



Belval – market figures 2019 / 1

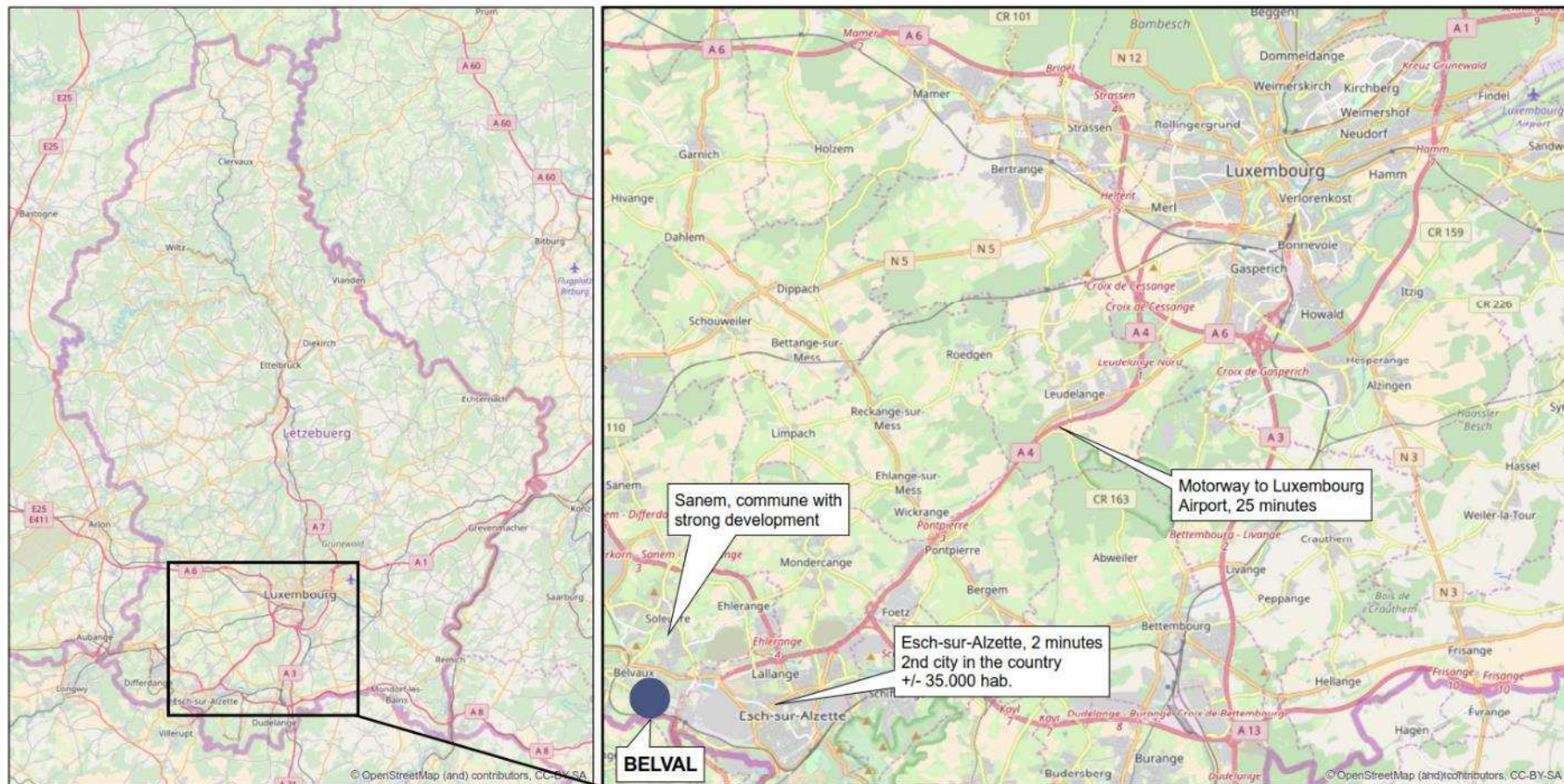


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1. Belval – Fact Sheet - Location



1. Belval – Fact Sheet - 1997

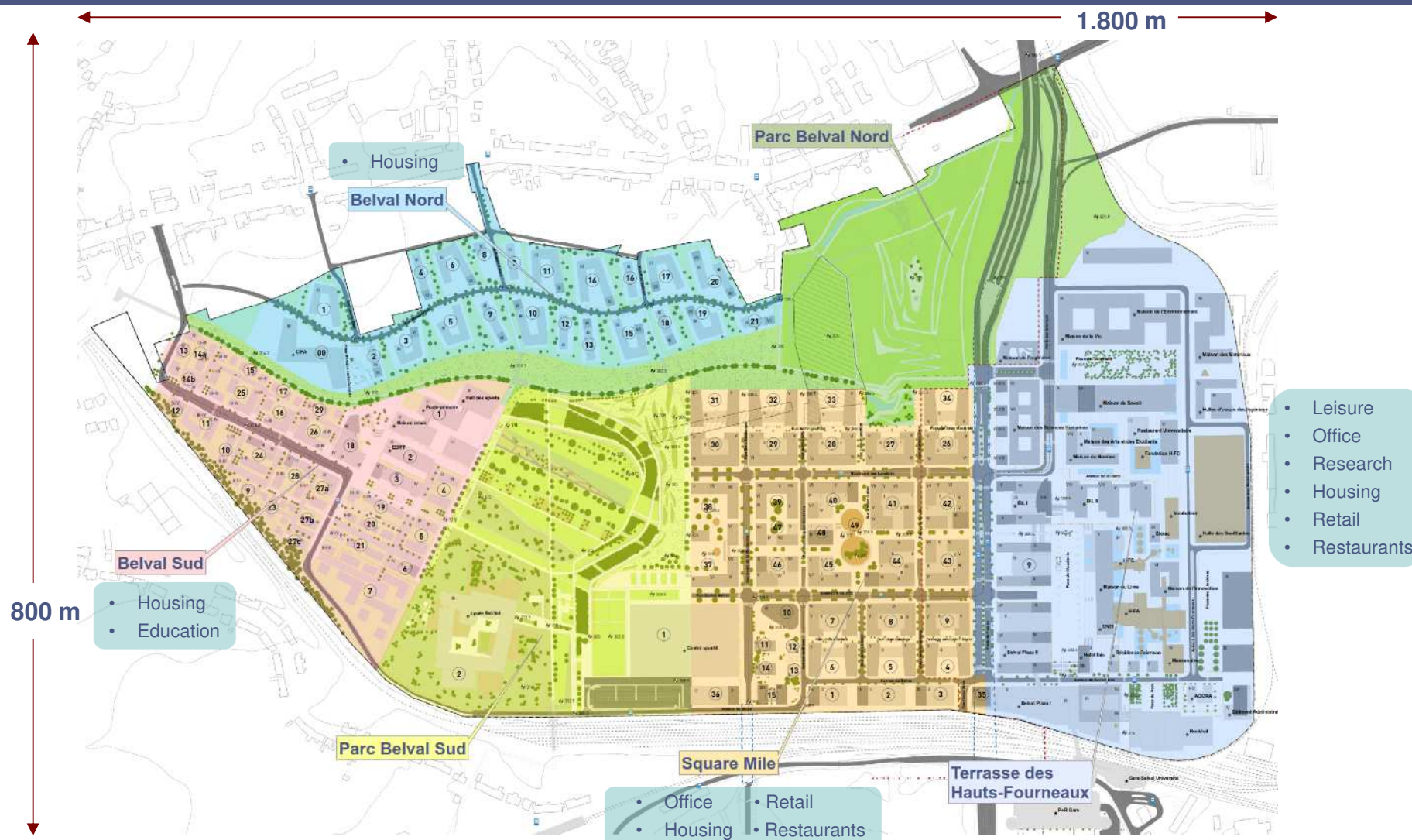


Transforming former industrial sites into modern urban districts – That's the core mission of Agora !

