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Brussels, 16 January 2013

PRESS RELEASE

DELOITTE CHOOSES THE “GATEWAY” BUILDING AT BRUSSELS AIRPORT



DELOITTE has signed a long-term lease for the use of the “Gateway” building.

CODIC and IMMOBEL will join forces to develop the “Gateway” project in Zaventem on the site of the old airport terminal. Codic and ImmoBel were assisted by Jones Lang LaSalle while DELOITTE Belgium could count on the help of its internal team from the DELOITTE Real Estate department.

DELOITTE will occupy the entire building, erected around an impressive atrium, a transaction that contributes to the success of the “Gateway” project.

A chronological survey of this symbolic project for the airport...

A unique project at the airport

In July 2012 The Brussels Airport Company entrusted the realisation of “Gateway” to CODIC: a unique office development project at Brussels Airport. The project includes the overall redevelopment of the former office building adjacent to the old terminal. Sabena, the former Belgian Airports and Airways Agency as well as part of BIAC and Belgocontrol used to have their offices in this U-shaped complex. This renovation project will connect the – as yet still empty – office building with the current airport terminal, which according to reports is one of the most efficient and comfortable terminals in Europe.



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The redevelopment not only includes a thorough renovation of the existing structure, but also the construction of an additional wing to turn the U-shape into a more efficient closed entity built around an exquisite atrium. The “Gateway” project is a nice example of a sustainable renovation project that respects the original concept. The new office space will accommodate 2,000 members of staff.

The exceptional situation of the building is one of its major assets: it is located in the very centre of the airport, on top of a railway station with high-speed and intercity trains, in the immediate vicinity of the country’s largest bus station and with a permanent offer of taxi services. Over 610 daily flights, 19 million passengers a year, 140 trains and 1,000 buses a day, as well as 17,000 parking spaces on the airport site make Brussels Airport one of the business locations in Belgium that can boast the best connections.

Gateway is the first step in the development of the roughly 400,000 m² “Airport Village” which – following the example of developments in other countries including the “World Trade Center” at Schiphol, the “Square” in Frankfurt and the office developments around Munich airport – aims at the gradual establishment of offices, meeting facilities, conference centres and hotels.

A CODIC/IMMOBEL partnership and a prestigious tenant

CODIC and IMMOBEL will join forces to develop this project for which a long-term lease was signed end December by CODIC, IMMOBEL and DELOITTE.

Thierry BEHIELS, CEO of CODIC, and Gaëtan PIRET, CEO of IMMOBEL, explain:

“A tenant such as DELOITTE offers the exceptional opportunity, for us as well as for The Brussels Airport Company, to develop a highly visible building tailored to the needs of a well-known tenant, a true ‘flagship’ that meets the most advanced environmental standards and technological requirements.”

Arnaud Feist, CEO of The Brussels Airport Company: *“We are very happy to be working on this project with professional and reputable partners such as CODIC, IMMOBEL and DELOITTE. This renovation is a nice example of the sustainable conversion of a historic building and restores one of the iconic buildings at the airport to its old lustre. With this project the airport proves its potential for this kind of commercial developments.”*

Rik VANPETEGHEM, CEO of DELOITTE

“Companies today are undergoing major changes, and the New Way of Working is on the rise. Employees themselves are requesting more flexibility and better mobility. And that is exactly what DELOITTE Belgium can offer through this innovative workplace.

Thanks to the immediate vicinity of the train station, Gateway offers direct access to public transport, thereby raising the quality and the efficiency of the work environment. Moreover, its close proximity to the airport and the international Thalys station allows DELOITTE to position its offices as the “Gateway to Europe”.”



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The advisers on the project

This project is entrusted to several advisers:

- Commercialisation : Jones Lang Lasalle
- Architects : Jaspers-Eyers and A2RC
- Quantity Surveyor : CETIM
- Stability and Special Techniques : VK Group
- Acoustics : D2S
- Technical inspection : SECO
- BREEAM consultancy : B4F
- Legal counsel : Heilporn & Kadaner and NautaDutilh

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Brussels Airport
Welcome to Europe

ABOUT CODIC:

CODIC has been operating as a real estate developer since 1970. The group focuses its developments on multifunctional projects, business parks, offices and shopping centers at a European level.

Each project is characterized by an excellent location, the quality of programming, a clear architectural identity, the use of high level technology, beautiful landscaping and the commitment to develop sustainable green buildings.

CODIC applies its knowhow in Belgium, France, Luxembourg, Hungary, Spain and Romania, with almost 1 million m² developed over the past ten years.

For further information, see also : www.codic.eu.

Over IMMOBEL :

IMMOBEL has been a major player in property development in Belgium since 150 years. It is also active in the Grand Duchy of Luxembourg and is currently developing a new growth pole in Central Europe, particularly in Poland. Its business covers the office, residential and landbanking sectors, as well as, when the opportunity arises, retail, ensuring the diversification of its portfolio of projects. Its vision of the market and its expertise allow it to design, develop and manage ambitious real estate projects that create long-term value, while respecting the environment and integrating the main challenges facing society.

IMMOBEL is listed on Euronext Brussels as «IMMOBEL».
For further information see: www.immobel.be

ABOUT DELOITTE:

A leading audit and consulting practice in Belgium, Deloitte offers value added services in audit, accounting, tax, consulting and financial advisory services.

In Belgium, Deloitte has more than 2,600 employees in 11 locations across the country, serving national and international companies, from small and middle-sized enterprises, to public sector and non-profit organisations. The turnover reached 334 million euros in the financial year 2012.

The Belgian firm is a member of the international group Deloitte Touche Tohmatsu Limited, an organisation of independent member firms devoted to excellence in providing professional services and advice.

We are focused on client service through a global strategy executed locally in more than 150 countries. With access to the deep intellectual capital in the region of 200,000 people worldwide, our member firms (including their affiliates) deliver services in various professional areas covering audit, tax, consulting, and financial advisory services. Our member firms serve over one-half of the world's largest companies, as well as large national enterprises, public institutions, and successful, fast-growing global companies. In 2012 DTTL's turnover reached over 31.3 billion dollars.

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ABOUT BRUSSELS AIRPORT:

With 19 million passengers and 460,000 tons of air cargo per year, Brussels Airport is one of the most important airports in Europe. Brussels Airport links the European capital to 225 destinations. There are 80 airline companies operating at the airport. (Figures for 2012).

Brussels Airport aims to be the most European, most efficient and most welcoming airport in Europe. Meeting the specific needs of both business travellers and holidaymakers travelling within Europe or long-haul, Brussels Airport also offers the largest choice of low-cost destinations from Belgium.

With only one exception, the airport is the most important source of growth in Belgium, accounting for 60,000 direct and indirect jobs.

Brussels Airport is run by The Brussels Airport Company. Shareholders are the Belgian State (25%) and a consortium of private investors (75%).

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