



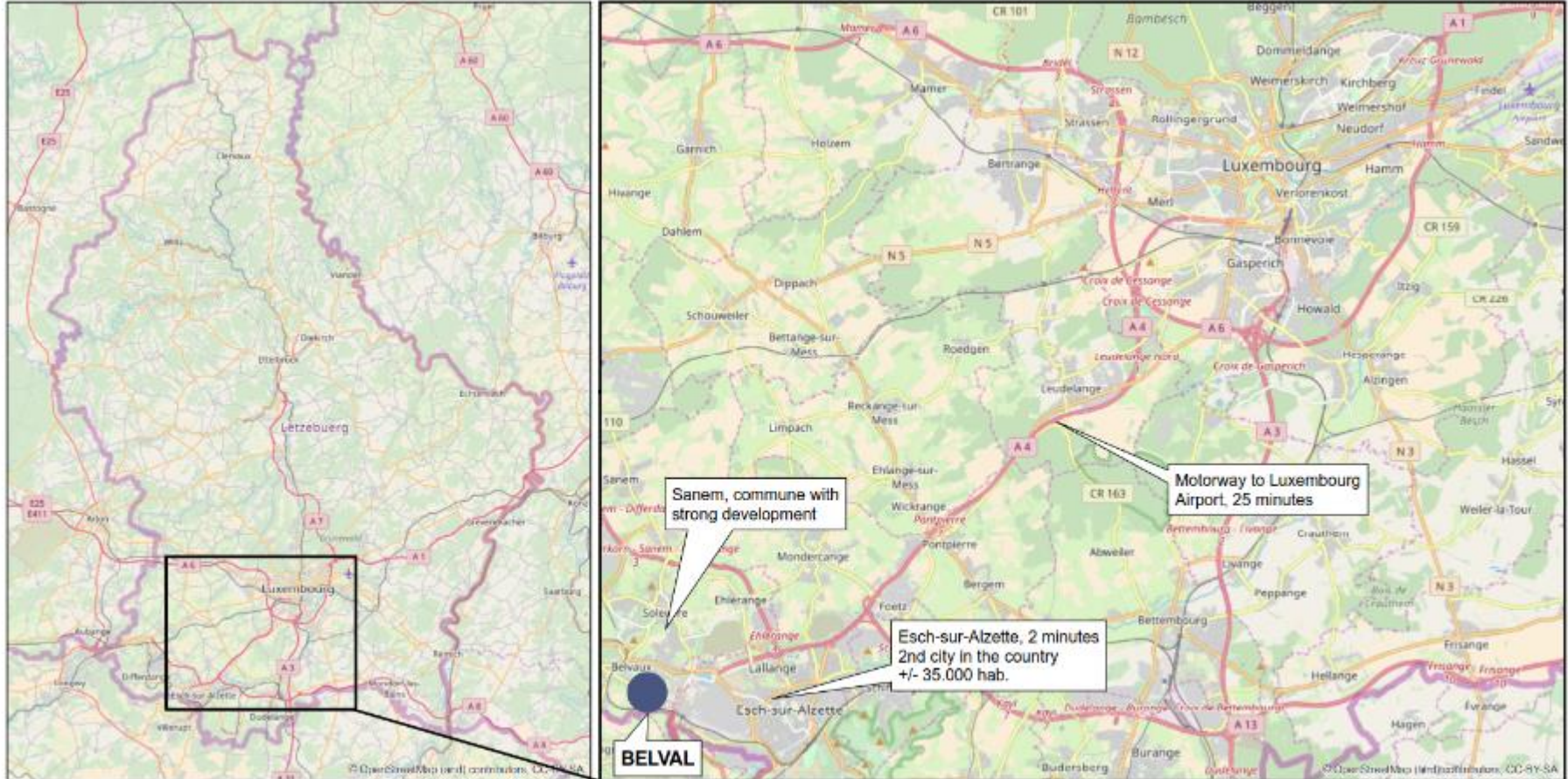
Belval – market figures 2018 / 1



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1. Belval – Fact Sheet - Location



1. Belval – Fact Sheet - 1997



Changing old industrial structures to urban modern districts – That's the core mission of Agora !

1. Belval – Fact Sheet - 2018




1. Belval – Fact Sheet – Districts map



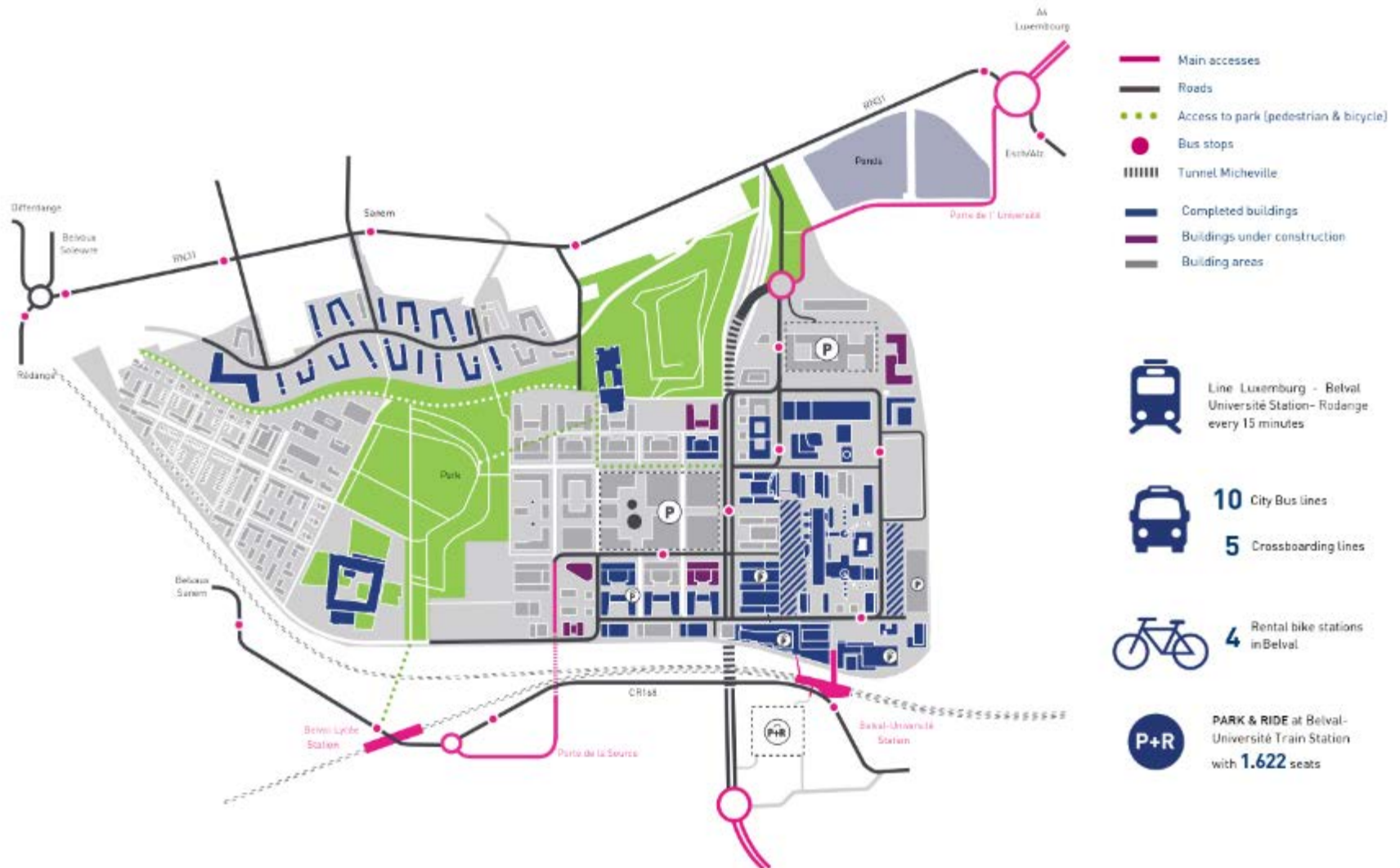
1. Belval – Fact sheet

- Located at Esch-sur-Alzette and Sanem in the southern region
- 120 ha total surface due to Masterplan 2002
- 1.350.000 m² gfa: 600.000 m² public and 750.000 m² private; building legislation since 2003
- 300.000 m² gfa office, 350.000 m² housing, 100.000 m² gfa shopping / leisure / hotel / service facilities in private development
- 1.000.000 m² gfa sold
- 625.000 m² finished or under construction = 46 % of overall program

