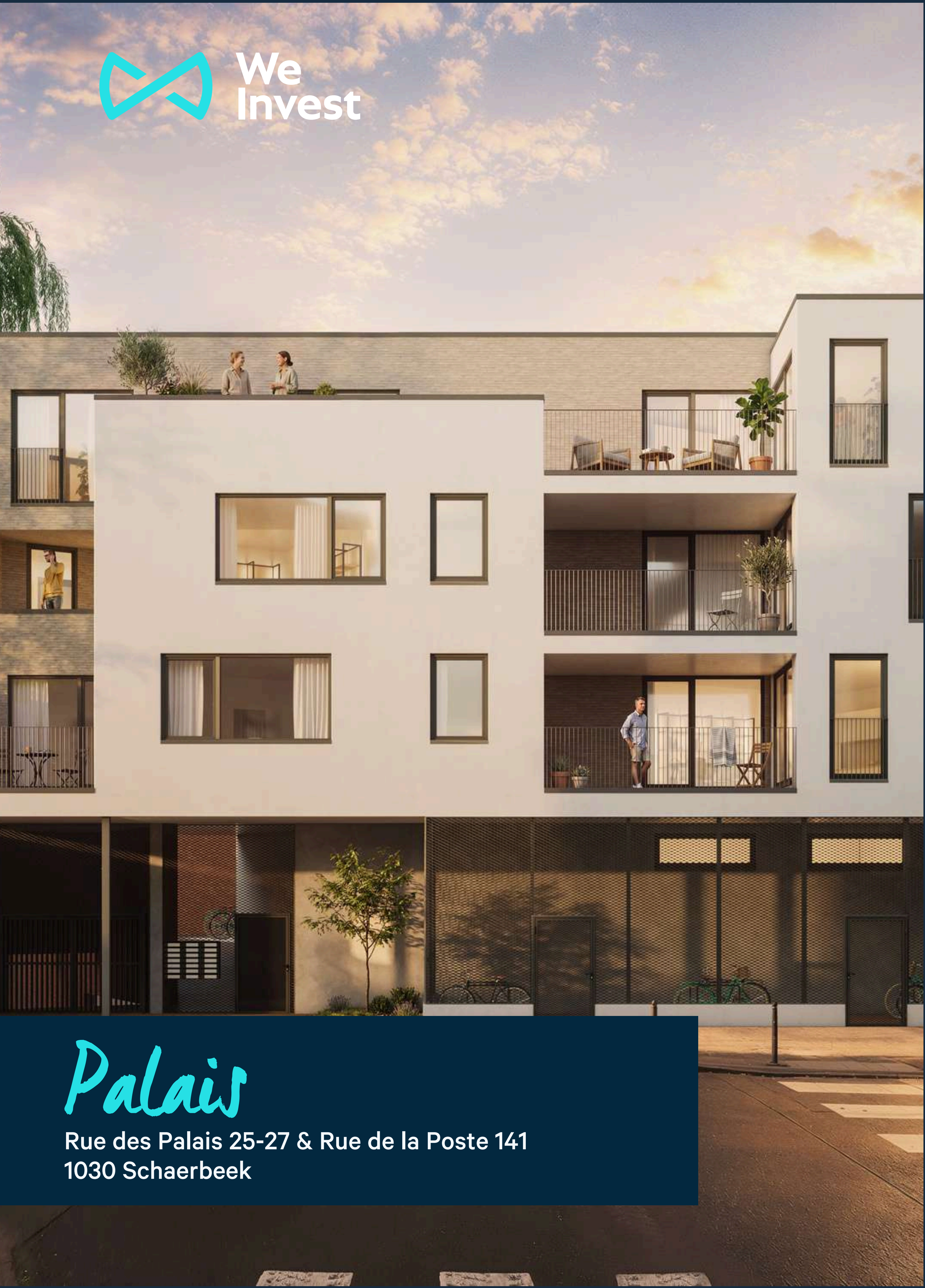


Palais

Rue des Palais 25-27 & Rue de la Poste 141
1030 Schaerbeek

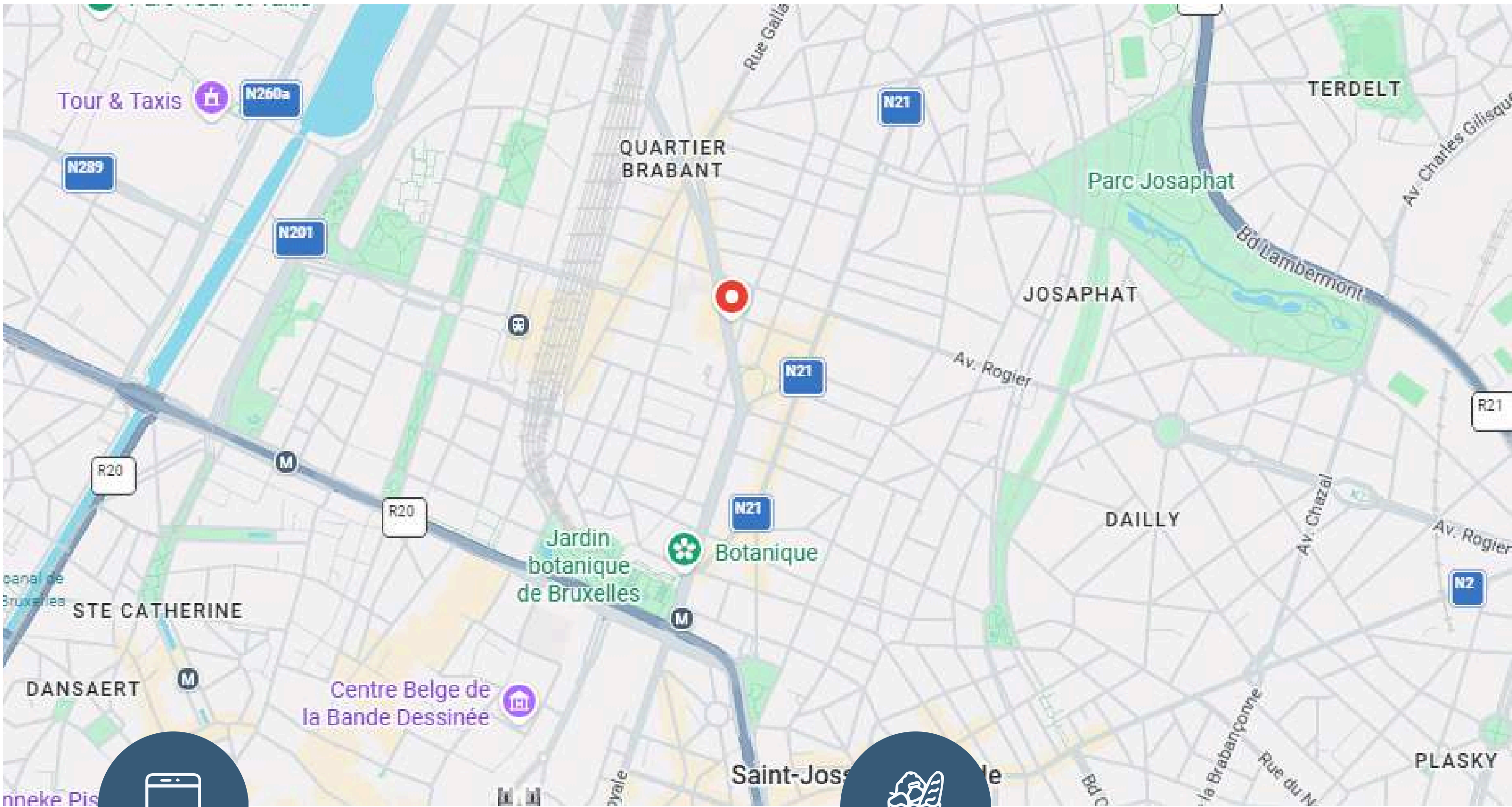
Why *Palais*

Ideally located in Schaerbeek, near the Botanical Garden, Palais offers 29 new apartments, from studios to three-bedroom apartments, spread across two existing buildings fully converted into housing. One of the project's main strengths is its central location, close to Brussels city center and the Botanical Garden, with numerous amenities and public transport nearby.

In addition, Palais offers affordable prices, with the possibility, under certain conditions, of benefiting from a reduced VAT rate of 6% instead of 21%; all combined with excellent energy performance.

Project location

Palais is located in Schaerbeek, close to the Botanical Garden and Brussels city center. Everything needed for daily life is within walking distance, with numerous shops and supermarkets, as well as several schools and restaurants, such as The Hoxton Brussels and its rooftop with a view over the city. In addition, Rue Neuve and the City2 shopping center are easily accessible. The neighborhood is also particularly well served by public transport, with Botanique metro station, several tram and bus lines, as well as Gare du Nord nearby, making it easy and quick to get around Brussels. Finally, several green spaces can be found around Palais, notably the Botanical Garden and Reine-Verte park.



