



Divestment of the Munt Building

Property information

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1. Location

The Munt building is located in the historical city center of Brussel, Boulevard Anspach 6, on the parcel delimited by Boulevard Anspach, Place de la Monnaie, Rue du Fossé aux Loups and Rue de l'Evêque.

[Click on the link to go to google maps.](#)



The building enjoys excellent accessibility by public transportation:

- i. several bus lines are located next to the building;
- ii. the metro station "De Brouckère" located below the building;
- iii. central train station at walking distance of the building (550m).

2. The Munt building

The Munt building is a large complex consisting of an office tower built on top of a podium and underground parking amenities.

Floors -1, 0 and M0 in the podium have been redeveloped in 2017, into a shopping mall that belongs to AG Real Estate, called "the Mint" and which has been let to top retailers as Uniqlo, Kiabi, Hema, Decathlon, etc.

A renovation of the façades of the podium floors 0 to 3 has occurred in the context of the redevelopment of the podium.



3. Divestment of the surface areas of bpost and the City of Brussels

bpost and the City of Brussels have decided to collaborate in the divestment of their respective surface areas in the Munt Building.

The surface areas of the Munt can be split as follows:

Table 1: estimation of gross surface areas in the Munt¹

Typology	bpost	City	Interparking	The Mint (AG RE)
Technical floor				
Floor 15	tbc	tbc	-	-
Offices tower				
Floor 4 to 14	23,700m ²	15,000m ²	-	-
Offices podium				
Floor 0 to 3	16,000m ²	5,300m ²	-	-
Total Offices	39,700m²	20,300m²		
Retail				
Floor -1, 0 and M0	-	-	-	15,000m ²
Archives, loading docks and polyvalent areas ²				
Floor -5 to -1	2,500m ²	3,200m ²	-	-
Parking spaces				
Floor -5 to -2	48	150	589	-

The transaction relates to the Munt building exception made of the "Mint" shopping center and the public parking from Interparking.

The surface areas included in the transaction translate into 54,667/100,000th of the building.

¹ Estimation of gross surface areas are based on the plans of the co-ownership base deed

² Size of archives, loading docks and polyvalent areas to be confirmed

4. Current occupation of bpost and the City

The current occupation of the Munt by bpost and the City is illustrated in table 2 below.

Table 2: current occupation of bpost and the City in the Munt

Typology	bpost	City
Offices		
Floor 0 to 14	39,700m ²	20,300m ²
Archives, loading docks and polyvalent areas ³		
Floor -5 to -1	2,500m ²	3,200m ²
Parking spaces		
Floor -2 to -4	48	150

However, the space requirements of bpost have decreased over time which gave the company the opportunity to lease surface areas to third parties. The table below illustrates the surface areas let by bpost. The completed tenancy schedule will be disclosed to the selected candidates.

Table 3: surface areas let by bpost to third parties⁴

Tenant	Floor	Surface area
City of Brussels	Floor 1	Offices : 825m ² Archives : n.a. Parking : n.a.
BuyWay	Floor 2	Offices : 3,872m ² Archives : 353m ² Parking : n.a.
PP Retail	Floor 3	Offices : 2,600m ² Archives : n.a. Parking : n.a.

³ Size of archives, loading docks and polyvalent areas to be confirmed

⁴ Surface areas to be confirmed

5. Future occupation of bpost and the City

City of Brussels

The City of Brussels is expected to move to the the Brucity in Q2 2022 (expected delivery date of the Brucity: end of 2021)



bpost

In the context of the contemplated transaction, bpost will enter into a partial lease-back (in the renovated Munt building) or partial lease swap (lease office space from the selected buyer in another building in/nearby the Pentagone office district).



The target occupation of bpost will be disclosed to the selected candidates.

Third occupiers

The details regarding the lease contracts signed by BuyWay, PP Retail and the City of Brussels (see table 3) will be disclosed to the selected candidates.

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