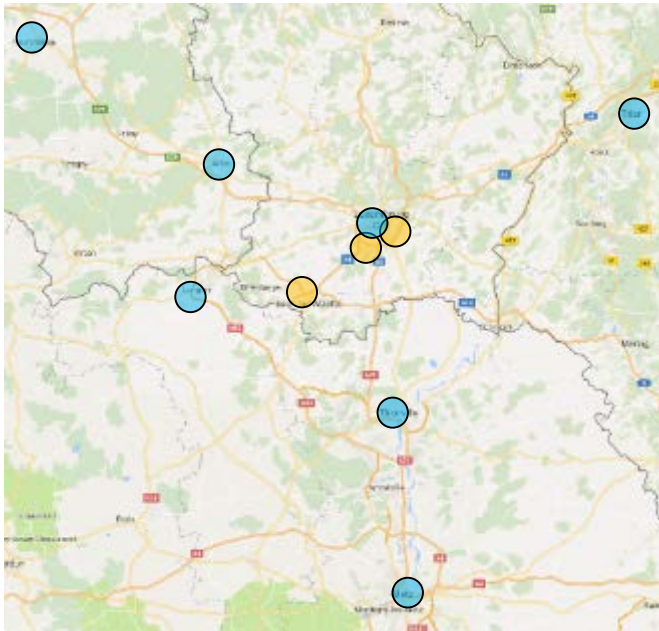
1. Belval – Fact sheet

- More than 8.000 inhabitants, about 2.400 already on site including students and CIPA
- Up to 25.000 working places, 5.000 already on site every day
- 5.300 students, pupils and searchers on site
- More than 180 companies, shops and administrations on the site
- Direct motorway access, 25 minutes to the airport
- Existing direct train link from the greater region, station Belval-Université on site, pedestrian distances within area
- Efficient buses connexions to Luxembourg, Esch and Metz
- Today, largest area with sustainable certificate by DGNB 