Transport
Gare du Nord, Tram: 10, 25, 55, 62, 92, 93, Bus: 56, 58, 59, 65, 66. Botanique metro station (lines 2 and 6)

Shops
Carrefour Express Schaerbeek, Shop & Go Delhaize Botanique, City2, butchers, bakeries and pharmacies.

Activities
Botanical Garden, shopping on Rue Neuve and at City2, concerts and events at Botanique.

Restaurants
Tope, Cantina Valentina, L'Âne Fou, L'Estaminet 1030, as well as numerous local snack bars and restaurants.

The benefits of the project

1. Favorable taxation (6% VAT)

2. Ideal location (close to Brussels city center, the Botanical Garden)

3. EPC A

*The EPC values listed are approximate and may vary by unit. Differences may exist between individual units within the project.

EPC B

Buying new means choosing intelligent space design. While the surface areas are often smaller than in older properties, every square metre is fully utilised. The focus is on efficiency rather than gross floor area; spaces are optimised, with no wasted square metres or unnecessary circulation, and living spaces take centre stage: more open, brighter, more functional and, above all, better suited to today's lifestyles.

Flats/offices:

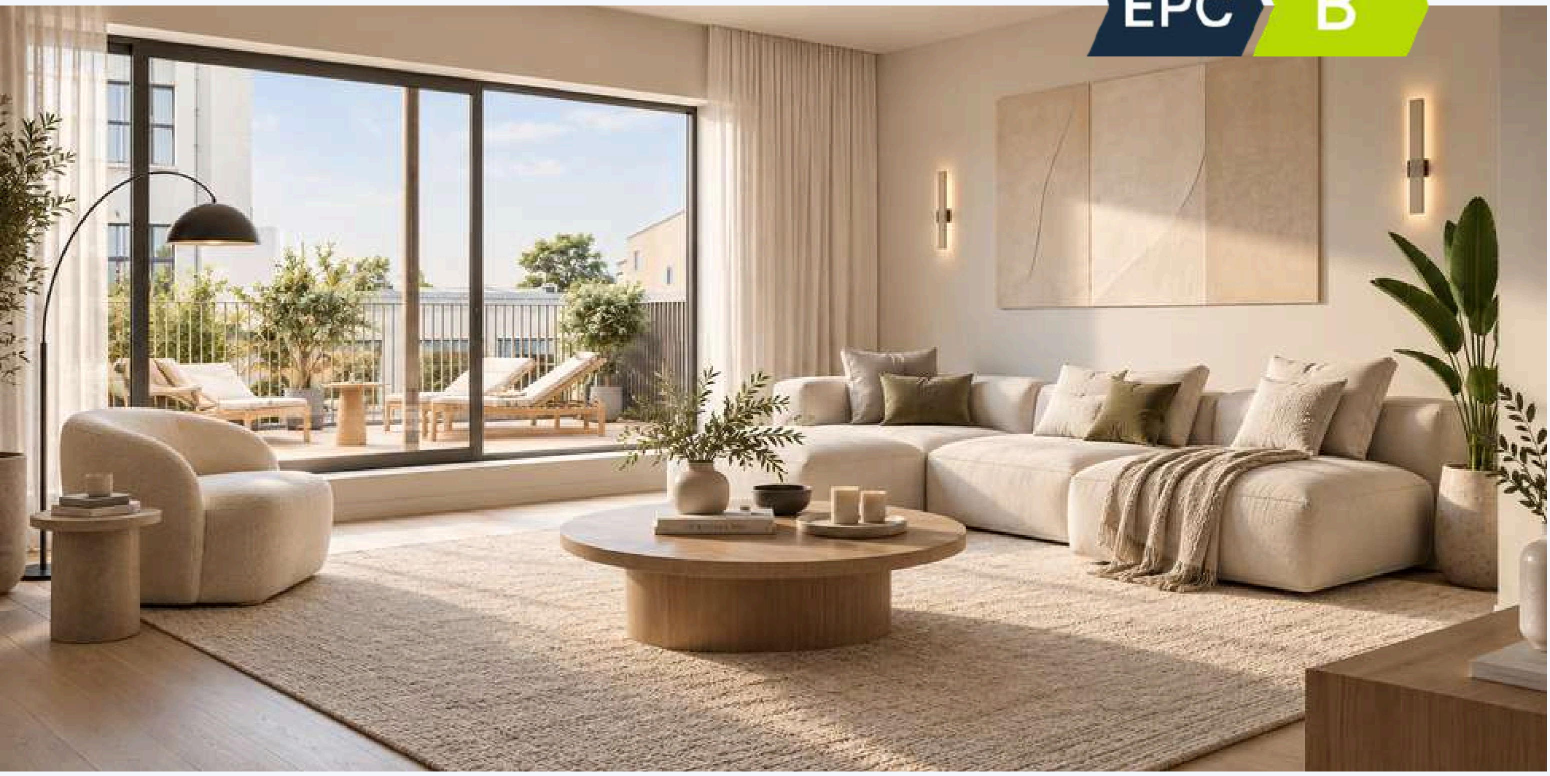
Studios	**7**
1 bedroom	**1**
2 bedrooms	**12**
3 bedrooms	**9**
Shell (casco) offices	**3**

