



IMMOBEL  
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## PRESS RELEASE

### SALE OF SOUTH CRYSTAL BUILDING IN BRUSSELS

Today 29 June, a partnership comprising Soficom Development sa, IMMOBEL sa, CFE sa and Besix RED sa has concluded the sale to ETHIAS of the building known as South Crystal, located at 13-18 Avenue Fonsny, in Saint-Gilles, for the sum of approximately 30 MEUR inclusive of tax.

This is a mixed-use building of offices and shops. All of the offices, some 6,427 m<sup>2</sup> and 34 parking spaces, have been leased to the SNCB Holding, and Delhaize sa has leased most of the 811 m<sup>2</sup> of retail space to set up a new Proxy Delhaize in the near future.





As far as energy is concerned, the building has recently been awarded VALIDEO certification and has achieved an E75.

This brings to a conclusion the long series of real estate projects developed by the promoters along the avenue Fonsny: a  $\pm 18,000$  m<sup>2</sup> office building sold to Delta Lloyd and delivered in 2003 and 2004; two office buildings sold respectively to Group S ( $\pm 10,000$  m<sup>2</sup>) and to GLL Real Estate, leased to the SNCB Holding ( $\pm 10,000$  m<sup>2</sup>), both delivered in 2008; two office buildings of  $\pm 13,000$  m<sup>2</sup> and  $17,000$  m<sup>2</sup> developed in partnership on block C and delivered in 2009 and 2010, and sold to Integrale and Allianz (occupied by SMALS and Infrabel); and, finally, a 142 room hotel operating under the Park Inn flag, which opened last March 1. This hotel has not only created a new dynamism in the neighbourhood, but has created new jobs too.

To complete these operations the promoters have also developed a building of 22 apartments, located in Rue de Russie, with shops on the ground floor. The businesses are operational and the housing units are up for sale now. Several are already occupied by the new owners.

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#### About IMMOBEL:

IMMOBEL has, for 145 years, been an undisputed player in property development in Belgium. Its business covers the offices, residential and land sectors, thus enabling it to diversify its project portfolio. It is active in Belgium, Grand Duchy of Luxembourg and Poland. Its vision of the market and its expertise mean it can design, manage and sponsor ambitious property projects, making for added value in the long term, in keeping with the surrounding area and incorporating major corporate imperatives.

IMMOBEL is listed on Euronext Brussels as "IMMOBEL".  
For further information, see : [www.immobel.be](http://www.immobel.be)

#### About SOFICOM DEVELOPMENT:

SOFICOM DEVELOPMENT is the real estate division of the EIFFAGE BENELUX group, a subsidiary of the French group Eiffage, which is listed on the Paris stock exchange. SOFICOM DEVELOPMENT is active in Belgium in the development of office buildings as well as housing, hotels, senior citizens' accommodation and public car parks. EIFFAGE BENELUX is a major player in the field of construction and civil engineering, as well as electricity, HVAC, and marine operations. Its main subsidiaries include Valens, Duchène, Antwerpse Bouwwerken, Herbosch-Kiere, Collignon, VSE, Yvan Pâques etc.

For further information, see : [www.eiffagebenelux.be](http://www.eiffagebenelux.be)  
"Building together"

#### About CFE:

CFE is a multidisciplinary group of companies active in construction and associated services, quoted on Euronext Brussels and of which VINCI holds 47% of the capital. CFE is one of the important actors in the construction industry in Belgium and is also present in the Netherlands, Luxemburg and in Central Europe. CFE owns 50% of DEME, one of the world's leading dredging contractors.

For further information, see : [www.cfe.be](http://www.cfe.be)

#### About BESIX Real Estate Development:

Besix Real Estate Development (BESIXRED) is a subsidiary of the BESIX Group, a construction company with an international reputation.

BESIXRED is in charge of property development within the BESIX Group and specialises in three very different areas of business: residential, offices and communal facilities such as hotels, shops and services.

Over the last twenty years BESIXRED has built up in-depth expertise on the property markets in both Belgium and Luxembourg. Whilst at the same time aiming to maintain its presence on its main markets, BESIXRED is actively planning to diversify geographically into France and Poland.

For further information, see : [www.besixred.com](http://www.besixred.com)