SALE BY AUCTION

PREMISES OF THE ANTWERP BRANCH OF THE NATIONAL BANK OF BELGIUM LTD

A. GENERAL INFORMATION

1. Contact details and further information

Sale by auction to be conducted by:

- Notary Eric CELIS in 2000 Antwerp, Kasteelpleinstraat 59, sb@notaris-celis.be or +32 (0)3 213 98 16
- Notary Alexis LEMMERLING (Berquin Notaries Public) in 1000 Brussels, Lloyd Georgelaan 11 www.berquinnatarissen.be, lemmerling@berquin.be or +32 (0)2 643 29 11

Venue (Notarishuis, Koningin Elisabethlei 10, 2018 Antwerp):

- Thursday 22 May 2014 at 2 pm
- Thursday 19 June 2014 at 2 pm

Visit by appointment only. Please contact Ms. Christiane Bayet, etadmin@nbb.be or +32 (0)2 221 34 87
2. Location and Land Registry details

The building of the Antwerp branch of the National Bank of Belgium is located on a triangular site bounded by Frankrijklei, Mechelsesteenweg and Bourlastraat. The Mechelsesteenweg/Bourlastraat corner borders on Leopoldplaats.

Official address: Frankrijklei 164/166, 2000 Antwerp.

The property is known at the Land Registry as: Antwerp – Division 3, Section C, no. 807/C

- Rateable income € 92 094
- Indexed RI (2013) € 154 838
- Property tax (2013) € 63 484

3. Town planning details

From a letter from the Antwerp City Council dd. 18 June 2013, it transpires that:

- the city is in possession of the planning and permits register referred to under article 7.6.1 of the Flemish Zoning Code;
- the plot has been designated in accordance with the currently prevailing municipal zoning implementation programme:

  Article 6: Zoned for town-centre use – city use (Ce6)

  The following uses are permitted:
  - housing is permissible,
  - retail activities are permissible on the ground floor,
  - hospitality (restaurant and bar) activities are permissible on one floor,
• offices and services are permissible,
• leisure facilities are permissible,
• municipal facilities/services are permissible,
• hotels are permissible,
• wholesale and businesses are prohibited,
• industrial, logistic and storage activities are prohibited.

• overprint of the plot in accordance with the currently prevailing municipal zoning implementation programme:
  Article 9: Overprint – Retail activities (RA); General provisions; Cultural, historic and/or aesthetic value:
  in addition to the permissible uses in the specific zones, the following shall apply:
  • retail activities are permissible on the ground floor, in the basement and on the first floor,
  • retail activities are permissible throughout the entire building.

• the following planning permits were issued in relation to the property:
  • permit with file number: 11002_2003_5935 of 3 May 2004 to build a walkway along the inside wall;
  • permit with file number: 11002_1983_23110 of 24 May 1983 to carry out safety works;
  • permit with file number: 11002_2000_2907 of 14 September 2000 to carry out alterations so as to create a new loading and unloading area.

• no summons was issued in accordance with articles 6.1.1 or 6.1.41 up to and including 6.1.43 of the aforementioned Code;
• the property is not encumbered by any pre-emptive right, as referred to under article 2.4.1 of the aforementioned Code;
• no land development permit applies.

The building also features in the inventory of architectural heritage and is a landmark within the developed Antwerp urban fabric. The Dienst Erfgoed Vlaanderen (Flemish Heritage Institute) recently indicated that it wishes to further inventory the building with a view to possibly listing it.

The Bank is in possession of environmental permit MLAV1/1000000323 which is due to expire on 2 December 2030.

4. Special terms and conditions

The deed Notary Public Charles SEVESTRE in Antwerp drew up on 9 December 1874 states as follows (free translation – verbatim text see attachment 1):

“To give the edifice a monumental aspect, the buildings had to be given projections on the public road, which, as a result of the fact that they encroach on the public road, infringe the rights of the city.

