



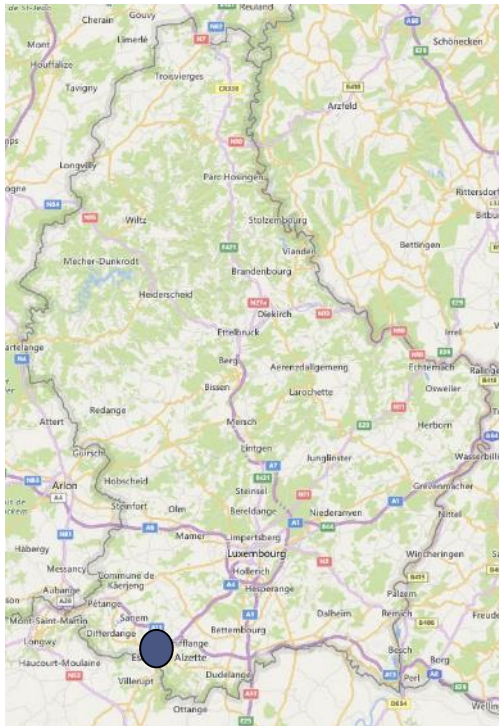
Belval – market figures 2017



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1. Belval – Fact Sheet - Location



1. Belval – Fact Sheet - 1997

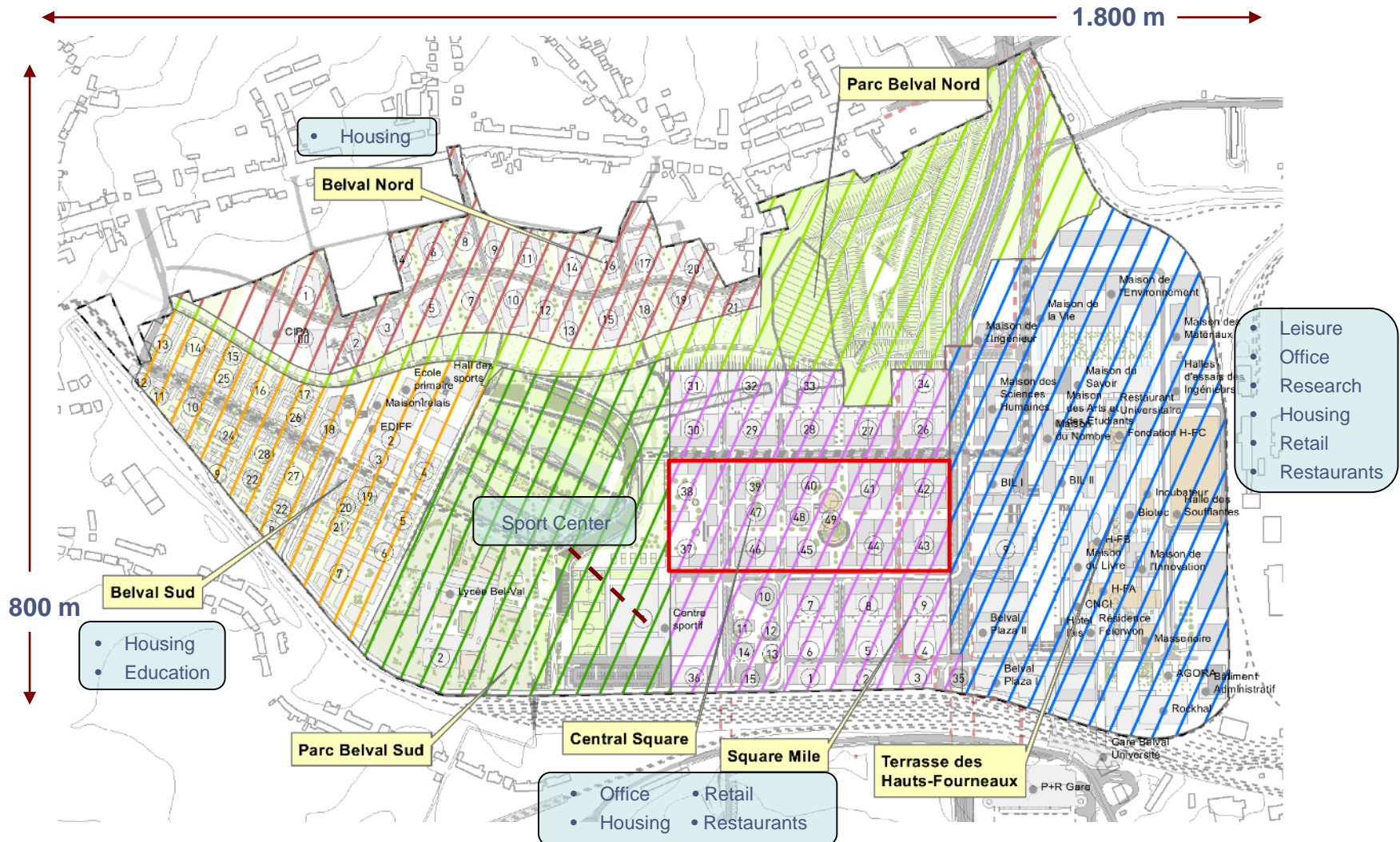


Changing old industrial structures to urban modern districts – That's the core mission of Agora !

1. Belval – Fact Sheet - 2014




1. Belval – Fact Sheet – Districts map



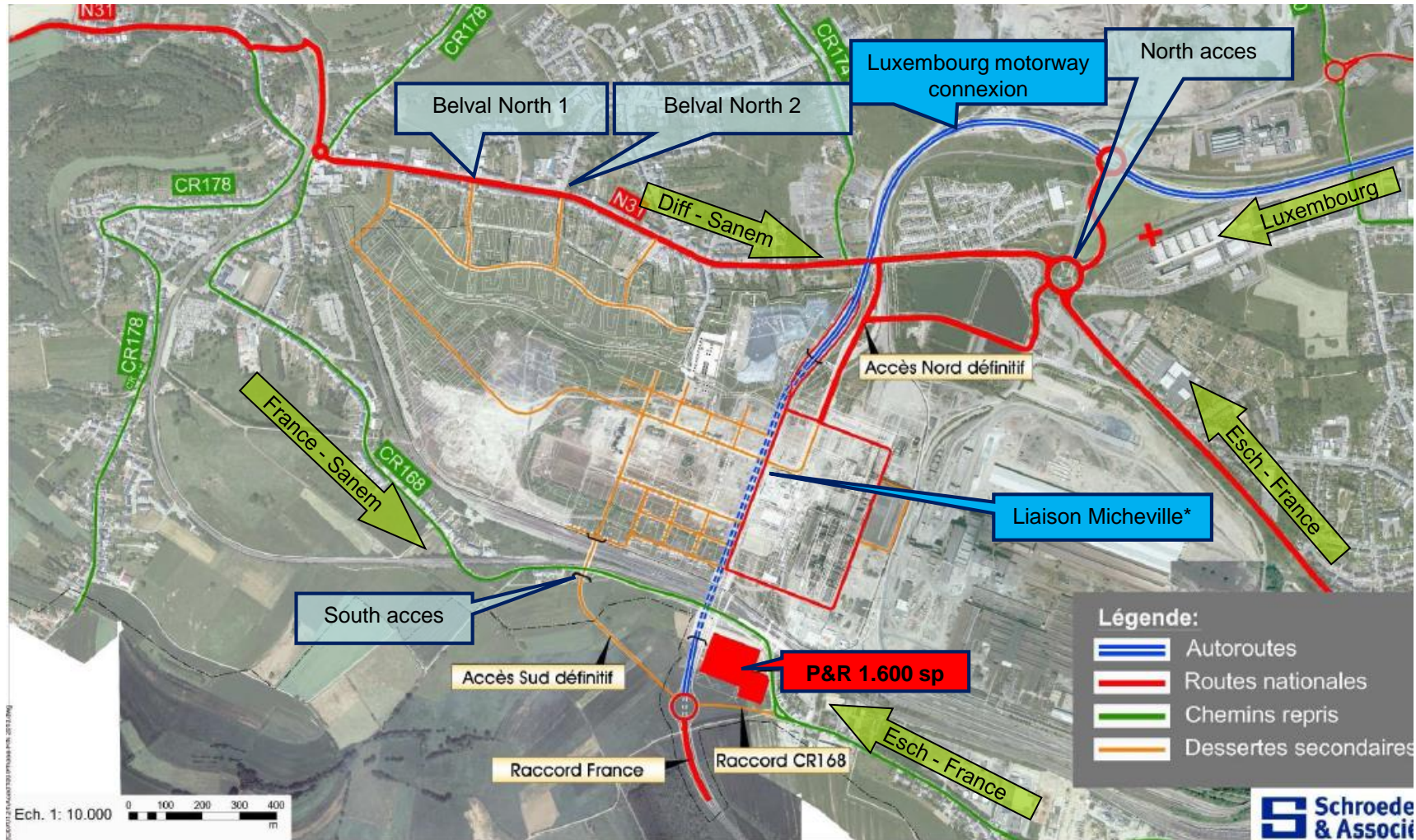
1. Belval – Fact sheet

- 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
- 558.000 m² finished or under construction = 41 % of overall program

