

R*ISE*

REAL ESTATE INVESTMENT SECURE & EASY

powered by  EAGLESTONE

YIELD OF

4%

GUARANTEED

WE GUARANTEE THE RETURN ON
YOUR REAL ESTATE INVESTMENT.

WHO WE ARE?

Created in 2012, Eaglestone Belgium is the first subsidiary of the group. Based in Brussels, it currently operates throughout the country, including Wallonia and Flanders. The Eaglestone Group operated in Belgium, Luxembourg and France with **a strategy to diversify across Europe**. Active in the residential and office segments, Eaglestone is committed to creating living and working environments that meet the needs of its clients.


For more than 13 years, Eaglestone has been achieving results, creating a **know-how that is recognized by the market**. Today, it proposes mixed-use projects that provide **solutions to urban challenges** such as sustainable development, mobility and quality of use.

Eaglestone is committed to **eco-responsibility** combined with a long-term vision. In line with this commitment, our developments have a **strong sustainable approach**. In this context, we are working with CO2 Logic (www.co2logic.com) in order to measure carbon emissions in our projects, reducing them through **innovative construction methods**, calculate the impact on the global climate and offset, where possible, any remaining emissions. This applies from the construction phase until the future building is in use (i.e. 60 years > equivalent to the lifespan of a building). Eaglestone has established itself as **a reliable economic partner** for public authorities in the required changes to urban structures, economic, demographic and sociological changes.

THE STRENGTH OF A GROUP



3 & **38**
COUNTRIES & CITIES



86
ONGOING PROJECTS



545.695 m²
IN PORTFOLIO

MORE
INFOS ABOUT
EAGLESTONE
BELGIUM



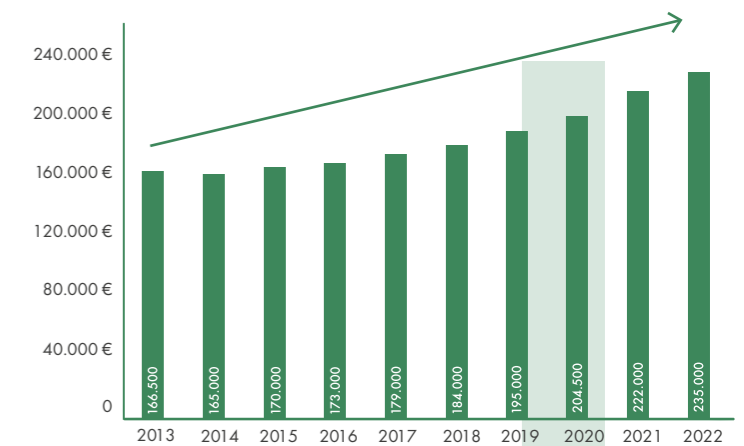
WHY STILL INVEST IN REAL ESTATE IN 2024?

Investing in property does not have the speculative characteristics of the stock market. It is the counter-cyclical asset by excellence and a bulwark against inflation thanks to indexation.

The return on capital invested in a property is assessed in two stages:

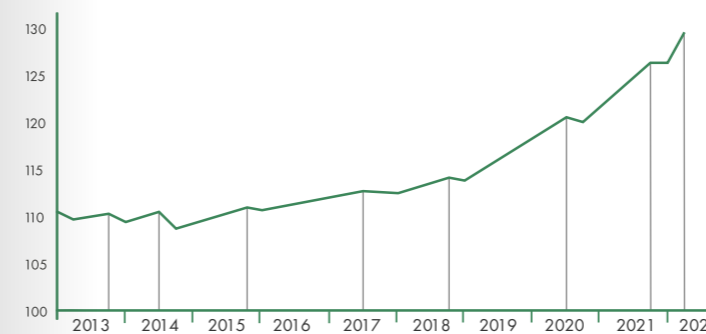
- 1- **The direct yield:** the rent received per month
- 2- **Indirect return on resale:** i.e. the increased value of the property over the years.

Evolution of apartments prices in Belgium between 2013 & 2022*



Source : Stabel : The graph shows the median prices for the quarter of each year.

Evolution of the Trevi index between 2013 & 2022



* Source - Trevi : <https://www.trevi.be/fr/residentiel/actualite-immobiliere-belgique/2022-01-01-indice-immobilier-trevi-au-31-12-2021-129-42>

Despite crises, the Belgian property market has always shown signs of price stability as confirmed by the TREVI* index.

For example, between 2021 and 2022, the Brussels-Capital Region remains the most expensive for all types of housing. The median price of an apartment has risen from 250,000 to 262,250 euros, corresponding to a price increase of 4.9% compared with 2021.

Between 1980 and 2020, a property in Belgium has returned an average of **8.45% per annum to its owner**.

We let you look for such profitable and reliable investments!

WHY INVEST IN A NEW APARTMENT WITH EAGLESTONE?

« It is essential to take into account a number of factors to enhance the value of acquiring a new property ».



Sustainability ✓

Eaglestone supports and respects the energy performance requirements (EPB) to **meet the most demanding environmental standards**, offering its investors **energy-efficient housing**.

