

Project highlights

Project number	BE0001		
Project name	Brussels		
Country	Belgium		
Company name			
Typology	Residential		
Status	1.1. Land		
Program	Gross sqm built above ground / GLA		
	Residential	5.636	
	Units	58	
	Retail	0	
	Offices	0	
	Others	0	
	Total	5.636	



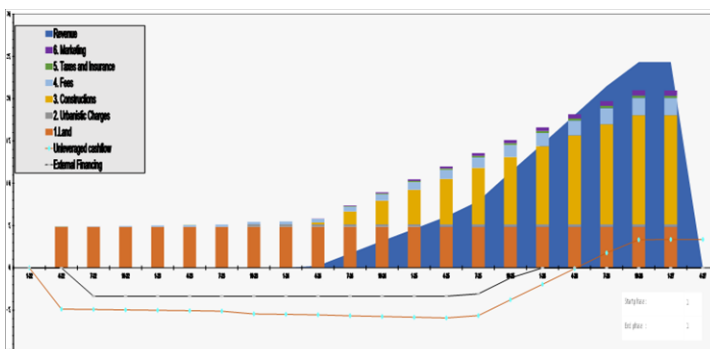
Feasibility Breakdown

		Q3 2022	Q2 2022	Last Decision
Costs	Land	1.942.911	1.942.911	1.924.910
	Urbanistic charges	110.499	135.200	118.440
	Construction	5.168.664	5.909.475	4.745.248
	Project fees	812.929	1.000.809	811.401
	Taxes and Insurance	108.245	120.413	97.470
	Marketing - direct costs & fees	243.259	278.413	239.513
	Financial costs	131.651	86.932	83.498
	Total	8.518.158	9.474.153	8.020.481
Revenues	Net Sale Price to investor	0	0	0
	Net Sale Price to end user	9.730.357	11.136.528	9.580.514
	Net Operating Income (opening + 18 months)	0	0	0
	Total revenues	9.730.357	11.136.528	9.580.514
Margin	Gross margin (EBT)	1.212.199	1.662.374	1.560.034
	ROI	5,7%	7,0%	7,8%
	Project IRR (on equity)	8,4%	9,4%	9,3%
	Equilis Country - variable remuneration	242.440	332.475	312.007
	Corporate income taxes (CIT) - estimation	242.440	332.475	312.007
	Net margin (after taxes)	727.319	997.425	936.020
	Net project IRR (on equity)	5,8%	6,4%	6,4%

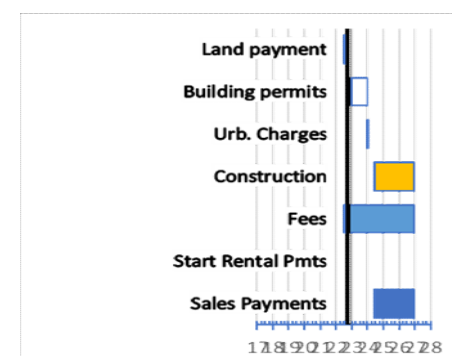
Financials

		Assumption	To date	Equity multiple
Equity	Total project	2.000.000	7.755.644	
	Equity Duodev 2	2.000.000	7.755.644	1,36
	Equity JV-partner	0	0	
	Mezzanine facility	0	0	
Bank facility	Total project	5.340.000	0	On net Margin

Cashflow



Planning



Trend

Qreview Weather



Prospective Trend

