- 19 minutes to the airport by train.
- Located at the meeting point of nations and institutions.

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Spectrum. Bischoffsheimlaan 12–21. 12–21, Boulevard Bischoffsheim. 1000 Brussels.

Rental Space.	
Floor	Rental space
10 th	782 sq.m
9 th	1,247 sq.m
8 th	1,388 sq.m
7 th	1,388 sq.m
6 th	1,387 sq.m
5 th	1,660 sq.m
4 th	1,658 sq.m
3 rd	1,700 sq.m
2 nd	1,674 sq.m
1 st	1,622 sq.m
Ground Floor	 1,856 sq.m
Total office space	16,362 sq.m
-1st Parking	55
-2 nd Parking	35
-3 rd Parking	60
Total Parking	150

Typical Floor.





www.deka-stars-belux.com www.spectrum-brussels.com

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Hotel properties. Brussels.



Hotel NH Collection Sablon/Jolly Hotel. Rue Bodenbroek 2-4, 1000 Brussels.







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Rubens Complex. Uitbreidingstraat 80–86. 2600 Antwerp.





Facts.

- Year built: 1999.
- Consisting of 4 freestanding office buildings.
- Building A has 6 storeys while buildings B, C and D each have 5 storeys.
- Modern office complex, impressive from a distance.
- Highly visible from the motorway.
- High-profile business park, an architectural landmark.
- High-quality granite facade.
- Surrounded by attractive greenery.
- Adequate parking spaces available in underground
- Access control system using a video intercom.
- Fully air-conditioned, central gas heating, fire alarm
- Suspended metal ceilings.
- Insulated, double-glazed windows.
- Flexible use thanks to interior planning grid of 1.25 m.
- Building D has an unconventional, curved layout.
- Small-scale rentals possible.
- Huge outdoor LED display.







- Prominent location in Antwerp's Singel office
- Situated in the district of Berchem in the southern part of Antwerp.
- Tram stop near the building.
- Berchem train station approx. 10 minutes away
- Ring (Singel) and E19 a few minutes away by car.

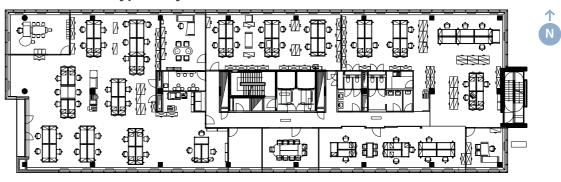
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- Zaventem Airport approx. 30 minutes away
- Supermarkets and restaurants within walking distance.



Rubens Complex. Uitbreidingstraat 80-86. 2600 Antwerp.

Rental Space.					
Building	A (80)	B (82)	C (84)	D (86)	
5th	1.073 sqn	1			
4th	1.073 sqn	1.086	sqm	1.086 sqm	1.159 sqm
3rd	1.073 sqn	1.086	sqm	1.086 sqm	1.240 sqm
2nd	1.073 sqn	1.086	sqm	1.086 sqm	1.240 sqm
1st	1.073 sqn	1.086	sqm	1.086 sqm	1.240 sqm
Ground floor	817 sqn	n 893 :	sqm	893 sqm	999 sqm
Total office space	6.182 sqn	5.237	sqm	5.237 sqm	5.878 sqm
Total office space	22.534 sqn	1			
Parking (ratio 1:40)	565 space:	5			
Archives	604 sqn	1			

standard floor, typical layout





www.deka-stars-belux.com

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Retail properties. Belgium.



Parc Commercial les Dauphins. Rue Rue Père Damien 4, 7700 Mouscron.

Zara store. Meir 58, 2000 Antwerp.













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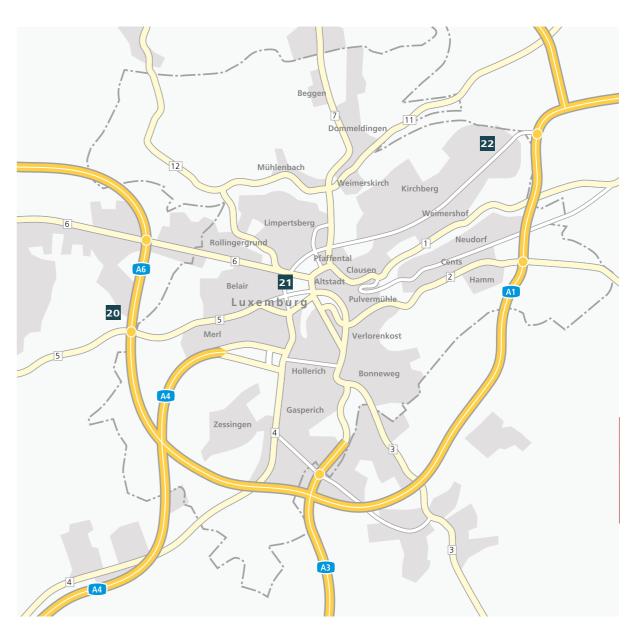
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BeLux Regional Office/Belgium Avenue Louise 523 1050 Brussels, Belgium www.deka-immobilien.de



Overview. Location of the properties in Luxemburg.

