

Matisse 16.

LIVING



Commercial description

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BRUSSELS

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I. INTRODUCTION

The purpose of this commercial description (also known as specifications) is to describe the execution and finishing of the residential units and the building in which they are located. For all precise information on dimensions and the placing of technical and other equipment, the architectural plan carries ultimate authority.

This commercial description relates to the Matisse 16 project, located on the corner of avenue Henri Matisse and avenue Jean Brusselmans in Evere, Brussels.

II. PROJECT DESCRIPTION

A. Situation

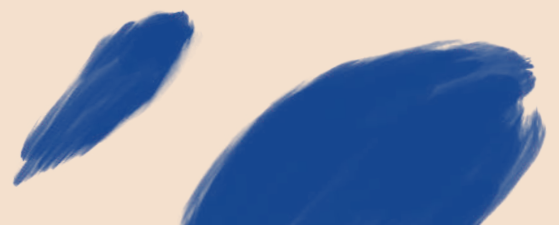
Avenue Henri Matisse is an access road off Boulevard Leopold III, a major route into the capital, linking Meiser on one side and the airport on the other. It is located near the intersection with Avenue Jules Bordet and hosts the railway station of the same name.



View of the site looking towards the airport

This makes it a strategic location for the capital, in the immediate vicinity of NATO headquarters, numerous international companies and renowned schools. The Bordet station, which currently accommodates 5 S train lines and is only 10 minutes from the European Quarter, is set to develop into a true multimodal hub, with numerous bus lines, the RER cycle service, a tram line to the airport and, in time, the terminus of the new metro line 3 linking the Gare du Nord and Uccle.

This prime location makes it a major hub for urban development in the coming years, illustrated in particular by the future development of an entire new district on the former NATO site. The Brussels and Flemish governments have approved the Master Development Plan to develop the site's 90-hectare.



B. Architectural concept

Previously a single-purpose site, it hosted the former headquarters of Record Bank until 2019, which no longer met the needs of businesses for office space. The project aims to revitalize the site by developing a truly mixed-use, urban and connected project. While the main building along the major roads will be extensively renovated into a new sustainable office building, the rear building will be demolished to make way for the residential part of the program. This ambitious project, led by BESIX RED and designed by award-winning Dutch architects Neutelings Riedijk and Belgian AXENT Architects, offers a harmonious balance between dynamism, well-being, sustainability and urbanity.

The architectural concept aims to strongly define the identity of the project's various components, both through the choice of materials and the volumetry of the buildings. From a single-function site in the periphery, the development is transformed into a truly distinctive urban complex, characterized by a variation in the building volumes and an activation of all the facades. The residential block will feature two high-rise buildings on a metropolitan scale, offering magnificent views over the city, connected by lower-rise buildings that align with the scale of the surrounding neighborhood. The green spaces, a key element of the project's environmental strategy, truly encircle the buildings. A green walkway will run along the site alongside the railway line and surround the buildings, while a landscaped garden will enhance the inner courtyard for the comfort of its residents.



View of the promenade along the railway line

C. Environmental commitment

Energy efficiency is at the heart of the project. The buildings feature optimized thermal insulation to reduce energy needs. They will incorporate centralized energy production, without recourse to fossil fuels, including heat pumps, solar panels and a geothermal system. This approach promotes synergies with the neighboring office building. The management of this production will be handled to a specialist company, guaranteeing the proper operation and maintenance of the installation while optimizing the overall energy balance.

As for rainwater, an ingenious system of recovery tanks and landscaped swales ensures an integrated rainwater management on the site, with a large portion being

reused for watering or to supply water for toilets. Water that is not reused will be directly infiltrated into the ground, thus avoiding discharge into the sewer system.

An ambitious landscaping concept including, among other things, the planting of several dozen trees, the installation of green roofs and the creation of several green promenades will help to lower the perceived temperature in summer and act as a refuge for biodiversity. The design of the surrounding area also aims to create soothing space around the project's two buildings.

Finally, beyond to the excellent connectivity to public transport offered by the project, large and easily accessible bicycle parking facilities will encourage soft mobility.

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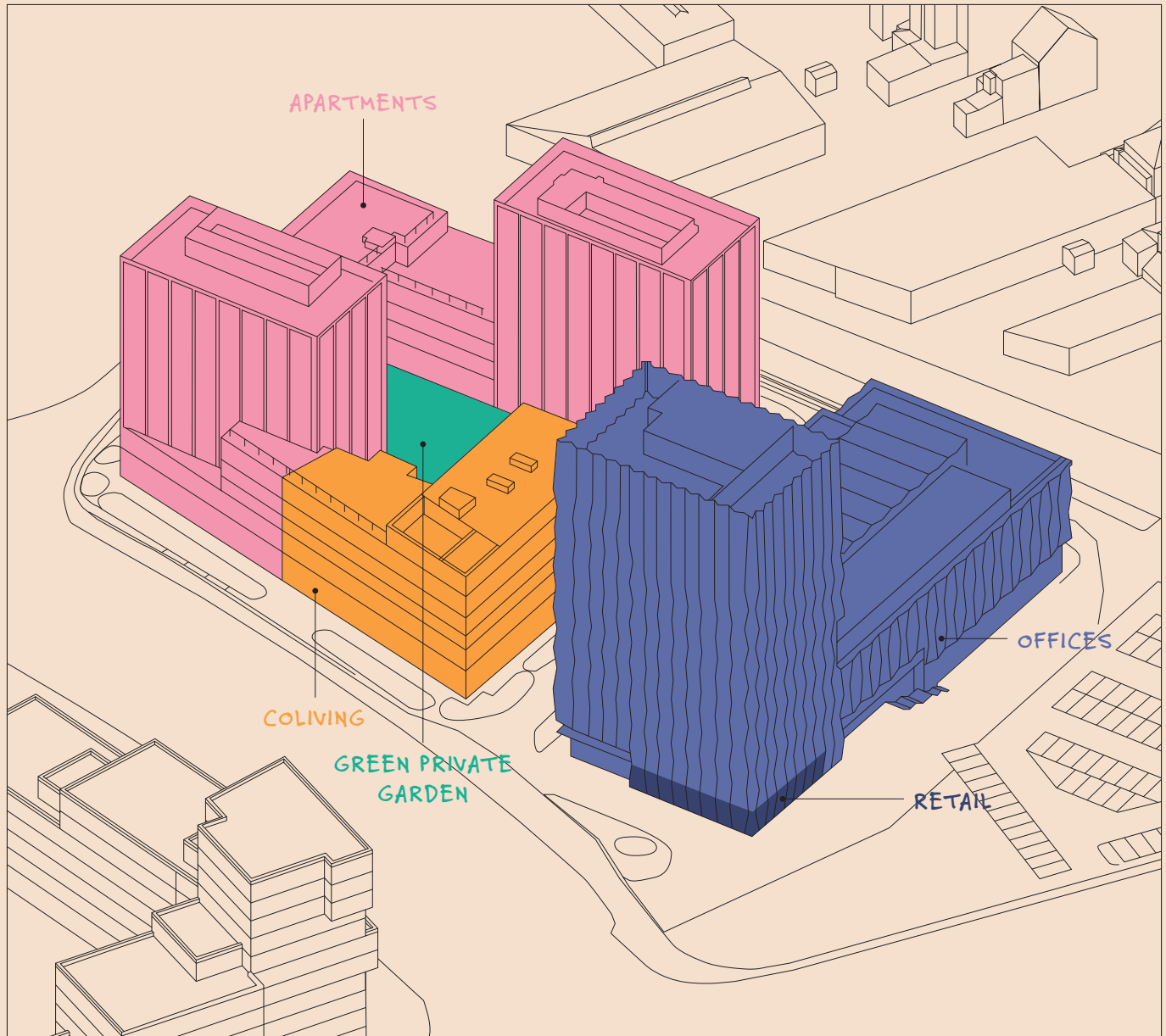


