

Press release,
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CDC Investissement Immobilier makes a 2nd office acquisition in Brussels, with Tribeca Capital Partners



Marquis (photo credit : © ALTIPLAN°architects)

CDC Investissement Immobilier, on behalf of French Caisse des Dépôts, and Tribeca Capital Partners, have recently acquired the SA Marquis Building Brussels, from a French institution represented by AEW.

This company owns Marquis, an emblematic 34,000 sqm office building located in the city centre of Brussels (Pentagon sector), at the foot of the Central Station hub (national trains and metro), next to the Cathedral of St. Michael and St. Gudula and the headquarters of the National Bank of Belgium.

Marquis was completely renovated in 2008 to offer modern facilities, with large, flexible and bright floors of over 3,500 sqm. It is BREEAM good certified and has a B- energy performance certificate.

Approximately 85% of Marquis is let to high quality tenants from various sectors, illustrating the depth of the local rental market: banking/insurance, Belgian/European public institutions, law firms, pharmaceutical industry, consultants (recruitment, human resources, engineering), etc.

Tribeca Capital Partners, a minority investor in the transaction, will actively manage the asset as the investors plan to carry out an ambitious repositioning program of Marquis, both in terms of level of service and environmental profile.

Lucas Mignot, Head of International Investments at CDC Investissement Immobilier, comments : *" We are pleased to complete our second transaction in Brussels, in joint venture with a local operator such as Tribeca Capital Partners. This transaction is particularly representative of our long-term real estate strategy, creating value by developing or repositioning assets in line with the new expectations of users, located in the heart of major European cities and benefiting from excellent public transport links."*

Catherine Wymeersch, Head of Invest at Tribeca Capital Partners, comments : *"We are delighted with this operation and this new partnership. The Marquis is an emblematic building in the centre of Brussels, with a true architectural identity and exceptional accessibility by public transport. The CDC*

Investissement immobilier long-term vision gives us the opportunity, as asset manager, to implement an ambitious ESG policy and to restore the Marquis to its former glory."

CDC Investissement Immobilier and Tribeca Capital Partners were advised by Loyens & Loeff (Ariane Brohez) for legal aspects, PWC for tax and financial aspects (Grégory Jurion) and Progroup (Patrick Dumont) for technical aspects.

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About CDC Investissement Immobilier

CDC Investissement Immobilier is the real estate investment management subsidiary of Caisse des Dépôts, a major French financial institution. It manages a portfolio of c. € 10 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, mainly on value creation projects but also on core/core+ deals.

About Tribeca Capital Partners

Tribeca Capital Partners is an independent Belgian operating partner founded 16 years ago. Tribeca Capital Partners currently manages c. € 1.4 billion of commercial real estate. Since 2018, Tribeca Capital Partners holds an AIFM-full license, through which it creates and manages Specialised Real Estate Investment Funds (FIIS).