1. Belval – Fact Sheet - 2018




1. Belval – Fact Sheet – Districts map



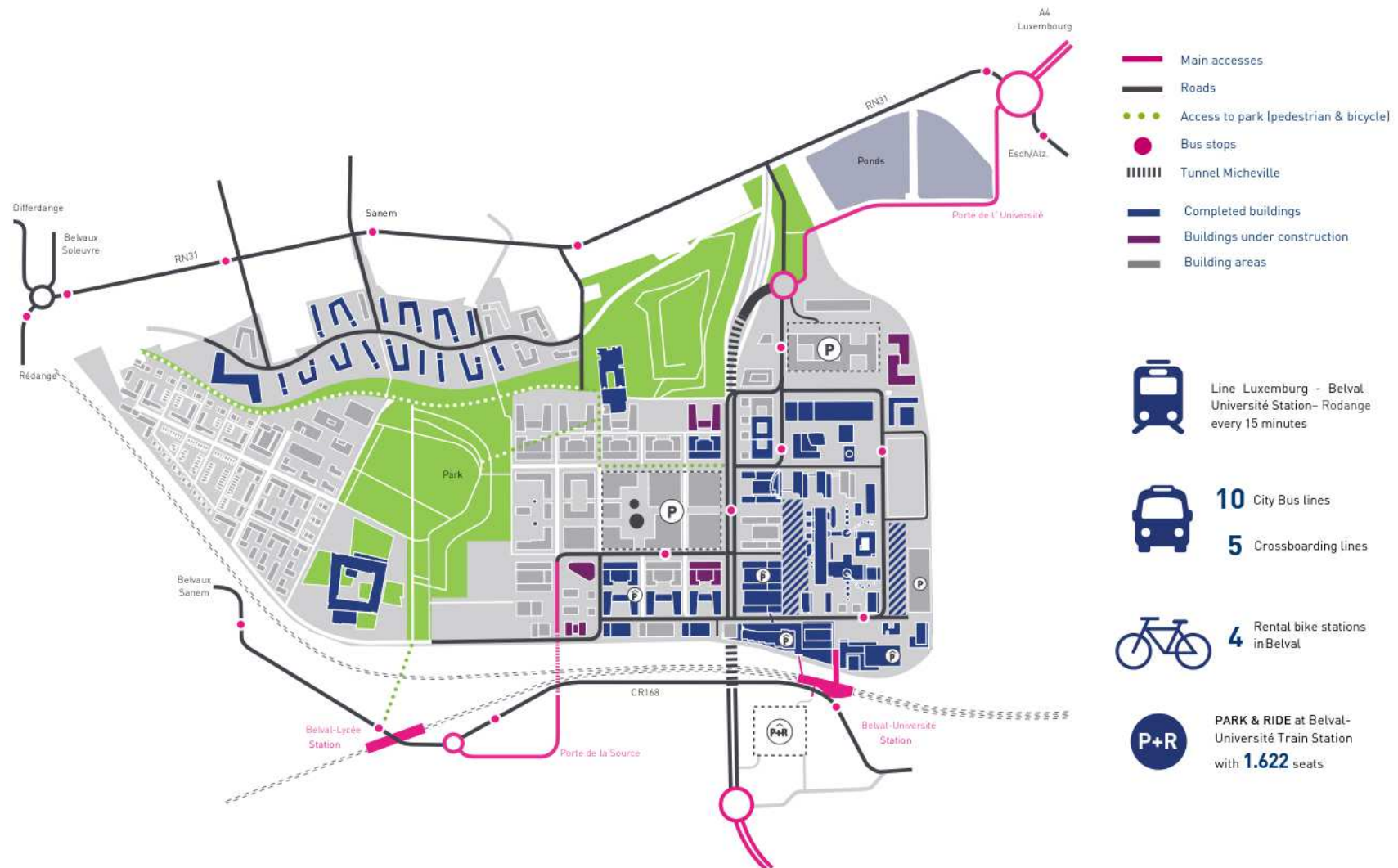
1. Belval – Fact sheet

- 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
- More than 1,050,000 m² gfa sold => 78% of overall program
- **640,000 m²** finished or under construction => 48 % of overall program

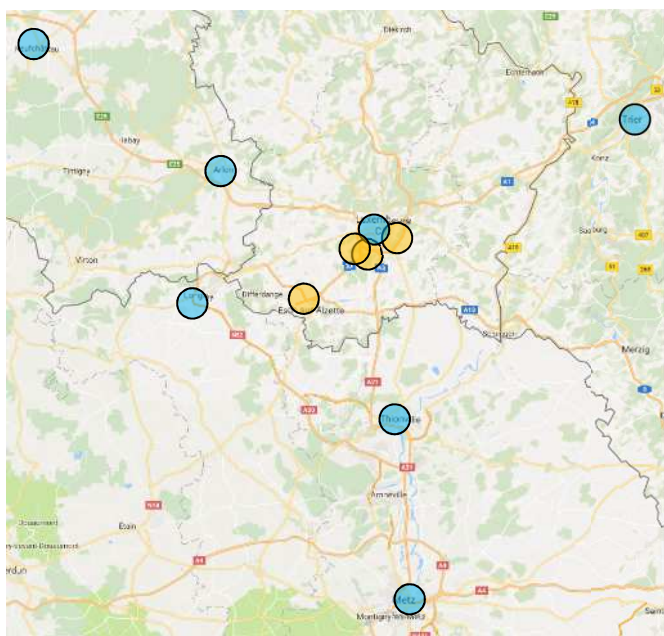
1. Belval – Fact sheet

- More than 8,000 inhabitants, about **3,100** already on site including students and CIPA
- Up to 25,000 jobs, **8,500** already on site every day
- **5,700** students and pupils on site. 8,000 foreseen
- Around **200** companies, shops and public institutions 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 bus connexions to Luxembourg, Esch and Metz
- Today, largest area with preliminary certificate in gold by DGNB for sustainable development 

