



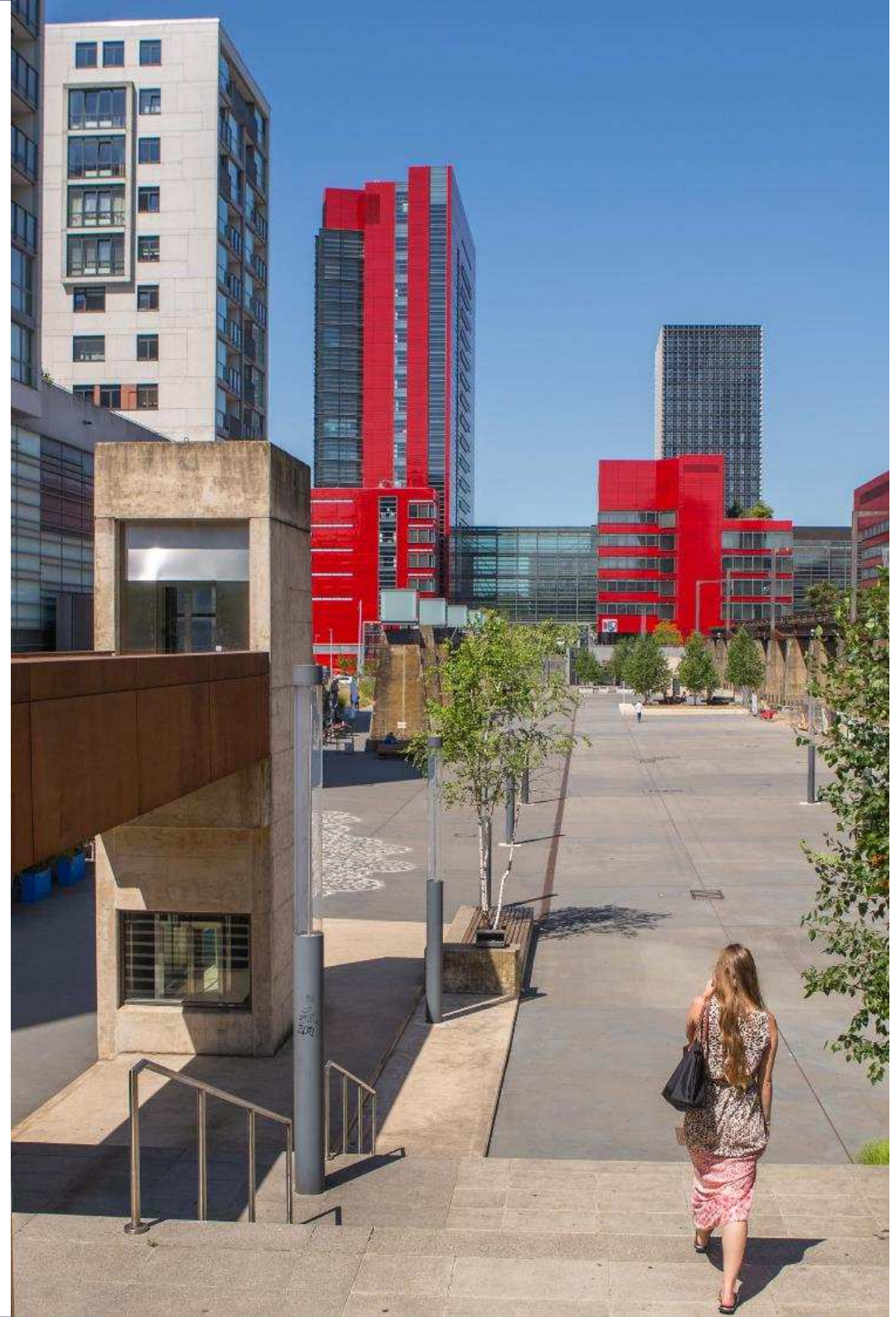
AGORA

SHAPING SPACES, INSPIRING LIFESTYLES

BELVAL

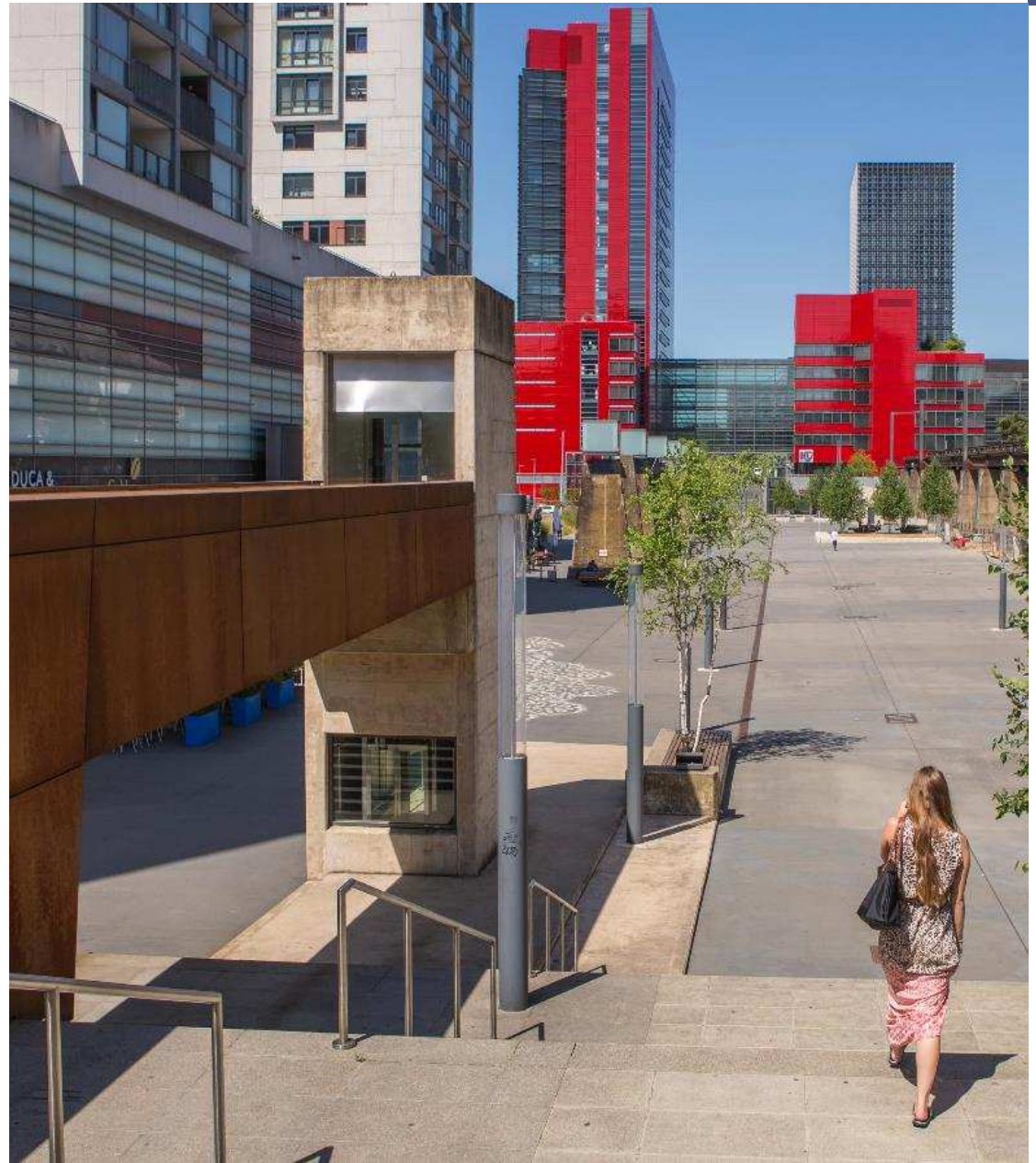
Market figures 2023

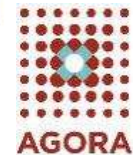
01/03/2023



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7. Retail and services
8. Public spaces
9. Research – Innovation Campus
10. Outlook – Sales of land plots
11. Outlook – Central Square
12. Outlook – Belval South
13. Pictorama





1. BELVAL - FACT SHEET 1997



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

1. BELVAL - FACT SHEET 2020




1. BELVAL - FACT SHEET - DISTRICTS MAP



1. BELVAL - FACT SHEET

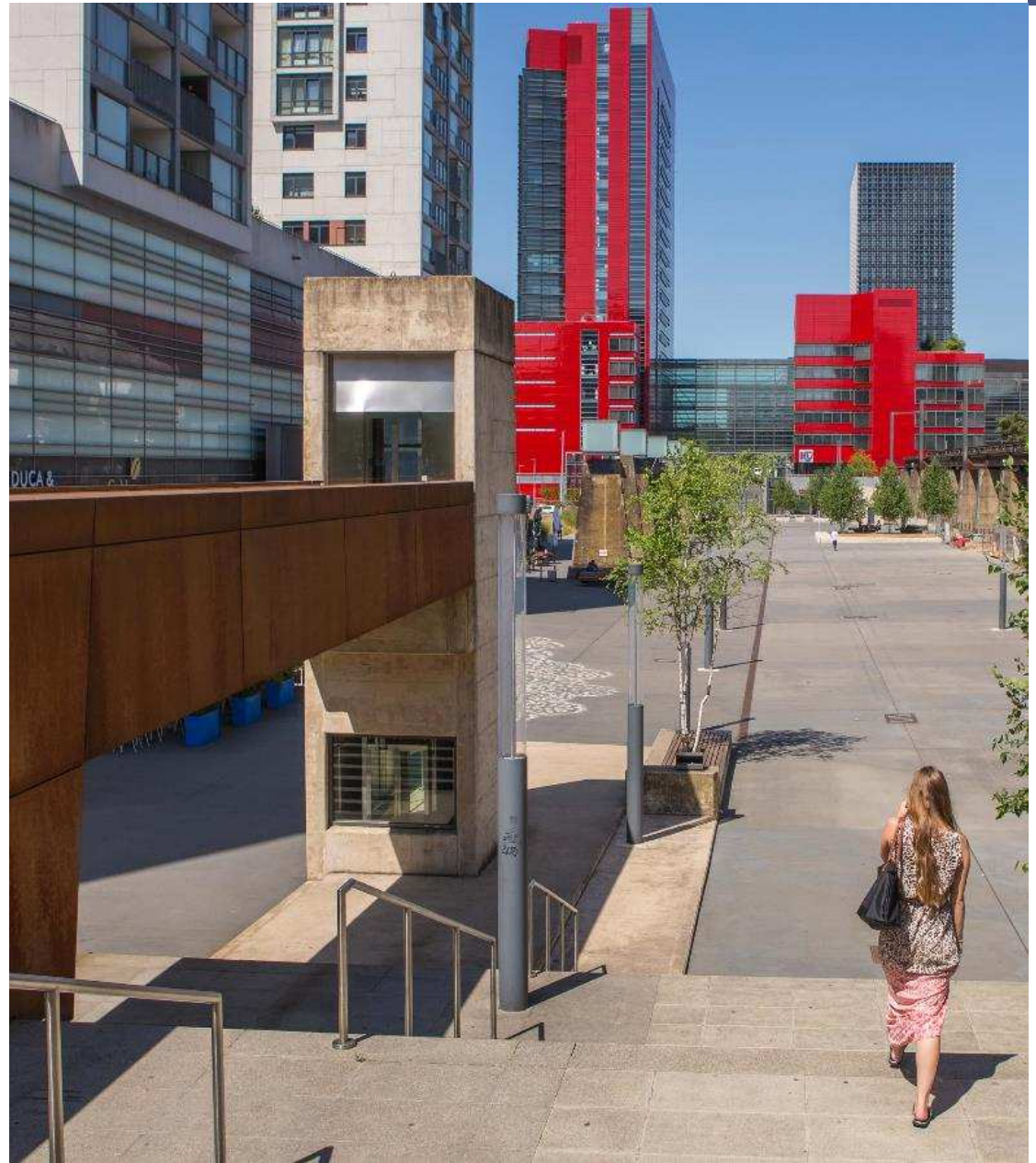
- Located at Esch-sur-Alzette and Sanem in the southern region of Luxembourg
- **120 ha** total surface according to Masterplan 2002
- **1,350,000 m²** gfa: 600,000 m² public sector and 750,000 m² private sector
- 300,000 m² gfa office, 350,000 m² gfa housing, 100,000 m² gfa shopping / leisure / hotel / service facilities in private development
- Currently around 1,200,000 m² gfa sold => 89% of the entire program
- **821,000 m²** finished or under construction => 61.5 % of the entire program

1. BELVAL - FACT SHEET

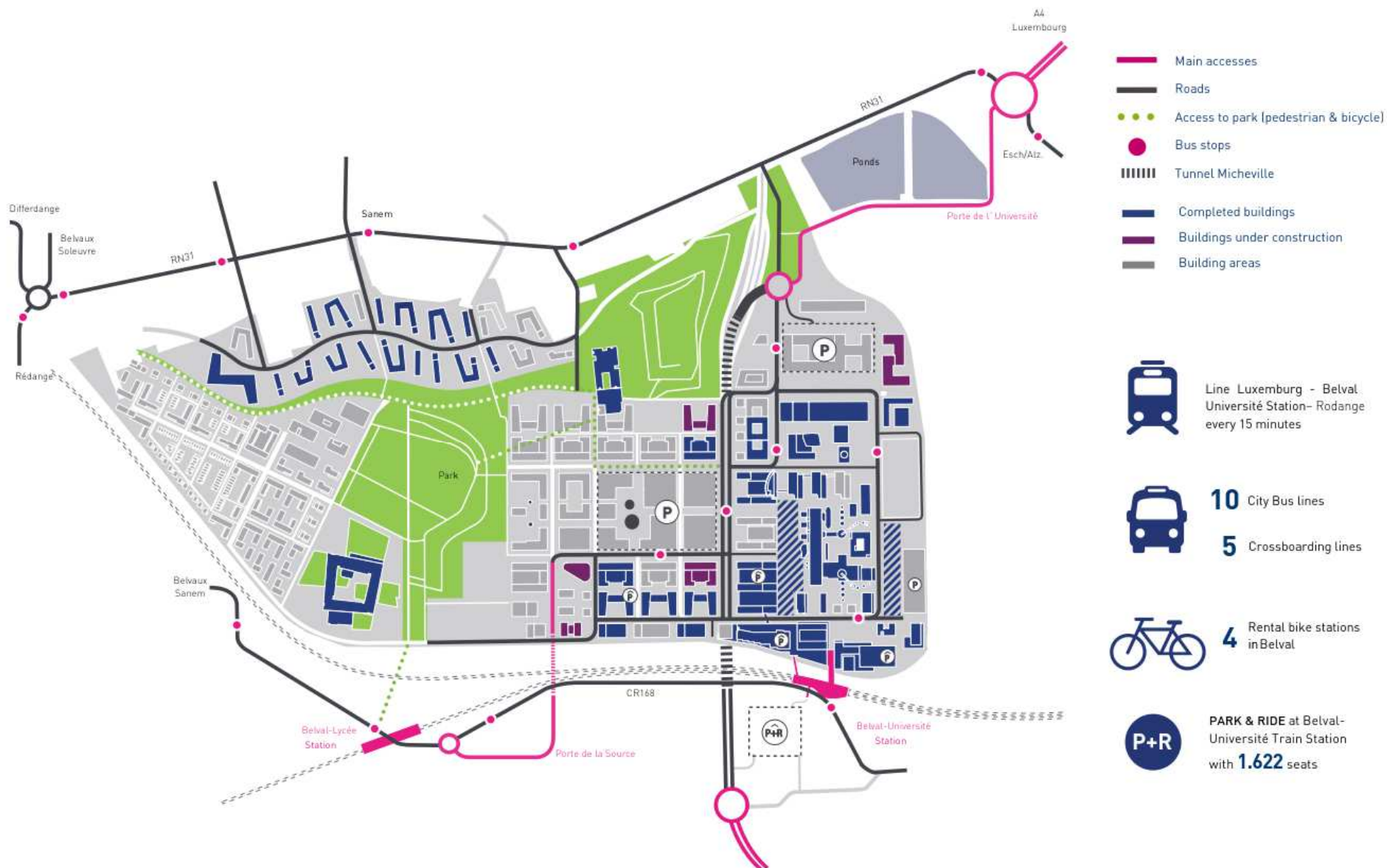
- More than 10,000 inhabitants, about **4,600** already on site including students and CIPA residents
- Up to 25,000 jobs, **12,300** workers already on site every day
- **6,700** students and pupils on site. 8,000 foreseen
- Around **270** companies, shops and public institutions already on the site
- Direct motorway access, 25 minutes to the airport
- Existing direct train link from the greater region, station Belval-Université on site, walking distances within the location
- Efficient bus connections to Luxembourg, Esch and Metz
- Today, largest area with preliminary certificate in gold by DGNB for sustainable development 

