

Deka Immobilien
Investment GmbH
BeLux Portfolio
Edition.
April 2026.

.Deka
Immobilien

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Content.

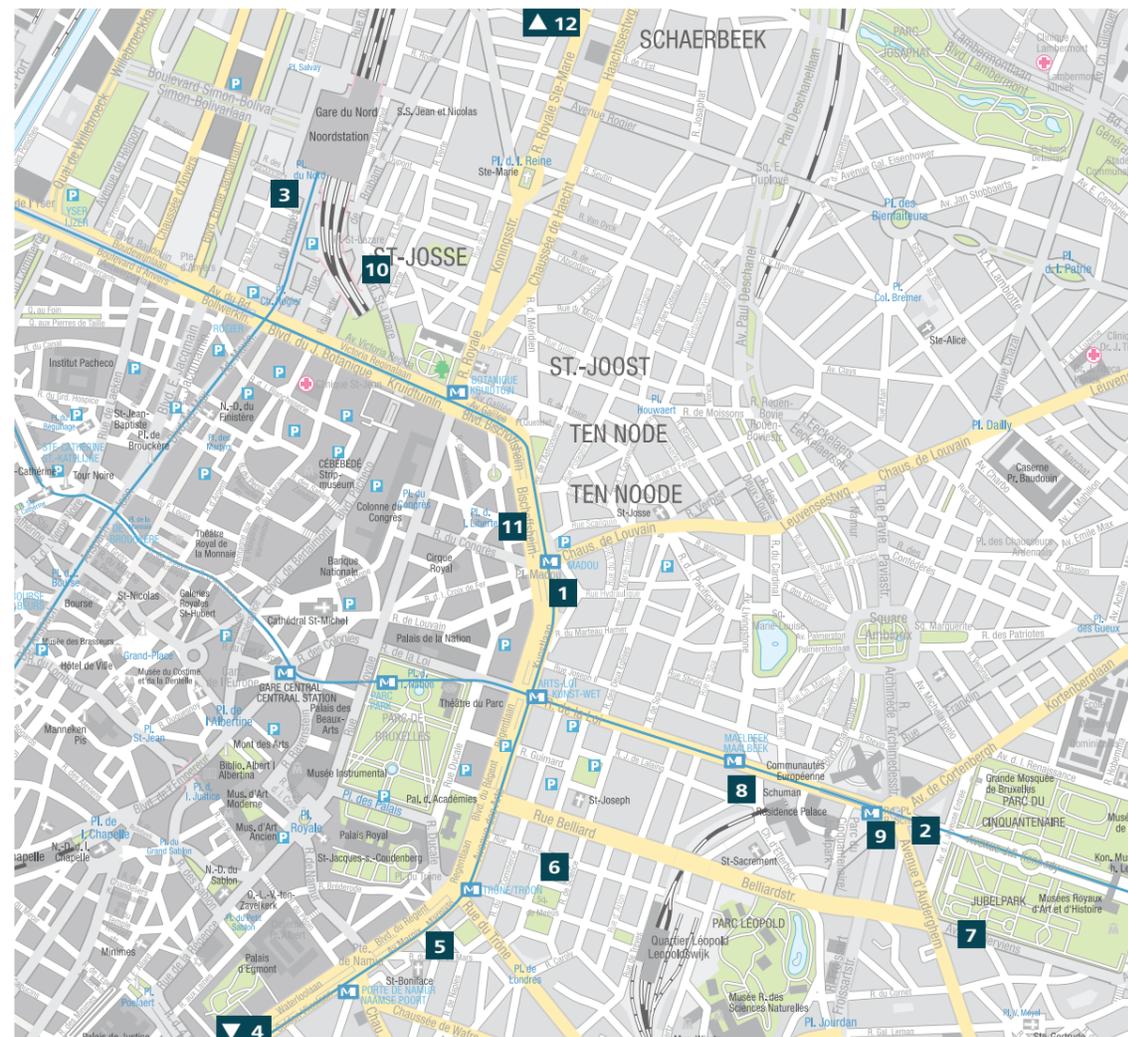
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Overview.

Location of the properties in Brussels.

- 1 Arts 3-4-5 | 3-4-5 Avenue des Arts | Kunstlaan 3-4-5
- 2 Auderghem | 2 – 14, Avenue d'Auderghem | Oudergemselaan 2 – 14
- 3 Boréal | 55, Rue du Progrès | Vooruitgangsstraat 55
- 4 Eurostation Blérot | 1, Place Victor Horta | Victor Hortaplein 1
- 5 Marnix 23 | 23, Avenue Marnix | Marnixlaan 23
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- 8 The One | 107–109, Rue de la Loi | Wetstraat 107–109
- 9 Schuman 6 | 6, Rond Point Schuman | Schumanplein 6
- 10 Silver Tower | 2, Place Saint-Lazare 2 | Sint-Lazarusplein 2
- 11 Spectrum | 12–21, Boulevard Bischoffsheim | Bischoffsheimlaan 12–21
- 12 Rubens | Uitbreidingstraat 80 – 86 | 2600 Antwerp

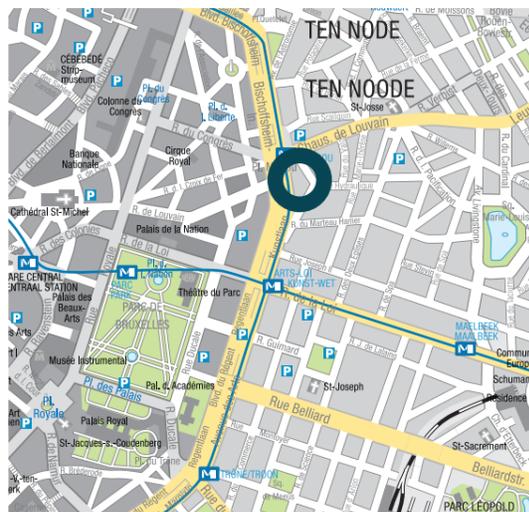


Arts 3-4-5.
3-4-5 Avenue des Arts.
Kunstlaan 3-4-5. 1210 Brussels.



Facts.

- Year built: 1969/1996.
- 12-storey, slim office building
- Classic rectangular building shape with natural stone facade
- Elegant entrance area with reception desk
- 3 passenger elevators
- Access control (card reader)
- Air conditioning via fan coil system, individually adjustable
- Pre-equipped code card system
- Openable windows with double glazing
- Suspended ceilings
- Cable routing channels in the window sills
- Office space can be flexibly divided, 2 rental units per floor
- Office space grouped around the central core
- 2 sanitary units per floor



Location.