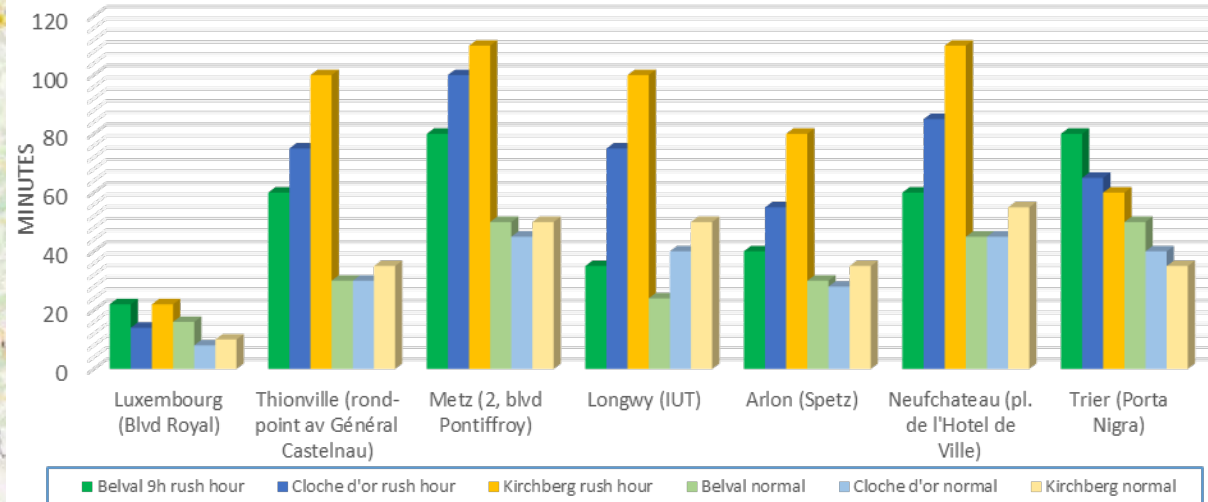
2. Belval – Mobility – Site map



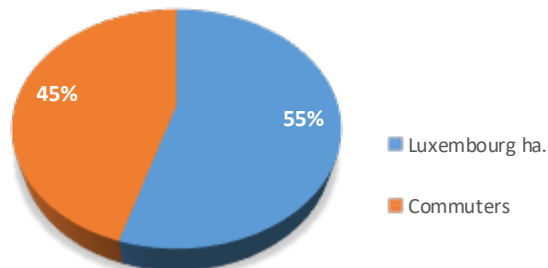
2. Belval – Mobility - Car



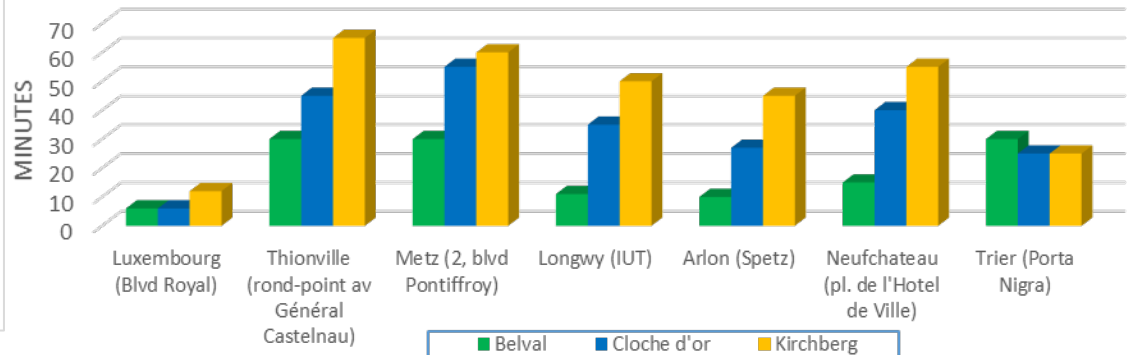
Morning car travel time



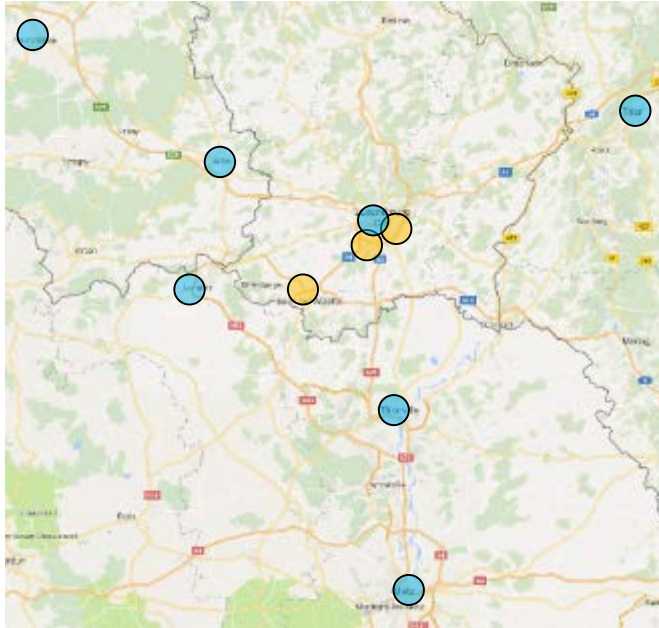
Workers repartition. Tot: 406.000



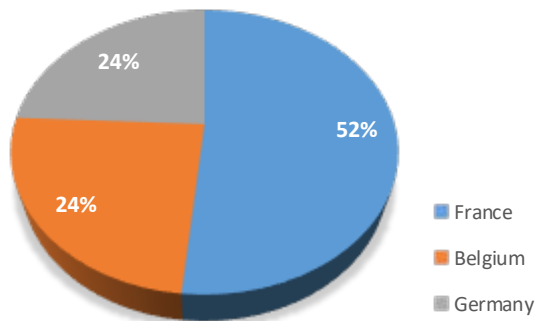
Morning time waste



2. Belval – Mobility - Car

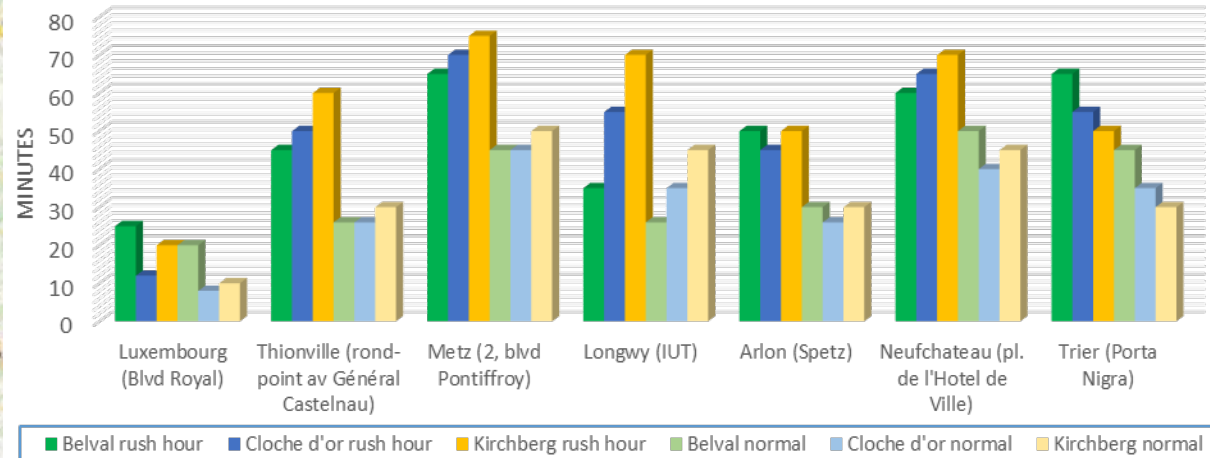


Commuters repartition. Tot: 184.000

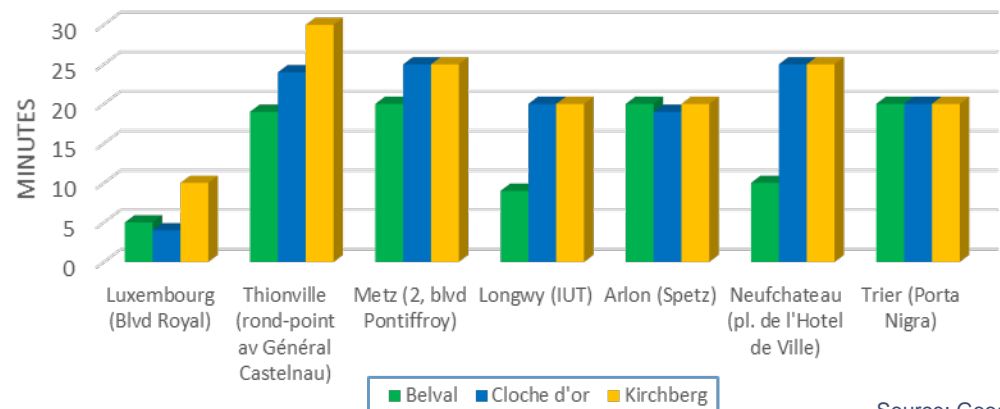


Source: Stateg

Evening car travel time



Evening time waste



Source: Google maps

2. Belval – Mobility - Train



- Direct trains to Luxembourg every 15 minutes (30 min travel time)
- Direct trains from Luxembourg every 15 minutes (30 min travel time)
- Connexions from Luxembourg station to Belgium, France and Germany
- P&R 1.600 spaces

2. Belval – Mobility - Bus

Accessibility in Belval through the following lines:

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- TICE Line 1 : Esch - Belvaux - Lamadeleine
- TICE Line 2 : Esch - Soleuvre - Differdange
- TICE Line 3 : Esch - Belvaux - Bascharage - Rodange
- TICE Line 4 : Belval - Esch - Schiffange - Dudelange
- TICE Line 7 : Belval - Esch - Lallange
- TICE Line 15 : Esch - Belval - Bascharage - Clemency
- RGTR Line 202 : Luxembourg - Belvaux - Obercorn
- RGTR Line 203 : Luxembourg - Soleuvre - Differdange
- RGTR Line 332 : Steinfort – Belval
- RGTR Line 750 : Niedercorn - Steinsel



5 additional crossboarding lines :

- RGTR Line 306 : Trier (D) - Cloche d'Or - Belval
- RGTR Line 309 : Perl (D) - Frisange – Belval
- RGTR Line 321 : Luxembourg – Esch – Villerupt (F)
- RGTR Line 322 : Esch - Rédange (F)
- Line Metz (F) – Belval (+/- 55 min travel time)



2. Belval – Mobility - BHNS

The BHNS is « High level services buses ».

There will be two new lines during the following years.

- East – West: will connect Dudelange to Differdange (and maybe Rodange in the future)
- North–South: will connect Luxembourg city to Micheville in France

Those two lines will have a stop in square mile in Belval.

An other stop with an exchange possibility between those lines and the other traditionnal bus lines will be possible just at the entrance of Belval site (Raemerich).

BHNS advantages:

- Higher frequency: 1 bus every 8 minutes
- Higher capacity of the vehicles with more seats
- Higher speed due du dedicated lanes in critical points