Total units: 29

Technical Aspects

A new property offers optimal comfort while significantly reducing energy consumption. Thanks to high-performance insulation in the walls, roofs and floors, latest-generation glazing and modern heating systems, your energy needs are significantly lower than those of an existing building. The ventilation system, designed to guarantee healthy air quality while limiting heat loss, also contributes to this performance. The result: lower heating bills, a reduced ecological footprint and a property that meets today's ambitions and tomorrow's challenges.

EPC B



BOILER
Individual Vailliant condensing gas boiler

GLAZING
Triple glazing

VENTILATION
Zehnder dual-flow mechanical ventilation (Type D)

INSULATION
Thermal insulation compliant with EPC requirements and acoustic insulation compliant with standard NBN S 01-400-1

Exterior finishes

FACADE

Front facades: light grey facing brick and blue stone, with a smooth light grey render (very smooth plaster). Rear facades: white-toned render (white plaster).

ROOFING

Flat roofs with photovoltaic panels and green (planted) sections

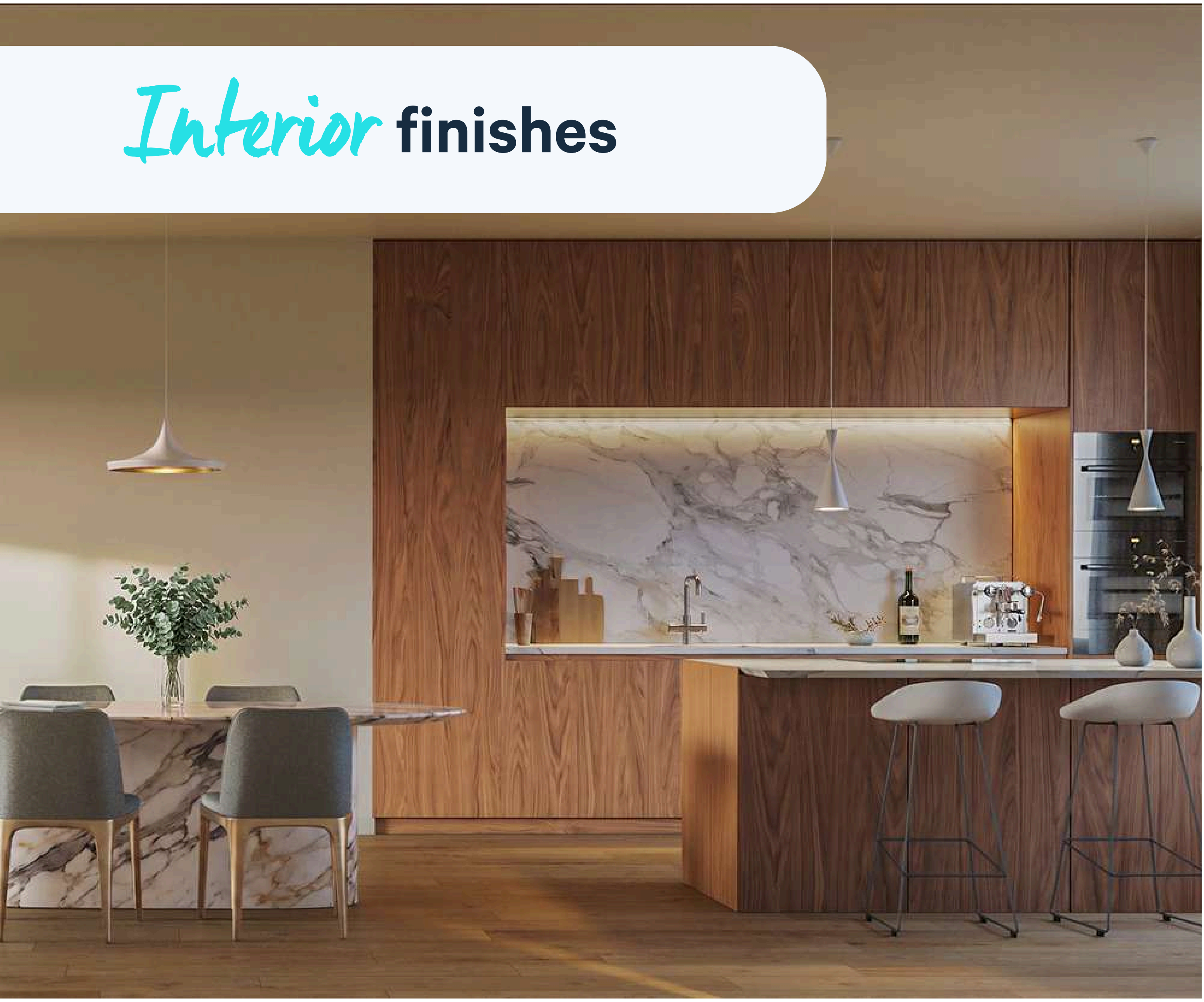
FRAMES

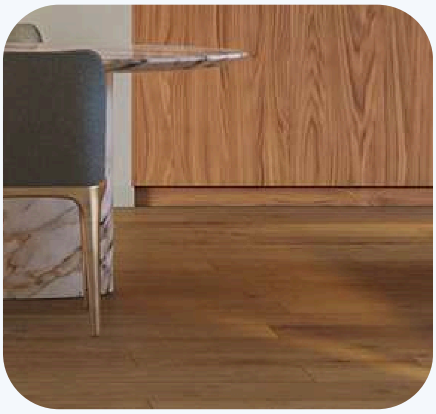
Powder-coated aluminum

PARKING

14 underground parking spaces

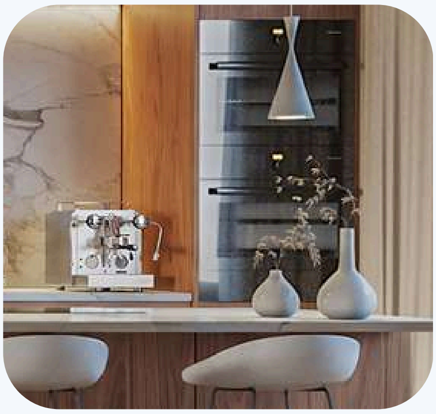
Interior finishes





FLOORING

Tiling and laminate flooring, chosen by the buyer at the SANIMEX showroom



KITCHEN

Customizable at the SANIMEX showroom

BATHROOMS

Chosen by the buyer at a FACQ showroom (Zaventem), to design custom bathroom fittings.

APPLIANCES

Customizable at the SANIMEX showroom

Advantages of *the new build*

Reduced energy consumption

Compliance with the latest construction standards

Ten-year warranty

Possibility of customization

Peace of mind

Completion guarantee

Lower charges

Significant capital gain

No major expenses in the medium term

Buying a new home has many advantages, including the fact that you get to enjoy a home in perfect condition (for many years to come), built to the latest standards... but the list doesn't stop there.

OPTIMAL ENERGY PERFORMANCE

New homes are designed to meet current energy standards, which means they consume much less energy than older properties. Thanks to high-performance insulation, high-quality glazing and modern heating systems, your energy bills will be significantly reduced. This not only represents a financial benefit on a daily basis, but also a concrete gesture for the environment. Living in a new home therefore combines comfort and sustainability.

COMPLIANCE WITH THE LATEST STANDARDS

New buildings are subject to the strictest regulations in terms of safety, insulation and energy performance. This guarantees optimal quality, while anticipating future legal changes. You therefore benefit from sustainable housing that will not require costly renovation or upgrading work in the coming years... providing real peace of mind for any owner.

