

Paris, 14 November 2022

## Press release

### La Française Real Estate Managers acquires two adjacent office buildings in the center of Antwerp



Photo non-binding - investment example, not an indicator of future investments

La Française Real Estate Managers (REM), acting on behalf of a collective real estate investment vehicle, has acquired from CORES Development 100% of the shares of Rocaille NV, a company owning two adjacent office buildings, **C-Hive** and **Archimedes**, in the centre of Antwerp, Belgium's second largest city.

The office buildings are ideally located at 176/180 Mechelsesteenweg, a tree-lined boulevard in the Harmonie district, a vibrant neighbourhood offering an abundance of shops, supermarkets, trendy cafés, restaurants and green spaces). Antwerp Central and Antwerp-Berchem railway stations, two of Belgium's largest railway hubs, are just minutes away by tram or bicycle.

The investment comprises two contrasting and complementary office properties, **C-Hive & Archimedes**, located directly adjacent to one another:

- **C-Hive** is a modern, fully renovated (2019), long-term let, multi-tenant office building with a total surface of 4,820 m<sup>2</sup> spanning 10 floors (GF + 9). The ground floor consists of a high-end lobby and meeting and seminar rooms. The ninth floor of the building has a surface of 154 m<sup>2</sup> and has a terrace on three sides of the property offering impressive views of the city.

C-Hive offers regular, subdivisible floor plates of ca. 555 m<sup>2</sup> around a central core with good levels of natural light.

In the underground of C-Hive, the building provides a fitness room, shower facilities and archive space. Additionally, there are bicycle parking spaces and 13 charging points for electric vehicles. At the entrance of the building, there is a Velo docking station (Antwerp bicycle hiring scheme).

- **Archimedes** is a single tenant office building renovated in 2016 and 2020. The property has a total surface of 1,882 m<sup>2</sup> spanning 3 floors (GF + 2). Underground, the building provides 486 m<sup>2</sup> of mixed area including a fitness area, changing rooms, etc.

Archimedes offers floor plates ranging between 560 m<sup>2</sup> and 690 m<sup>2</sup> and is the HQ building of CORES Development.

The building was fully redecorated by interior designer Living Projects. Every room has its own creative yet functional character. The facade of Archimedes was built in neo-rococo style and dates back to 1929.

Peter Balfour, Head of Real Estate UK for La Française Real Estate Managers said, *“Both properties, given their exceptional location, the quality of the renovations and the diversity of the tenant mix, are exceptional additions to our real estate portfolio and offer long-term income generation potential.”*

Alexander Vanheukelen, Business Developer for CORES Development, concluded, *“We are very pleased with this transaction and look forward to our continued relationship with La Française as a tenant in one of Antwerp’s most beautiful office buildings.”*

La Française Real Estate Managers was advised by Linklaters on legal, Arcadis on technical and environmental due diligence and PwC on tax and financial issues. JLL advised La Française REM on the acquisition. The vendor was advised by CBRE and KPMG Law.

## About La Française

The major changes linked to environmental and societal challenges are opportunities to consider the future. The new levers which have been identified will constitute the growth and the financial

and real estate performance of tomorrow. La Française management group's forward-looking investment strategy is built upon this conviction and mission.

The group uses its capacity for innovation and its technology to serve its customers and to design its investment solutions that combine performance and sustainability.

Organised around two business lines, "Financial Assets" and "Real Estate Assets", La Française is developing its business with institutional and heritage clients in France and abroad.

La Française has 50 billion euros in assets under management with operations in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore (as at 30/06/2022).

La Française is a subsidiary of Caisse Régionale de Crédit Mutuel Nord Europe (CMNE), a member company of Crédit Mutuel Alliance Fédérale. Groupe Crédit Mutuel has A, stable / A-1 S&P long and short-term ratings (June 2021).

### **About CORES Development**

CORES Development is an Antwerp based developer with a focus on inner-city real estate concepts in Belgium. It was founded in 2006 and has a successful track record of the development of a large amount of residential and commercial real estate projects. Currently it has 135,000 m<sup>2</sup> under development and more than 300,000 m<sup>2</sup> in permit phase.

### **Press contact :**

#### **La Française**

Pascale Cheynet : +33 1 43 12 64 25 | [pcheyne@la-francaise.com](mailto:pcheyne@la-francaise.com)

Debbie Marty : +33 1 44 56 42 24 | [debmary@la-francaise.com](mailto:debmary@la-francaise.com)

#### **CORES Development**

Sophie Deprez : +32 476 91 68 22 | [sophie@coresdevelopment.be](mailto:sophie@coresdevelopment.be)

### **Disclaimer**

Issued by La Française AM Finance Services, an affiliate of La Française, with its head office located at 128 boulevard Raspail, 75006 Paris, France. Licensed by the French Prudential Supervision and Resolution Authority (ACPR) as an investment services provider under number 18673 X.

La Française Real Estate Managers, a company accredited by the Autorité des Marchés Financiers under number N GP07000038 on 26 June 2007, accreditation ("Professional Licence") issued by the Chamber of Commerce and Industry of Paris Île-de-France under the number CPI N 7501 2016000 006 443, authorised to carry out transactions on buildings and commercial assets as well as property management and AIFM approval under Directive 2011/61/EU 24 June 2014.

La Francaise Group UK Ltd – Registered in England No: 4253400. La Francaise Group UK Finance Ltd – Registered in England 4717154, authorised and regulated by the Financial Conduct Authority (FCA number:



225360) - Registered office: 78 Brook Street, London, W1K 5EF. These businesses are individually and collectively trading as 'La Francaise Real Estate Managers' ; LF Real Estate Managers Germany Deutsche Zweigniederlassung der La Francaise Group UK Ltd - Registered in Germany No: HRB 79216 is subject to limited regulation by the Bundesanstalt für Finanzdienstleistungsaufsicht - Registered office: Neue Mainzer Str. 80, 60311 Frankfurt am Main.