



Ubicenter - 23.150 m² office space Leuven

Interinvest acquires Ubicenter, a contemporary office complex that fits in perfectly with its innovative and inspiring Greenhouse concept: 23.150 m² of future-oriented office space located in Leuven at Philipssite

Interinvest continues to implement its strategy of investing in inspiring, multi-tenant offices in easily accessible locations in large urban centres in Flanders. In this connection, it has concluded a private purchase agreement to acquire Ubicenter, subject to the usual suspensive conditions. Ubicenter is a contemporary office complex on the outskirts of Leuven with a leasable surface area consisting of 23.150 m² of office space.

The building is located at Philipssite in a pleasant and lively green environment. The complex meets all the requirements of the “new way of working”, and this fits in seamlessly with the Interinvest Greenhouse concept in Antwerp, Mechelen and Brussels.

More than 95% of the building is leased to 12 tenants. It features a foyer, a company restaurant, an auditorium and a business centre operated by MC Square. The site also has a day nursery and the Sportoase activities centre, which ties in with a contemporary working environment. Besides a large car park, the site also houses the offices of the Police and the Federal Public Service Finance.

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The total investment amounts to € 33,7 million and will generate as from the execution of the authentic deed an annual rental income of € 2,75 million, good for an gross initial yield of 8,2%.

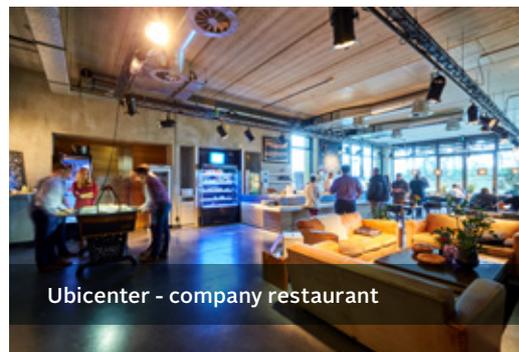
The transaction is structured as a transfer of a long-lease right lasting until 2099, with the city of Leuven which holds the residuary property rights¹. The payment of the price and the transfer of the long-lease right will occur when executing the notarial deed which is foreseen in December 2018.

This transaction was assisted by property specialist JLL.

“The acquisition of Ubicenter fits in perfectly with our reorientation strategy, in which we offer a combination of co-working, offices with extensive service provision, meeting rooms and space for events through the Greenhouse concept. In doing this we create buildings where working and a pleasant experience go hand in hand with a service-oriented and flexible approach.”

- JEAN-PAUL SOLS, CEO INTERVEST

- 1 The transaction comprises in particular the transfer of the long-lease right on the ground including the property right on the office building (established pursuant to the long-lease right on the above mentioned ground) for the remaining period of the long-lease right (being till 2099).



Intervest Offices & Warehouses nv, (hereinafter Intervest), is a public regulated real estate company (RREC) founded in 1996 of which the shares are listed on Euronext Brussels (INTO) as from 1999. Intervest invests in high-quality Belgian office buildings and logistics properties that are leased to first-class tenants. The properties in which Intervest invests, consist primarily of up-to-date buildings that are strategically located in the city centre and outside municipal centres. The offices of the real estate portfolio are situated on the Antwerp - Mechelen - Brussels axis; the logistics properties on the Antwerp - Brussels - Nivelles and Antwerp - Limburg - Liège axis with further extensions in Belgium, the Netherlands and towards Germany. Intervest distinguishes itself when leasing space by offering more than square metres only. The company goes *beyond real estate* by offering 'turnkey solutions' (a tailor-made global solution for and with the customer), extensive services provisioning, co-working and serviced offices.

For more information, please contact:

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