1. Belval – Fact sheet

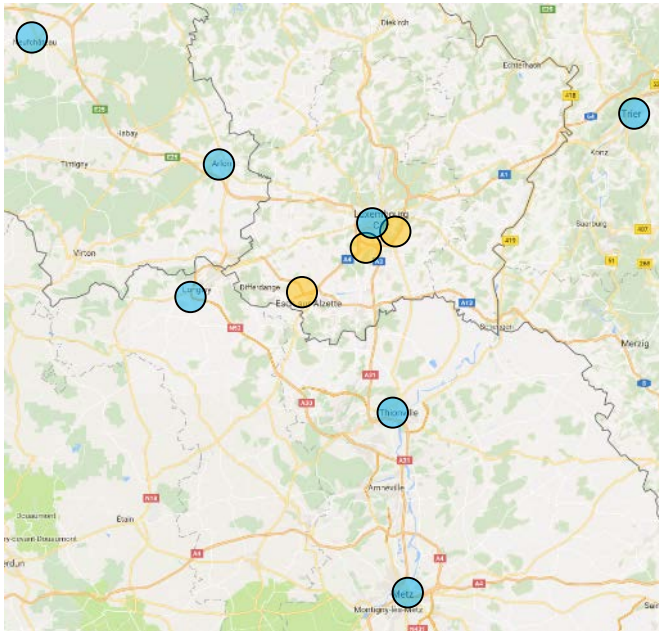
- More than 8.000 inhabitants, about 2.400 already on site including students and CIPA
- Up to 25.000 working places, 5.000 already on site every day
- 5.000 students, pupils and searchers on site
- Direct motorway access, 25 minutes to the airport
- Existing direct train link from the greater region, 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

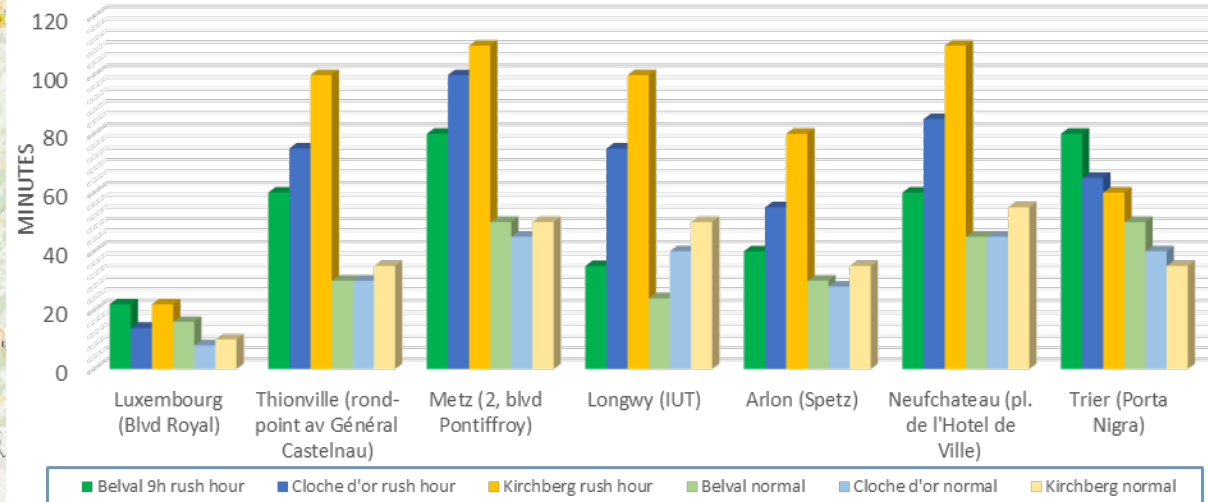


*Liaison Micheville: Tunnel crossing the site directly connected to the french motorway allowing a direct access to Belval.