View of the planted walkway between the offices and residential units

D. Description of project entities

The Matisse 16 project comprises two main areas:

- Building A", primarily residential, includes 156 apartments, a 123-room Coliving facility and 3 community facilities. The 156 apartments of Matisse 16 stand out for their brightness and modernity. All units feature spacious loggias, terraces or large windows. At the heart of the building is a private, planted garden. Each apartment comes with a private cellar, as well as access to bicycle storage and waste disposal facilities in the basement. Parking is available as an option;
- Building B", an office building consisting of a 5-storey podium and a 14-storey tower. The podium is a major renovation of the existing building (preserving the structure of the former Record Bank offices). The tower is a new construction added to the existing building. A commercial space is also planned on the ground floor of the tower, on the Avenue Léopold III side.



- A **200-space parking facility** shared by the two buildings will be constructed under the Matisse 16 residential building. This facility will house the parking spaces for the apartments and offices, the cellars for the apartment residential and coliving units, the technical rooms and numerous bicycle storage areas for users of the Matisse 16 building;
- The two buildings are surrounded by a **landscaped area** that offers pedestrian promenades, roads, outdoor bicycle parking and a system of landscaped swales. Additionally, 8 parking spaces are available along the promenade for users of the facilities.

III. GENERAL

The present specifications relate to the apartment residential units at Matisse 16, which are an integral part of Building A. This document defines the execution and finishing details of the apartments sold, as well as the building into which they are integrated.

The plans, designed by the architects and engineers, are used as a reference for the dimensions of the apartments and technical equipment.

In the event of a contradiction or ambiguity between the various reference documents, the order of priority is as follows:

1. The version of the present specifications provided at the time of signing the sales agreement;
2. The sales plans submitted at the time of signing the sales agreement (except for the representation of the kitchen);
3. The technical plan solely for the positioning and number of electrical installations;
4. The technical plans of the kitchen.

A. Composition of the appartement building

The building comprises 30 studio apartments, 23 one-bedroom apartments, 58 two-bedroom apartments, 45 three-bedroom apartments, 3 community facilities, 157 cellars (one per residential unit) and 200 parking spaces (to be used by the residential units and office users).

B. Sustainability and well-being

1. EPB performance

The building meets the EPB (Energy Performance of Buildings) requirements in effect in the Brussels-Capital Region at the time the urban planning permit application.

With an EPB energy class "A," each apartment in the project features high-performance insulation, significantly reducing energy needs.

No fossil fuels are used on the site.

2. Energy production and management

The building is connected to a heating network for the entire site (homes and offices). The system consists of a closed geothermal system combined with aerothermal heat pumps. This heating network delivers hot water for heating, domestic hot water and top cooling directly to each flat.

To ensure that the site's energy production is properly managed and optimally pooled, the developer has assigned the maintenance and upkeep of this system to a specialised company (hereinafter 'ESCO' for Energy Service Company).

3. Acoustic treatment

The project has been designed and built in accordance to the Belgian standard NBN S 01-400-1 "Acoustic Criteria for Residential Buildings". The project has taken into account the surrounding noise in its design, to ensure that each apartment meets the "normal" requirements described in the standard.

4. Rainwater management and utilisation

Aware that water management is a major challenge in addressing climate change, the project aims to be ambitious by reducing the demand for drinking water and eliminating the rainwater discharge into the sewer system. The buildings are designed to combat both flooding and water shortages.

In practical terms, the site is designed to buffer a 100-year rainfall event lasting 4 hours (60 litres/m²). Water running off the roofs and landscaped areas is managed entirely on site. All rainwater is infiltrated on the site, without being discharged into the sewer system.

a) Water trail

During a rainfall event, water is collected and directed to the rainwater harvesting tanks. The residential building is equipped with several underground tanks located outside the building. If the rainwater tanks are full, an overflow discharge system directs the excess water directly into the landscaped swales, which are connected to drainage beds and pavement tanks.

b) Reducing consumption

The technical equipment has been selected to limit water consumption. Toilets are equipped with dual flush systems and showers have water-saving showerheads. Pressure reducers, leak detectors and water meters also reduce leaks and prevent excessive or unintended water use.

The landscape architects have selected plants that require minimal watering. No automatic watering system is planned.

c) Reuse

Rainwater is collected for the maintenance taps in the parking and in the wall mounted cassettes on the facades for watering the garden. Rainwater also supplies approximately a hundred toilets in the residential building. The sales plans for the apartments indicate whether they have a rainwater connection.

It is important to note that, even with an upstream filter, rainwater may have some coloration due to its flow over green roofs. However, this does not affect its quality or usability for watering, toilets or other applications.

5. Soft mobility

Large, secure bicycle parking facilities are provided on-site, with a total of 523 parking spaces (130 Coliving, 366 for residential units and 28 for visitors), of which 10% for cargo bikes. Approximately 12% of the bicycle parking spaces are also double-height racks.

Provisions have been made for future installation of battery charging lockers by the co-ownership.

