



2.0

masterplan

01

Preface to Corda Campus 2.0

Corda Campus is launching its master plan 2.0, with an estimated investment of 150 million euros and an extension of nine hectares. On top of the 14 hectares already developed, the campus aims to confirm its role as a leading technology and innovation campus in Europe. Retaining and attracting talent, in all domains and across all age groups, is vital to this. This master plan is a guideline for the expansion of the campus. The plan has been drawn up in such a way that it can always be adapted to changing circumstances or market situations. It immediately gives a clear picture of the level of ambition that we are striving for as a vibrant campus.

In recent years, the focus has been on attracting companies. Masterplan 2.0 places strong emphasis on attracting and retaining talent. These talented employees act as a magnet so that innovative companies will follow and establish themselves on the site. Experience and an inspiring location are therefore crucial to attract new talent. We are convinced that this next phase contains the right building blocks to bring this to fruition.



RAF DEGENS

General Director, Corda Campus

"Over the past six years, our campus has grown into a financially healthy and profitable place. Corda is more than a sum of office spaces: it is a unique ecosystem of startups, scale-ups and large companies, surrounded by government organisations and knowledge institutions. Corda Campus is already a national reference as a successful business campus. Now we are ready for the next phase and we want to put ourselves on the map internationally."



HILDE CREVITS

Flemish minister of labour and economy

"With this ambitious master plan for the further expansion of Corda Campus into the leading European technology and innovation campus, LRM is playing its role in boosting economic activity in Limburg with verve. The nine-hectare expansion will give more than 2500 new talents the opportunity to work in the workplace of the future. Corda Campus 2.0 is fully in line with my ambition to put Flanders on the map as an innovative and sustainable region and to attract talent to our region."



HUGO LEROI

CEO of Corda Campus

"This new master plan is an investment in the future. We are once again opting for buildings and initiatives with a sustainable, economic and ecological character. The master plan is a menu of possibilities to strengthen talent. Every new project is viewed through a profitability lens and must add value to the campus and its residents."



TOM VANHAM

General manager of LRM

"We speak with quite some pride of a very successful reconversion project on this site. An old Philips site has been converted into a dynamic workplace, this time housing dozens of companies and several thousands of people working in a dynamic, attractive and stimulating environment. This success has many progenitors who can all look back with satisfaction on the different phases over which the process has unfolded."

It is very important to us that the next expansion of the campus continues to fit in with the environment. This means that we are not going for large, high towers, but for buildings that fit and blend in with the environment, with functions that also support the neighbourhood and add value for everyone who works or lives on and around Corda Campus."



TOM VANDEPUT

Economic representative

"Corda Campus has become the flagship of the new economic dynamics that Limburg stands for today. The expansion and the new facilities will strengthen this further. Through SALKturbo, the provincial government and POM Limburg are setting out to ramp up Limburg's performance in the field of digitisation and high-quality jobs. Corda Campus is playing an important role in this."



STEVEN VANDEPUT

Mayor of the city of Hasselt

"Hasselt wants to be an innovative frontrunner again in Limburg, Flanders and the EU region. The Corda Campus is our flagship in that regard. Corda Campus has helped to put Hasselt on the map as a smart and entrepreneurial city and we are proud to contribute to its growth."

02

The future is growing here

Corda Campus, the high-tech business campus in Hasselt, which currently employs 5,000 people in more than 250 companies, is ready for the next phase in its development. The master plan is a blueprint for possible new developments in which the campus once again looks further afield than just office formulas. For example, there is a strong focus on themes and elements that make it attractive for young and old to get started on campus.

Because the new master plan focuses on attracting and retaining talent. For example, the innovative campus is expanding with facilities that are not only attractive for the business community, but also for visitors, education and local residents. With the ambition to make Corda Campus the technological hotspot of the EU region, themes such as mobility, connectivity, sustainability and a green and healthy campus environment are high on the agenda.

