



GROSS FLOOR AREA OF MORE THAN A MILLION SQUARE METRES SOLD.

Out of a total of 1,350,000 square metres planned on the Belval site, Agora is very proud to announce that the remarkable milestone of 1,000,000 square metres GFA sold for development was passed at the end of 2017 (i.e. 75% of the total programme).

This figure is even more than a total floor space for Agora, it reflects the confidence in Belval shown by numerous major private and public actors but also the confirmation of the strategic choices made in the past and recognition of the work accomplished.

Parallel with the sales of plots of land, the site continues to develop. Indeed, more than 625,000 square metres has been built on or is in the process. By 2020, around 160,000 square metres more should be under construction.



Belval North

MORE AND MORE PEOPLE LIVING IN BELVAL.

Belval confirms its position as a major actor in the housing sector in the southern region of the Grand Duchy of Luxembourg. Indeed, 160 new flats, which have for the most part found purchasers, will be delivered by 2019.



Residential

Soon will see a significant increase in the housing stock for Belval. Indeed, between 2019 and 2021, more than 600 flats should be delivered over the Square Mile and Belval Nord quarters.

In parallel, the development of the new Belval Sud quarter is moving on at a good pace. The P.A.P. will be submitted this spring and the first work for clearing vegetation has already started.

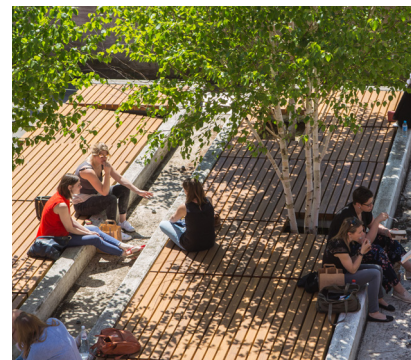
This new quarter with 80,000 square metres of development land will have a family orientation, offering blocks of flats but also plots enabling the construction of single-family homes.



Blast furnace terrace



Central Square



Academy Square



BELVAL, A NON STOP STUDIOUS DISTRICT.

Belval University Library will open its doors in September 2018 and will provide around 20,000 square metres of space for study and knowledge in a building with very distinctive architecture using the steel frame of the former Hall known as the "Möllerei".



Belval University Library

The youngest have not been left out. Indeed, to be able to provide more services to the inhabitants of the site, the construction of the primary school and a differentiated school in Belval started at the end of 2017.

The construction of this school is being carried out by the municipality of Sanem.



KannerCampus

EVERMORE PEOPLE WORKING IN BELVAL!

Offering high quality buildings with controlled rents, exceptional accessibility and numerous facilities, the office market in Belval remains in good health. Indeed, out the 62,000 square metres of offices planned for delivery by 2019, around 50,000 square metres are already pre-leased.

Agora is happy to note that the occupants already on the Belval site wish to remain and that the site is arousing more and more interest from new companies.



Office Center

"STRONG GROWTH IN OFFICE SPACE AND HOUSING DEVELOPMENT IS EXPECTED OVER THE NEXT FEW YEARS."

This year, Belval saw the opening of two areas of "business centres" enabling small companies to set up on the site and the relocation of a start-up which started up in the Technoport and prospered there.

For Agora, these business centres are of paramount importance as they allow numerous SMEs to be welcomed some of which will experience high growth in the next years and will remain on the site to continue to develop there.



Place Des Bassins

Future years will see a strong increase in the construction of offices in Belval with the construction of the new urban quarter, Central Square. The first step of the architecture competition for the pedestrian square of this quarter (Place des Bassins) took place this March.

The winner of this competition will be known in May. Allocating the plots of land will follow in the course of 2018.