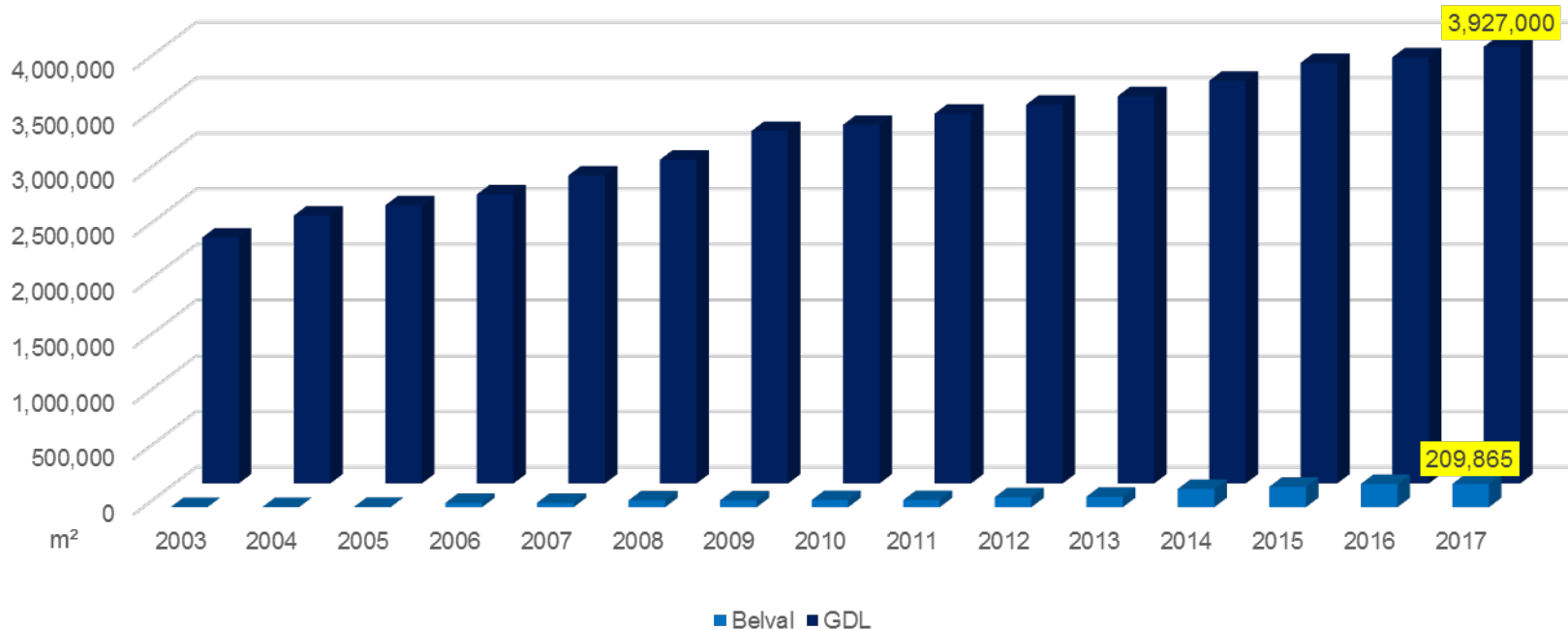


2. Belval – Mobility – Bike / Pedestrian



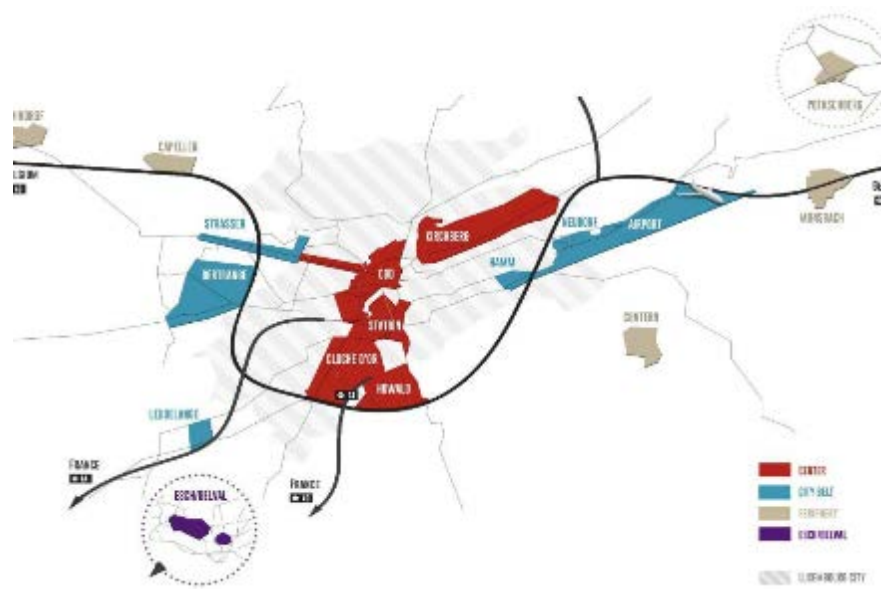
3. Office market - Luxembourg

Office stock evolution in Luxembourg.

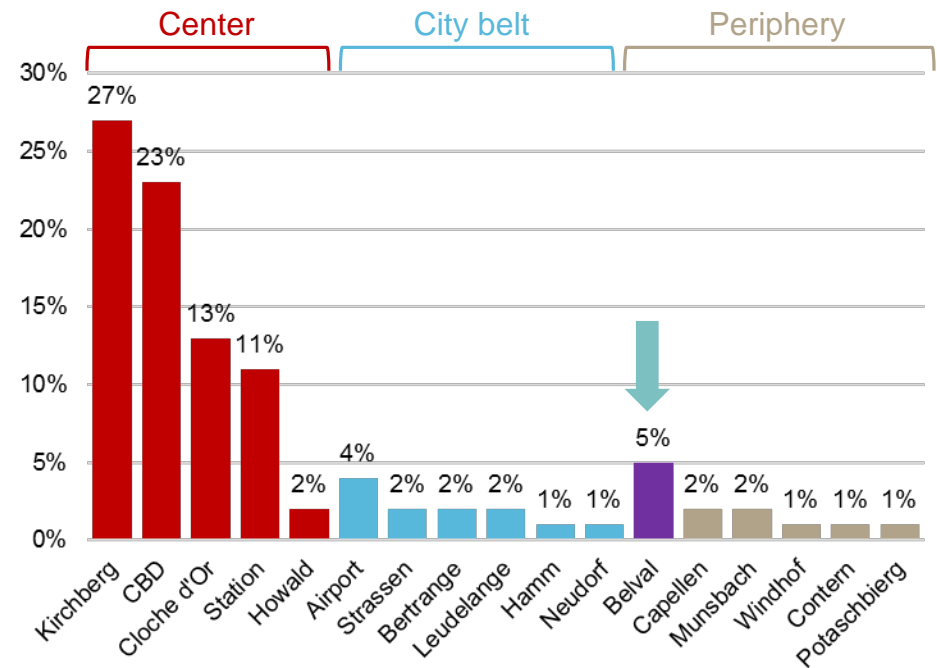


3. Office market - Luxembourg

Stock per district.

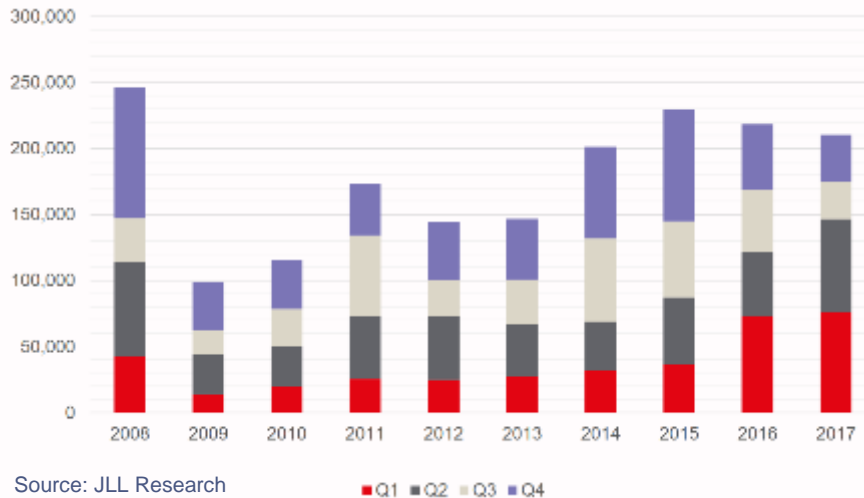


Belval is the biggest periphery district (5% total market share)



3. Office market - Luxembourg

Take-up evolution in Luxembourg.



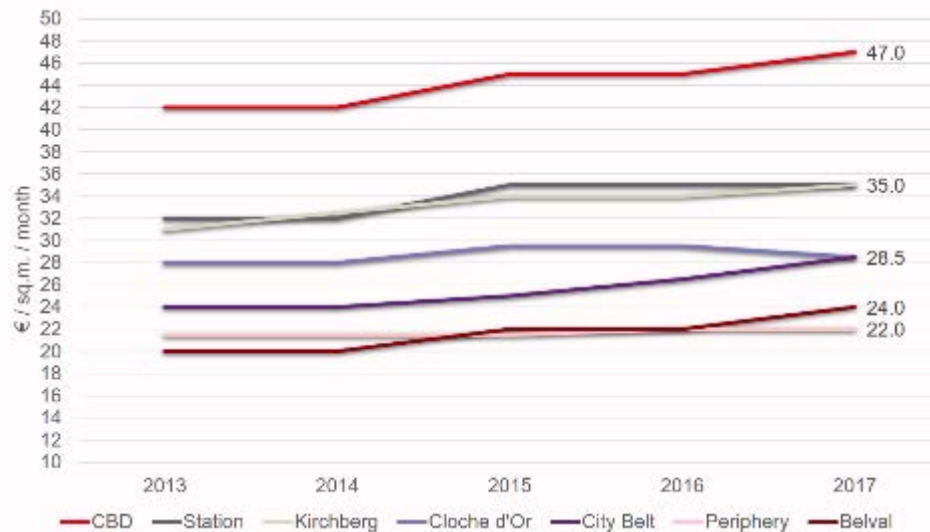
- Take-up p.a.: 178.000 m² 10 years average
- Take up 2017: 210.500 m²**
- Vacancy: 4 - 7 % during last years, large spread within different areas
- Vacancy Q4 2017: 4,8%**

Vacancy rate evolution in Luxembourg.

