BELGIAN BID FOR THE EUROPEAN MEDICINES AGENCY
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The Brussels Greater Area is the ideal place for the relocation of the EMA

As one of the founding members of the European Union and home to the EU institutions, Belgium is proud to launch its bid to host the European Medicines Agency. Centrally located in the heart of Europe and close to the current headquarters of the European Medicines Agency, Brussels Greater Area provides the ideal conditions for a swift and smooth transition.

Amongst the several flexible and attractive alternative location proposals for the relocation of the European Medicines Agency, Belgium proposes The One, a state-of-the-art office building located right in the heart of the European Quarter in Brussels, unlocking countless synergies with the nearby EU institutions.

The Brussels Greater Area also offers other location alternatives for the European Medicines Agency. For example, Greenhouse BXL is located at a stone’s throw from Brussels Airport, providing an easy access to European capitals and beyond. On top of that, the Brussels Greater Area offers the option of a building project to be developed in the hearth of the Louvain-la-Neuve Science Park hosting innovative biotech companies, university campuses, and research facilities easily accessible via the adjacent motorways. More details on these two alternatives are provided in the annex on the alternative locations.
In order to provide the Agency with the appropriate premises, the Brussels Greater Area has a large selection of modern and affordable office space. Brussels has around 13.3 million sq. m. of office space, of which 1.3 million sq. m. is currently available on the market. Projects with building permits represent an impressive potential increase in office stock.

Amongst the several flexible and attractive alternative location proposals for the relocation of the European Medicines Agency, Belgium proposes The One, a state-of-the-art office building located right in the heart of the European Quarter in Brussels, unlocking countless synergies with the nearby EU institutions.

The building is currently under construction and will be delivered by mid-November 2018, enabling the European Medicines Agency to be fully operational by April 2019.

The One offers 29,511 sq. m. gross office space distributed over 22 levels. A standard configuration would allow for 1,252 work stations in open plan and 130 offices, totalling 1,382 work stations on 29,077 sq. m. GLA.

The requested meeting rooms and restaurants can be fitted into the existing building as planned. Three large meeting rooms with a capacity of up to 100-130 seats are planned on the first three floors. The ceiling height in those meeting rooms will be 4.2 m (ground floor), 2.8 m to 3.1 m (first floor) and 2.7 m (second floor). Air quality and lighting is constantly monitored in order to allow for delegates to attend meetings in the best possible conditions. Two additional meeting
rooms for 100 seats can be built into the existing structure by adding two floors. Smaller meeting rooms are available on every floor.

Large meeting rooms can be equipped with translation and secretary boots. Translation boots comply with standards of DG SCIC. Latest A/V and conferencing technology will be available in all meeting rooms: videoconferencing, high-end projection, presenter-tracking cameras, etc.

Brussels boasts around 210 venues for events for between 10 and 10,000 persons, totalling 1,237,400 sq. m. of convention centre space. Several nearby conference venues can provide the ideal place for conventions of up to 1,250 people, in case EMA would require larger conference facilities.

The European Medicines Agency’s staff and guests have exclusive access to the building through a spacious lobby boasting a cafeteria. Guests are screened in the lobby area before being granted access to the conference areas. Access to staff areas is restricted.

On- and off-site security services are readily available. An access control system is fitted on all doors providing access to the building, main entrance doors but also access doors to the service room, delivery bay and car park. Furthermore, the building will be fitted with access control gates after the entrance zone. Finally, the lift command will also be subject to access control. Additional doors may be added to the system as part of the fit-out. A badge system allows the reception desk to configure visitors’ badges for their movements inside the building.

All entrances are also controlled by a video system. Given its strategic importance the European Quarter is continuously being monitored by Belgian security forces.

The building’s structure is reinforced and designed according to anti-collapse and anti-blast rules. These elements can also be reinforced by developments on the public road system as part of the fit-out, to be coordinated with the authorities for authorisation purposes, as per the advice of the Belgian Royal Military School, which has provided a study on this. The glazing on the ground floor is P6B quality, i.e. anti-intrusion.

The One complies with the stringent environmental and energy standards of the Brussels Capital Region and is labelled a passive building. It provides 108 dedicated parking spaces. An additional 1,115 spaces are available in the nearby private Parking Loi. A secure indoor parking area for bicycles is also provided.
Belgium boasts a fast, secure and reliable IT infrastructure providing the ideal backbone for the operations of the European Medicines Agency. Broadband fibre-optic internet and secure servers are widely available, offering secure cloud solutions and collaborative computing. Several backup data centers for disaster recovery in the Brussels Greater Area can be made accessible from the proposed premises via a fibre-optic connection. A loop through a second operator is possible depending on the EMA’s security requirements. Connections to telecommunications operators are part of the fit-outs.

The proposed premises will be provided with the requested IT facilities, such as a centralized Uninterrupted Power Supply, a fibre-optic vertical distribution and Wi-Fi throughout the building. All floors are equipped with IT rooms and technical rooms. All IT requirements will be fitted into the building according to the specifications defined by the IT division of the European Medicines Agency. For example, a data center can be installed in the underground areas.

A backup power infrastructure is also planned: either a single emergency power unit will be installed for the entire building, or a second one will be added in fit-out depending on EMA’s requirements.

