

# BNP PARIBAS REIM AND CDC INVESTISSEMENT IMMOBILIER ACQUIRE THE LIMITED COMPANY IMMOBILIERE DE LA LAINE HOLDING THE TWEED OFFICE BUILDING IN BRUSSELS



BNP Paribas REIM Belgium, on behalf of Next Estate Income Fund III (NEIF III), and CDC Investissement Immobilier, on behalf of Caisse des Dépôts, have recently acquired in joint venture from AG Real Estate & Macan Laine Holding, all the shares of the limited company Immobilière de la Laine, holding the Tweed, a new 16 000 sqm office building located in Brussels.

Tweed is strategically located in the Pentagon District next to the Palace of Justice and the Boulevard of Waterloo, in the centre of Brussels, near many institutions, luxury retail stores, renowned restaurants and prestigious hotels. In the heart of the legal district, the building benefits from an excellent transport accessibility due to its proximity with metro and tramway lines stations.

Delivered in Q3 2021, this brand new building takes into account the strictest requirements in terms of comfort and conviviality. Altiplan, the architect firm in charge, designed a modular, flexible and bright



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building with high environmental performance. It offers the most efficient passive architecture technique for office buildings and will be certified BREEAM excellent. It has a spacious rooftop terrace providing amazing panoramic views on the city and on the Palace of Justice.

Tweed is currently more than 90% occupied by four high-quality tenants: DLA Piper, Spaces, Stepstone & Immoweb, and Société d'Investissement Régionale de Bruxelles, with a long WALB (Weighted Average Lease Break) over ten years.

Next Estate Income Fund III is an open-ended pan European fund managed by BNP Paribas REIM, offering diversification in the office sector in the Eurozone countries to international institutional investors with a target annual distribution yield of 4% and a focus on sustainable development. In 2021, the fund illustrated its commitment by selecting a SFDR 8 classification.

**Dorothea Koestler, Fund Manager for BNP Paribas REIM, comments:** *“This acquisition also highlights BNP Paribas REIM’s ability to offer joint venture investment opportunities to institutional investors alongside our institutional funds, as part of long-term partnerships.”*

**CDC Investissement Immobilier comments:** *“This joint venture acquisition with a long-term partner is perfectly representative of our international real estate strategy, which is flexible in terms of risk profile (from core/core+ to value-add), but focused on undisputed locations in the centre of major European cities and on assets of the latest standards (at the time of acquisition or after restructuring if necessary).”*

BNP Paribas REIM and CDC Investissement Immobilier were advised on this transaction by Loyens & Loeff, Cushman & Wakefield, ProGroup and EY.

#### About BNP Paribas REIM

BNP Paribas REIM, a business line of BNP Paribas Real Estate, provides a wide range of real estate funds and investment solutions for international investors across all assets classes and all countries in Europe. With a local presence in eight countries (France, Germany, Italy, the United Kingdom, the Netherlands, Spain, Belgium and Luxembourg), BNP Paribas REIM employs more than 350 professionals who provide solutions to over 100,000 clients, both institutional and private investors. At the end of 2019, BNP Paribas REIM managed € 30.1bn of assets in Europe.

BNP Paribas REIM is the business line dedicated to Investment Management within BNP Paribas Real Estate consisting of various legal entities: France: BNP Paribas Real Estate Investment Management (SA); Italy: BNP Paribas Real Estate Investment Management Italy (SGR); Germany: BNP Paribas Real Estate Investment Management Germany (GmbH); UK: BNP Paribas Real Estate Investment Management UK (Limited); Luxembourg: BNP Paribas Real Estate Investment Management Luxembourg S.A.

The respective legal entities responsible for offering clients products or services are named in the respective product documentation, contracts and information material.

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#### About CDC Investissement Immobilier

CDC Investissement Immobilier is the real estate investment management subsidiary of Caisse des Dépôts. It manages a portfolio of almost € 9 billion of assets on behalf of the Institution, mainly comprising offices, PRS residential, retail, hotels and logistic platforms. Active on the French and main European markets, CDC Investissement Immobilier focuses on undisputed locations, on assets with varied risk profiles depending on the opportunities, mainly on value creation projects but also on core/core+.

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Classification : Internal