

## ACQUISITION OF MODERN LAB AND OFFICE ASSET IN BRUSSELS WITH SIGNIFICANT VALUE POTENTIAL

Altaal recently acquired a green high-quality multi-tenant office property in Brussels together with 1Zone Capital. The property was acquired from Cofinimmo, the oldest and largest listed Belgian REIT with a portfolio exceeding five billion euro. The building was erected in 2009 and is in a strategic location between two metro stations and the highway access towards Luxembourg and Germany. The new and the largest capital city hospital (CHIREC – a result of relocating five hospitals into one site) and Université Libre de Bruxelles (ULB) main city university campus, with its extensive research facilities is located next to the building.

***“We are positive on office and lab space for many reasons, one being that the sector pricing did not get accelerated during the pandemic. Being able to buy a green BREEAM certified office and lab space building in one of Europe’s most attractive leasing markets together with a very experienced local partner that we have known for many years fits Areelo perfectly. We can also significantly benefit from the knowledge that we gain in Altaal’s sister platform, Colony – Green hybrid offices.”*** says Henrik Schmidt, founder at Altaal and chairman of Areelo

Leasable area is spanning almost 18,000 sqm over 6 floors above ground in three wings, along with approx. 200 parking spots below-ground and approx. 300 solar panels on roof. It also offers a very pleasant internal courtyard, private garden, large yoga room, showers, lockers, bicycles racks, wardrobe, and laundry services as well as rational divisible floor plates from 450 sqm and upwards. All floor plates have both internal and external façades benefit from extensive natural light all day. The green building has a prominent visibility from the main boulevard and has been designed by the reputable Belgian architecture firm, Assar Architects.

***“We are now seeing leasing demand for lab and office space with high sustainable building features. We are committed to execute on our business plan and to deliver an even green designed tenant experience.”*** says David Anving, Partner at 1zone Capital and board member of Areelo

<b>Henrik Schmidt</b>	+46 703 999 770	henrik.schmidt@altaal.com
<b>Stefan Gattberg</b>	+46 762 928 450	stefan.gattberg@altaal.com
<b>David Anving</b>	+49 152 254 37 168	danving@1zonecapital.de

**About Altaal:** Altaal is a Nordic investment firm for alternatives operating through private market platforms built on knowledge and societal changes. The firm focuses on real assets with inflation hedged income coupled with positive ESG impact potential. For further information, please contact any of the professionals below or visit [www.altaal.com](http://www.altaal.com) or [www.areelo.com](http://www.areelo.com).