REDUCED COMMON CHARGES

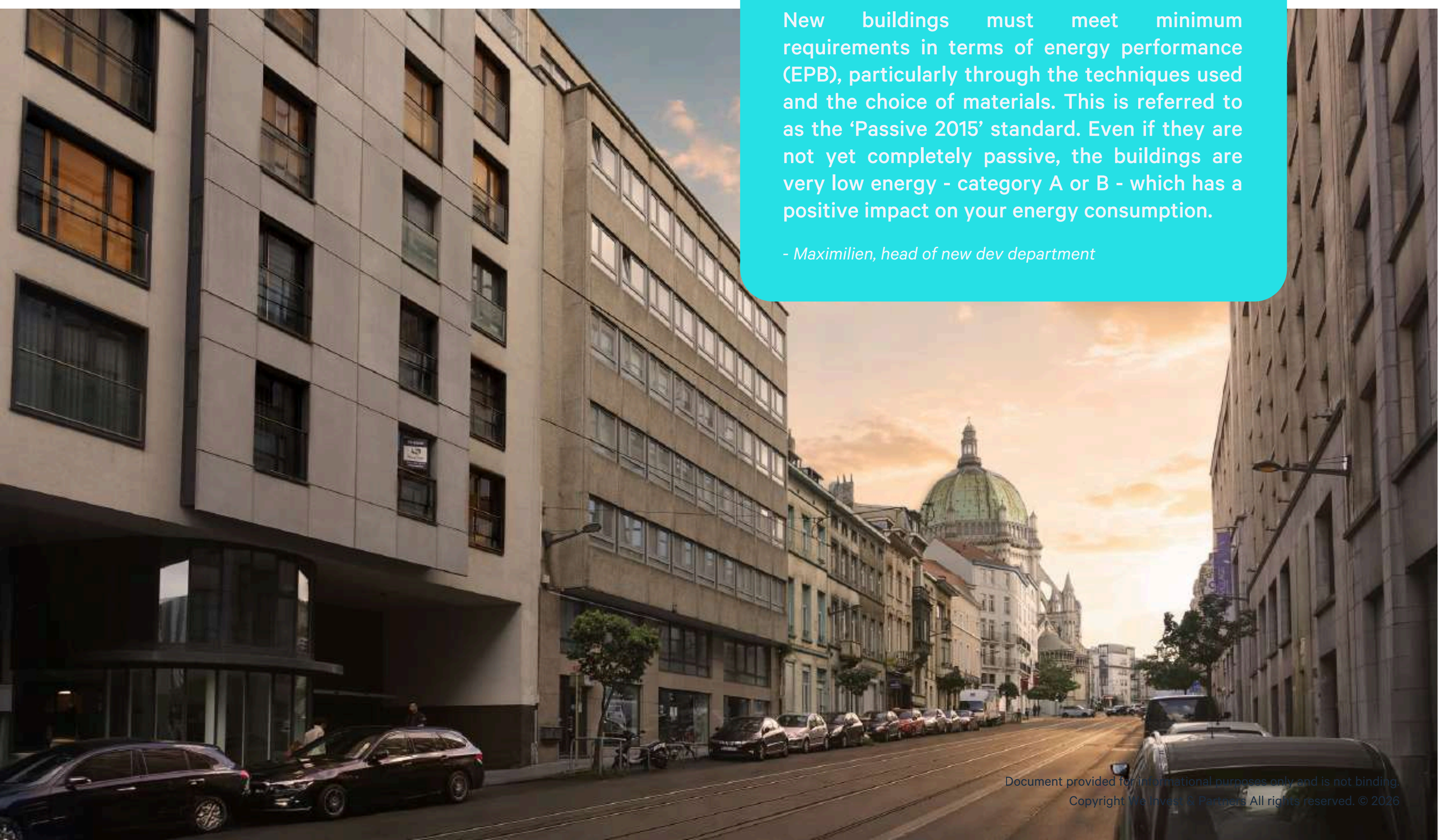
Condominium fees are also lower for new properties than for existing ones. This is because a newly purchased property does not require major renovation or upgrading work for at least the first decade, which means that virtually no reserve fund is required.

SIGNIFICANT CAPITAL GAIN

Only 5% of the housing stock is new or considered as good as new. This scarcity makes it a particularly sought-after product and therefore, according to the principle of supply and demand, more expensive. A new property is a safe investment for the future. When resold, it often benefits from an attractive capital gain compared to an older property. Buying new is therefore an investment with a long-term view of your assets.

New buildings must meet minimum requirements in terms of energy performance (EPB), particularly through the techniques used and the choice of materials. This is referred to as the 'Passive 2015' standard. Even if they are not yet completely passive, the buildings are very low energy - category A or B - which has a positive impact on your energy consumption.

- Maximilien, head of new dev department



NO MAJOR WORKS IN THE MEDIUM TERM

Unlike older properties, which can quickly require costly renovations, new properties do not require major work for a good decade. The fixtures and fittings are new and covered by warranties, protecting you from unexpected costs. This means you can enjoy your home to the full without worrying about a renovation budget. It is the assurance of a stable investment with no nasty surprises.

PEACE OF MIND

By choosing a new home, you avoid unpleasant surprises related to potential renovations or repairs. No roof to replace, no boiler at the end of its life, no unexpected costs in the years to come. What's more, the legal and technical guarantees included in the Breyne Act (see following pages) provide you with long-term cover. So you can enjoy your property with complete peace of mind.