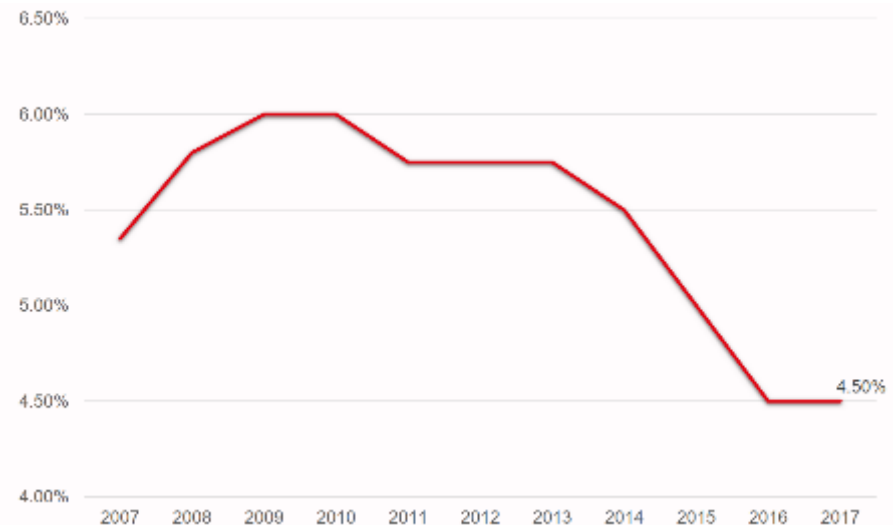


3. Office market - Luxembourg

Prime rents evolution.



Prime yields evolution in Luxembourg.



- **Prime Yield: 4,5 %**
- Invest volume average: +/- 800 Mio € during last 10 years
- **Invest volume 2017: 1.2 Bn €**

4. Office market - Belval

Office stock at Q1 2018.



1	Bil 1	37.100 m ²
2	Bil 2	22.000 m ²
3	Alho / GKE	300 m ²
4	Belval Bridge Building	450 m ²
5	Adem	9.100 m ²
6	Bio - K	10.355 m ²
7	Southlane 1	3.800 m ²
8	Agora	1.470 m ²
9	Southlane 3	2.000 m ²
10	Résidence du Jazz	2.900 m ²
11	Feierwon	800 m ²
12	Feiersteppler	2.120 m ²
13	Galileo	670 m ²

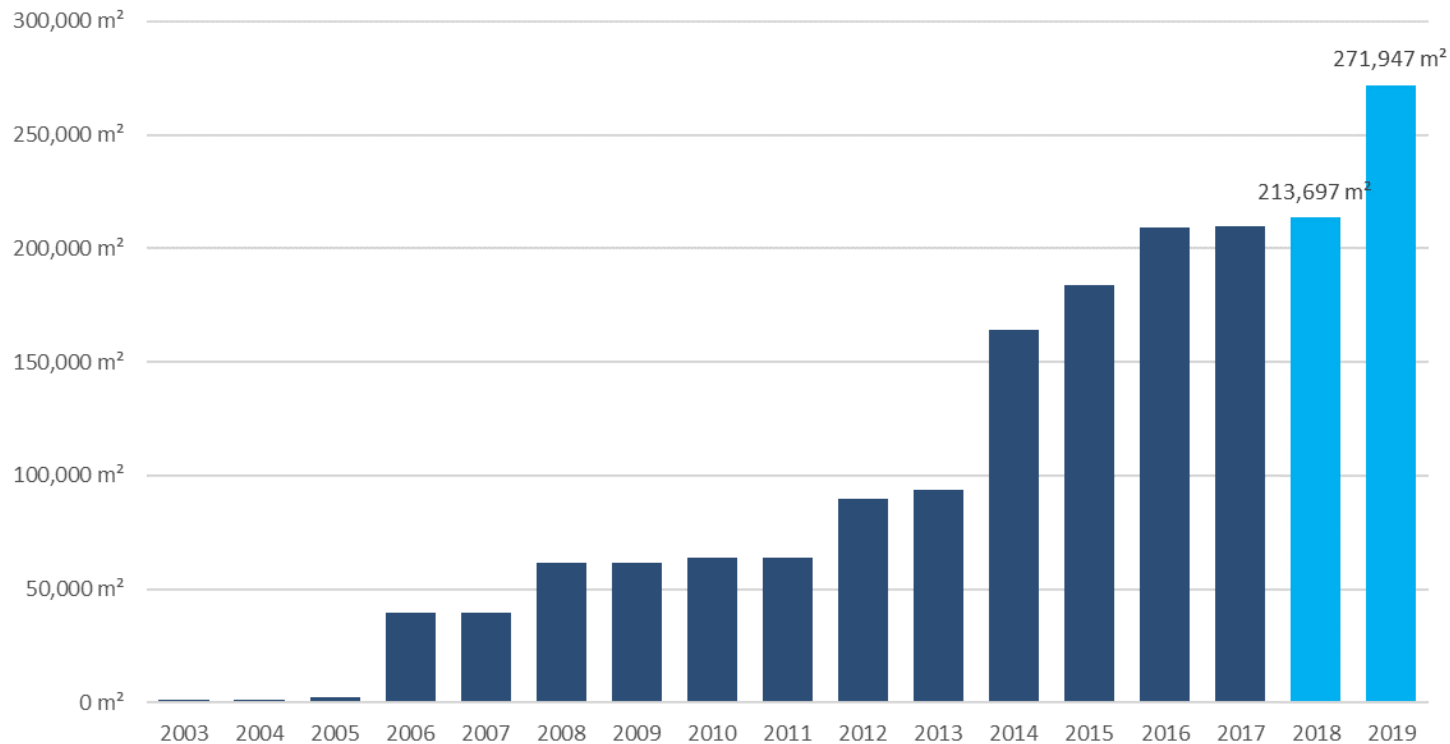
Total private office	93.065 m²
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Total public office	116.800 m²
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Total Office Stock	209.865 m²
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4. Office market - Belval

Office stock evolution in Belval.



16% of market share since 2006

Source: Agora, Q 4 2017

4. Office market - Belval

Take up and vacancy rate.



Take Up:

Take up 2017:

- Office: 4.700 m²
- Retail: 3.800 m²

Number of transactions:

- Office: 13
- Retail: 14

Pre-letting 2017:

- Office 10.600 m²
- Retail 1.800 m²

Vacancy:

Vacancy Q1 2018:

- Office: 17.280 m²
- Office rate: 8.2 %

Vacancy rate increase from 3.9 % to 8.2 % due to the lease renegotiation from the biggest private tenant

4. Office market - Belval

Pipeline 2018 – 2019.



