

BEFIMMO GROUP

BEFIMMO

*X ZIN PROJECT &
MARIE BELPAIRE
FLAGSHIP*

JEAN-PHILIP VRONINKS





We aim to create, build & animate thriving **Work & Life** communities for sustainable future.

→ MISSION

The way we **work & live** is changing. We aim to accompany this change and **offer our users** an unrivalled **client-experience**

→ VISION

Vision #2028

Portfolio

Benelux platform

Well diversified portfolio
Green & digitalized Befimmo Hubs

Operator

Benelux & potentially
other markets platform

Silversquare
Sparks
Workplace Solutions

Developer

Creating green state-of-
the-art quality projects
in inner-city locations

12 projects
€ 535 M identified CAPEX

DIGITAL AND DATA

2025: Digitalising operational workflows and ESG automatisisation & data warehousing

SUSTAINABILITY

2030: Reduce scope 1 & 2 emissions by 50% (vs 2008), validated 1.5°C SBT.

Key figures

B | **SQ** | **SPARKS**

PORTFOLIO

Benelux platform. Creating value by investing in and managing work and life hubs in growth cities.

±36
Buildings
& Projects

±862,000 M²
Workspace

±10 YEARS
WALT

±€120 MILLION (FY23)
Rental income

±96%
Occupancy
rate

€2.8 BILLION
Fair value
(including projects)

OPERATOR

Benelux. Creating value by operating and designing work and life hubs that meet user needs.

Silversquare
12 Coworkings
55.000 m²
Turnover: €21 M (FY23)

Sparks
Turnover: €3 M

Workplace Solution
Turnover: €1.5 M

DEVELOPER

Creating value by developing sustainable, SMART and high-performance buildings.

