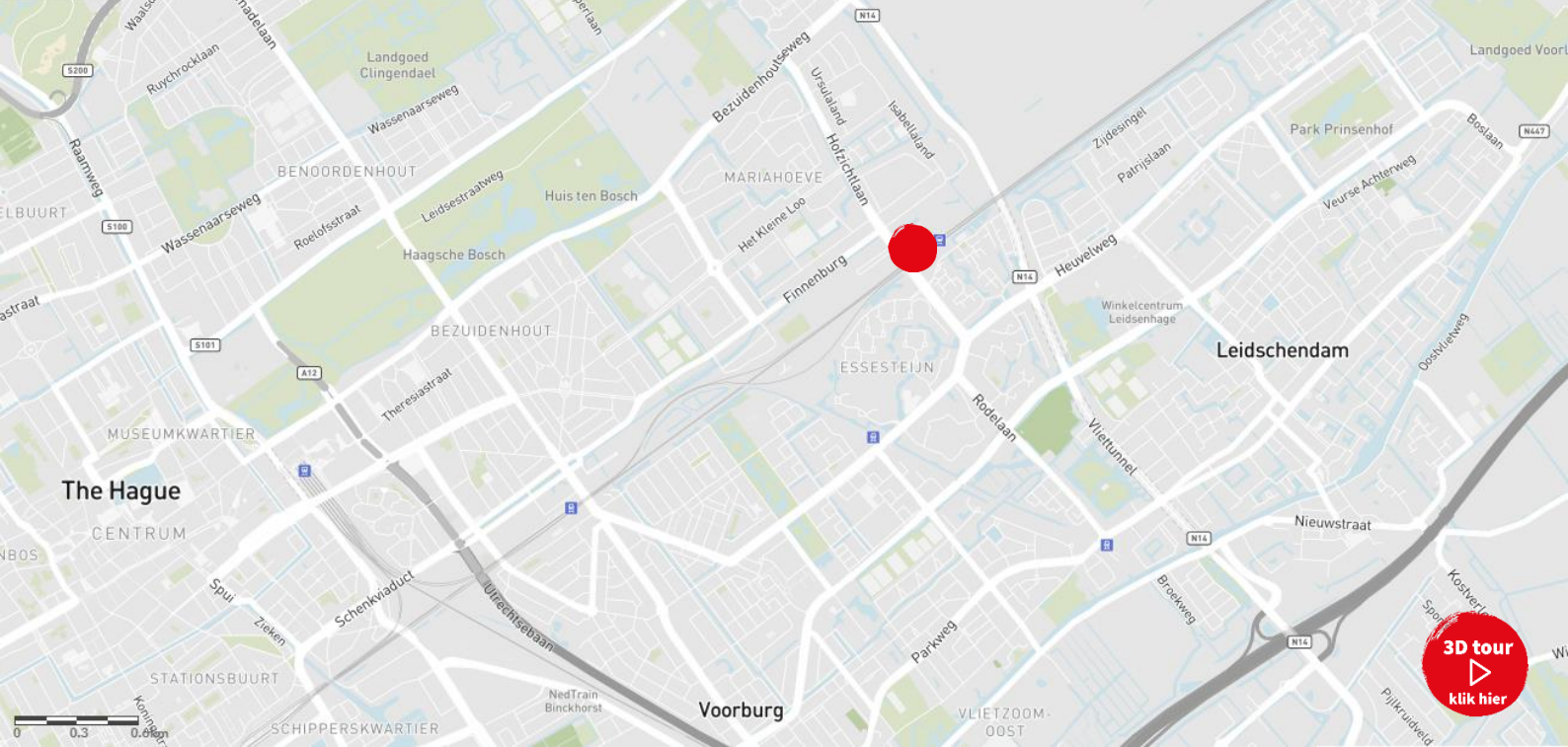




For rent

Aegonplein 4-6,
Den Haag



Object information

Aegon's international head office is located at Aegonplein in The Hague. The building was developed in the mid-1980s and is in exceptionally good condition, partly due to the thorough renovation a few years ago. The building comprises a total of approximately 40,000 m² of office space, divided over several building parts. The MA, MB1 and MB2, located on Hofzichtlaan and parallel to the track, are no longer in use at Aegon itself.

The MA building has an entrance, a private underground parking garage and parking facilities on the outside area. MB1 and MB2 are connected to the MA building section and mainly feature open-plan offices, interspersed with meeting rooms. These building parts also have their own entrance. The public access to The Hague Mariahoeve station is located under these building parts. The other parking spaces belonging to the building parts are located behind the main building and on the outside area. The building has a very favorable parking standard with which 1 space is available per 50 sqm.

Location

Aegon's main office is very easily accessible due to its location in the Bezuidenhout. The building is located right next to Mariahoeve railway station and is also easily accessible by car via the N44, A4 and A12.