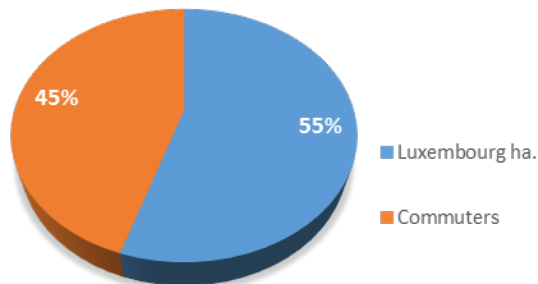
2. Belval – Mobility - Car



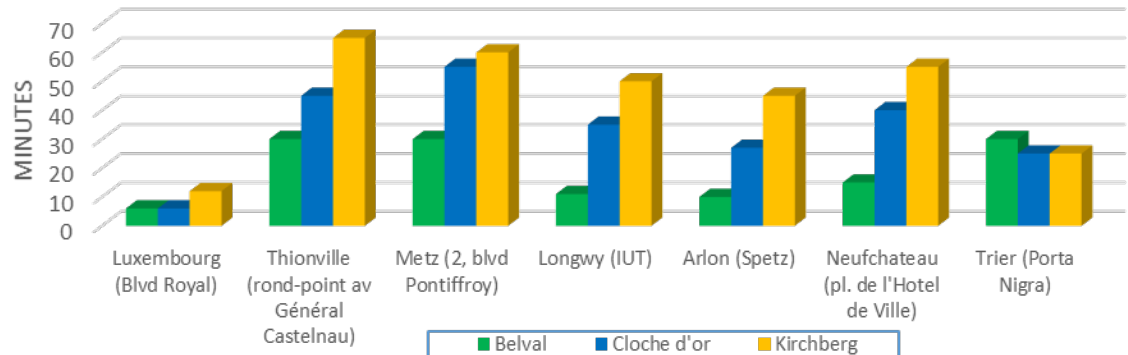
Morning car travel time



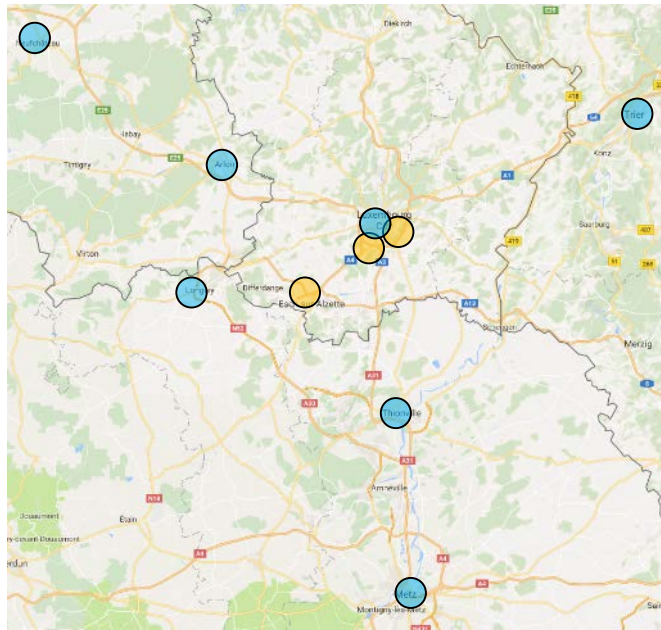
Workers repartition. Tot: 393.000



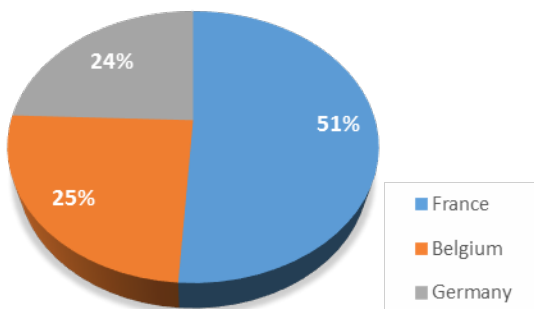
Morning time waste



2. Belval – Mobility - Car

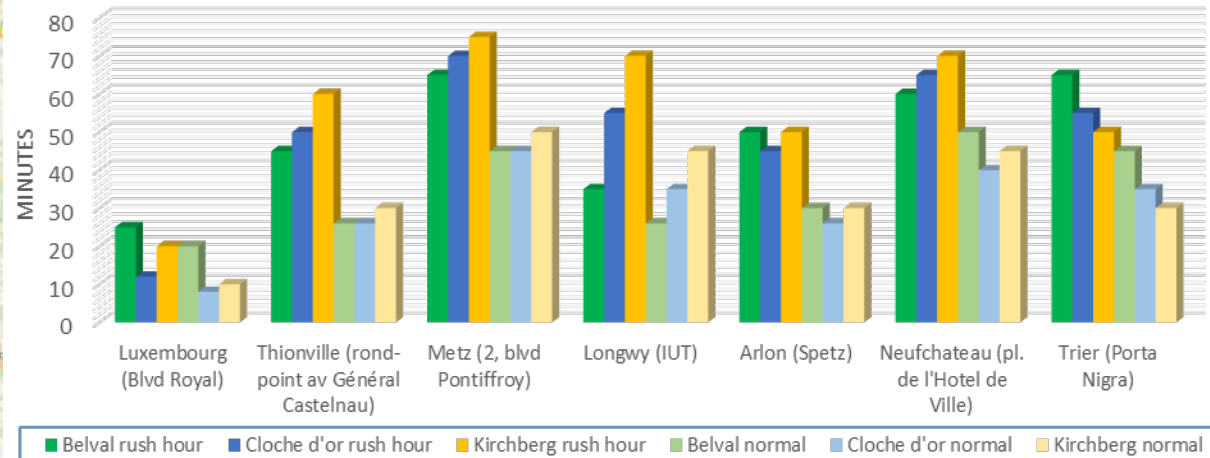


Commuters repartition. Tot: 177.000

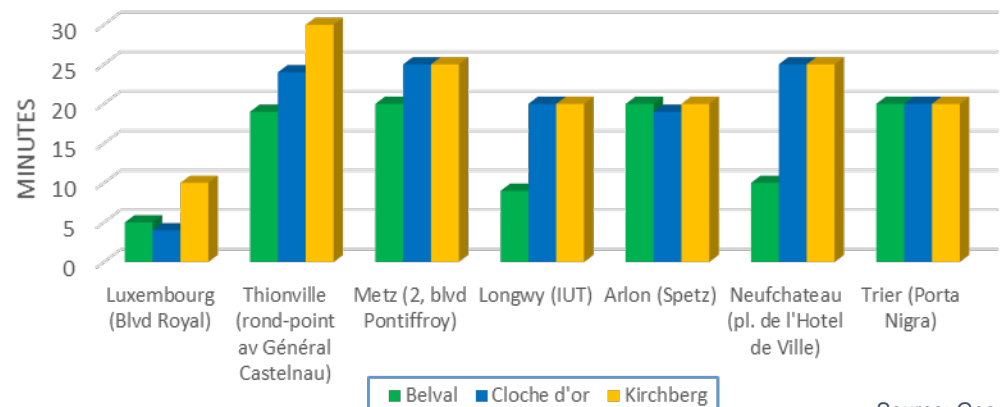


Source: Stateg

Evening car travel time



Evening time waste



Source: Google maps

2. Belval – Mobility - Train



Belval-Université station :

- 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.

9 Lines

- RGTR Line 306 : Trier (D) - Cloche d'Or - Belval
- RGTR Line 309 : Perl (D) - Frisange - Belval
- 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.

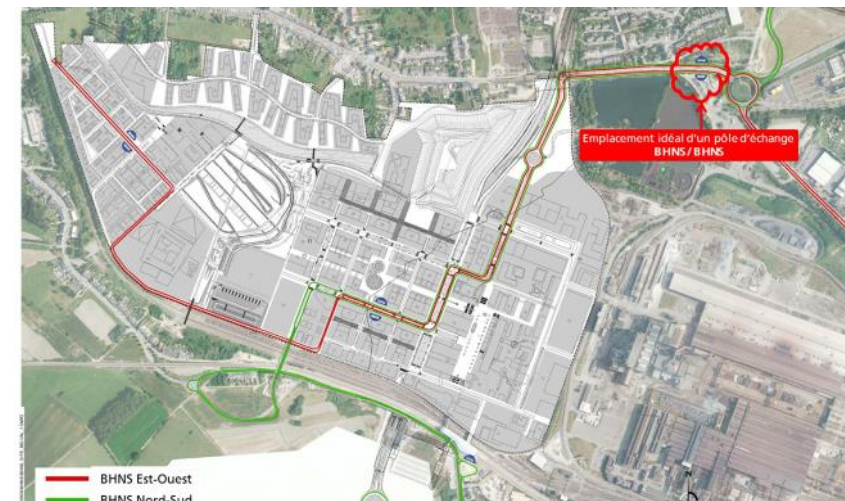
- East – West: will merge Dudelange to Differdange (and maybe Rodange in the future)
- North–South: will merge Luxembourg city to Micheville in France.

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

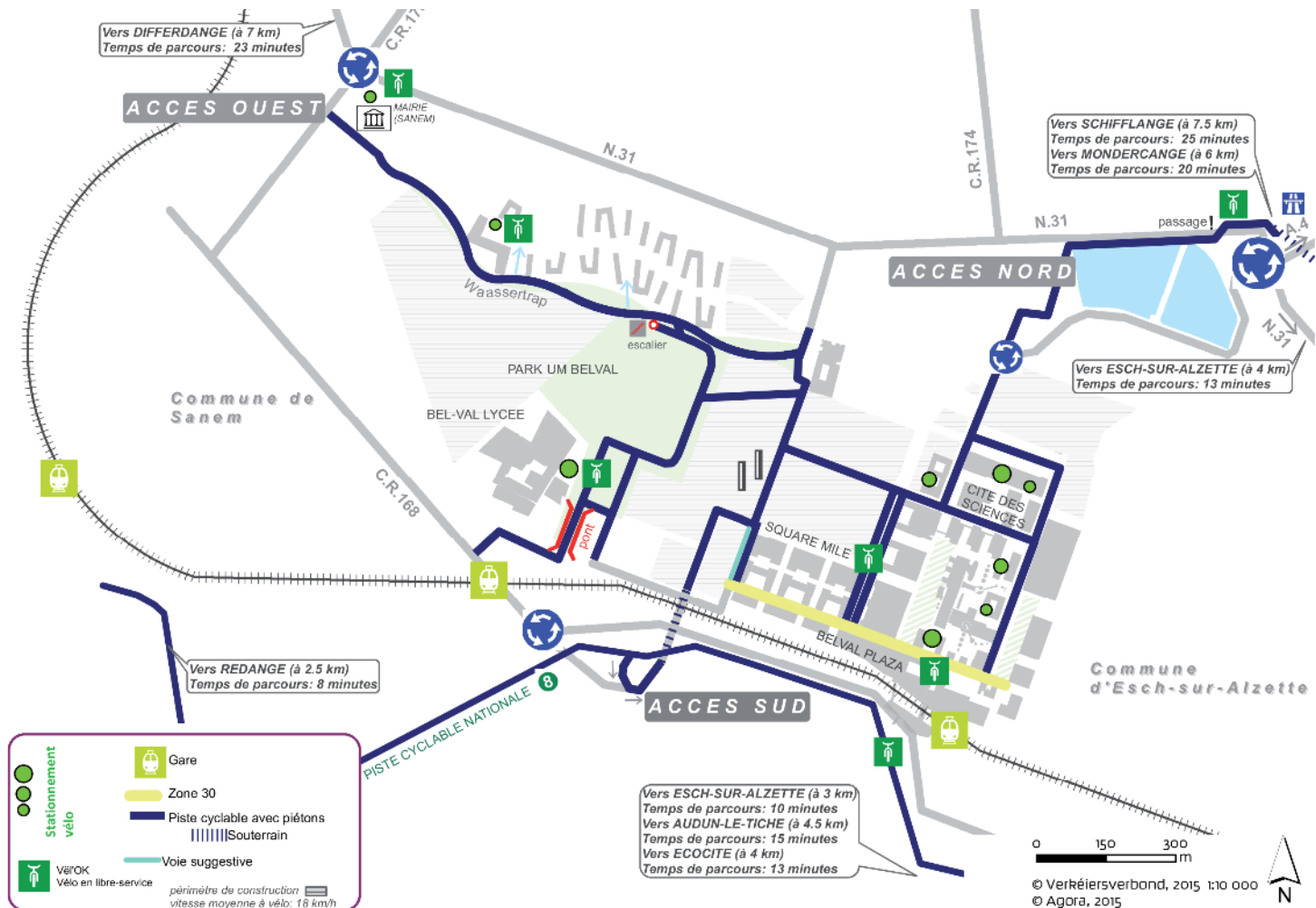
An other stop with an exchange possibility between those lines and the other traditionnal bus lines will be possible just at the entrance of Belval site (Raemerich).