6. Charging stations

Each parking space is equipped with the infrastructure needed to connect a charging station with a theoretical power of 11 kW. The parking is designed to distribute electricity to various spaces while ensuring efficient power management based on the number of connected vehicles.

The purchaser may choose to pay an additional fee for the installation of a charging station. The terms and conditions relating to this request are detailed in the article *"IX.C Modifications requested by the purchaser"*.

To ensure the effective management of the site's energy production, the operation of the electric charging stations has been entrusted to a specialized company for a 30 year period. The electricity consumed at the charging stations will be billed directly to the purchaser by this company.

7. Photovoltaic panels

Photovoltaic panels will be installed on the roofs to primarily supply power common area lighting, the heat pumps and elevators.

Their capacity is determined according to the EPB requirements.

The operation of these panels is included in the ESCO centralized management contract.

8. Accessibility for People with Reduced Mobility (PRM)

All the common areas of the project are accessible to people with reduced mobility.

C. Moving provisions

Moving into the buildings will be facilitated by using elevators for the two residential towers and through the exterior facades for the rest of the building.

D. Access control

To ensure optimal security, the project incorporates an advanced access control system.

Access to entrance halls and common areas is controlled by a key and/or badge reader system. Each apartment and cellar is secured by individual cylinder locks.

The entrance halls include a vestibule equipped with two access controls. During the day, the outer door remains unlocked to facilitate deliveries, while access control is

carried out at the inner door of the hall. In the evening, the outer door locks to prevent unauthorized access.

The main entrances to the buildings are fitted with thermo-lacquered aluminum doors with triple anti-intrusion glazing, secured by a magnetic lock connected to the video intercoms. These video intercoms, installed in each apartment, are equipped with call buttons, a camera and an audio system, allowing direct communication with visitors.

Access to the garage is via a "speed gate" (a motorised gate with hinged wings) to ensure a smooth traffic flow at the parking entrance. This gate, which gives access to the residential and office parking facilities, is operated by a license plate recognition system (ANPR) or, alternatively, by a badge linked to the access control system. It has a timed automatic closing system and complies with the safety standards in force at the start of the works. A video intercom located near the garage door allows visitors to announce themselves.

Finally, a key management system and an initial badge programming system have been set up to manage each resident's access to the various common areas they are entitled to.

E. Access to the inner garden

The building's inner courtyard is exclusively accessible to residents of the residential building. Occupants of the coliving and office buildings do not have access.

F. Waste management

Wasted disposal rooms are located on the basement level -1.



IV. DESCRIPTION OF THE WORK

A. Structural work

1. Excavation and foundations

The soil resistance is measured by a specialized company, which will determine the type of foundations required to ensure the structural stability of the buildings.

The foundations are designed and built according to the calculations provided by stability engineering office, based on the results of the soil studies.

The basement retaining walls are partially made of secant piles. These are unfinished and remain visible from basement. The underground concrete structures have a watertightness class of "O" in accordance with NBN EN 1992-3. Any water infiltration are collected through a peripheral gutter and evacuated into the sewer system.

2. Load-bearing structure

The load-bearing structure is constructed in accordance with the Belgian standards in force at the time of the permit application.

All structural elements (columns, beams, vaults, staircases, walls and floors) are dimensioned and constructed according to the specifications of the stability engineering office.

All thicknesses and heights are determined on the basis of stability calculations.

Load-bearing walls and partition walls between apartments are made of concrete walls (cast in situ or prefabricated), concrete or sand-lime blocks, depending on the required compressive strength. The walls separating the apartments are doubled and separated by acoustic insulation layer.

The staircases are made of prefabricated concrete.

The floors will be constructed in accordance with the specifications of the stability engineering office, using either hollow-core slabs (with or without compression screed), pre-cast slabs or in-situ concrete.

The floors of the parkings, garages and basement common areas are finished with polished concrete. Class IV flatness in accordance with NIT 267 (tolerance of 9 mm under the 2 m rule).

Other techniques may however, be used for the construction of the load-bearing structure depending on the purpose of the works and stability requirements.

3. Apartment partitioning

The interior walls of the apartments are constructed using 10 cm interlocking solid plaster blocks with polished surfaces.

B. Front

1. Cladding

The facade walls are composed of a combination of facing bricks, aluminum cladding and rendering over insulation. The facades are constructed in compliance with the building permit.

2. External railings

All railings are built in compliance with safety standards.

The railings will be made of powder-coated metal in a color selected by the architect. They are designed and executed according to the building permit and detailed plans provided by the architect.

3. Thermal insulation

The thickness, location and type of insulation are determined by the EPB advisor in compliance with the EPB requirements in force at the time of the building permit application. As an indication, the insulation behind the facing bricks primarily consists of 18 cm thick rock wool, while the insulation behind the plaster is mainly 24 cm thick rock wool (or equivalent).

4. Exterior joinery

The exterior joinery of the building is made of powder-coated aluminum, with colors selected by the architect for the exterior and interior surfaces. The project includes fixed frames and tilt-and-turn windows or French windows.

The glazing is mainly triple glazed.

The opening mechanism follows the prescriptions indicated on the architectural plans and allow for window cleaning from inside the apartment.

The building's entrance doors are fitted with a magnetic lock coupled to a video intercom system and a door closer. A stainless steel door handle is provided.

Common staircases are equipped with a smoke vent, compliant with fire safety regulations.

5. Shutter boxes and exterior blinds

Shutter boxes are integrated in the facade (except for frames located in loggias) to allow the future installation of external blinds at the purchaser's expense.

In fact, purchasers can request the installation of external blinds, following the works schedule and the terms and conditions indicated in Article "IX.C Modifications requested by the purchaser".

However, the developer will bear the cost of the installation of exterior blinds if the apartment's EPB requirements necessitate them to achieve level "A-". The locations of these necessary blinds are indicated on the sales plans.

If blinds are installed by the purchaser after the construction of the building, the model of the blinds must be identical in order to maintain the harmony of the facades, in accordance with the provisions of the deed.

The selected model of blinds are of the “screens” type (semi-transparent fiber glass fabric) with lateral guide rails and a ballast bar. Visible parts are made of powder-coated aluminum in the same color as the joinery. The colors and finish are chosen by the architect and comply with the building permit requirements.

The blinds comply with the highest class of the EN 13561 standard (class 6), meaning they can withstand winds of around 60 km/h. Beyond this speed, the blinds must be raised manually by the occupants.