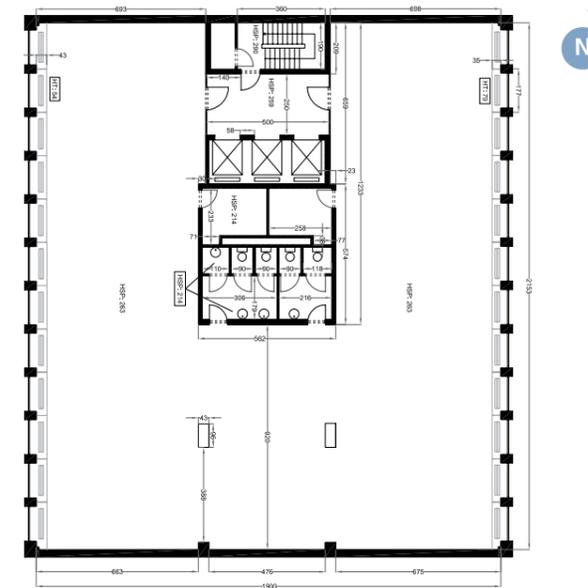
- Good central location at the heart of the Leopold EU district.
- Immediate proximity to various embassies.
- Madou metro station immediately next to the building.
- Excellent access to the inner ring road.
- Excellent access to public and private transport.
- Supermarkets and restaurants within walking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

standard floor



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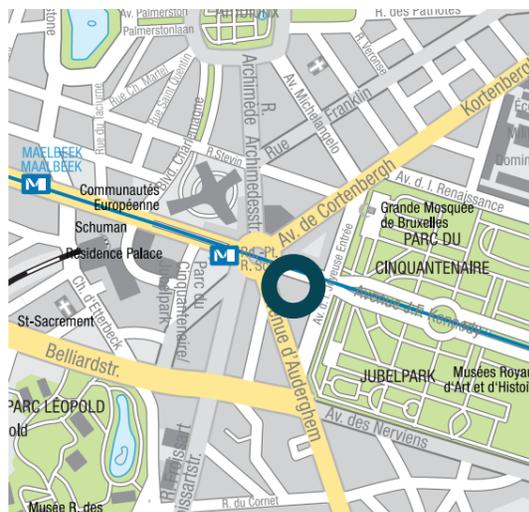
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Avenue Louise 523
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Auderghem.
2 – 14, Avenue d'Auderghem.
Oudergemse laan 2 – 14. 1000 Brussels.



Facts.

- Year built: 1996.
- 10-storey, prestigious office building.
- Classic natural stone façade with metal elements.
- 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.

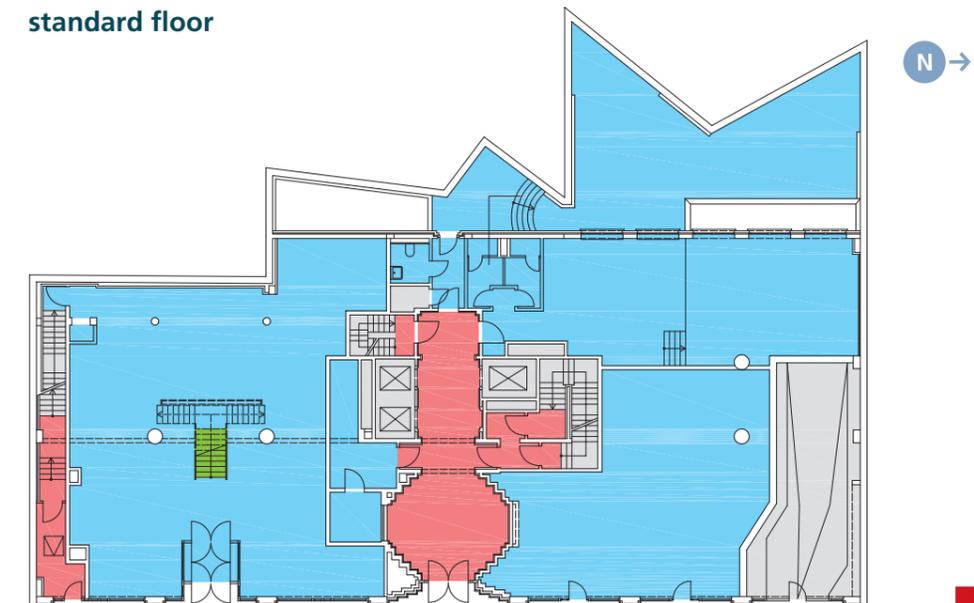
- Prestigious location in eastern part of the city.
- "Leopold Quarter".
- Key EU institutions in close proximity.
- Located directly next to „Schuman“ metro station.
- Direct connection to Brussels tunnel system.
- Zaventem Airport approx. 20 minutes' drive away.
- Wide choice of top-class restaurants,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

Auderghem.
2 – 14, Avenue d'Auderghem.
Oudergemse laan 2 – 14. 1000 Brussels.

Rental Space.

Floor	Total
9th	231 sqm
8th	508 sqm
7th	608 sqm
6th	608 sqm
5th	608 sqm
4th	608 sqm
3rd	608 sqm
2nd	608 sqm
1st right	339 sqm
1st left	148 sqm
Ground Floor	170 sqm
Total office space	5.044 sqm
Parking (ratio 1:95)	43 spaces
Archives	60 sqm

standard floor



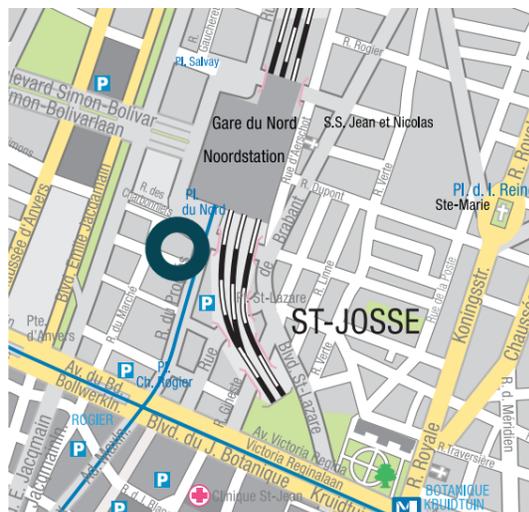
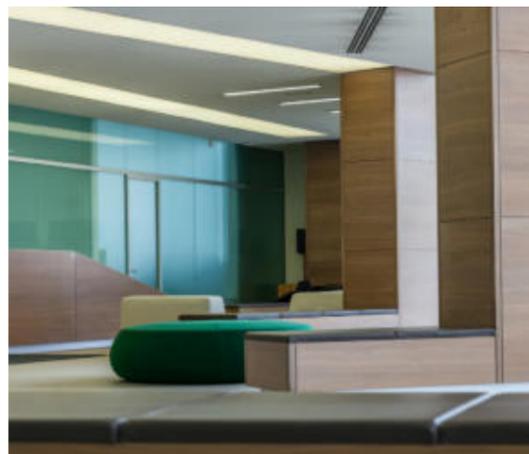
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Boréal.
55, Rue du Progrès.
Vooruitgangstraat 55. 1210 Brussels.



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.

Location.