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

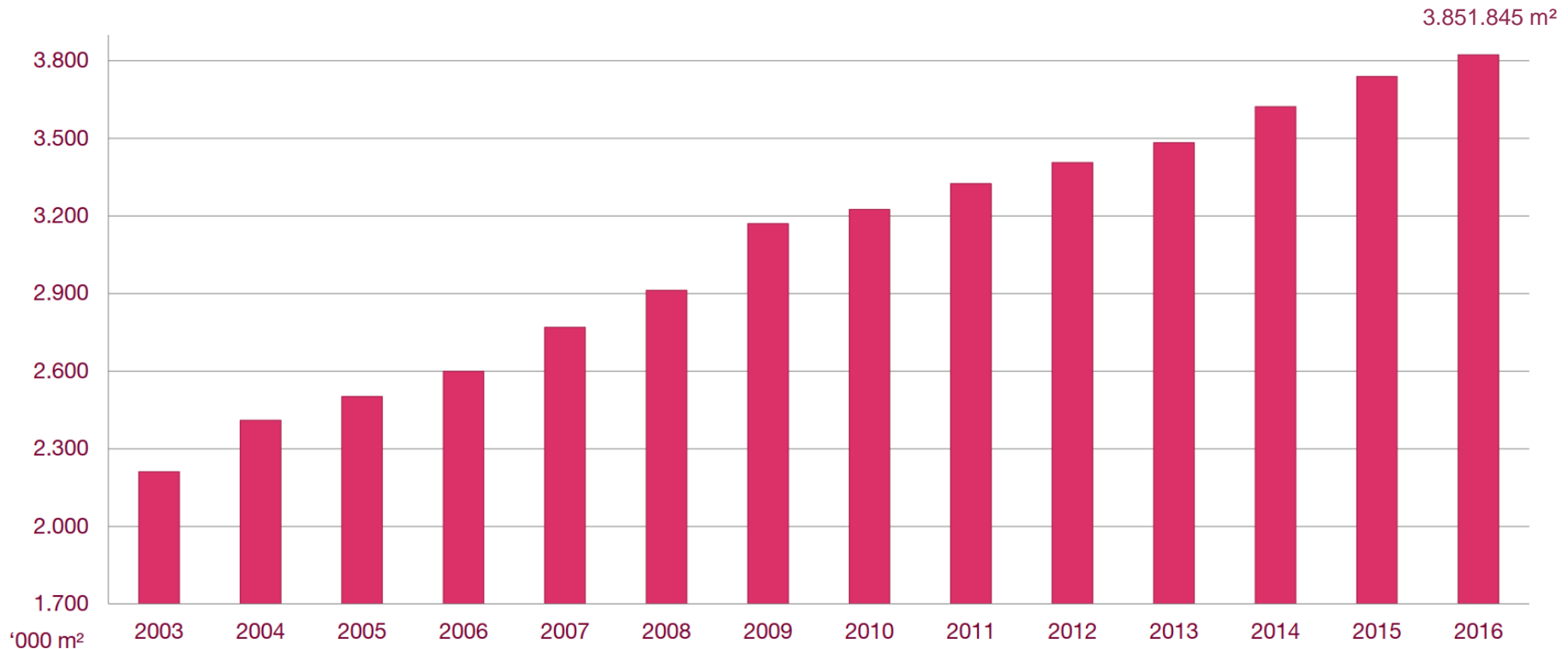


2. Belval – Mobility – Bike / Pedestrian

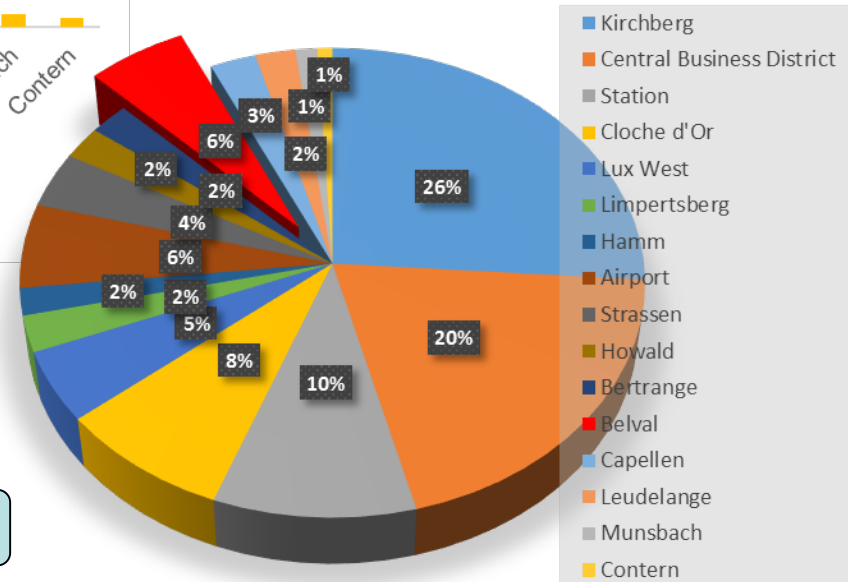
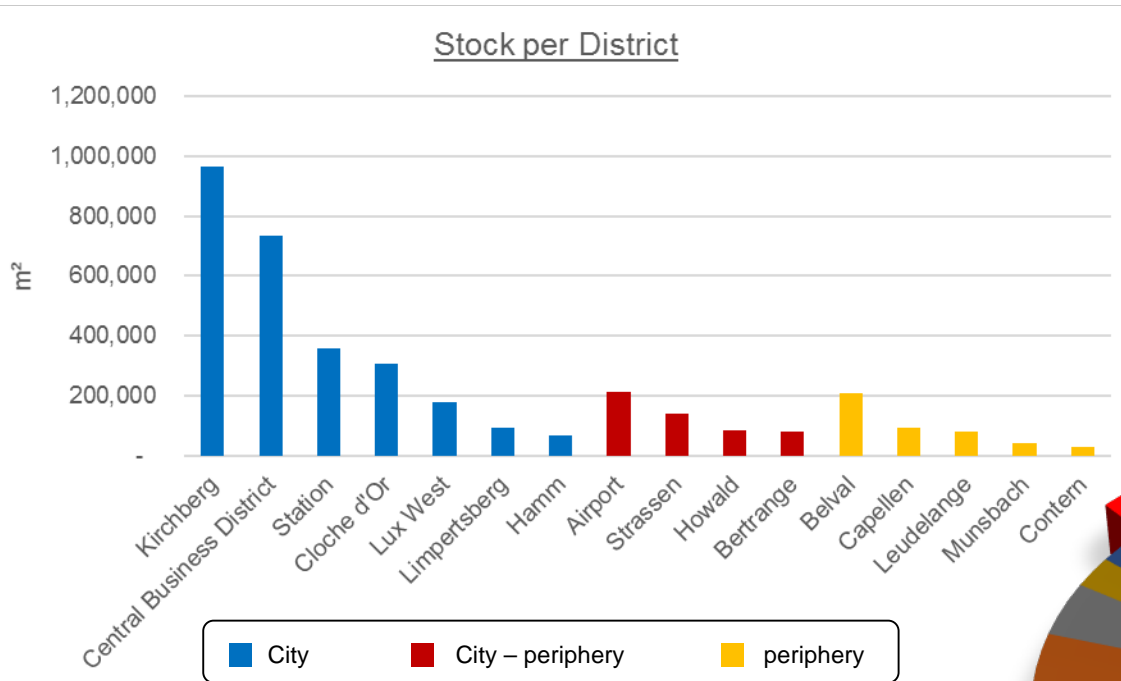


3. Office market - Luxembourg

Evolution of office stock in Luxembourg



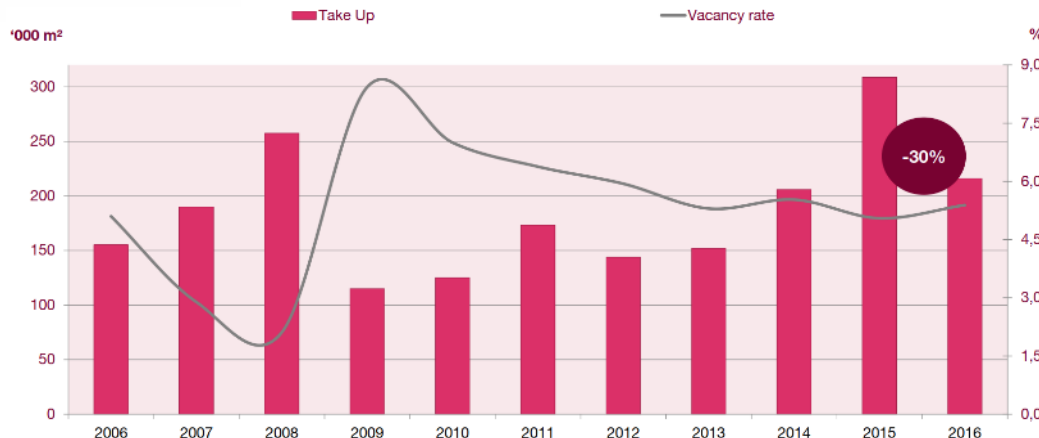
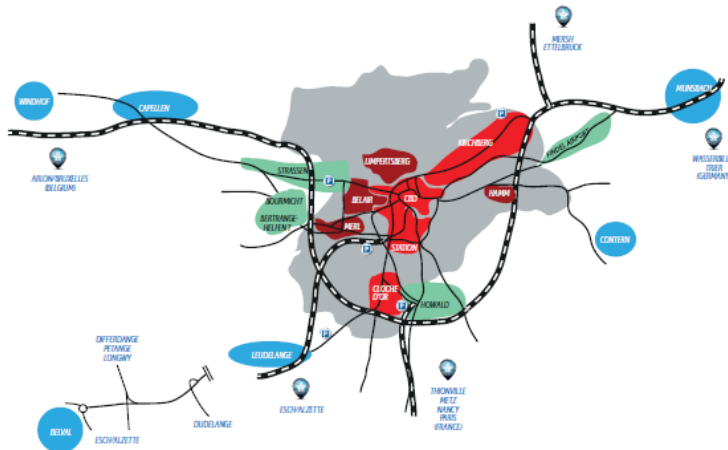
3. Office market Luxembourg