- Atrium Business Park | 19 41, Rue du Puits Romain, 8070 Bertrange Immo Charlotte / Royal Monterey | 26a, Boulevard Royal / Avenue Monterey 10
- 22 JFK | 38, Avenue John F. Kennedy



Atrium Business Park. 19–41, Rue du Puits Romain. 8070 Bertrange, Luxemburg.

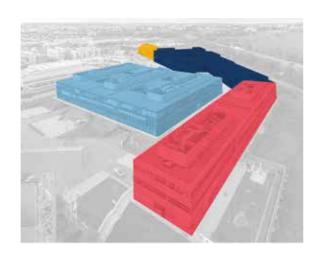


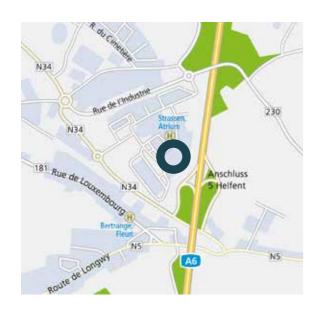


Facts.

- Year built: Emporium: 2005, Exico: 2010, Extimus: 2010, Vitrum: 2011.
- 4 modern office properties with 5 to 7 floors.
- Contemporary post/beam system facade.
- Attractive green courtyard.
- Number of underground parking spaces available.
- Spacious main entrance halls.
- 2 passenger lifts.
- Restaurant, brasserie and snack shop inside.
- Dynamic heating with two co-generation units and two boilers.
- 2 emergency backup generators + 2 for the tenants.
- Private day-care centre.
- Ceiling-mounted induction units in the rental spaces.







Location

- Easily accessible in a good neighbourhood on the outskirts.
- Located near the capital.
- Close to Belgium and France.
- Bus stop close by.
- A6 beltway approx. 5 minutes away by car.
- Airport approx. 20 minutes away by car.
- Main railway station approx. 15 minutes away by car.

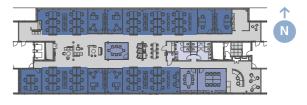
Atrium Business Park. 19–41, Rue du Puits Romain. 8070 Bertrange, Luxemburg.

Rental Space.						
Floor	Vitrum	Emporium	Excio	Extimus	Total	
Office	15.937 sqm	19.931 sqm	5.395 sqm	4.910 sqm	46.173 sqm	
Multi-use		528 sqm			1.662 sqm	
Restaurant		2.219 sqm			2.219 sqm	
Archive	1.257 sqm	1.461 sqm	323 sqm	655 sqm	3.696 sqm	
Total space	17.194 sqm	24.139 sqm	5.718 sqm	6.699 sqm	53.750 sqm	
Parkings (ratio 1:24)	572	876	191	341	1.980	

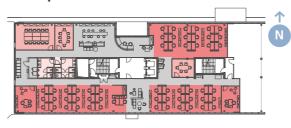
Floor plan Vitrum



Floor plan Emporium



Floor plan Excio



Floor plan Extimus





www.deka-stars-belux.com www.atrium.lu

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Royal Monterey. 26a, Boulevard Royal / Avenue Monterey 10. 2449 Luxemburg.





Facts.

- Year built: 2009.
- Upscale 10-storey office building.
- Terraces on 4th, 6th and 8th floors.
- Entrance to underground car park on Boulevard
- Attractive lobbies.
- Two addresses possible on Boulevard Royal and Avenue Monterey.
- Serviced by 2 passenger lifts.
- Temperature controlled by cooling and heating
- Suspended ceiling with downlights in leased areas.
- Office spaces fitted with carpeting on raised flooring.
- Dividable into individual offices, group offices or open-plan offices.
- 1 gas heating system.
- 1 chilling group R 134.
- 1 Ventilation group.