12
Developer
Projects

€535 MILLION
CAPEX

2023-2028
Timeline

SUSTAINABILITY



Befimmo & *BX Nord*

Some figures

1,2 MILLION

SQM OFFICES

30K

WORKERS

37K

INHABITANTS

3 MUNICIPALITIES

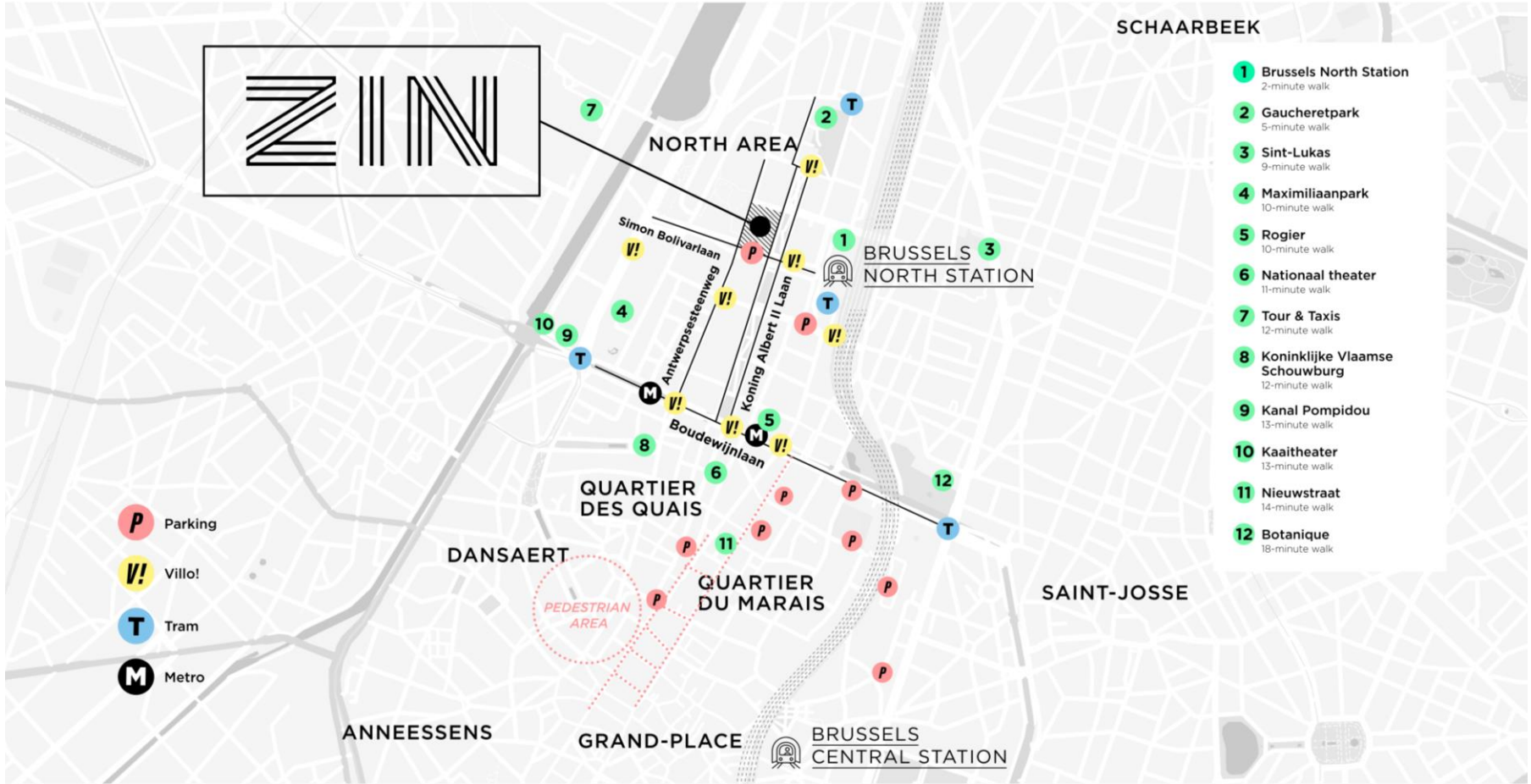
BRUXELLES / SCHAERBEEK / SAINT-JOSSE-TEN-NODE

Up4North

10 MEMBERS

4 STRATEGIC AXES : Up4North was founded in 2016 as an asbl-vzw by Befimmo & AGRE

Greening / Digitalisation / New mobility / Ground floors



Change is the key



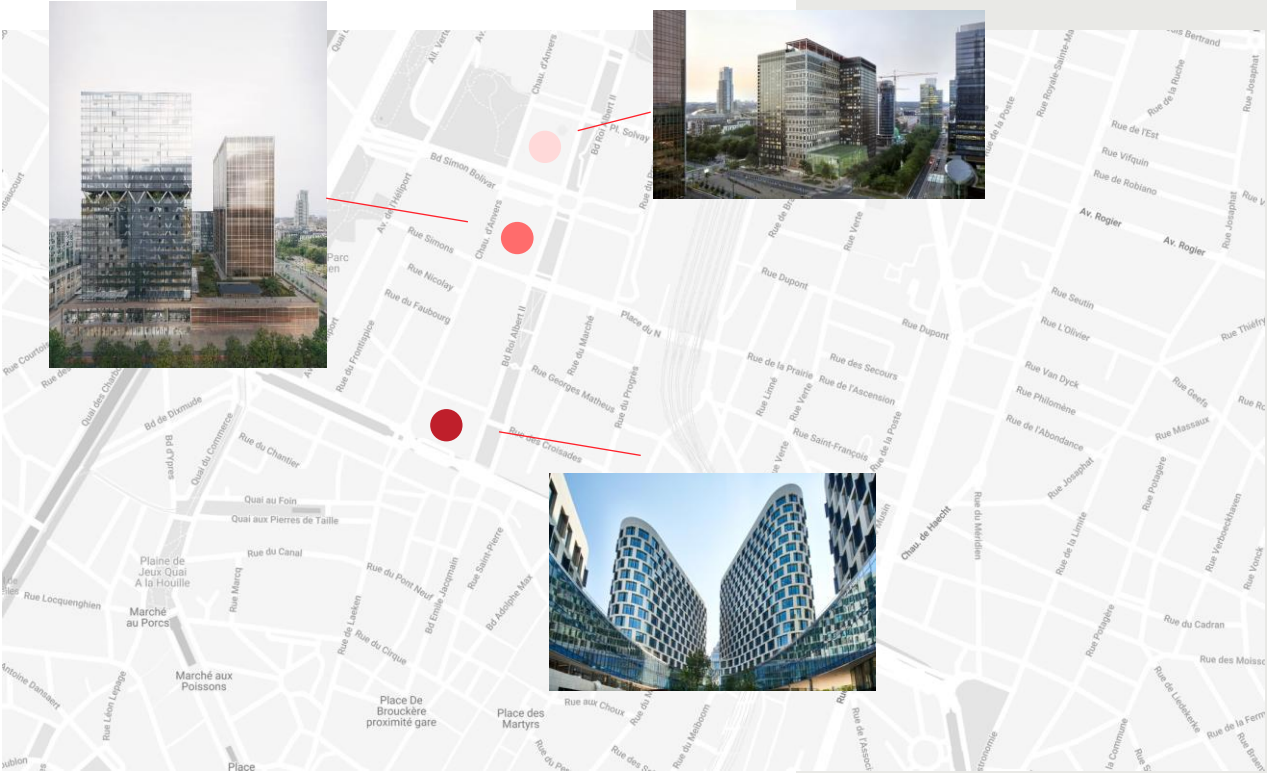
This area is transforming into an attractive, diverse, green living and working environment.