On-site archiving facilities include between 600 sq. m. and 800 sq. m. of underground archiving space, as well as archive rooms on each floor. Off-site archiving with extended height is widely available in the Greater Brussels Area.

Belgium stands ready to assist the EMA in managing its location specific contracts, such as the maintenance of the future EMA premises. The Belgian Building’s Agency can propose a comprehensive service level agreement for building related services, in close cooperation with third-party providers, in order to facilitate a smooth transition to the new premises.

The One is marketed by Atenor Group and is priced at a competitive price level. All technical details of the proposed building are included in the annex on The One.
## EMA - ARCHITECTURAL BRIEF

<table>
<thead>
<tr>
<th>On-Site &amp; Taking Function on Time</th>
<th>The One - Architectural Brief</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EMA Has 27,000 SQ. M. of Offices Space Including:</strong></td>
<td><strong>29,077 SQ. M. GLA</strong></td>
</tr>
<tr>
<td>• 250 SQ. M. Reception Area With Disability Access ...</td>
<td><strong>Available</strong></td>
</tr>
<tr>
<td>As Well As With Adequate Security Structure</td>
<td>Available</td>
</tr>
<tr>
<td>In The Vicinity</td>
<td>Access Control System ...</td>
</tr>
<tr>
<td>• Access Control System ...</td>
<td><strong>Available</strong></td>
</tr>
<tr>
<td>And Closed Circuit Television (CCTV)</td>
<td><strong>Available</strong></td>
</tr>
<tr>
<td>• 6,000 SQ. M. Of Meeting Rooms Of Different Sizes</td>
<td><strong>5 Rooms with 100-130 Seats</strong></td>
</tr>
<tr>
<td>5 Rooms With 70-120 Seats</td>
<td><strong>2 Rooms with 35 Seats</strong></td>
</tr>
<tr>
<td>2 Rooms With 35 Seats</td>
<td><strong>17 Rooms: 6 X 4 Seats, 2 X 10-12 Seats,</strong></td>
</tr>
<tr>
<td>10 Rooms With 4-24 Seats</td>
<td><strong>3 X 16 Seats, 6 X 20-24 Seats</strong></td>
</tr>
<tr>
<td>Enclosed Lounge of 500 SQ. M.</td>
<td><strong>4th Floor</strong></td>
</tr>
<tr>
<td>Lounge For 50 Persons</td>
<td><strong>Ground Floor</strong></td>
</tr>
<tr>
<td>Internet 4G Connection, Audio &amp; Video</td>
<td><strong>Available Off-Premises</strong></td>
</tr>
<tr>
<td>Conference Facilities, Broadcasting &amp; Recording Equipment, Voting System Per Seat</td>
<td><strong>Part of the Fit-Out</strong></td>
</tr>
<tr>
<td>• 18,500 SQ. M. In Offices and Open-Plan</td>
<td><strong>Available</strong></td>
</tr>
<tr>
<td>With Capacity For 1300 Office Work Stations</td>
<td>1382 Work Stations</td>
</tr>
<tr>
<td>• Adequate Internal Meeting Rooms</td>
<td><strong>Available</strong></td>
</tr>
<tr>
<td>• High Quality IT Facilities, Such As Centralized</td>
<td><strong>Part of the Fit-Out</strong></td>
</tr>
<tr>
<td>Uninterruptible Power Supply, WiFi Throughout</td>
<td><strong>Part of the Fit-Out</strong></td>
</tr>
<tr>
<td>The Premises, Technical Rooms, Main and Secondary Equipment Rooms, IT Build and IT Store Rooms</td>
<td><strong>Part of the Fit-Out</strong></td>
</tr>
</tbody>
</table>

### Telecommunications Network / High Capacity and High-Speed
- **Part of the Fit-Out**

### IT Networks / Small Applications
- **Part of the Fit-Out**

### Backup Data Centre for Disaster Recovery, Both To Be Accessible From EMA Premises Via A Fast High Volume Internet Or Fibre Connection
- **Part of the Fit-Out**
| External Backup Data Center Available Off-Premises |

### On-Site Archive Rooms / Filling Rooms
- **Available**

### Off-Site Archive Rooms With Extended Height
- **Available Off-Premises**

### Audio and Video Conference Facilities
- **Part of the Fit-Out**

### Exclusive Access
- **Available**

### Bicycle Parking & Showers
- **Available**

### Reception / Visitors Badges
- **Available**

### Environmental Statistics: Passive Building
- **Available**
THE ACCESSIBILITY OF THE LOCATION

REQUIREMENTS TO BE FULFILLED

This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.
ACCOMMODATION FACILITIES

Located at the heart of Europe, Brussels is one of the most accessible capitals on the continent. Thanks to its dense, high-quality transportation infrastructure, Belgium offers fast connections to locations all over Europe by air, sea or land. Travel to major commercial and industrial centers including London, Paris, Amsterdam or Frankfurt takes less than two hours.

Brussels is included in Europe’s high-speed train network and offers connections to 19 cities, including Paris, London, Amsterdam, Lille and Cologne. The Eurostar railway service through the Channel Tunnel, for instance, will also enable officials of the European Medicines Agency to travel between London and Brussels during the transition phase. Meanwhile, this fast train connection can also be used by employees to commute to work while their families continue living in London.