We live in a time in which people work both offline and online and in which people want to relax in addition to working hard. Corda Campus meets all the needs of today and tomorrow. All the facilities are based on the four building blocks of the Corda DNA: innovation, efficiency, experience and multifunctionality. It will be a pleasant, inspiring (meeting-) place for young and old. A place where talent finds its way and is given opportunities to grow. A place where visitors, (neighbourhood) residents, students and the business community meet in a casual and spontaneous way.

10 PRINCIPLES

FOR CORDA CAMPUS 2.0

Corda Campus will be a campus that is more than just working, studying, innovating or doing business.

In order to shape the new master plan, ten principles that are valuable and important for the campus were taken into account. They form the basis of the various facilities and functionalities in the new plan.

It will be a place to which even more talent, start-ups, scale-ups and corporate businesses feel drawn.

3

The Corda Arena – with the square – and Corda 1 main building, together form the beating heart of the campus.

4

The entire site of Corda Campus forms one whole: there is no old or new part.

1

The campus contains places with tranquillity, activity and experience so that people can move smoothly across the campus.

5

The building blocks of the new plan are efficiency, multifunctionality, innovation and experience.

2

Greenery and nature are an integral part of the campus and are to be found everywhere, thus also reducing the ecological footprint.

6

There is room for meetings, creation and entrepreneurship in various places on the site.

7

The campus is adaptive and flexible, so it is always possible to respond to new developments.

8

The campus is seen as a part of the city with an access route to the station and the heart of Hasselt.

9

The campus is connected to its surroundings and the region through an ambitious and sustainable mobility system.

10

03

A vibrant meeting place

Corda Campus has grown into a hotspot for large and small companies in recent years. The campus currently consists of a combination of existing and renovated buildings, many green features and many secluded spots that provide peace and relaxation. View the campus as a small city with different neighbourhoods and districts. In the master plan, these are connected into one whole.

The Corda Arena, together with the Corda 1 building and the Corda Bar, forms the beating heart of the campus. This neighbourhood will have an experience square, a wonderful place for young and old, for students and entrepreneurs, for employees, visitors and families.

It will be a meeting place where people meet each other in a relaxed, spontaneous and pleasant way. In addition to the arena, a brand new section will be added on the eastern side of the campus. Alongside office spaces, B2B showrooms, box-in-box clean-rooms and a data centre are also provided here.

An international school and business flats will also be located there. The station will also play an important role in the attractiveness and accessibility of the campus. The area around the station is being redesigned. You can transfer from car to train at the mobility hub. But electric scooters, bicycles and shared cars are also available.



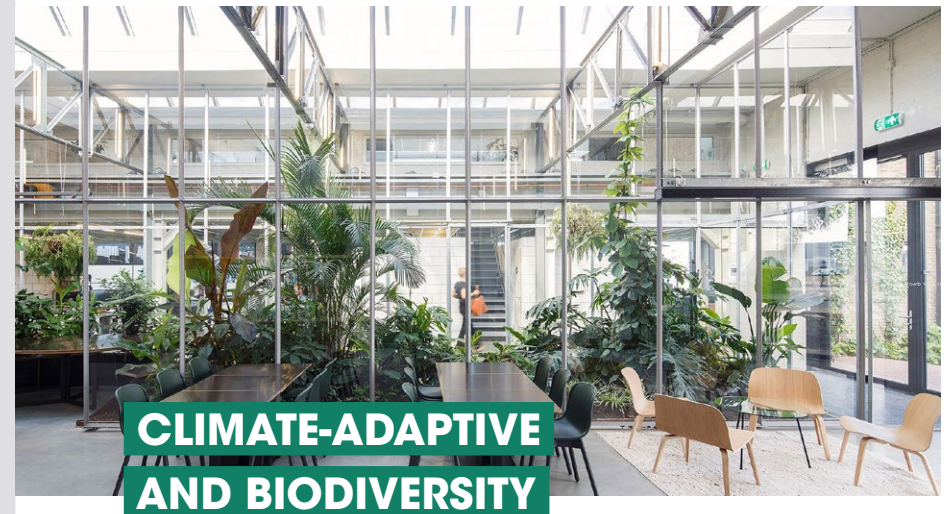


04

Our core values

The master plan can be seen as the future of Corda Campus. When developing the master plan, several important core values were taken into account. In this way, Corda Campus wants to realise its ambitions in the field of sustainability.