For blinds that are not necessary for the EPB and not installed by the developer, a wall-mounted recessed block next to the window is provided in the base to allow for the later connection of an UP/DOWN switch. The wiring from the electrical panel to the wall box is included. However, the wiring between the switch and the motor is not provided by the developer.

6. Rainwater downpipes

Rainwater downpipes are integrated into the facade and/or run from the technical shafts, directing the water to the rainwater collection tanks.

C. Roof

The roof structure follows a warm roof configuration, composed of several layers to ensure optimal insulation and waterproofing. The roof complex includes:

- Waterproofing membrane made of bitumen or TPO to waterproof the roof and protect the underlying layers from water;
- PIR/PUR thermal insulation in accordance with EPB requirements;
- Vapour barrier preventing water vapour from the building’s interior from penetrating the insulation and causing condensation;
- Load-bearing structure with slope to direct water run-off.

The parapet are fitted with a powder-coated aluminium edge profile, in a colour to be chosen by the architect.

Above the waterproofing, the roof is covered with solar panels and an extensive green roof. The green roof is limited to shallow-rooted plants such as moss, sedums and certain herbaceous plants.

Technical installations such as ventilation ducts, drains, technical sheds, chimneys, are also present and visible on the roof.

D. Technical installations

1. Water supply

All municipal water is directed from the common technical rooms, where it is first treated by a collective CO₂ water softener installed behind the main water

inlet. The drinking water then passes through a network of pipes located on the ceiling of the basement and vertical shafts to reach the apartment. From there, it is distributed to the apartment through pipes concealed in the screed complex.

2. Elevators

Each apartment block is equipped with an elevator, with the exception of duplex houses, which use the elevators in both towers to access the basement. Each elevator can accommodate a minimum capacity of 8 people. The lifts in the two towers (A1 and A3) serve all levels, from the basement to the top floor. The elevators in the other apartment blocks stop at level -2.

The elevators are equipped sliding doors that automatically close, providing a minimum passage of 90 cm.

The finishes of the landing doors and cabin are chosen by the architect.

The elevator comply with all Belgian and European standards in force at the time of the building permit application, and are connected to an emergency call centre.

3. Fire safety

All fire safety equipment, including fire doors, wall-mounted hose reels and dry powder extinguishers, is installed in compliance with the fire department’s recommendations, planning permit and the applicable Royal Decrees.

Common areas are equipped with emergency signage and lighting as required by fire safety regulations.

Smoke vents are installed in the stairwells with control panels located as specified by the fire department.

The apartments and communal areas are equipped with a fire detection system.

E. Exterior landscaping

The exterior landscaping is carried out as described in the planning permit.

F. Draining system

The waste water pipes run through the screed of the apartment and then pass through the common service shafts, until they are connected to the sewers.

Connection to the sewer network is carried out in accordance with the regulations of the Brussels-Capital Region. The exact locations and cross-sections are determined in accordance with the specifications of the special engineering offices, in consultation with VIVAQUA.

As part of an ecological approach of the project, rainwater is not discharged into the public sewer network, but entirely infiltrated on-site

G. Connections

Each apartment is equipped with individual electricity and water meters, which are installed in designated meter rooms located in the basement.

Shared water and electricity meters are located in the respective rooms.

The building is pre-equipped with fiber optic cabling for internet, telecommunication, and television distribution. This infrastructure runs from the technical room of the building to the utility space (laundry room) within each apartment.

The purchaser will be responsible for the connection of the apartment to the network. Any additional requests for telecommunication, internet, and television services must be handled by the purchaser directly with their chosen service providers.

V. COMPLETION OF COMMON AREAS

A. Mailboxes

All mailboxes will be installed in accordance with the architect's specifications. Letterboxes with keys comply with the requirements of the post office.

The location (outside or inside) of the mailboxes is determined by the architectural concept.

B. Building entrance hall

The walls and ceilings are finished and painted according to the architect's choice. The floor is fitted with ceramic stoneware tiles, matching plinths.

An embedded doormat is incorporated into the tile flooring.

The plasterboard ceilings are acoustically treated in compliance with the regulations in force at the time of the permit application.

The main entrances to the buildings are equipped with powder-coated aluminium doors featuring triple glazed anti-intrusion glass, secured by a magnetic lock connected to the video intercoms.

C. Distribution halls and floor landings

The walls and ceilings are finished and painted in the tones selected by the architect. The elevator landings and corridors are finished with ceramic stoneware tiles, with matching plinths.

The apartments are fitted with plain tubular doors feature wooden door frames and aluminium handles, adhering to the latest fire safety standards.

The landing doors are covered with an HPL laminate finish in a colour chosen by the architect.

D. Stairwell

The walls of the stairwells are made of exposed concrete (prefabricated or not), following the requirements of the stability engineering office and the architect.

The steps have anti-slip nosing. Railings and handrails are in painted metal.

No acoustic treatment is foreseen in the stairwells.

The solid core doors for the fire escape staircase are finished with an HPL laminate sheet in a colour to be chosen by the architect.

E. Basements and parking areas

The walls and ceilings of the basements, parking areas and technical rooms are neither finished nor painted. All masonry in the parking areas remains visible. The basement retaining walls are partially made of secant piles and do not include any finish, leaving the structure visible.

The access doors to the underground parking areas are painted or covered with an HPL laminated finish in a color chosen by the architect.

F. Elevators

The elevators are fitted with mirrors and LED lighting. The walls of the elevator cabins and the control panels are finished according to the architect's specifications.

G. Heating

No heating is foreseen in the common areas.

H. Electricity

An electricity meter is installed for the building's common areas. This meter supplies the electrical installation for the parking spaces.

In parking areas, cellars and stairwells, the installation is exposed using visible materials and conduits.

Switches and sockets are Niko or equivalent.

Presence detectors with automatic timers are installed to control the lighting in common areas and cellars.

The emergency lighting system complies with the regulations in force at the time the permit application.

A ground loop is installed under the foundations around the perimeter of the building, leading into the electricity meters room.

A lightning conductor system is provided for the residential towers.

Exterior

- The exterior lighting, covering building entrance, circulation areas, etc. operates on a timer with a twilight cell according to the architect's plan and choice.

Entrance vestibule - entrance door

- 1 Video intercom system set
- 1 emergency smoke ventilation control system, following the fire department's regulations
- 1 power supply for the magnetic lock on each of the building's entrance doors
- Lighting according to the architect's plan

Distribution hall and floor landings

- Light point(s) operated by motion detector according to plans and architect's choice
- Each common floor landing is equipped with a power socket for maintenance purposes.