Belval is the biggest periphery district (6% total market share)

3. Office market Luxembourg

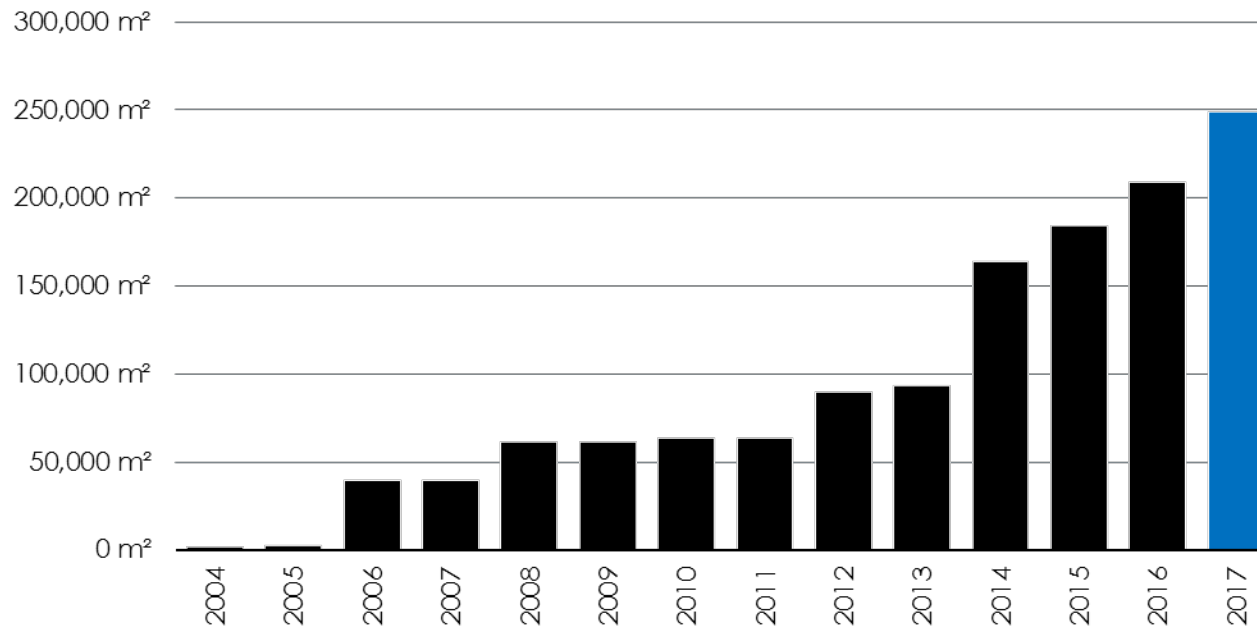
Office locations in Luxembourg



- Take-up p.a.: 143.000 m2 10 year average
- Take up 2016: 216.060 m²**
- Vacancy: 4 - 7 % during last years, large spread within different areas
- Vacancy Q4 2016: 5.39%**
- Prime Yield: 4,35 %**
- Invest volume average: +/- 950 Mio € during last 10 years
- Invest volume 2016: 1.290 Mio €**

4. Office market Belval

Evolution of office stock at Belval



15% of market share since 2006

4. Office market Belval

Office stock at Q4 2016



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

Total private office 92.395 m²

Total public office 116.800 m²

Total Office Stock 209.195 m²

4. Office market Belval

Take up and vacancy rate



Take Up:

Take up 2016:

- Office: 2.208 m²
- Retail: 2.588 m²

Number of transactions:

- Office: 4
- Retail: 10

Take up 2017: already 2.400 m²

Vacancy:

Vacancy Q1 2017:

- Office: 18.584 m²
- Office rate: 8.9 %

Vacancy rate increase from 3.9 % to 8.9 % due to the lease renegotiation from the biggest private tenant

4. Office market Belval

Pipeline 2017 - 2019



2017:

1	Résidence Galiléo	670 m ²
2	Maison des Matériaux	34.854 m ²
3	Maison du Livre	3.832 m ²

2018:

4	Rouden Eck	7.600 m ²
5	Lot 26 East	4.089 m ²
6	Lot 13 Esplanade	900 m ²

2019:

7	Naos	13.000 m ²
8	Capelli Towers	2.196 m ²

Total private pipeline 28.455 m²

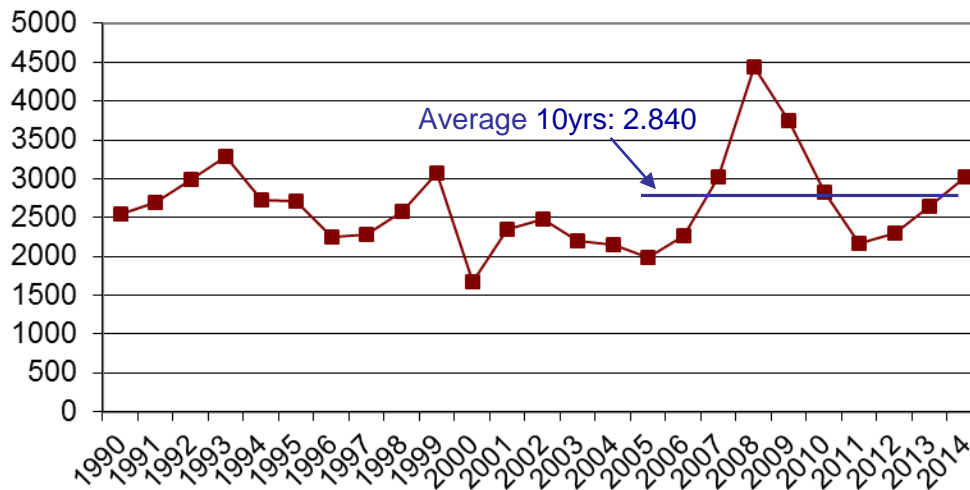
Total public pipeline 38.686 m²

Total pipeline 2017, 2018 & 2019 67.141 m²

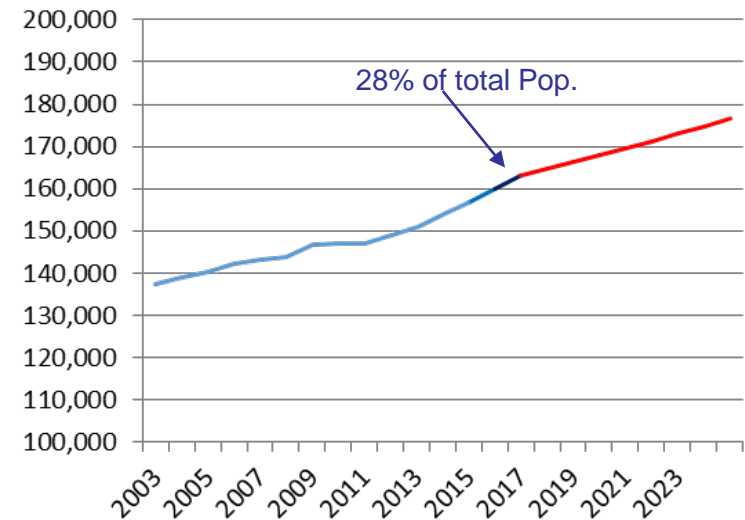


5. Housing market south region

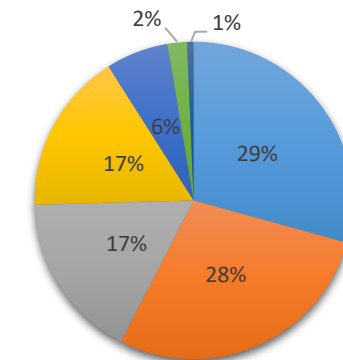
Residential deliveries in Luxembourg per year



Population south region (1.1.2016: 163.000)



