

Managing your Real Estate Investment in Belgium

Our clients know what they want to achieve. We know how to get there. Working with some of the sharpest minds in corporate law and finance, we pull together the right blend of services to suit each client's unique situation. With an international network of experts and a rich history in the financial world, we have the people and knowledge to help you succeed. Partnership, premium quality and personal attention. That's how we've remained a leader in Trust and Corporate Services since 1952.

Whether you are a property developer, investor or owner, your real estate activities require corporate and administrative assistance in order to keep up with the latest trends, regulations, requirements and business policies.

In the current business environment, starting from square one is not an option. Therefore, it is crucial to have a trustworthy business partner with excellent local knowledge and the necessary expertise to help you succeed in your real estate investment in Belgium. Finding this right business partner will give you that extra edge that really helps you to understand, identify and capture every business opportunity that is out there in the most consistent and efficient way.

Our services

Our dedicated team is comprised of skilled professionals with hands-on experience who are able to provide premium quality corporate and administration services to you as a property developer, investor or real estate fund.

Single point of contact

Within Intertrust, we deliver corporate and administration services for real estate investment holding structures.

We can provide various services to you and your advisors, ie:

- > Incorporation
- > Domiciliation
- > Accounting Services
- > Corporate Management and Company Secretarial
- > Set up and management of Escrow Agency Structures
- > Cash management of your different property accounts
- > Monitoring payments on security accounts
- > Liasing with local property managers

As a result, you may consider us at the heart of your performance management system, where we can operate as a single point of contact.

Structuring Belgian real estate

In order to determine the most appropriate investment idea for your real estate investments in Belgium, the following questions need to be taken into consideration:

- > Type of investor: Do you operate as a Belgian or a foreign individual, company, mutual fund or pension fund?
- > The investment objective: What is the purpose and duration of your investment?
- > Investment driven restrictions: As regulated entity, do you need to comply with any investment restrictions?

It is clear that there is no "fit to all forms" solution for an ideal investment scheme. Despite this, our wide practical experience has demonstrated that most of the real estate projects in Belgium are structured in such a way that each single project or investment is made using a special purpose company (one company per investment).

This way of operating offers the benefit of providing the necessary flexibility at the disposal of the property. Moreover, provided that the acquisition of the real estate is sufficiently leveraged, these special purpose vehicles will in principle not be exposed to a corporate tax liability on the regular income derived from the property.

Another frequently used alternative to the single company structure, is the multiple assets company, whereby all real estate assets are managed within the same legal entity. This structure will enable you to lower your management costs and may allow you to benefit from a tax deferral on realised capital gains on real estate (under a re-investment condition, the so-called "roll-over relief"). However, this structure does not offer the same flexibility than a single company structure, as a global sale of the company will be difficult.

Our clients come from every corner of the globe. Different countries, different cultures. Just like us. We have more than 1,000 professionals in more than 20 countries worldwide. So we have the local knowledge and sensitivity to see things from your point of view.

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Setting the standard since 1952

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