

## Qrf realises acquisition of quality retail property in Hasselt

**Qrf, the Belgian expert in inner-city retail real estate, has completed the next step in its ambitious acquisition strategy for 2014 by acquiring a retail property in the Koning Albertstraat, one of the main shopping streets in Hasselt. In 2014, Qrf already purchased sites in Antwerp, Dendermonde, Tongeren, Heist-op-den-Berg and Leuven. This acquisition brings the total Fair Value of its real estate portfolio to EUR 139.1m on 03/09/2014.**



Last week Qrf completed the acquisition of the retail premise at the Koning Albertstraat 60 in Hasselt. The expectations for Hasselt as a regional center are high. The city has a strong retail basis and during the past five years, the urban commercial density has increased considerably. Hasselt's inhabitants like to shop in their own city and Hasselt successfully manages to keep consumers spending inside the city borders. In addition, it benefits from a vast catchment area of 270,000 consumers within a 20 minute driving radius. The average purchasing power within this radius remains above the Belgian average.

With over 94,000 visitors every week, the Koning Albertstraat is one of the main shopping streets in Hasselt. Recent re-development activities in the Koning Albertstraat and the announced arrival of anchor tenants such as Inno, further increase the attractiveness of this part of the street.

Koning Albertstraat 60 is leased to Dutch quality brand G-Star. With their *'Just the Product'* philosophy, they have been a leader in denim streetwear craftsmanship since 1989. They position their innovative offer as a *"wardrobe for any occasion with fashionable designs and luxurious materials"* and are considered to be a definite draw



retailer for this section of the Koning Albertstraat.

The spacious retail premise, built in 2008, has a facade width of over 6.5 meters and a total commercial surface of 327 m<sup>2</sup> on the ground floor.

The acquisition provides Qrf with EUR 144,000 in rent per year. The Fair Value of the site amounts to EUR 2.6m.

Koning Albertstraat 60 was purchased at a competitive return and was funded from the existing credit line.

With this new acquisition Qrf keeps growing in accordance with its objectives. Qrf intends to keep growing and is still looking for retail premises in the “Golden Mile”, the streets in the city centre that are dominant for their catchment area. Qrf targets cities with at least 50,000 consumers and specifically streets with a high number of visitors. Qrf currently holds 35 retail sites in its portfolio.

For more information:

Qrf Comm VA  
Anneleen Desmyter, CEO  
anneleen.desmyter@qrf.be  
+ 32 3 233 52 46

Francis Hendrickx, CFO  
francis.hendrickx@qrf.be  
+ 32 3 233 52 46

About Qrf:

Qrf is a Belgian fixed-capital real estate investment trust that focuses on *City Retail*, and more specifically on investing in, and the (re)development and leasing of inner-city retail sites within the so-called “Golden Mile”- the streets that are dominant for their catchment area. Qrf is listed on Euronext Brussels (QRF:BB) as of December 2013. For more information, please visit: [www.qrf.be](http://www.qrf.be)

Warning:

*This press release contains forward-looking statements that involve risks and uncertainties, including statements concerning Qrf's plans, objectives, expectations and intentions. Readers are cautioned that such forward-looking statements include known and unknown risks and are subject to significant business, economic and competitive uncertainties, that to a large extent are not controlled by Qrf. If one or more of these risks, uncertainties or contingencies materialise, or should any underlying assumptions prove incorrect, the actual results could materially vary from those anticipated, expected, estimated or projected. Consequently, Qrf shall not assume responsibility for the accuracy of these forward-looking statements.*