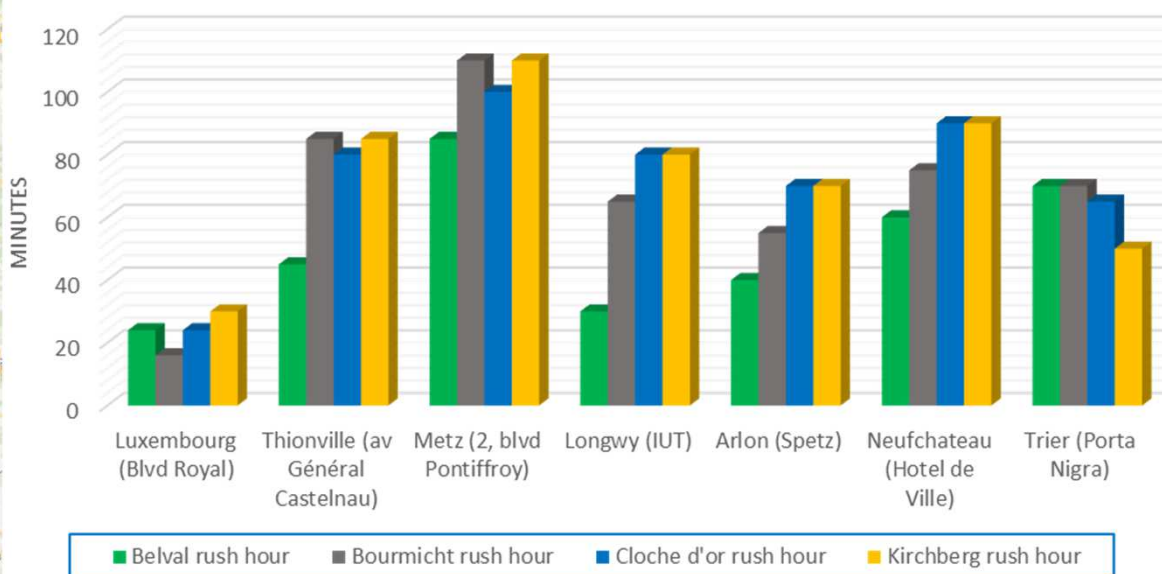
2. Belval – Mobility – Site map



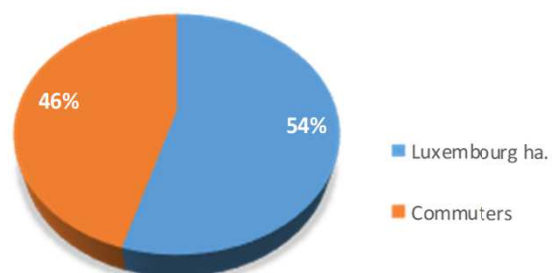
2. Belval – Mobility - Car



Morning car travel time

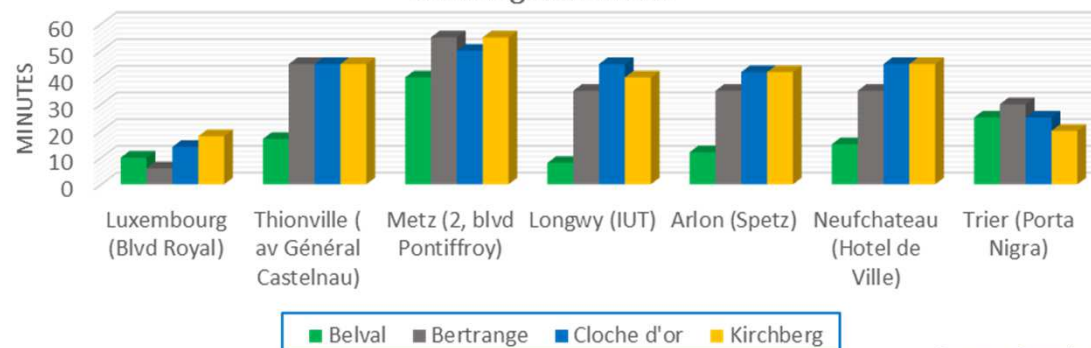


Workers repartition. Tot: 420,000



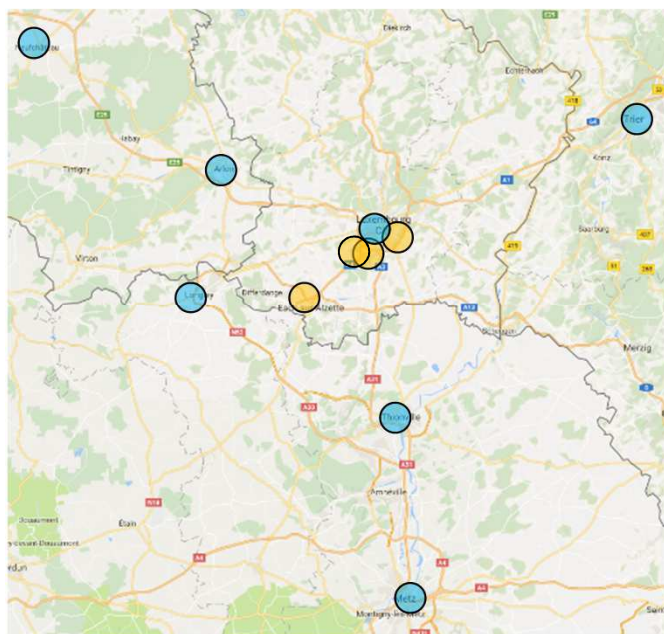
Source: Statoc

Morning time waste

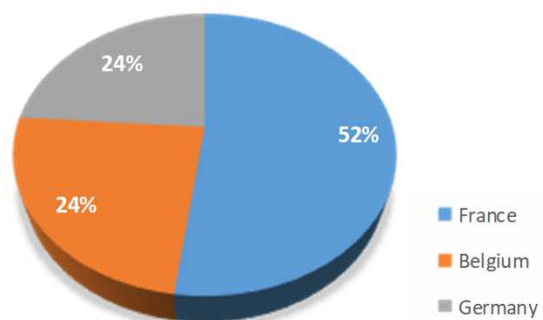


Source: Google maps

2. Belval – Mobility - Car

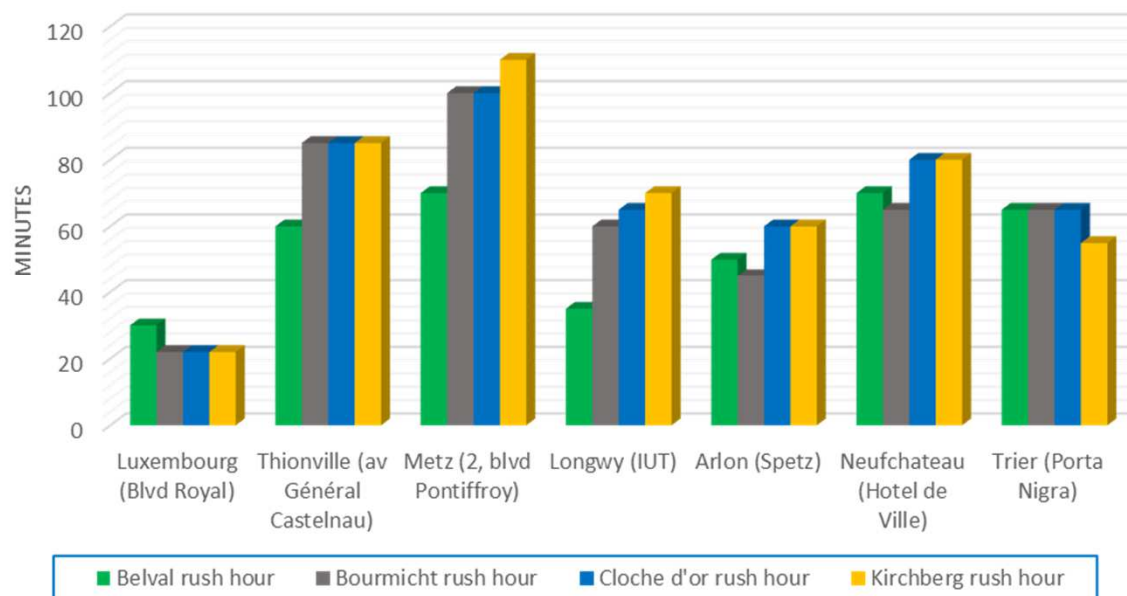


Commuters repartition. Tot: 191,500

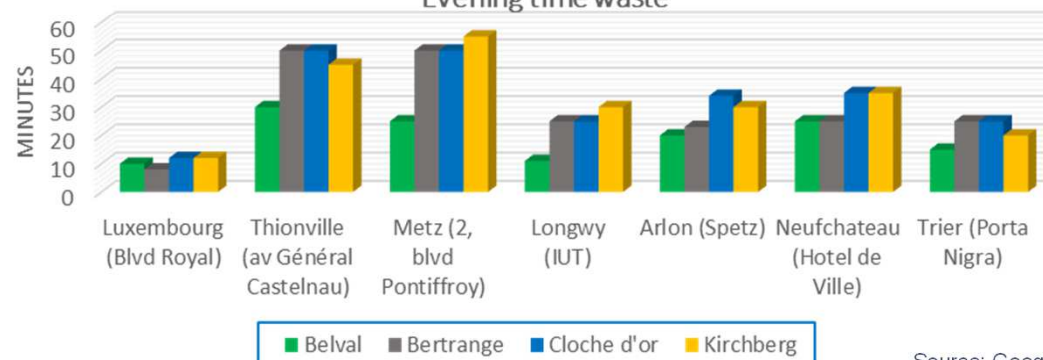


Source: Statoc

Evening car travel time

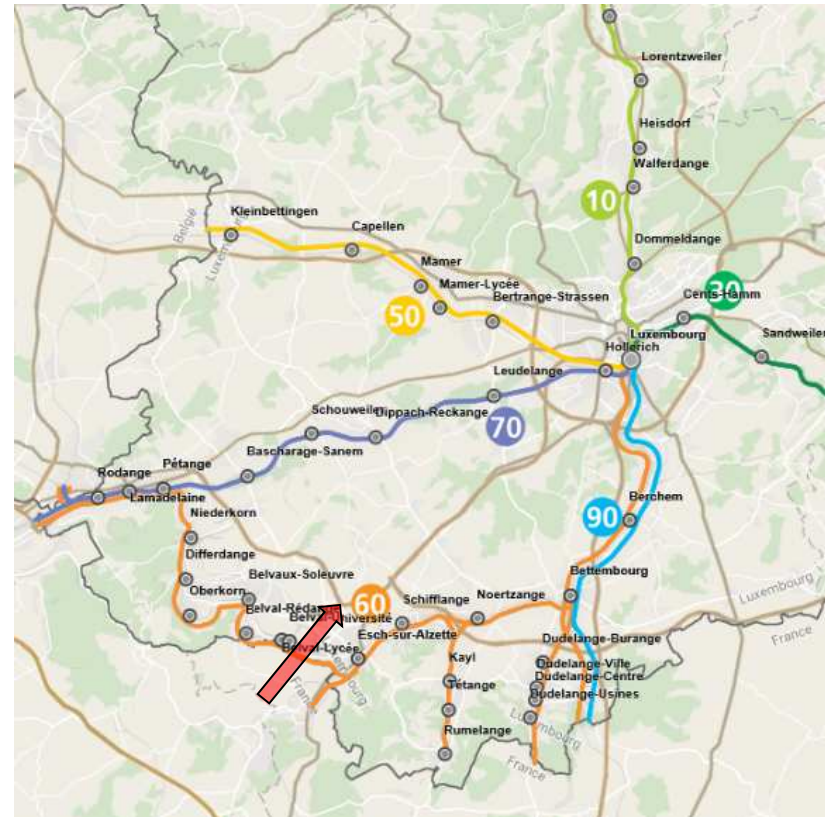


Evening time waste



Source: Google maps

2. Belval – Mobility - Train



- Direct trains to Luxembourg every 15 minutes (25 min travel time)
- Direct trains from Luxembourg every 15 minutes (25 min travel time)
- Connexions from Luxembourg station to Belgium, France and Germany
- P&R 1,600 spaces

2. Belval – Mobility - Bus

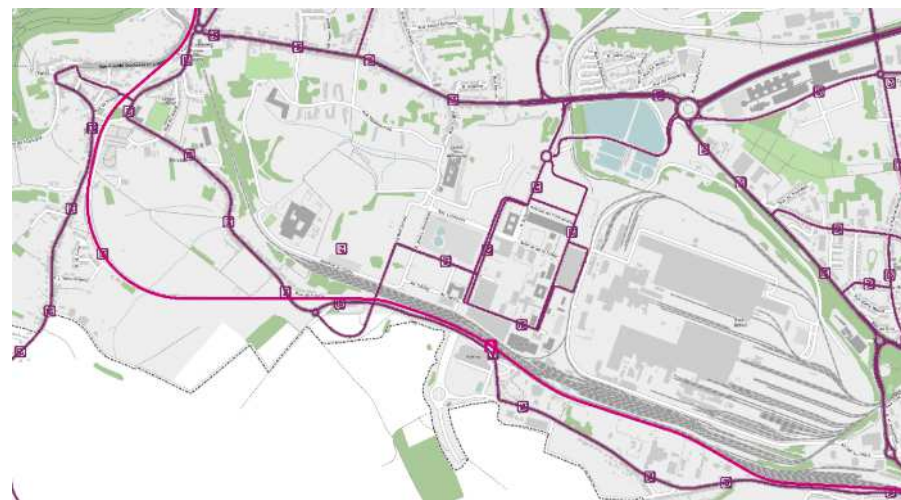
Accessibility in Belval through the following lines:

