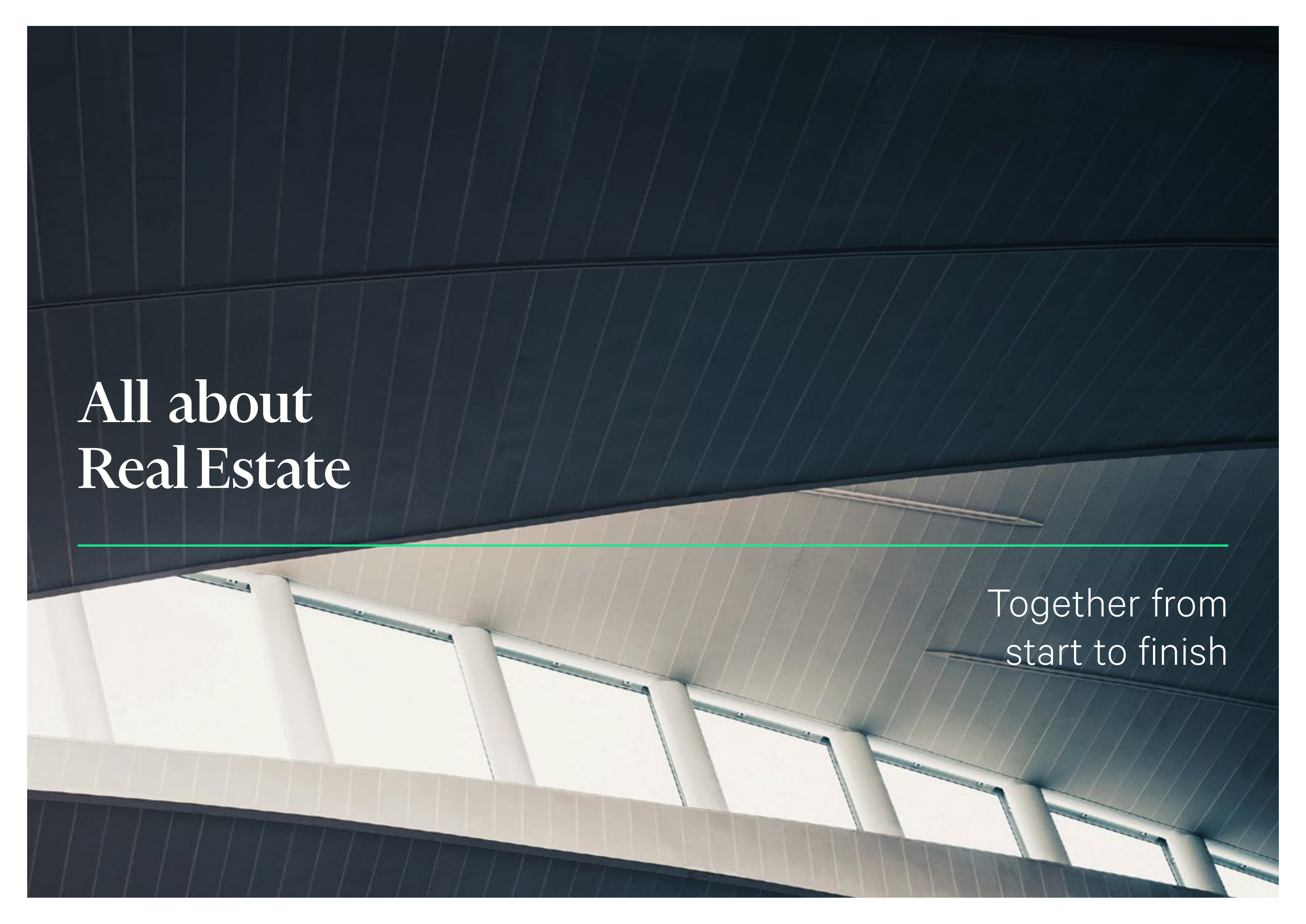


Our Services

BELGIUM
2025





All about Real Estate

Together from
start to finish

Foreword

Dear reader

EN | CBRE Belgium is part of the CBRE Group, the world's largest commercial real estate services and investment firm. We work closely with our clients and offer the most extensive range of services. In this Service Line Brochure, you will get an overview of our real estate solutions, whereby we transform risks and weaknesses into real advantage and opportunities, for both landlords and occupiers.

NL | CBRE België maakt deel uit van de CBRE Group, de grootste dienstenleverancier inzake commercieel vastgoed ter wereld. Wij werken nauw samen met onze klanten en beschikken over een brede waaier aan diensten. In deze Service Line brochure krijgt u een overzicht van al onze vastgoedoplossingen waarmee we risico's en zwaktes ombuigen naar voordelen en opportuniteiten, voor zowel eigenaars als gebruikers van vastgoed.

FR | CBRE Belgique fait partie de CBRE Group, la plus grande entreprise d'investissement et de services immobiliers commerciaux au monde. Nous travaillons en étroite collaboration avec nos clients et proposons un large éventail de services. Dans cette Service Line brochure, vous découvrirez un aperçu de nos solutions immobilières, destinées à transformer risques et faiblesses en avantages et opportunités, tant pour les propriétaires que pour les occupants.

Kind regards,



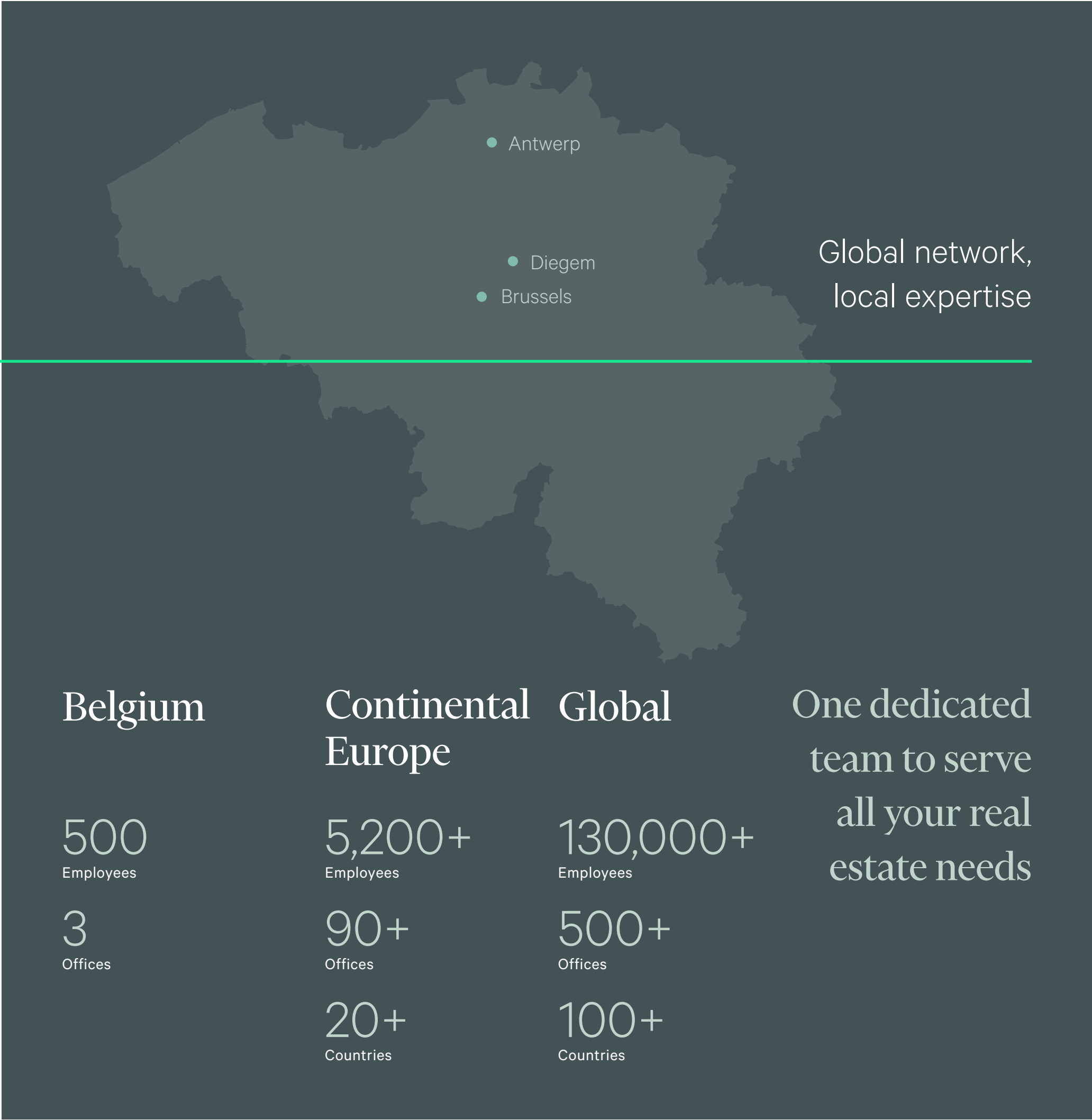
Maxime Kumpen
CEO



Who We Are

CBRE is the trusted real estate specialist in Belgium since 1965. Our clients vary from small to large companies, investors and developers.

We are worldwide the largest commercial property services and investment firm. By advising property owners, investors and occupiers in all aspects of their property strategy, we assist them in developing, buying, selling, financing, leasing, valuing and managing their assets.



Our Integrated Service Offering

STRUCTURED AROUND
FIVE BUSINESS LINES

01

Capital Markets

We advise our clients on property sales, complex acquisitions and debt structuring financing and drive asset and portfolio performance through asset management, transactions and development.

04

Valuation & Research

We value real estate portfolios and single properties of all asset types and provide in-depth real estate research for informed decision-making.

02

Advisory & Transaction Services

We provide 360° advice and leasing transactions for owners and occupiers in all real estate segments, be it office, retail, industrial & logistics or residential.

05

Global Workplace Solutions

CBRE Global Workplace Solutions provides an integrated package of facility and technical services that ensure a safe and smooth running of your workplace.

03

Project Management

We analyse our client's project and needs, compare them to market specifics, and then implement the corresponding development or fit-out project from conception to completion.