Structure of households in Luxembourg

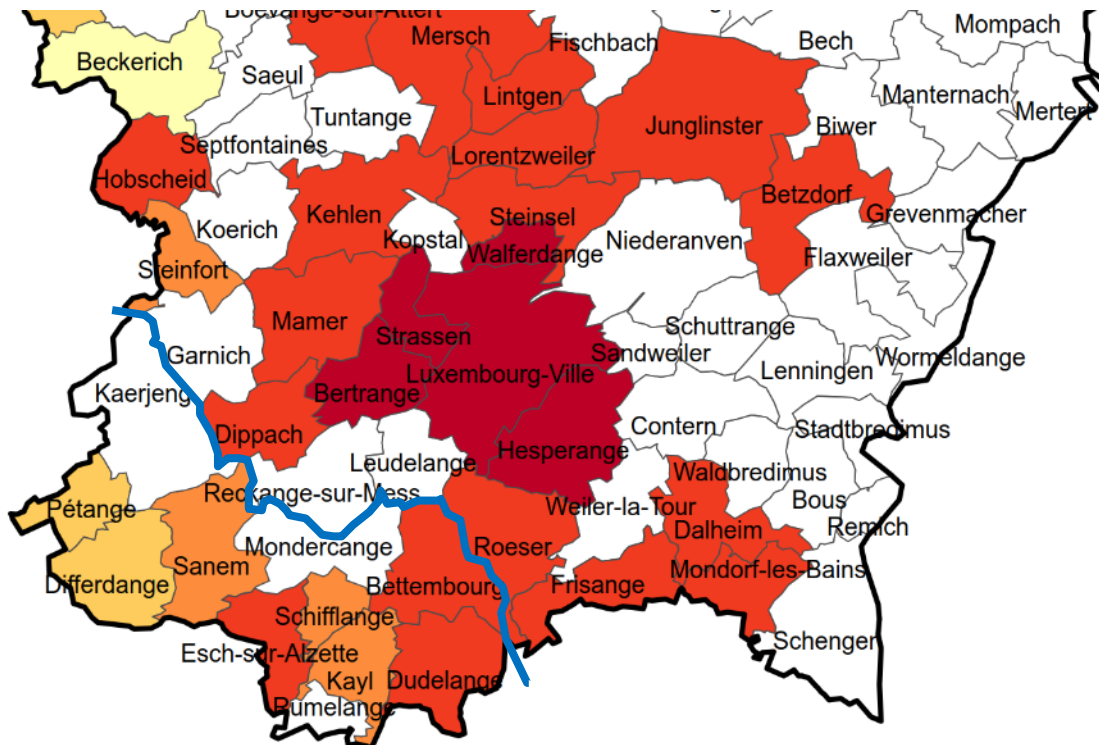


Completed residential units: south region 23% market shares

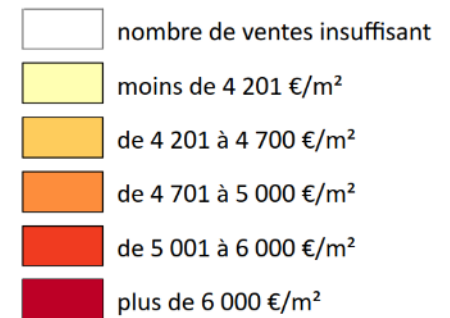
1 pers 2 pers 3 pers 4 pers 5 pers 6 pers 7 pers & +

5. Housing market south region

Prices for new apartments (VEFA)



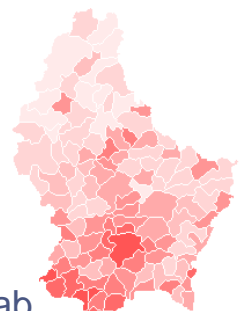
Prix de vente moyen
des appartements en construction



- Average price 2016 Sanem: 4.999 €/m², Esch: 5.722 €/m²
- Country average 2016: 5.918 €/m²

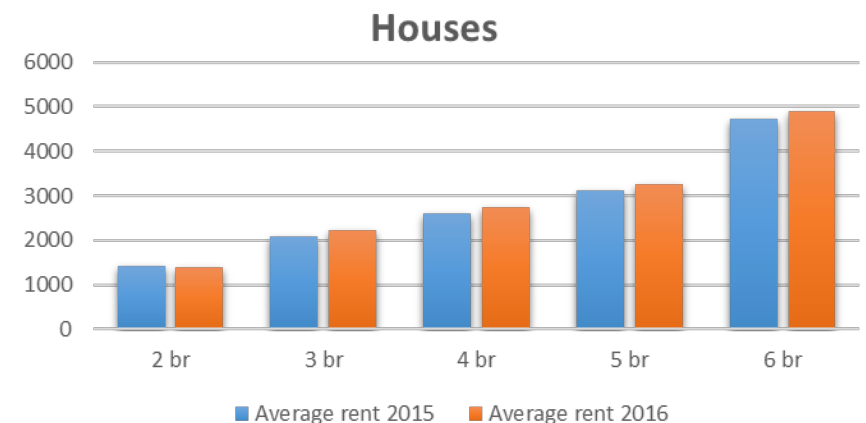
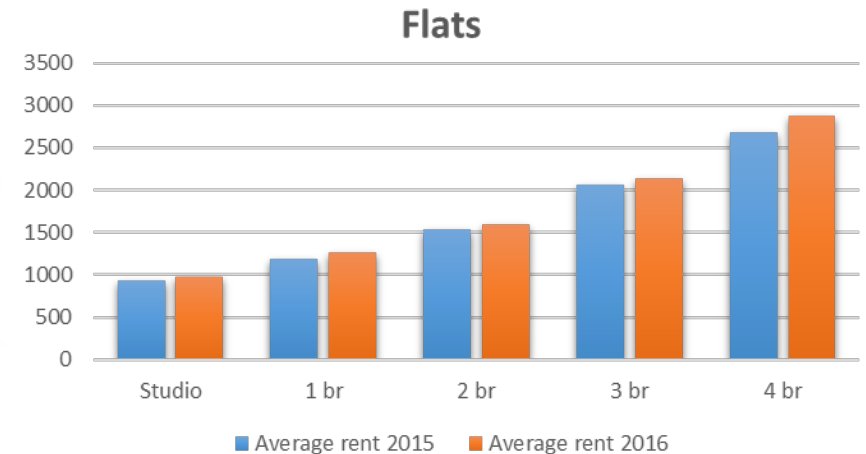
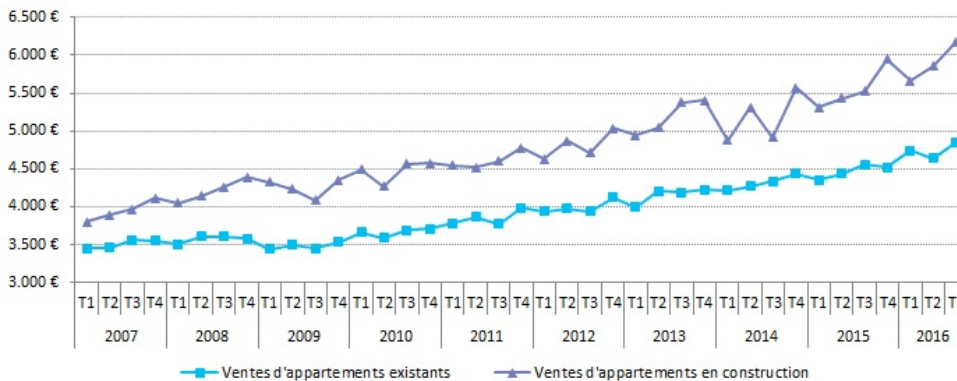
South region:

- 163.000 hab.
- 28% of total pop.



5. Housing market south region

Evolution of price level to buy or to rent

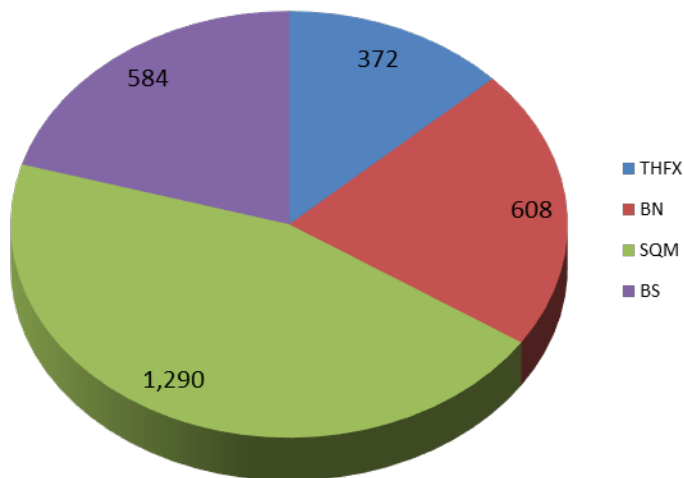


- Rental level for apartments:
 - Country average 19.46 €/m²
 - Esch: 17.40 €/m²
 - Sanem: 17,89 €/m²
- Rental level for houses:
 - Country average: 13.61 €/m²
 - Esch: 12.39 €/m²
 - Sanem: 12.10 €/m²