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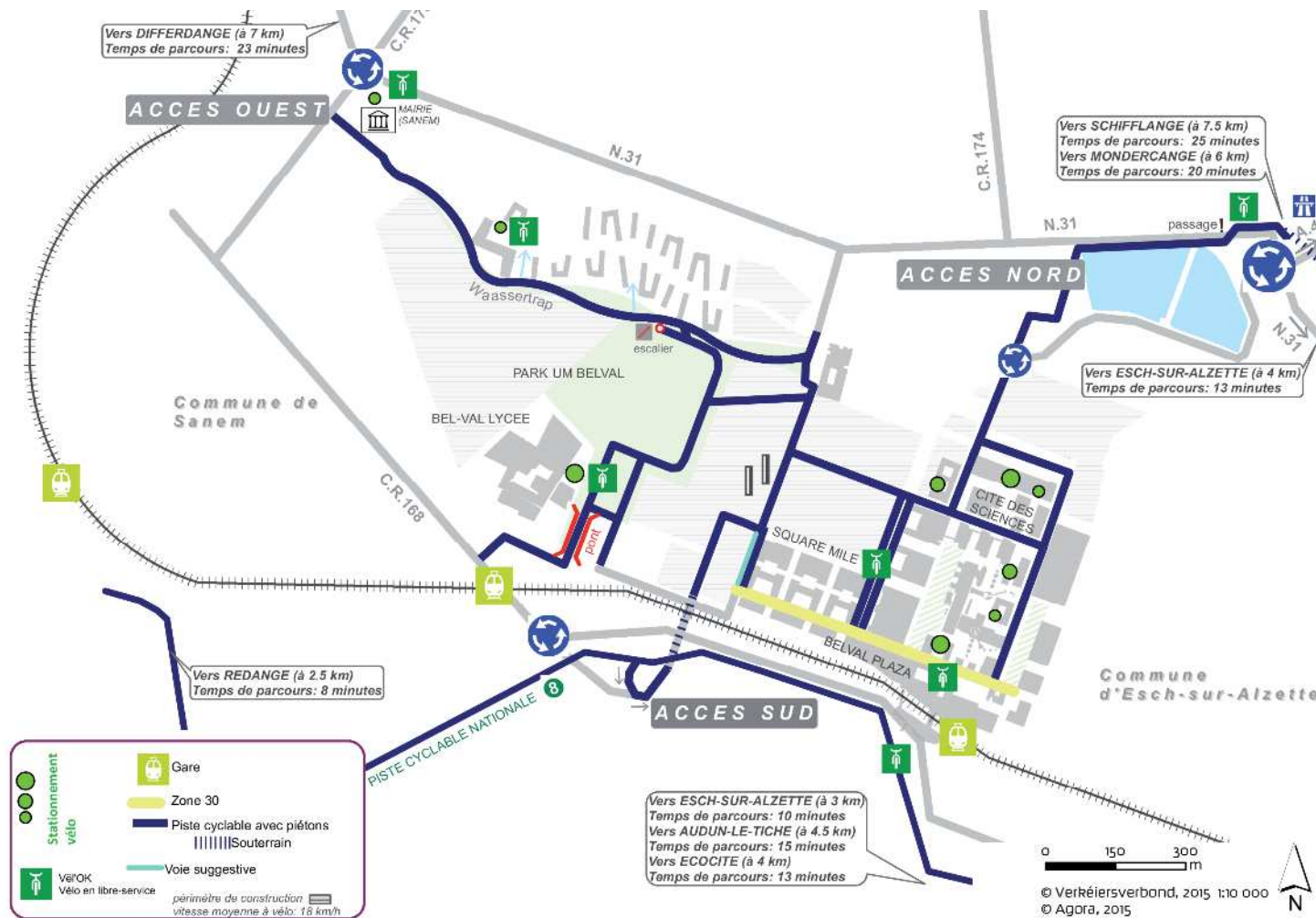
- TICE Line 1 : Esch - Belvaux - Lamadeleine
- TICE Line 2 : Esch - Soleuvre - Differdange
- TICE Line 3 : Esch - Belvaux - Bascharage - Rodange
- TICE Line 4 : Belval - Esch - Schiffflange - Dudelange
- TICE Line 7 : Belval - Esch - Lallange
- TICE Line 15 : Esch - Belval - Bascharage - Clemency
- RGTR Line 202 : Luxembourg - Belvaux - Obercorn
- RGTR Line 203 : Luxembourg - Soleuvre - Differdange
- RGTR Line 332 : Steinfort - Garnich - 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 325 : Luxembourg - Differdange - Hussigny (F)
- RGTR Line 322 : Esch - Rédange (F)
- Line Metz (F) – Belval (+/- 55 min travel time)

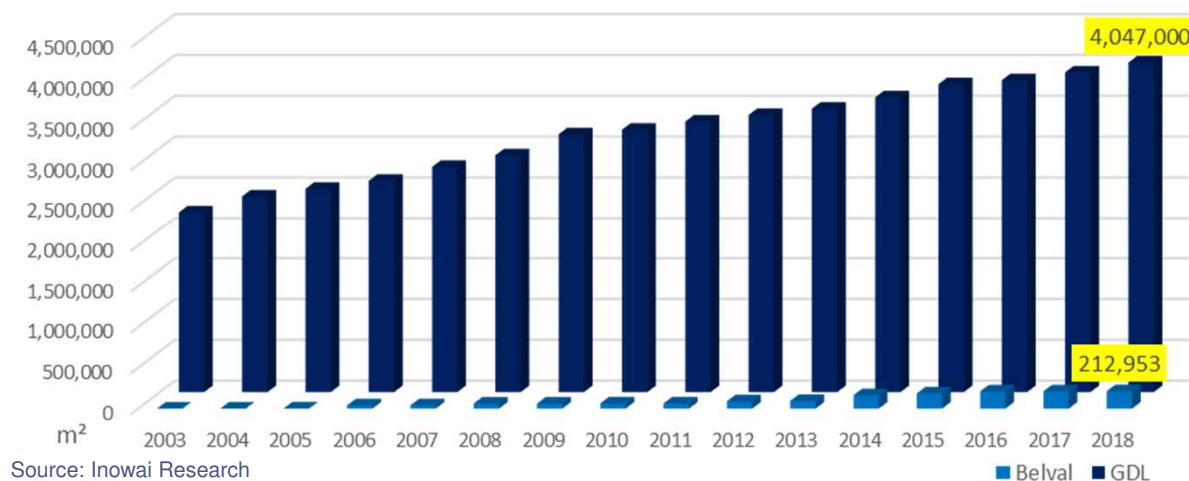


2. Belval – Mobility – Bike / Pedestrian



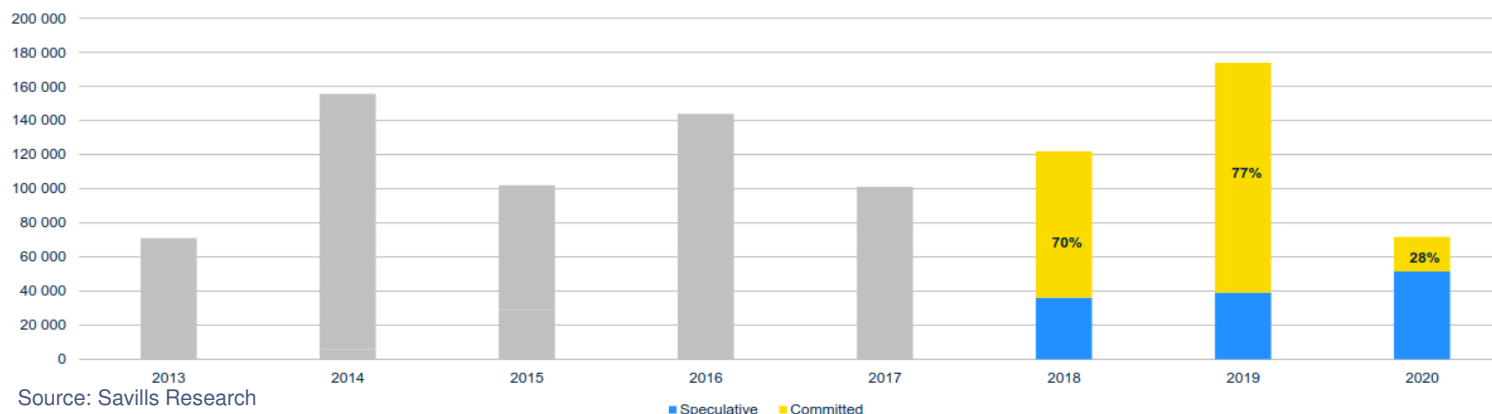
3. Office market - Luxembourg

Office stock evolution in Luxembourg.



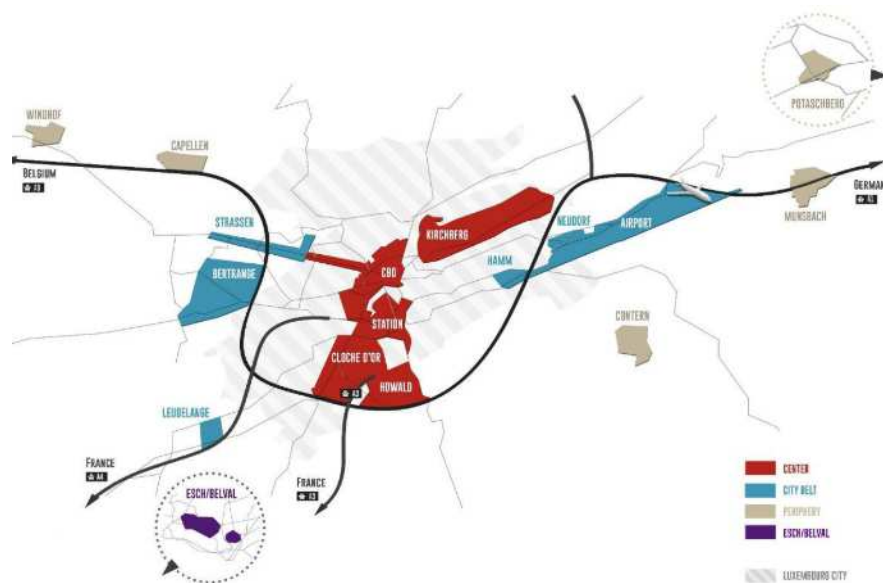
- 77% of pipeline 2019 already committed before completion
- Total pipeline until 2020: 621.000 m². 68% already pre-let.

Development pipeline.

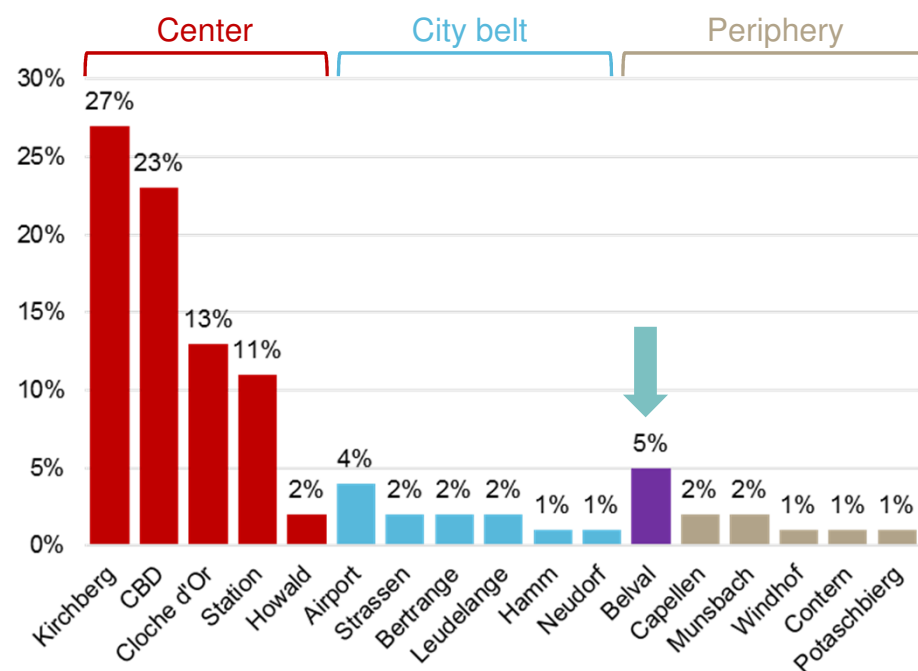


3. Office market - Luxembourg

Stock per district.

