

## Interinvest office portfolio re-orientation strategy proves effective.

11.500 m<sup>2</sup> of new leases have a positive effect of 6% on the office portfolio occupancy rate.

Interinvest recently concluded new lease agreements for 11.500 m<sup>2</sup> of its office portfolio, increasing the office portfolio occupancy rate from 76% to 82% as a result. This increases the total occupancy rate of Interinvest's real estate portfolio by 3% to 89%.

The new tenants will be situated primarily at Greenhouse BXL and Greenhouse Mechelen (at Mechelen Campus). The many available facilities at both sites, including a Greenhouse Flex, played a major role in the decision of these tenants to seek accommodations within the Interinvest portfolio.



*“The new leases and expansions are clear proof that our strategy, re-orienting existing office buildings within our portfolio to be flexible, pioneering, inspiring, service-oriented environments for working and experience and where well-being for the employee occupies a central position, meets the expectations of the market.”*

JEAN-PAUL SOLS - CEO

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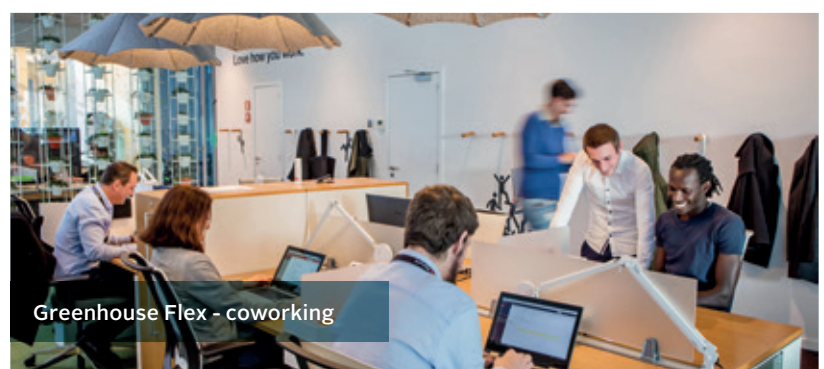
## Leases

Approximately half of the newly leased spaces involve **Greenhouse BXL**, where Intervest welcomes two new tenants in the long term. Konica Minolta will occupy one and a half floors and another tenant two floors, together amounting to 5.182 m<sup>2</sup>. That means 42% of the available space for Greenhouse BXL is spoken for. The opening of the renewed site has been scheduled for the third quarter of 2018. Discussions with possible future tenants are currently in full swing for further leases of this renewed office environment.

Also, a new tenant at **Mechelen Campus**, Janssens Group, signed a lease agreement for 2.598 m<sup>2</sup>. The current tenant, Galapagos, has concluded an agreement to expand their occupancy by two additional floors, gaining 1.732 m<sup>2</sup>. This means the Mechelen Campus tower is now fully occupied. Moreover, Cochlear wants an additional space of minimum 996 m<sup>2</sup> at the Mechelen Campus site and is extending the lease agreement for its current 3.230 m<sup>2</sup> of space until halfway through 2028.

Furthermore, Galapagos also signed a lease agreement for an additional space of minimum 866 m<sup>2</sup> of space at **Mechelen Intercity Business Park**.

All the new leases and expansions in combination amount to approximately 11.500 m<sup>2</sup> with an annual net rental income of €1,6 million.





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## Greenhouse BXL

In 2017, Interinvest began with the re-orientation and redevelopment of the Diegem Campus office complex into Greenhouse BXL. Greenhouse BXL clearly distinguishes itself from traditional office accommodations due to its pioneering implementation of an inspiring office building where working and experience go hand in hand with a service-oriented and flexible approach to the tenants.

With a third **Greenhouse Flex**, this concept aims to stimulate meeting and interaction. It allows for a high level of flexibility, provides an air of tranquillity, focuses on service, is energy-efficient and aims for accessibility. A newly built patio will serve as a lively meeting place with the potential for organising events.

The interior fittings are focused on encouraging mutual interaction between visitors and users. For example, a Grand Café, a restaurant, shared meetings rooms and an auditorium for 200 persons have been provided. Reception services are available to users, ensuring a personalised approach when it comes to the customer's needs.

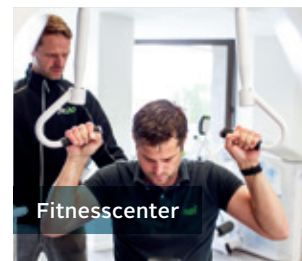
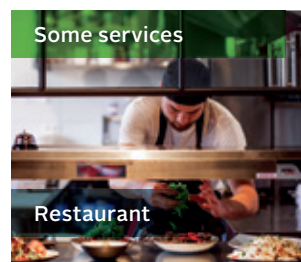




## Mechelen Campus

Mechelen Campus is another location where aiming to combine working and experience with a service-oriented and flexible approach to the tenants has resulted in sustained interest and an increase in tenants.

Mechelen Campus is conceived as an interactive community where users can appeal for a wide range of facilities to make the daily lives of the office users as pleasant and comfortable as possible. For example, there is a sandwich bar/restaurant, ironing service, a handyman service, crèche, fitness centre and meeting rooms with seminar space. Recently these offerings were further expanded with a shuttle service, car rental, charging points and shower facilities. Well-being for employees occupies a central position and the complex as a whole is geared towards the new way of working.



The tower at Mechelen campus is rebaptized into Greenhouse Mechelen with a Greenhouse Flex coworking lounge, space for meetings and seminars and a business center.

By developing offices in the portfolio into pioneering, inspirational meeting places where working and living come together, these buildings distinguish themselves from other offices on the market. This helps attract new, prominent tenants, as shown by the leases mentioned above. The service-oriented, flexible “GREENHOUSE” concept acts as a catalyst, creating a community across the various locations.

More information about the different Greenhouse locations on the new website [www.greenhouse-offices.be](http://www.greenhouse-offices.be).

**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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<http://www.intervest.be/en>