Content

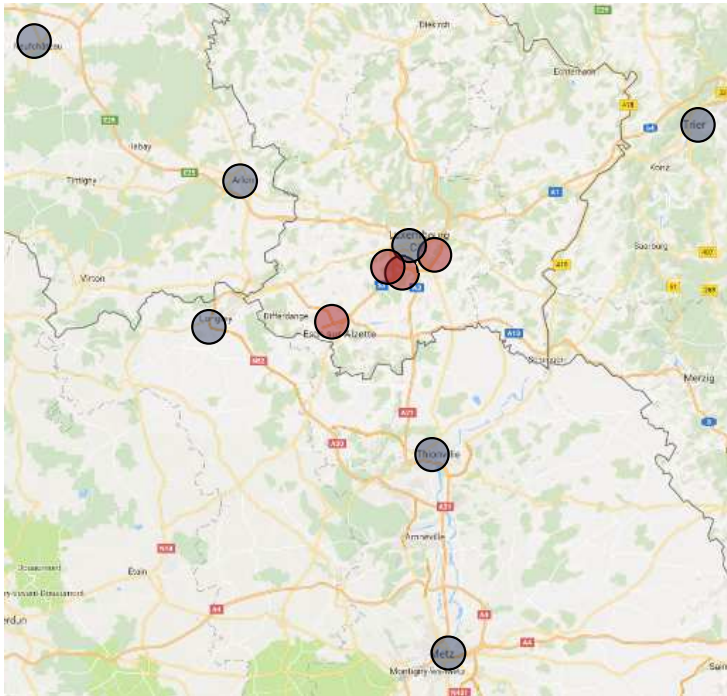
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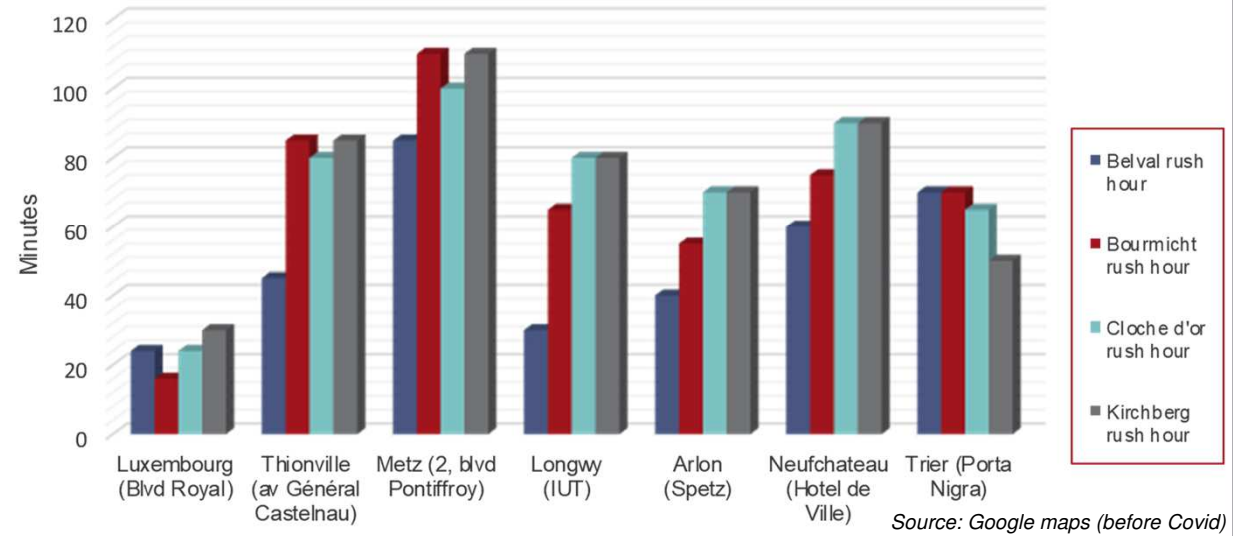
2. BELVAL - MOBILITY - SITE MAP



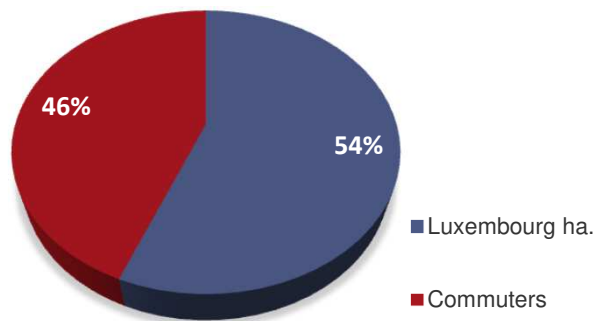
2. BELVAL - MOBILITY - CAR



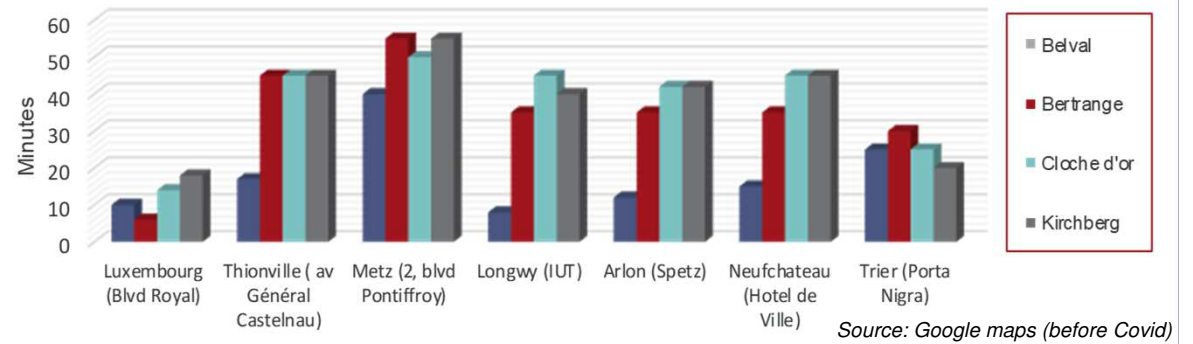
Morning car travel time



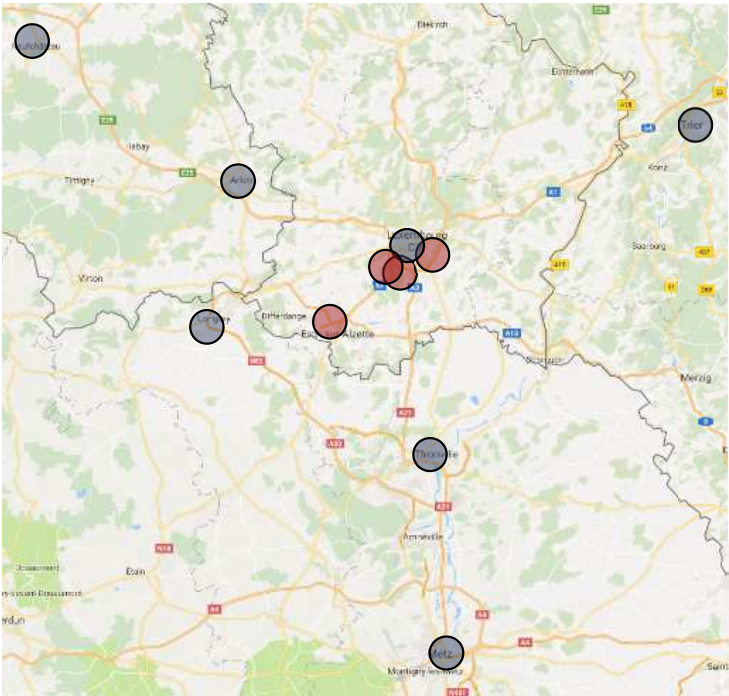
Workers repartition. Tot: 475,000



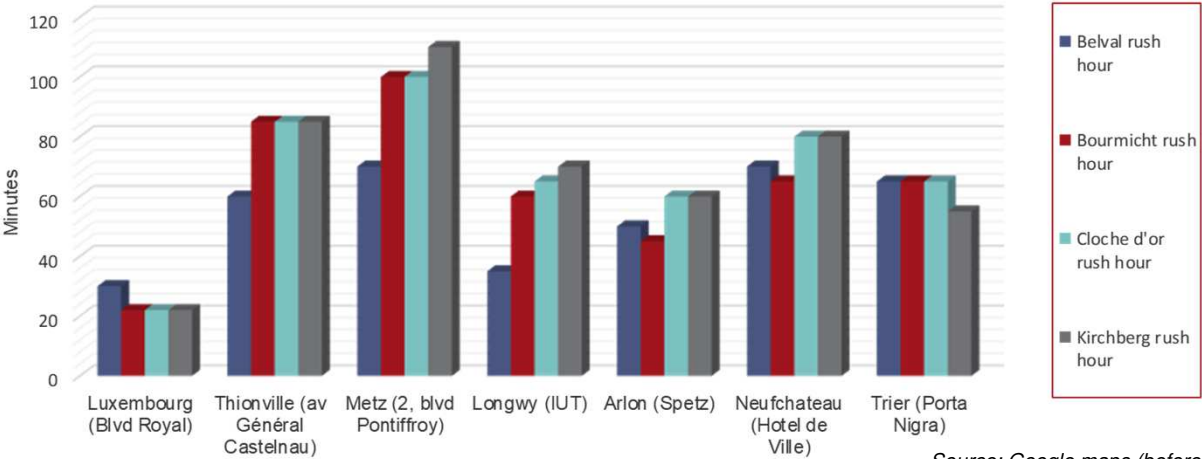
Morning time waste



2. BELVAL - MOBILITY - CAR

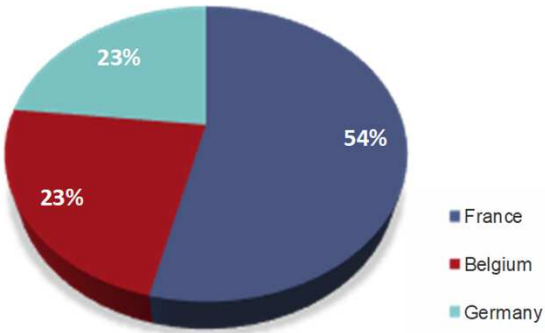


Evening car travel time

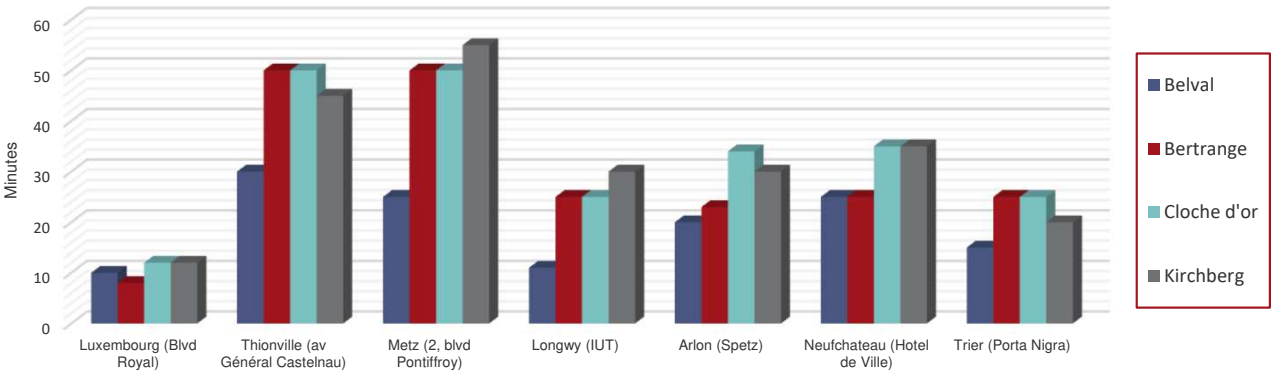


Source: Google maps (before Covid)

Commuters repartition. Tot: 222,000

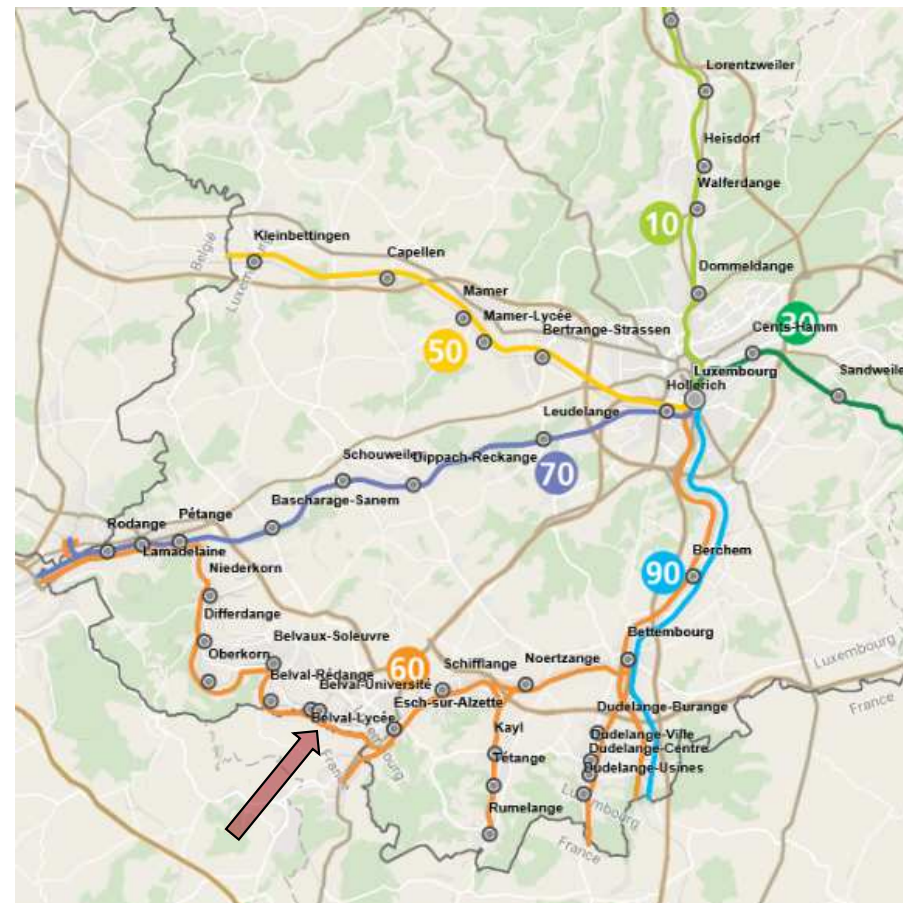


Evening time waste



Source: Google maps (before Covid)

2. BELVAL - MOBILITY - TRAIN



Belval-University station :

- 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

Morning travel times in rush hour :

- Thionville: 36 min
- Metz: 60 min
- Arlon: 1h 04 min

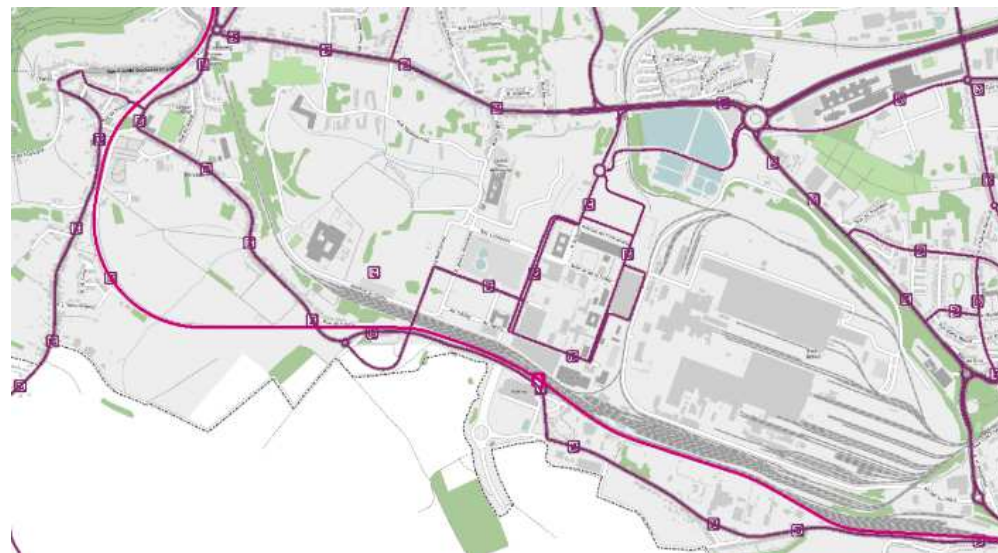
2. BELVAL - MOBILITY - BUS

Accessibility in Belval through the following lines:

