

PRESS RELEASE

Revitalisation project for Cours Saint-Michel site in Etterbeek presented to local residents

Reconnection of neighbourhoods, upgrading of the existing building, introduction of functional diversity

Brussels, 15 September 2020,

Yesterday, at the joint request of the municipality and developers Besix RED and Immobel, the architects' and landscape architects' offices presented to local residents the main lines of the project to revitalise Cours Saint-Michel. This will involve the transformation of an obsolete office building into a reconnected living area that is open to public space and the surrounding neighbourhoods.

The meeting, which followed on from a reflection and co-creation phase with the Brussels-Capital region and the municipality of Etterbeek, allowed the different parties to voice their thoughts and discuss this project, which will have a major impact on the neighbourhood. All exchanges took place in a spirit of transparency with a positive and constructive mindset.

The development will be structured around 3 areas:

- **reconnection between neighbourhoods** by means of a public urban promenade and the tripling of green spaces;
- **upgrading of the existing building** by reducing the total built area by 13% and transforming the obsolete office building into flexible, bright and open workspaces adapted to the New Ways of Working (NWoW);
- **introduction of functional diversity** through the optimisation of the current green space into a true residential park accessible to the public and through the creation of several high-quality residential buildings, 5 retail premises and local services points, catering areas, etc.

"Our proposal aims to provide a response to major issues at the level of the municipality. The site will be revamped by means of open and transparent architecture that facilitates interaction and emphasises light and circulation for its occupants", says Adrien Puylaert, Immobel Developer.

"While it will be harmoniously integrated into the existing environment, the building will also be exemplary in terms of energy consumption and environmental performance".

As a reminder, in March 2018 Besix RED and Immobel jointly signed an agreement relating to the purchase of the Cours Saint-Michel site from the financial institution ING. It involves a plot of approximately 4 hectares in the municipality of Etterbeek that is ideally located between the Mérode and Thieffry metro stations in a high-quality residential area.

“Our aim is to return the Cours Saint-Michel site to the residents, bringing quality of life back to the heart of the neighbourhood,” says Pascal Uyttendaele, Besix RED Project Director. *“Our concept of an open park - used for office, housing or retail functions - traversed by an urban promenade will allow for a true reconnection to the existing urban fabric while embodying a strong link between the upper and lower parts of the municipality of Etterbeek”.*

Technical data sheet:

Mixed project

Surface area: 85,000 m²

Architects: OFFICE Kersten Geers David van Severen and Jaspers-Eyers Architectes

Landscape architect: Michel Desvigne

Planning permission and environmental permit: to be submitted end of 2020

Construction period: Q1 2023 - Q3 2025

Sustainability: BREEAM Excellent certification.

- No fossil fuels
- Recovery of rainwater and its use in the landscaping
- Energy transfer and reuse between the office and housing functions

Mobility:

- Car park adapted to current uses and regulations
- 550 bicycle spaces
- Potential new direct access from the future park to Thieffry metro station (being studied with the STIB/ MIVB)

Website of the Cours Saint-Michel project: www.courssaintmichel.be

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About BESIX RED :

BESIX Real Estate Development (BESIX RED) is a Belgian real estate development company, operating in residential, office, retail & services properties. As a subsidiary of BESIX Group, the company is present in Belgium and in a growing number of foreign cities. With a concern to create sustainable buildings that reflect its customers' needs, societal and ecological components, as well as innovation, form an integral part of its effort to conceive the real estate of tomorrow.

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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 value of over EUR 650 million and a portfolio of more than 1,200,000 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.

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