We attach great importance to ecology and biodiversity, which is also reflected in various initiatives that are being taken. But health and an active mindset will also become even more important with the expansion of the campus. With a sustainable mobility plan and an eye for the modal shift, we aim to take the lead in terms of mobility and accessibility. The various core values are further explained here.



a. Climate-adaptive

Various actions contribute to a pleasant, green micro-climate that makes you want to spend time there. For example, water-buffering and infiltration are taken into account. Rainwater is collected and reused. The many green areas ensure good infiltration of rainwater. Buffer capacity is set up through wadis and surface water to absorb peak precipitation.

b. Biodiversity

We make sure the campus grows and thrives every season. We do this by providing sufficient space for a varied range of fauna and flora. We also provide greenery on and around the buildings. Throughout the year, shelter and food is provided for various animal species.

HEALTHY AND ACTIVE CAMPUS

Corda Campus provides a healthy living and working environment, but it is also an attractive place for active exercise. For example, cycling and walking routes are interwoven in the plan to get some fresh air or to do some active sports during lunch breaks. Playing football on the lawn, a game of basketball on the basketball court or just jogging through the landscape are just some examples.

But temporary installations or initiatives are also possible to respond to seasonal activities that invite everyone to adopt a healthier lifestyle.



SMART, ACCESSIBLE CAMPUS / MULTIMODAL NODE

a. Smart, accessible campus

Corda Campus wants to be an example in making the mobility system more sustainable. Not only with a focus on sustainable traffic on the site, but also outside it. Everything on the campus is accessible within walking distance and maximum space is created for pedestrians. The Corda route, the bicycle highway, will be used optimally and the centre of Hasselt is also easily accessible by bicycle, scooter or bus. The Kiewit station, near the campus, makes taking the train extra convenient.

Corda Campus, makes taking the train extra easy. The master plan also focuses on connectivity with other campuses and attractive places. Just take the good bicycle connection or the use of an electric shuttle to, for example, the University of Hasselt, PXL / UCLL High school or the centre of the city.

b. Multimodal node

Regional cycling routes, the location at the Kiewit station and bus stops make Corda Campus a multimodal hub on the edge of the city. Through good cooperation with various stakeholders, we want to achieve a more frequent train connection and we want to make the station and the cycling infrastructure more attractive. This not only makes the campus more accessible, but can also serve as a hub for the city, where drivers park their cars and then travel further into the centre by train or bus.



a. Modal shift

Corda Campus is going for a sustainable mobility plan in the run-up to the modal shift. For example, the share of the campus community that comes by car can steadily decrease. At the same time, the number of users who come by public transport, bicycle or shared cars will also have to gradually increase over the years. To this end, there will be collaboration with the various municipal, provincial and different transport players. Attractive infrastructure and improving the supply can have a stimulating effect here. Sustainability does not only concern the direct campus community, but also contributes to making mobility in the city of Hasselt more sustainable.

b. Car traffic

Accessibility by car remains a relevant aspect. But peace and quiet on campus is also important. That is why there are green parking buildings on the edge of the site. To ensure the good accessibility of the campus, all forms of mobility will be used, including public transport and connection to the Spartacus junction. The parking capacity will be increased to between 2,700 and 4,400 places. This should be more than sufficient during events and to facilitate the growing campus community. Fast charging facilities are available in the parking buildings.