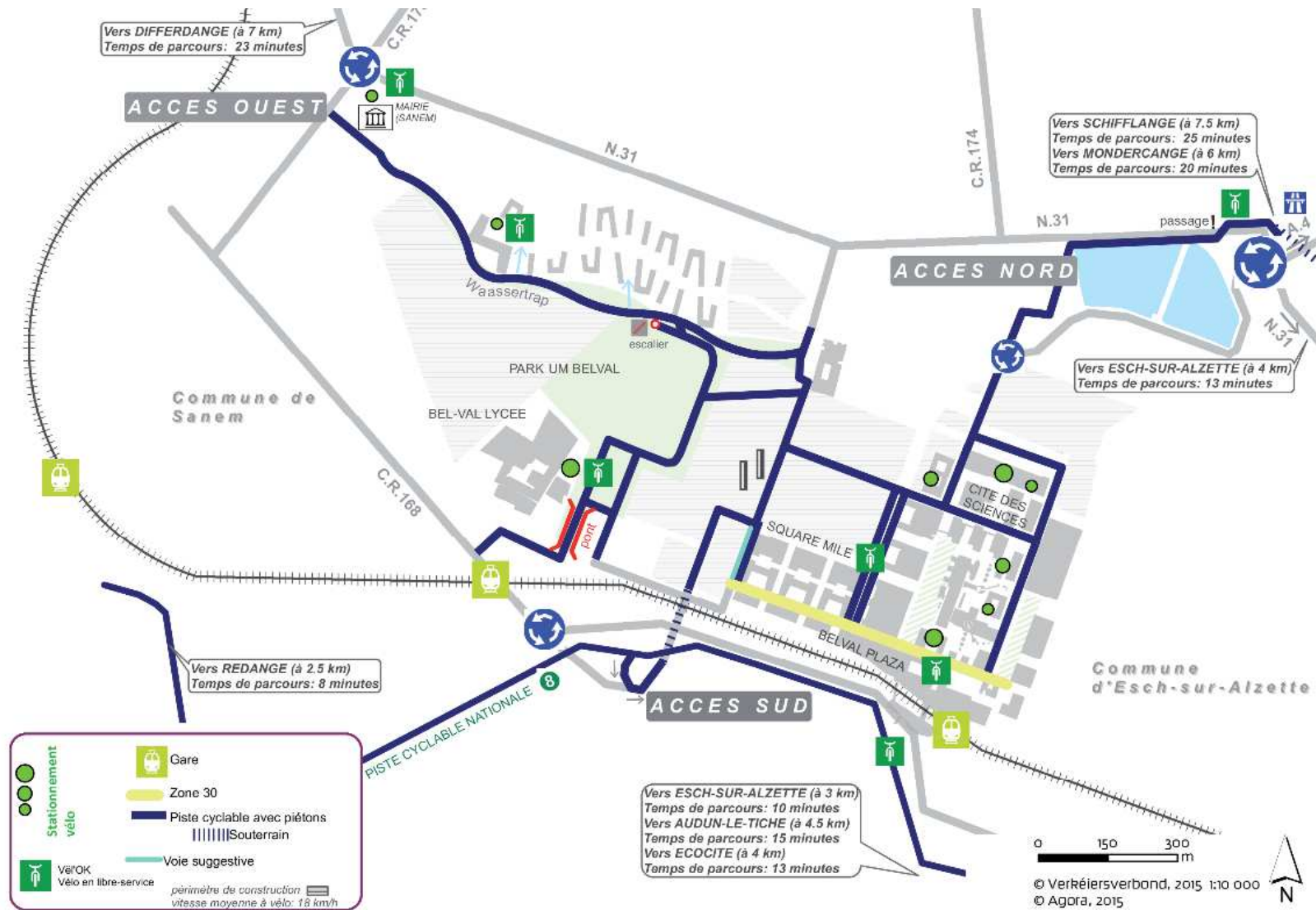
- TICE Line 1 : Esch - Belvaux - Lamadeleine
- TICE Line 2 : Esch - Soleuvre - Differdange
- TICE Line 3 : Esch - Belvaux - Bascharage - Rodange
- TICE Line 4 : Belval - Esch - Schifflange - Dudelange
- TICE Line 7 : Belval - Esch - Lallange
- TICE Line 15 : Esch - Belval - Bascharage - Clemency
- RGTR Line 202 : Luxembourg - Belvaux - Obercorn
- RGTR Line 203 : Luxembourg - Soleuvre - Differdange
- RGTR Line 332 : Steinfort - Garnich - Belval
- RGTR Line 750 : Niedercorn - Steinsel

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)

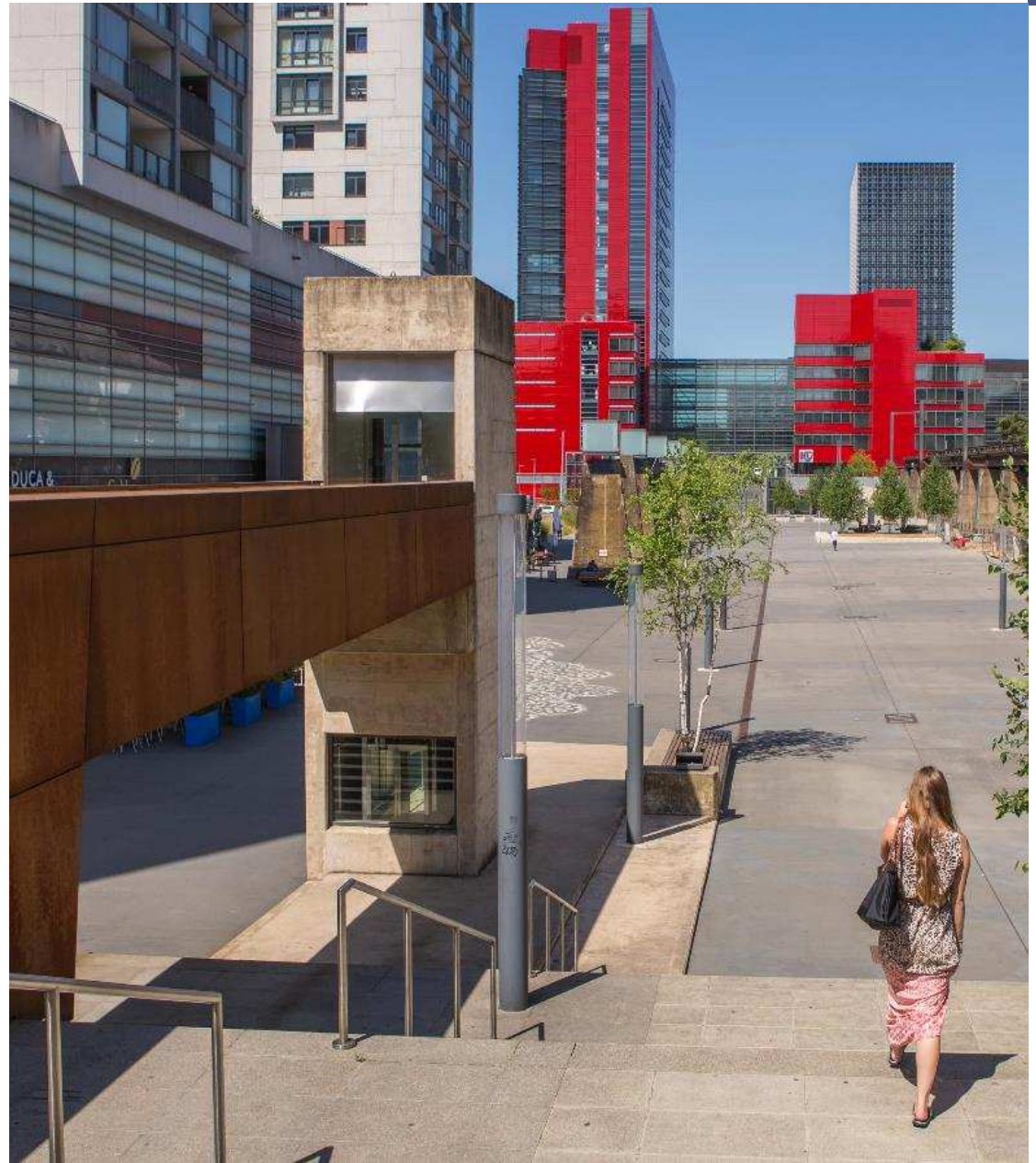


2. BELVAL - MOBILITY - PEDESTRIAN



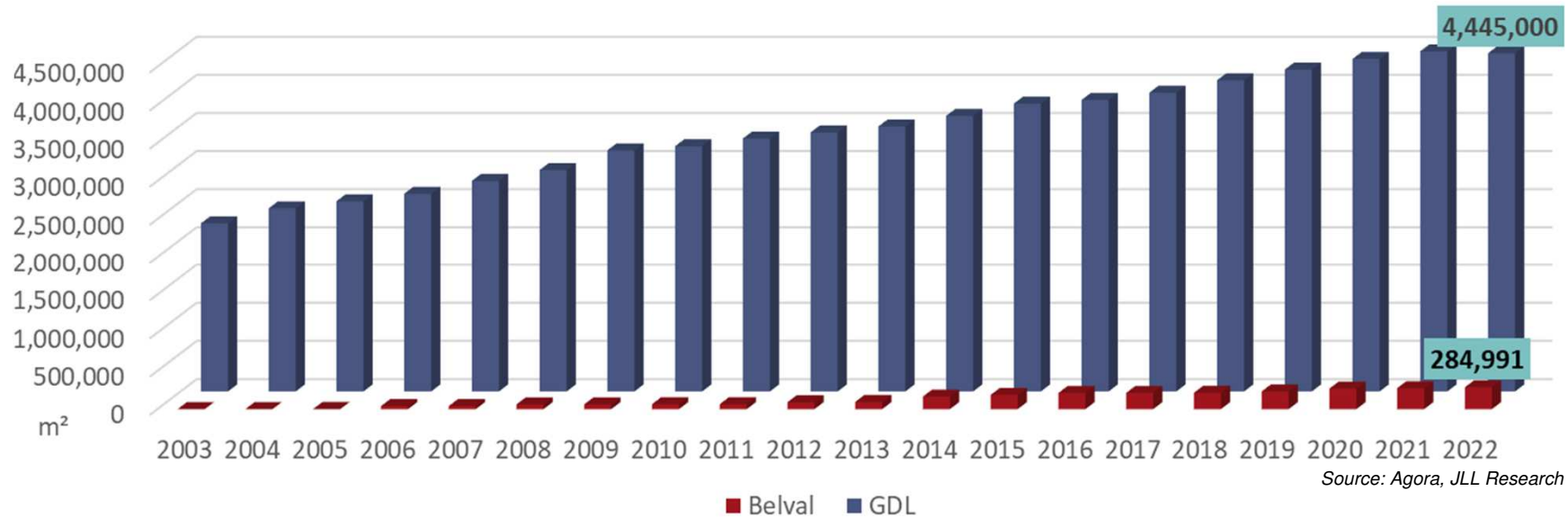
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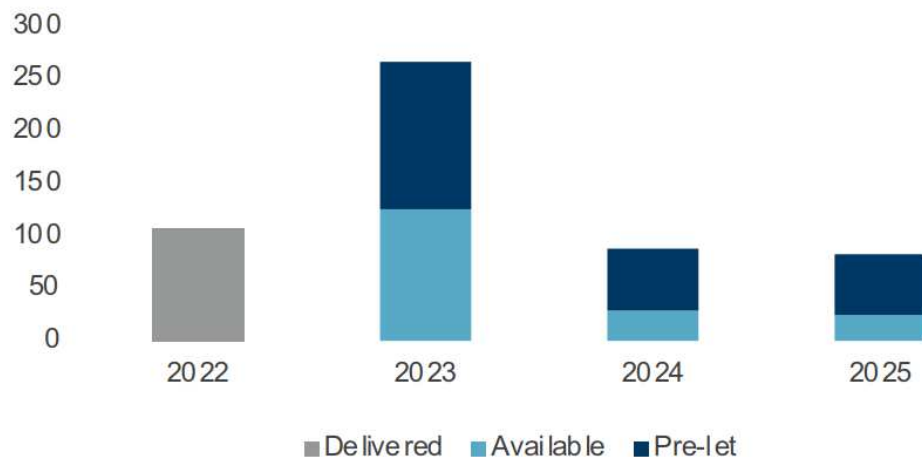


3. OFFICE MARKET - LUXEMBOURG

Office stock evolution in Luxembourg



Office pipeline in Luxembourg



Source: Cushman & Wakefield Luxembourg

Stock 2022: 4,445,000 m²

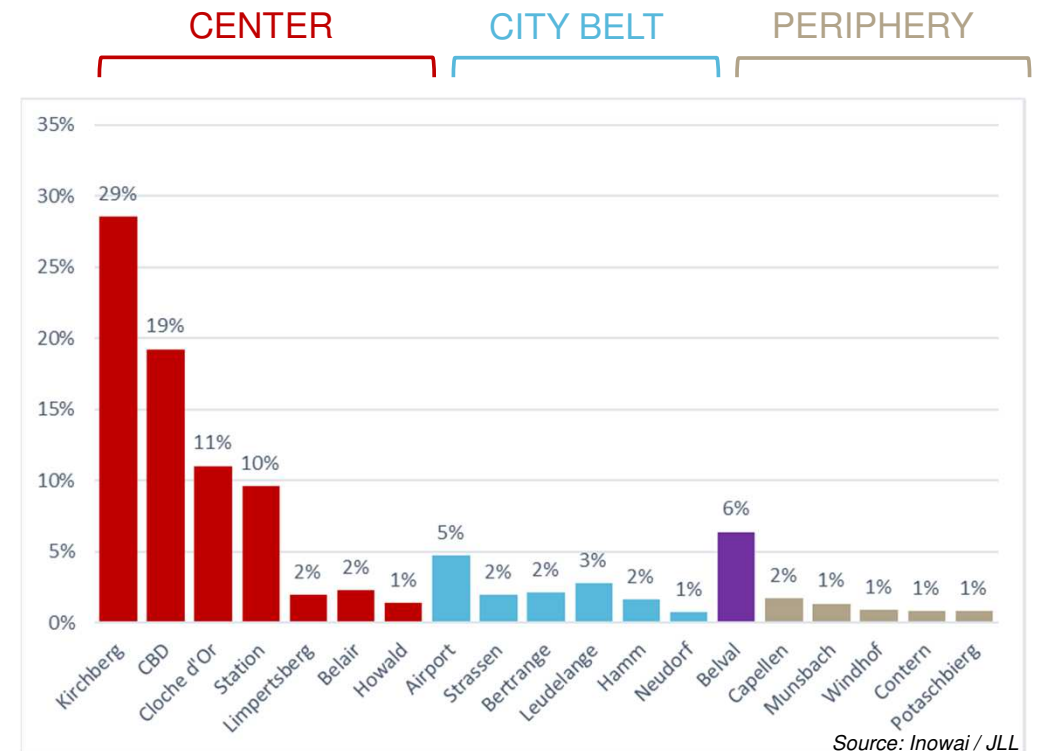
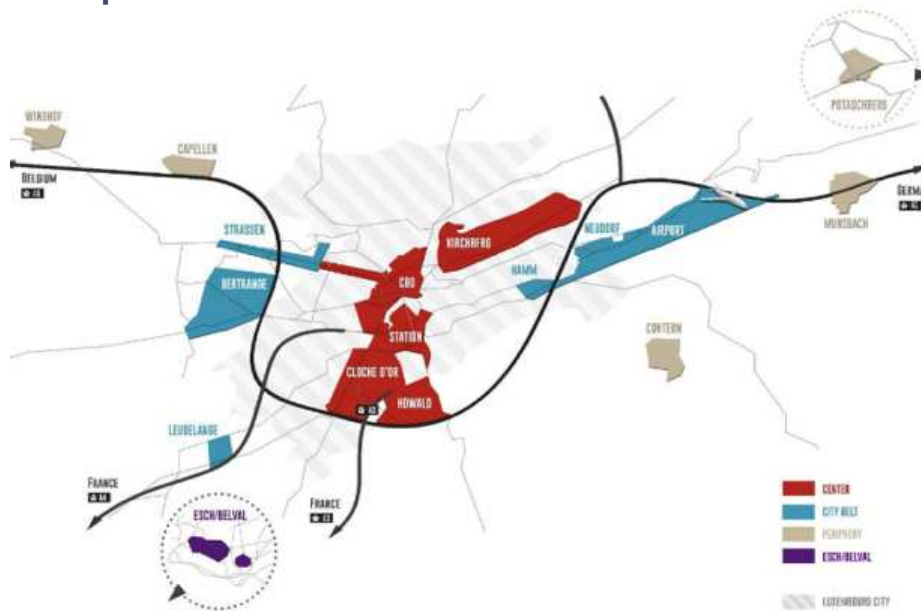
Pipeline 2022: 100,000 m²