Stairwells

- 1 light point per landing (controlled by a push-buttons placed on each landing and operated by a timer) in accordance with the architect's plans and choices.

VI. APARTMENT COMPLETIONS

A. Drinking water distribution

The installation is designed in strict compliance with the applicable regulations, both at the municipal level and in accordance with the requirements of the local water distribution company, in effect at the time of construction.

The water supply pipes are made of synthetic PER (cross-linked polyethylene) coated in a PVC or similar protective sheath.

B. Heating & cooling

The energy production for the residential units is integrated into a centralized system that serves the entire Matisse project, including the apartments, coliving, and offices.

Heating and cooling loops run through the technical shafts and distribute heat and cooling to each apartment.

Each apartment is equipped with an energy metering system that records individual consumption.

Kitchens, living rooms, bedrooms, and bathrooms, are equipped with underfloor heating loops.. A temperature sensor is located in the living room and controls all the rooms within the apartment. When the setpoint temperature in the living room is reached, the hot water supply for heating in the apartment is shut off.

For apartments over 120 m², a second temperature sensor is installed in the master bedroom. This sensor controls the temperature in the bedrooms.

The location of the thermostat is determined by the developer and the technical design office.

The changeover between heating and cooling takes place on two specific dates for all residential units between seasons (the "change-over" principle). The change-over, adjusts the system to cooling mode in the spring and back to heating mode in the autumn.

Bathrooms and shower rooms are equipped with either an electric towel rail if the layout of the room permits it, or a heated mirror. The presence of a towel rail is shown on the sales plans.

The guaranteed indoor temperatures based on an outside temperature of -8°C are:

- 20°C in living rooms;
- 24°C in bathrooms and showers rooms;
- 20°C in bedrooms;
- 20°C in kitchens;
- 16°C in the hallways.

In summer, the underfloor heating system becomes an underfloor cooling system, drawing coolness from the ground. 18-20°C water circulates through the floor to cool the apartment. This process is referred to "geo-cooling" technique.

The geo-cooling system mentioned is not an air conditioning system. It primarily functions to reduce indoor temperatures and mitigate the effects of heat waves.

C. Domestic hot water

Domestic hot water loops present in the technical shafts distribute hot water directly to each apartment.

The hot water supply serves:

- Water rooms: washbasin, bath, shower
- Kitchen: Sink

The cold water supply serves:

- Water rooms: washbasin, bath, shower
- Kitchen: Sink, dishwasher
- WC: Hand-washing basin
- Laundry room: Washing machine



D. Electricity

Each apartment is equipped with individual electricity meter located in the basement. In each apartment, a divisional switchboard with automatic fuses is provided, including differential circuit breakers.

The electrical installation is fully compliant with the latest edition of the RGIE (*Règlement Général sur les Installations Electriques*), which are the regulations applicable at the start of the constructions.

The technical design office will draw up the electrical installation plans. The installation will be approved by an accredited inspection body prior to delivery. All sockets are earthed.

Power outlets and switches are embedded into the walls. Ceiling-mounted light points are provided in all rooms. The switches and sockets are Niko or equivalent (white).

Lighting points in private areas are supplied with a socket and a bulb. Light fittings are not included, with the exception of those located above the mirrors in the bathrooms and possibly those on the terraces, depending on the architectural concept.

The sale plans of each apartment specify the number and exact location of all the electrical equipment. The electrical equipment generally provided is as follows:

Entrance hall

- 1 or 2 central light points with one or two switches, depending on the size of the hall;
- 1 smoke detector, connected to the fire center in the event of a high-rise building;
- 1 push-button located on the outside of the entrance door and connected to the bell;
- 1 socket.

Night hall

- 1 socket outlet;
- 1 light point with two switches.

Living room (lounge and dining room)

- 2 ceiling light points with two switches;
- 4 single and/or double sockets;
- 1 RJ45 TV socket;
- 1 thermostat;
- 1 video intercom with a doorbell.

Kitchen

- 1 ceiling light point with one or two switches;
- 1 socket for the hood;
- 1 socket for the fridge;

- 1 socket for the dishwasher;
- 1 power supply for the stove;
- 1 power supply for the oven;
- 1 to 3 double sockets on the worktop, including one for the microwave.

Main bedroom

Applies only to accommodations with at least 2 bedrooms.

- 1 ceiling light point with two switches;
- 2 double sockets next to the bed;
- 1 single socket under the switch;
- 1 RJ45 TV socket;
- 1 double socket near the TV;
- 1 thermostat (if apartment > 120 m²).

Single room

- 1 light point with a switch;
- 2 single sockets.

Water rooms

- 1 light point with a switch;
- 1 power supply for the light point(s) above the mirror;
- 1 socket close to the sanitary unit, as per regulations for humid/wet rooms;
- 1 socket for electric towel rail.

Laundry

- 1 light point with a switch;
- 1 socket for washing machine;
- 1 socket for tumble dryer;
- 1 double socket for free use;
- 1 double socket for dual flow system in the case of individual ventilation;
- 1 surface-mounted electrical box.

For apartments without a laundry room or where the laundry room cannot be fitted out correctly, the electrical box is placed in the position defined on the sales plans.

WC

- 1 light point with switch.

Terrace

- Light point(s) with a switch installed inside the apartment. The light fitting is chosen by the architect.

Cellar

- 1 light fitting of the architect's choice with presence detector;
- The lighting is connected to the common area meter.

E. Ventilation

1. Hygienic ventilation

Each apartment is equipped with a dual-flow ventilation system (system D) with heat recovery. Hygienic air renewal in the rooms is carried out either by an individual double-flow system located in the laundry room or behind the toilets (inside a dedicated cabinet), or by a centralized system.

Fresh air is supplied through wall and/or ceiling vents into the bedrooms, living room and dining room. The air flows through the apartment via wall-mounted grilles, grilles integrated into the doors or through door undercuts. Stale air is extracted from wet rooms such as bathrooms, toilets, and laundry rooms through ceiling or wall-mounted exhaust vents. Within each apartment, ventilation ducts are primarily installed as “ventichape”, embedded in the flooring.

In cases of technical constraints, ventilation ducts are installed in the ceiling and concealed within a suspended ceiling structure, except in laundry rooms where the ducts remain exposed. The location will be determined by the special techniques engineer.

The apartments are equipped with a motorised recirculation kitchen hood. This is completely independent of the ventilation system.

If a tumble dryer is used, a “condensation” type appliance must be installed. “Evaporation” type nozzle directly to the room’s mechanical extraction are strictly forbidden.

