

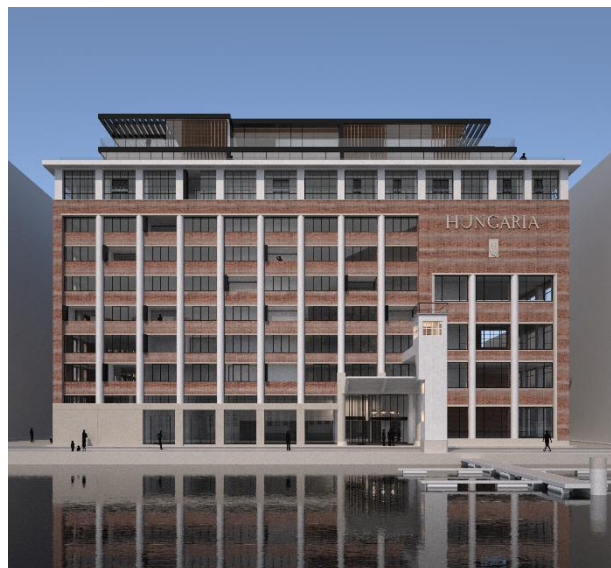
HUNGARIA RESTORED TO FORMER GLORY

The former Hungaria building in Leuven is being redeveloped into a residential tower.

Project developer L.I.F.E. and logistics property specialist WDP are joining forces to convert the existing Hungaria building, currently home to various small retailers and offices, into a residential tower. Scheduled for completion in spring 2018, the redeveloped *I love Hungaria* will consist of 82 city lofts, 62 apartments, 17 penthouses and 6 commercial units, all of various sizes and featuring impressively high ceilings.

A new Vaartkom on old foundations

Hungaria has been making history for many years. The company of the same name processed grain and shipped it to the farthest corners of Europe from this site for decades. After the ravages of the war years, the building was rebuilt in its current structure and form in 1946. The former industrial activity has now long gone and in the intervening years it has mainly been home to offices, commercial businesses and catering establishments. This transformation is the key driving force behind the regeneration of the neighbourhood as a whole. Several of the buildings along Vaartkom have been converted from industrial warehouses to apartment buildings and offices over the past few years. And now it is Hungaria's turn.



Vaartkom

“The Hungaria building is very close to my heart. In the 30 years in which Hungaria was part of our property portfolio, we constantly adapted its function to reflect the needs of the people and businesses around it. Now it is time for the site to undergo another complete transformation following the need for residential buildings in Leuven’s Vaartkom district. Hungaria is perfectly suited: it is big enough and it has a wealth of features such as high ceilings and an attractive industrial character,” says Tony De Pauw, CEO of WDP.

I love Hungaria is starting at exactly the right moment, following the redevelopment of the public area on Engels Plein and the opening of the Keizersberg and Dijle marinas. The river Dijle was re-exposed and is set to play a greater part in the lives of the people of Leuven than ever before. The final element of the redevelopment will be a car-free boulevard along the quayside passing right outside the front door of *I love Hungaria*.

Everything changes and everything stays the same

The Hungaria building is being converted into a modern, stylish and unique residential complex that will consist of 82 city lofts with mezzanines and 62 apartments of various sizes, each equipped with its proper terrace. Two extra floors with 17 penthouses boasting a phenomenal view over the city of Leuven are rising up on top of the existing structure. There will be space for 6 commercial units on the ground floor. Despite these new features, the renovation of *I love Hungaria* has retained as many authentic elements of the old industrial building as possible. The monumental vertical lines, the characteristic masonry and the many window frames will continue to radiate the look and feel of 19th century Leuven. The large, lavish entrance halls and the high ceilings are also a permanent reminder of the Hungaria building’s rich past.

“Transforming an industrial building into a residential block is always a challenge, especially for Hungaria, where it is important to reflect the building’s rich past. By retaining as many elements as possible but being critical in terms of elements that did not add to the living experience, we have managed to ensure that I love Hungaria will be a fantastic place to live. This is reinforced by the fact that Hungaria is situated in Leuven’s no. 1 up-and-coming area and will soon have a pedestrian boulevard passing right outside the front door,” says Serge Hannecart, CEO of L.I.F.E.

WDP, a logistics property specialist and owner of the site, and project developer L.I.F.E. have signed a collaboration agreement for the redevelopment of the existing building into *I love Hungaria*. *I love Hungaria* is scheduled to be completed in spring 2018 and will have an investment value of around 60 million euros. Sales will start on May 4th, 2015 and will be handled by L.I.F.E. and local estate agency Immo Jan Stas. Full details from +32 16 20 60 00 or www.life.be.

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Engelsplein

WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to more than 2 million m². This international portfolio of semi-industrial and logistics buildings is spread over more than 100 sites at prime logistics locations for storage and distribution in Belgium, France, the Netherlands and Romania. More information about WDP can be found at www.wdp.be.

*WDP Comm. VA – B-REIT (Public Regulated Real Estate Company under Belgian law).
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