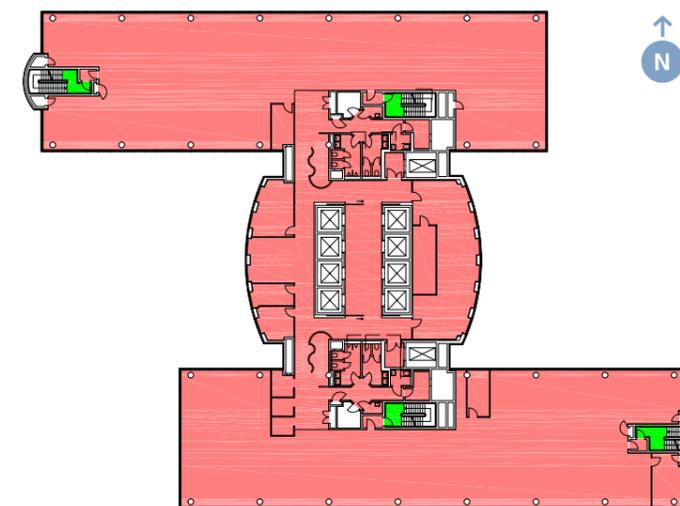
- The most accessible landmark in the European capital.
- International airport 11 min.
- Gare du Nord 1 min.
- Gare du Midi 7 min.
- City center with all its cultural and historic highlights.
- European district.
- Rue Neuve (Main Shopping Street).
- City2 shopping center.

Boréal.
55, Rue du Progrès.
Vooruitgangstraat 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



Contact

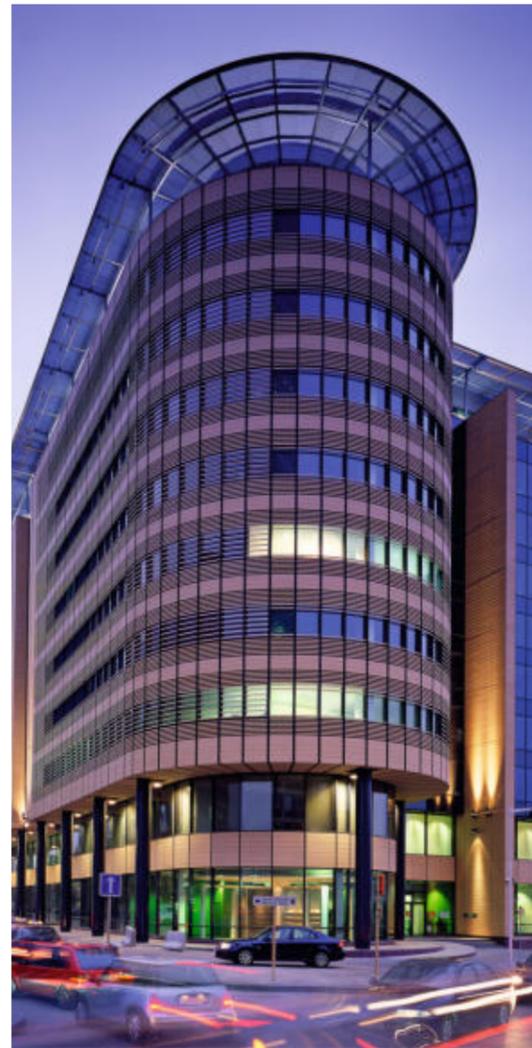
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Eurostation Blérot.
1, Place Victor Horta.
Victor Hortaplein 1. 1060 Brussels.

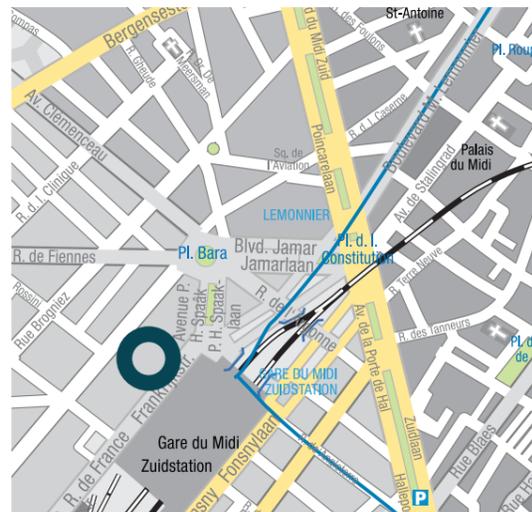


Facts.

- 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.

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.

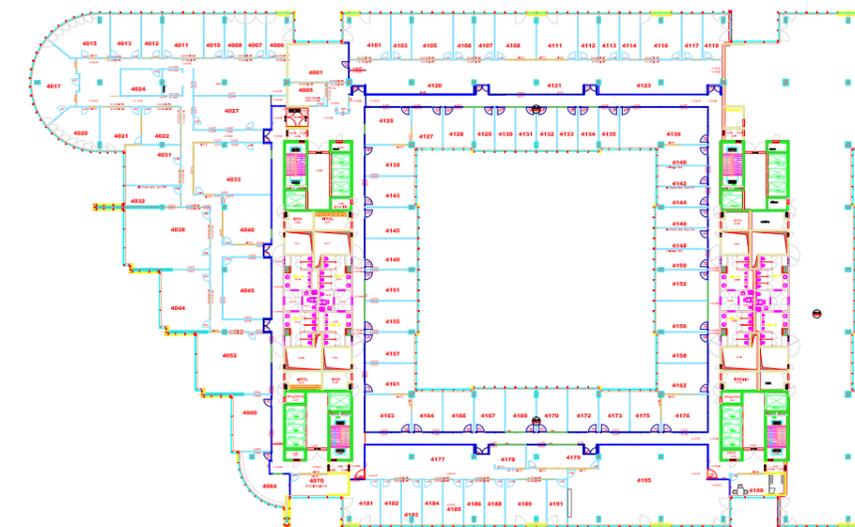


Eurostation Blérot.
1, Place Victor Horta.
Victor Hortaplein 1. 1060 Brussels.

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
Floor T / -1 (archives and ancillary premises)	4.307 sqm
Total office space	44.578 sqm
Parking (ratio 1:95)	175 spaces
Retail	414 sqm

Standard floor, typical layout



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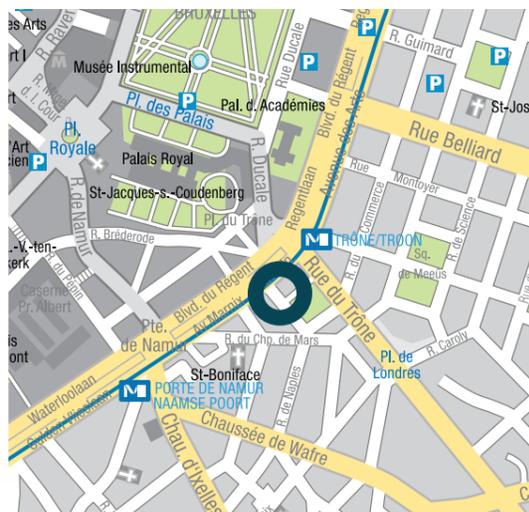
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Marnix 23.
23, Avenue Marnix.
Marnixlaan 23. 1000 Brussels.