2. Primary ventilation

The apartments benefit from primary ventilation, with an air duct linking the drainage system to the roof of the building. This system introduces air into the wastewater pipes, preventing unpleasant odours and proper drainage.

F. Screed

All the floors are built on the floating screed principle. On each floor a thermal and acoustic insulation layer is placed between the structural slab and the finished flooring screed. The acoustic insulation extends vertically along the walls up to the level of the finished floor.

On the first level of apartments, thermal insulation with the basement is provided by a polyurethane foam underlay approximately 13 cm thick.

Between apartments, thermal insulation is provided by a thermogram screed or EPS beads or equivalent, approximately 9 cm thick.

G. Plastering & coating

All the walls of the apartment are finished with a smooth single-layer ceiling or by a film coating, depending on the type of wall.

Ceilings are also plastered with smooth plaster or provided with a film coating. Where necessary, plasterboard boxes or false ceilings are installed to conceal technical installations.

Ceilings in laundry rooms and/or storage rooms containing ventilation equipment remain not plastered.

Any preparatory plastering work prior to painting and/or wallpapering is the responsibility of the developer.

Micro-cracks may appear in the coatings after provisional acceptance, but these are normal and have no structural consequences. It is advisable to wait approximately 3 years before repairing them, which will be the responsibility of the purchaser.



H. Surface coverings (floors, walls, ceilings)

1. Summary of coatings

The table below summarises the standard finishes and available options for the apartments.

Table 1 - Summary of coatings, room by room

PART	SOIL	WALL	CEILING
Entrance hall	<ul style="list-style-type: none"> • Tiles 60x60cm; • Or parquet imitation tiles; • Or Semi-massive parquet 	Primer coat	Primer coat
Kitchen	<ul style="list-style-type: none"> • Either 60x60cm tiles; • Or imitation parquet tiles 	Primer coat	Primer coat
Dining room	<ul style="list-style-type: none"> • Either 60x60cm tiles; • Or imitation parquet tiles; • Either Semi-massive parquet 	Primer coat	Primer coat
Living room	<ul style="list-style-type: none"> • Either 60x60cm tiles; • Or imitation parquet tiles; • Or Semi-massive parquet 	Primer coat	Primer coat
Night hall	<ul style="list-style-type: none"> • Either 60x60cm tiles; • Or imitation parquet tiles; • Either Semi-fixed parquet 	Primer coat	Primer coat
Bedrooms	<ul style="list-style-type: none"> • Either 60x60cm tiles; • Or imitation parquet tiles; • Or Semi-massive parquet 	Primer coat	Primer coat
Bathroom Shower room	<ul style="list-style-type: none"> • Tiles 60x60cm 	Primer coat Wall tiles	Primer coat
Laundry room	<ul style="list-style-type: none"> • Tiles 60x60cm 	Primer coat	Concrete slab Primer coat
WC	<ul style="list-style-type: none"> • Tiles 60x60cm 	Primer coat	Primer coat
Cellar	<ul style="list-style-type: none"> • Smooth slab 	Exposed concrete block	Concrete slab
Loggias and terraces	<ul style="list-style-type: none"> • Slab on block 	Plaster on insulation	Plaster on insulation

2. Description of coatings

a) Tiling

Tiled floor coverings are laid by gluing onto the screed. The planned layout is of a straight type.

The porcelain stoneware tiles measure 60x60cm. The purchaser can choose from the following colours in the "Azuvi Code" range supplied by CARIMAR: Sand, Grey, Black and Taupe. A maximum of two types of tiles or wood-effect tiles are permitted per apartment.

Each shade of tile is combined with a specific joint colour.

In bathrooms and shower rooms, wall tiles are the same dimension and colour as the floor. They are installed around the bathtub and/or shower up to the ceiling (or false ceiling if applicable). Bathtub aprons (with inspection holes) are also tiled. Other wall sections receive a primer coat.

In WCs and bathrooms, the associated skirting boards are tiled. In the other rooms, the skirting boards are made of white pre-painted MDF.

b) Parquet tiles

Tiled floor coverings are laid by gluing onto the screed. The planned layout is of a straight type.

The porcelain stoneware tiles measure 23x120cm. The purchaser can choose between the following colours from the KTL "NORDBY" range, supplied by CARIMAR: White, Grey, Natural, Honey and Brown. A maximum of two types of tiles or parquet effect tiles are permitted per apartment.

Each shade of tile has its own specific joint colour.

The skirting boards are in white pre-painted MDF.

c) Semi-massive parquet

The semi-solid multi-layered "HOME" parquet by Lalegno is 10 mm thick and features an invisible varnished solid oak wear layer of approximately 2.5 mm with some knot. The planks measure 15cm x 120 cm.

The corresponding skirting boards are made of water-repellent MDF and pre-painted in white.

A stainless steel metal profile ensures the transition between the tiles.

The purchaser can choose the superior-quality semi-solid parquet "HOORA Collection 15/4 - ELITE" at an additional cost. The planks have a 4 mm invisible varnished solid oak wear layer and some knots. The dimensions are 19cm x 160-190 cm with a total thickness of 15 mm. The terms and conditions relating to this request are indicated in article "*IX.C Modification requested by the purchaser*".

d) Paint

The walls and ceilings of the apartments are covered with a primer coat, except for the laundry room ceiling, which remains unpainted if ventilation ducts are present.

The interior doors and the inside of the entrance door are not painted.

3. Loggia and terrace

The floors of the loggias and terraces will be finished with slabs on paving pedestals. The colour is determined by the Architect, ensuring coherence with the overall design and appearance of the building.

The wall returns are made of a plaster finish on insulation, the colour of which is determined by the Architect.

4. Cellar

The floor of the cellars are made of smooth concrete slabs. All visible concrete block walls remain exposed and are flat jointed as they are built.

5. Kitchen

The kitchen includes a splashback between the stove and the extractor hood, which is included in the kitchen budget. The other parts of the walls will receive a coat of primer. A silicone seal is provided between the worktop and the wall of the splashback.

The area between the countertop and the suspended cupboards is not tiled.

I. Interior joinery

1. Interior doors

The doors are of the "paintable" type, with a tubular core and feature peripheral sealing gaskets. The doors are fitted with wooden frames and casings.

Lever handles and rosettes are in aluminium or brushed stainless steel. The interior door locks are supplied with one key per door.

The interior doors are not painted.