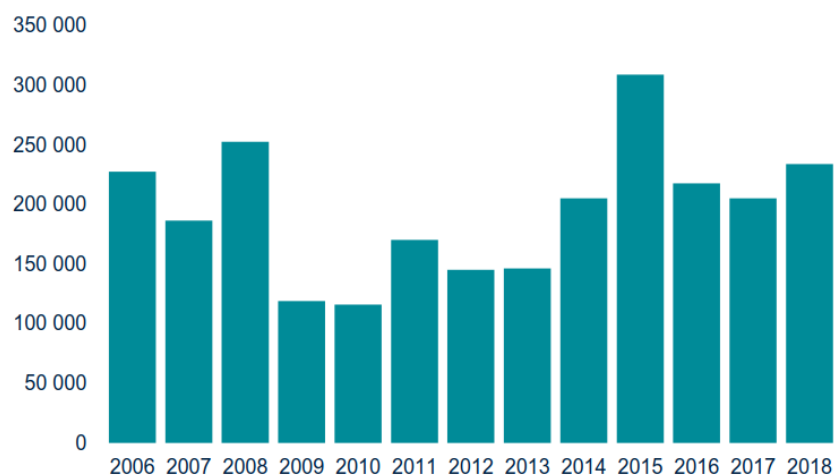


Belval is the biggest periphery district (5% total market share)

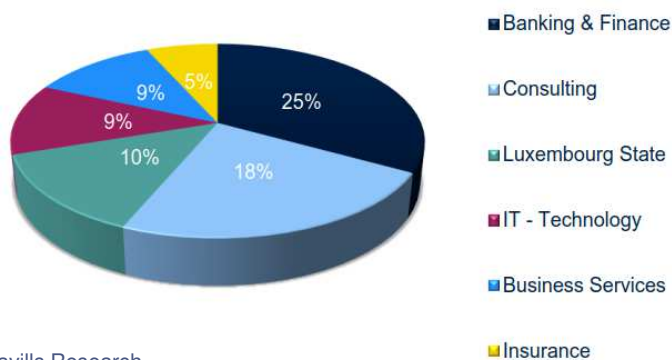


3. Office market - Luxembourg

Take-up evolution in Luxembourg.



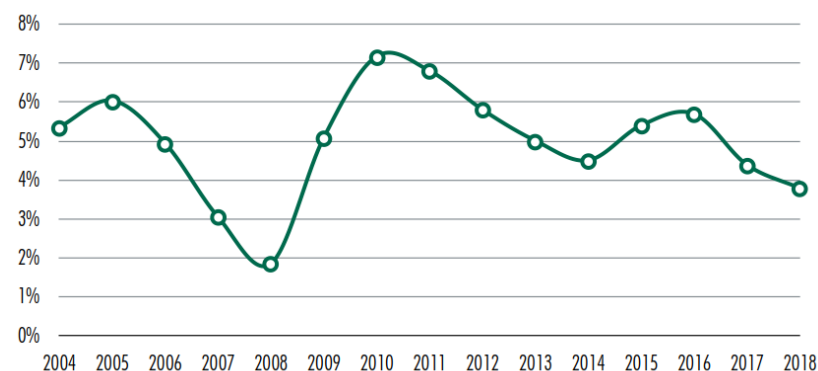
Source: Savills Research



Source: Savills Research

- **Take up 2018: 245,000 m²**
- *Take-up 5 years average: 220.000 m²*
- **Vacancy 2018: 3.8%**
- *Vacancy: 4 - 7 % during last years, large spread within different areas*

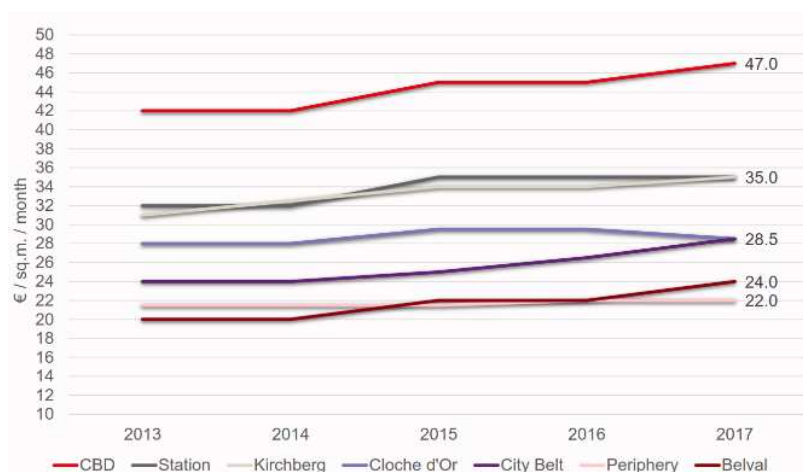
Vacancy rate evolution in Luxembourg.



Source: CBRE Research, Q4 2018

3. Office market - Luxembourg

Prime rents evolution.

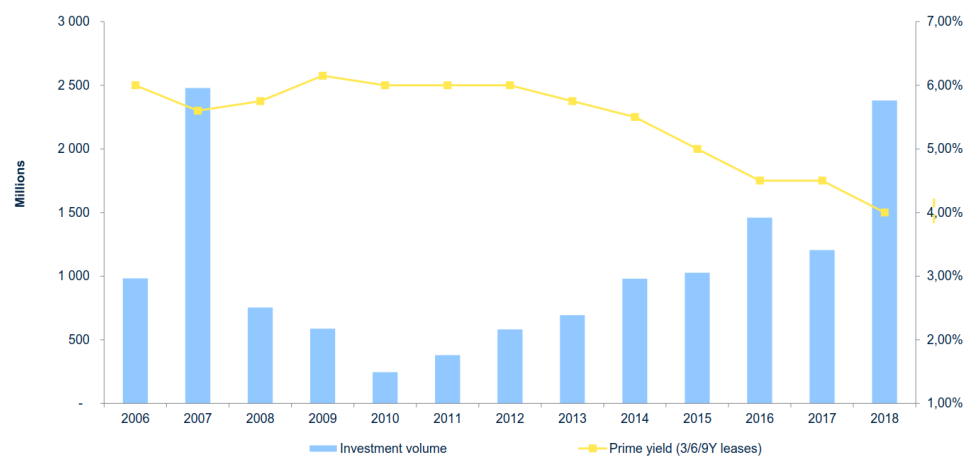


Source: JLL Research

Belval: brand new buildings for a low rent level !

- Prime Yield: 4.0 %
- Invest volume 2018: 2.38 Millions €
- *Best year since 2007*

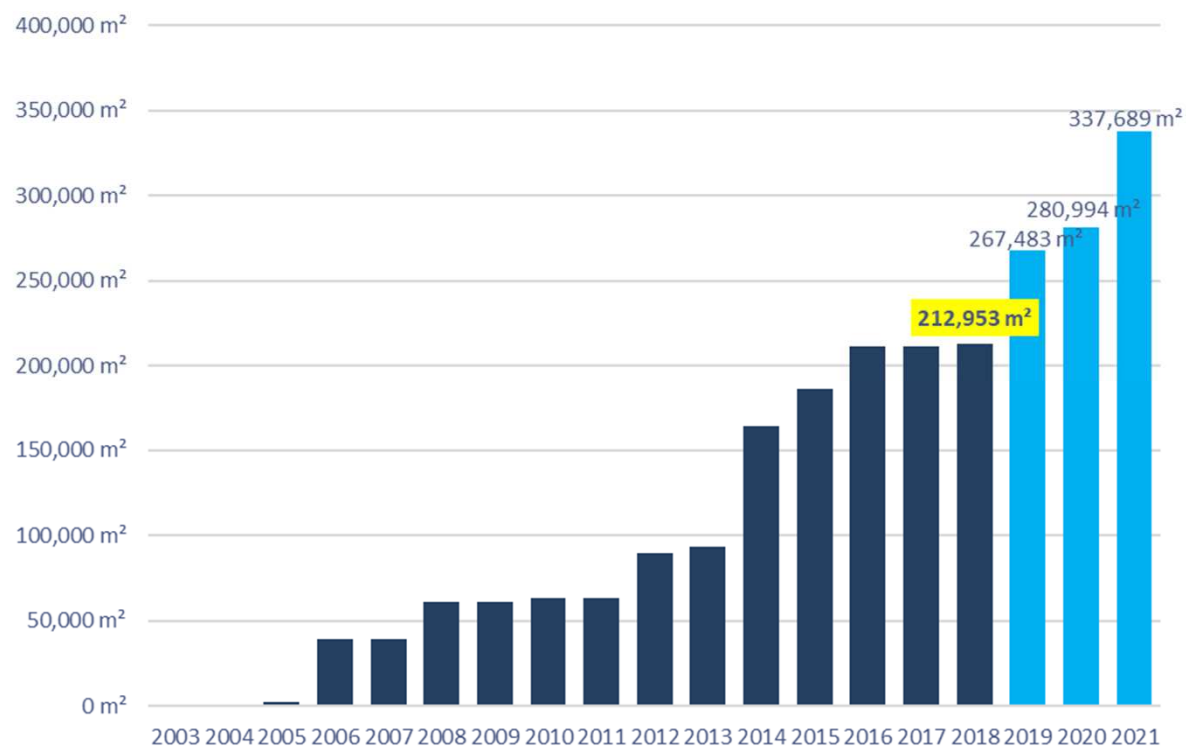
Prime yields evolution in Luxembourg.