But we don't stop there... We go further by offsetting the residual CO2 emissions from our developments through investment projects in the official CO2 voluntary compensation market.

The fight against climate change has become a priority for global authorities. In addition to direct savings on consumption, only rents for energy-efficient properties with a «EPB C or higher» rating will be subject to indexation. **Investing in new real estate is the ultimate safeguard against inflation** since the implementation of new regulations.

But we're not stopping there... Since 2019, the Eaglestone Group has obtained carbon neutrality certification for all its corporate activities, and all new developments are subject to an analysis of their carbon footprint in order to reduce and offset, where possible, any remaining emissions.

We are also committed to obtaining international certifications to ensure the well-being and comfort of our occupants, as well as taking steps to ensure the circularity of materials and the recycling of waste.

PEB B+ A



Location AAA ✓



Eaglestone develops real estate complexes in prime locations where **realistic capital appreciation** prospects exist due to a **growing rental market**.

Beyond the specific features of the housing itself, its immediate environment should not be underestimated (amenities, schools, public transportation, etc.). Not surprisingly, a **well-serviced** residence is synonymous with a higher price and low vacancy rates.

Quality ✓

Eaglestone stands out by offering innovative and ambitious architecture. Our developments embrace **contemporary design** that incorporates **distinctive architectural elements**.

We prioritize environmentally **friendly construction choices**, such as the use of ecological **construction techniques** and **sustainable materials**. By emphasizing the creation of high-quality spaces, we pay special attention to the layout of interior spaces, optimizing **natural light**, creating pleasant and functional atmospheres, and ensuring ease of use for occupants.

All our developments are designed to provide welcoming, comfortable, and user-oriented environments that meet the needs of our users. We offer a diversity and genuine quality of uses in our projects. The goal is to create places where occupants can live, work, and enjoy themselves.



This approach **promotes interactions** and places the needs of occupants at the center of our concerns.

R.ISE

REAL ESTATE INVESTMENT SECURE & EASY

Investors in times of economic uncertainty have always sought safer alternatives to invest their money, wondering where they can confidently place it.

That's exactly what «RISE» offers.

Our real estate investment product has been designed to assist you in achieving your financial goals without taking unnecessary risks in volatile markets.



Investing with RISE means buying an apartment with the assurance of a gross return of **4% on the purchase price** for a period of **3 years**, based on **3 main principles**:



THE 3 KEY POINTS

|| SERENITY :

1. Upon signing the authentic sales deed, the investor enters into a **rental guaranteed agreement** with Eaglestone, ensuring the collection of rents on your investment.
2. **A dedicated rental management contract** financed by the developer during the guarantee period. Private rental management provides a significant advantage for the investor, allowing you to delegate all tasks related to the day-to-day management of your property.
3. **A management mandate** granting the manager the power to represent the investor for routine management tasks (property visits, inventory checks, lease agreements, rent receipts, etc.). In other words, your manager will take over the necessary daily management tasks to ensure the smooth running of your apartment.

At the end of the three-year guarantee period, you are free to decide what you want to do with your property.

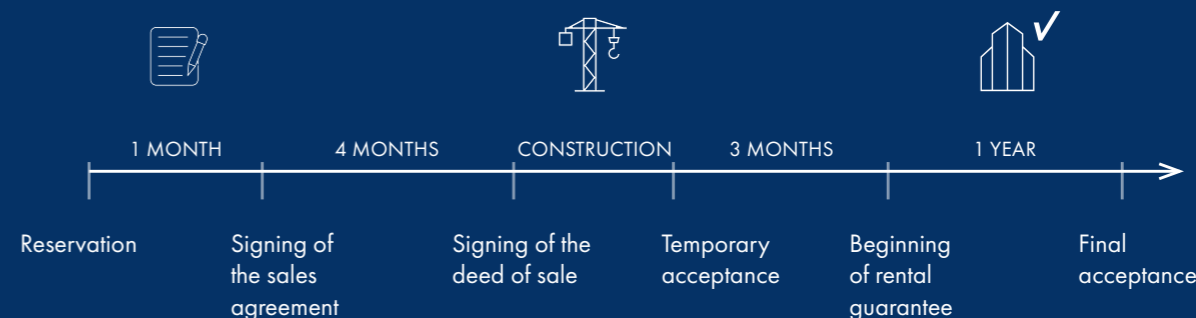
|| CONTROL :

The investor acquires **full ownership** of the property. The acquisition is similar to any other traditional real estate purchase.

|| SECURITY :

- ✓ **Guaranteed rental income** for 3 years.
- ✓ A tangible asset developed and constructed by **reliable partners**, in comparison to paper values.
- ✓ Lastly, it is worth mentioning **the guarantees provided by the Breynne Law** to buyers: completion guarantee (bank guarantee for the successful completion of the entire project) and the ten-year structural warranty on the building.

NEW-BUILD PROPERTY ACQUISITION PROCESS



OUR PARTNERS



NEW DEAL

Takes care of the managing of your property



+ IN OPTION :

FRENTLIFE

proposes you the «Ready-to-rent» package for rental property.



Let's talk about your project

make an appointment



EAGLESTONE