2. Entrance door

The entrance door of the apartments has anti-burglary resistance level 2 (RC2 class) according to NBN EN 1627 to 1630 standards, and is fitted with a security cylinder and multi-point locking system.

The door leaf is equipped with a peephole. The door has a fire-resistance of EI30 and has a sound attenuation value of R_w min. 41 dB. An automatic draft-proof skirting board (kaltefein) is integrated into the bottom of the door leaf.

The door is of the "paintable" type and is painted on the outside of the apartment, as chosen by the architect.

3. Cellar door

The doors are of the "paintable" type, with a tubular core. Painting of the cellar door is not included as a standard feature.

4. Interior window sills

When the windows are not floor-to-ceiling, a window sill made of reconstituted stone is provided.

J. Kitchen

The kitchens will be installed by a specialized company selected by the developer. The installation includes the supply and placement of a fully equipped kitchen, including the household appliances described below.

For each apartment, a detailed individual description of the kitchen layout, details, appliances and corresponding

budget is available. This description forms an integral part of the sales file. In the event of any inconsistency, the detailed description annexed to the deed of sale takes precedence over the other documents relating to the kitchen's installation.

1. Domestic appliances and equipment

Equipment and appliances included for studios and 1 bedroom apartments:

- 1 refrigerator with separate freezer compartment;
- 1 ceramic hob;
- 1 fully integrated dishwasher;
- 1 combi oven;
- 1 sink consisting of a bowl without drainer;
- 1 chrome mixer faucet;
- 1 motorised recirculation hood.

Equipment and appliances included for 2 and 3 bedrooms:

- 1 fridge with freezer;
- 1 ceramic hob;
- 1 fully integrated dishwasher;
- 1 oven;
- 1 microwave;
- 1 sink consisting of one bowl without drainer;
- 1 chrome mixer tap;
- 1 motorized recirculation hood.





K. Sanitary equipment

The supplier of the sanitary equipment is Van Marcke. All sanitary fixtures are exclusively selected from the supplier designated by the developer. The technical specifications of the equipment are provided in the appendix.

A detailed individual description of the sanitary installations is available for each apartment. This description forms an integral part of the sales documents. In the event of any inconsistency, the detailed description appended to the sales agreement takes precedence over the other documents with regard to the choice of sanitary equipment.

The plans for the sale of the apartment specify the location of the wet rooms and indicate exactly which sanitary appliances are planned. Depending on the type of room, the sanitary equipment provided is generally as follows:

Bathroom

- a vanity unit comprising:
 - a synthetic countertop installed on a base unit, including 1 or 2 sinks fitted with chrome mixer faucet;
 - a mirror with integrated lighting;
- a bathtub composed of:
 - a 170x75cm white acrylic bathtub;
 - a chrome bath and shower faucet;
 - a hand-held shower attached to a wall-mounted holder;

If the bathroom is the only shower room in the apartment, the hand shower is replaced by a shower column. A glass partition is also provided to prevent splashes.

Depending on the layout of the apartment, the bathroom may include a toilet and/or shower.

Shower room

- a vanity unit comprising:
 - a synthetic countertop installed on a base unit, including 1 or 2 sinks fitted with chrome mixer faucet;
 - a mirror with integrated lighting;
- a shower consisting of:
 - a white acrylic tub;
 - a thermostatic mixer;
 - a shower column with a fixed shower head and a hand-held shower;
 - a glass wall to prevent splashes;

In the case of large tubs, splashes on the floor tiles are possible.

Toilets

- a white porcelain wall-hung WC with automatic soft-close seat;
- a white porcelain handwash basin with cold water faucet and exposed chrome siphon;

Laundry room

- A cold water faucet to connect the washing machine;
- An exposed discharge pipe for the washing machine;

As a reminder, appliances such as washing machines and dryers are not provided. Only condensation dryers are permitted.

VII. CHOICES AND MODIFICATIONS

The apartments in the Matisse 16 project are delivered as finished products, which means that modifications other than those described below are not permitted.

A. Modifications by the developer

The developer reserves the right to make changes to this commercial description as well as to the plans and to replace the proposed materials with materials of equivalent quality and functionality for technical, aesthetic or logistical reasons. Under no circumstances shall these modifications give rise to compensation or indemnification in favour of the purchaser.

B. Modifications requested by the Buyer

In principle, the purchaser buys the apartment with a “standard” finishing as described in this Commercial Description. By signing the preliminary sales agreement, the purchaser declares that they are fully informed. However, as long as the progress of the works permits, the purchaser may make certain choices among the partners designated by the developer and these choices will be subject to additional charges.

1. Finish modifications

The possible modifications are indicated in the list annexed to this Commercial Description. The following are authorised:

- the choice of floor coverings and wall tiles for bathrooms and shower rooms (to be chosen from the range on offer);
- the choice of a fully equipped kitchen;
- the choice of bathroom furniture (among the proposed models);
- potential replacement of a shower with a bath or vice versa (when technically possible);
- electricity: addition of sockets, switches, light points and charging station;
- additional coats of paint;
- addition of solar blinds;
- replacement of the living room door with a glass door.

For any modifications (except for the choice of floor coverings and kitchen), a fixed fee of EUR 500 excluding VAT will be charged to open the file. Any modification involving an additional costs or requiring additional studies will be charged to the purchaser and submitted for their approval prior to execution. The cost of modifications will be increased by 15% in favour of the developer to cover management and coordination expenses.

If the purchaser rejects the quote definitively the handling fee will still be charged. If the purchaser requests a new price estimate based on new specifications, the handling fee of EUR 500 excluding VAT will be invoiced again.

2. Changes to the plan

If the purchaser wishes to change the floor plan of the apartment, they must inform the developer when signing the sales agreement, indicating precisely what they wish to change. The only authorised changes to the floor plan are the relocation of non-structural partitions, doors (or changing their opening direction) and sanitary equipment.

A supplement of €950 excluding VAT will be charged for any changes to the plan. In addition, if these modifications result in additional work, services by the architects or consulting engineers beyond the layout change, these costs will be charged to the purchaser and submitted for approval prior to execution. The cost of the modifications will be increased by 15% in favour of the developer to cover management and coordination costs.

If the purchaser rejects the quote definitively the handling fee will still be charged. If the purchaser requests a new price estimate based on new specifications, the handling fee of EUR 950 excluding VAT will be invoiced again.

3. Conditions

Depending on the progress of the work, the significance of the requested change or the non-compliance of the requested changes with the applicable rules (technical and legal), the developer reserves the right to refuse these changes (finishes or plans).