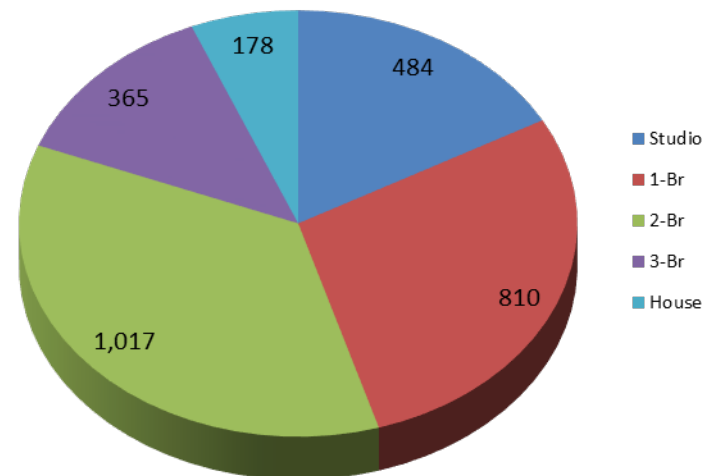
6. Housing market Belval

- Total offer about 350.000 m² gfa (not included public developments as student homes), → 2.850 units plus 1.000 rooms/beds in special projects (private student homes, houses for elderly people,...)
- 870 units are completed (30 %) => +/- 93.500 m² gfa
- 117 units + 216 students rooms are under construction
- Average price of latest apartment transactions: 5.159 €/m²

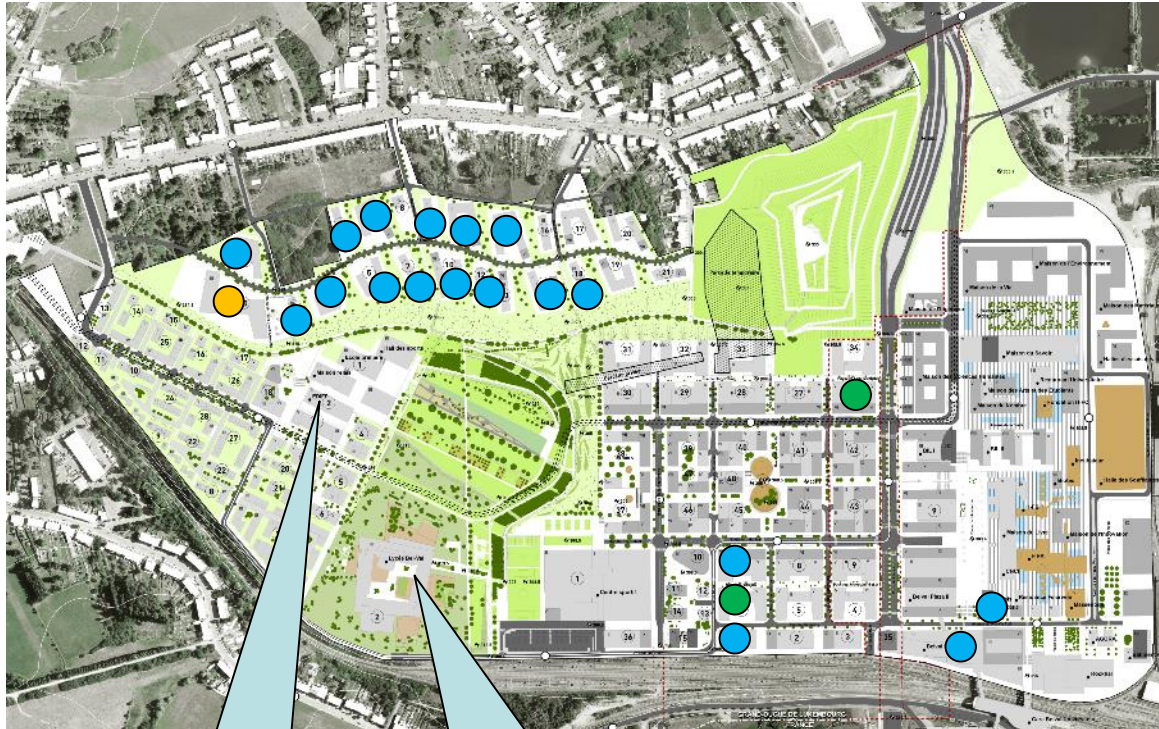
Number of accommodations in Belval per district
(Total = 2.857 units)



Number of accommodations in Belval per type
(Total = 2.857 units)



6. Housing market Belval



Ground school project

High school 1.500 students

1.703 accomodations
already built or under
construction.

● 870 flats

● 165 senior rooms

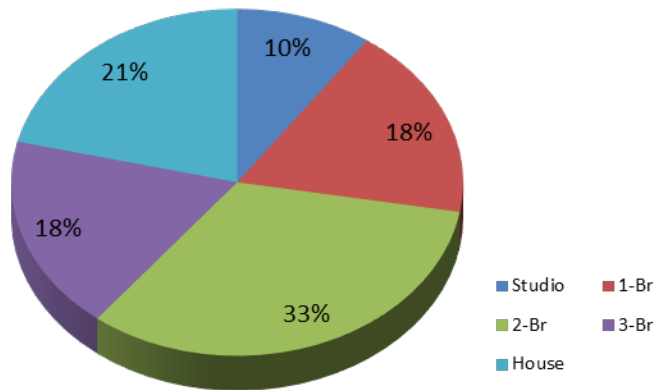
● 668 student rooms



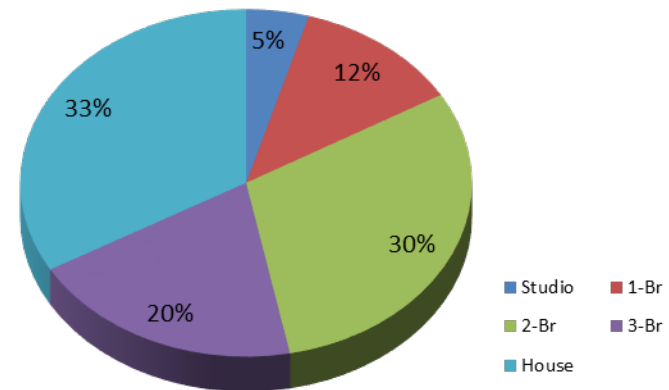
6. Housing market Belval

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

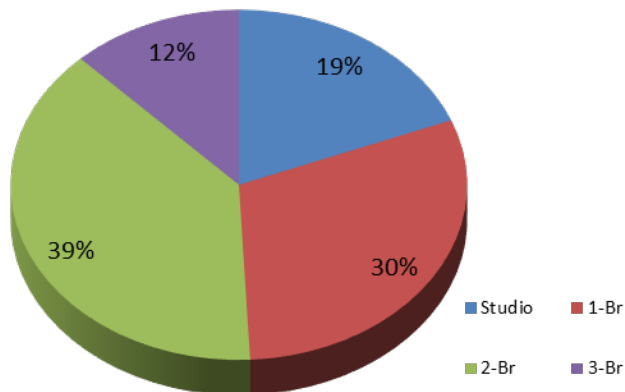
Belval South - forecast per type in accomodations units (Total = 584)



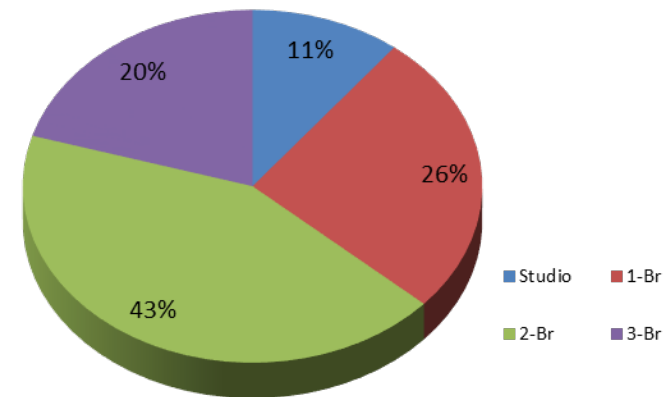
Belval South - forecast per type in m² BGF (Total = 69.602)



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: 36
 Restaurants/bars: 11
 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

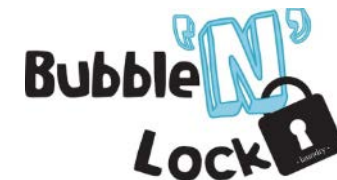
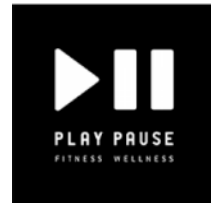
urban



Hugo's



7. Retail & Services: Services



More than 60 retails actually on Belval site

7. Retail & Services: Leisure



Rockhal

- 1 room 5.400 people
- 1 room 800 people

1



Ciné Belval

- 7 rooms

2

Belval Parc

- 8 ha

3

8. Belval – Public areas



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



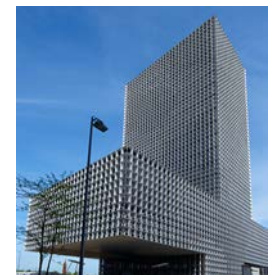
9. Research - Innovation Campus



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 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



11. Outlook – Central Square



- Most representative district of Belval
- Located in the heart of the site
- District including a wide pedestrian zone
- Mixed uses: office, retail and residential
- PAP will be delivered in Mai 2017
- Total building possibility: 187.000 m²
- 13 Plots of lands
- District providing a great flexibility with buildings between 2.000 et 17.000 m²
- 3 Plots already under architect contest