The only real estate consultant covering all asset types throughout Belgium



OFFICES



INDUSTRIAL & LOGISTICS



RETAIL



RESIDENTIAL



HEALTHCARE



HOTELS & LEISURE

For Corporates

CO

Letting advice
Technical due diligence
Portfolio management
Valuation
Tenant representation
Facility management
Home-work distance analysis
Interior office design
Property management
Occupancy management
Negotiation with landlords
ESG & sustainability advice



For Landlords

LD

Private wealth
Property management
Property marketing, video & drone technology
Facility management
Shopping centre management
Building repositioning
Workspace & demo setting
Valuation
Investment/divestment
Commercialisation
Debt & structuring
Redevelopment advice
Follow-up of development projects
ESG & sustainability advice

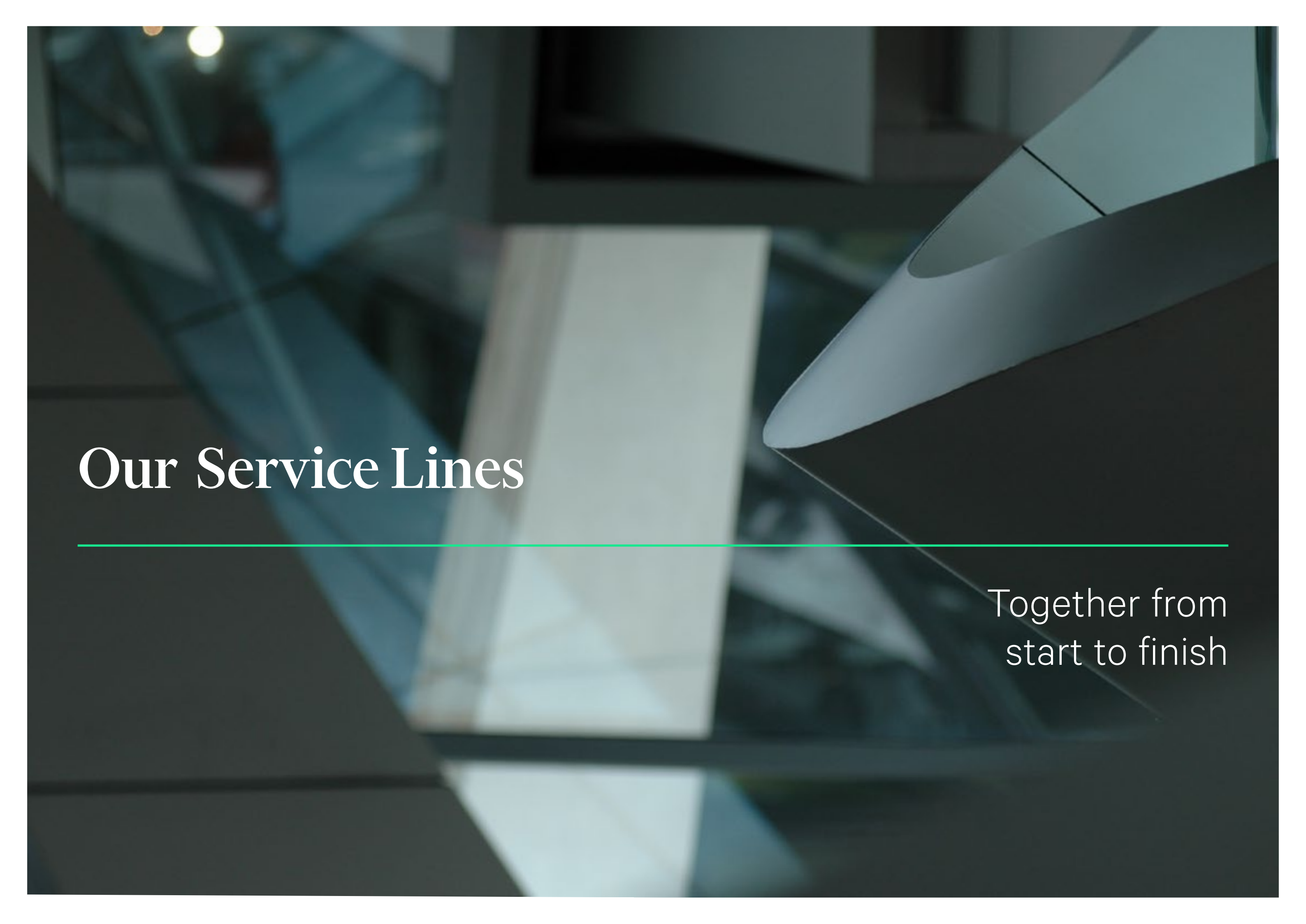


For Retailers

RE

Shopping centre management & marketing
Valuation
Lease advice
Distribution & storage network
Portfolio optimisation
Tenant representation
Expansion strategy
Retail analytics
Transaction advice





Our Service Lines

Together from
start to finish

Capital Markets

We assist our investor clients to navigate today's complex, global capital markets by providing tailor-made advice for the potential sale, acquisition and financing of real estate opportunities through all asset classes to achieve the best possible outcome.

Our size and structure – and our market leadership across the EMEA region – give us the opportunity to provide our clients with the global and local perspectives needed in the definition and execution of their real estate strategy.

Contact



Arnaud Smeets

Senior Director

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The best possible outcome on your property transaction thanks to structured purchase and sales processes.

Our services



INVESTMENT TRANSACTIONS

Advising on acquisition/sale of buildings, portfolios and companies through all asset classes.



ANALYSIS AND DUE DILIGENCE

Investment analysis, financial projection and coordination during due diligence processes.



FINDING OPPORTUNITIES

Identifying the right investment, development and sale opportunities.



COMPLEX STRUCTURES

Advising on operations of real estate securitisation and indirect investment as well as structuring forward sale operations.



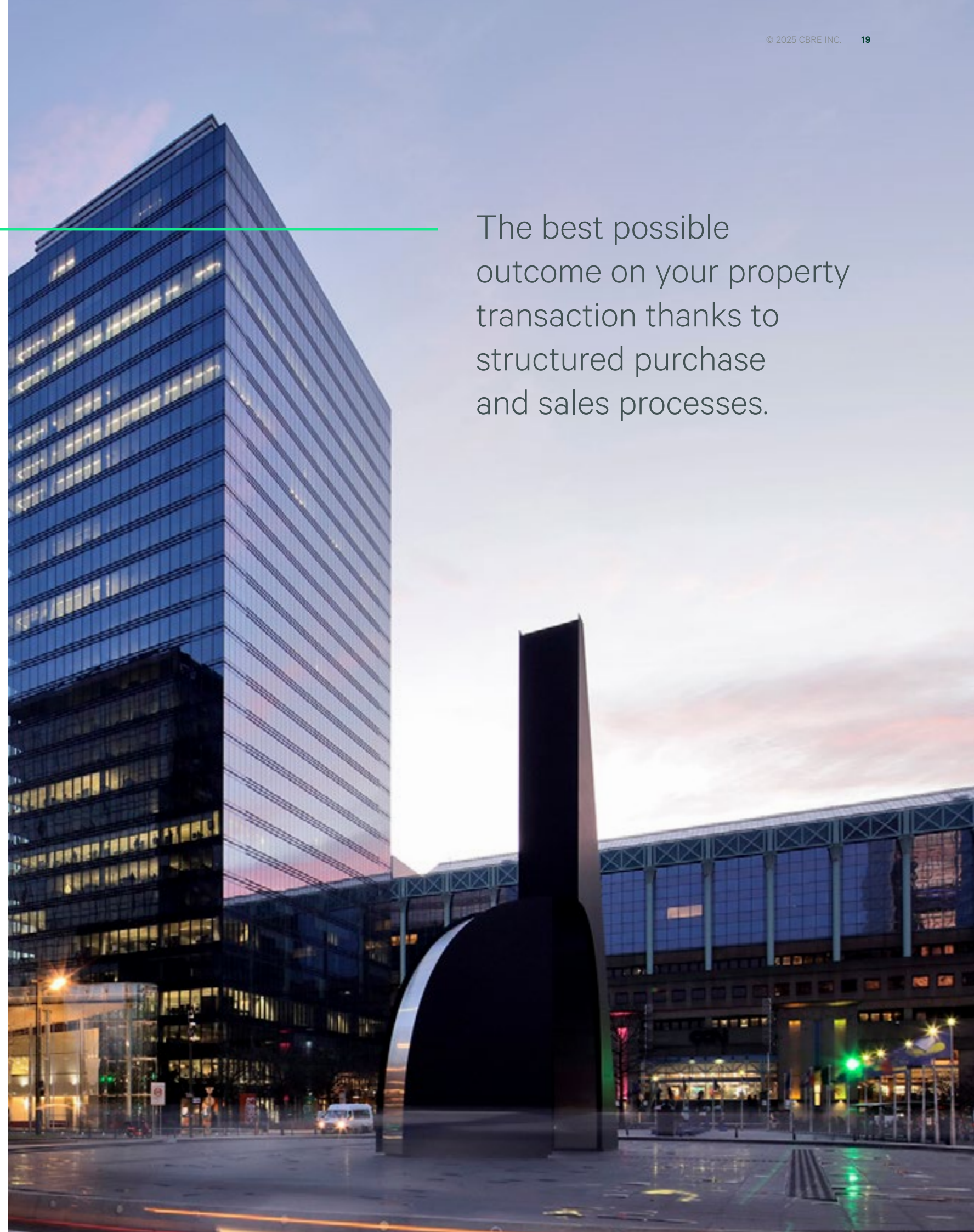
FINANCING

Advising on debt structures, including cash flows, profitability and other relevant details of the lending process.



PORTFOLIO ANALYSIS

Strategic vision on your portfolio and recommendations on the options for selling or optimising.



Private Wealth

CBRE Private Wealth specializes in enabling private investors to make strategic choices regarding their real estate investment in order to speed up wealth accumulation.

Our global approach is aimed at starting from everyone's individual risk/return spectrum and then linking this to appropriate real estate investments. In doing so, we give you the opportunity to outsource the financial dashboard as well as the numerous practical aspects specific to real estate investment.

Contact



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The best possible transaction result for property investments with a volume up to €15 million.

Our services



INVESTMENT ADVICE

Let one of our property coaches guide you and discover investment opportunities and real estate transactions in all specialized sectors.



SALE OF PATRIMONIAL COMPANIES

CBRE takes care of a rigorous step-by-step process whereby we discretely screen our existing database of potential buyers or sellers to find a fit with your needs.



EXPERT KNOWLEDGE & VALUATION

Our teams of certified valuation surveyors, also MRE and/or MRICS chartered, will help you to value your existing property portfolio as well as a new property purchase.