Pipeline 2023: 250,000 m²

▪ 50% already committed

3. OFFICE MARKET - LUXEMBOURG

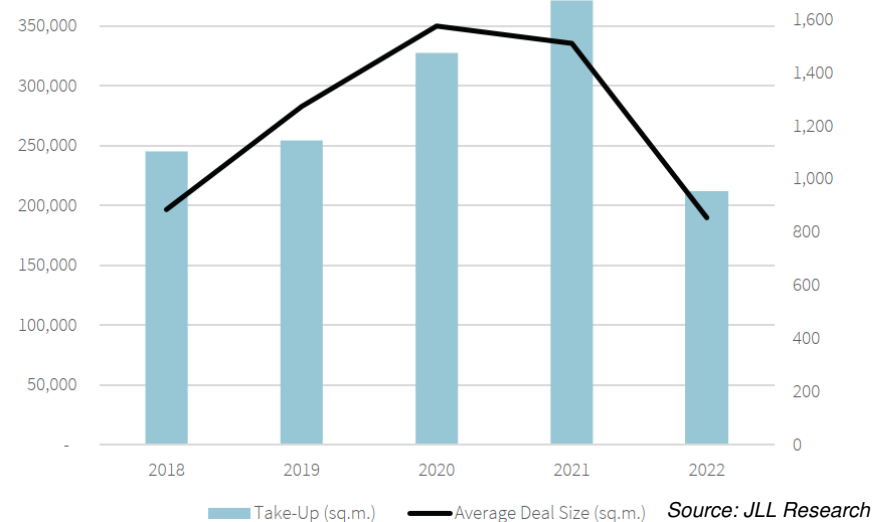
Stock per district



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

3. OFFICE MARKET - LUXEMBOURG

Take-up evolution in Luxembourg



Take up 2022: 212,000 m²

Take up 2021: 371,000 m²

Take-up 5 years average: 282,000 m²

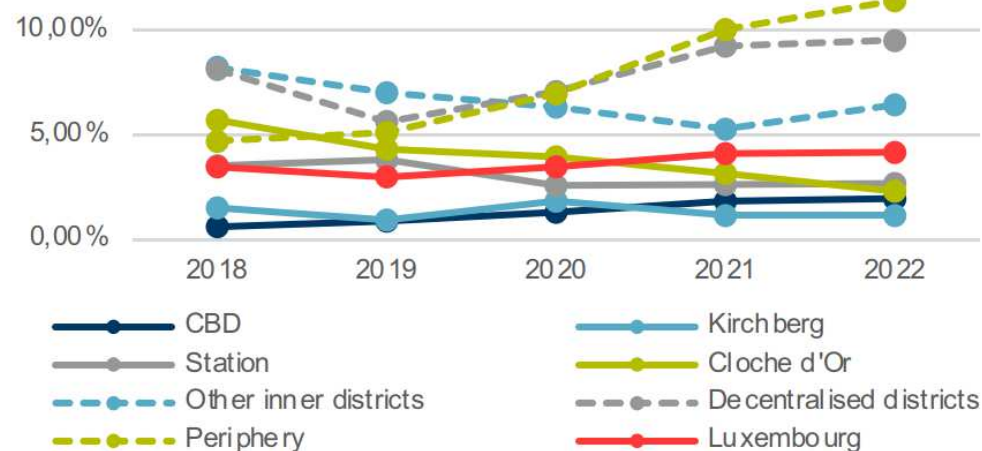
Vacancy 2022: 158,000 m²

Vacancy 5 years average: 154,000 m²

Vacancy rate 2022: 3.5%

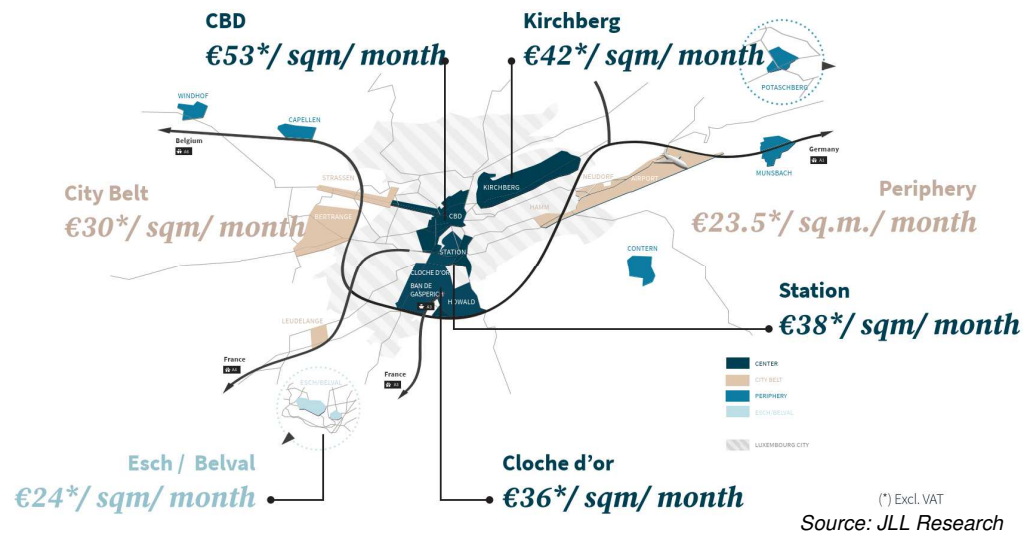
Vacancy rate 5 years average: 3.6

Vacancy rate evolution in Luxembourg



3. OFFICE MARKET - LUXEMBOURG

Monthly rents per district

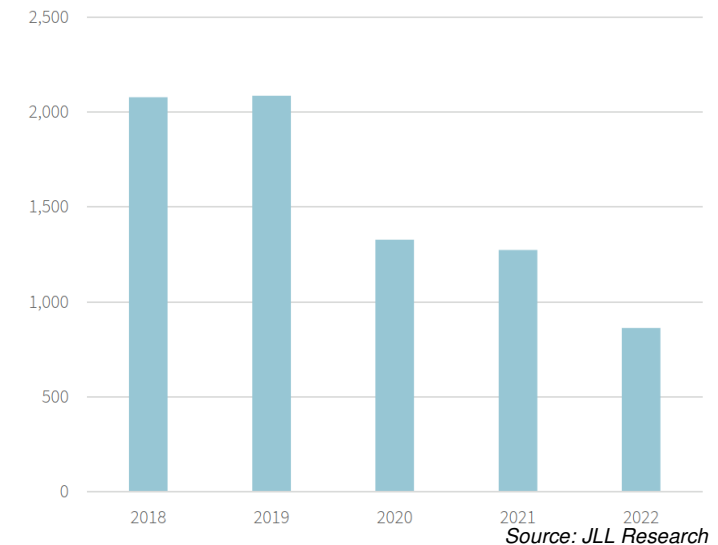


Prime rent: 53 €/sqm/month in CBD

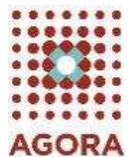
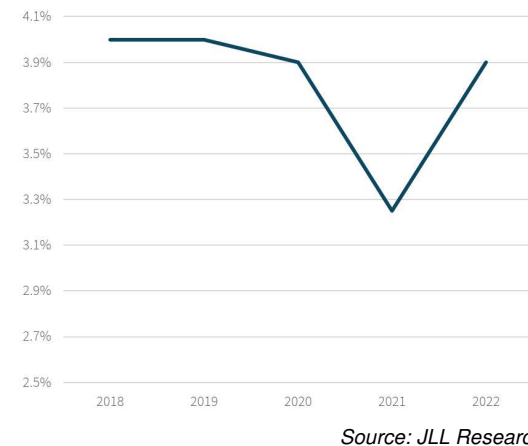
Prime Yield: 3.9 %

Invest volume 2022: 836 Million €

Investment volume evolution in Luxembourg (M€)

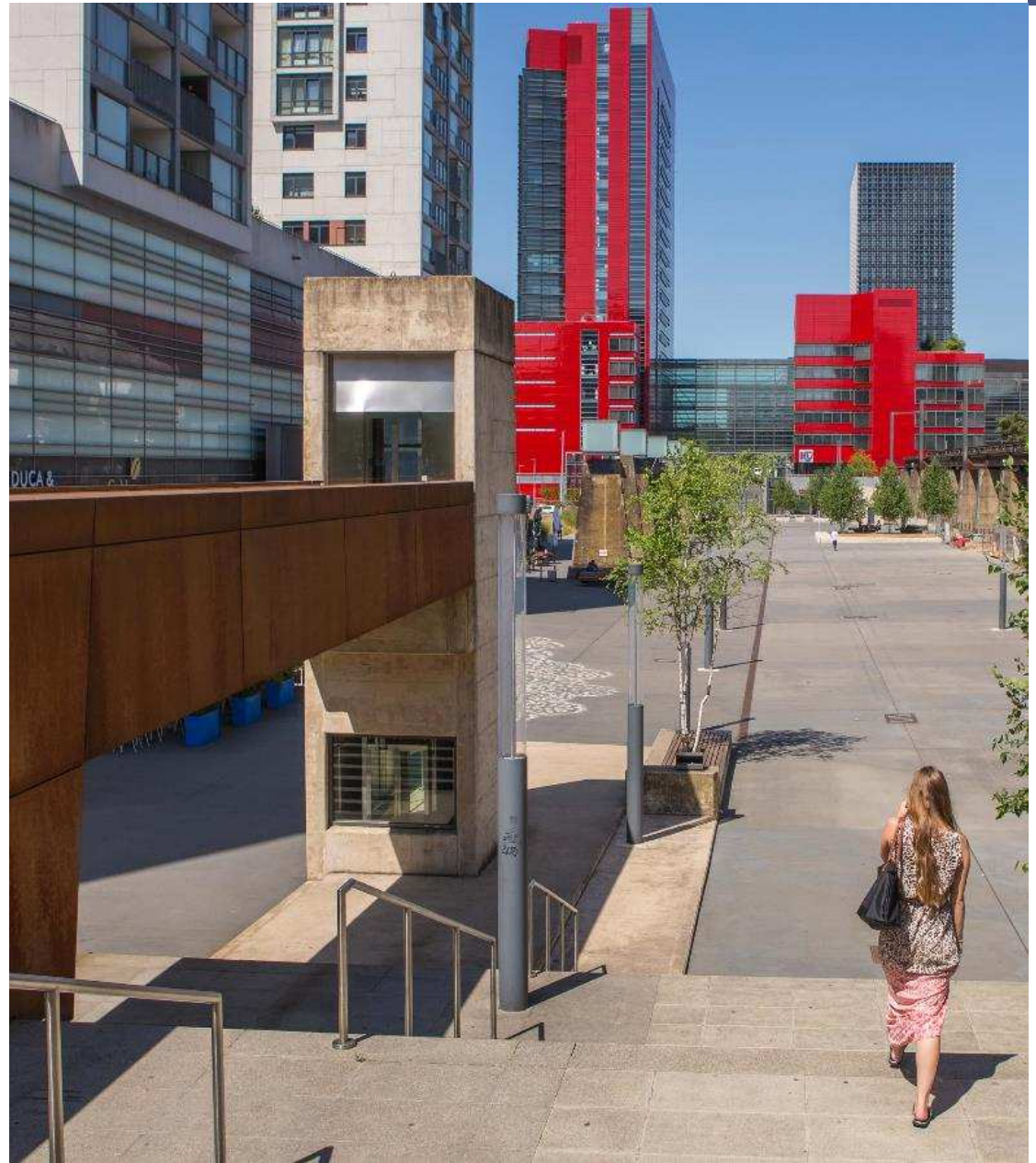


Prime yields evolution in Luxembourg (%)



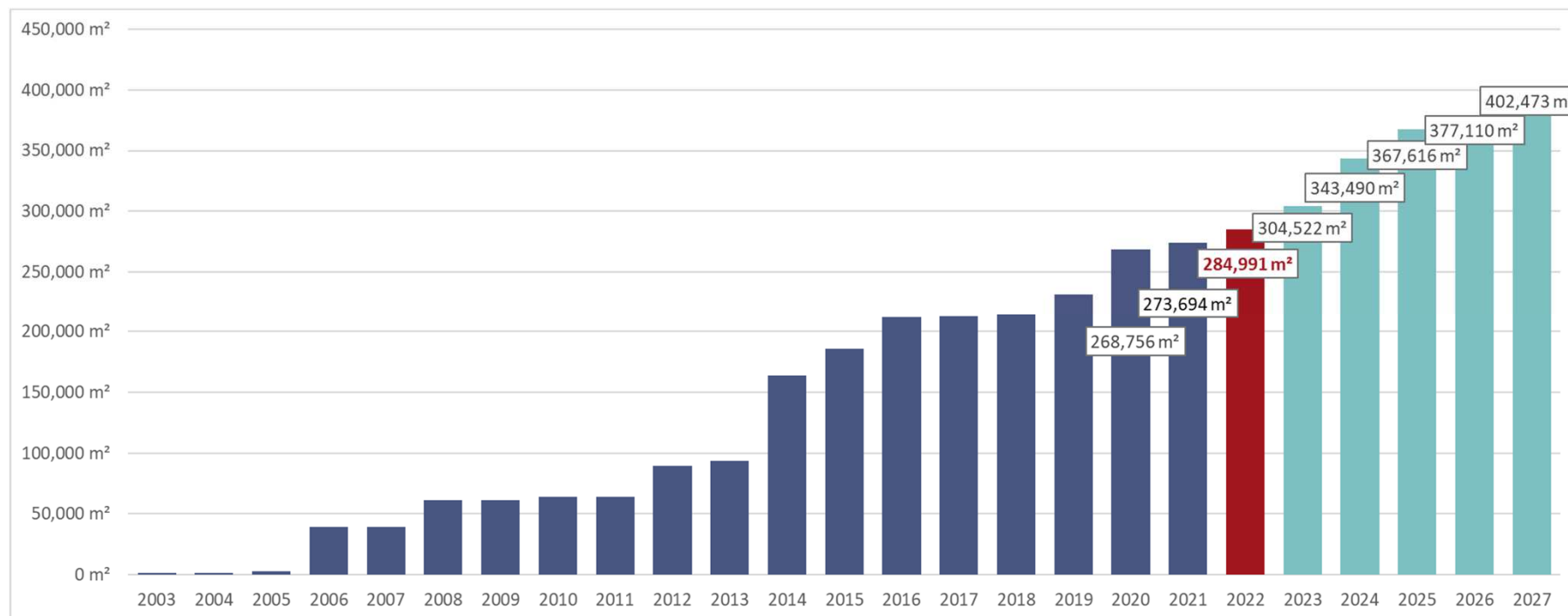
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4. OFFICE MARKET - BELVAL

Office stock evolution in Belval



Source: AGORA

STOCK 2022

Private Office stock: 132,817 m²

Public Office stock: 152,174 m²

Total Office stock: **284,991 m²**

17% Market share since 2006

4. OFFICE MARKET - BELVAL

TAKE UP AND VACANCY RATE



Take Up:

Take up 2022:

Office:	27,646 m ²
Retail:	2,129 m ²

Number of transactions:

Office:	12
Retail:	6

Vacancy:

Vacancy 2022:

Office:	7,600 m ²
Office rate:	2.7 %
Retail:	9,300 m ²
Retail rate:	13%



LE GOUVERNEMENT
DU GRAND-DUCHÉ DE LUXEMBOURG
Ministère de l'Éducation nationale,
de l'Enfance et de la Jeunesse



Office pre-let rate: **82%**

4. OFFICE MARKET - BELVAL

PIPELINE 2022 - 2025



2022:

1 Twenty8 5,230 m²

2 Moiré 5,393 m²

3 Gateway 674 m²

Total private pipeline 11,297 m²

Total public pipeline 0 m²

Total pipeline 2022 11,297 m²

Total pipeline 2023 19,531 m²

Total pipeline 2024 38,968 m²

Total pipeline 2025 24,126 m²

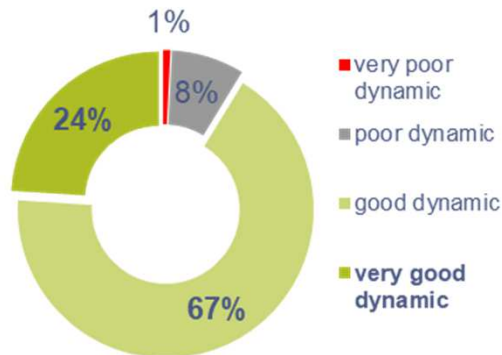
Pipeline 2023-2024 71% let !

4. OFFICE MARKET - BELVAL

PERCEPTION AND EXPERIENCE

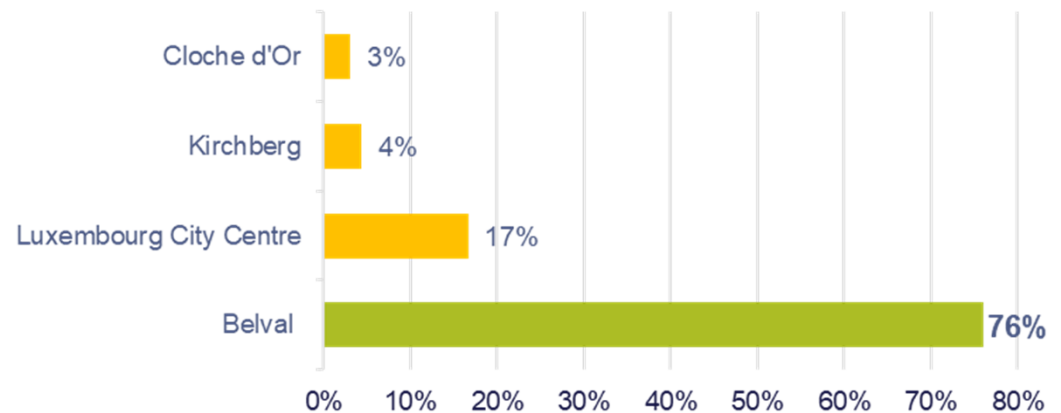
1

9 out of 10 employees think that **Belval is developing with a good / very good dynamic.**



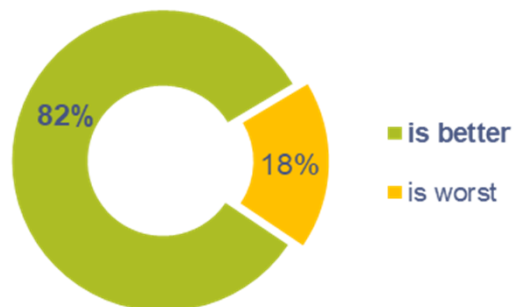
2

3 out of 4 employees **prefer to work in Belval compared to their previous job location.**



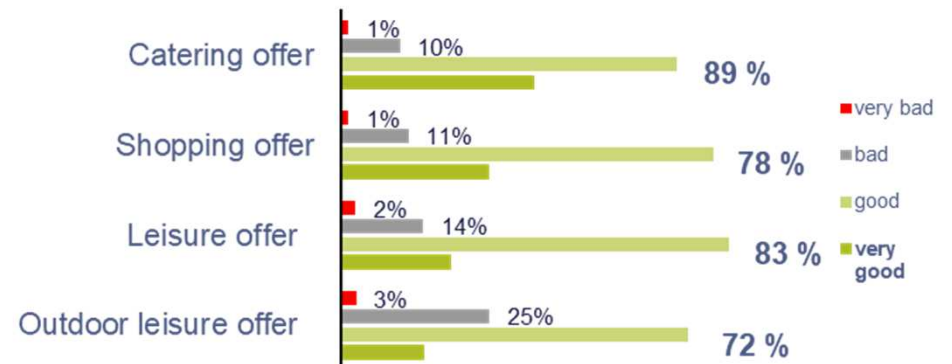
3

More than 8 out of 10 employees **who have worked in Luxembourg prefer Belval.**



4

Service and leisure offers are evaluated **very positively** by employees.