Facts.

- Iconic building with roof terrace
- Fully Air-Conditioned
- Newly refurbished lobby with modern seating area
- Renovated lift lobbies & sanitary facilities
- Toilet for disabled persons on each floor
- Videophone in main entrance
- 6 E-charging stations.
- Easy access by car from inner ring road
- Metro Station Trone near by
- Beautiful view of the royal palace
- Bike Spaces in minus 0 and minus 1



Location.

- Southern outskirts in the government district
- Direct proximity to the "Park de Bruxelles" and "Royal Palace"
- Excellent connection to the inner city ring
- Very good connections to public transport and private transport
- "Zaventem" airport in about 20 minutes by car
- Exclusive and unique view over Brussels

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) Storage	459 sqm
Parking (ratio 1:73)	76 spaces
Archives	358 sqm

Standard floor, typical layout



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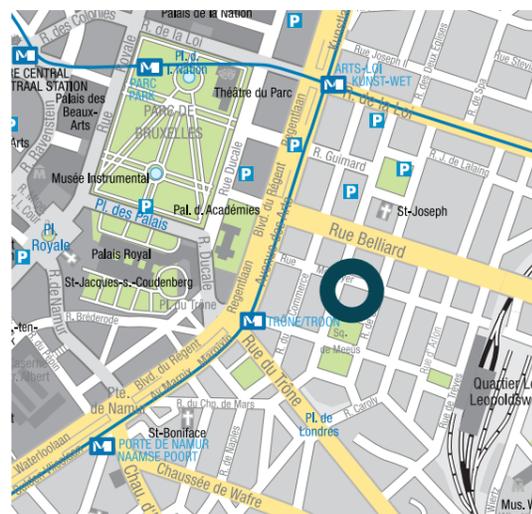
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Meeûs 35.
35, Square de Meeûs.
De Meeûssquare 35. 1000 Brussels.



Facts.

- Year built: 1979/2002.
- 9-story, striking office building in a corner location
- Typical concrete frame facade
- With a unique view of the park
- Light-flooded office space thanks to a corner location directly on the park
- Comprehensive modernization in 2012
- Tenant Silversquare offers rental of modern meeting rooms
- 3 passenger elevators
- Air conditioning via fan coil system, individually adjustable
- Aluminum windows with double glazing, suspended ceilings
- Office space can be flexibly divided, 2 rental units per floor
- Office space grouped around the central core
- Sanitary unit on each floor
- Barrier-free access to the offices



Location.

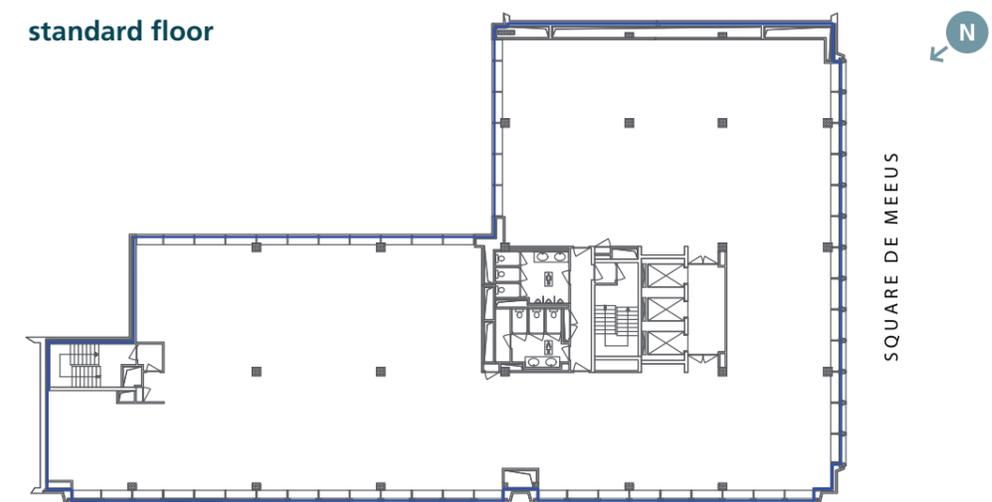
- Ideal city-centre location at the heart of the Leopold EU district.
- Directly facing the popular Square de Meeus park.
- Key EU institutions in close proximity.
- Trône metro station approx. 2 minutes away on foot.
- Direct connection to Brussels' city centre ring tunnel system.
- Zaventem Airport 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 sqm
4th	918 sqm
3rd	920 sqm
2nd	916 sqm
1st	854 sqm
Ground Floor	812 sqm
Total office space	7.809 sqm
Parking (ratio 1:74)	106 spaces
Archives	106 sqm

standard floor



RUE DE L'INDUSTRIE



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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.

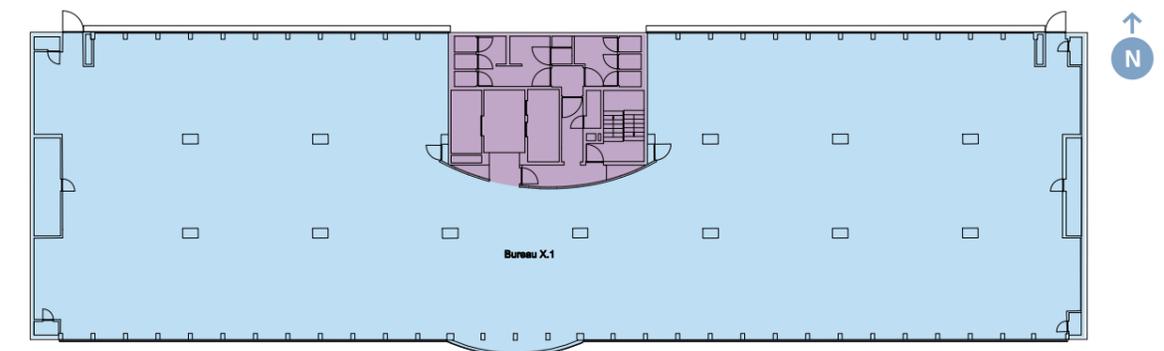
- Prestigious location in the eastern part of the city's European District.
- Key EU institutions in close proximity.
- Schuman metro station approx. 10 minutes away on foot.
- Direct connection to Brussels tunnel system.
- Zaventem Airport approx. 20 minutes away by car.
- Wide choice of top-class restaurants, 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 sqm
7th	1.030 sqm
6th	1.030 sqm
5th	1.028 sqm
4th	1.032 sqm
3rd	1.032 sqm
2nd	1.032 sqm
1st	1.017 sqm
Ground Floor	619 sqm
Total office space	8.246 sqm
Parking (ratio 1:100)	115 spaces
Archives	163 sqm

standard floor



www.deka-stars-belux.com
www.nerviens.com

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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.