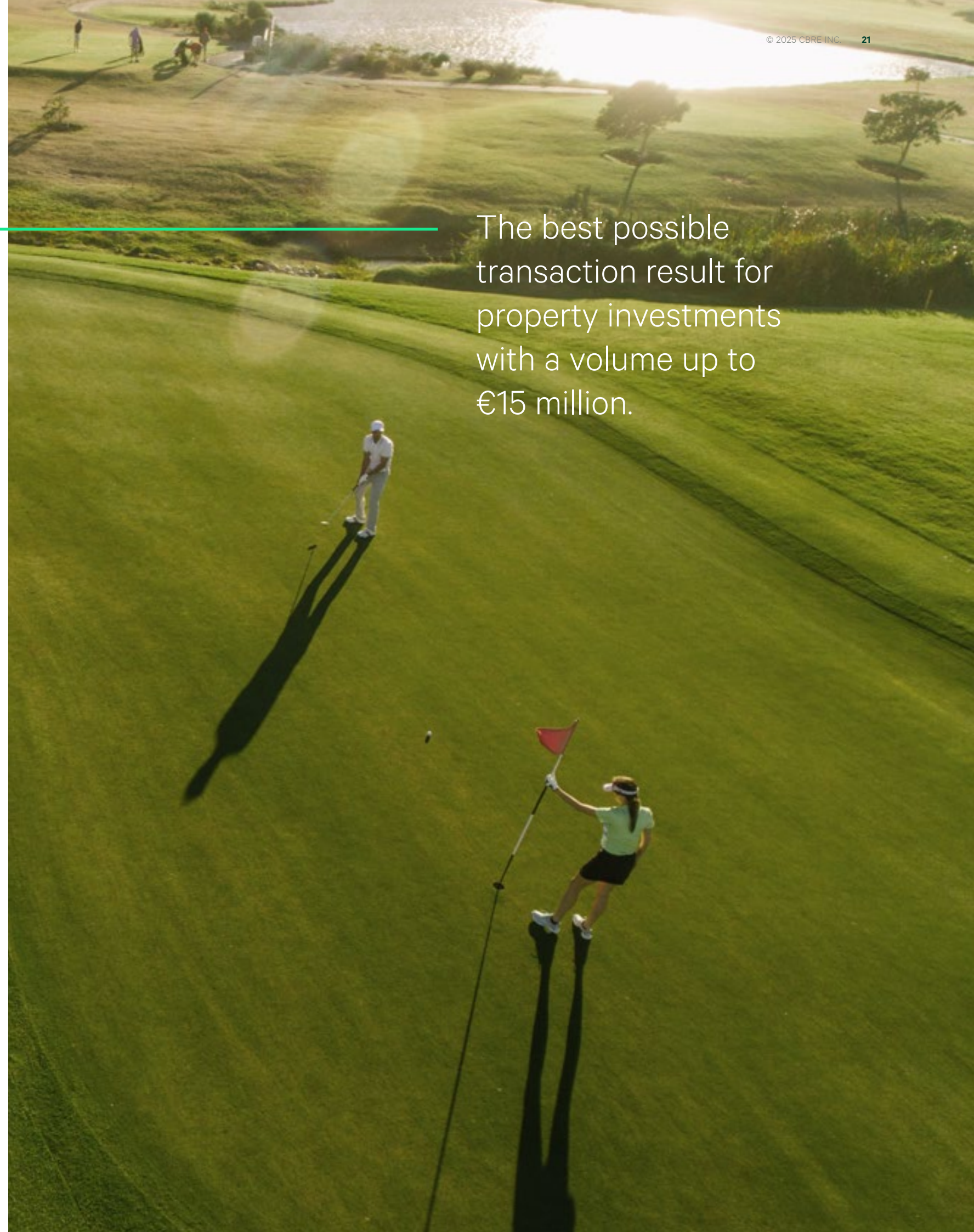
PROPERTY MANAGEMENT

By outsourcing the administrative and technical management to CBRE, you can focus on the strategic expansion of your real estate assets.



TAILOR-MADE PROPERTY PLAN

Our personalized Property and Care Plan enables investors to remain in control of their patrimony while evaluating new real estate investments with peace of mind and an efficient use of time.



Development Services

Our Development Services team supports all stakeholders in their property development, renovation and redevelopment projects and leaves nothing to chance.

We integrate our project-driven vision during the implementation phase of your project. The full range of architectural and technical expertise is represented on our team so that information can be conveyed rapidly and efficiently.

We take care of feasibility, design coordination, permit applications, supervise calls for tenders and contracting of building contractors, construction monitoring and manage building budgets – always following the key principles of time, money and quality.

Contact



Emilie Rousseaux

Senior Director

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360° approach
to construction
projects.

Our services



FEASIBILITY ANALYSIS

Advising clients on the practical implications of configuration, mixed-use, planning and scheduling choices.



SET UP OF PROJECT TEAM

Helping developers to set up a project team, bringing together both strategic and technical profiles.



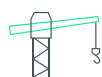
PERMIT APPLICATIONS

Assisting clients during the whole permit process, including discussions with local authorities.



CALLS FOR TENDERS

Helping clients to prepare the tender, select general contractors, compare offers and review the contract.



CONSTRUCTION FOLLOW-UP

Closely monitoring the progress of the construction works, including recurrent site meetings and reporting.



ALL ASSET TYPES

Covering real estate developments in all asset types, from office and residential to retail and industrial & logistics.



ESG & Sustainability Solutions

We support property developers, owners and occupiers to strengthen the ESG performance of their projects as to be in line with national and international relevant legislation.

Moreover, we advise our clients on the strategic and effective actions to undertake for maximising the environmental and economic quality of their real estate.

Our methodology brings together talent, capabilities and experience with the objective of achieving carbon neutrality, improving portfolio resilience and reducing asset lifecycle costs.

Contact



Benoît Cruysmans

Director BeLux

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Helping you to improve the efficiency and sustainability of your assets and operations.

Our services



CONSTRUCTION, REFINISHMENT & FIT-OUT

Assisting clients in maximizing and disclosing the environmental performance of their construction, refurbishment and fit-out projects.



PROPERTY & ASSET MANAGEMENT

Advising on ESG certifications, renewable energy, net zero action plan as well as energy and environmental assessment.



DISPOSALS

Mitigating physical risks through ESG Due Diligence as well as resilience and disposal planning.



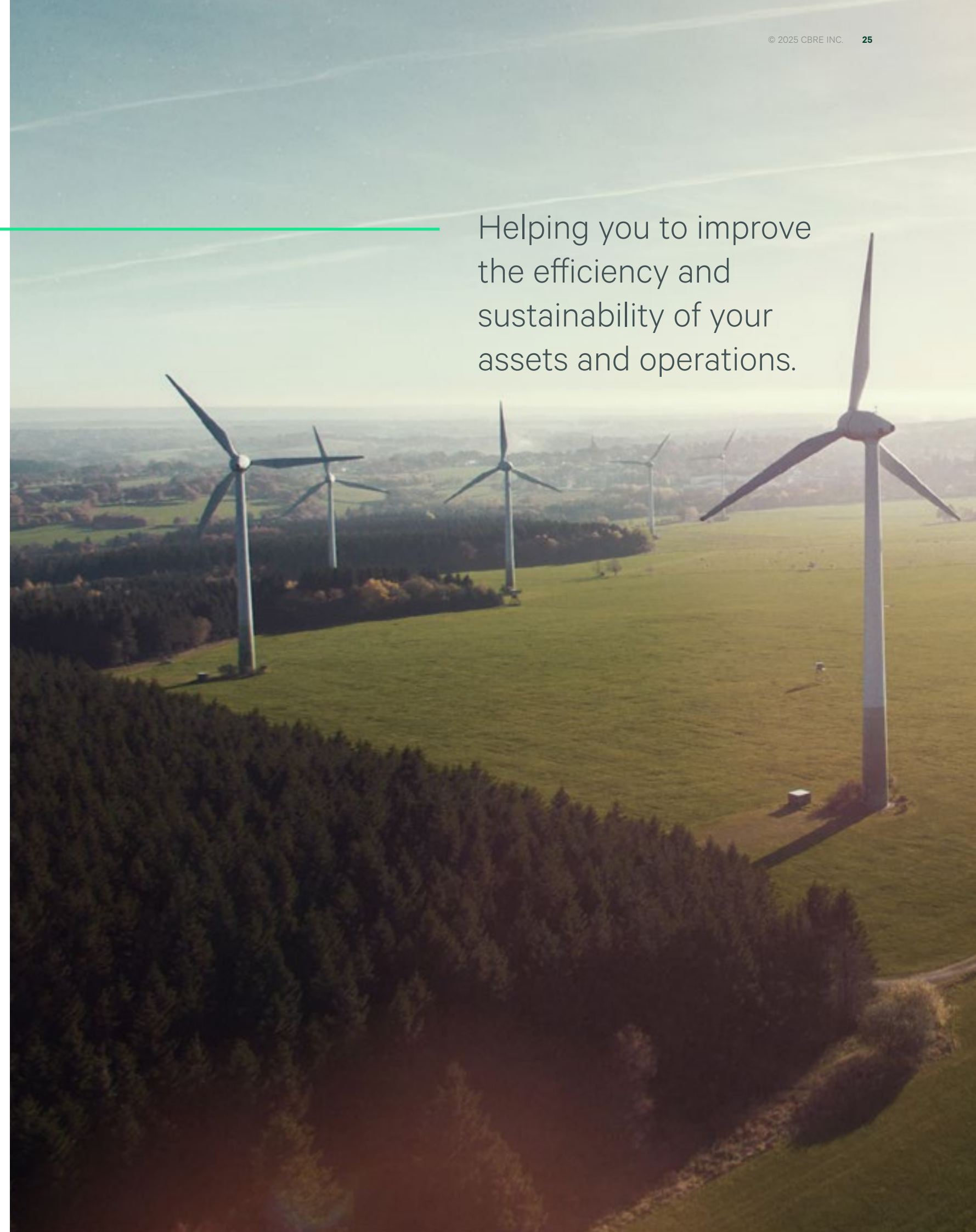
TRANSACTIONAL SUPPORT

Assisting organisations with low-carbon mobility strategies, compliance with EU, national and regional ESG regulations, Gap & Risk Analysis, among others.



GOVERNANCE

Assisting clients regarding compliance with EU regulations and reporting initiatives (e.g. EU Taxonomy, GRESB...)



Valuation

Accurate and reliable valuations are critical and essential for the success of a real estate investment, and provide important feedback when holding real estate. Furthermore our valuations comply with the latest fiscal and financial regulations.

CBRE values a multitude of different asset classes all over Belgium and Luxembourg, both on a single asset as on a portfolio basis.

Contact



Pieter Paepen

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What sets us apart is the quality of service and advice.

Our services



ALL COMMERCIAL REAL ESTATE

Valuing all types of commercial real estate: offices, retail but also housing complexes, leisure, land and industrial & logistics sites.



MULTIPLE PURPOSES

Valuing for acquisition and disposal purposes, loan security, financial reporting as well as for internal purposes.



CUSTOM-FIT REPORTING

Producing valuation reports that are tailored to fit the client's internal needs and support their decision-making process.



PORTFOLIO ANALYSIS

Advising on portfolio strategies, buy/sell and hold decisions and performance analyses.