To avoid any further discussion on this matter, the appearers have concluded, decided on and accepted the agreement that reads as follows.

Article one. The Burgomaster, on behalf of the City of Antwerp, hereby declares that the Bank shall, under the terms and conditions stipulated hereafter, be granted the use of the site occupied by the projections, railings and steps and any other features of the building to be erected as mentioned above, the outer boundaries of which have been marked with a
Article two. By no means the use of the said site is granted to the Bank in a permanent way, on the contrary, this use is only temporary. These powers and any rights ensuing therefrom shall expire, if for whatever reason, the Building of the Bank were to disappear.

Article three. The National Bank shall pay the City of Antwerp, by way of recogitory fee, the sum of ten thousand francs, which it lodged with the city treasurer before these presents were drawn up, in full and final discharge.

Article four. It is hereby understood that, in the event the Building of the Bank were to disappear and the city were to regain vacant possession of the site, the use of which is at the moment left to the Bank, the aforementioned sum of ten thousand francs paid to the city shall remain irrevocably acquired by the latter with the result that the Bank shall not be entitled to seek a refund.

Article five. The Burgomaster hereby declares that the present transaction has been performed for public-utility purposes and to safeguard the rights of the city with regard to the ownership of the public road network and that the Bench was, for the purpose of these presents, duly authorised following the City Council of Antwerp’s deliberations of the seventh day of July eighteen hundred and seventy-four, as ratified by the Permanent Deputation of the Provincial Council of Antwerp on the eighteenth day of November eighteen hundred and seventy-four.”

The buyer shall be subrogated to all the seller’s rights and obligations ensuing from the aforementioned special terms and conditions, insofar as they remain applicable.

5. Soil

The building features a hazardous facility, as referred to under article 2, 14° of the Flemish Soil Decree, notably 3 fuel tanks with a capacity of 10,000 litres each.

On 12 November 2013, ARCADIS Belgium NV carried out an exploratory soil investigation and the Public Waste Agency of Flanders (OVAM) issued a soil certificate for the property on 9 December 2013.

The content of this soil certificate reads as follows (free translation – verbatim text see attachment 2):

“2. Content of the soil certificate
This site is listed in the Land Information Register.

2.1 Verdict on the soil quality
Pursuant to the Soil Decree, no further measures need to be implemented on this site.

2.1.1 Historical pollution
Pursuant to the Soil Decree, no descriptive soil investigation is required for this site. The Public Waste Agency of Flanders (OVAM) has based its decision on the exploratory soil investigation dd. 12.11.2013 and on the soil characteristics and the function of the site contained therein.
2.2 Documents on the soil quality

2.2.1 Historical pollution
DATE: 12.11.2013
TYPE: Exploratory soil investigation
TITLE: Exploratory soil investigation National Bank of Belgium Antwerp, Frankrijklei 164-166 in 2000 Antwerp
AUTHOR: Arcadis Belgium NV

The present soil certificate replaces any previous soil certificates.”

6. Accessibility

The branch is conveniently and centrally located and is equally easily accessible on foot, by bicycle, by public transport and by car:

- at a ± 15-minutes walk from Central Station and the City Hall, at a ± 10-minutes walk from the Meir;
- located at a public-transport intersection, serviced by both buses and trams;
- at a ± 5-minutes drive from the Ring Road;
- underground public car park, “Parking Nationale Bank”, with an exit right in front of the building.

B. DESCRIPTION
1. Sections of the construction

The building’s rather complex structure can be subdivided into some six large sections and two smaller connecting sections, built around an open courtyard, i.e.: 

- a central residential building on Frankrijklei (originally 2 town houses, each with caretaker’s quarters); 3 to 4 overground floors and an attic floor; 
- a tower building on the corner of Frankrijklei and Mechelsesteenweg; 3 overground floors and an attic floor; 
- a tower building on the corner of Frankrijklei and Bourlastraat; 3 overground floors and an attic floor; 
- two lower connecting sections between the residential building on Frankrijklei and the aforementioned tower buildings (gateways); 
- a tower building on Leopoldplaats; 3 overground floors and an attic floor; 
- a connecting wing on Mechelsesteenweg; 2 overground floors and an attic floor; 
- a connecting wing on Bourlastraat; 2 overground floors and an attic floor. 