Past | MONOFUNCTIONAL

Now | MULTIFUNCTIONAL

Befimmo, an active player in BX Nord

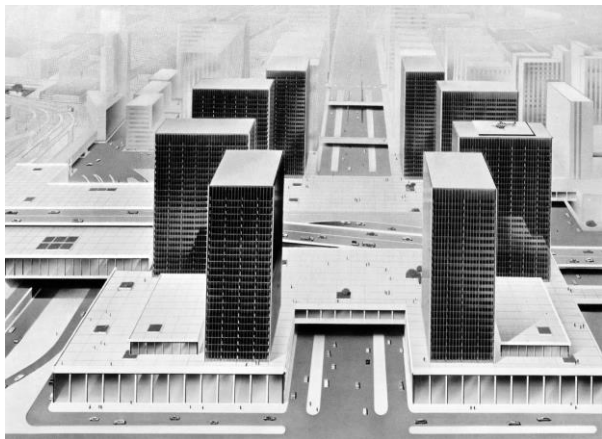


-  ZIN
-  LIVIN
-  QUATUOR

ZIN

#BXNord

1967 Masterplan



1975



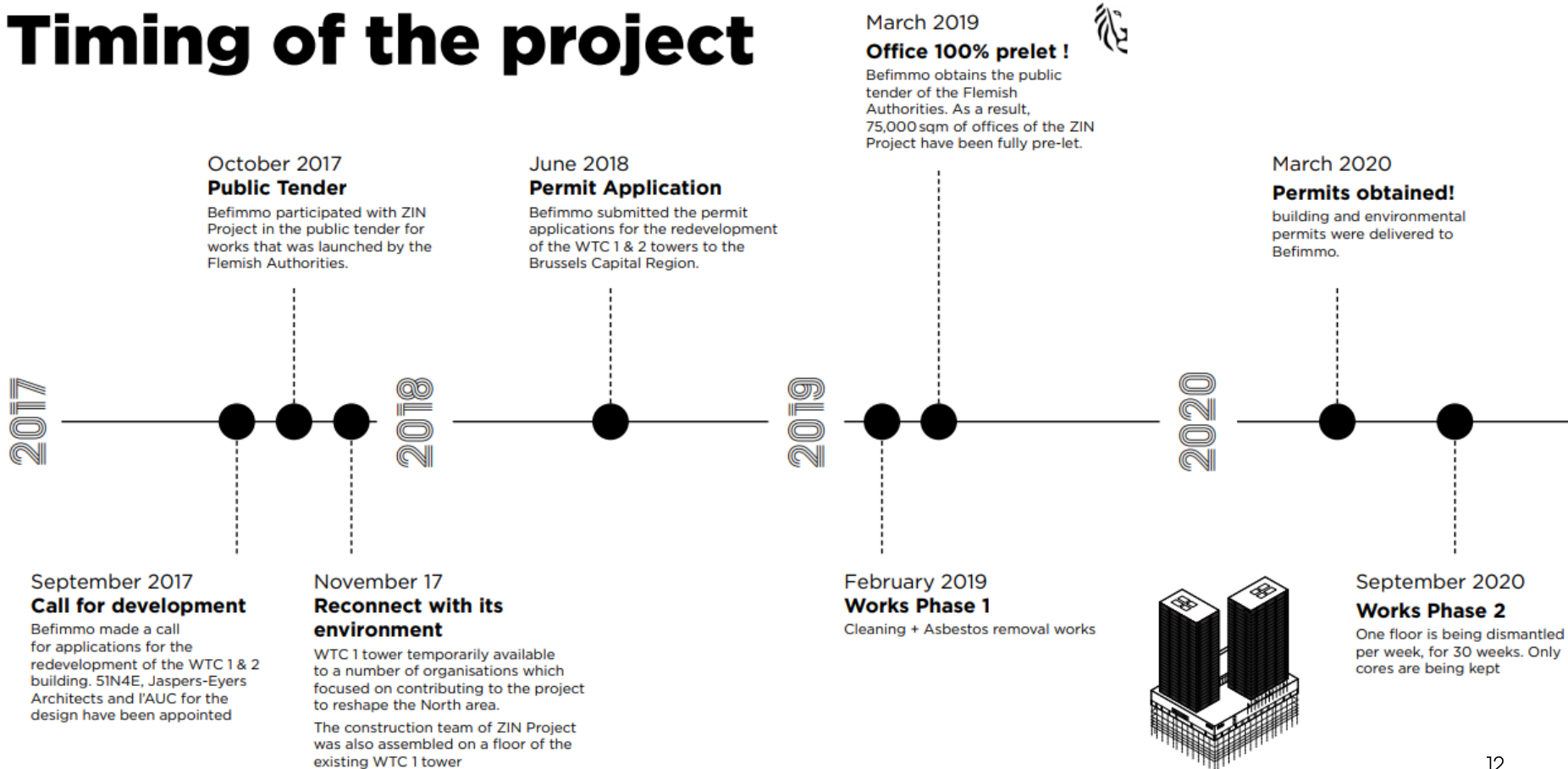
Beginning of 2020