Home is never far away with frequent direct flights from Belgian airports to all European capitals, second-tier cities as well as to all the main international airports in the world. Regular direct flights connect Brussels with Washington D.C., New York, Chicago, Atlanta, Toronto, Dubai, Abu Dhabi, Tokyo, Beijing and Mumbai. Moreover, direct connections to Shanghai and Hong Kong will be inaugurated in the near future and Dubai will be connected twice daily with Brussels.

Brussels Airport is located 12 km (8 miles) north east of Brussels city center and the European Quarter, and is easily accessible via a direct train connection. Furthermore, Brussels Airport and Liege Airport are two pharmaceutical logistics hubs and both airport communities are certified by IATA as a Centre of Excellence for Pharmaceuticals (CEIV Pharma). Frequent flights are also offered by several operators at Antwerp Airport, which focuses primarily on a business clientele, providing direct flights to London City Airport. Brussels South Charleroi Airport has daily connections to all over Europe and beyond and is easily accessible from anywhere in Belgium.

The Schuman railway station, less than 100 meters away from The One premises, provides national and international train connections. A direct line to the airport is available as well.

Brussels Airport can be easily reached by taxi, bus or train in just 20 minutes.

Two subway stations (Maelbeek and Schuman), one of which is located right next to the building, serve all of downtown Brussels.

The One is just few minutes away from the main access roads in and out of central Brussels (E40, E411).

Cycling paths, bicycle hire stations (Villo!) and the large bicycle storage area available to all tenants make this an attractive, eco-friendly transportation option.

HOTELS
4 STARS IN
THE VICINITY

Thon Hotel EU
405 rooms, 16 meeting rooms
Rue de la Loi 75, 1040 Brussels

Renaissance Brussels Hotel
238 rooms, 14 meeting rooms
Rue du Parnasse 19, 1050 Brussels

Hotel Silken Berlaymont
211 rooms, 13 meeting rooms
Boulevard Charlemagne 11-19, 1000 Brussels

Leopold Hotel
111 rooms, 5 meeting rooms
Rue du Luxembourg 35, 1050 Brussels

Hotel New Charlemagne
66 rooms, 2 meeting rooms
Boulevard Charlemagne 25-27, 1000 Brussels

Park Hotel
53 rooms, 5 meeting rooms
Avenue de l’Yser 21, 1040 Brussels

Radisson Red
149 rooms, 8 meeting rooms
Rue d’Idalie 35, 1050 Brussels

Martin’s Brussels EU Hotel
100 rooms, 6 meeting rooms
Boulevard Charlemagne 80, 1000 Brussels

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## DIRECT FLIGHTS
DEPARTING FROM BRUSSELS TO EU MEMBER STATES

<table>
<thead>
<tr>
<th>City</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMSTERDAM</td>
<td>5</td>
</tr>
<tr>
<td>ATHENS</td>
<td>3</td>
</tr>
<tr>
<td>BERLIN</td>
<td>4</td>
</tr>
<tr>
<td>BUCHAREST</td>
<td>2</td>
</tr>
<tr>
<td>BUDAPEST</td>
<td>2</td>
</tr>
<tr>
<td>COPENHAGEN</td>
<td>6</td>
</tr>
<tr>
<td>DUBLIN</td>
<td>4</td>
</tr>
<tr>
<td>HELSINKI</td>
<td>2</td>
</tr>
<tr>
<td>LARNACA</td>
<td>1</td>
</tr>
<tr>
<td>LISBON</td>
<td>7</td>
</tr>
<tr>
<td>LJUBLJANA</td>
<td>2</td>
</tr>
<tr>
<td>LONDON</td>
<td>8</td>
</tr>
<tr>
<td>MADRID</td>
<td>9</td>
</tr>
<tr>
<td>PARIS</td>
<td>3</td>
</tr>
<tr>
<td>PRAGUE</td>
<td>3</td>
</tr>
<tr>
<td>RIGA</td>
<td>2</td>
</tr>
<tr>
<td>ROME</td>
<td>7</td>
</tr>
<tr>
<td>SOFIA</td>
<td>1</td>
</tr>
<tr>
<td>STOCKHOLM</td>
<td>4</td>
</tr>
<tr>
<td>TALLINN</td>
<td>2</td>
</tr>
<tr>
<td>VIENNA</td>
<td>5</td>
</tr>
<tr>
<td>WARSAW</td>
<td>5</td>
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<tr>
<td>LA VALETTA</td>
<td>3</td>
</tr>
<tr>
<td>ZAGREB</td>
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## DIRECT TRAIN CONNECTIONS
DEPARTING FROM BRUSSELS (THALYS-EUROSTAR)

<table>
<thead>
<tr>
<th>City</th>
<th>Frequency</th>
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</thead>
<tbody>
<tr>
<td>AMSTERDAM</td>
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</tr>
<tr>
<td>PARIS</td>
<td>19</td>
</tr>
<tr>
<td>COLOGNE</td>
<td>5</td>
</tr>
<tr>
<td>LONDON</td>
<td>9</td>
</tr>
</tbody>
</table>