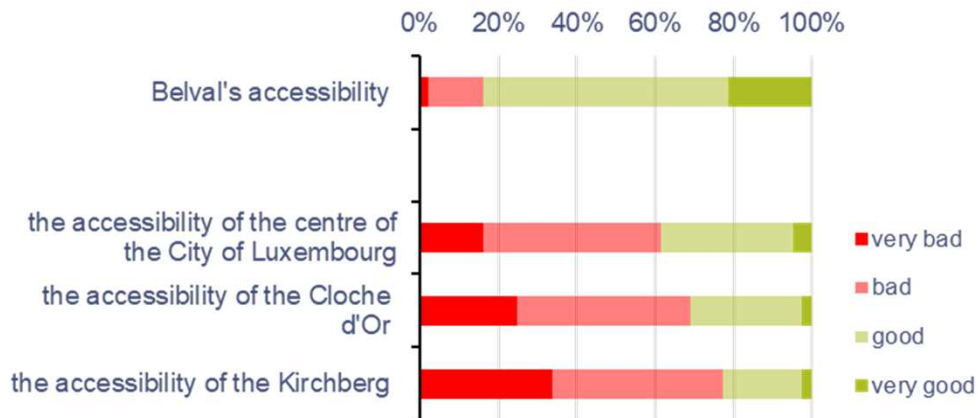
Source: Quest: Perception and experience of employees working at the Belval 1/2 site -Based on a panel of 504 employees interviewed by institutions and companies
June 7, 2019

4. OFFICE MARKET - BELVAL

PERCEPTION AND EXPERIENCE

5

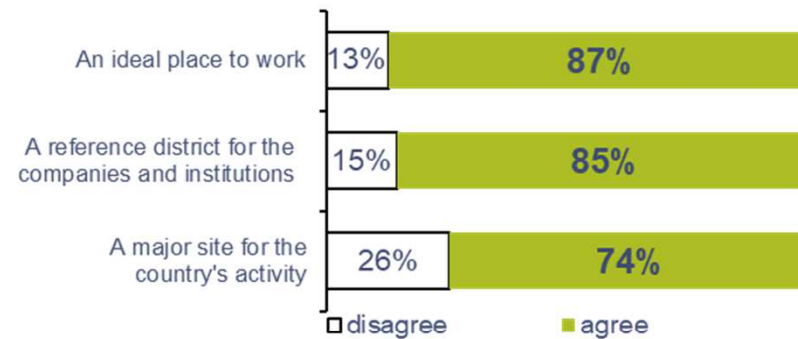
Belval's accessibility is evaluated by 8 out of 10 employees as **good / very good**.



This accessibility is much better than that of other business districts in Luxembourg.

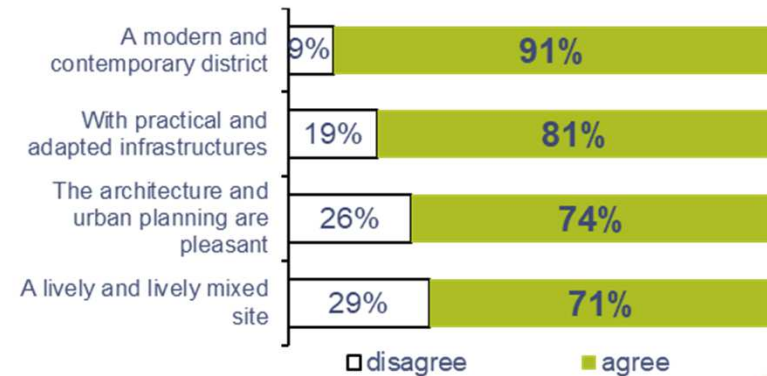
6

Between 9 and 7 out of 10 employees plan **a very positive future for Belval**.



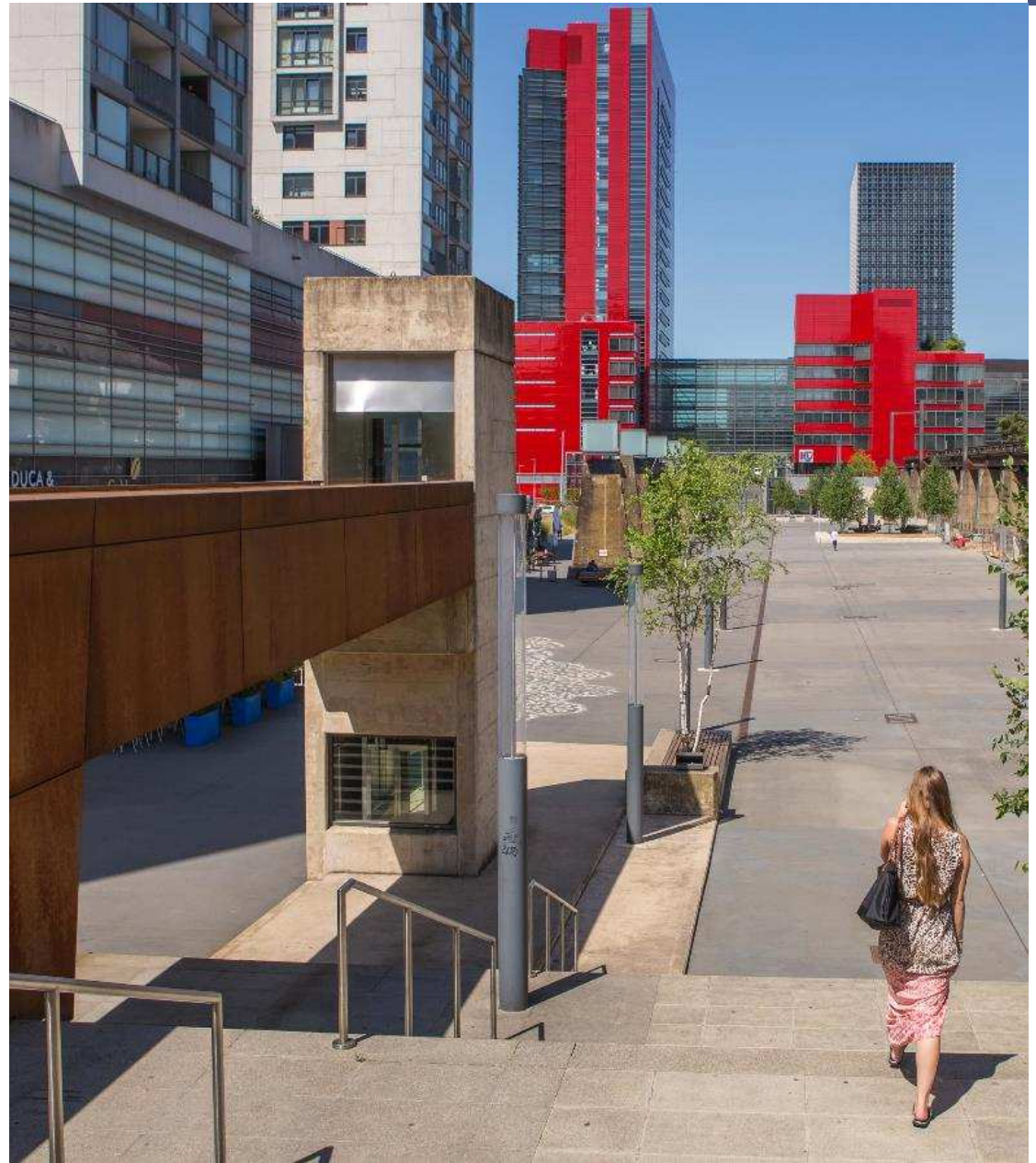
7

Between 9 and 7 out of 10 employees confirm **Belval as a contemporary, practical and pleasant site**.

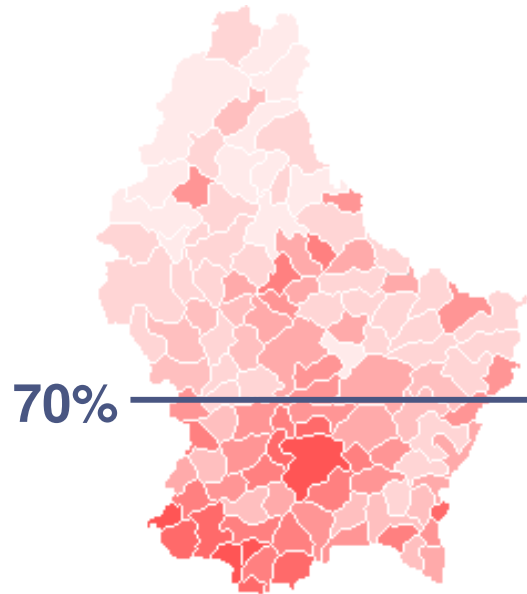


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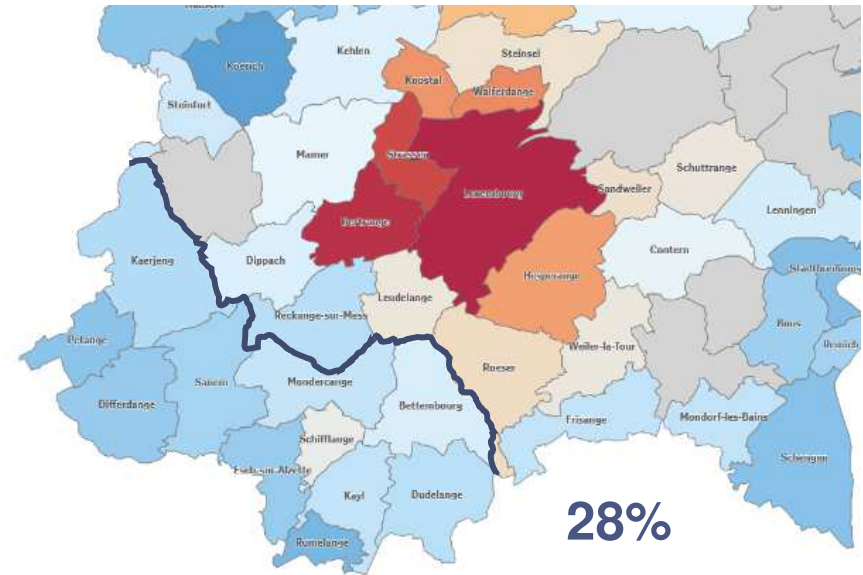
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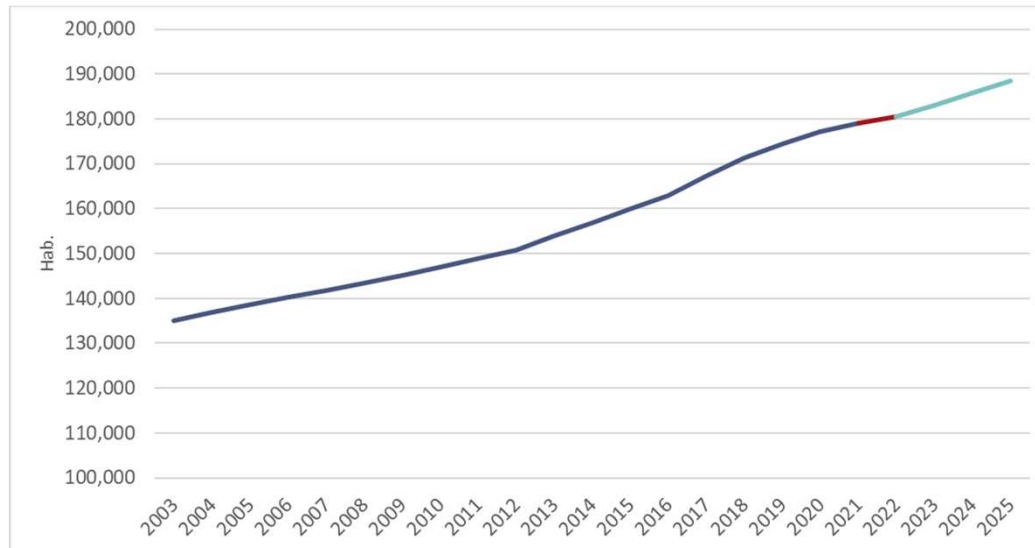
5. HOUSING MARKET – LUXEMBOURG



Population region Sud



Source: Observatoire de l'Habitat



Source: Statec

- 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 => 180,000 inhab.
- The population of the south region is growing. Growth will continue to rise in the coming years.

New flats : average price per commune



ce (2022):