Any modification requested by the purchaser, and which is accepted to the developer, will only be carried out after written agreement has been reached on the cost and any extension to the execution period, as well as after lifting any suspensive clauses mentioned in the sales agreement.

For organisational reasons, the purchaser may under no circumstances carry out any work themselves or have any work carried out in their apartment before provisional acceptance.

VIII. DELIVERY OF THE APARTMENT

A. General

The apartment is delivered in a clean condition and free of any debris or leftover materials. The floors, walls, furniture and sanitary appliances, kitchen furniture and appliances, and windows are cleaned.

To facilitate control of the installations and ease management, all meters will be opened by the developer on behalf of the purchaser. The meters will be transferred to the Purchaser upon provisional acceptance.

B. Reception principle

1. Provisional acceptance

Provisional acceptance is carried out in two stages:

Acceptance of common areas

The acceptance of common areas (halls, basements, common areas, roofs, façades, etc.) is conducted in the presence of a representative of the co-owners' association, the General Contractor and the Developer. The co-owners' association may, if desired, appoint an expert to assist it in this task.

Acceptance of private areas

The -acceptance of the private areas (apartments, cellars and parking spaces) will take place in the presence of the Purchaser, the General Contractor and a representative of the Developer.

The provisional acceptance of the apartment confirms that the work as a whole has been completed. The provisional acceptance report may include a number of comments, provided that these do not prevent the property from being used for its intended purpose.

This provisional acceptance formalises that the purchaser has taken possession of the property. The keys to the apartment will be handed over on this day. To do so, the Purchaser must have paid the full price of the apartment (including any supplements for modifications and meter connection fees). If the total price of the apartment has not yet been paid (including any supplements), the keys will not be handed over.

This provisional acceptance excludes any recourse by the purchaser concerning the delivered and for any apparent defects that were not mentioned in the provisional acceptance report, provided that the condition of the work does not deteriorate during the warranty period.

Minor issues can be addressed within 90 working days, except in cases of delays in the supply of specific materials.

2. Final acceptance

The final acceptance of the common and private areas must take place at least 1 year after provisional acceptance.

The purpose of this final acceptance is to ensure that no hidden defects have appeared during the 1-year period and that all the comments made at the provisional acceptance have been resolved.

IX. TERMS AND CONDITIONS OF SALE

A. Phasing of the works

The developer reserves the right to phase the different parts of the Matisse 16 project. It is possible that, at the delivery date of the apartments, construction of one or more of the other parts of the project may not yet be completed.

B. Measurement code

The calculated surface area is the gross floor area measured between the outer limit of the facades and midline of the shared walls (in accordance with the UPSI measurement code). In calculating the gross floor area, all interior and exterior walls, all technical shafts, and technical spaces for private and collective use, within the perimeter of the apartment are included. The dimensions indicated on the plans are structural dimensions, before plastering. Their accuracy is therefore not guaranteed to the nearest centimeter; any deviation (upwards or downwards) in the surface area of the apartment whether beneficial or detrimental to the purchaser does not result any change in the price of the apartment.

C. Standards

The project will be constructed in accordance with the regulations in force at the date of the urban planning application. The structural and finishing work will be carried out according to the industry standards and in compliance with the following norms and good practice codes, i.e.:

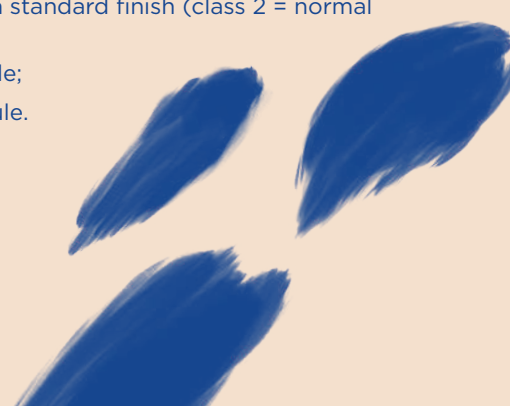
- Belgian and European standards;
- The General Regulation on Protection at Work (RGPT);
- Information notes (NIT) from the Centre scientifique et technique de la construction (CSTC);
- General Electrical Installation Regulations (RGIE);
- The specifications of the manufacturers and/or suppliers of the materials used.

D. Dimensional tolerances

1. Floor coverings

The tolerances for floor finishes are described in the CSTC's NIT 189 for a standard finish (class 2 = normal deviations):

- 3mm on the 1m rule;
- 4mm on the 2m rule.



2. Coatings

Coatings are described in the CSTC's NIT 199 for a standard degree of finish:

- Planeness: maximum 5mm every 2m vertically and horizontally on the 2m rule;
- Plumbness: maximum gap between ceiling and floor of 8mm/2.5m in height;
- Misalignment: maximum 3mm over a distance of <25cm and maximum 5mm over a distance of <50cm.

3. Plan indications

The furniture and wardrobes shown in the plans, images and 3D animations are indicative only and serve to illustrate the possible layouts of the rooms. Furniture and wardrobes are not included in the price of the apartment.

The Developer will provide a detailed kitchen and bathroom/shower plan. This plan takes precedence over the kitchen description in this specification and the commercial sales plans. All illustrations in this specification or on the website or in brochures are purely illustrative.

E. Scope of Services Not Included in the Sale Price

The sale price of the apartment does not include the following:

- light fixtures, except for common areas and private terraces and balconies;
- curtains and curtain rods;
- furniture;
- taxes and duties are paid to the public authorities from the time the deed of sale is signed;
- subscription fees and rent for cable television, internet and telephone from the provisional acceptance;

- water, gas and electricity consumption from provisional acceptance;
- fire insurance from provisional acceptance;
- maintenance of common areas from provisional acceptance;
- apartment-rate connection and administrative costs;
- Costs associated with applying for and obtaining an EPB certificate.

F. Defects in technical installations

Should any defects in the technical installations arise, the Purchaser must contact the approved installers of the equipment directly.

Household appliances are covered by the manufacturer's warranty for 2 years from the date of installation by the kitchen installer. In case of defects during this warranty period, the Purchaser must contact the manufacturer of these appliances directly.

X. CONNECTION AND ADMINISTRATIVE COSTS

The Purchaser will be invoiced a lump sum of € 4.500 excluding VAT for the costs of connecting the impetus (electricity and water), for the costs relating to the sales deed and for the administrative costs associated with obtaining the EPB certificate. This amount will be included in the first instalment of the payment plan.



Matisse 16.

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