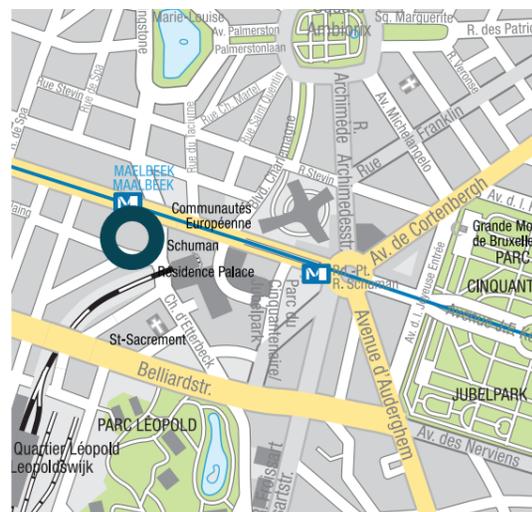


The One. 107 – 109, Rue de la Loi. Wetstraat 107 – 109. 1000 Brussels.

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



Location.

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



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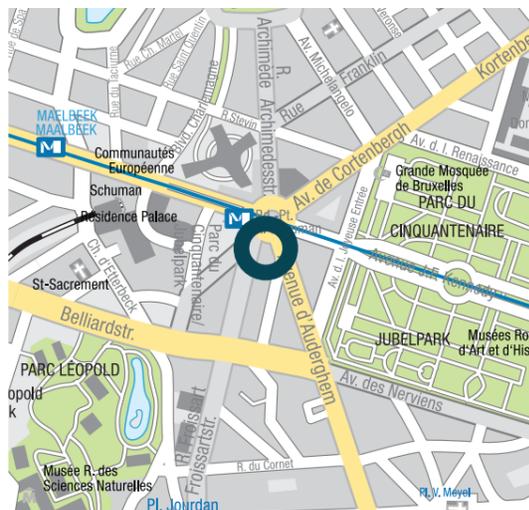
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Schuman 6.
6, Rond Point Schuman.
Schumanplein 6, 1040 Brussels.



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.

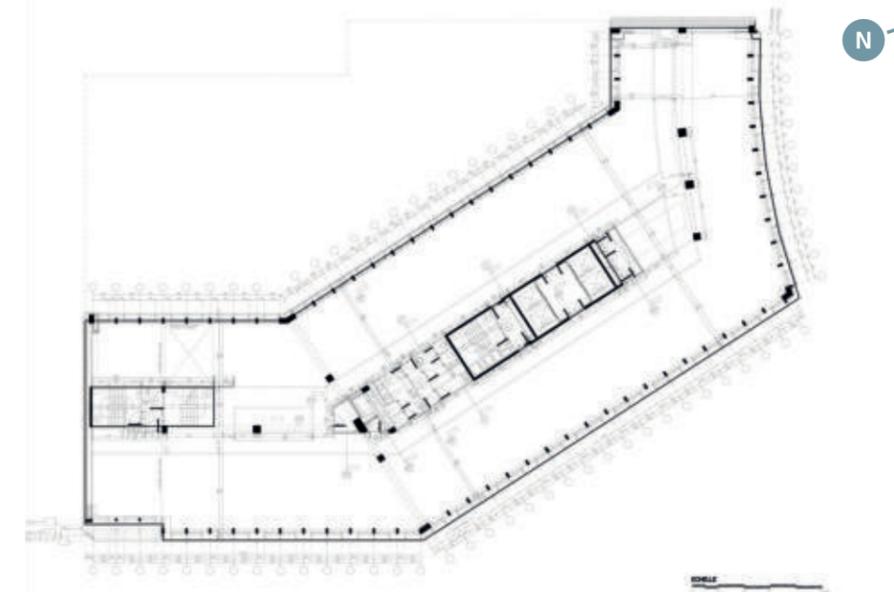
- Prestigious location directly on the Schuman Roundabout.
- Key EU institutions in close proximity.
- Schuman metro station approx. 100 metres away.
- Direct connection to Brussels tunnel system.
- Zaventem Airport approx. 20 minutes away by car.
- Wide choice of restaurants, cafés and bistros.
- Shopping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

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

Rental Space.

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

standard floor



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www.schuman6.com

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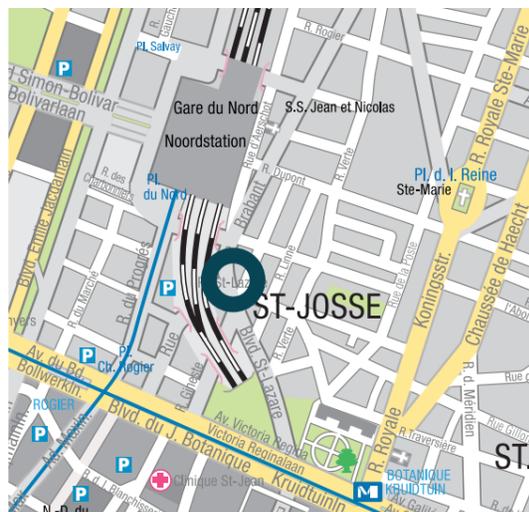
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Silver Tower.
2, Place Saint-Lazare.
Sint-Lazarusplein 2. 1210 Brussels.



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.

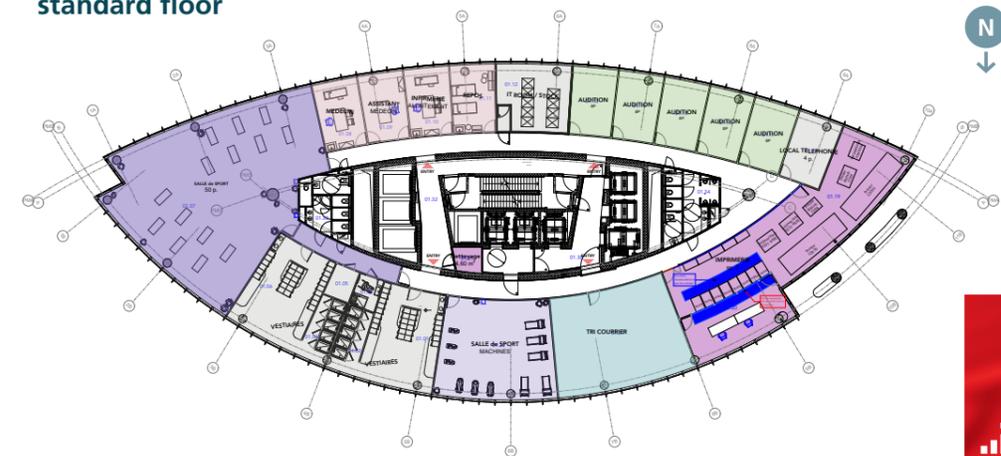
Rental Space.