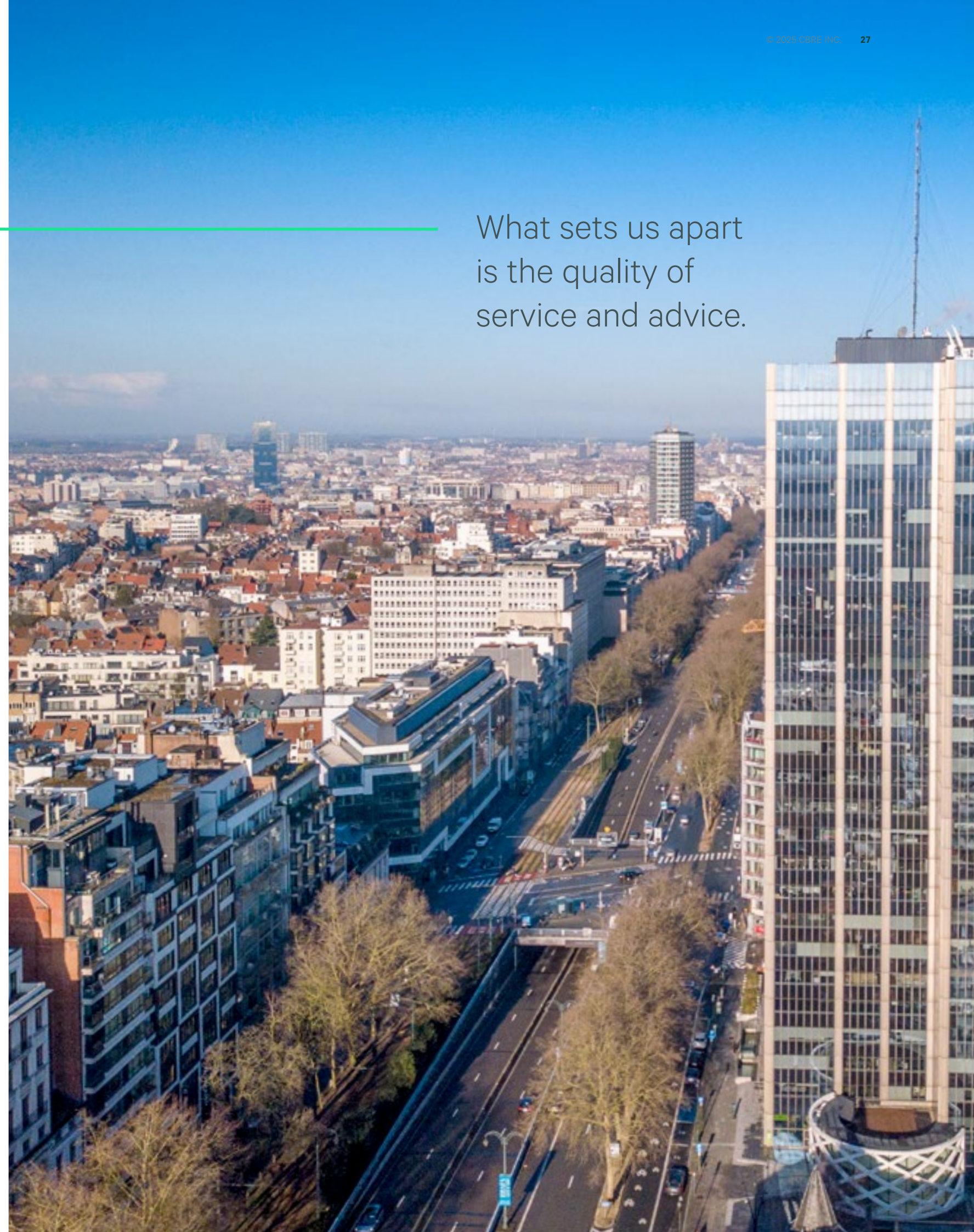
PUBLIC-PRIVATE PARTNERSHIPS

Assisting both private and public partners in valuing Public-Private Partnership projects either at an early stage prior to the start of the project or during the realization hereof.



ASSESSMENT & CONSULTING

Advising on the financial aspects, letting potential and development of property to be acquired or redeveloped.



The Quickest Way to Real Estate



OFFICES



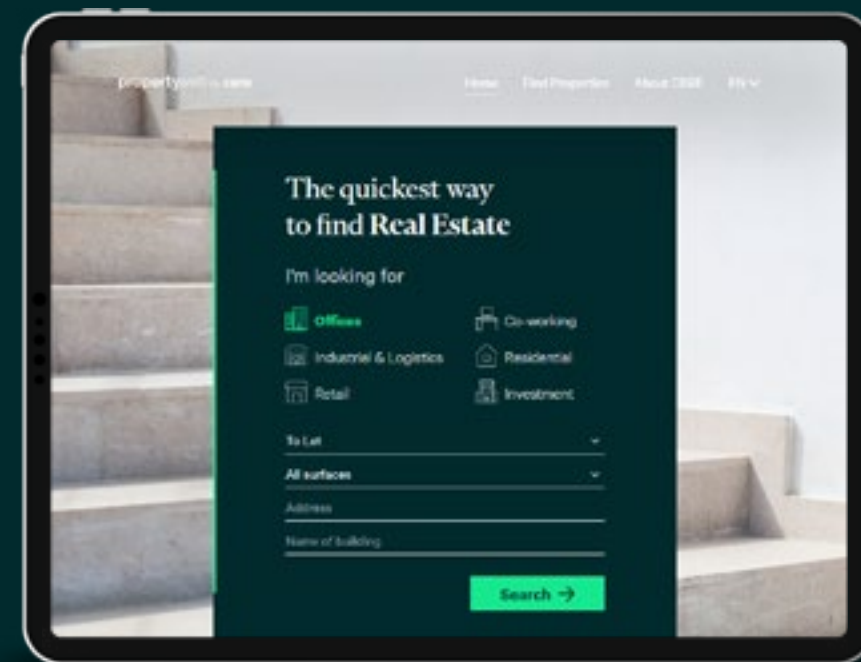
INDUSTRIAL



RETAIL



RESIDENTIAL



propertyweb by CBRE

Propertyweb is the quickest way to professional real estate in Belgium. For both occupants and investors, propertyweb provides opportunities in offices, industrial warehouses, retail and residential investments.

Retail

We combine a comprehensive understanding of retailers' requirements, strategies and objectives, with unrivalled access to landlords and the capital markets.

We do not only advise retailers locally, but we have access to an extensive international retail network. Our retail team is operational in all cities, shopping centres and out-of-town retail locations.

Every day, we are in close contact with both retailers, developers and landlords, which enables us to pick up instantly on the latest market trends.

Contact



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Senior Director

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From city-centre retail, shopping centres to out-of-town retail across the length and breadth of Belgium, our clients can rely on our fullest commitment.

Our services



PROPERTY & PORTFOLIO SALES

Sell your property investment against the best conditions.



LEASE & RENEGOTIATION

Housing with a lease agreement that best suits your organisation's goals and needs.



REDEVELOPMENT & UPGRADING

Transform your property into a lasting, attractive investment.



COMMERCIALISATION FOR LANDLORDS

Leasing retail property: leasing strategy, marketing tools, actively approaching potential tenants.



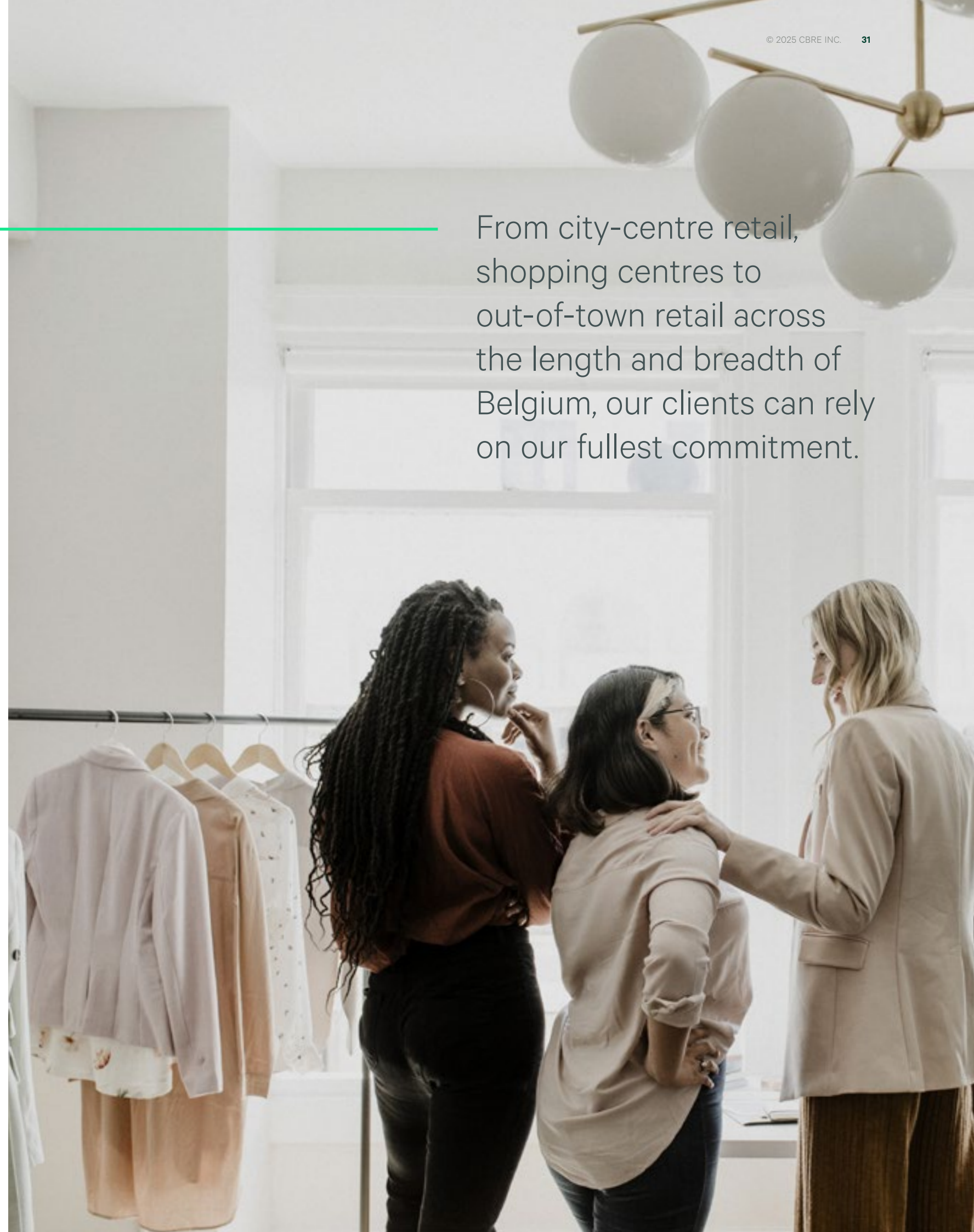
LEASE ADVICE

Analysis of requirements, site survey, land research, feasibility studies, merchandising plans and advising.



SALE & ACQUISITION ADVICE

Purchase and sale of retail properties.



Investor Leasing

Our clients own and invest in commercial real estate and we find them the best tenants to occupy it. We then help them to realise as much value as possible right through the cycle of their tenants' leases.

Through CBRE's global and local network, we have access to a large number of corporates and public institutions, and match them with the ideal location that suits their needs and requirements.

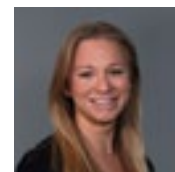
Contact Brussels & Wallonia



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Contact Flanders



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Our services



INVESTOR LEASING & CONSULTING

Optimal leasing solutions through a unique combination of market information experience with the leasing process and a vision for the future of your real estate.



SELLING VACANT PROPERTIES

Selling vacant properties quickly and efficiently by recognising distinctive qualities and possibilities for redevelopment or renovation.



SALE & ACQUISITION ADVICE

Purchase and sale of office properties.



PROPERTY MARKETING TOOLS

Powerful positioning and effective marketing resources create a unique building identity that will appeal to occupiers.



A property strategy that responds to relevant market developments, optimising your long-term rental income.

Industrial & Logistics

Finding the right industrial space often involves a complex blend of technical and location considerations.

CBRE's team of experts is ready to go to work for you. Because of our thorough knowledge of logistics and industrial real estate, our geographical spread and our global research facilities, we can supply you with specialist knowledge whenever you need it.

Contact



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Our integrated approach combines technical expertise with a sound understanding of commercial operations and the logistics market.

Our services



LEASE & RENEGOTIATION ADVICE

Advising on renting warehouses through tailor-made lease agreements and build-to-suit developments.