OPTIMISATION OF SPACE AND FUNCTIONALITIES

We have observed that, for the same surface area, new homes are generally better optimised, allowing you to gain considerable space, especially in smaller units. In addition, new homes are generally more functional than older ones, which have often undergone multiple renovations.

CUSTOMISATION

In most new builds, the developer will offer a range of choices to personalise your future home: flooring, kitchen and bathroom fittings, partitions (non-load bearing), wall coverings, etc. There are many options available to help you create an interior that suits your style. The earlier you get involved in the construction process, the more opportunities you will have to personalise your property.

A word about *the Breyne Act*

The Breyne Act provides a framework and additional protection for anyone purchasing a property off-plan or under construction. It regulates payment terms and completion of works, and ensures that the property is delivered in accordance with the plans. Its objective is clear: to enable buyers to invest with confidence.

This protection exists today because, in the 1970s, several buyers found themselves aggrieved following the bankruptcy of developers. To prevent such abuses from happening again, the legislator introduced this strict legal framework in 1971. Since then, every new residential project in Belgium has been subject to these rules, providing a real guarantee of security for future owners.

1. THE PAYMENT METHOD

Unlike with an existing property, you do not pay the full price up front, but rather in 'instalments'. In practical terms, you only pay for what has already been built.

2. COMPLETION GUARANTEE

The developer must provide a guarantee with a bank or insurer, which must provide the necessary funds to enable completion of the construction in the event that the developer is no longer able to do so.

3. PROVISIONAL AND FINAL ACCEPTANCE

The Breyne Act provides for a two-stage acceptance procedure. Provisional acceptance takes place when the seller considers that the property is complete and ready to be delivered to the purchaser, in accordance with the specifications. It allows any visible defects to be identified.
Final acceptance takes place at least one year later, to allow the purchaser time to "test" the property and identify any hidden defects.

4. TRANSFER OF OWNERSHIP

As with payment, transfer of ownership takes place as construction progresses. In practical terms, this means that you gradually become the owner of the buildings, at the same rate as the materials are incorporated into the ground or the construction site: on the day of the deed, you become the owner of the land (or the portion of the land) and the existing buildings. You then become the owner of your home as it is built.

5. THE EXECUTION PERIOD AND LATE PAYMENT PENALTIES

In order to avoid delays, the precise date of commencement of work and the completion deadline must be specified in the preliminary agreement. Where a delay in completion attributable to the seller is noted, the seller shall be liable for damages.

6. THE TEN-YEAR WARRANTY

Finally, the Breyne Act provides protection concerning the structure, stability and waterproofing of the building for a period of 10 years. The purchaser will therefore have recourse against the developer, architect and contractor for problems relating to the structure of the building for 10 years from the date of provisional acceptance.

In summary:

At the time of signing the preliminary agreement, you may be asked to pay a deposit of up to 5% of the total price (excluding taxes and fees). At the time of signing the deed, you pay for what already exists, i.e. the land and existing buildings. You will then pay as the work progresses, in accordance with the payment instalments set out in the preliminary agreement and the deed.

Taxation

When purchasing a new property, you are generally required to pay 21% VAT in lieu of registration fees. This disadvantageous tax regime has prompted property developers to optimise purchase costs through land/construction ‘split’ transactions or even the division of land ownership (subsoil and emphyteusis). These obscure terms effectively allow part of the sale price of the new property to be brought under the registration fee regime, which can sometimes significantly reduce the final bill, entirely legally.

Furthermore, since 2025, any new project resulting from demolition and reconstruction can benefit from a VAT rate of 6%! This measure, which was initially temporary, has now become permanent, significantly reducing the costs associated with purchasing a new property.

However, to be eligible, certain conditions must be met.

- ✓ You are purchasing a clean and unique property as a natural person. (Certain exceptions exist for companies and investors).
- ✓ This is your main residence for at least 5 years.
- ✓ The living area of the dwelling does not exceed 175 m².
- ✓ Heating systems that run on fossil fuels are excluded of the reduced rate. This part will therefore be invoiced at 21% VAT.

As part of Palais, the apartments may benefit from a reduced 6% VAT rate under certain conditions. Otherwise, the standard rate of 21% applies.

Investment

Investing in a new property means, above all, peace of mind. Everything complies with the latest standards, the fixtures and fittings are new, and no major work is likely to be needed for many years. This greatly reduces the likelihood of unexpected costs and allows you to better control your expenses, which are often kept to a minimum.