Floor	Total
32nd	480 sqm
31st	1.112 sqm
30th	1.168 sqm
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	— sqm
-2nd	— sqm
-3rd	— sqm
-4th	— sqm
-5th	— sqm
-6th	— sqm
-7th	— sqm
Total office space	43.302 sqm
Parking	139 spaces
Archives	1.331 sqm

standard floor



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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.
- Public parking – No COBRACE Tax
- Unique glass walls providing floor to ceiling transparency.
- A prestigious location inbetween the city center and the Leopold quarter.
- 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.

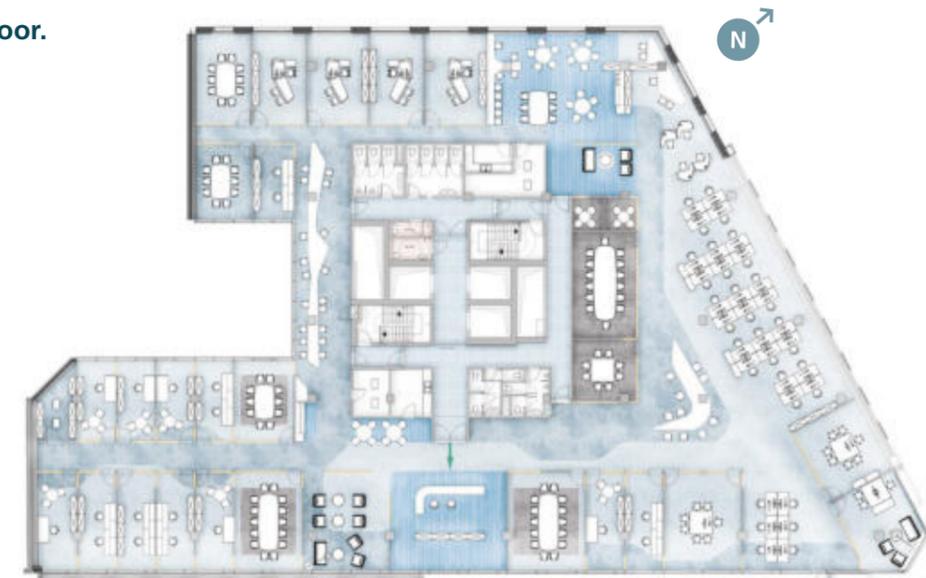


Spectrum. Bischoffsheimlaan 12–21.
12–21, Boulevard Bischoffsheim.
1000 Brussels.

Rental Space.

Floor	Rental space
10 th	782 sqm
9 th	1.247 sqm
8 th	1.388 sqm
7 th	1.388 sqm
6 th	1.387 sqm
5 th	1.660 sqm
4 th	1.658 sqm
3 rd	1.700 sqm
2 nd	1.674 sqm
1 st	1.622 sqm
Ground Floor	1.856 sqm
Total office space	16.362 sqm
-1 st 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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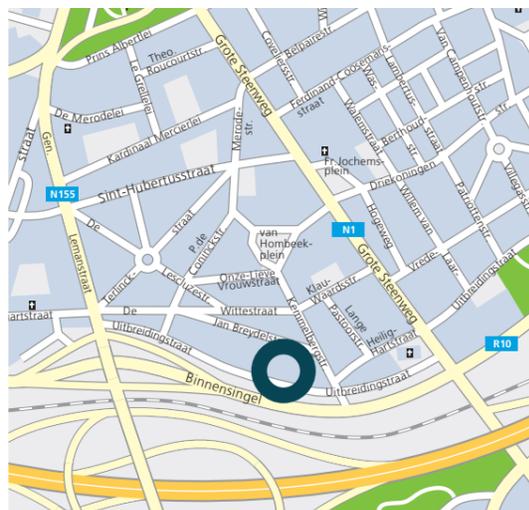
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Rubens Complex. Uitbreidingstraat 80–86. 2600 Antwerp.



Facts.

- Year built: 1999.
- Consisting of 4 detached office buildings.
- Building A with 6 floors, buildings B, C, and D with 5 floors each.
- Very visible from the motorway and the Antwerp ring road.
- High quality granite facade.
- Surrounded by attractive green spaces.
- Very good parking ratio of 1 space per approx. 40 m² office space is available.
- Access control and video intercom.
- Fully air-conditioned, gas central heating, fire alarm system.
- Metal suspended ceilings.
- Insulated, double glazed windows.
- Flexible use thanks to expansion grid of 1.25 m.
- Building D with an unusual semicircular floor plan.
- Small-scale rental possible.
- Large LED outdoor screen.



Location.

- Prominent location in Antwerp's Singel office district.
- Situated in the district of Berchem in the southern part of Antwerp.
- Tram stop near the building.
- Berchem train station approx. 10 minutes away on foot.
- Ring (Singel) and E19 a few minutes away by car.
- Zaventem Airport approx. 30 minutes away by car.
- 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 sqm		
4th		1.073 sqm	1.086 sqm	1.086 sqm
3rd		1.073 sqm	1.086 sqm	1.086 sqm
2nd		1.073 sqm	1.086 sqm	1.086 sqm
1st		1.073 sqm	1.086 sqm	1.086 sqm
Ground floor		817 sqm	893 sqm	999 sqm
Total office space		6.182 sqm	5.237 sqm	5.878 sqm
Total office space		22.534 sqm		
Parking (ratio 1:40)		565 spaces		
Archives		604 sqm		

standard floor, typical layout



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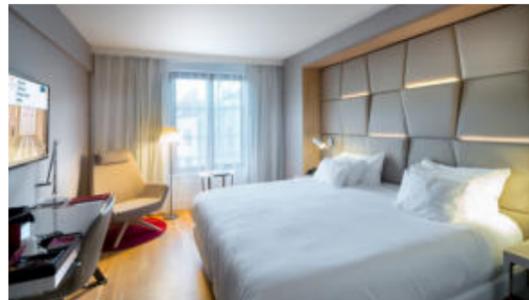
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Hotel properties. Brussels.



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



Facts.	
Number of tenants	4
Number of hotel rooms	193
Number of retail outlets	3
Total sqm	11.222 sqm



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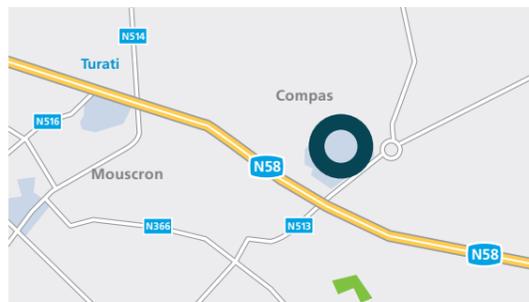
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Retail properties. Belgium.