CAMPUS COMMUNITY / MIXED CAMPUS

a. Campus community

Corda Campus is an open campus where everyone is welcome. Facilities and activities are provided for a wide public. From students to start-ups, families, businesses or external visitors. Many opportunities are offered for spontaneous meetings and there is sufficient space for sports, games, collective facilities and meeting places. The spaces and zones subtly flow into each other. Through clear walking and sight lines, everything is connected one to the other, and it forms a network of places where it is pleasant to linger.

b. Mixed campus

There is always something to do on campus due to the varied range of working, housing, education, sports and recreational activities. As a result, the site is buzzing at all times. The various businesses, from large to small, complement each other perfectly and ensure an innovative character with room for co-creation. The campus is surrounded by residential and business zones. Good connections and attractive functions can enrich the environment.



SUSTAINABLE AND CIRCULAR DEVELOPMENT

Corda Campus has serious ambitions in the field of sustainability, and aims to realise them. This manifests itself in a number of aspects: the use of robust elements that go along together, adaptive elements that constantly adjust to changing circumstances and closing loops to develop more planet-consciously. To relieve the planet as much as possible, maximum use is made of renewable sources in the field of energy, water and materials. Green mobility systems also play an important role.

05

2030 will be our year

The complete master plan requires an estimated investment of approximately 150 million euros and will be completed by 2030. The work will be rolled out in phases. In the first phase of the master plan, the focus is on the construction of the Corda Arena, a project that was previously announced and is in progress. The procedure for the Corda Arena has already started and can count on the support of Tourism Flanders. The Corda Arena will officially open its doors by 2024.

With an expansion of nine hectares and a strong focus on attracting and retaining talent, Corda Campus aims to become the digital hotspot of the EU region. Good connection with other hubs within a strong network is therefore very important to realise this international growth.

The expansion of the campus offers many opportunities for businesses to develop further.

For example, the cross-fertilisation between academia and business will provide new insights and opportunities. It paves the way for both companies and talented employees to connect in a smooth and pleasant way.

In order to reinforce the ambition at EU-regional level, it is very important that international players also find their way to the campus. Innovative work and accommodation concepts, vibrant activities and facilities play an important role in this. The campus must become a smart, accessible place: for example, maximum efforts are being made to achieve sustainable mobility with safe routes for cyclists and pedestrians. Everything on campus is within walking distance of each other. Train and bus stations are optimally used and connected to other facilities. The campus wants to play an exemplary role in making the mobility system more sustainable.

New office formats with lots of greenery and open spaces, a data centre, box-in-box clean-rooms and studio spaces, together with an international school, business flats and the existing part, ensure that the campus is one clear whole. A place where both young and old feel at home, where they can grow, enjoy and discover in all kinds of ways.

More than ever, Corda Campus will become a vibrant place where ideas big and small take shape, where people experience and inspire, a place where everyone is welcome.



06

Looking inside on campus

In addition to new office spaces, Corda Campus will also have a very varied range of services and activities in the new master plan. The existing offering for large and small companies will be expanded with new features to support business and with a strong focus on attracting and retaining talent. The various functions are further explained here.

1. Corda Arena
2. Office cluster
3. Data centre
4. Box-in-box centre
5. B2B showrooms
6. Station square
7. Business flats
8. Corporate brand office
9. School of the future format
10. Corda amenities
11. Mobility Hub & Parking Buildings