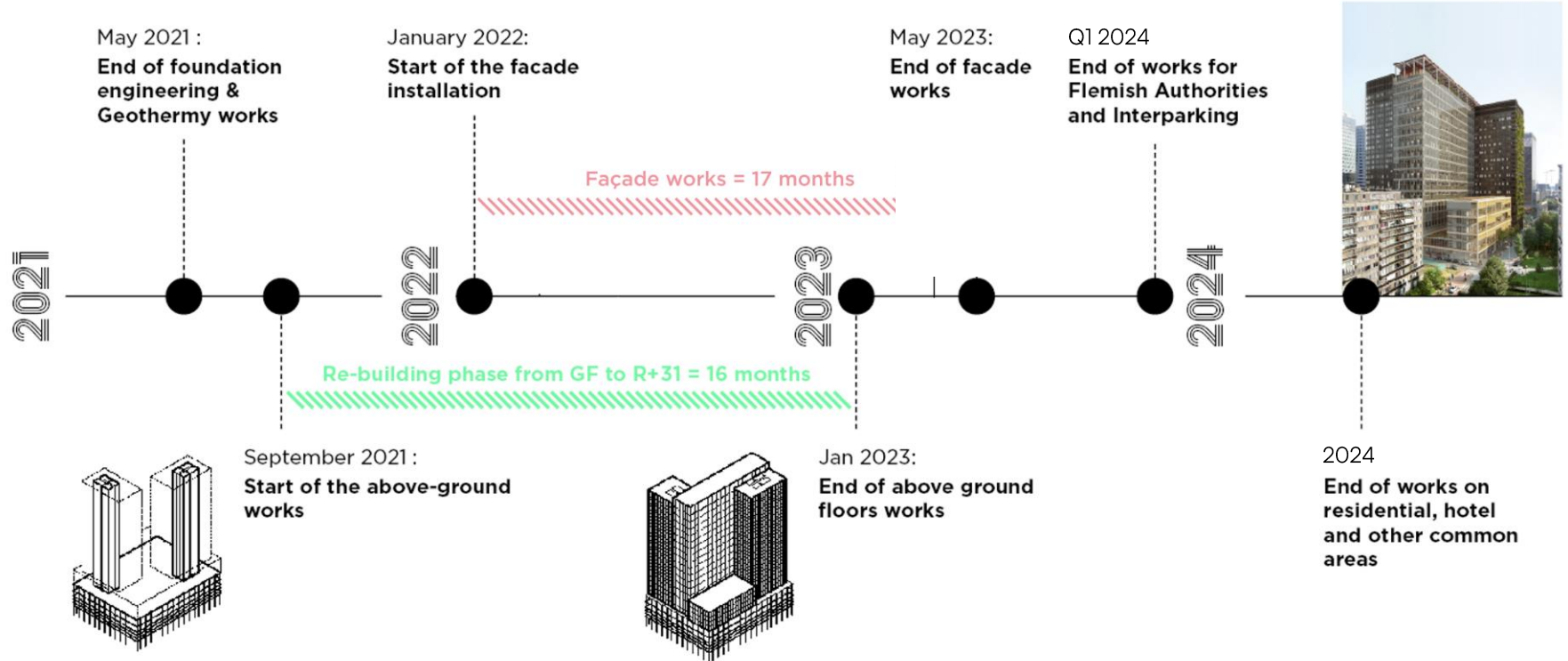
Today



Timing of the project



Timing of the project



ZIN

#BXNord

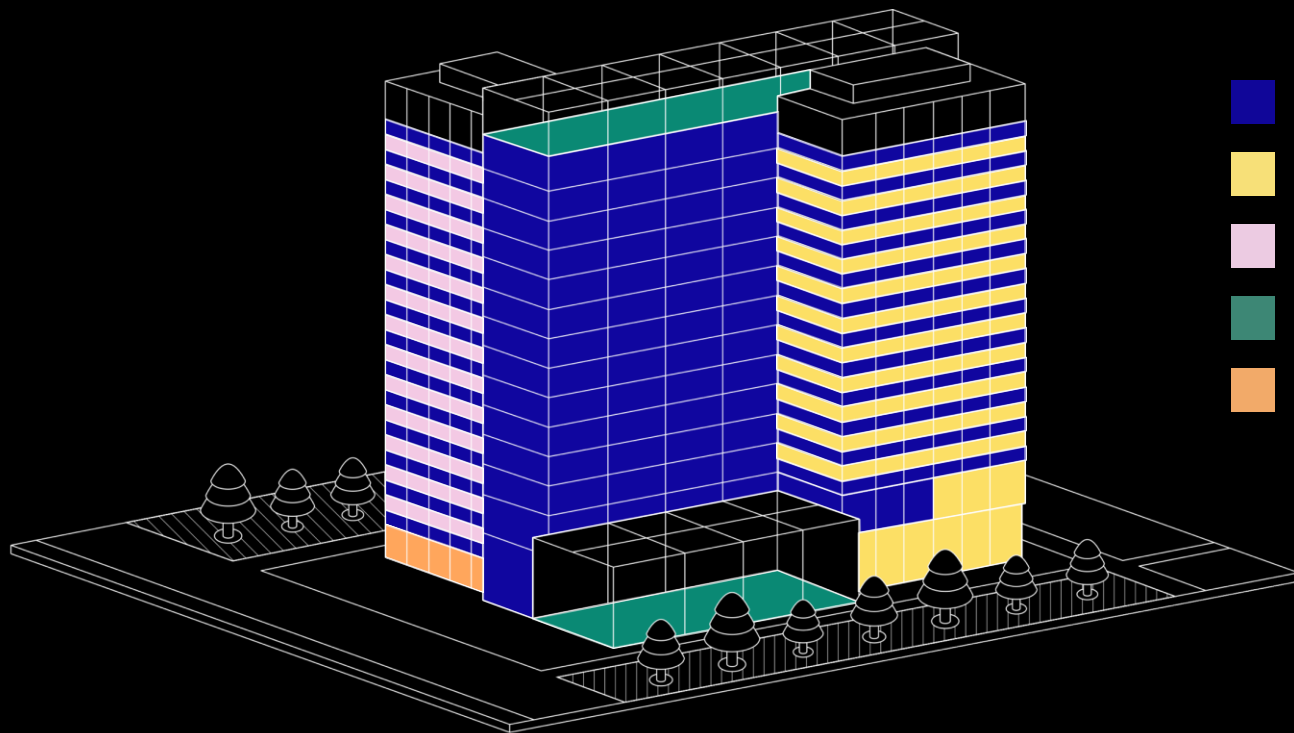


The ZIN project ***combines different functions in a highly innovative way.*** Housing, working and living are accommodated in one building.