SALE & ACQUISITION ADVICE

Advising on the acquisition and sales procedures of (semi-) industrial and logistics real estate.



TENANT REPRESENTATION

Advising corporates on various opportunities for the optimisation of their business through the restructuring, centralisation or expansion of their logistics real estate.



INVESTMENTS

Advising on the latest trends in logistics real estate investments, as well from a technical as from a financial point of view.



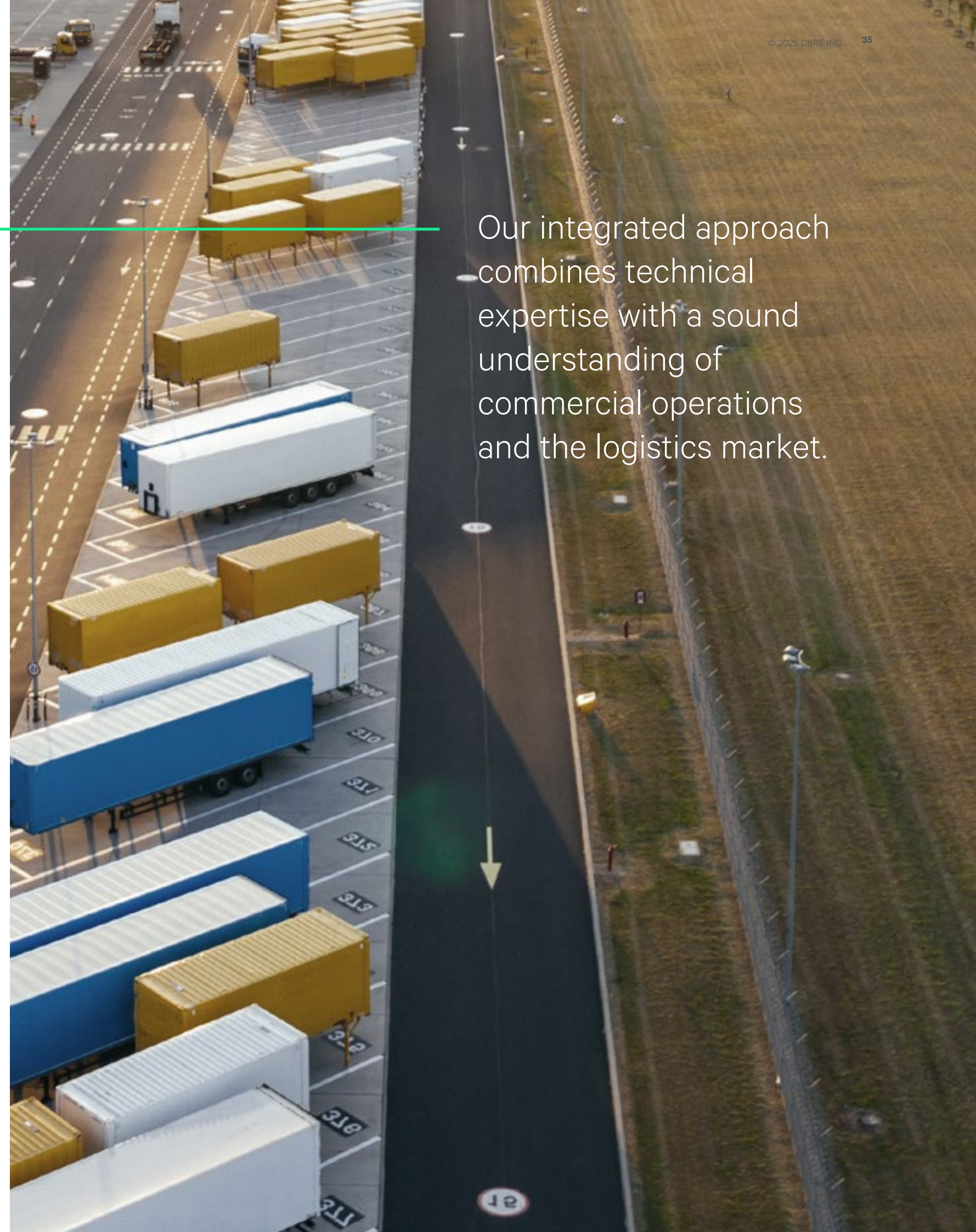
COMPLEX STRUCTURES

Advising on sale and leaseback transactions and logistics real estate developments, including brownfields.



TECHNICAL DUE DILIGENCE

Technical, environmental, commercial and legal assessment and analysis of your property for your acquisition or sales transaction.



Residential Investment Properties

The market for residential investment is undergoing rapid professionalisation. Whether you are a private investor or a developer, we understand your need for advice in this dynamic market.

CBRE offers a unique national platform for residential investments, combined with expert knowledge on building consultancy.

Thanks to our strategic vision on your portfolio, we are able to advise on the best options for selling or optimizing it.

Contact



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Our experts in the residential sector closely monitor developments and trends in the residential investment market.

Our services



HOLD-SELL ANALYSIS

Providing private investors with a strategic vision on the sale or optimization of their current real estate portfolio.



LAND SALES

Advising developers/investors in their search for plots of land with or without construction permits.



BLOC SALES

Assisting private investors with the search of the suitable income property.



SALE OF PATRIMONIAL COMPANIES

Accompanying residential portfolio owners in the sale of their patrimonial company by means of a structured and transparent sales process.



Hotels

Hotel investors, developers, and operators must navigate a global competitive landscape, shifting market trends and a complex mix of decisions, while adhering to local dynamics and regulations.

Only those who deftly juggle location, brand, facility management, amenities and technology into a cohesive solution will find success.

We combine operational and market knowledge, real estate and financial expertise, market intelligence and global connections to secure that kind of success for our clients.

Contacts



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E adriaan.vos@cbre.com

Our International Hotel Investment Team opens doors to a valuable network in the hotel property sector.

Our services



HOTEL BROKERAGE & INVESTMENT SALES

Offering comprehensive capital markets services including acquisition/disposal and advisory across all hospitality product segments for single and multiple asset transactions.



CONSULTING SERVICES

Offering strategies and solutions to strengthen our clients' decision-making process.



VALUATIONS

Valuing hotel complexes, with the help of an expert, reliable and specialist team.



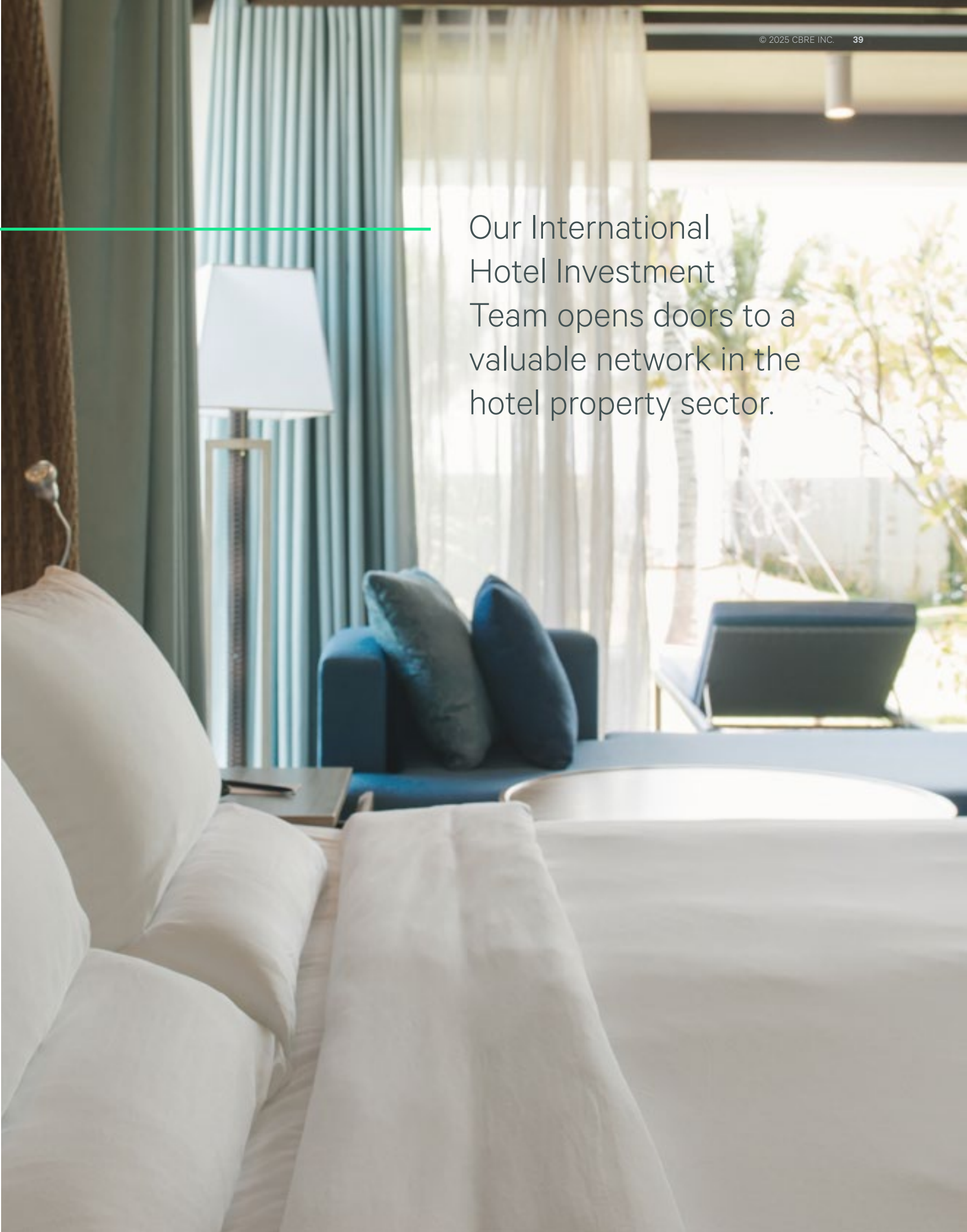
DEBT ADVISORY

Optimal (re)financing of your real estate using a transparent process established by real estate finance specialists who are in the heart of the international finance market.



OPERATOR SELECTION

Working closely with hotel owners to assess their business and legal requirements in order to select the most appropriate operating structure and brand.



Occupier

We represent corporate occupiers in all real estate-related matters. We advise CBRE's international clients as well as national companies on their real estate strategies.

We help them assess relevance of their footprint, define their requirements and negotiate terms and conditions for the best possible solution.

CBRE's Portfolio Services team provides an accurate view of the client's property portfolio data, as well as comprehensive lease accounting and estates management.

Our services



CORPORATE STRATEGIES

Audit of current situation, assistance to the definition and implementation of long-term real estate strategy. It includes location analysis and renegotiation vs relocation or lease vs buy.



PORTFOLIO MANAGEMENT

Creating insight into property portfolios, contract management, financial administration of property portfolios, undertaking portfolio optimization initiatives.