This is particularly interesting because, as costs are lower and more predictable (such as property tax), net profitability is very close to gross profitability. In other words, what you actually receive at the end of the month is very close to your theoretical calculations.

$$\text{Net yield} = \frac{\text{monthly rent} - \text{fees}}{\text{purchase price}} \times 100$$

But the advantages of new properties don't stop there: they also allow landlords to charge higher rents than for older properties. Thanks to their high-quality finishes, energy efficiency and modern comforts, new homes are more attractive to tenants.

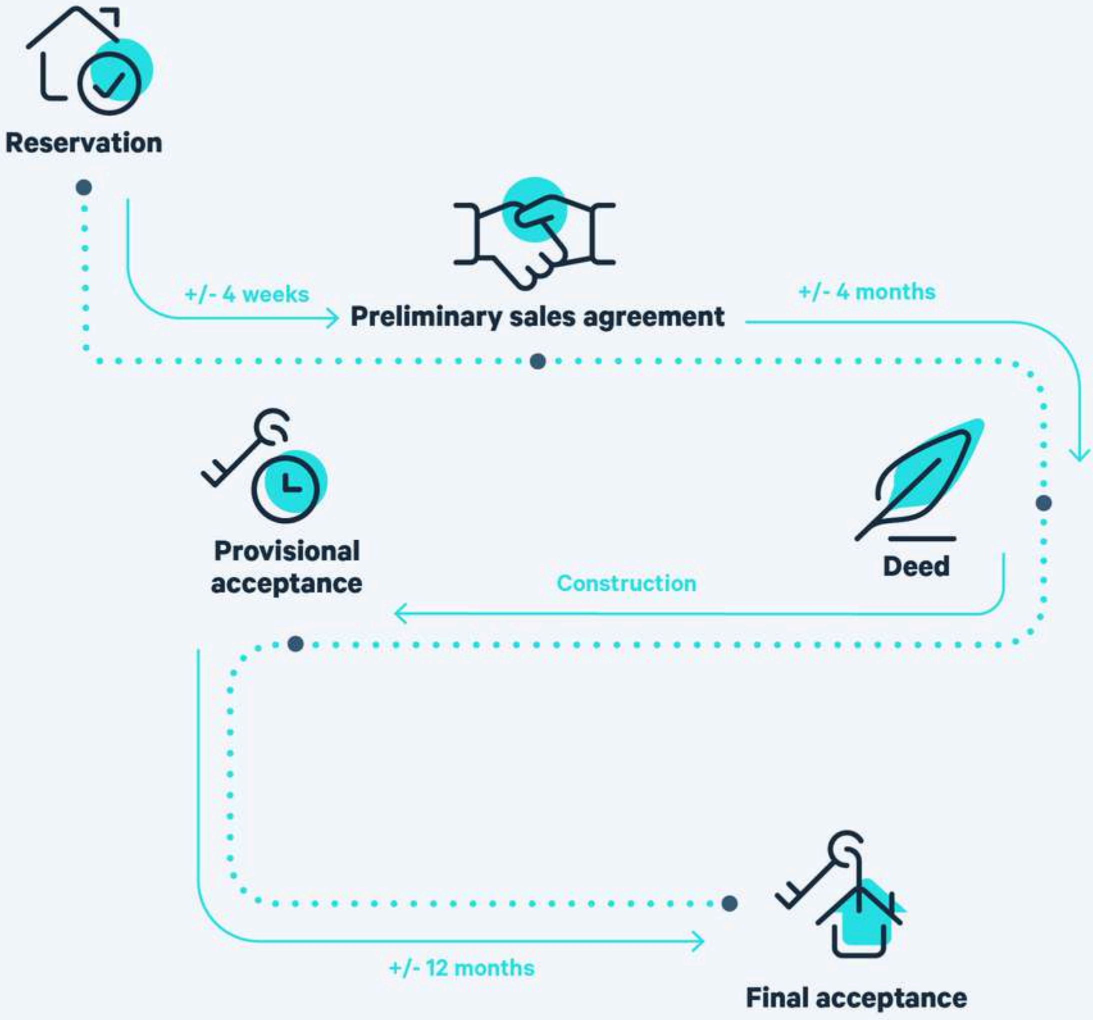
The savings made on energy bills have a knock-on effect: what tenants save on bills, they are willing to spend on rent. The result is optimised profitability and an investment that retains and increases in value over time.

As part of the Palais project, the average yield can reach up to 4.35% gross

Acquisition *timeline*

When purchasing off-plan or a property under construction, the timeline differs slightly from a traditional property purchase. In most cases, the building is not yet complete at the time of signing the deed.

This implies that the keys are not handed over immediately after the deed, but only upon provisional acceptance, an essential step that marks the delivery of the property by the developer.



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