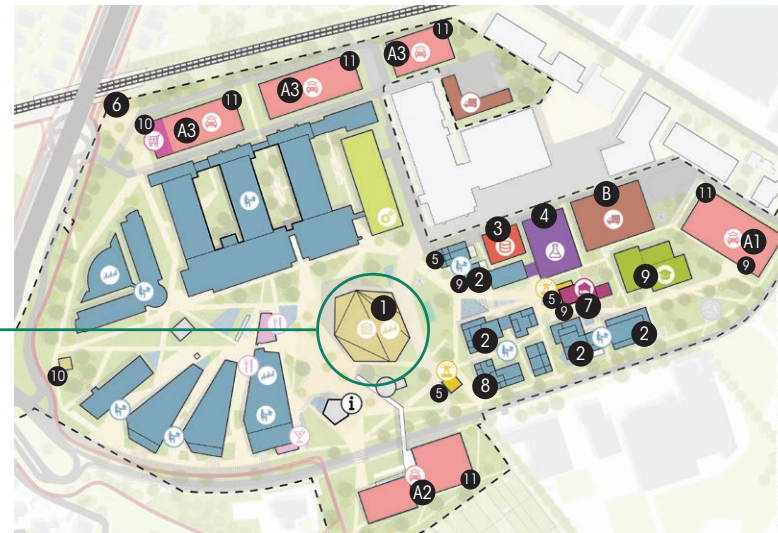




07 A tour

CORDA ARENA

In the heart of the campus you will find the Corda Arena. One multifunctional digital arena that can be used for large and small gatherings. Perfectly adaptable to the type of event and the number of visitors. An eye-catcher, 60 metres long, 60 metres wide and 24 metres high. With these dimensions, the arena will offer approximately 10,000 m², which is comparable to the existing Corda 1 building. The Corda Arena will put the campus on the international map with the main goal of attracting business events and conferences.





FRONT VIEW OF CORDA CAMPUS



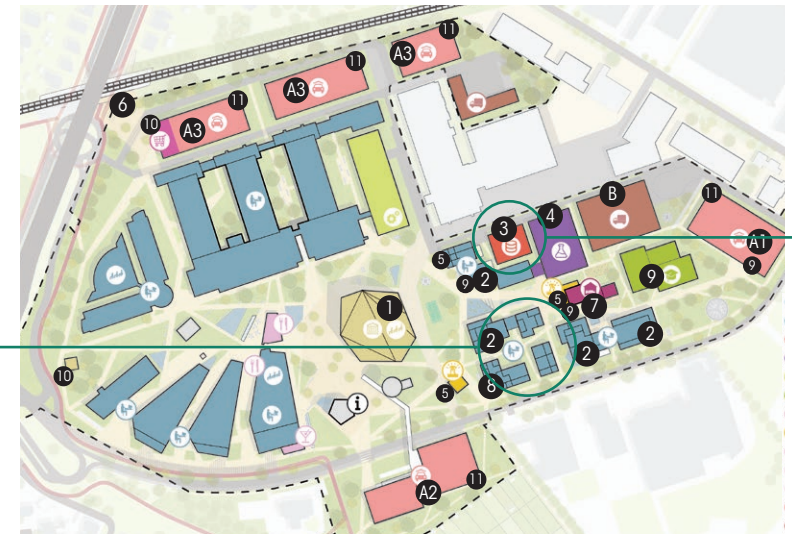
BACK VIEW OF CORDA CAMPUS

OFFICE CLUSTERS

Modern office spaces are offered in these four clusters. All the spaces are fully adaptable and tailored to the businesses. The pixelated building volumes with many outdoor spaces in a green environment provide tranquillity and a sustainable character.



You will find a lot of employees in these office clusters, which creates a great dynamic and movement here. The offices are located on the square of the Corda Arena and on the side of the road, so that they are easy to find for customers, but also easily accessible logistically. The office clusters consist of robust building volumes and flexible, adaptive sections. In this way, it is possible to respond to the changing demand of the market and it is also possible to think along with companies that are growing and would like to expand on campus.





DATA CENTRE

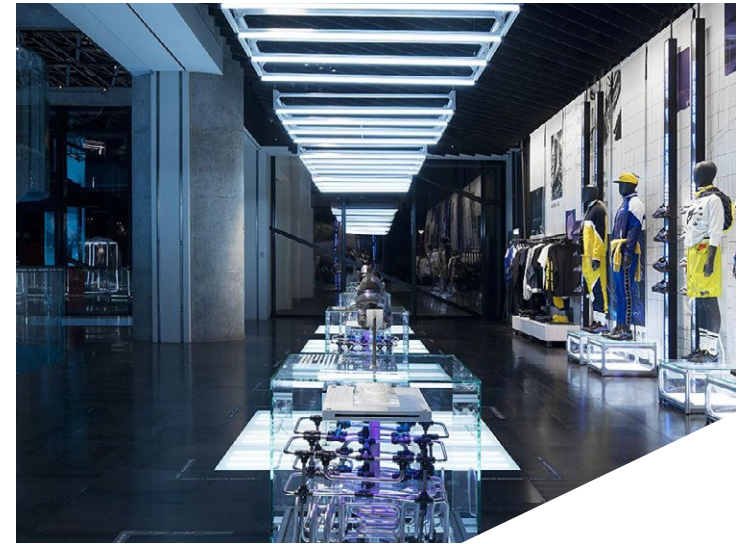
A data centre is indispensable on a digital campus. It provides supporting IT facilities for the campus community. The modern building is somewhat hidden behind the office spaces, but provides a direct connection to the logistics route. In addition, the residual heat from the servers is used to heat adjacent offices and box-in-box clean-rooms.