ZIN will be fully ***integrated into the existing urban ecosystem,*** and will be ***open to the city.***

FULL OF LIVE, 7 DAYS A WEEK, 24/24.

A MIXED-USE PROJECT



- Offices (VO) - 74,000 m²
- Hotel (The Standard) - 15,498 m²
- Residential - 15,620 m²
- Rooftop & Greenhouse - 3,173 m²
- Retail - 1,216 m²

All functions are intertwined thanks to the innovative ZEBRA CONCEPT, ensuring that building will always be full of life, seven days a week

ZIN
Offices

Flemish Authorities

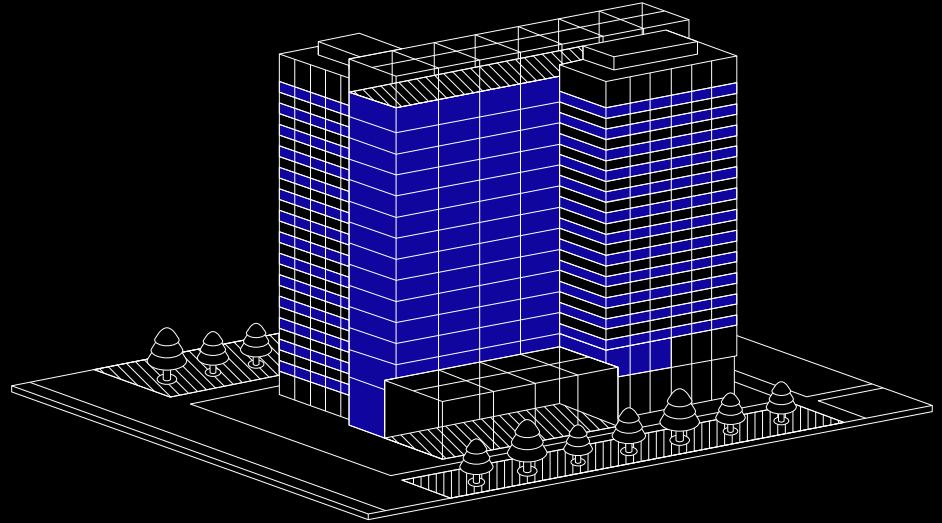
74,601 sqm

14 floors

100% Pre-let to
Flemish Authorities



Vlaamse
overheid