Source: Savills Research

4. Office market - Belval

Office stock evolution in Belval.



Private Office stock: 94,963 m²

Public Office stock: 117,990 m²

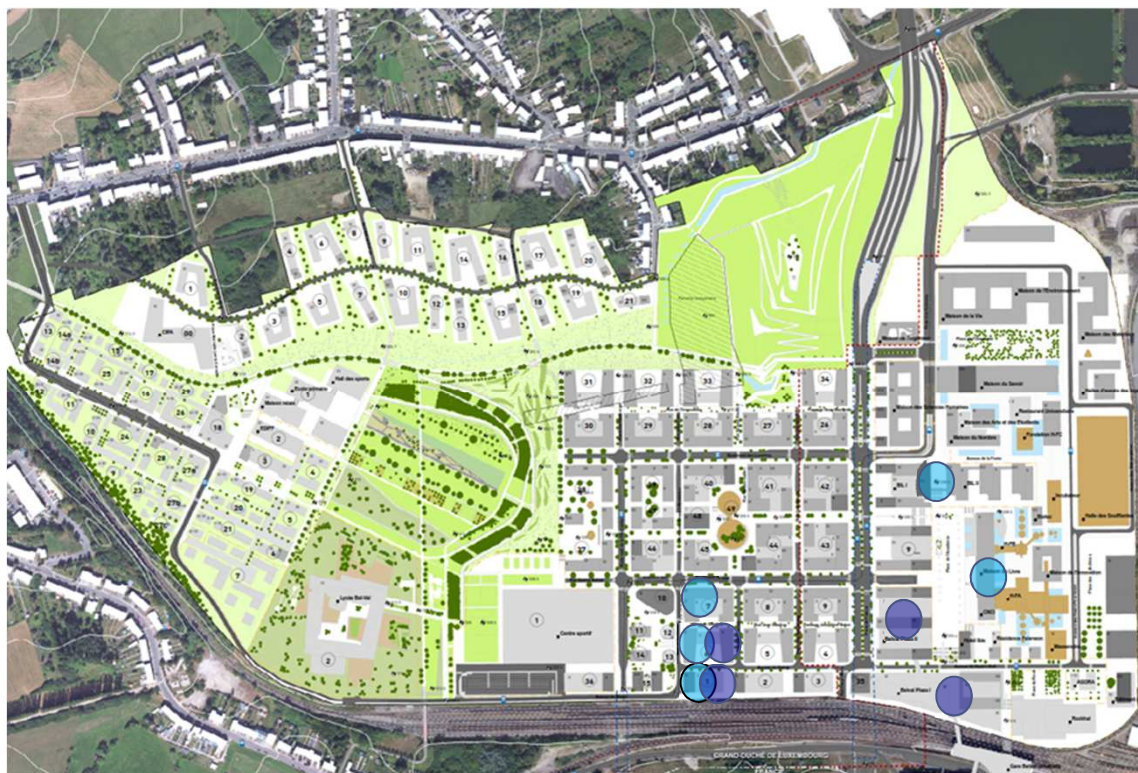
Total Office stock: 212,953 m²

18% of market share since 2006

Source: Agora

4. Office market - Belval

Take up and vacancy rate.



Take Up:

Take up 2018:

- Office: 11,546 m²
- Retail: 3,740 m²

Number of transactions:

- Office: 10
- Retail: 15

Pre-letting 2018:

- Office 10,241 m²
- Retail 591 m²

Vacancy:

Vacancy 2018:

- Office: 10,890 m²
- Office rate: 5.1 %

Vacancy rate has decreased from 8.2 % to 5.1 % in one year

4. Office market - Belval

Pipeline 2019 – 2019.



85% of pipeline 2019 already rented !

2019:

1	Maisons des Matériaux	34,854 m ²
2	Naos	13,020 m ²
3	Rouden Eck	4,460 m ²
4	Capelli Towers	2,196 m ²

Total private pipeline 19,650 m²

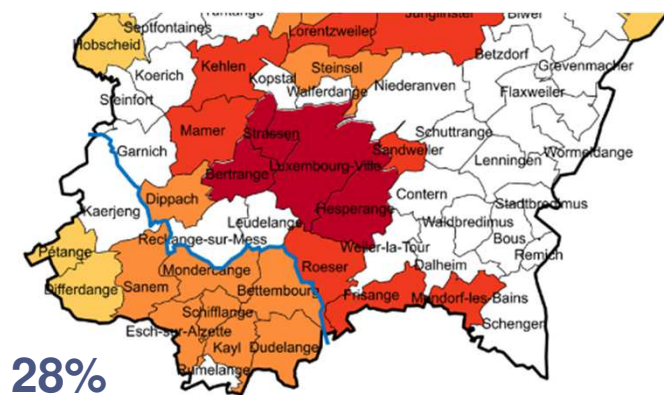
Total public pipeline 34,850 m²

Total pipeline 2019 54,530 m²

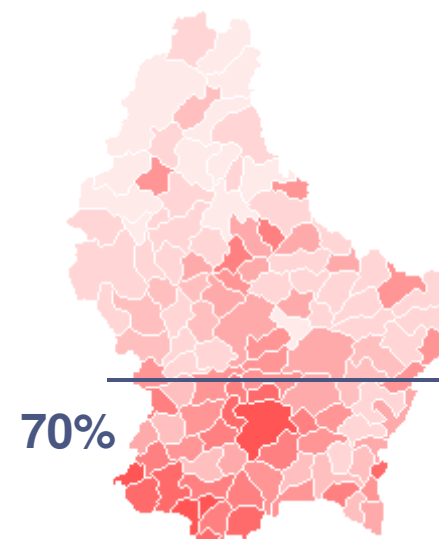
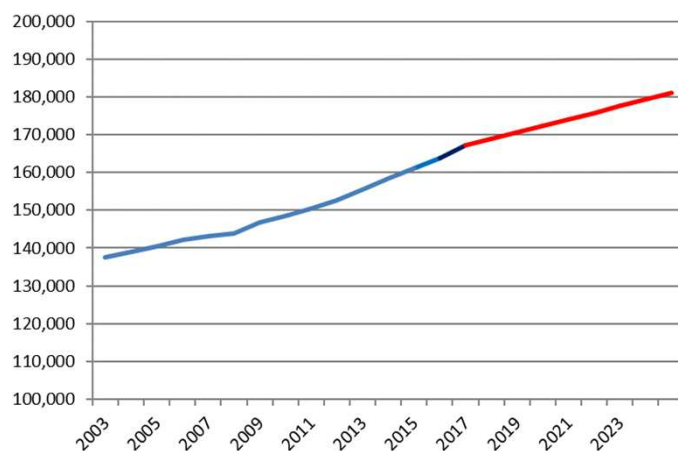
Total pipeline 2020 13,511 m²

Total pipeline 2021 +/- 57,000 m²

5. Housing market - Luxembourg

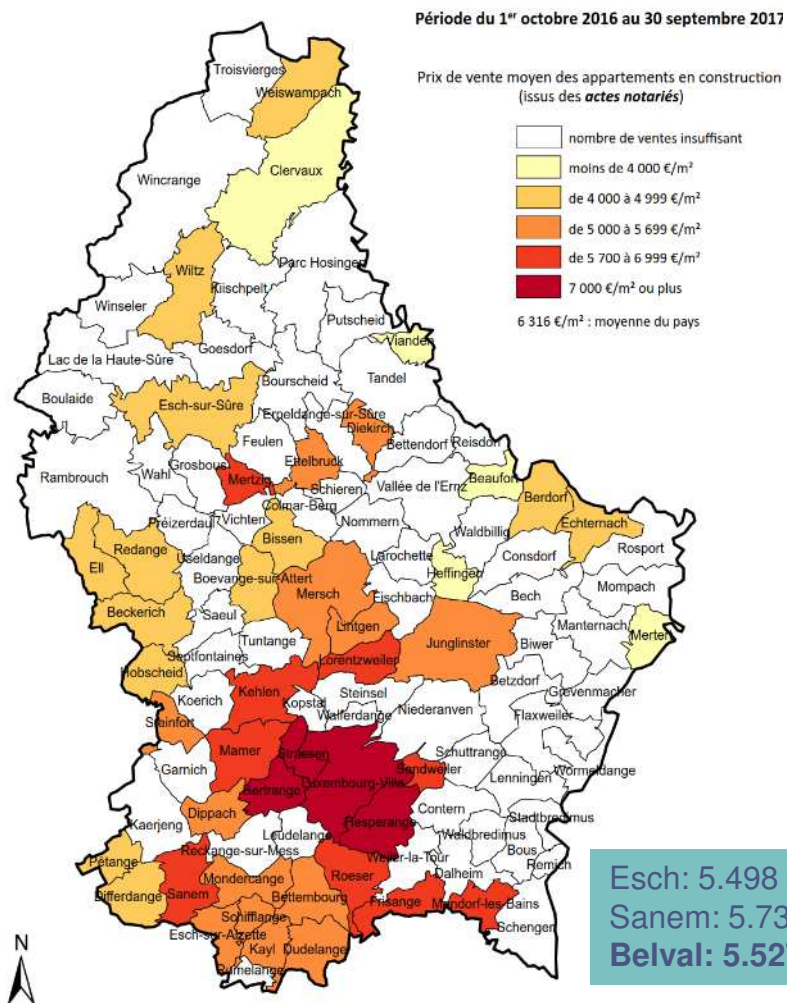


Population region Sud.