Only the two lower connecting sections (gateways) and the central courtyard do not have a (mezzanine) basement level.

The ground floor is located at about 1.70 m above the Frankrijklei footpath. The basement, for its part, is located at about 1.40 m below this footpath. The courtyard slopes from footpath level to about 1.70 m below the footpath.

2. Basic figures

- Site area: ± 2 700 m²
- Gross developed site area: ± 2 120 m²
- Total gross floor area: ± 11 000 m²
- Total net floor area: ± 8 000 m²
- Estimated overall volume of the building: ± 46 000 m³
- Estimated overground volume: ± 43 000 m³

Distance between the axes perpendicular to the street facades: 3.20 m (connecting wings). Internal distance between the facades of the connecting wings: 10.00 m.

3. Technical features

The building comes with the following well-maintained equipment:

- one hydraulic lift and six electric lifts; three lift tables; 
- central heating via radiators, fed from the boiler room (basement on the Mechelsesteenweg side) with four oil-fuelled boilers with a total output of ± 1 000 kW; 
- three polyester oil tanks with a capacity of 3 x 10 000 l alongside the boiler room; 
- two gas boilers (2 x 59 kW) to supply hot water to the kitchen and showers; 
- gas boiler of 380 l/23 kW to supply the rooms on Frankrijklei with hot water; 
- limited mechanical ventilation in a number of vaults, the security-processing rooms, the
kitchen, refectory and the control room;
- 4 cooling units and 2 split units with a total cooling capacity of 170 kW (coolants R22 and R410A);
- approved electrical installation, with its own 250 kVA high-voltage cabin (basement of the Mechelsesteenweg wing). Functional lighting save in the formal areas which feature decorative chandeliers and atmospheric lighting;
- the rooms used as office space, the counter and security-processing rooms come with data wiring;
- automatic fire detectors and alarms, connected to a central fire-alarm and control panel;
- extensive access-control system with remote-controlled doors and gates, video surveillance and an alarm system. The access-control and alarm systems will be removed by the Bank.

4. Energy-performance certificate (EPC)

An EPC has been issued for residential building no. 166 on Frankrijklei (valid until 24 June 2023):

- manager’s residence (166/1): 287 kWh/m²/year
- concierge’s residence (166/2): 526 kWh/m²/year

C. CONCISE HISTORICAL OVERVIEW

The Bank acquired the site known as “de Driehoek [the Triangle]” (plot 65 on the City’s expansion plan), located on the canal of the former Spanish Wall (built under the reign of Emperor Charles V as of 1545 and demolished in 1860), with an area of 2 669 m² in 1872.

In line with the City’s 19th century expansion plan, a building of monumental allure was called for. See also the projects that date from this particular era such as the Flemish Theatre and the Museum of Fine Arts.

The monumental-style building, designed by Architect Beyaert (born in Courtrai on 29 July 1823 and deceased in Brussels on 23 January 1894) was erected during the 1875-1879 period and occupied on 1 December 1879.

D. ARCHITECTURAL VALUE OF THE BUILDING

1. General architectural assessment (source Prof. J. Victoir)

The branch is a remarkable building and an important landmark in Antwerp.

The staggering amount of columns and pilasters on the porch-like features in the facades of the three corner sections, the ambiguous spatial design of the grand staircase on Leopoldplaats, the stunning play of concave and convex masses that seem to create a type of plinth around the building, the large ship-bow like features that spring out of the skeletal facade on the roadside,
the play of brickwork and natural stone on the inner courtyard, the almost unreal concept of space in the rooms under the steeples are only a handful of the innumerable features that abound in this building.