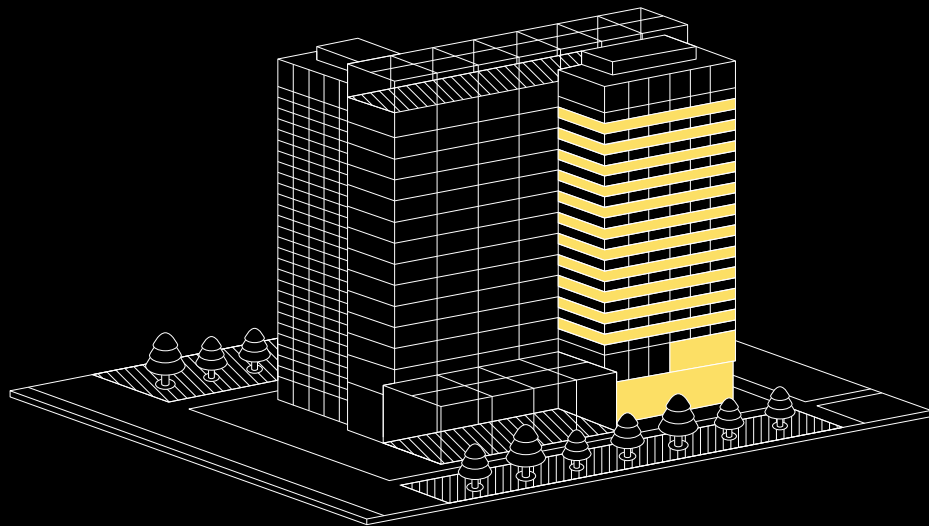
ZIN
Hotel

The Standard

15,498 sqm

14 floors

The Standard

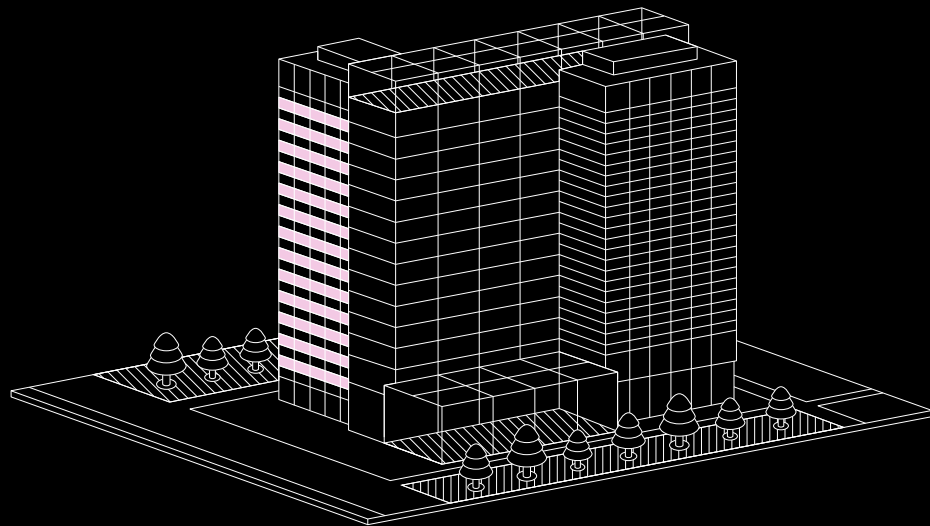


ZIN

Residential

15.625 sqm

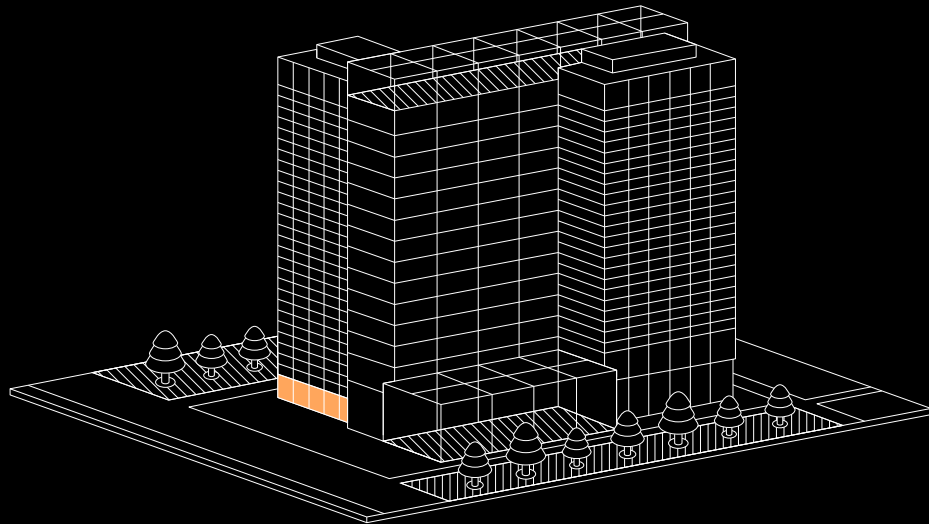
111 units



ZIN

Retail

1,216 sqm
of **shops & retail
units**



ZIN

ZEN @ ZIN

4,072 sqm

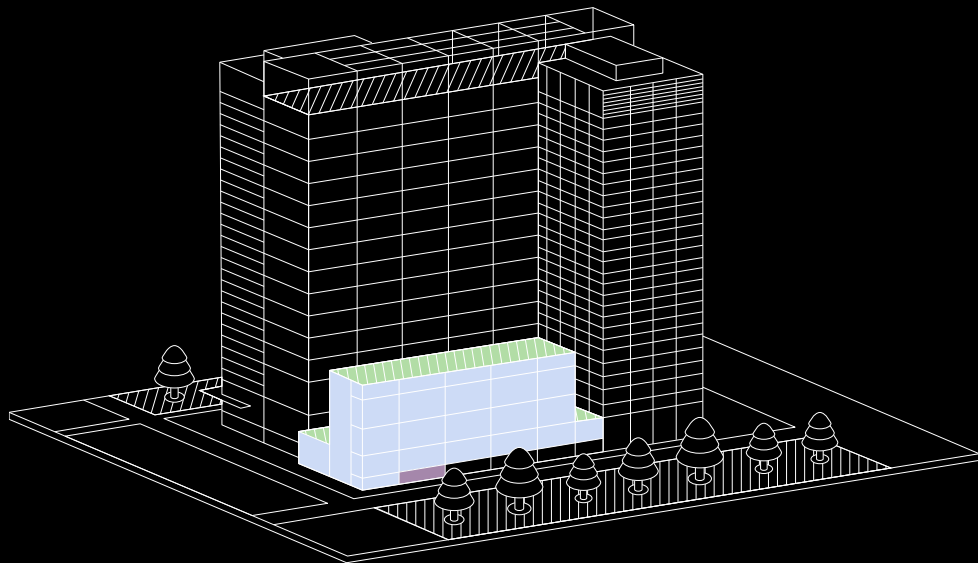
of offices

493 sqm

of terraces

716 sqm

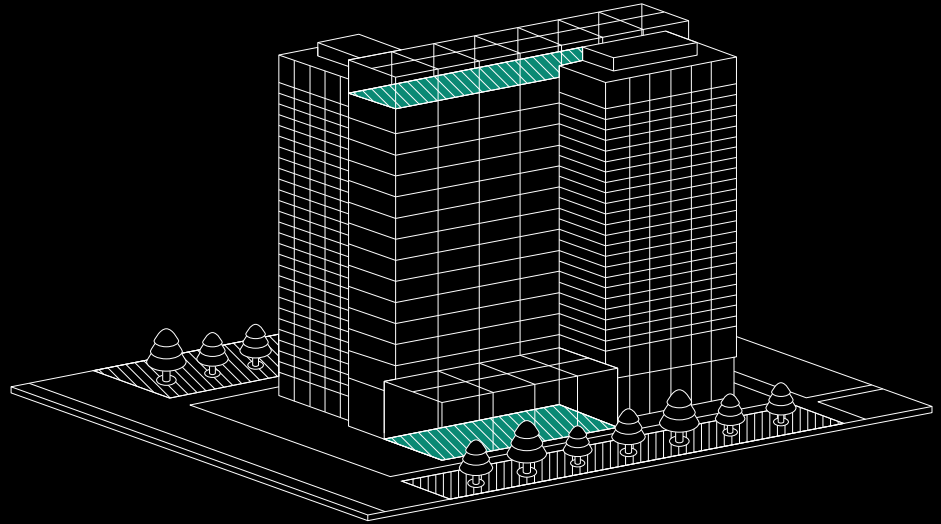
of retail



ZIN

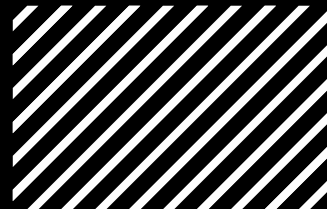
Rooftop & Greenhouse

3.173 sqm
of **greenhouse**
and **rooftop terraces**
partially open
to the public





A SUSTAINABLE & CIRCULAR ICON