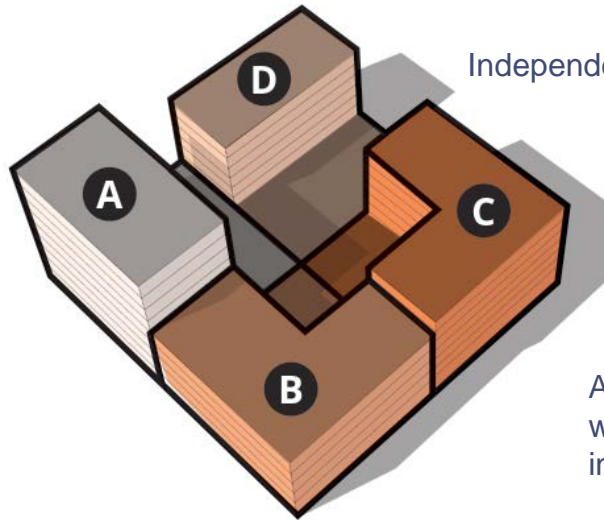
Central Square: where Belval's heart beats

11. Outlook – Central Square



Architectural contest

11. Outlook – Central Square

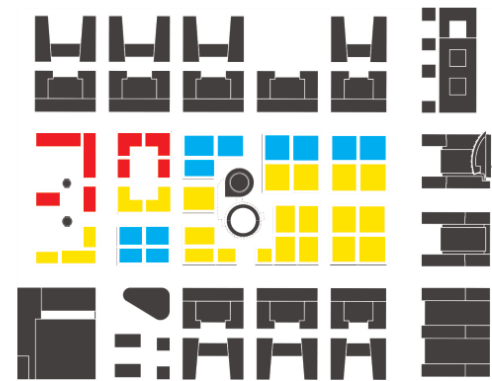


Independent building size starting at 2.000 m²

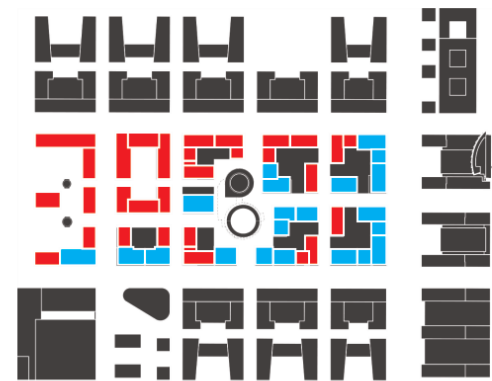
Architectural global concept with several heights and internal gardens.



Mixity is an added-value



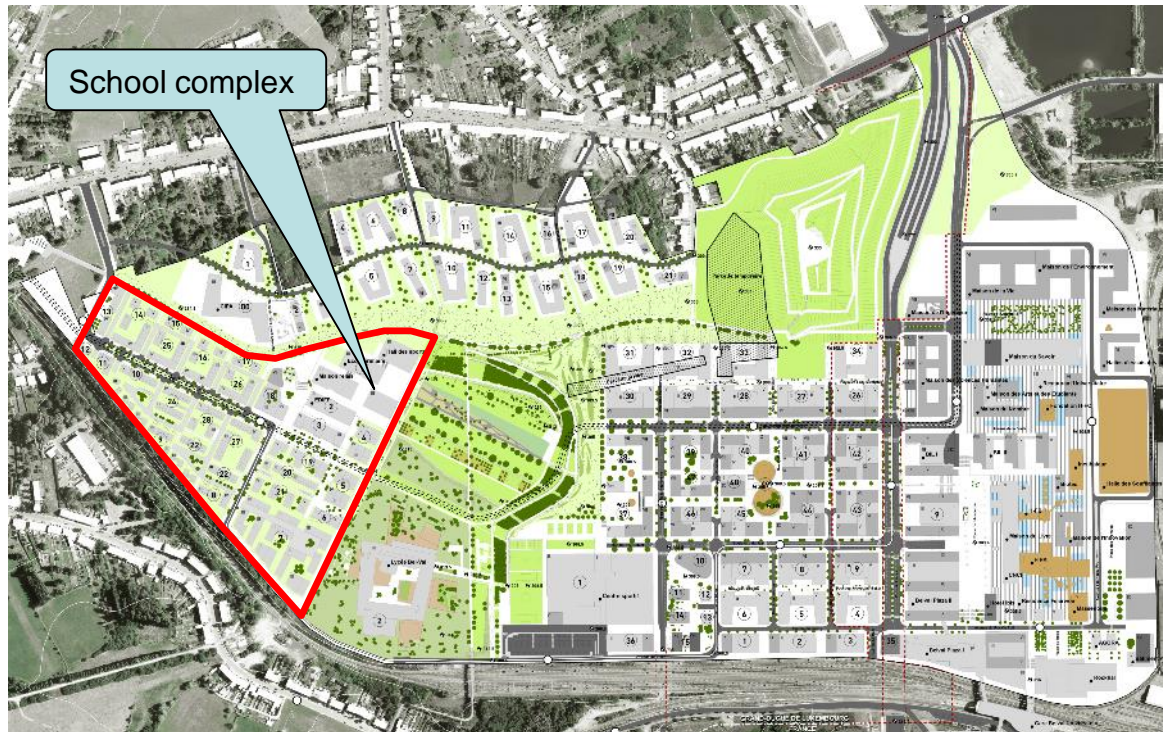
Rez-de-chaussée



Étage standard

■ Commerces & loisirs
■ Bureaux
■ Logements

12. Outlook – Belval South



- Future residential district including services
- New ground school provided
- Around 600 family housing foreseen
- Total building possibility: 95.000 m²
- At least 70% for Housing
- Residential in a green landscape
- PAP will be delivered in Mai 2017

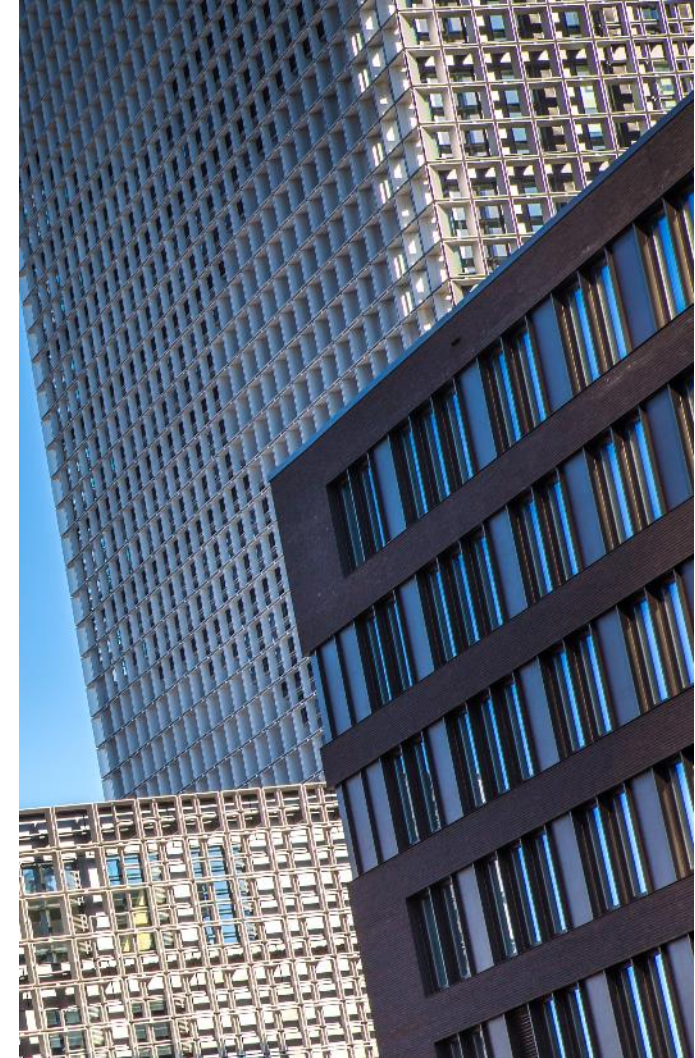
Belval South: Family first

12. Outlook – Belval South

Residential area with integrated schools and services, located between Park Belval, Belvaux Centre and Belval Nord,



13. Pictorama - Public Constructions



13. Pictorama - Private Constructions



13. Pictorama - Private projects



13. Pictorama - Public Spaces





Contacts



Vincent Delwiche | Directeur Général

Agora s.à r. l. et cie, secs | 3, avenue du Rock 'n' Roll
L-4361 Esch-sur-Alzette | Luxembourg

vincent.delwiche@agora.lu | www.agora.lu

Robert Kocian | Directeur Marketing et
Développement

Agora s.à r. l. et cie, secs | 3, avenue du Rock 'n' Roll
L-4361 Esch-sur-Alzette | Luxembourg

robert.kocian@agora.lu | www.agora.lu

Jean-Xavier Foidart | Responsable de Développement

Agora s.à r. l. et cie, secs | 3, avenue du Rock 'n' Roll
L-4361 Esch-sur-Alzette | Luxembourg

jean-xavier.foidart@agora.lu | www.agora.lu