The building is often compared to a smaller version of Château de Chambord in France.

2. Valuable facing materials (facades and inside walls, roofs and ornamental features)

The luxurious cladding in white, Euville stone on the roadside facades facing the city creates an open and glazed skeleton (Mechelsesteenweg and Bourlastraat).

The natural-stone skeletal structures, filled in with brickwork, of the courtyard facades are reminiscent of the brickwork architecture of the inner city and its little squares of the Late-Middle Ages.

The three corner sections and the connecting wings boast a straight, natural-slate roof on the Leopoldplaats section and its connecting wing, a partly concave natural-slate roof on the Mechelsesteenweg and Bourlastraat tower sections, reverting back to a straight design on the Frankrijklei residential building(s). The lower gateways on Frankrijklei also have a straight natural-slate roof. The limited height of these latter sections gives an indication of the size of the courtyard.

The ironwork in front of the windows and also used for lanterns, the brass conical roof ornaments (weather vanes, steeples), the voluminous drilling work in the roof with chimney tops and the numerous turrets and the roof lantern of the Mechelsesteenweg tower are typical of the building’s valuable architecture. Just like his other projects (a. o. the residence of the governor of the National Bank), Beyaert also signed this design with his own portrait (side wall of the Bourlastraat tower).
3. Valuable architectural finish of the inner areas

A number of areas inside the building have a not to be underestimated architectural value in terms of design, spatial effect and finish. These are presently still in near-to-perfect condition with the result that, given a fresh coat here and there, they can be preserved in their original state.

Entrance hall and staircase on Leopoldplaats

- quasi-sculptured coffered ceiling in plasterwork
- natural stone (marble) monumental staircase from −1 to +1
- brass handgrips from basement to mezzanine level 0/1
- concave/convex walls
- in the form of large building block plastered walls
- marble flooring
- original monumental interior joinery (doors)
- cast iron banister + wooden handrail

Entrance hall and staircase on Frankrijklei, right-hand side

- monumental spiral staircase from 0 to +1
- decorative metal banister + candlestick
- marble flooring
- original monumental interior joinery (doors)
Rooms on the first floor of the Bourlastraat tower and the building on Frankrijklei

- lavishly decorated rooms (chimney breasts, ceilings, mirrors)
- valuable parquet patterns
- leaded-glass windows in the Knights’ Hall (Bourlastraat tower)
- pleasant three-dimensional effect thanks to the barrel vaulting in the passages above the doors
- original monumental interior joinery (doors)

Rooms in the section on Frankrijklei and the left-hand entrance to the ground floor

- these rooms have not been as lavishly finished as the rooms located on the first floor. Only the valuable parquet and a number of monumental doors were retained. The original ceilings have been concealed beneath a false plasterboard ceiling. Various structural alterations were carried out among which the security room and access lock to the security room and to the entrance hall and staircase of the dwelling. Here, the original staircase was removed to make space for a smaller granite spiral staircase and lift.

Rooms in the section on Leopoldplaats and the Bourlastraat tower

- the rooms on the first and second floors on Leopoldplaats and the second floor of the Bourlastraat tower have been finished less lavishly but all still feature their own original ceilings in plasterwork with decorative mouldings

4. Hidden valuable architectural elements in the building

As a result of renovation work to the ground floor (security-processing room and counter room) and the first floor (conference room and
secretariat) of the wings on Mechelsesteenweg and Bourlastraat, the highly typical original elements have been concealed.

The most recent panelling conceals the original plastered coffered ceilings and decorative mouldings. These used to emphasise the metal skeletal structure, based on skilfully decorated cast-iron columns. The original floors (parquet and marble) had to make way for more functional flooring.

Once dismantled, the original architecture could be restored in all its glory.