ZIN is a real *reference in terms of sustainability and circularity*.
The *standards* have been set *very high*.

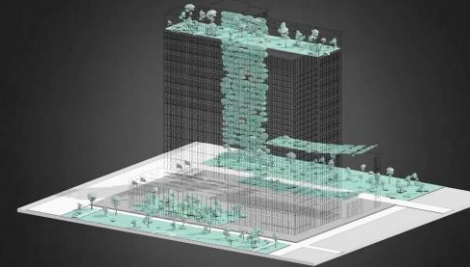
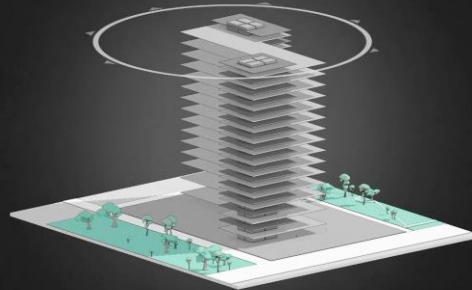
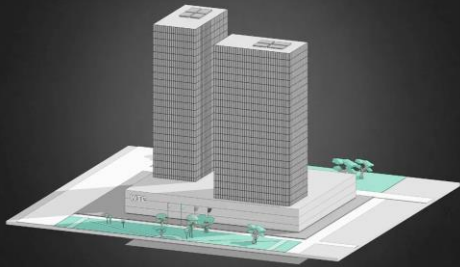
Not only were the existing towers reused to the maximum, ZIN was *designed so that its functions can be adapted in the future to other users and other needs*.



A SUSTAINABLE & CIRCULAR ICON

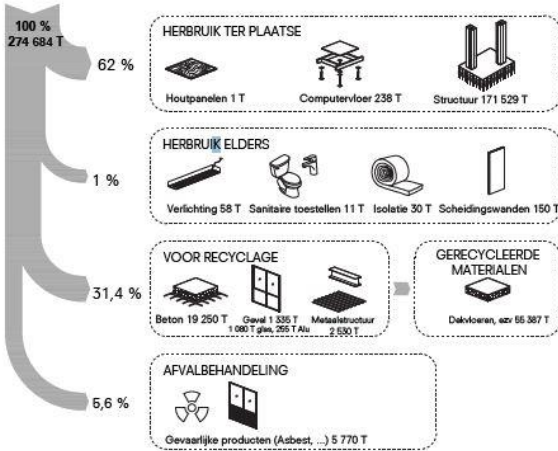
WITHIN EUROPE

ZIN is an example of a sustainable and circular philosophy, ready for the change of tomorrow, the day after and far into the future.