Contacts



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Head of Contracted Clients
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E jean-michel.meersseman@cbre.com



TRANSACTION MANAGEMENT

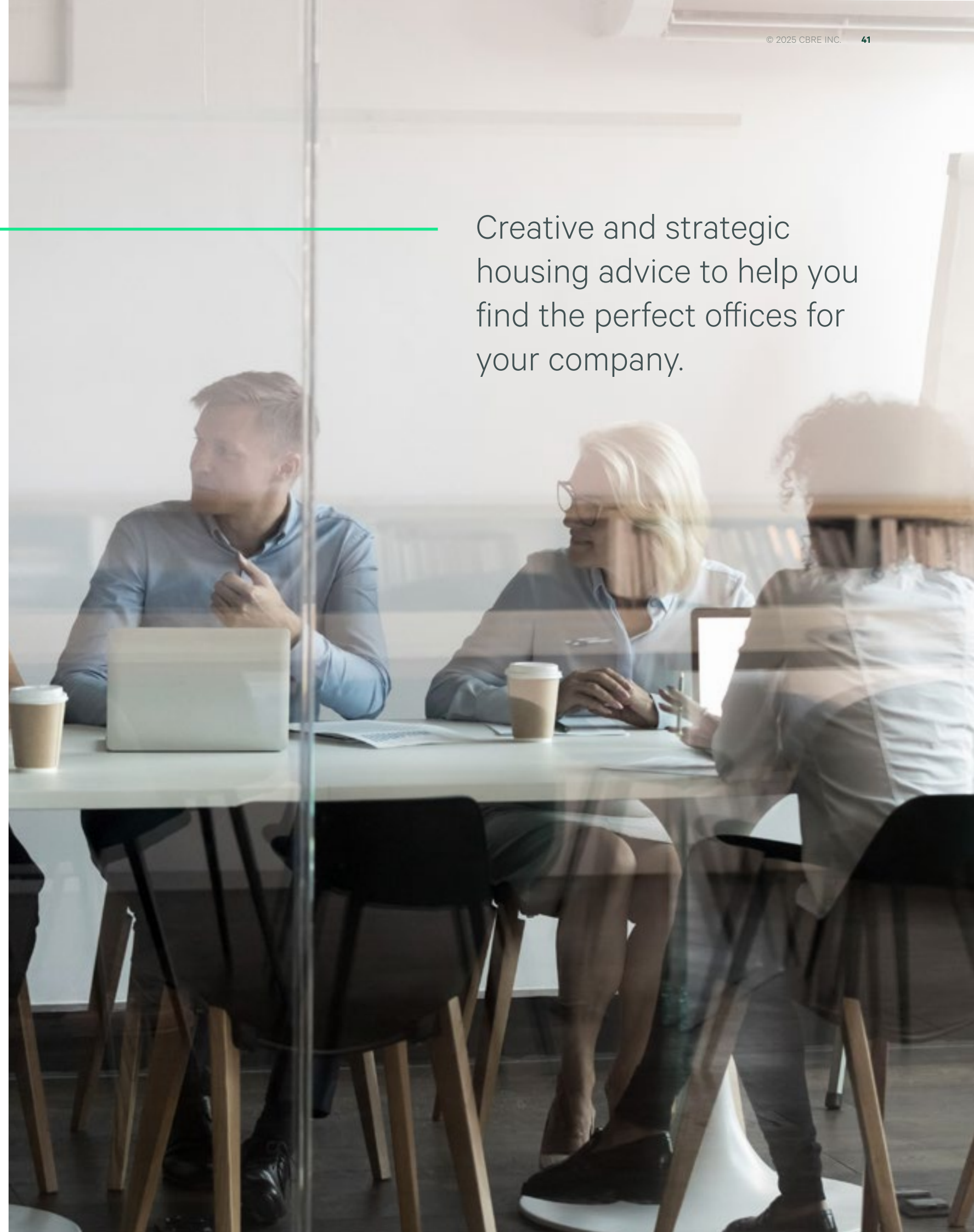
Leasehold/freehold acquisitions and disposals, lease renegotiations and lease surrenders, sale and leaseback structures, build-to-suit solutions.



PETROLEUM & AUTOMOTIVE EXPERTISE

Tailored advice for occupiers and owners of petrol filling stations, shops and carwashes, car dealerships, garages.

Creative and strategic housing advice to help you find the perfect offices for your company.



Workplace Design

The way you use and occupy space influences productivity, staff attraction and retention and effectiveness. We advise you on how to get the best from your buildings, and how best value can be achieved through creative technical workplace solutions.

Acting as General Contractor and SPOC, we work closely with you to understand your ways of working, define together the most appropriate interior designs and coordinate the fit-out works in new or existing buildings. We organise your relocation projects from A to Z.

Contacts



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Our services



WORKPLACE STRATEGY

Advising clients on the work environment through feasibility studies, design & image, implementation of new working methods and budgeting.



TECHNICAL ADVISING

Technical due diligence, technical feasibility studies, project management for new construction/ monitoring construction.



SPACE PLANNING AND DESIGN

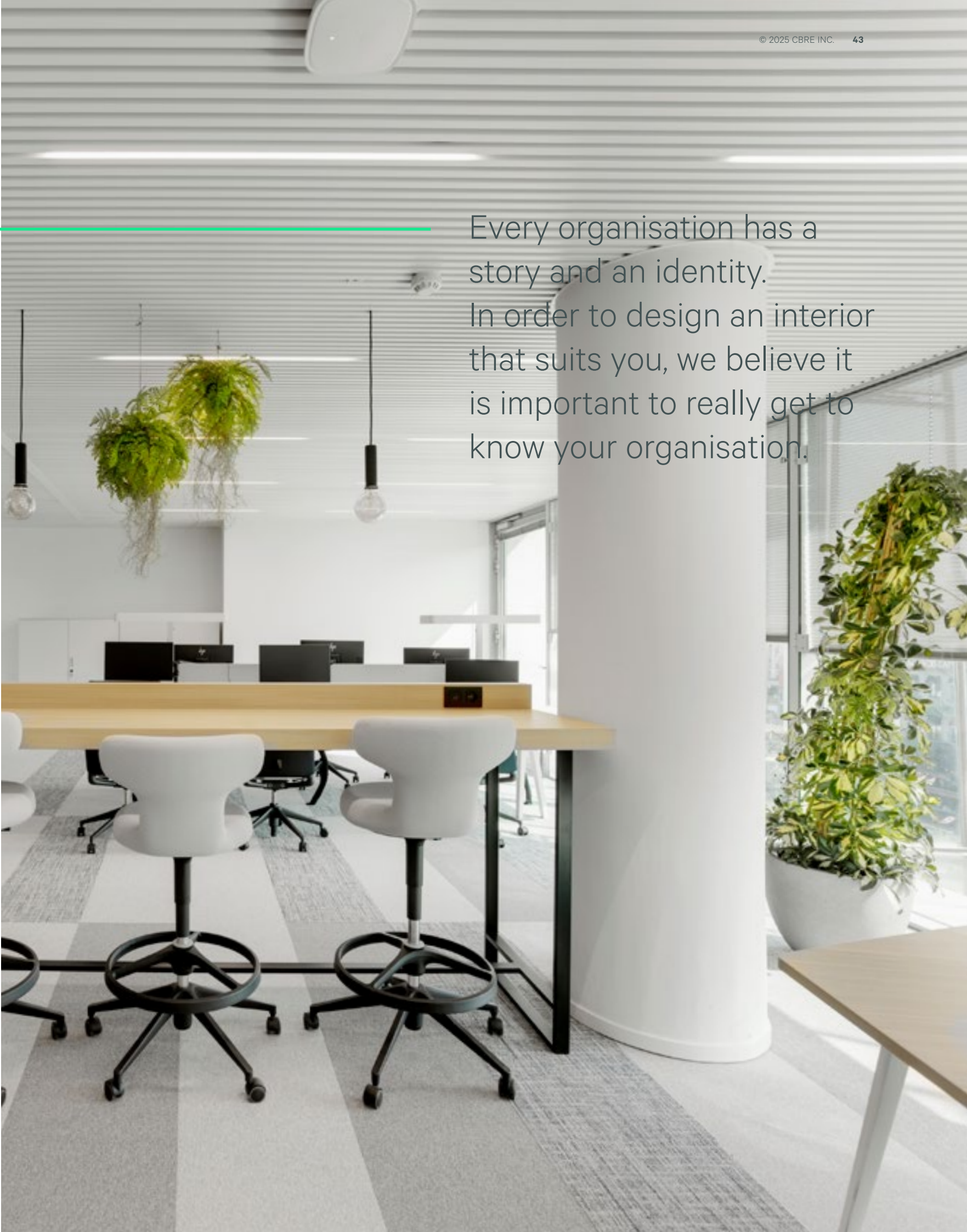
CBRE Workspace Interior architects design and create the client's future work environment through space planning (2D and 3D), space typologies, graphic illustrations and mood boards.



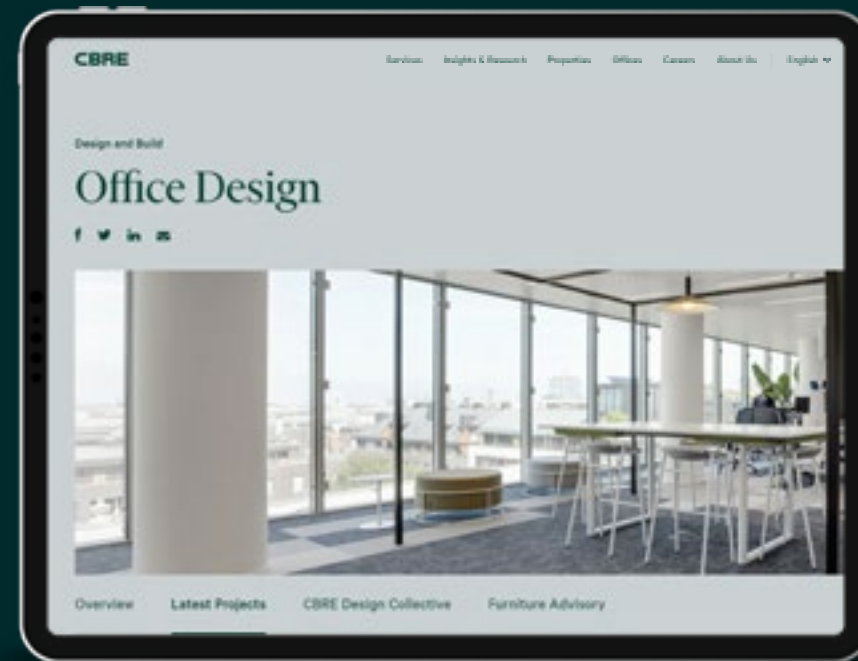
SUSTAINABILITY

Advising with regard to the sustainable use of office buildings and integration of environmental requirements and specifications (including HQE, BREEAM and LEED).

Every organisation has a story and an identity. In order to design an interior that suits you, we believe it is important to really get to know your organisation.



Stimulate your mind



Revitalise your workspace

CBRE's Advisory Project Management team is specialized in the implementation of new work environments: from space analysis to space planning, fit-out works, office refurbishment coordination and move coordination.



Property Management

We believe that professional property management requires profound in-house understanding of the way property markets work, combined with technical, financial and legal expertise.

We therefore strive to help you improve the performance of your portfolio. Our objectives involve maximizing the long-term return from the property whilst minimizing the risks and shortfalls.