2018:

1	Maison du Livre	3.832 m ²
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2019:

2	Maison des Matériaux	34.854 m ²
3	Naos	13.000 m ²
4	Rouden Eck	3.600 m ²
5	Capelli Towers	2.196 m ²
6	Southlane 2	4.600 m ²

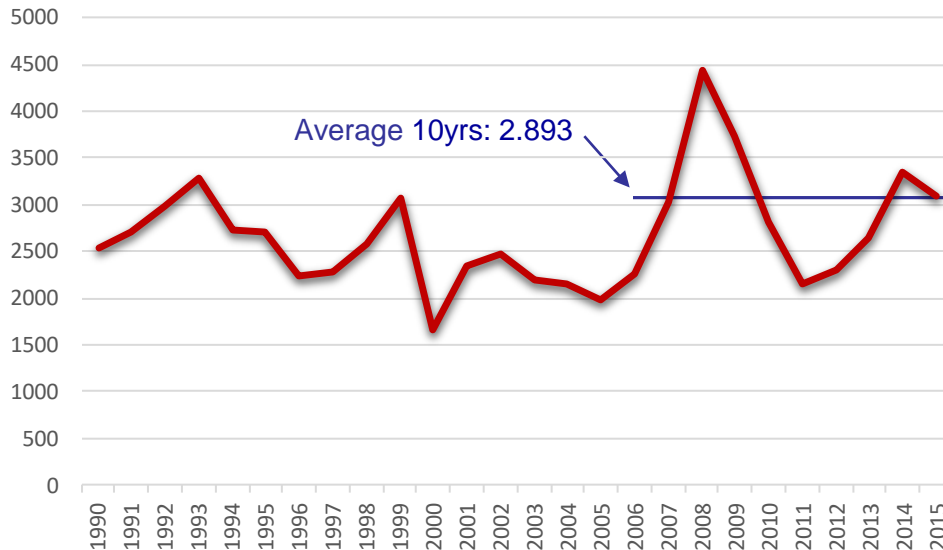
Total private pipeline 23.396 m²

Total public pipeline 38.686 m²

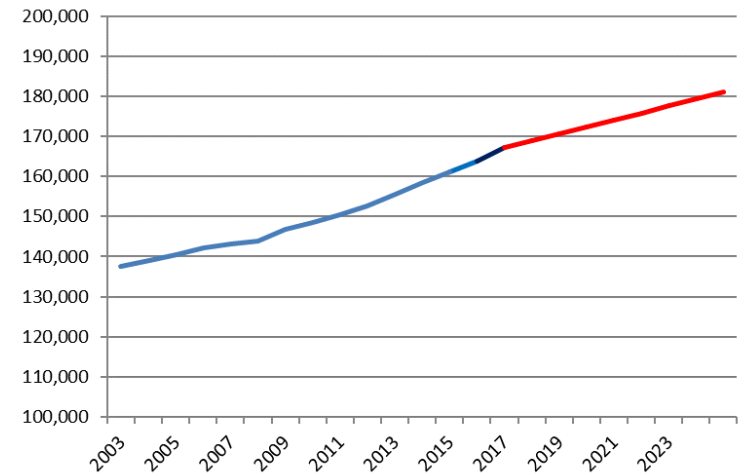
Total pipeline 2018 & 2019 62.082 m²

5. Housing market - Luxembourg

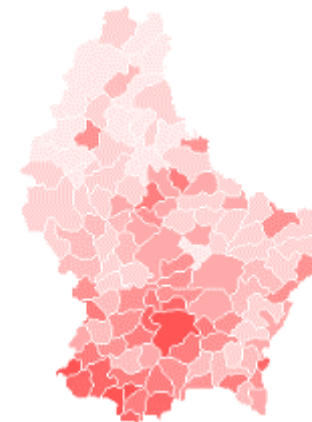
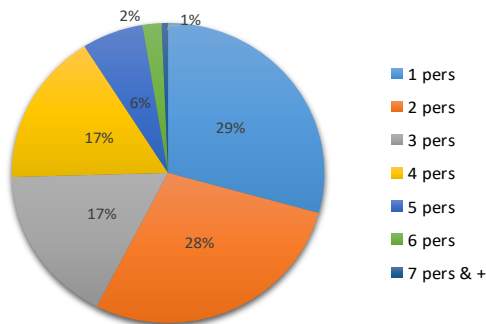
Residential deliveries in Luxembourg per year.



Population south region.



Structure of households in Luxembourg

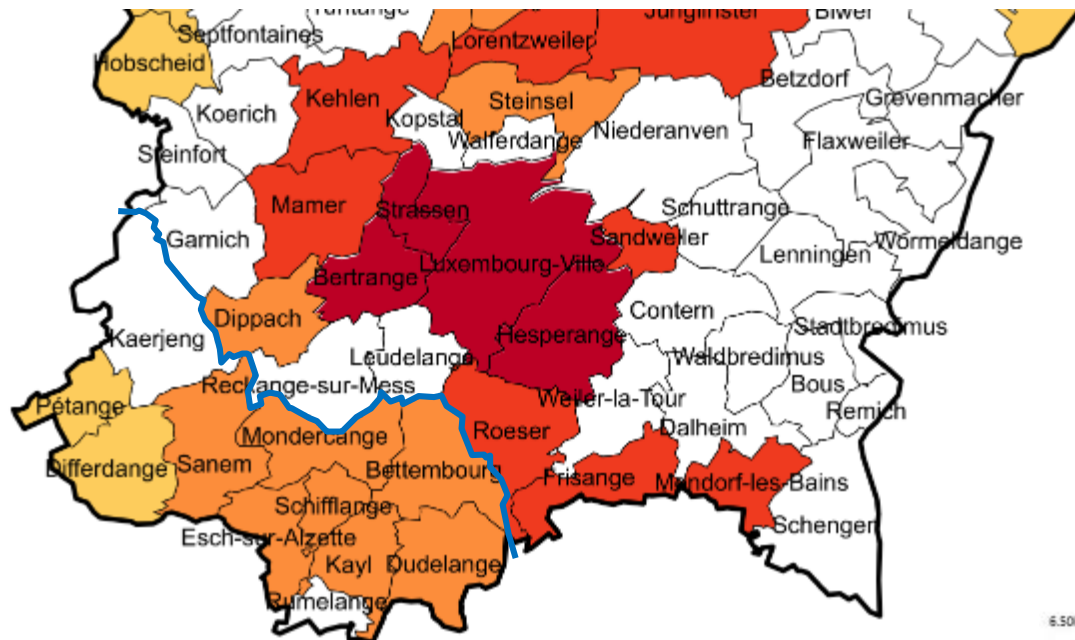


South region:

- 167.000 hab.
- 28% of total pop.

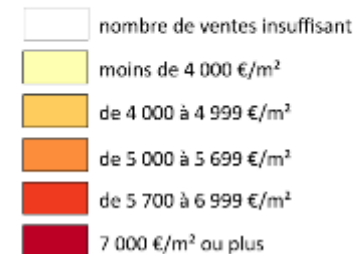
5. Housing market – Luxembourg

Prices for new apartments (VEFA)



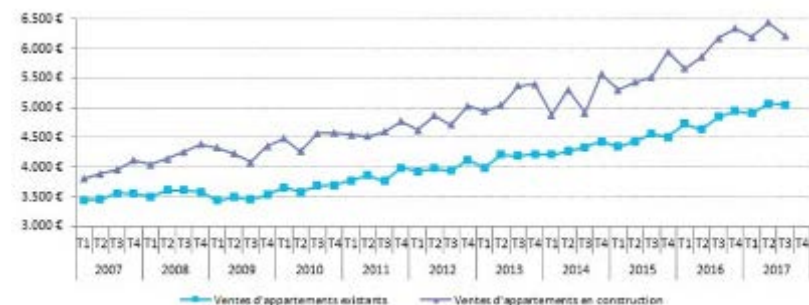
Période du 1^{er} juillet 2016 au 30 juin 2017

Prix de vente moyen des appartements en construction
(issus des *actes notariés*)



- Average price 2017:
 - Sanem: 5.735 €/m²
 - Esch: 5.498 €/m²
- Country average: 6.305 €/m²