Accessibility

By car:

The building is easily accessible via both the A44 and A4. Due to its location near the connecting road N14 (Landscheidsweg), the highways can be reached within a few minutes. From the Utrechtsebaan, the Aegonplein is easily accessible via the Schenkkade.

Public transport:

The public access to The Hague Mariahoeve station is located under the building. This station provides direct access to various Randstad cities with very high frequency. Tram 6 (Leyenburg) and bus 24 (Kijkduin) stops in front of the building.

Available floor space

A total of approx. 12,358.6 sqm l.f.a. is available for rent divided over the different building parts.

| Building part | MA | MB1 | MB2 | Total l.f.a. |
|-------------------|---------------|---------------|---------------|----------------|
| • Basement | 4,1 | | | 4,1 |
| • Ground floor | 787,5 | 48,5 | 959,3 | 1795,3 |
| • 1 st | 818 | 633,5 | 1082,2 | 2533,7 |
| • 2 nd | 830,1 | 987,4 | 1029,3 | 2846,8 |
| • 3 rd | 819,9 | 947,3 | 1025,8 | 2793 |
| • 4 th | | 925,5 | 1044,2 | 1969,7 |
| • 5 th | | 416 | | 416 |
| Total | 3259,6 | 3958,2 | 5140,8 | 12358,6 |



Parking

In total there are 105 parking spaces available, divided over the underground parking garage and parking facilities on the outside area:

- 61 parking spaces are available in the garage below the MA building (2 hybrid places and 2 places available for electric cars);
- 44 parking spaces are available on the ground ground behind the MA building.

Rent

Office space:

€ 150.00 per sqm lfa per year, excluding VAT.

Parking place:

Indoors:

€ 1.000.00 per parking place per year.

Outdoors:

€ 600.00 per parking place per year.

Service charges

€ 45.00 per sqm lfa per year, excluding VAT.

Restaurant

Agreements can be made about the joint use of the company restaurant, which is located in building section MC, subject to further conditions. The basic principle is that the tenant contributes to the costs incurred by the landlord for operating a company restaurant and a contribution per employee who uses the facilities.

VAT will be charged on the rental price. If VAT cannot be charged, a percentage surcharge of 5% on the above rental prices applies.

Delivery level

The object will be delivered in current condition, containing the following features:

- Current floor covering;
- Current furnishing package;
- existing household effects against a fee to be determined;
- Cooling ceiling with 100% outdoor air ventilation;
- Glasfiber;
- 24/7 access to the building;
- security system.



Lease term

5 years with extension periods of 5 years each. The notice period is 12 months.

Bank guarantee, amounting to three calendar months rent and service costs, both to be increased with VAT.

Commencement date

To be discussed.

VAT

All amounts exclude service costs and Value Added Tax (VAT).