Contact



Filip Van Wijnendaele

Senior Director

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Proactive property management that ensures tenant satisfaction, a continuity in your rental income and the protection of your real estate property value.

Our services



FINANCIAL & ADMINISTRATIVE MANAGEMENT

Transparent management reports for a good comprehension of the financial situation.



COMPANY MANAGEMENT

Accounting, tax and financial reporting services. Acting as the registered office for your company, we take care of all the domiciliary administration and legal aspects.



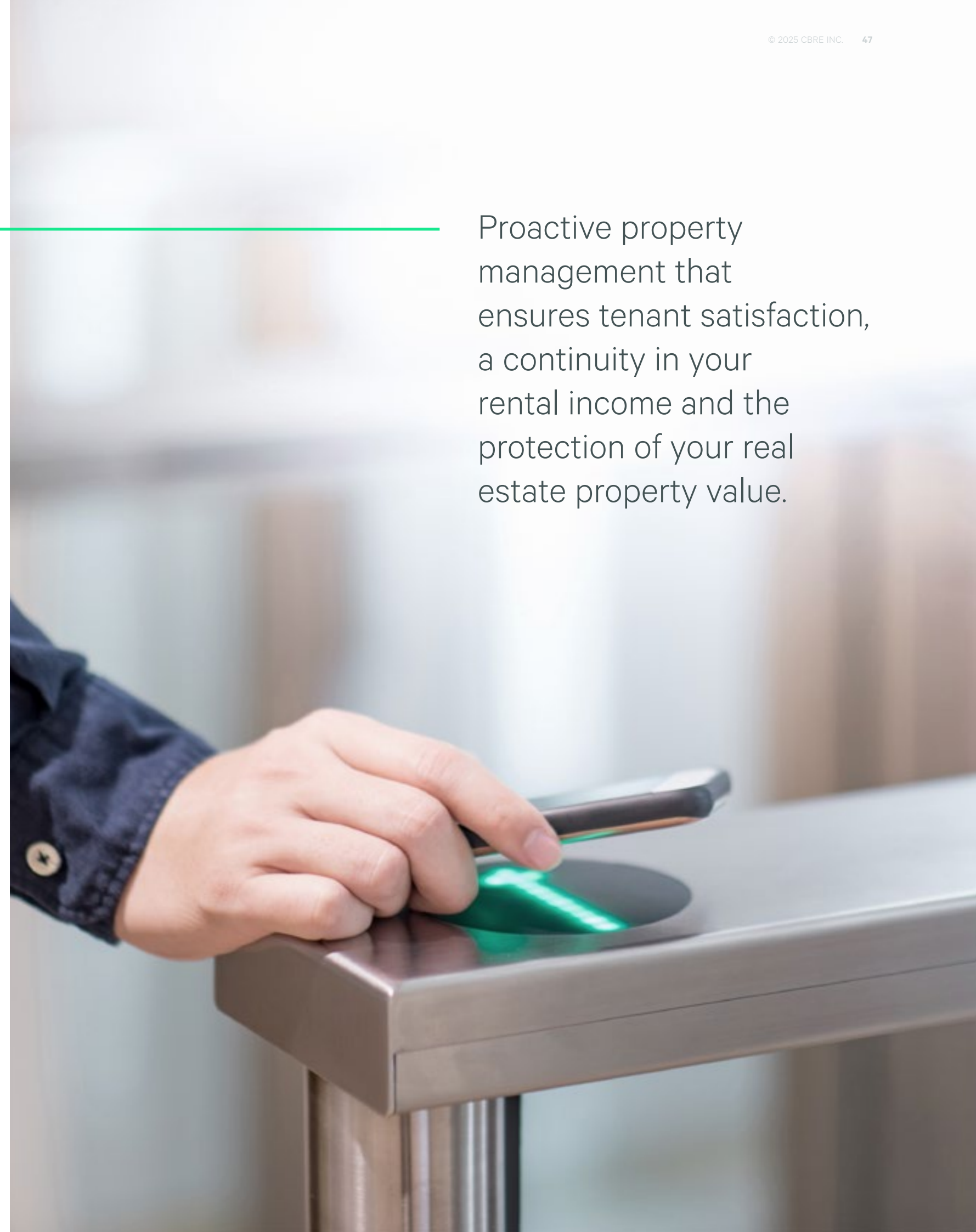
ASSET MANAGEMENT

Standing alongside the client; implementing a preagreed strategy to protect and enhance assets' AAA.



TECHNICAL & COMMERCIAL MANAGEMENT

Objective recommendations and technical play book for the coming years.



Global Workplace Solutions

Global Workplace Solutions (GWS) is a division of CBRE which supports occupiers and owners of all sizes, through facility management, project management and tenant services.

Whether it is an office, laboratory, data centre, manufacturing environment or a virtual location, a well-run workplace directly contributes to business results, enhancing quality, brand and engagement with your employees.

Contact



Raf Van den Bergh

Managing Director
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Our services



CRITICAL BUILDING MANAGEMENT

Managing critical workplaces such as laboratories, data centres and trading floors, so your business won't lose a second to an unexpected service failure.



INTEGRATED FACILITY MANAGEMENT

Integrated facility and technical services ensuring a safe and smooth work environment for your staff, which helps increasing their well-being.



ADVICE ON SUSTAINABILITY

Supporting businesses from the reduction of costs and emissions across buildings and portfolios, to the compliance with environmental regulations while improving the value of the assets.



ADVICE ON HEALTH & SAFETY

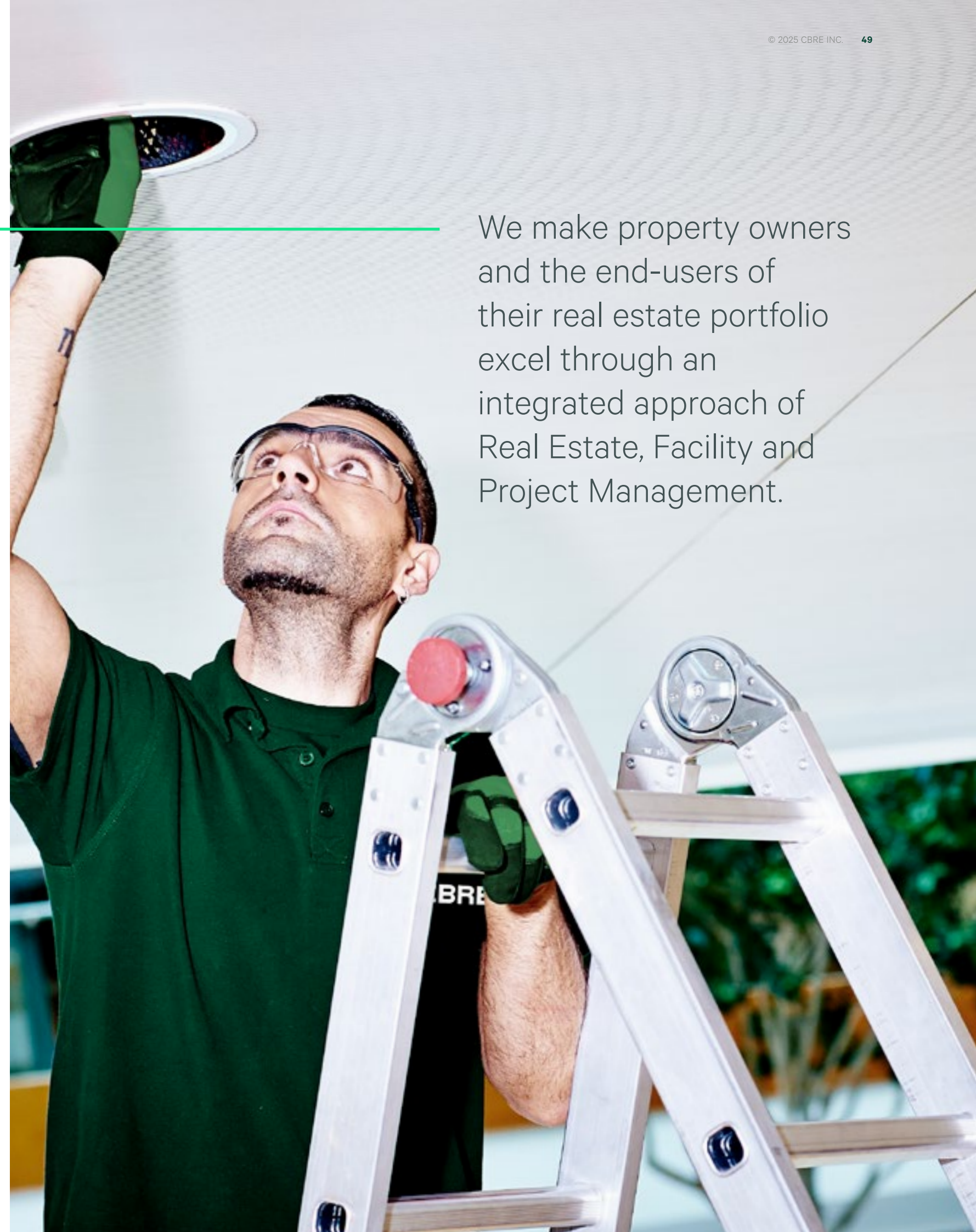
Helping the clients keep up with the latest health and safety requirements a building or space should comply with.



TECHNICAL SERVICES

Experienced technicians applying the APEX principles focusing on reliability and compliance to get the most out of your buildings and installations, resulting in an optimal user experience.

We make property owners and the end-users of their real estate portfolio excel through an integrated approach of Real Estate, Facility and Project Management.



Shopping Centre Management

As the owner of a shopping centre, you are looking to maximize your investment by optimizing its management. And if this cannot be done by you, you want to find the ideal partner to meet your most diverse needs.

Thanks to our worldwide expertise in shopping centre management, we are able to provide you with a wide range of comprehensive services, allowing you to take full advantage of the income generated by your assets without having to worry about managing them.

Contact



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Senior Director

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Leave a flawless impression to your shopping centre visitors & retailers.



DAY-TO-DAY MANAGEMENT

Offering visitors and retailers a pleasant environment, by preventing any problems and managing them in the most optimal way possible.



TECHNICAL MANAGEMENT

Making sure that the shopping centre facilities are well-maintained and do not impact the general impression left to visitors and retailers.



MARKETING

Improving the shopping centre's visibility, both internally as externally, through events, social media, advertising and many other means of communication, both digital and print.