## DEPARTING FROM BRUSSELS TO IMPORTANT DESTINATIONS WORLDWIDE

<table>
<thead>
<tr>
<th>City</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEIJING</td>
<td>1</td>
</tr>
<tr>
<td>DUBAI</td>
<td>2</td>
</tr>
<tr>
<td>GENEVA</td>
<td>7</td>
</tr>
<tr>
<td>MONTREAL</td>
<td>1</td>
</tr>
<tr>
<td>NEW YORK</td>
<td>3</td>
</tr>
<tr>
<td>TOKYO</td>
<td>1</td>
</tr>
<tr>
<td>WASHINGTON</td>
<td>2</td>
</tr>
<tr>
<td>TEL AVIV</td>
<td>4</td>
</tr>
</tbody>
</table>
Many expats move to Belgium to occupy positions at one of the many global organisations headquartered in Brussels, and bring their families, creating a need for quality education. As these positions can be quite transient in nature, international schools remain the most obvious choice for expat parents who want their children to follow their home country’s curriculum during their time abroad. The European Medicines Agency’s staff can choose from a broad range of outstanding international schools for their children. More than a third of European Schools are located in Belgium and a fifth European School for 2,500 pupils will open in the Brussels Greater Area in the near future. British and American curricula can be found alongside international and European curricula at various schools. Several universities also offer English language master programs, next to French and Dutch. Three British schools located in the Brussels Greater Area offer a British curriculum. These schools stand ready to increase their capacity in order for the children of EMA staff to complete the British education programs they have started in the UK.

Furthermore, the claim that Belgium’s educational system is one of the most outstanding in the world is backed by the World Economic Forum Global Competitiveness Report 2015–2016 which found that Belgium has the second best primary education system and the second best management schools in the world. The Expat Welcome Desk will provide different services to assist EMA staff while settling in as part of the relocation package. During the transition phase, information on available schools will be provided according to the needs of each individual family. During that period, appointments with schools can be arranged and registration can be taken care of, amongst others.

**Requirements to be fulfilled**

This criterion concerns the availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the capacity to meet also the future education needs.
Belgium, located in the beating heart of Europe and home to numerous European institutions and international organisations, has a long-standing tradition in hosting expats. Its labour market, medical services and social security provisions are mindful of the specific needs of the numerous expats living on its territory.

EMA staff and their families are subject to the social security provisions of the EU rather than to the Belgian social security. This nevertheless allows them to enjoy access to Belgium’s reliable healthcare system. A 24/7 access to medication thanks to pharmacy rotation and a high number of medical doctors who speak English, French and Dutch only add strength to the claim that healthcare in Belgium is among the best in Europe, and even in the world. The rankings also reaffirm this claim. On a worldwide scale, Belgium occupies 2nd place when it comes to building healthcare infrastructure that answers the needs of the population (IMD World Competitiveness Yearbook 2016). In addition, Belgium is home to Europe’s 4th best healthcare system, according to the Euro Health Consumer Index (EHCI) published by the Health Consumer Powerhouse in 2016. Belgium scores very well in patient rights and information, access to care, treatment outcomes, range and reach of services, prevention and use of pharmaceuticals. Apart from being reliable, healthcare is also affordable in Belgium.

Belgium has a vibrant labour market with ample opportunities for international staff. Belgium is one of the most international countries in Europe, with expats making up more than 10% of the workforce. More than 140,000 European foreigners are currently working in Brussels. The city, home to numerous international institutions, advocacy groups, lobbying companies, law firms and others, offers scores of challenging employment opportunities for the family members of staff of the European Medicines Agency. Furthermore, according to the OECD, nowhere in the world is the pay gap between men and women closing faster than in Belgium. The median monthly wage of Belgian men is 3.3% higher than that of women. In the European Union, the median monthly gender wage gap is 19.1%.
The Expat Welcome Desk (EWD) of the Office of the Brussels Commissioner for Europe and International Organisations (CEIO) provides administrative assistance to internationals who come to work in Brussels in or around the European and international institutions.

Individual advice and assistance are given by email and telephone as well as on-site. The service is free of charge and provided in three languages: English, French and Dutch. Information of a more general nature about settling in Brussels is available in English on its website [www.commissioner.brussels](http://www.commissioner.brussels).

In addition to individual consultations, the EWD organises information sessions for specific target groups such as new staff and trainees in the European institutions, the spouses of newly-arrived officials and diplomatic personnel. It has therefore acquired considerable experience in dealing with all issues important for EU-officials and their families.

In order to assure an effective and high-quality service, the EWD works closely with a number of administrations including the Belgian Immigration Office, the Belgian Ministry of Foreign Affairs and its Protocol Department, all Brussels municipalities, as well as the Belgian Ministry of Finance and the Brussels Ministries for Economy and Employment. Its main office is located in the heart of the European Quarter while a branch office is situated in the European Parliament.

Belgium stands ready to reinforce the capacity of the Expat Welcome Desk during the transition from London to Brussels, by temporarily increasing staff levels and by cooperating with a private relocation agency so as to provide a bespoke service to EMA staff and their families. During the transition period (2018 – 2019) an extended and personalised relocation package will be provided, included amongst others facilitating the search for temporary accommodation, one-day property search, settling-in assistance and schooling assistance. These facilities come on top of the myriad of services already provided on a continuous basis by the Expat Welcome Desk.
RELOCATION PACKAGE
BY THE EXPAT WELCOME DESK

HOUSING
Checking of leases in terms of legality, general questions on renting, breaking a lease, settling disputes between landlord and tenant, details on rent indexation and advice on inventories of fixtures.