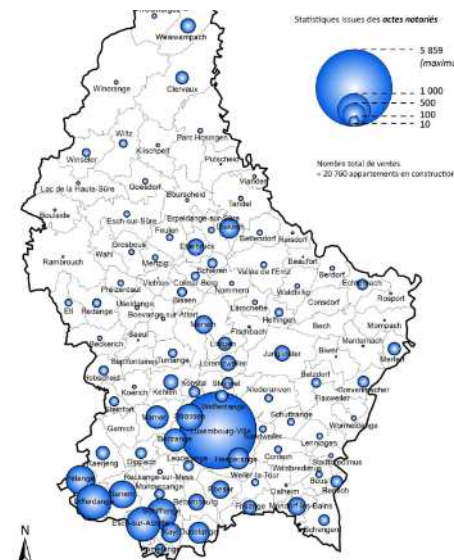
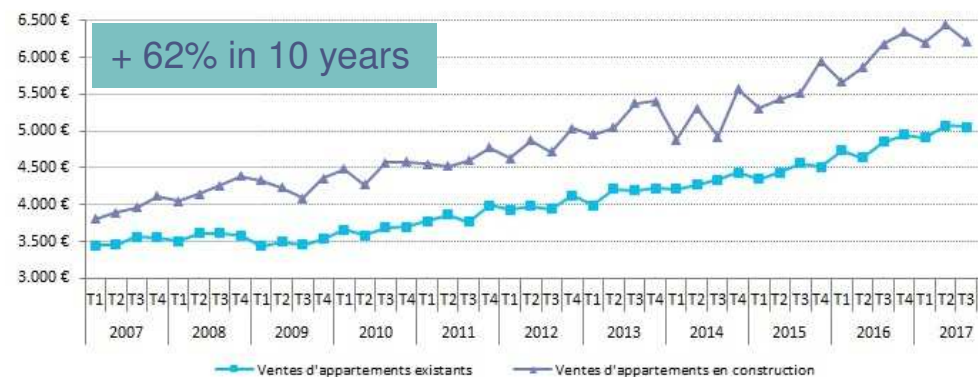


- 70% of the population is concentrated in the south part of the country.
- 28% of the population is concentrated in the 11 communes of the south region => 167.000 Hab.
- The population of the south region is growing. This growth will continue in the future years.

5. Housing market – Luxembourg



Average sell prices evolution.



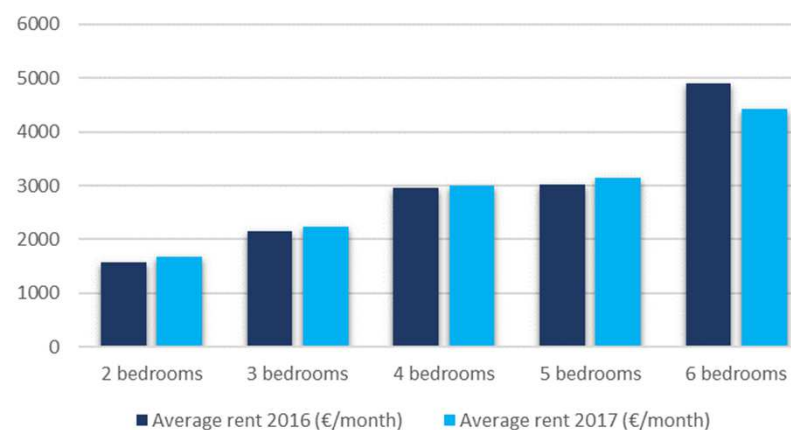
5. Housing market - Luxembourg

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

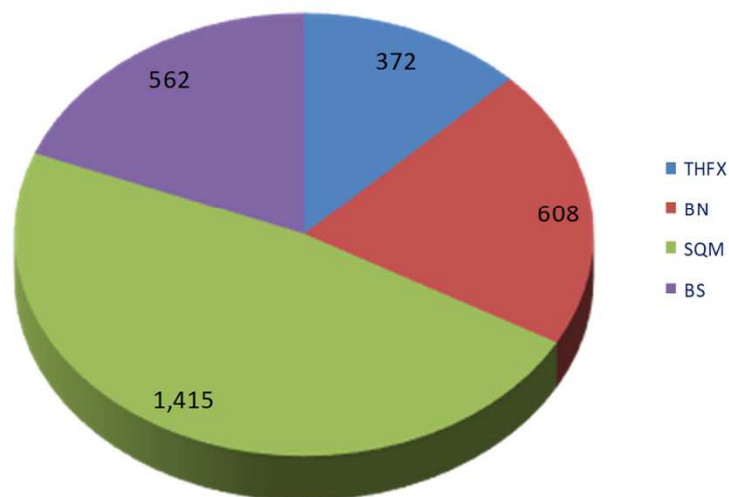


Source: Observatoire de l'Habitat

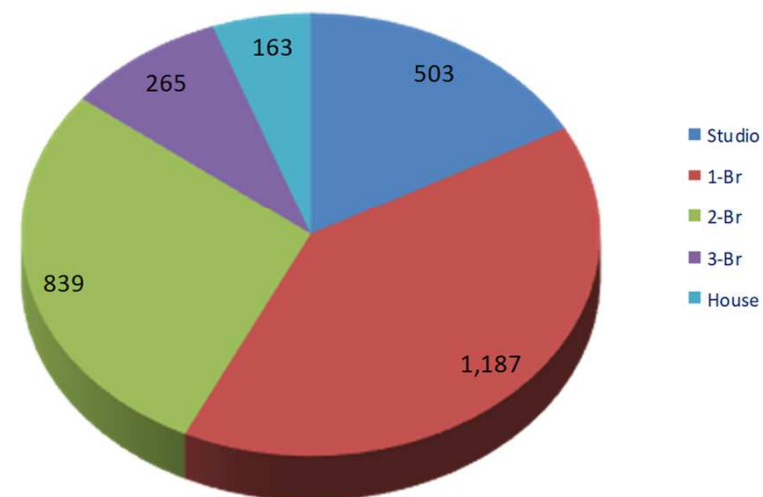
6. Housing market - Belval

- Total offer: 2.800 units plus 1.000 rooms/beds in special projects (student & seniors accommodations)
- **923** units are completed (33 %) => +/- 93,000 m² gfa
- **314** units are under construction.
- Average price of latest apartment transactions: **5,527 €/m²**

Number of accommodations in Belval per district
(Total = 2,957 units)



Number of accommodations in Belval per type
(Total = 2,957 units)



Source: Agora

6. Housing market - Belval

Residential stock in Belval.



Ground school
Under construction

High school 1,500 students

1,711 accommodations already built:

- 923 accommodations (flats / houses)
- 120 senior rooms
- 668 student accommodations



7. Retail & Services - major retails



BelvalPlaza:

- Total m² shopping: 36,500 m²
- Retails: 47
- Restaurants/bars: 13
- Leisure: 5
- Parking spaces: 853

Other:

- Retails: 16
- Restaurants/ bars: 16
- Leisure: 4

Hotel: 1

- Rooms: 110
- Parking spaces: 133



7. Retail & Services - major retail brands

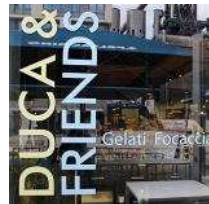
- Terrasse des Hauts-Fournaux: 50,000 m² gfa shopping, restaurants, cinema
- Potential space in Square Mile: 50,000 m² gfa



7. Retail & Services – major restaurants & bars



urban



Hugo's



nonbe



7. Retail & Services - Services



7. Retail & Services - Leisure



1



Rockhal

- 1 concert hall up to 6,500 people
- 1 concert hall up to 1.200 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 Park 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 Maisons des Matériaux
 - 5 Maison des Arts & des Etudiants
 - 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 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.

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 Luxembourg Institute for Science and Technology (LIST).

House of Biomedicine: This building houses the Luxembourg Center for Systems 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 very closely with the various faculties of the University of Luxembourg.

9. Research - Innovation Campus

Buildings under construction:

Maisons des Laboratoires: 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

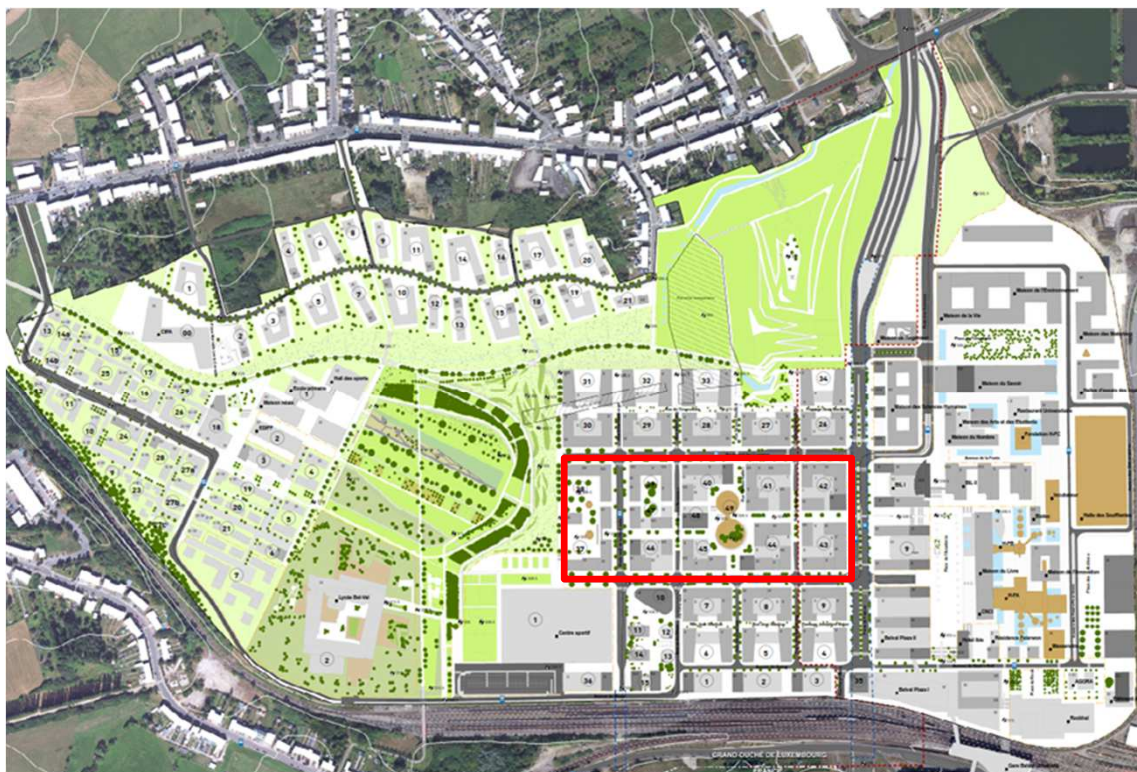


10. Outlook – Plots of land sales



More than 1,050,000 m² gfa sold !