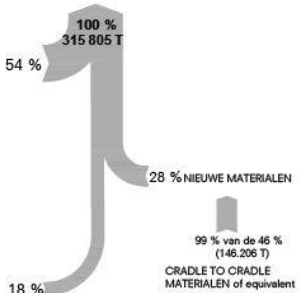


Exploring Circularity

2018: WTC I & II

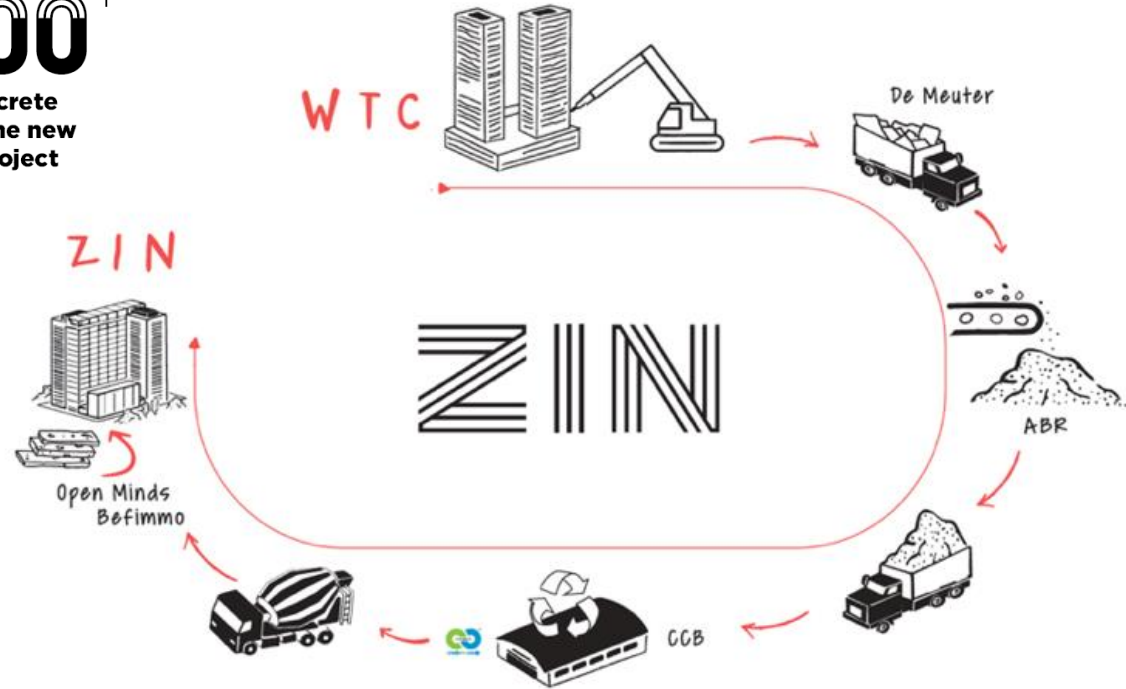


2023: EEN GEBOUW VOOR DE TOEKOMST



 30,000^T

of dismantled concrete
will be reused in the new
concrete of ZIN Project





Insulation 10,000sqm, 25t
Reuse off site



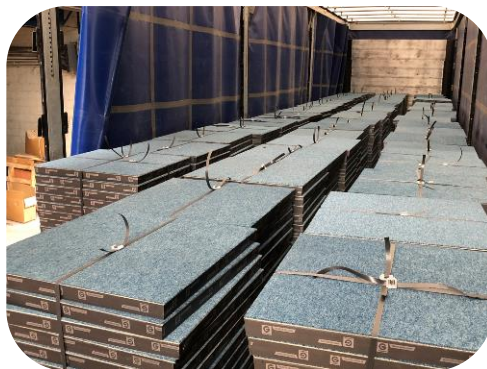
Carpet tiles 1,800sqm, 10t
Reuse off site



Wood panels 13,000sqm, 150t
Reuse off site



Silex tiles 4,350sqm, 540t
Reuse on site



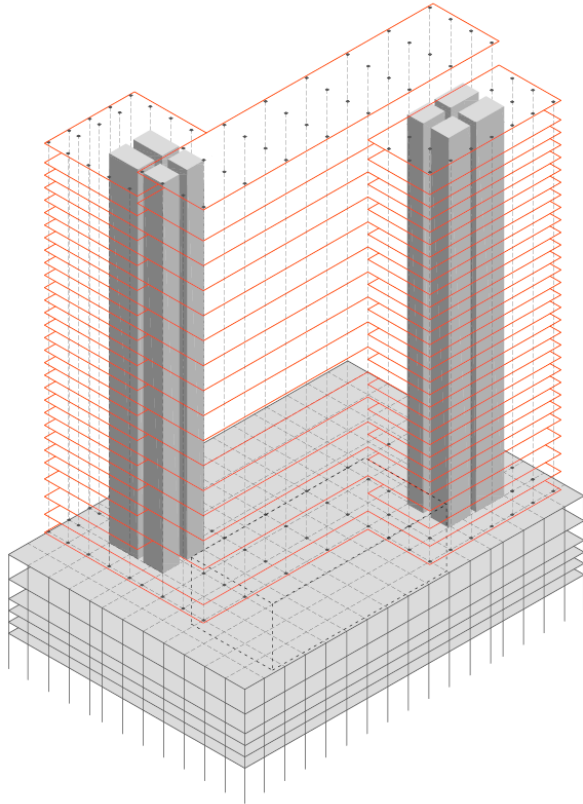
Raised floor 6,000sqm, 210t
Reuse off site



Plywood 2,800st, 30t
Reuse off site

ZIN

Design for change



- > Fixed open grid of 7.5 x 7.5 m
 - Vertical hoppers coupled to the circulation core
 - Dimensions suitable for different programmes (office, hotel and housing)
 - Heavy load-bearing structure, but without obstacles for reversible layouts
- > Hybride
 - Floors adapted to the different functions (facades, technical installations, etc.)
 - Convertibility
- > Easily removable components (except structural floors and facade)

IN NUMBERS...

30,000 T

of dismantled concrete will be reused
in the new concrete of the ZIN project

65%

of the heating and
cooling needs are
covered by the
geothermal system

95%

of the new materials
are certified C2C
(or equivalent)



65%

of the structure
is being retained.



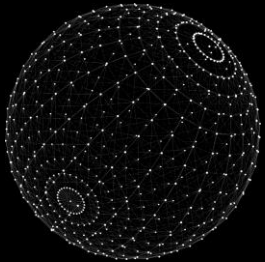
276 Households

the equivalent consumption that
solar panels of ZIN could cover

55,5

kWh/m²/year

ZIN goes beyond
the Nearly Zero
Energy Building target





Any questions?
Don't hesitate!

www.befimmo.be

ZIN PROJECT X MARIE BELPAIRE FLAGSHIP