TEMPORARY ACCOMMODATION
DURING TRANSITION PERIOD
• Assessment of needs
• Send assessment form
• With completed form, discuss requirements and planning
• Screening/short-listing temporary accommodation market to match budget and requirements
• Arrange appointments and if applicable visit short listed premises with consultant
• Arrange for lease contract, lease guarantee, first rent payment and survey
• Tenancy management (i.e. issue resolution) for the first month
• Follow-up extension/cancellation
• Co-ordinate departure

1-DAY PROPERTY SEARCH
AND SETTLING IN
DURING TRANSITION PERIOD
• Country Information Pack
• Send assessment form
• With completed form and subsequent call, discuss requirements
• Arrange for hotel or temporary accommodation
• Screening/short-listing rental properties to match budget and property requirements
• Introduction meeting with explanation of the Country Information Pack
• Visits to short listed premises with consultant
• Local Area orientation (shops, banks, sport facilities, etc.)
• Request lease contract proposal
• Negotiation of lease terms and conditions with landlords/real estates
• Coordinate the signature of the lease (by proxy if needed)
• Coordinate the lease guarantee
• Coordinate the first month rent payment
• Arrange for and attend the entry survey and follow-up on reports
• Co-ordinate the property insurance
• Arrange for the connection of all utilities (water, gas, electricity, cable TV, internet, etc.)
• Arrange bank appointments
• Presentation of complete ‘Housing file and Community Help Service (CHS) Calendar’ on move-in day or shortly after
• Call center support for 3 months after move-in date
CHILDREN AND EDUCATION
Information about the education system as well as about European, international and Belgian schools, language courses, day nurseries.

TRANSPORT
Car registration and importing a vehicle, transit plates, driving licence, resident parking card.

REGISTRATION AND RESIDENCE FORMALITIES
Residence permits, visas, family reunification, special identity card.

TAXES
Income tax and tax return form, second residence tax, car registration tax, double taxation.

SCHOOLING ASSISTANCE DURING TRANSITION PERIOD
• Assessment of needs
• Provide information on available schools
• Schedule appointments with schools and accompany family to schools
• Organise school registration and bus pick-up
• Coordinate payment of school fees (if applicable)

CIVIL STATUS
Procedures concerning cohabitation, marriage, nationality, birth, legalisation of documents.

SOCIAL SECURITY
Health insurance, registering with a mutual health company, unemployment, Limosa registration (for foreign workers), pensions, family allowances.

WORK
Work and internship permits, self-employed status and professional card, domestic work, au pairs.

TRANSPORT
Car registration and importing a vehicle, transit plates, driving licence, resident parking card.

CIVIL STATUS
Procedures concerning cohabitation, marriage, nationality, birth, legalisation of documents.
As soon as the decision is taken to move the EMA from London to Brussels, the EMA task force consisting of Belgium’s federal and regional authorities will coordinate the implementation of all aforementioned measures. Belgium is dedicated to delivering the premises in time for the EMA to be fully operational by April 2019.

The current building schedule for The One allows for the necessary flexibility to accommodate the requirements of the EMA, whilst adhering to the strict and tight timeline.

A point of contact for EMA has been established at the Embassy of Belgium in London in order to streamline interaction with the EMA. Belgium stands ready to second a dedicated on-site point of contact to EMA once the decision has been taken to move to Brussels. The seconded official will ensure a smooth and direct line of communication with the EMA staff.

Excellent land, sea and air connections with London will facilitate movement of EMA staff and equipment during the transition phase.

EMA staff will find a welcoming home and stimulating professional environment in Belgium. Belgium’s excellent quality of life is a valuable factor to attract and maintain staff and their families. Moreover, EMA can draw from a large pool of experts working in Belgium.

Within the EU, Belgium has a strong reputation for R&D and innovation, primarily due to the high quality of its educational system and research facilities, the availability of skilled workers and numerous fiscal incentives for R&D ventures. The World Economic Forum’s Global Competitiveness Report of 2016-2017 ranks Belgium at the

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**Requirements to Be Fulfilled**

This criterion is relevant given the critical nature of the services provided by the Agencies and the need therefore to ensure continued functionality at the existing high level. The criterion relates to the timeframe required to fulfil the four criteria above. It concerns amongst other things the ability to allow the Agencies to maintain and attract highly qualified staff from the relevant sectors, notably in case not all current staff should choose to relocate. Furthermore, it concerns the capacity to ensure a smooth transition to the new locations and hence to guarantee the business continuity of the Agencies which should remain operational during the transition.

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**Privileges and Immunities**

The European Medicines Agency was originally set up by EC Regulation No. 2309/93 as the European Agency for the Evaluation of Medicinal Products, and renamed by EC Regulation No. 726/2004 to the European Medicines Agency. The Protocol on the privileges and immunities of the European Union (Protocol no. 7, also known as the PPI) is applicable to the European Medicines Agency, according to article 74 of Regulation 726/2004. This means that Belgium will be bound to grant the EMA the immunities and the privileges mentioned in the PPI.

As such, the European Medicines Agency and its staff will benefit in Belgium from exactly the same treatment as the Institutions of the EU and the European officials. The European Medicines Agency itself will have full legal personality under Belgian law (enabling it to open bank accounts, make purchases, hire personnel etc.) and it will enjoy the usual immunities and inviolabilities (it will have legal immunity and its premises, official correspondence and archives will be inviolable). Full fiscal exemption (of direct and indirect taxes) for its official use will be granted.

