

## KGAL acquires “Treesquare” office building in prime Brussels location

**Grünwald, 04.04.2023 – KGAL Investment Management has acquired the “Treesquare” office block in Brussels for its pan-European real estate fund, KGAL Core 4 Real Estate. The fully let property with approximately 6,500 square metres of leasable space is located in the centre of the European Quarter of the Belgian capital, in the immediate vicinity of the EU Parliament. The property, which was built in 2018, has a high-quality finish and achieved a BREEAM “Excellent” certification. The seller is Belgian real estate investor and developer Nextensa.**

“Treesquare” offers a first-class office experience at Square de Meeûs in Brussels’ European Quarter, Belgium’s preeminent office location. In keeping with its high quality, the property is fully leased to twelve renowned companies, including Deutsche Börse, Netflix, the Embassy of Monaco and law firm Norton Rose Fulbright. “The office building fits perfectly with the investment strategy of our KGAL Core 4 Real Estate fund, which bundles core, core-plus and value-add properties in prime locations in major European cities,” explains André Zücker, Managing Director of KGAL Investment Management.

“Treesquare”, designed by Assar Architects, also scores highly in terms of ESG: The building is equipped with solar panels, EV charging columns, a double-skin facade with integrated solar shading, smart climate ceilings and a green roof. Tenants also have access to modular conference spaces for individual use.

KGAL was advised on the transaction by Allen & Overy (Legal And Tax) and Arcadis (ESG And Technical).

For use of images, please quote Nextensa/Assar Architects.

KGAL is a leading independent investment and asset manager with a managed investment volume of more than 16 billion euros. The focus of its investments is on long-term real capital investments for institutional and private investors in Real Estate, Sustainable Infrastructure and Aviation. The pan-European group was founded 55 years ago and is headquartered in Grünwald near Munich. 353 employees contribute to achieving sustainably stable earnings, taking into account return and risk aspects (as of 31 December 2022).

**KGAL GMBH & Co. KG**  
 Jacqueline Haben  
 Head of  
 Marketing & Communications

Tölzer Str. 15  
 82031 Grünwald  
 Germany

T +49 89 64143-051  
 M +49 1520 2870010

jacqueline.haben@kgal.de  
 www.kgal.de