5. Breath-taking attic space

The impressive attic floors of the section on Leopoldplaats, the Bourlastraat tower, the Mechelsesteenweg tower and the residential building on Frankrijklei are practically unused. They are important from an architectural point of view. The combination of light, straight and curved metal trusses with bearing masonry creates a unique feeling of spaciousness. Further study could highlight their functional usability.

The metal trusses of the Mechelsesteenweg and Bourlastraat wings are a logical continuation of the underlying metal skeletal structure. Fitted with dormer windows, these areas are used as an attic floor, housing today the relaxation area and offices.

ATTACHMENT 1

The deed Notary Public Charles SEVESTRE in Antwerp drew up on 9 December 1874 verbatim states as follows:

“Que pour donner à l’édifice un aspect monumental, il a fallu donner aux batiments des saillies sur la voie publique et ainsi porter atteinte aux droits de la ville, par suite de cet empiètement sur la voie publique.

Que pour éviter toute discussion à ce sujet, les comparants d’une et d’autre part ont conclu, arrêté et accepté l’accord dont la teneur suit.

Article premier. Monsieur le Bourgmestre, au nom de la ville d’Anvers, déclare, que la Banque obtiendra aux conditions ci-après stipulées l’usage du terrain occupé par les saillies grilles, perrons et tous autres du bâtiment à ériger comme dit est ci-dessus et desquelles saillies l’extremité se trouve indiquée par une ligne rouge au plan ci-dessus rappelé.

Article deux. L’usage du dit terrain n’est point concédé à la Banque d’une manière définitive, au contraire, il n’est que provisoire. Cette puissance et toute espèce de droit qui pourraient en résulter viendront à cesser, si par suite d’une circonstance quelconque l’Hôtel de la Banque venait à disparaître.

Article trois. La Banque Nationale paiera à la Ville d’Anvers, à titre de redevance réognitive, une somme de dix mille francs, somme qu’elle a versée à la caisse communale avant la passation des présentes, dont quittance et décharge.

Article quatre. Il est bien entendu qu’en cas où l’Hôtel de la Banque viendrait à
disparaître et que la ville rentrerait en la libre possession du terrain, dont l’usage est laissé momentanément à la Banque que la somme ci-dessus de dix mille francs versée à la ville resterait irrévocablement acquise à cette dernière et que la Banque n’aurait aucun droit pour en réclamer la restitution.

Article cinq. Monsieur le Bourgmestre déclare que la présente transaction a été faite dans un but d’utilité publique comme devant sauvegarder les droits de la ville concernant la propriété de la voirie et que le collège a été autorisé aux fins des présentes par délibération du conseil communal d’Anvers en date du sept Juillet mil huit cent soixante quatorze, approuvée par la Députation permanente du conseil Provincial d’Anvers en date du dix huit Novembre mil huit cent soixante quatorze.”

ATTACHMENT 2

The soil certificate OVAM issued verbatim states as follows:

“2. Inhoud van het bodemattest
   Deze grond is opgenomen in het grondeninformatieregister.

2.1 Uitspraak over de bodemkwaliteit
   Volgens het Bodemdecreet moeten op deze grond geen verdere maatregelen worden uitgevoerd.

2.1.1 Historische verontreiniging
   Volgens het Bodemdecreet moet er geen beschrijvend bodemonderzoek uitgevoerd worden op deze grond. De OVAM baseert zich voor deze uitspraak op het oriënterend bodemonderzoek van 12.11.2013, en op de hierin opgenomen bodemkenmerken en functie van de grond.

2.2 Documenten over de bodemkwaliteit

2.2.1 Historische verontreiniging
   DATUM: 12.11.2013
   TYPE: Oriënterend bodemonderzoek
   TITEL: Oriënterend bodemonderzoek Nationale Bank van België Antwerpen, Frankrijklei 164-166 te 2000 Antwerpen
   AUTEUR: Arcadis Belgium NV

Dit bodemattest vervangt alle vorige bodemattesten.”