The officials of the European Medicines Agency will have immunity from legal proceedings in respect of acts performed by them in their official capacity; they will be exempt from Belgian income tax and Belgian social security contributions and they will have the right, if they are not Belgians, to buy, free of VAT, a car and a number of goods during one year following their taking up their functions with the European Medicines Agency. In order to benefit from the Protocol, the European Medicines Agency only has to register itself and its officials with the Protocol Directorate of the Belgian Ministry of Foreign Affairs.

Consequently, signing a new "headquarters agreement" is not strictly necessary. However, Belgium stands ready to sign a text in which the application of the PPI is confirmed, and where insurances are given that the host nation will guarantee the European Medicines Agency’s external security.
top for R&D, innovation and collaboration between industry, academia and government. As a result, many innovative companies continue to prosper within Belgium's borders.

The Belgian workforce has one of the highest productivity levels in the EU. Key contributing factors are the quality of the educational system and proficiency in multiple languages. Other attractive assets are the flexibility of the labor force, as well as its versatility and eagerness to learn in changing working conditions. The constructive social dialogue enhances the business climate.

Belgium is a world-class player in pharmaceuticals and medical care. With over 5% of the global output of pharmaceuticals developed in Belgium, the country is ahead of the game in the area of pharmaceuticals manufacturing. As a result, Belgium is ranked as the 2nd largest pharmaceutical country in the world in absolute figures. Part of this success is due to the presence of the Belgian pharmaceutical industry in every part of the value chain: from research and development, to clinical trials, market access, distribution and logistics. The Belgian pharmaceutical industry enjoys one of the most favorable public opinions in the EU (more than 80% approval), facilitating clinical trials.

Furthermore, the pharmaceutical industry in Belgium employs more than 30,000 people directly and four pharmaceutical companies are in the top 5 of the most attractive employers in Belgium. Besides, 35% of the labour force has at least one higher-education degree, well above the OECD average. This pool of talented human capital can help drive the activities of the European Medicines Agency forward.

Since 2007, the Belgian Federal Agency for Medicines and Health Products (FAMHP) has been playing an important role in stimulating innovation, providing scientific advice, evaluating clinical trials and processing applications for granting a marketing authorisations for medicines for human and veterinary use. The FAMHP plays an active role in the European network and its expertise is highly valued. The Belgian government has the capacity and the commitment to enhance the the FAMHP capabilities and resources for a smooth move towards Belgium within a short timeframe and with respect for business continuity.

Belgium has a long-standing track-record of academic excellence. Belgium is home to 12 universities of which two (UGent and KU Leuven) are in the World Top 50 of Universities in Life Sciences. According to Reuters, no other European university boasts as many influential innovations and patents as KU Leuven. Its French-speaking counterpart, the Université Catholique de Louvain, has been associated with Nobel Laureates, such as Albert Claude and Christian de Duve, who have been jointly awarded the Nobel Prize in Physiology or Medicine. Belgium also has a renowned network of specialised research facilities, with institutions including the Institute of Tropical Medicine in Antwerp, Science Parks of Wallonia (SPOW), Wallonia Biotech Coaching (WBC) and the biotech cluster BioWin in Wallonia, Flandersbio in Flanders, the Brussels Institute for Research and innovation Innoviris, the life sciences research institute VIB in Ghent, and SCK-CEN in Mol, which provides around 25% of medical radioisotopes worldwide. Spin-offs and incubators are set up nationwide, boosted by this network of internationally-renowned university research centers.

Moreover, Belgium is located at the crossroads of three major European cultures, Germanic, Latin and Anglo-Saxon. Visitors will easily find a host who speaks their language fluently. French, Dutch and German are official languages in Belgium. English is fluently spoken by most Belgians for whom multilingualism is a given. According to EF’s 2016 English Proficiency Index, high proficiency levels of English prove that Belgian schools have managed to include a high level of English instruction in their students’ education, alongside their national languages. In sum, Belgium’s highly-qualified and multilingual workforce clearly meets the needs of an international working environment.

Belgium is known the world over for its excellent quality of life. The social fiber in Belgium is strong and people are open-minded. Belgium offers an exceptionally high standard of living for expatriates and their families with first-class healthcare, high-quality housing at affordable prices and an excellent education system with many international schools. Furthermore, Belgium’s rich cultural heritage and exquisite culinary tradition make living in Belgium an unforgettable experience. In the OECD Better Life Index, Belgium ranks above average in the following categories: work-life balance, income and wealth, housing, civic engagement, education and skills, subjective well-being, health status, jobs and earnings, and personal security.

The Brussels Greater Area provides the best of both worlds: a dynamic and international European capital with relatively low real estate costs compared to other European cities. Different offerings are available to cater to every taste, from Art Nouveau houses in the center of Brussels, to modern apartment complexes with all amenities and lush villas in the green suburbs.