9,342 €/m²

: 14,157 €/m²

8,586 €/m²

8,044 €/m²

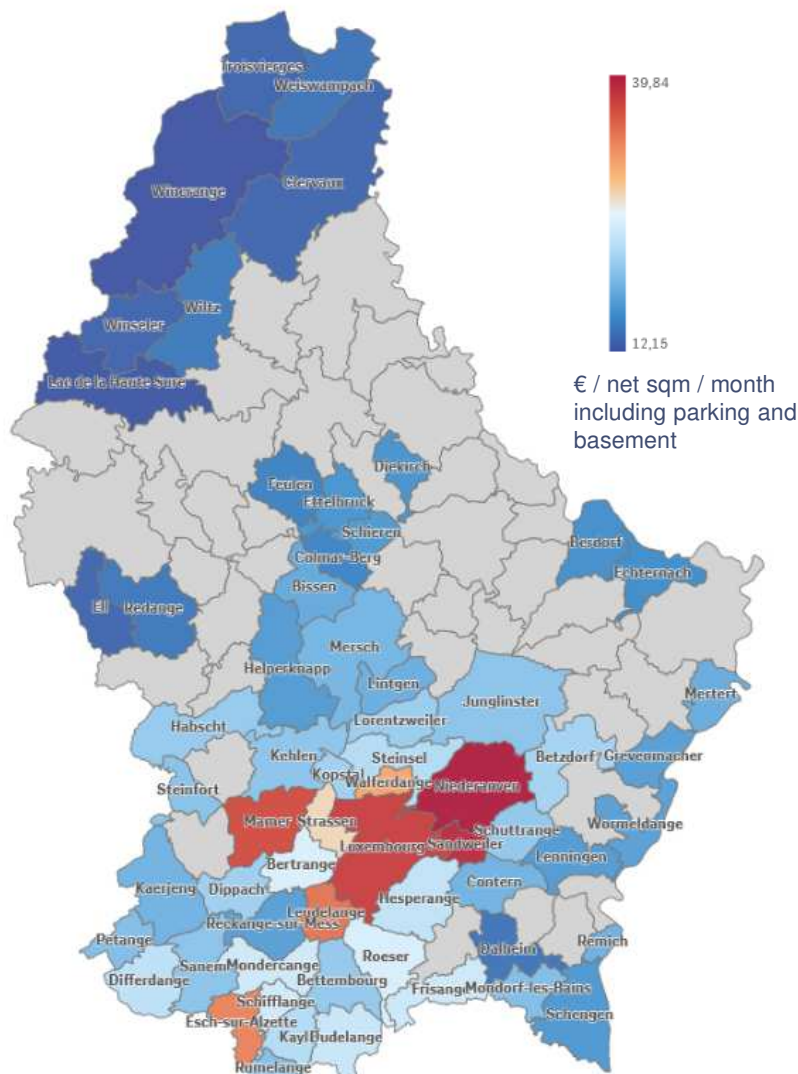
Source: Observatoire de l'Habitat



5. HOUSING MARKET – LUXEMBOURG

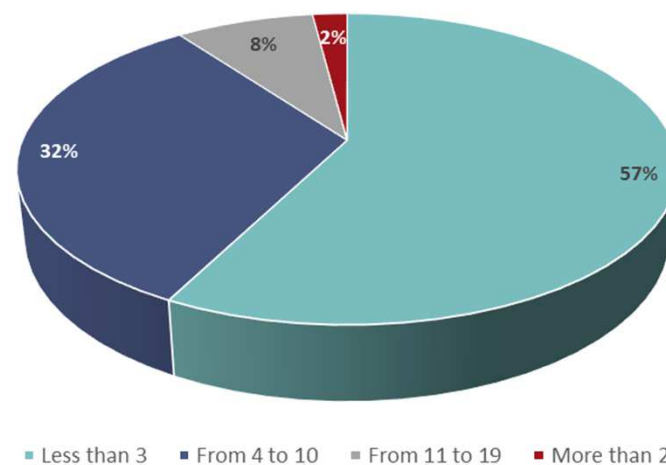
RENTAL MARKET

Average rental price per commune for flats



Source: Observatoire de l'Habitat

Average number of flats per block



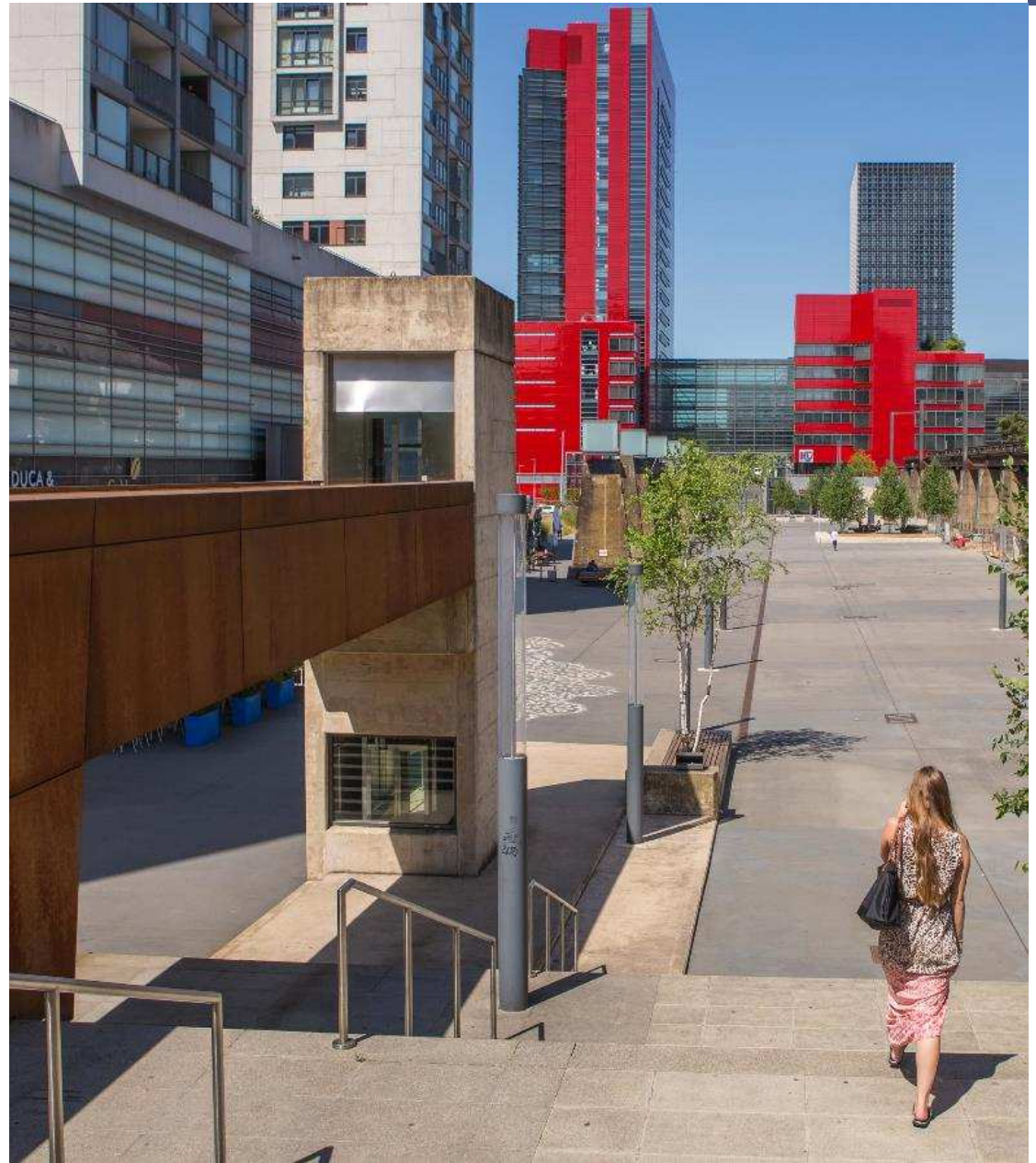
Source: Observatoire de l'Habitat

Monthly rental level for apartments (2020):

- Country average: 32.27 €/m²
- Luxembourg City: 37.48 €/m²
- Esch: 34.14 €/m²
- Sanem: 19.82 €/m²
- Schiffflange: 24.6 €/m²
- Belval: 29 €/m²

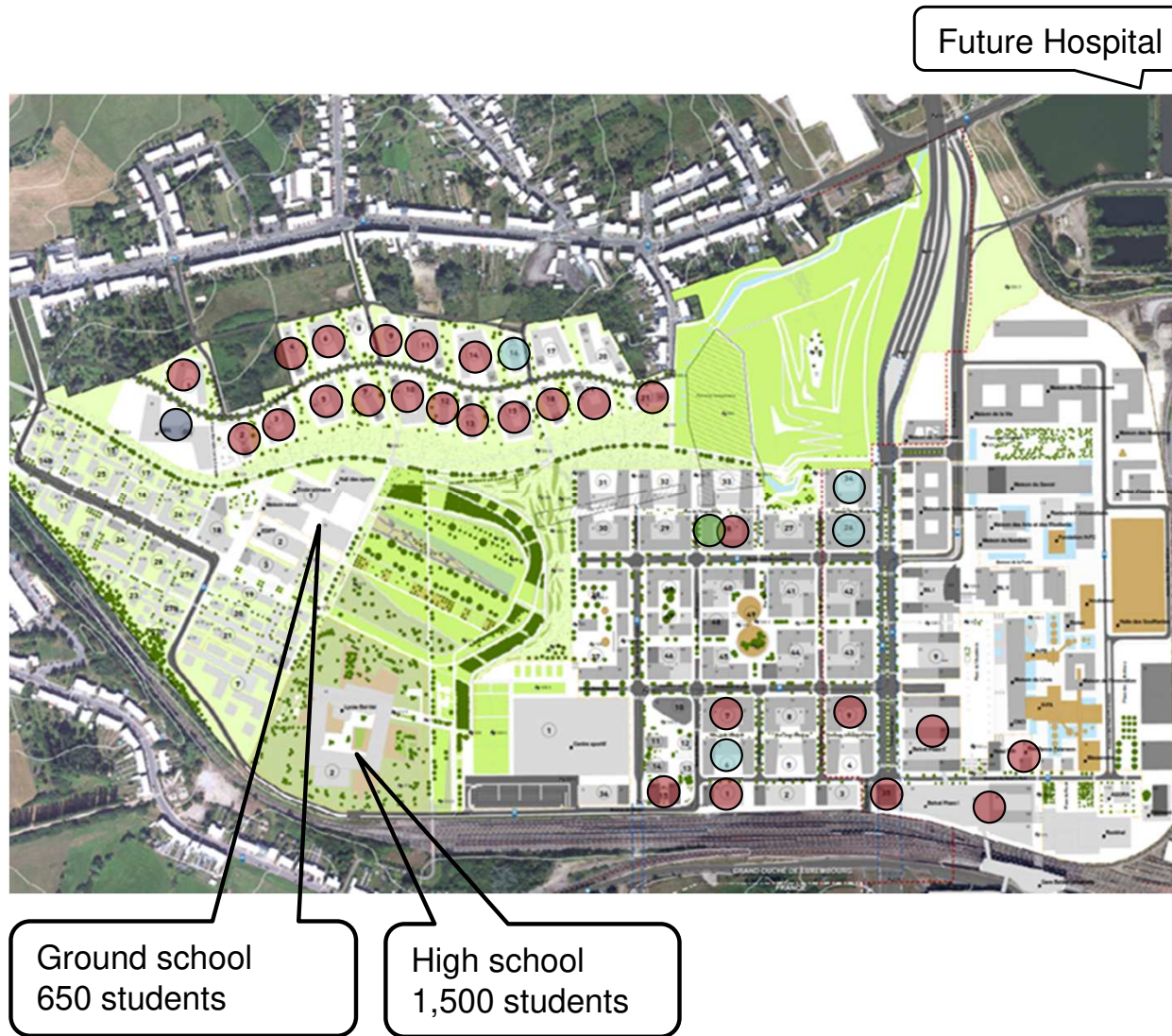
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6. HOUSING MARKET - BELVAL

RESIDENTIAL STOCK IN BELVAL



2,310 accomodations already built:

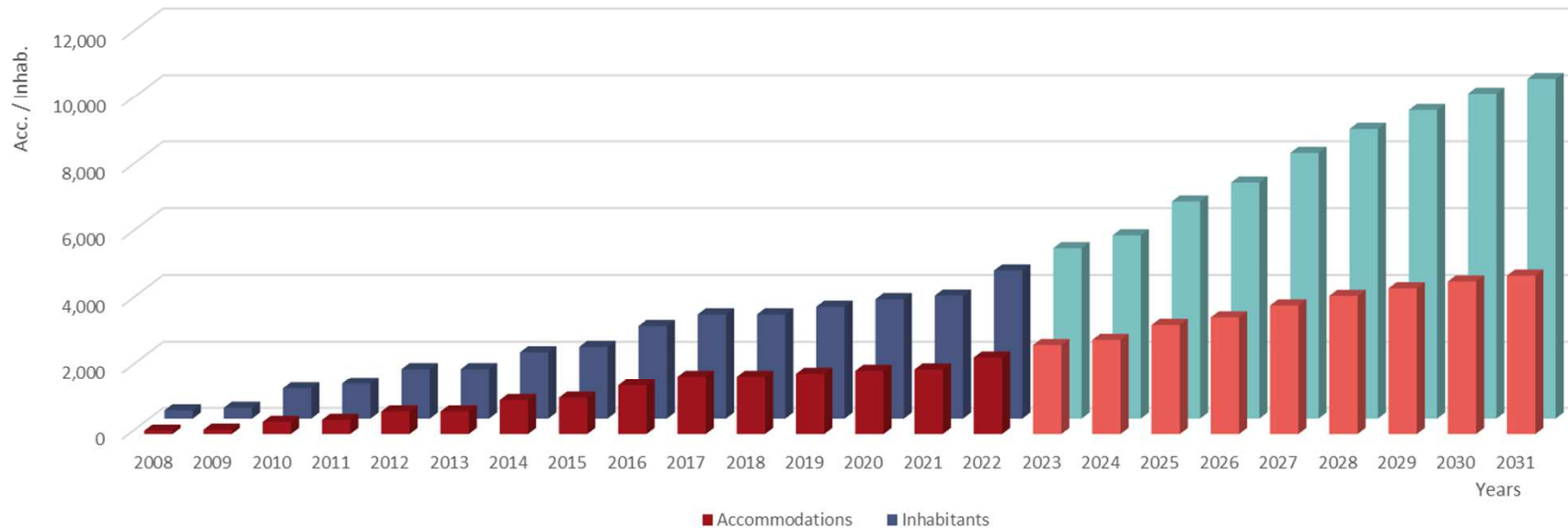
- 1,430 flats / houses
- 120 seniors residential units
- 682 student accomodations
- 78 co-living rooms



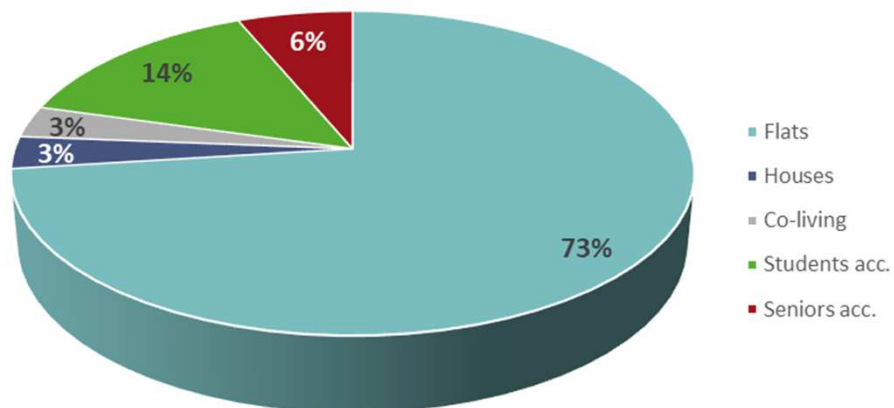
Co-living delivered and succesfull in Belval

6. HOUSING MARKET - BELVAL

Résidential stock evolution in Belval (including co-living, students and seniors accommodations)



Accommodations typologies ratio in Belval (2030)



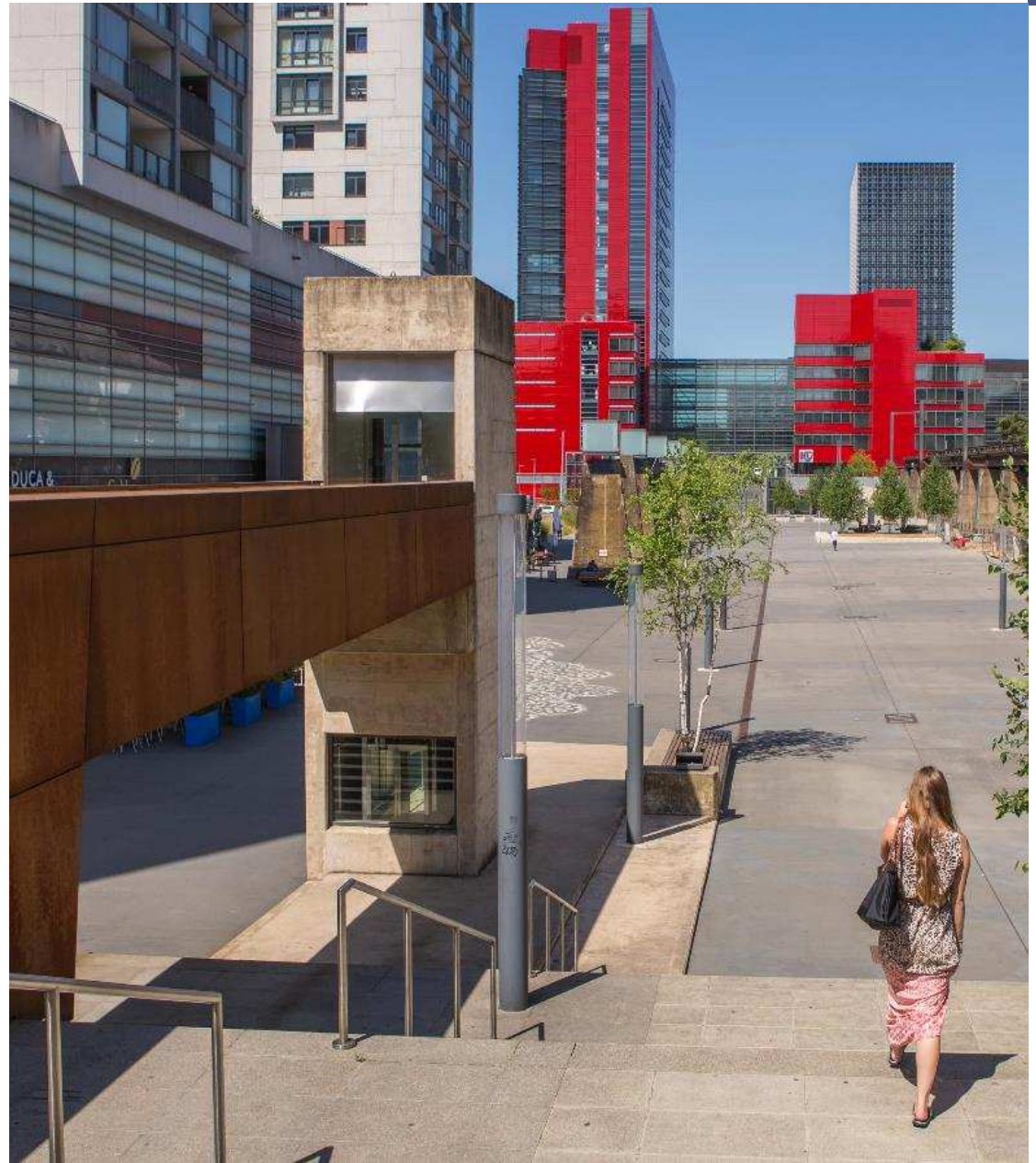
Average deliveries:

(including co-living, students & seniors acc.)

- 2008-2022: +/- 150 acc. /year
- 2022-2030: +/- 275 acc. /year

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7. RETAIL & SERVICES – MAJOR RETAILS



Retail market:

- Stock retail: 72.000 m²
- Vacancy retail: 9.300 m²
- Vacancy rate retail: **13%**

Belval Plaza:

- Total m2 shopping: 36,500 m²
- Retails: 47
- Restaurants/bars: 13
- Leisure: 1
- Parking spaces: 853

Other:

- Retails: 25
- Restaurants/ bars: 15
- Leisure facilities: 5

Hotel: 2

- Rooms: 180
- Parking sp.: +/- 160

7. RETAIL & SERVICES – MAJOR RETAIL BRANDS

Media Markt

KID'SHOES

k kiosk

EROS
Prêt à porter féminin

LA CHAISE
LONGUE

JACK & JONES®

claire's



ESPRIT

ALAIN AFFLELOU

ACTION

Natur

Tamaris



SIDESTEP



jbc



TWICE
AS
NICE

KONPLOTT
Miranda Konstantinidou

jbc

LE PLAISIR À PRIX MALIN
trafic

La Boutique
du Coiffeur

NEW YORKER

Etam
lingerie



SEASIDE
I LOVE SHOES



Street One

chaussea.