Evolution of national sale price



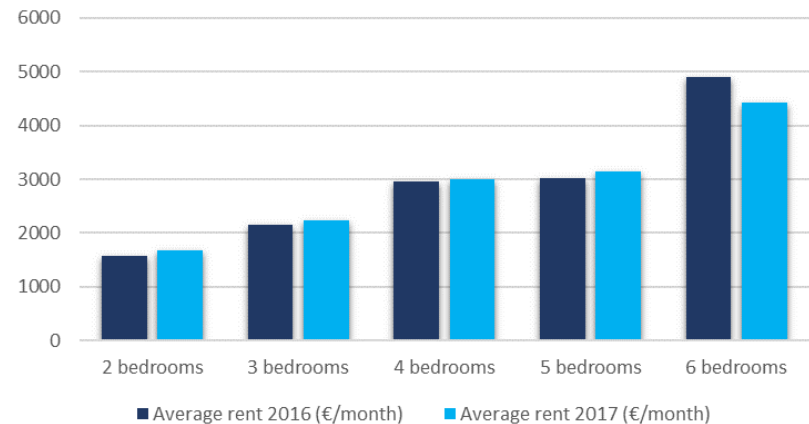
5. Housing market - Luxembourg

Evolution of price level to rent

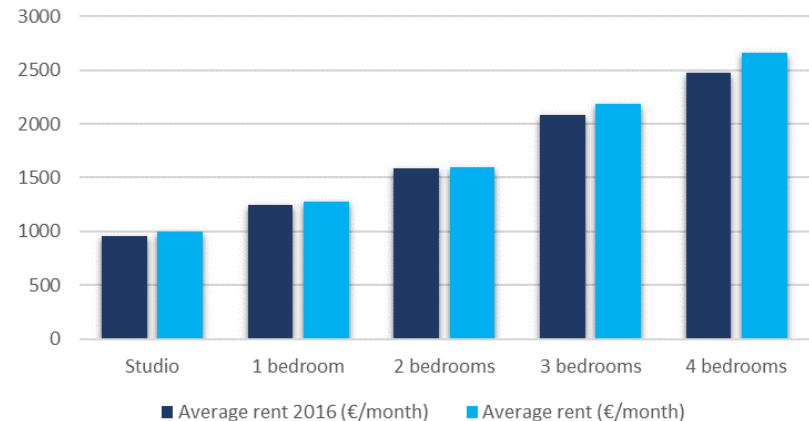
- Rental level for apartments:
 - Country average 19.91 €/m²
 - Esch: 17.98 €/m²
 - Sanem: 16,98 €/m²

- Rental level for houses:
 - Country average: 14.11 €/m²
 - Esch: 12.65 €/m²
 - Sanem: 12.67 €/m²

Houses: national rents



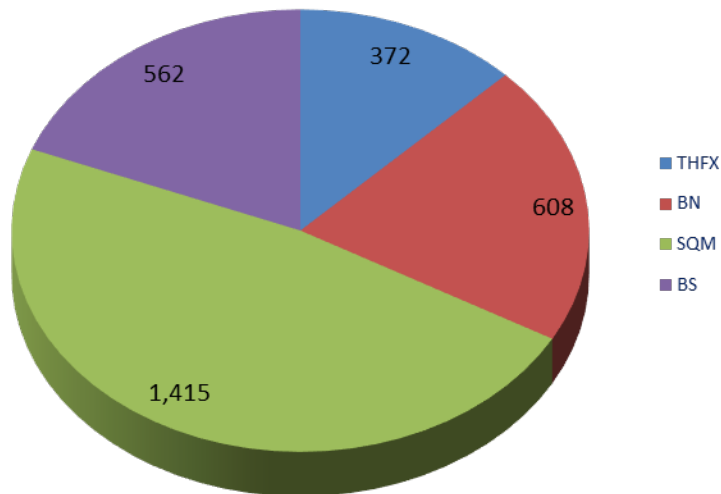
Flats: national rents



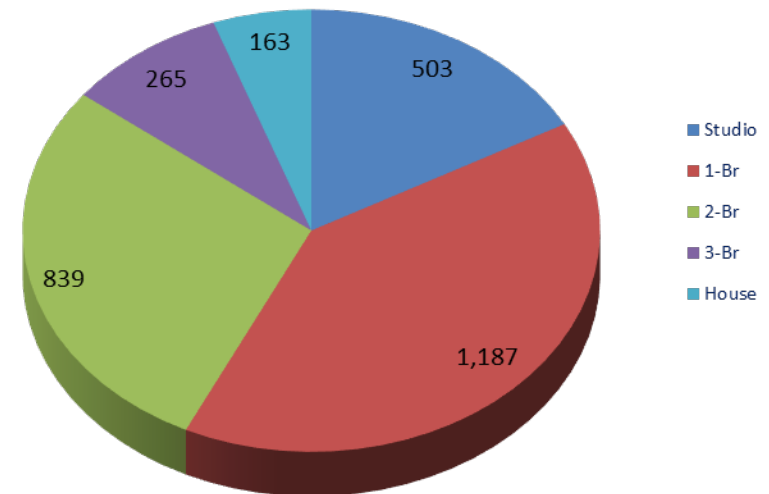
6. Housing market - Belval

- Total offer about 350.000 m² gfa (not included public developments as student homes), → 2.957 units plus 1.000 rooms/beds in special projects (private student homes, houses for elderly people,...)
- **931** units are completed (32 %) => +/- 93.000 m² gfa
- Average price of latest apartment transactions: **5.159 €/m²**

Number of accommodations in Belval per district
(Total = 2.957 units)



Number of accommodations in Belval per type
(Total = 2.957 units)



6. Housing market - Belval

Residential stock in Belval.



Ground school
Under construction

High school 1.500 students

1.764 accomodations already built:

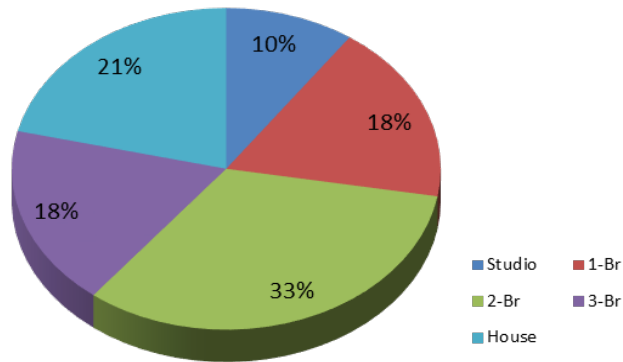
- 931 flats
- 165 senior rooms
- 668 student rooms



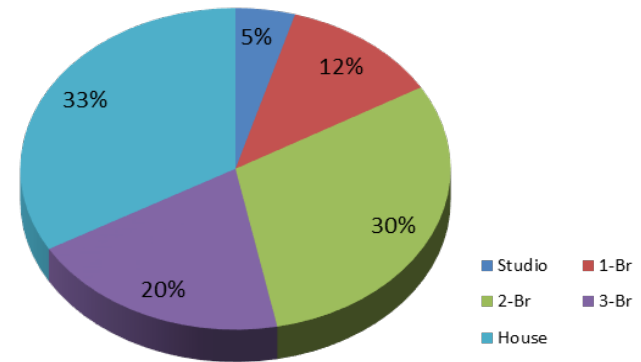
6. Housing market - Belval

Future areas Belval-South (BS) Square Mile (SQM): Split of apartments by size (forecast).

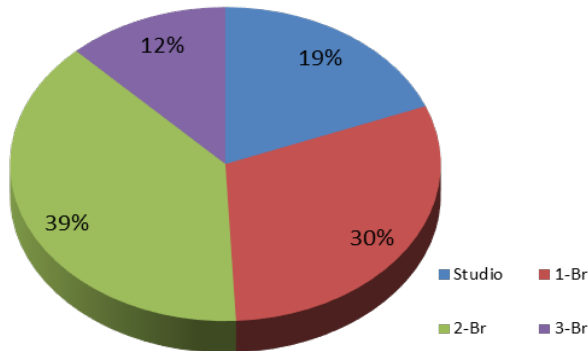
Belval South - forecast per type in accomodations units (Total = 584)



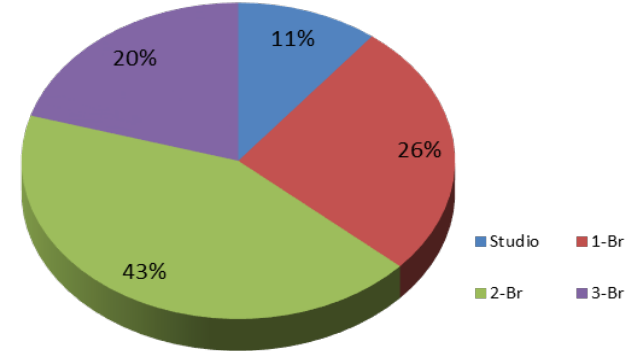
Belval South - forecast per type in m² BGF (Total = 69.602)