The data centre consists of two floors of approximately 1,000 square metres each. It has a large closed section and only a small transparent area. This is the part where some reception and work places are located. The transparent part is with good reason on the side where there is the most movement by pedestrians and passers-by. The logistics route offers the possibility for trucks to park easily so that they can easily load and unload materials. In addition, the residual heat from the data centre servers is also used to heat adjacent offices and clean rooms.



BOX-IN-BOX CLEAN-ROOMS

The box-in-box clean-rooms are directly connected to the adjacent office building, which in turn is connected to the storage warehouse, making it logistically very easy to work with. The façade can also be used interactively where necessary.



B2B SHOWROOMS

Business showrooms can be found at several locations on campus. These are spaces that are easily accessible and that have sufficient surface area to effectively display products or services to the public.

But this can also be a place for external companies, knowledge institutions and much more to display their products or to provide information in a professional context. Due to the regularly changing interpretation, these become very open and adaptive spaces that are easy to modify.

STATION SQUARE

Mobility is an important chapter in the new master plan. The station square is the welcome point for everyone who comes to campus by train. It will be an attractive and safe environment with priority for pedestrians.

The mobipoint is also located on the station square; here you can switch to a wide range of modes of transport: - shared cars, electric bikes or scooters, for example.



BUSINESS FLATS

A quiet, yet lively place in verdant surroundings, in the middle of the new neighbourhood. The apartments are specifically aimed at international employees who stay on campus for a short period (3 to 6 months).

The business flats have a typical appearance and furnishing that is tailored to the expectations of this expat population. They are only offered in a B2B context. It allows companies to offer unique and comfortable housing units to their (inter)national employees.

The business flats are housed in two volumes that are well connected to each other. Working with connected volumes creates welcoming living spaces and compact outdoor spaces. The roof surfaces can be used for both energy generation and landscaping. But the cosy gardens and the wooden accents also ensure a pleasant stay.



CORPORATE BRAND OFFICE

One of the office clusters can be rented out entirely to a global technology player. This place is located on a clearly visible corner of the square and the green Research Campus. Ideal for a big name to land on Corda Campus, knowing that such international 'tech brands', based on their own vision and mission, are always looking for locations that radiate innovation and dynamism and where a combination of high-quality living and working is very important.



SCHOOL OF THE FUTURE FORMAT

A modern educational building that gives an international school and other forms of education the opportunity to spread their wings on Corda Campus. It provides unique opportunities for cross-fertilisation between education, businesses on campus and beyond.

The emphasis here is on attracting international talent in the form of expats. But it will also be a stimulating, high-tech environment where our own talented young people will be captivated and inspired.





COMPACT CORDA FACILITIES

Space will also be provided on campus for extra services: things such as a supermarket, a crèche, package collection points or useful vending machines. These facilities ensure that the community and visitors have all the necessary services within walking distance.

MOBILITY HUB & PARKING BUILDINGS

New parking buildings on the south and east sides of the campus keep cars out of the campus. The buildings are built to be as adaptable and dismantlable as possible in order to transform the parking buildings into a space with different functions during the modal shift. The mobipoint brings together many forms of mobility, including e-scooters, electric bicycles and shared cars. The park & ride makes taking the train easier.