H&M

ICI PARIS XL

ESCAPADE
sacs & accessoires

GrandOptical
RIEN N'EST TROP GRAND POUR VOUS

TALLY WEIJL
Totally Sassy

s.Oliver

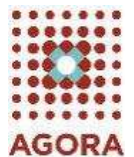
primadonna
COLLECTION

SLUMBERLAND BD WORLD

ONLY

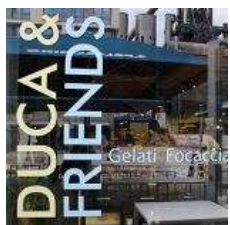


TWICE
AS
NICE



7. RETAIL & SERVICES - MAJOR RESTAURANTS & BARS

urban



nonbe



BEET



7. RETAIL & SERVICES - MAJORS SERVICES & LEISURE



SPUERKEESS



7. RETAIL & SERVICES - LEISURE FACILITIES



1

Rockhal

- 1 concert hall up to 6,500 people
- 1 concert hall up to 1.200 people



2

Ciné Belval

- 7 rooms

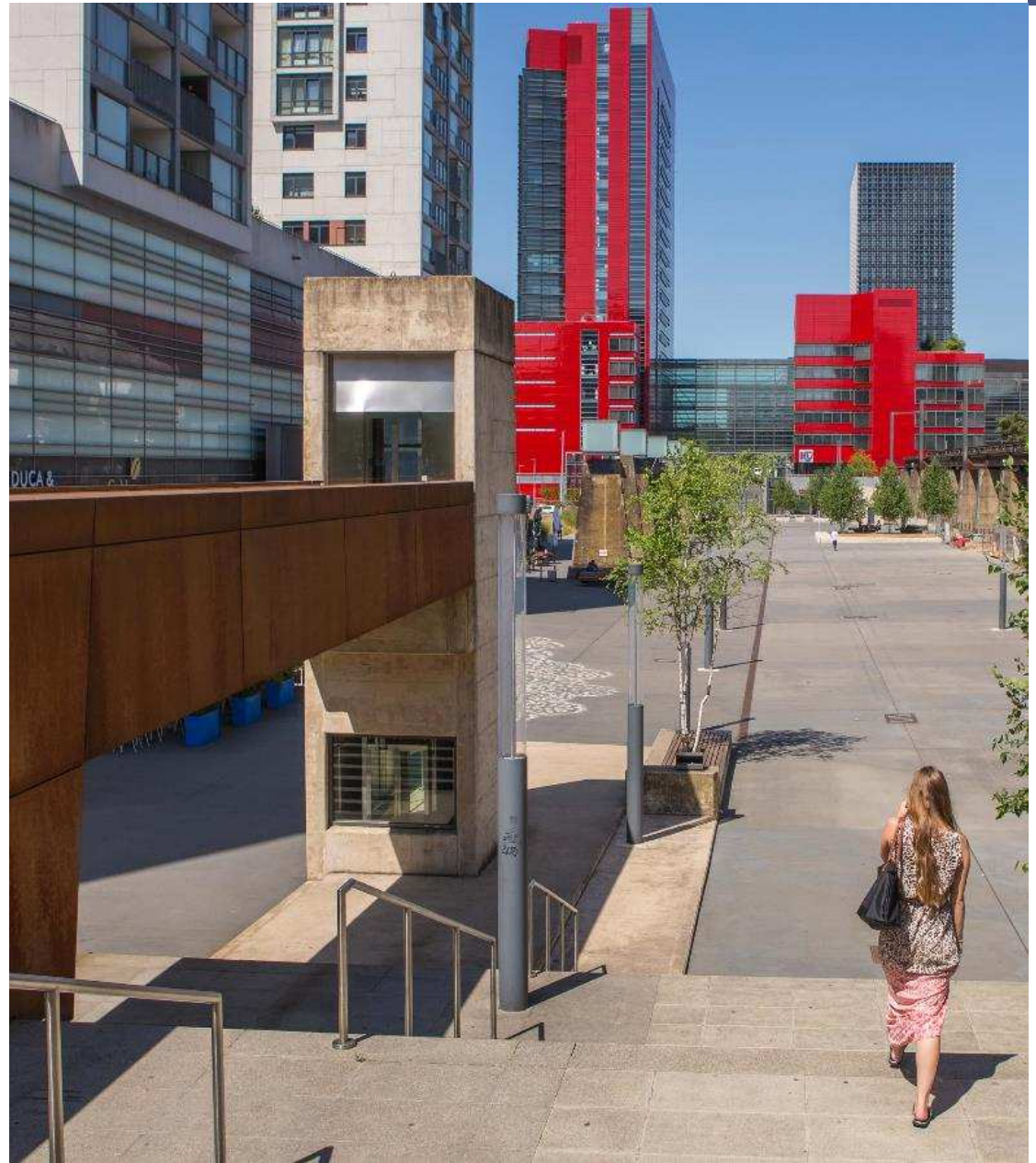
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Belval Parc

- 8 ha

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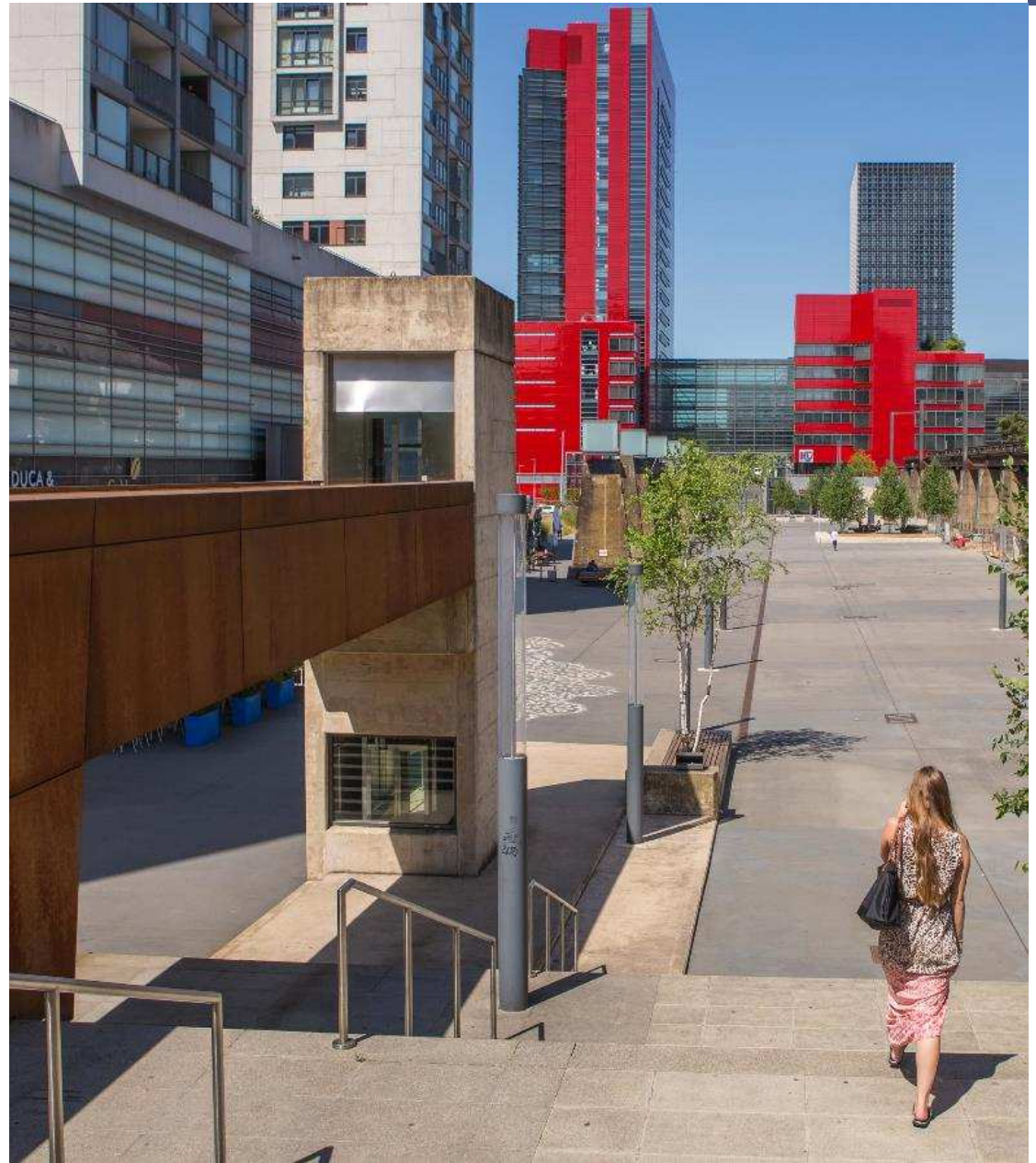
8. PUBLIC SPACES



- | | | | | | |
|---|-----------------------|---|--------------------|---|-------------------------------|
| 1 | Place de l'Université | 4 | Hauts-Fourneaux | 7 | Place Marcelle Lentz-Cornette |
| 2 | Place de l'Académie | 5 | Parc « Um Belval » | | |
| 3 | Place des Archives | 6 | Parc Belval Nord | | |

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9. RESEARCH – INNOVATION CAMPUS



9. RESEARCH – INNOVATION CAMPUS



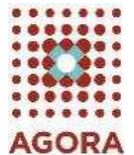
- 1 Maison du Savoir
- 2 Maison du Nombre
- 3 Maison des Sciences Humaines
- 4 Maisons des Laboratoires
- 5 Maison des Arts & des Etudiants
- 6 Maison du Livre
- 1 LIST
- 2 Start Up Center
- 3 Biotech
- 4 Maison de l'Innovation
- 5 Biotech II



9. RESEARCH – INNOVATION CAMPUS

EXISTING BUILDINGS UNDER ACTIVITY

- **Luxembourg Learning Center** : It's the library of the University which has moved in one of the main vestiges of the iron and steel industry. The "Luxembourg Learning Center" 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.
- **Maisons des Laboratoires**: These buildings will be dedicated to host a part of the "LISER" research center as well as some other research fields of the University of Luxembourg.



9. RESEARCH – INNOVATION CAMPUS

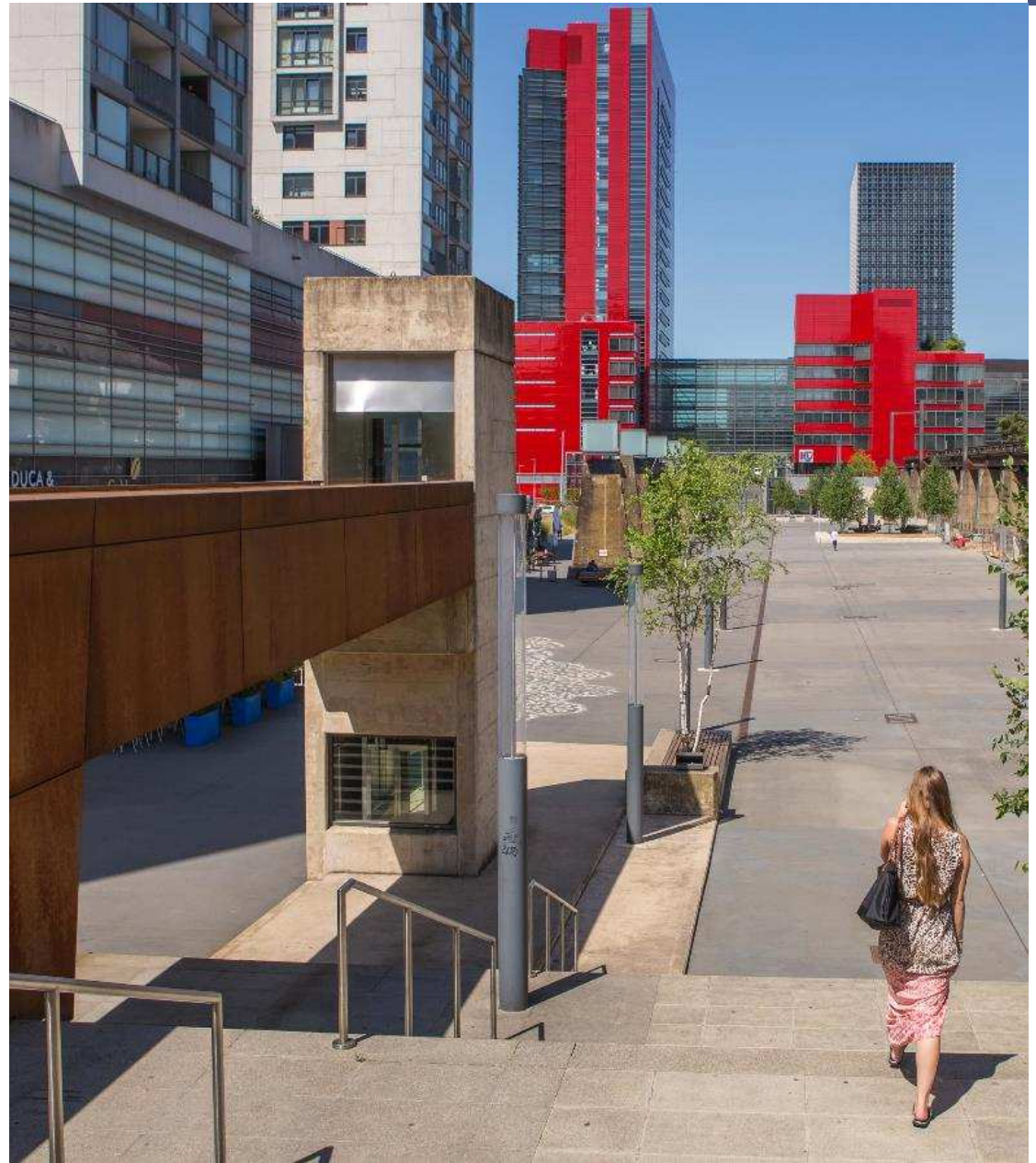
UPCOMING BUILDINGS

- Maison des Ingénieurs
- Maison de l'Environnement
- Maison de la Vie



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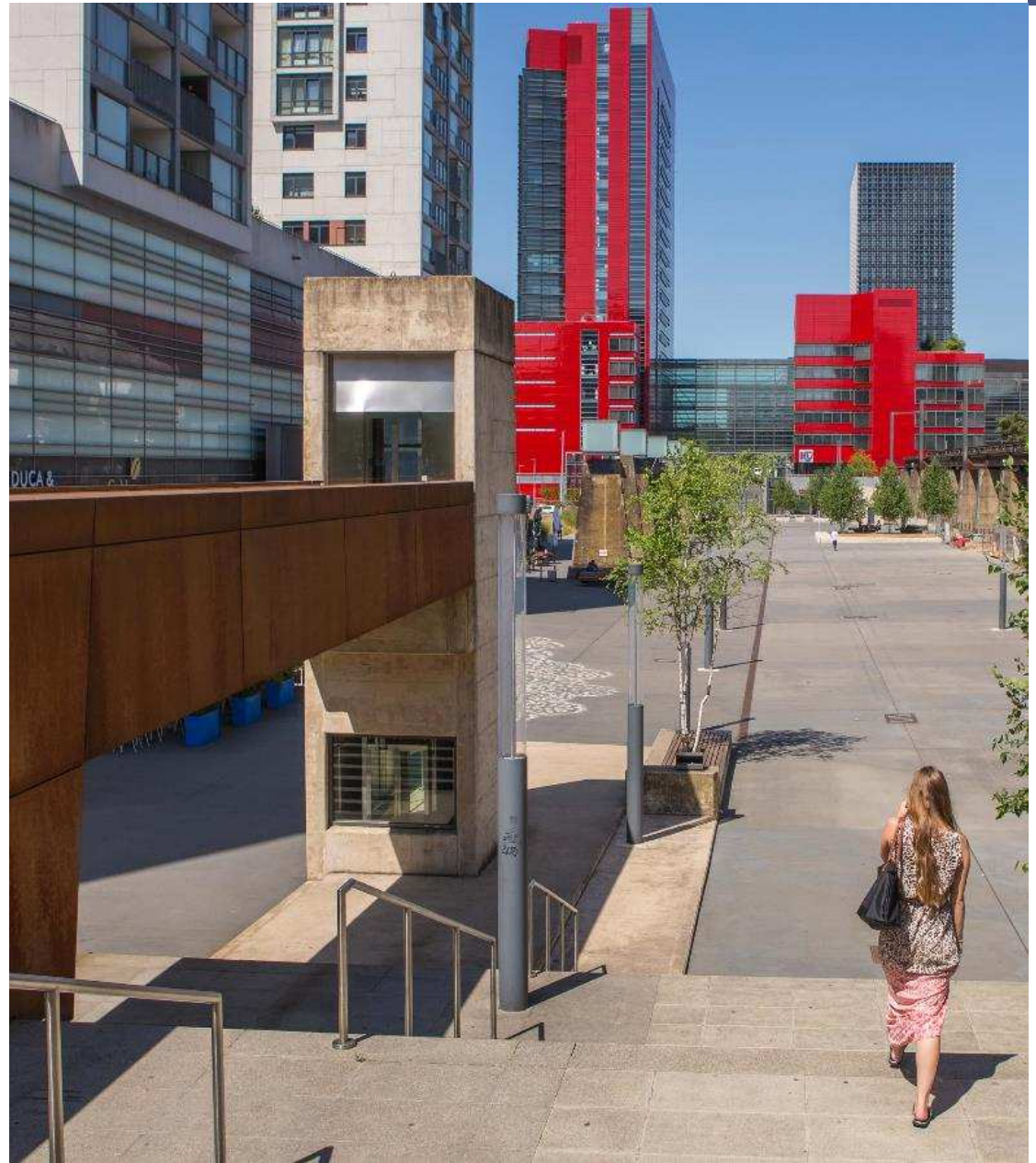
10. OUTLOOK – SALES OF LAND PLOTS



MORE THAN 1,200,000 gfa already sold !