- Right next to Boulevard Royal and Boulevard Prince Henri.
- Ideal location in downtown Luxemburg.
- Very well connected to local public transport and private transport.
- In the immediate vicinity of banks and financial
- Hamilius and Royal bus stops very close by.
- Kirchberg airport about 5–15 minutes away
- Extensive dining options very close by.
- Exclusive shopping facilities very close by.





Rental Space.	
Floor	Total
8th	457 sqm
7th	538 sqm
6th	539 sqm
5th	691 sqm
4th	690 sqm
3rd	734 sqm
2nd	734 sqm
1st	723 sqm
Ground Floor	506 sqm
Total office space	5.612 sqm
Parking (ratio 1:115)	49 spaces
Archives	1.107 sqm

standard floor.





.Deka

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38th JFK Avenue. 38, Avenue John F. Kennedy. 1855 Luxemburg.





Facts.

- Year built: 2000.
- Stately 6-storey office property.
- Facade made of high-grade aluminium, glass and
- Spacious and stately lobby.
- Serviced by 8 passenger lifts.
- Customisable cooling in all office areas.
- Acoustically effective metal ceilings.
- Natural ventilation through opening windows.
- Raised flooring in office spaces and hallways.
- Anti-sun glass and electric exterior blinds.
- Flexible size of lease units thanks to 4 rows of
- Flexible space design possible (individual offices / open space).





- Very good location in the Kirchberg quarter in the northeast of the city.
- Very good access to downtown and the airport.
- View of main transit axis.
- Very well connected to local public transport and private transport.
- Regional airport in Findel about 10 minutes away by car.
- Extensive dining options very close by.



38th JFK Avenue. 38, Avenue John F. Kennedy. 1855 Luxemburg.

Rental Space.	
Floor	Total
5th	1.776 sqm
4th	2.234 sqm
3rd	2.234 sqm
2nd	2.226 sqm
1st	2.464 sqm
Ground Floor	3.551 sqm
Total office space	14.486 sqm
Parking (ratio 1:45)	322 spaces
Archives	2.688,48 sqm

standard floor.





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Requirements. Acquisitions and Sales. Global Office and Retail Properties.



Office Properties.	
Investment volume	Individual properties starting from 30 million euros.Portfolios
Classification	CoreCore Plus
Locations	 Metropolitan and densely populated areas Established office locations Good access to local public transport
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Less than 10 years old. Alternatively: last remodelling or renovation less than 5 years ago. No maintenance backlog. Possibly of third-party use. Adequate number of parking spaces
Tenancy agreements	 Minimum average lease term (WALT) of 5 years; possible shorter term for excellent locations Minimum occupancy rate of 75 %; may be lower for outstanding properties. Creditworthy tenants. Standard terms for indexation and operating expenses

nvestment volume	Individual properties starting from 30 million eurosPortfolios
Classification	 Shopping centres in city and town centres Regional shopping centres Specialist stores and local supplies centres High street retailers
Locations	 Established retail locations Very central and high degree of purchasing power Good infrastructural accessibility
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Very good condition with no maintenance backlog Adequate number of parking spaces
Tenancy agreements	 Minimum average lease term (WALT) of 5 years Minimum occupancy rate of 80 %; developments min 50 % pre-let Strong anchor tenants; tenants with excellent creditworthiness Good sector and tenant mix Standard terms for indexation and operating expenses

Requirements. Acquisitions and Sales. Global Hotel and Logistics Properties.

Hotel Properties.	
Investment volume	Individual properties starting from 30 million eurosPortfolios
Classification	 2-, 3-, 4- and 5-star-hotels Lease agreements; no management contracts
Locations	 Preferably prime locations Preferably city hotels Distinguished locations Top tourism locations
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Less than 10 years old Alternatively: last remodelling or renovation less than 5 years ago Very good condition with no maintenance backlog Minimum of 120 rooms Good business and leisure mixture
Tenancy agreements	 10-year lease agreement Renowned international hotel chains Standard market practice maintenance agreements Standard terms for indexation and operating expenses

Logistics Properties	
Investment volume	Individual properties starting from 30 million eurosPortfolios
Classification	Logistics centresCity logistics centresCity Logistikzentren
Locations	 National and international logistics hubs Metropolitan regions Good traffic connections through road, rail,water and airport
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Less than 10 years old Very good condition; no maintenance backlog Modern building configuration and excellent multifunctionality (e.g. ceiling height over 10.50 m, large
Tenancy agreements	 Minimum average lease term (WALT) of 5 years Minimum occupancy rate of 80 %; developments possible without pre-let Creditworthy tenants Standard market practice maintenance regulations Standard terms for indexation and operating expenses

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