07

A first look at the future

Corda Campus, a high-tech, sustainable and innovative campus that brings talent together so that large and small companies can grow. A campus that is connected to the environment, not only through greenery, but also in terms of social and mobility considerations. The master plan 2.0 provides a network of places between buildings with various functions and interpretations.

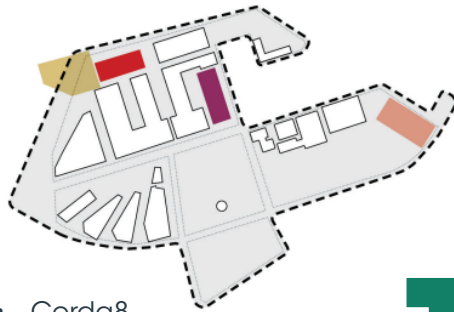
In addition to the Corda Arena, the Corda 1 building and the iconic water tower, the mobility point at the

station will also become an important (access) point for Corda Campus.

We will proceed in phases with the development of the master plan. We will try to cause as little disruption as possible and to guarantee continuity on campus. This phasing can always be adapted according to the evolution of the works.

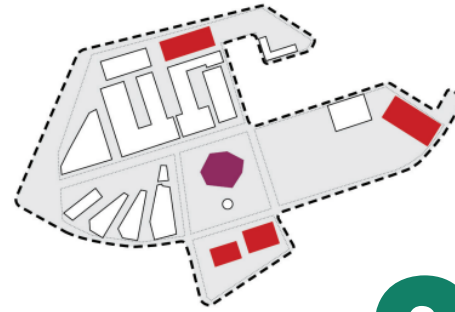
**DISCOVER HOW WE
SET OUT TO WORK:**





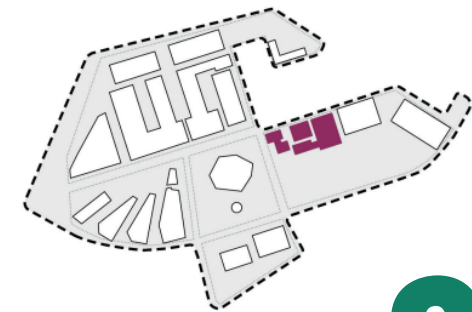
- Corda8
- Station square
- Parking

1



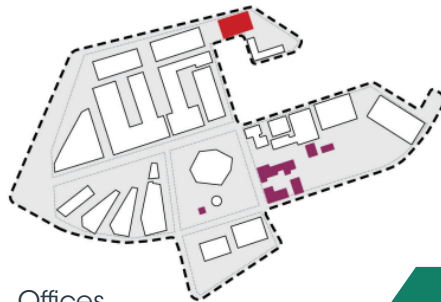
- Arena
- Parking

2



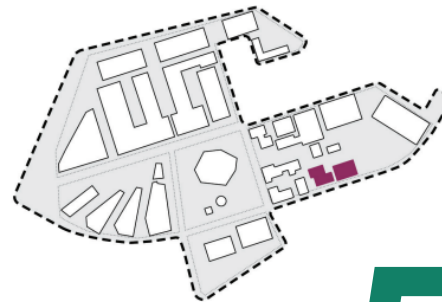
- Supporting functions
- Office

3



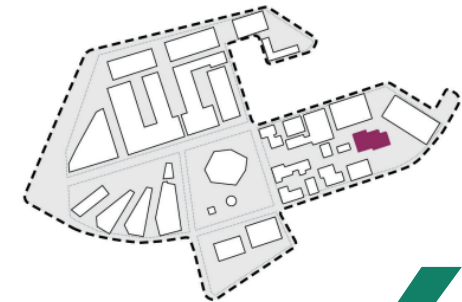
- Offices
- Short stay
- Parking

4



- Further expansion of offices

5



- International school

6

08

Colophon

CORDA CAMPUS + MASTER PLAN 2.0

DATE:

February 2022

COMMISSIONED BY

Corda Campus NV

TEXT

Corda Campus

IMAGE AND GRAPHICS

VenhoevenCS Architecture & urbanism

Geosted

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