With its rich cultural life and historical heritage, Belgium is an attractive place to live. Historical cities like Bruges, Ghent, Liège, Mons, Namur, Antwerp and Brussels welcome a steady stream of tourists. Brussels hosts more than 18,000 cultural events every year. The Belgian capital is also home to 2,000 restaurants, of which 21 boast one or more Michelin stars. With 1,500 different Belgian beer brands on offer, there is ample choice to finish the day with a cold beer. Premium Belgian chocolates can be found on every corner, from luxury brands stores to bespoke designer boutiques. This ‘bon-vivant’ lifestyle does not necessarily come at a high price. The cost of living is lower in the Brussels Greater Area than in most of the other European metropolitan areas. In a survey on the cost of living, Brussels has a more affordable cost of living than 50% of the OECD cities in the affordability rankings.
**REQUIREMENTS TO BE FULFILLED**

This criterion relates to the agreed desirability of geographical spread of the agencies’ seats, and to the objective set in December 2003 by the representatives of the Member States, meeting at Head of State or Government level and confirmed in 2008.

The European Council agreed in its conclusions on 13 December 2003 to give priority to Acceding States once they have joined the Union, in the distribution of seats of other offices or agencies to be set-up. The decision on the relocation of the European Medicines Agency, as agreed in the margins of the European Council in June 2017, should “be based on specified objective criteria” and have “special regard to the fact that the Agency already exists and that the business continuity of the Agency is vital and must be ensured.” The Belgian offer with its unique location in the heart of the European Union and vibrant pharmaceutical sector is an excellent way to ensure that.
ANNEX THE ONE

+00 FLOOR PLAN
LOBBY + LOUNGE + MEETING ROOM
AREA GLA 1104 SQ. M.

1. MEETING ROOM
130 P
CLEAR HEIGHT 4.2M

2. LOBBY / DESK

3. LOUNGE / COFFEE CORNER
50 P
+00 FLOOR PLAN
LOBBY + LOUNGE + MEETING ROOM
+01 FLOOR PLAN
MEETING ROOM + LOUNGE

AREA GLA 1,116 SQ. M.

1. MEETING ROOMS
- 3 X 4P
- 1 X 10P
- 1 X 16P
- 2 X 20P
- 1 X 36P, CLEAR HEIGHT 3,1M
- 1 X 100P, CLEAR HEIGHT 2,8M

2. 3 X LOUNGES / BREAKOUTS
+01 FLOOR PLAN
MEETING ROOM + LOUNGE
+02 FLOOR PLAN
MEETING ROOM + LOUNGE
AREA GLA 1,266 SQ. M.

1. MEETING ROOMS
   - 3 X 4P
   - 1 X 12P
   - 2 X 16P
   - 2 X 20P
   - 2 X 24P
   - 1 X 36P, CLEAR HEIGHT 2,7M
   - 1 X 100P, CLEAR HEIGHT 2,7M

2. 2 X LOUNGES / BREAKOUTS
ANNEX THE ONE

+02 FLOOR PLAN
MEETING ROOM + LOUNGE
+03 FLOOR PLAN
RESTAURANT + KITCHEN
AREA GLA 1,266 SQ. M.

1. KITCHEN
2. FREE FLOW
3. RESTAURANT
334P
ANNEX THE ONE

+03 FLOOR PLAN
RESTAURANT + KITCHEN
+04 FLOOR PLAN
LOUNGE AREA + OFFICES
AREA GLA 1.266 SQ. M.

1. LOUNGES / WORK STATIONS
   500 SQ. M.

2. 4 X INDIVIDUAL OFFICES

3. 28 X LANDSCAPE WORK STATIONS

4. 1 X MEETING ROOM
   16P

5. 1 X BREAKOUT

6. 1 X COPY CORNER
LEVEL +05 TO +22
TYPICAL FLOOR PLAN
OFFICES

AREA GLA 1,266 SQ. M.

1. 7 X INDIVIDUAL OFFICES
2. 68 X LANDSCAPE WORK STATIONS
3. 1 X MEETING ROOM 12P
4. 1 X MEETING ROOM 7P
5. 1 X MEETING ROOM 4P
6. 1 X BREAKOUT
7. 2 X COPY CORNER
8. 1 X STOCK
LEVEL +05 TO +22
TYPICAL FLOOR PLAN
OFFICES
AREA GLA 1,266 SQ. M.
ANNEX THE ONE

-01 FLOOR PLAN
KITCHEN, PARKING 160 BICYCLES, TECHNICS

-02 FLOOR PLAN
ENTRANCES, TECHNICS
-04 -05 FLOOR PLAN
PARKING 108 CARS
Greenhouse BXL is a business complex ideally located within the immediate vicinity of Brussels International Airport and a 15-20 minute drive away from the European Quarter in Brussels. The site covers an area of approximately 22,000 sq. m. and consists of three existing buildings: 2 linked U-shaped buildings and one L-shaped building. The site offers several built-to-suit possibilities for large corporations looking for a quality asset enjoying optimal visibility. Beyond real estate, Greenhouse BXL provides high quality offices and high level services. Co-working space, common meeting rooms, auditorium of 200 people capacity, parking space, restaurant and fitness facilities are available on the site.
ACCESSIBILITY

The site lies within walking distance from Diegem station, which has a direct connection to the main stations of Brussels including Brussels South station. Brussels South station is the biggest station in the Brussels Greater Area and final destination of international trains in Belgium.

Greenhouse BXL is less than a 10-minute drive away from Brussels Airport, the biggest airport in Belgium which connects the Greenhouse BXL location with the rest of the EU and beyond.