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

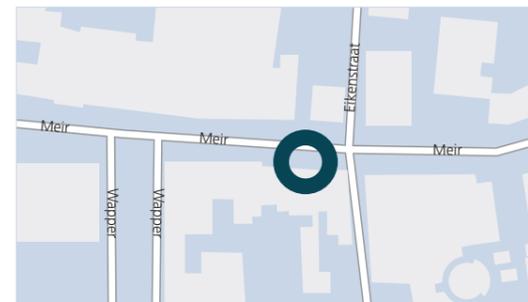


Facts.	
Number of tenants	3
Number of parking-spaces	620
Lettable area	23.062 sqm
Plot-Size	55.478 sqm

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Retail properties. Belgium.

Zara store.
Meir 58, 2000 Antwerp.



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Facts.	
Number of tenants	1
Number of parking-spaces	17
Lettable area	3.950 sqm
Plot-Size	6.660 sqm

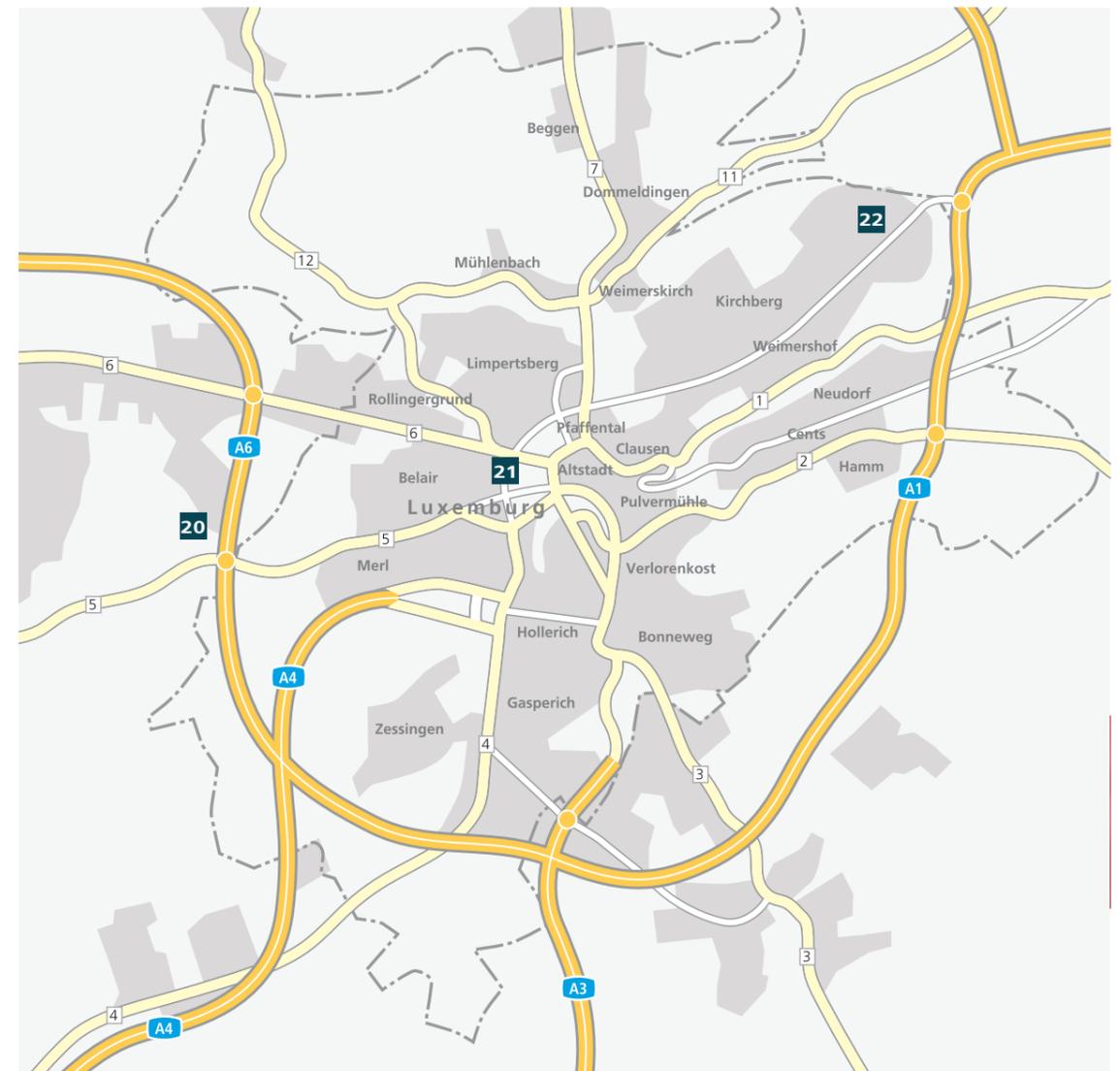


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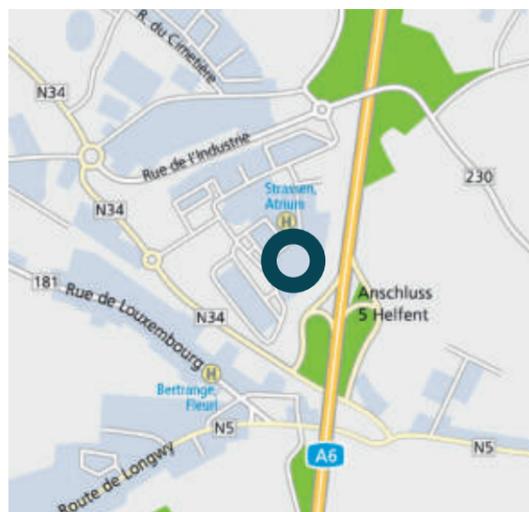
Overview. Location of the properties in Luxembourg.

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



Atrium Business Park.

19–41, Rue du Puits Romain.
8070 Bertrange, Luxembourg.



Facts.

- Year built: Emporium: 2005, Exico: 2010, Extimus: 2010, Vitrum: 2011.
- 4 modern office properties with 5 to 7 floors.
- Contemporary façade with highly visible signage.
- Excellent parking facilities for cars and bikes.
- Spacious main entrance halls with wifi and co-working.
- Dynamic heating system and chilled ceilings.
- Double-glazing windows and exterior sun-blinds
- 10 separate entrances, 2 or more lifts per entrance.
- Wide range of on-site services including 3 restaurants, concierge, private day-care, common meeting rooms, e-bikes.
- Atrium Balance Club with yoga room, showers and recreation area.
- DLS Building App for tenants.
- Attractive green courtyards with seating areas and bee hives.
- Certified BREEAM in Use EXCELLENT.



Location.

- Easily accessible in Bertrange / Strassen on the City Belt.
- Located near the capital.
- Close to Belgium and France.
- Bus stop in front of the building.
- Highly visible from the A6 beltway, approx. 5 minutes away by car.
- Airport approx. 20 minutes away by car.
- Main railway station reachable by bus within 17 minutes.

Atrium Business Park.

19–41, Rue du Puits Romain.
8070 Bertrange, Luxembourg.