Square Mile - Forecast per type in accomodations units (Total = 1.290)



Square Mile - Forecast per type in m² BGF (Total = 127.364)



7. Retail & Services - major retails



BelvalPlaza:

- Total m² shopping: 36.500 m²
- Retails: 35
- Restaurants/bars: 12
- Leisure: 7
- Parking spaces: 853

Other:

- Retails: 8
- Restaurants/ bars: 9

Hotel: 1

- Rooms: 110
- Parking spaces : 133



7. Retail & Services - major retail brands

- Terrasse Hauts-Fournaux: 50.000 m² gfa shopping, restaurants, cinema
- Potential space in Square Mile: 50.000 m² gfa



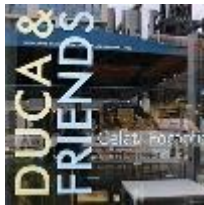
7. Retail & Services – restaurants & bars

urban



COPPERS
BAR AND KITCHEN

oridami



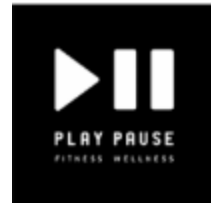
Hugo's



Golden Bean[®]
The Coffee Experience



7. Retail & Services - Services



More than 60 retails actually on Belval site

7. Retail & Services - Leisure



1



Rockhal

- 1 room 5.400 people
- 1 room 800 people

2



Ciné Belval

- 7 rooms

3

Belval Parc

- 8 ha

8. Belval – Public areas



- | | | |
|-------------------------|------------------------|--------------|
| ① Place de l'Université | ④ Hauts-Fourneaux | ⑦ Place CIPA |
| ② Place de l'Académie | ⑤ Parc Belval | |
| ③ Place des Archives | ⑥ Plateau Saint Esprit | |



9. Research - Innovation Campus



9. Research - Innovation Campus



- ① Maison du Savoir
- ② Maison du Nombre
- ③ Maison des sciences humaines
- ④ Maison des matériaux
- ⑤ Maison des Arts & des étudiants
- ⑥ Maison du Livre
- ① LIST
- ② Start Up Center
- ③ Biotech
- ④ Maison de l'innovation
- ⑤ Biotech II



9. Research - Innovation Campus

Existing buildings under activity.

Maison du Savoir : The « Maison du Savoir » is the central building of the University of Luxembourg and the « Cité des Sciences ». It houses the central administration, amphitheatres as well as general teaching infrastructures of the University of Luxembourg. There are also rooms that can be used for public or private seminars.

Maison des Sciences Humaines : The "Maison des Sciences Humaines" hosts researchers and students of the faculty of arts, social-sciences, languages and Education. It houses also the Social Research Institute (LISER).

Maison du Nombre : The «Maison du Nombre» is provided for mathematics and IT. The buildings accommodate specific research and teaching activities. The university's computer center is also located in-there.

Maison des Arts et des Étudiants : The "Maison des Arts et des Etudiants" accommodates various social, cultural and artistic events such as concerts, exhibitions or receptions. It also houses student associations.

Maison de l'Innovation: Among other things, this building houses partly the activities on the part of the Center for Science and Technology Research (LIST).

House of Biomedicine: This building houses the Luxembourg Center for Systems of Biomedicine (LCSB), an interdisciplinary center for research in biotechnology. The building consists mainly of laboratories with integrated office spaces.

Halls d'Essais des Ingénieurs: This hall hosts test laboratories regarding materials studies.

Technoport: It is a business incubator working mostly very closely with the various faculties of the University of Luxembourg.

9. Research - Innovation Campus

Buildings under construction:

Maison du Livre : It is the library of the University which has moved in one of the main vestiges of the iron and steel industry. The "Maison du Livre" will be open to all students and University's staff, searchers but also to all citizens.

Maisons des Matériaux I & II: These buildings will be dedicated to the domain of material research as well as the engineers' test halls.

Upcoming Buildings:

- Maison des ingénieurs
- Maison de l'environnement
- Maison de la vie



10. Outlook – Plots of land sales



1.000.000 m² gfa sold !

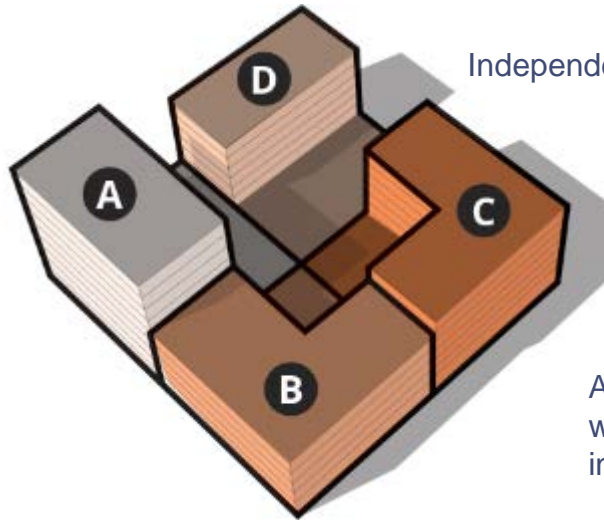
11. Central Square - Outlook



- Most representative district of Belval
- Located in the heart of the site
- District including a wide pedestrian zone
- Mixed uses: office, retail and residential
- Total building possibility: 187.000 m²
- Total of 13 Plots of lands
- District providing a great flexibility with buildings between 2.000 et 17.000 m²
- 3 Plots already sold under architect contest
- 5 Plots under decision
- Architectural contest for the public square in process

Central Square: where Belval's heart beats

11. Central Square - Outlook

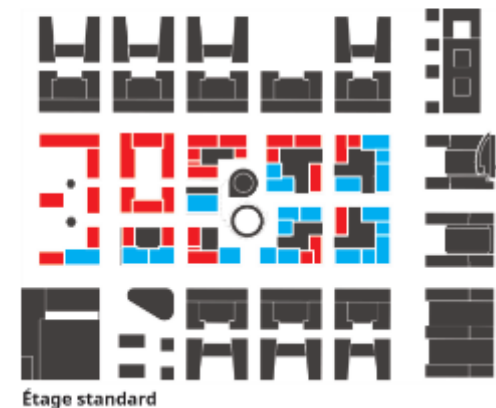
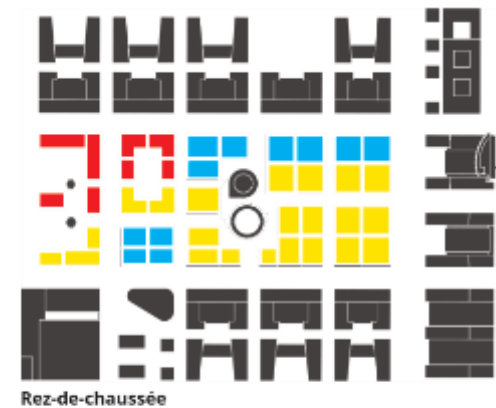


Independent building size starting at 2.000 m²

Architectural global concept with several heights and internal gardens.



Mixity is an added-value



■ Commerces & loisirs
■ Bureaux
■ Logements

11. Central Square – What's up



Architectural contest in progress

11. Central Square – What's up



Developer selection in progress

12. Belval South - Outlook



- Future residential district including services
- New ground school provided
- Around 550 family housing foreseen
- Total building possibility: 95.000 m²
- 71% for housing
- Residential in a green landscape
- PAP foreseen in 2018

Belval South: Family first

13. Pictorama - Public Constructions



13. Pictorama - Private Constructions



13. Pictorama - Private projects



13. Pictorama - Public Spaces





BELVAL - made by

AGORA

BELVAL

Be a part of the future.
Be a part of Belval.

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