The public transport provider De Lijn developed a mobility vision for 2020 that includes the expansion of the Brabant net. Within this net 3 new, high quality tramlines are foreseen in and around Brussels. One of these lines includes a connection which will link the Diegem Office site to the Airport, NATO, the North station and several other dynamic areas around Brussels.

Greenhouse BXL lies in the immediate vicinity of the E40 and E19. The E40 starts in France and goes on through Belgium, Germany, all the way to Uzbekistan. The E19 creates a quick connection between Brussels and Paris on one side, Amsterdam on the other. This strategic position allows guests and employees to easily reach the Greenhouse BXL location.

Greenhouse BXL will have a pool of electric cars available on site on a “pay-per-use” basis so that the personnel will no longer have to choose public transportation for short commute.

Cycle paths, bicycle hire stations (Villo!) and the big bicycle storage area available to all residents combine to make this an attractive, eco-friendly transport option.

HOTELS IN THE VICINITY

The Sheraton Hotel
294 rooms, 21 meeting rooms
Located in Brussels Zaventem Airport with direct access from the terminal

Crawne Plaza hotel
315 rooms, 17 meeting rooms
Leonardo Da Vincilaan 4, 1831 Brussels

NH Brussels Airport Hotel
234 rooms, 7 meeting rooms
De Kleetlaan 14, 1831 Diegem, Brussels

Thon Hotel Brussels Airport
100 rooms, 2 meeting rooms
Berkenlaan 4, 1831 Diegem

Parker Inn by Radisson Hotel Brussels Airport
125 rooms, 9 meeting rooms
Grensstraat 3, 1831 Machelen

Van Der Valk Hotel
224 rooms, 14 meeting rooms
Culliganlaan 4, 1831 Machelen

Holiday Inn Brussels Airport
310 rooms
Holidaystraat 7, 1831 Machelen

Pentahotel
87 rooms, 1 meeting room
Berkenlaan 5, 1831 Diegem
The greenfield area is situated right in the heart of the Louvain-la-Neuve Science Park in the Monnet area and is able to accommodate a real estate project totaling 25,000 sq. m. of offices. A plot adapted to the size of the buildings to be constructed is available in an area totaling around 24 hectares (the ZACC (Joint Municipal Development Zone) and ZAEM (Mixed Economic Activity Zone). The land will be provided with all amenities, namely water, gas, electricity and fibre optic cables.

The Louvain-la-Neuve Science Park is a place of excellence, where numerous businesses operating on an international scale are based, including Ion Beam Applications (IBA), IRIS and AGC Glass Europe. The site offers an exceptional work setting, within a wooded area that features buildings of high architectural value and facilities for sports activities (including a golf course), as well as cultural and commercial activities.

The Science Park is the largest of its kind in Belgium (231 hectares) and is home to some 284 innovative businesses who together employ more than 6,420 people in biotechnology, fine chemistry, Information and Communication Technology, life sciences and ‘greentech’. The park is unique in that it is in the immediate proximity of laboratories and research institutes of the Catholic University of Louvain, which develop numerous research projects with businesses.

**DESCRIPTION**

- **Location:** Louvain-la-Neuve Science Park
- **Size:** turnkey office building’s project of 28,000 sq. m. with 4 floors of 7,000 sq. m. each
- **Additional offices, meeting rooms, co-working spaces, restaurant and auditorium are foreseen and can be adapted according to the requirements of the EMA**
- **Main external material and structure:** wood (very low carbon footprint)
- **Indicative Price:** land is available through emphyteusis (long term lease contract) with an annual indexed fee of 2 EUR/sqm/year rent to be determined.
- **Availability:** 2019
ACCESSIBILITY

- Close to the Louvain-la-Neuve railway station, which is part of the RER network, with trains providing an express link to Brussels in 35 minutes, with several trains every hour. 33km from the Brussels-Midi station, with its Thalys connections to Paris and Eurostar connections to London, and which itself is a well-served station from Walloon Brabant.

- 33km from Brussels Airport (Zaventem) and 45km from Brussels South Charleroi Airport.

- Close to a bus station with 12 routes, including a Conforto route (express bus service) which links Louvain-la-Neuve to Brussels (Ixelles and the Beaulieu European quarter, Woluwé) in 40 minutes, 2 to 3 times every hour.

- The plot of land is situated at the edge of the E411 motorway that links Brussels and Luxembourg. The E19 motorway heading towards Antwerp and the Netherlands, and towards Paris and Lille, is easily accessible.

HOTELS IN THE VICINITY

*Ibis Style Louvain-la-Neuve*
80 rooms, a conference centre
Boulevard de Lauzelle 61,
1348 Ottignies-Louvain-la-Neuve

*The Martin's hotel*
108 rooms, 100 studios/flats
Grand Place
1348 Ottignies-Louvain-la-Neuve

*The Best Western Leonardo*
102 rooms, a conference centre
Avenue Lavoisier 12,
1300 Wavre

*The GranHotel Martin's Waterloo*
79 rooms, a conference centre
Chaussée de Tervuren 198,
1410 Waterloo

*The Martin's Hotel*
122 rooms, a conference centre
Avenue du Lac 87,
1332 Genval

*The Dolce la Hulpe Brussels*
264 rooms, a conference centre
Chaussée de Bruxelles 135,
1310 La Hulpe

*A 160-room hotel will be built in the Science Park (by 2020)*