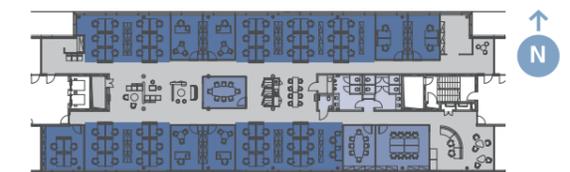
Rental Space.

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	572	876	191	341	1.980

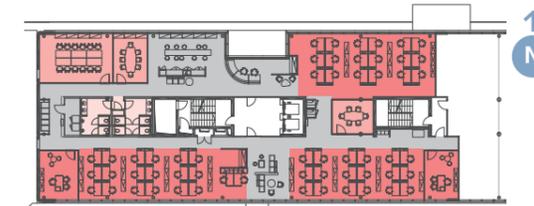
Floor plan Vitrum



Floor plan Emporium



Floor plan Excio



Floor plan Extimus



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

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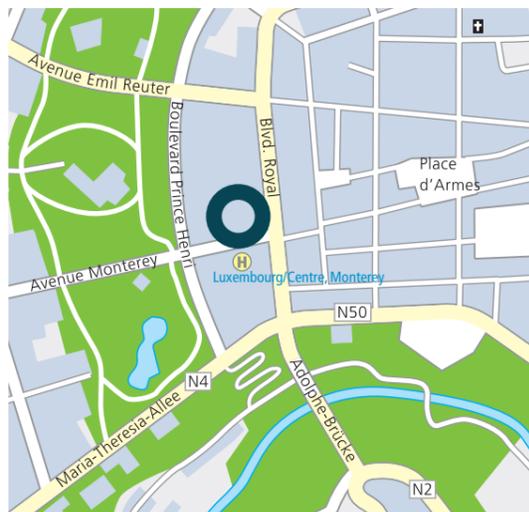
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www.deka-immobilien.de

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



Facts.

- Year built: 2009.
- Upscale 9-storey office building.
- Terraces on 4th, 6th and 8th floors.
- Entrance to underground car park on Boulevard Royal.
- Attractive lobbies.
- Two addresses possible – on Boulevard Royal and Avenue Monterey.
- Serviced by 2 passenger lifts.
- Temperature controlled by cooling and heating ceilings.
- 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.



Location.

- Right next to Place Hamilius and Boulevard Prince Henri.
- Very good visibility due to the location on the corner of Avenue Monterey and Boulevard Royal.
- Ideal location in downtown Luxembourg.
- Very well connected to local public transport and private transport.
- In the immediate vicinity of banks and financial institutions.
- Hamilius bus and tram stops very close by.
- Airport approx. 10 - 15 minutes away by car.
- Extensive dining options very close by.
- Exclusive shopping facilities very close by.

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

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
Rental Space: Parking (ratio 1:119)	47 spaces
Archives	1.107 sqm

standard floor.



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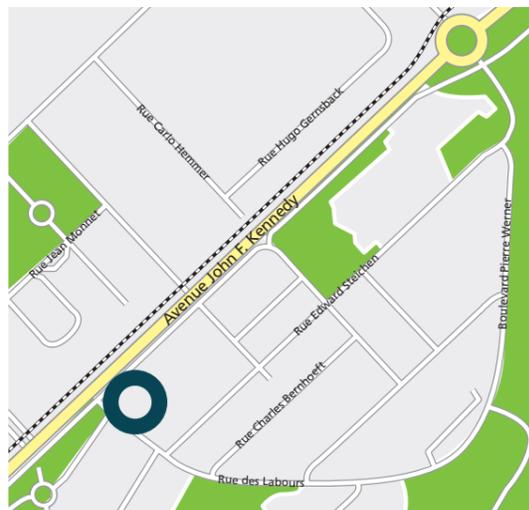
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38th JFK Avenue.
38, Avenue John F. Kennedy.
1855 Luxembourg.



Facts.

- Year built: 2002.
- Stately 6-storey office property.
- Facade made of high-grade aluminium, glass and cut stone.
- 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 offices.
- Flexible space design possible (individual offices / open space).



Location.

- Very good location in the Kirchberg quarter in the northeast of the city.
- Very good access to downtown and to the airport.
- Main transit axis view.
- Very well connected to local public transport and private transport.
- Airport approx. 8 - 10 minutes away by car.
- Extensive dining options very close by.

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

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	<ul style="list-style-type: none"> Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	<ul style="list-style-type: none"> Core. Core Plus.
Locations	<ul style="list-style-type: none"> Metropolitan and densely populated areas. Established office locations. Good access to local public transport.
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, certified under internationally recognized labels. Less than 15 years old. Alternatively: last remodelling or renovation less than 10 years ago. No maintenance backlog. Possibility of third-party use guaranteed. Adequate number of parking spaces
Tenancy agreements	<ul style="list-style-type: none"> Weighted average lease term (WALT) of 5 years; shorter terms possible for excellent locations. Occupancy rate of at least 75%; may be lower for outstanding properties. Creditworthy tenants. Standard indexation and settlement of operating expenses under market conditions.

Retail Properties.

Investment volume	<ul style="list-style-type: none"> Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	<ul style="list-style-type: none"> Shopping centres in city and town centres. Regional shopping centres. Specialist stores and local supplies centres. High street retailers.
Locations	<ul style="list-style-type: none"> Established retail locations. Very central and high degree of purchasing power. Good infrastructural accessibility.
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, certified under internationally recognized labels. Very good condition with no maintenance backlog. Adequate number of parking spaces.
Tenancy agreements	<ul style="list-style-type: none"> Minimum average lease term (WALT) of 5 years. Full occupancy preferred. Strong anchor tenants; creditworthy tenants. Good sector and tenant mix. Standard indexation and settlement of operating expenses under market conditions.

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

Hotel Properties.

Investment volume	<ul style="list-style-type: none"> Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	<ul style="list-style-type: none"> 2-, 3-, 4- and 5-star-hotels. Lease agreements; no management contracts.
Locations	<ul style="list-style-type: none"> Preferably prime locations. Preferably city hotels. Distinguished locations.
Properties	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 10-year lease agreement (at least). Renowned international hotel chains Standard market practice maintenance agreements. Standard indexation and settlement of operating expenses under market conditions.

Logistics Properties.

Investment volume	<ul style="list-style-type: none"> Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	<ul style="list-style-type: none"> Logistics centres. Distributions centres. City logistics centres.
Locations	<ul style="list-style-type: none"> National and international logistics hubs. Metropolitan regions. Good traffic connections through road, rail, water and airport.
Properties	<ul style="list-style-type: none"> 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 column grid, high capacity load limits).
Tenancy agreements	<ul style="list-style-type: none"> Weighted average lease term (WALT) of at least 5 years. Minimum occupancy rate of 80 %; developments possible without pre-let. Creditworthy tenants. Standard maintenance agreements, indexation and settlement of operating expenses under market conditions.

Contact. BeLux.



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