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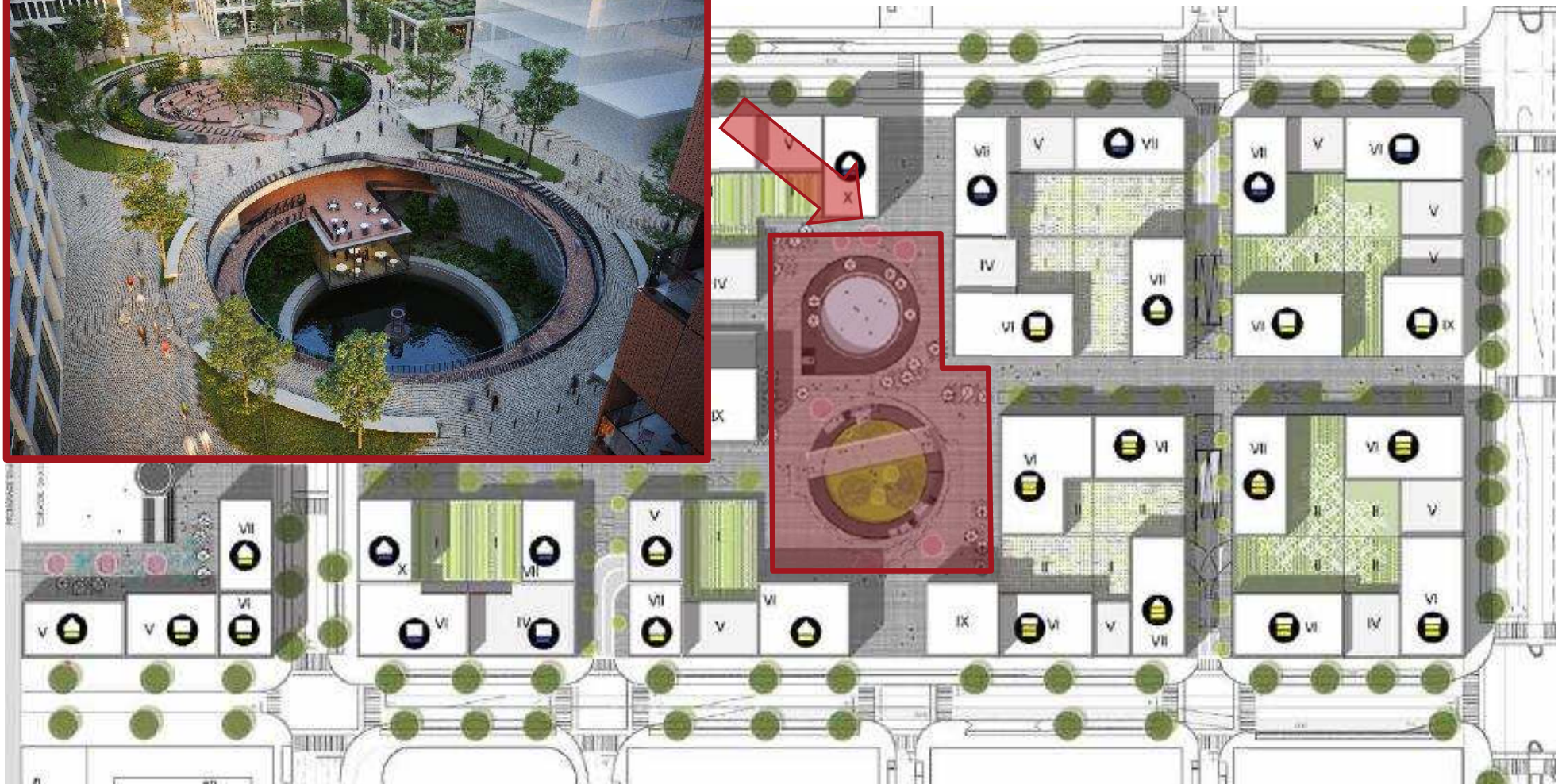
11. OUTLOOK – CENTRAL SQUARE



- Most representative district of Belval
- Located in the heart of the site
- District including a wide pedestrian zone
- Mixed uses: office, retail and residential
- Total construction capacity: **180,000 m²**
- Total of 10 plots of lands
- District providing a great flexibility with buildings between **8,000** and **23,000 m²**
- All plots sold or under agreement
- **3** plots under construction
- Architectural contest for the public square done
- Works for infrastructures under progress

CENTRAL SQUARE: Where Belval's heart beats

11. OUTLOOK – CENTRAL SQUARE



Architectural contest for the public space

11. OUTLOOK – CENTRAL SQUARE



Plots sold

Plot under sale agreement

11. OUTLOOK – CENTRAL SQUARE



11. OUTLOOK CENTRAL SQUARE

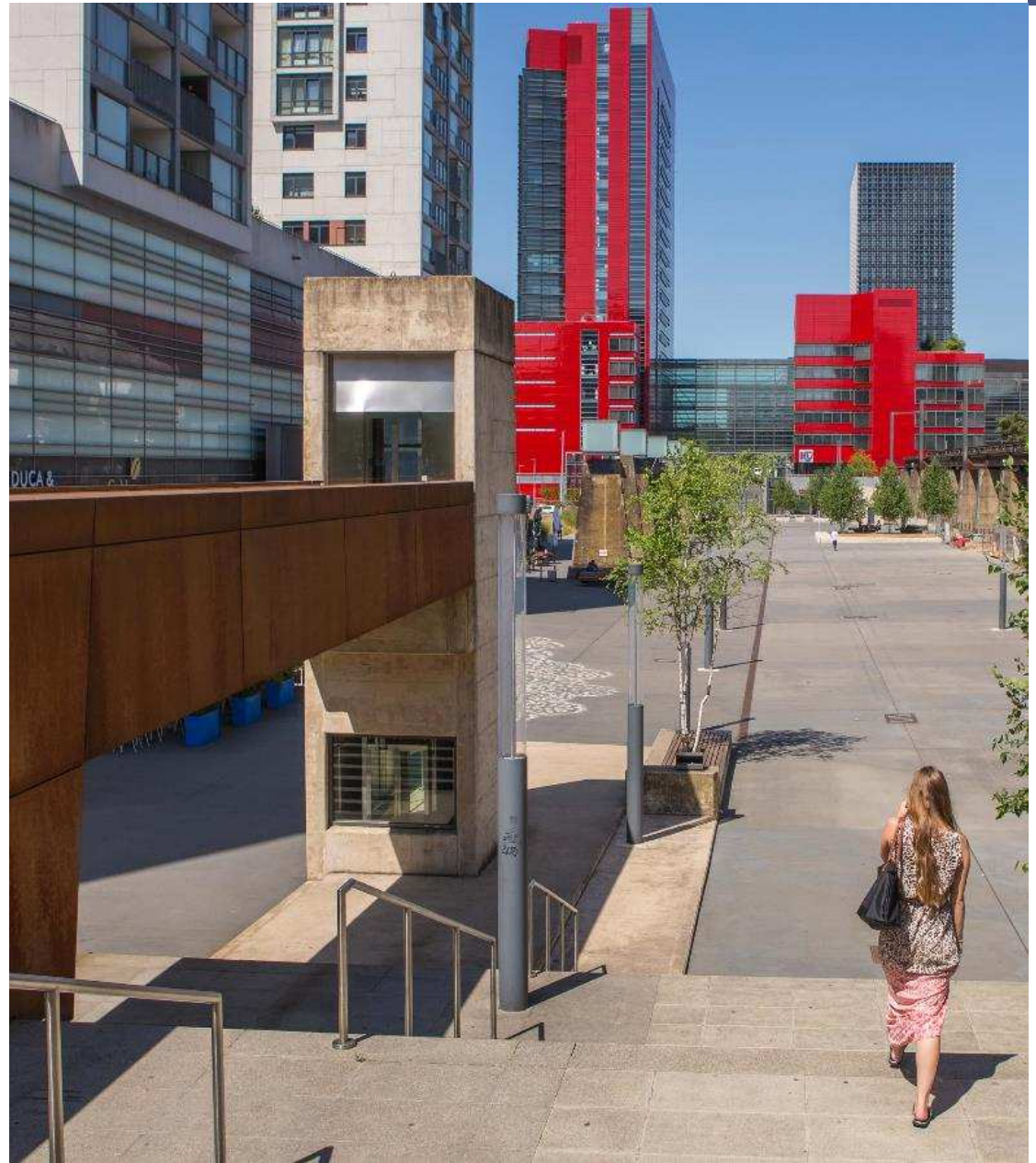


11. OUTLOOK CENTRAL SQUARE



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12. OUTLOOK - BELVAL SOUTH



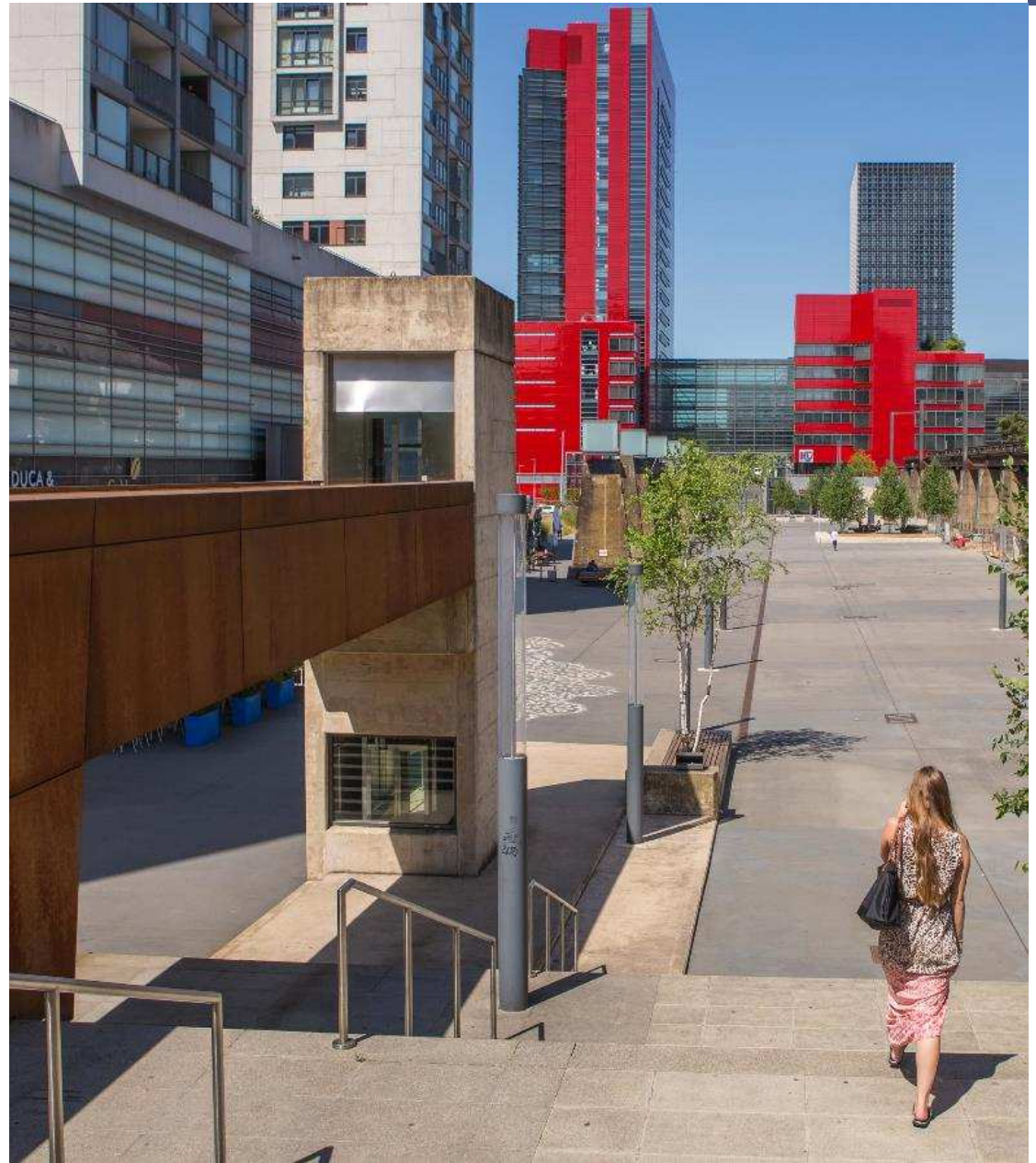
School complex

- Future residential district including services
- New ground school
- Around 650 single family homes foreseen
- Total construction capacity :100,000 m² GFA
- 77% for housing
- Residential in a green landscape

Belval South – Family first

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13. PICTORAMA - PUBLIC CONSTRUCTIONS



13. PICTORAM A PRIVATE CONSTRU CTIONS



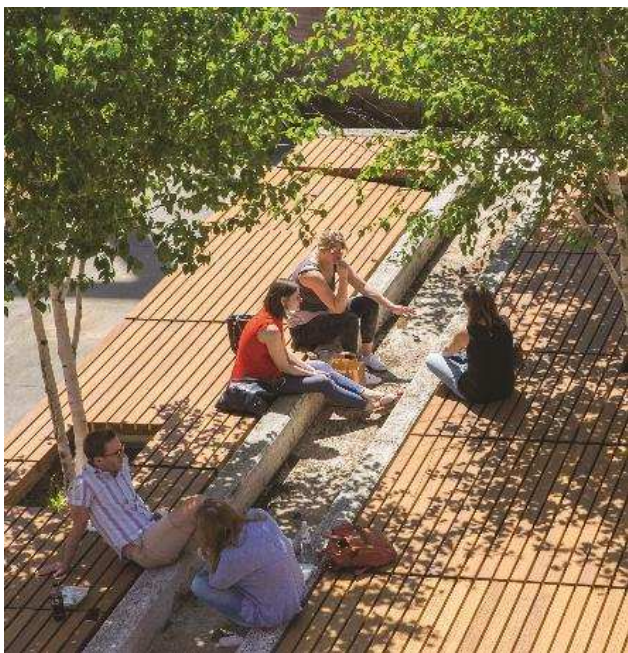
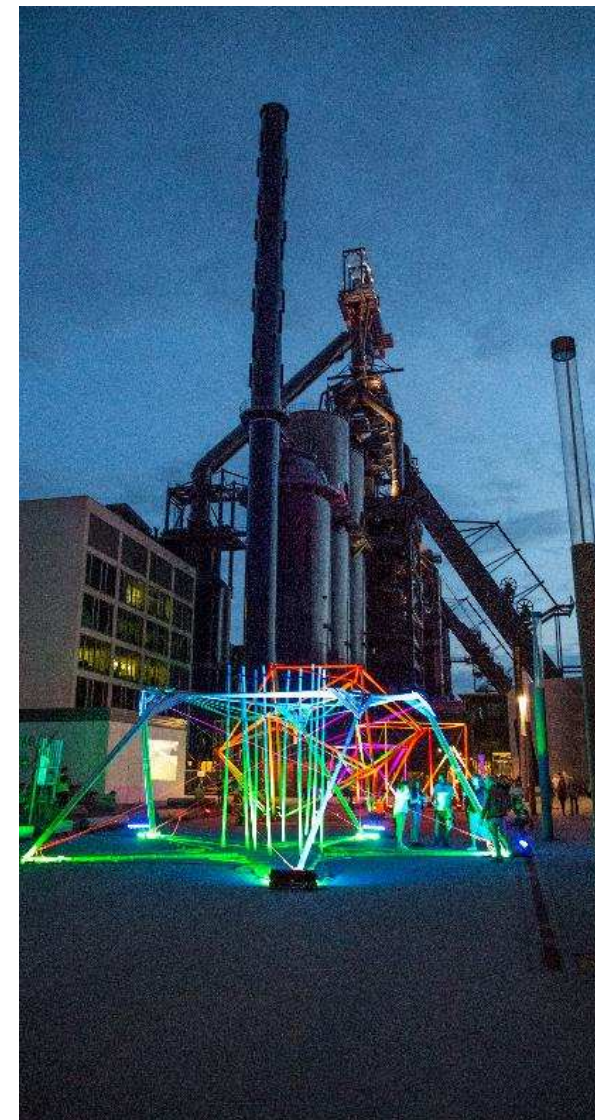
13. PICTORAMA - PRIVATE PROJECTS



13. PICTORAMA - PRIVATE PROJECTS



13. PICTORAMA - PUBLIC SPACES



CONTACTS

François Dorland | Directeur Général
francois.dorland@agora.lu

Robert Kocian | Directeur Marketing et Développement
robert.kocian@agora.lu

Jean-Xavier Foidart | Responsable du Développement
jean-xavier.foidart@agora.lu



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

www.agora.lu