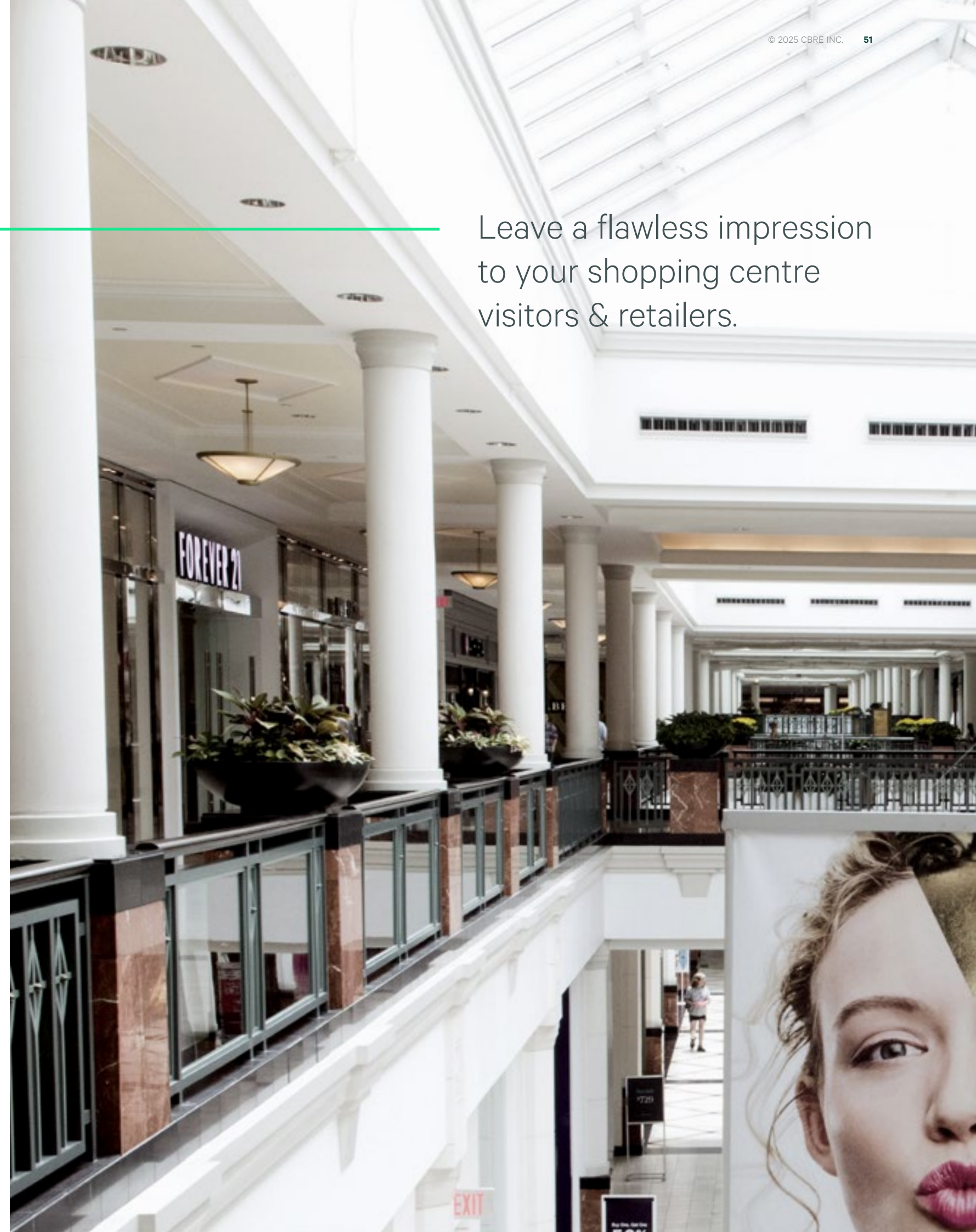
LEASING

Defining the objectives in terms of commercial mix, including deal negotiation with the potential new retailers.



ADMINISTRATIVE & FINANCIAL MANAGEMENT

Managing documentation and deadlines as well as providing optimal financial monitoring, particularly in terms of budget control, payment monitoring and legal files. should comply with.



Outsource Real Estate



RECEPTION



ELECTRICAL
MAINTENANCE



TECHNICAL
MAINTENANCE



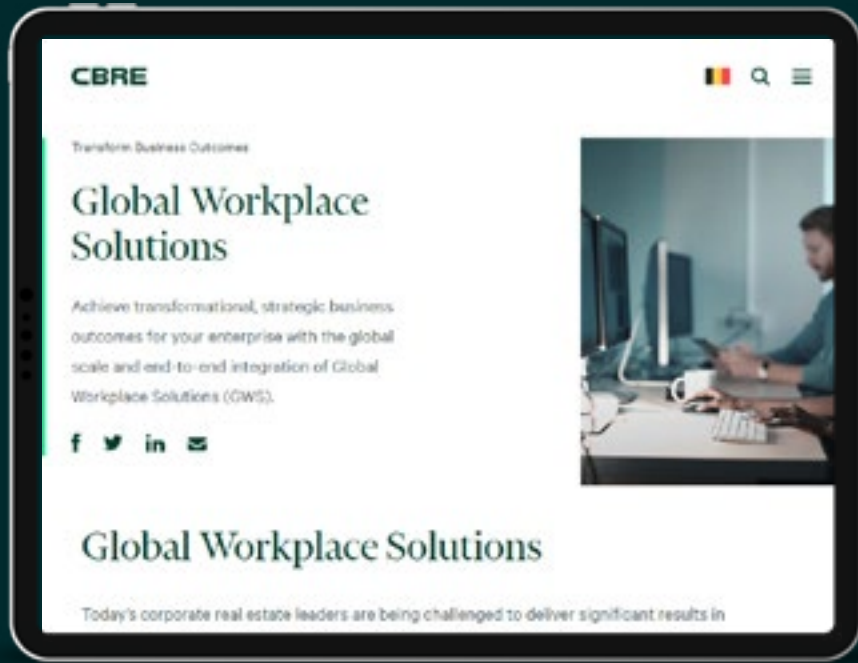
BUILDING
MAINTENANCE



HEALTH &
FITNESS



DATA CENTRE
MANAGEMENT



CBRE Global Workplace Solutions helps create high-performing workplaces by providing occupant support services, building technical services and specialist support services.



Marketing

Our Marketing department offers “all-in” property marketing solutions to our clients.

Our expertise goes from event planning to using the latest technologies to commercialize your property.

Contact



Kim Verdonck

Executive Director
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Our services



PROPERTY MARKETING

Providing useful tools to commercialize your property with the latest graphic design trends.



SHOPPING CENTRE MARKETING

Promoting your shopping centre ensuring a recognisable identity, clients activities to attract consumers and building strong relationships with the tenants.



EVENT PLANNING

Organising in-property events to showcase the potential of your building to prospects in order to better market it.



DIGITAL MARKETING

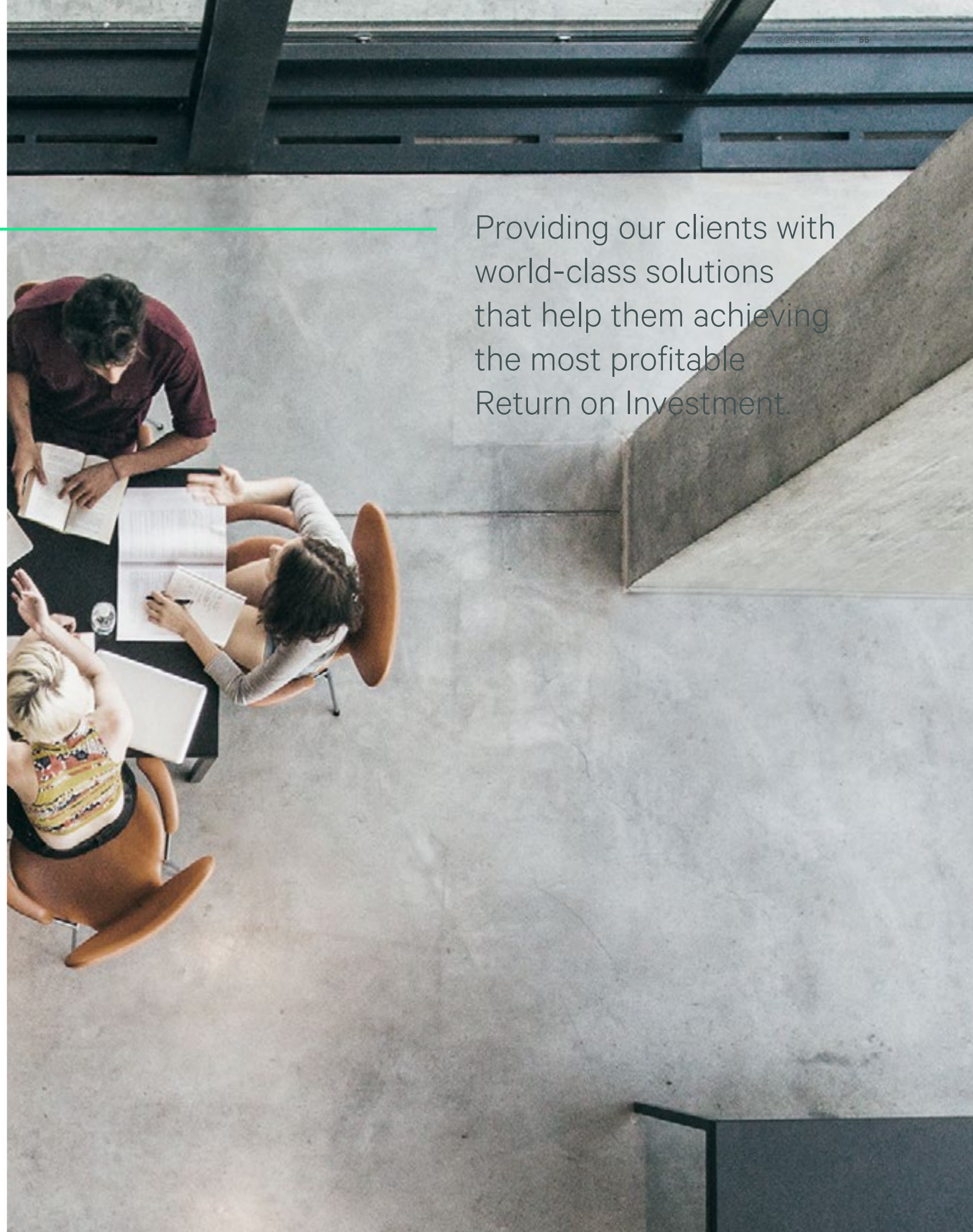
Use of digital tools such as social media and e-mailings to communicate and promote the commercialized properties. Our digital marketing activities comply with the latest GDPR regulations.



VIDEO-DRONE TECHNOLOGY

Marketing your property with the latest technologies available on the market.

Providing our clients with world-class solutions that help them achieving the most profitable Return on Investment.



Research & Consulting

Correct market information is vital for a successful real estate transaction. We can provide you with relevant market information, analysis of the respective market segment, and insight into location and competition.

Research Services is just one component of CBRE's integrated client service approach, structured to help clients make the most informed decisions and achieve the highest Return on Investment.

Contact



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By researching and analyzing trends and opportunities, our team delivers valuable insights to our customers to make more informed real estate decisions.

Our services



RESEARCH CONSULTANCY

Tailor-made market analysis, investment strategies, feasibility studies and socio-economic permit demands.



CROSS-SECTOR DATA GATHERING

Collecting data from the various real estate industries to help your business the most accurate way.



PUBLICATIONS

Writing reports, studies and articles on some of the key real estate issues affecting our society.



DATA ANALYSIS

Interpreting figures and data into trends that support your business.



PROPERTY DATABASE MANAGEMENT

Keeping property portfolio information up-to-date (lease prices, occupancy) to be able to provide you with powerful insights on the market.



How can we help?

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