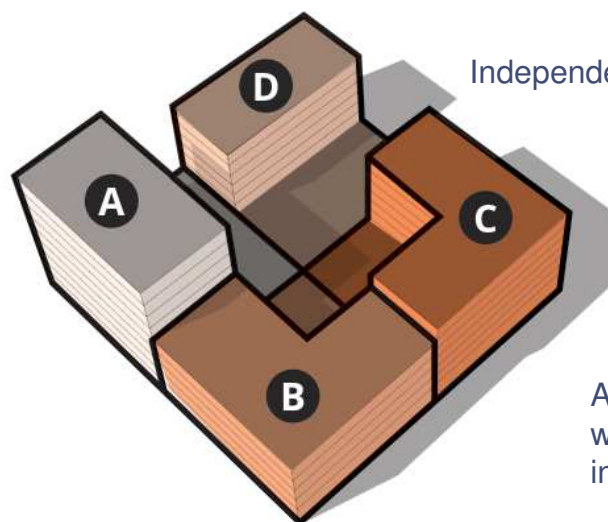
11. Central Square - Outlook



- 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: 193,000 m²
- Total of 13 plots of lands
- District providing a great flexibility with buildings between 2,000 et 23,000 m²
- 3 plots already sold by 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

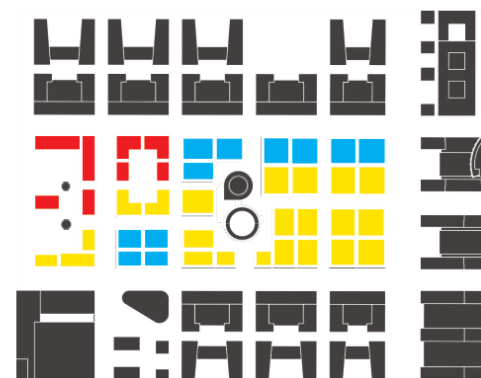


Independent building size starting at 2,000 m²

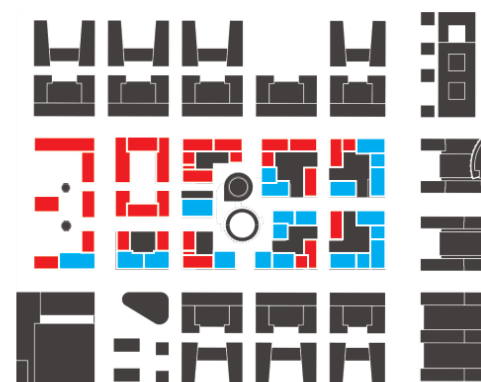
Architectural global concept with several heights and internal gardens.



Mixity is an added-value



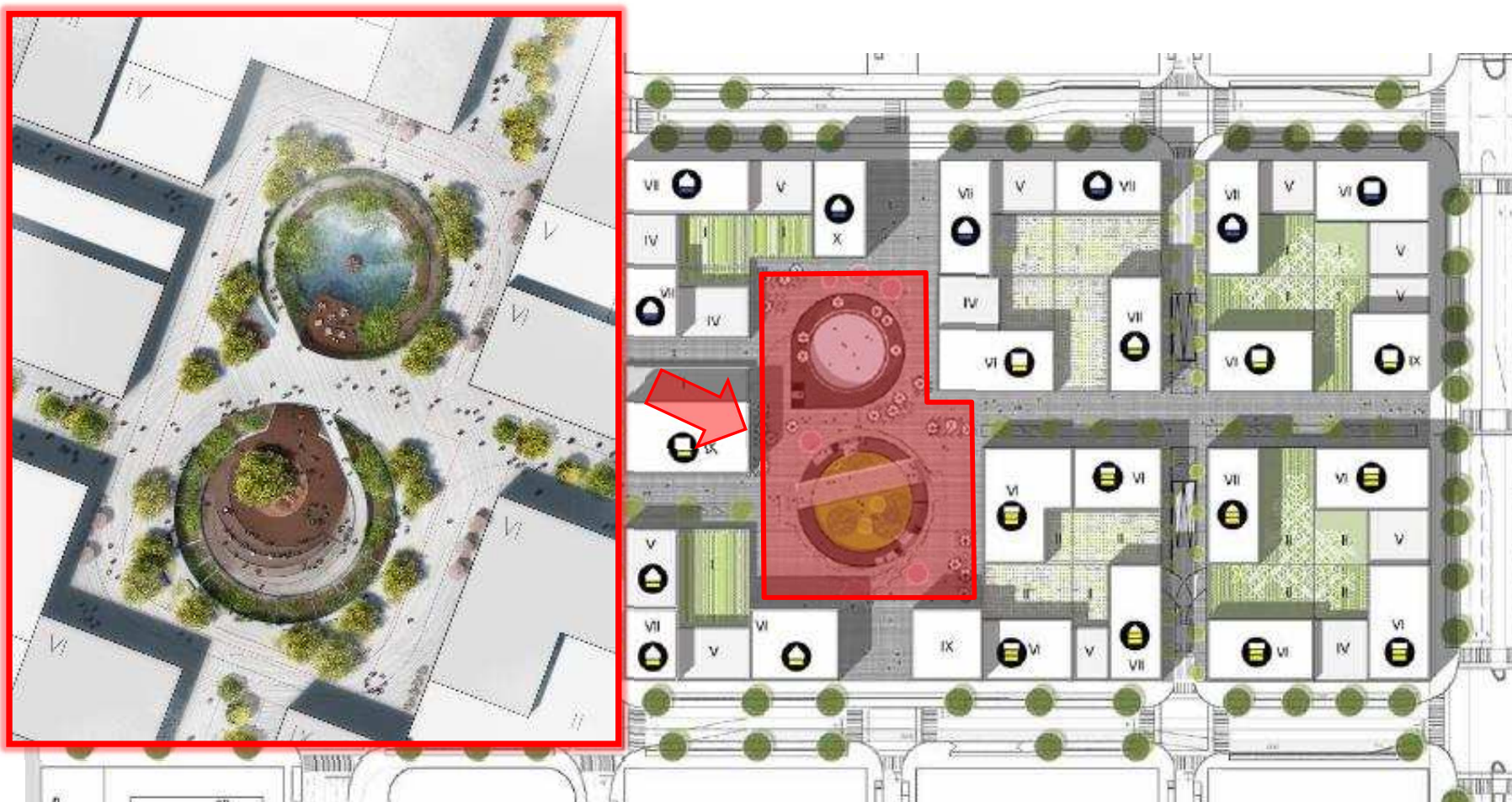
Rez-de-chaussée



Étage standard

■ Commerces & loisirs
■ Bureaux
■ Logements

11. Central Square – What's up



Architectural contest done

11. Central Square – What's up



Developer selection in progress

12. Belval South - Outlook



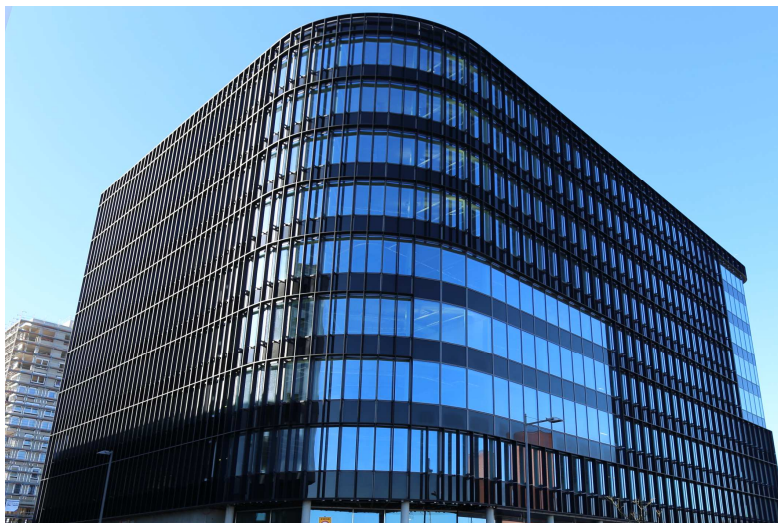
- Future residential district including services
- New ground school under construction
- Around 560 single family homes foreseen
- Total building possibility: 97,000 m² GFA
- 71% for housing
- Residential in a green landscape
- PAP foreseen in 2019

Belval South: Family first

13. Pictorama - Public Constructions



13. Pictorama - Private Constructions



13. Pictorama - Private projects



13. Pictorama - Public Spaces



Contacts



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