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

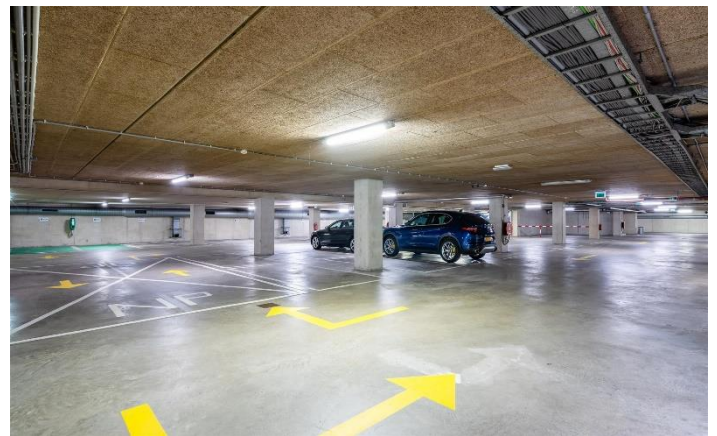
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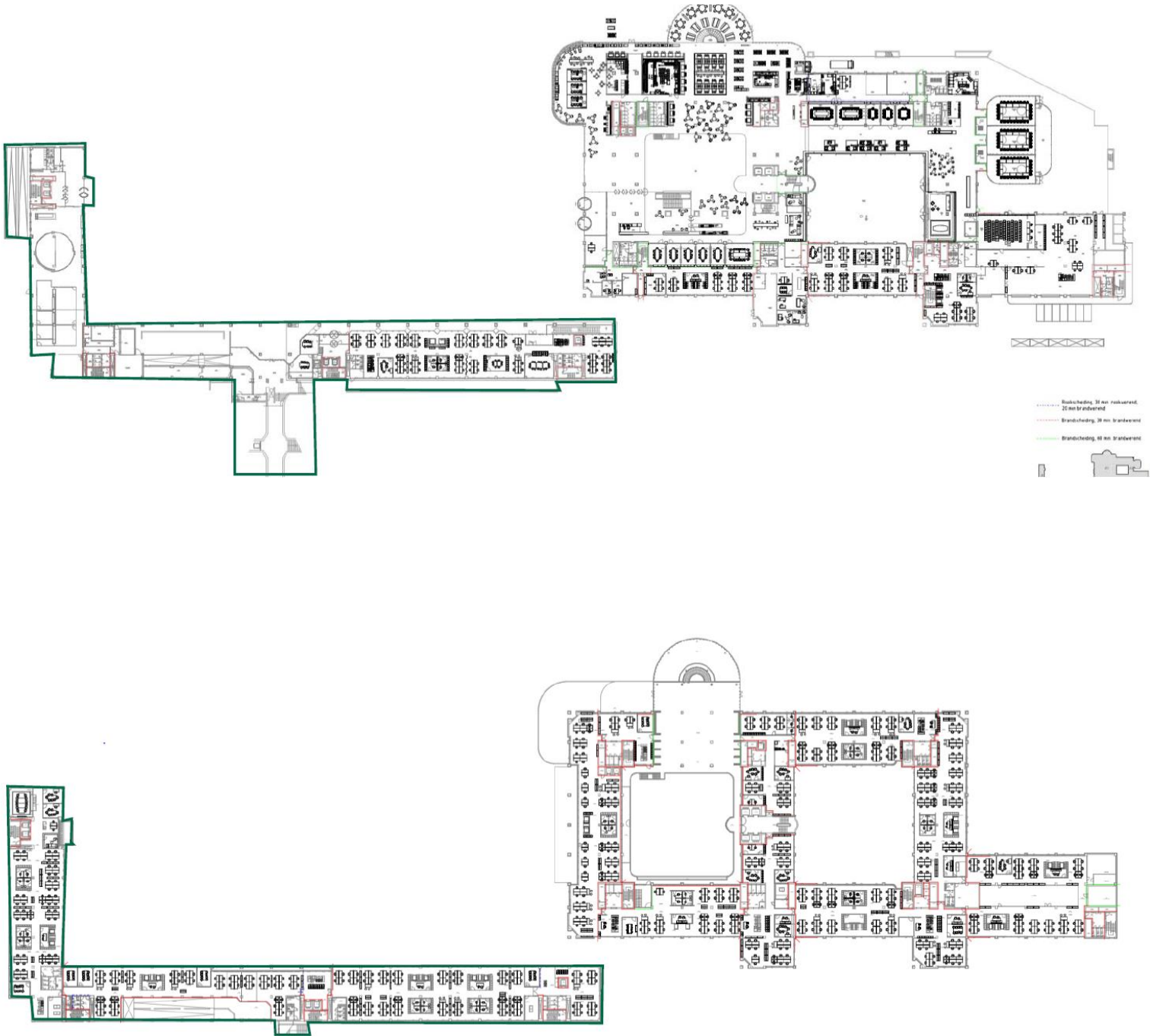
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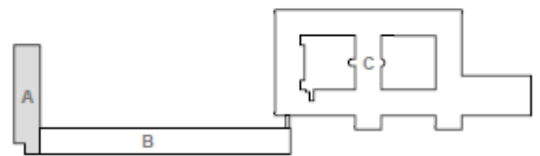
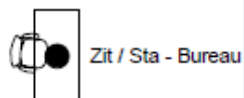
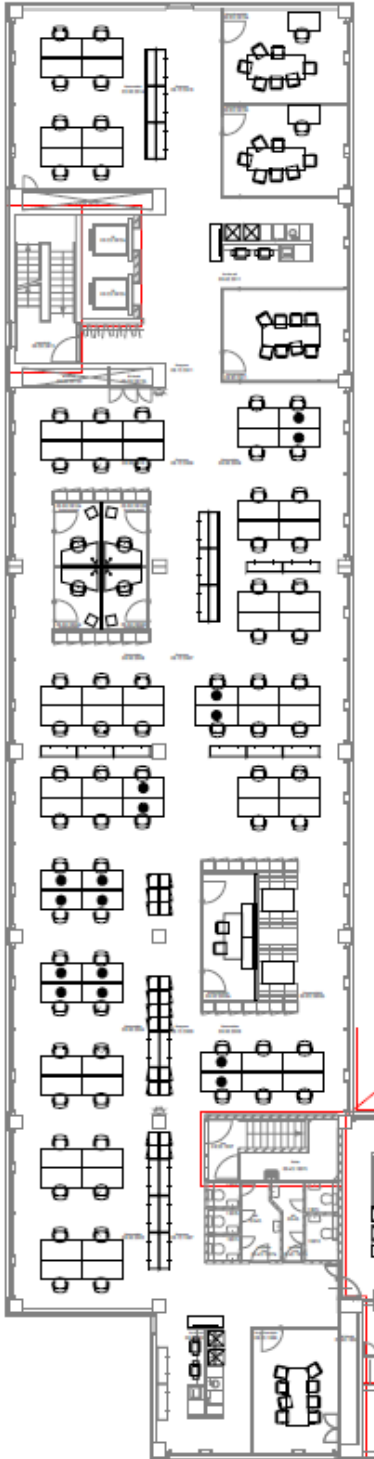




Floor plans



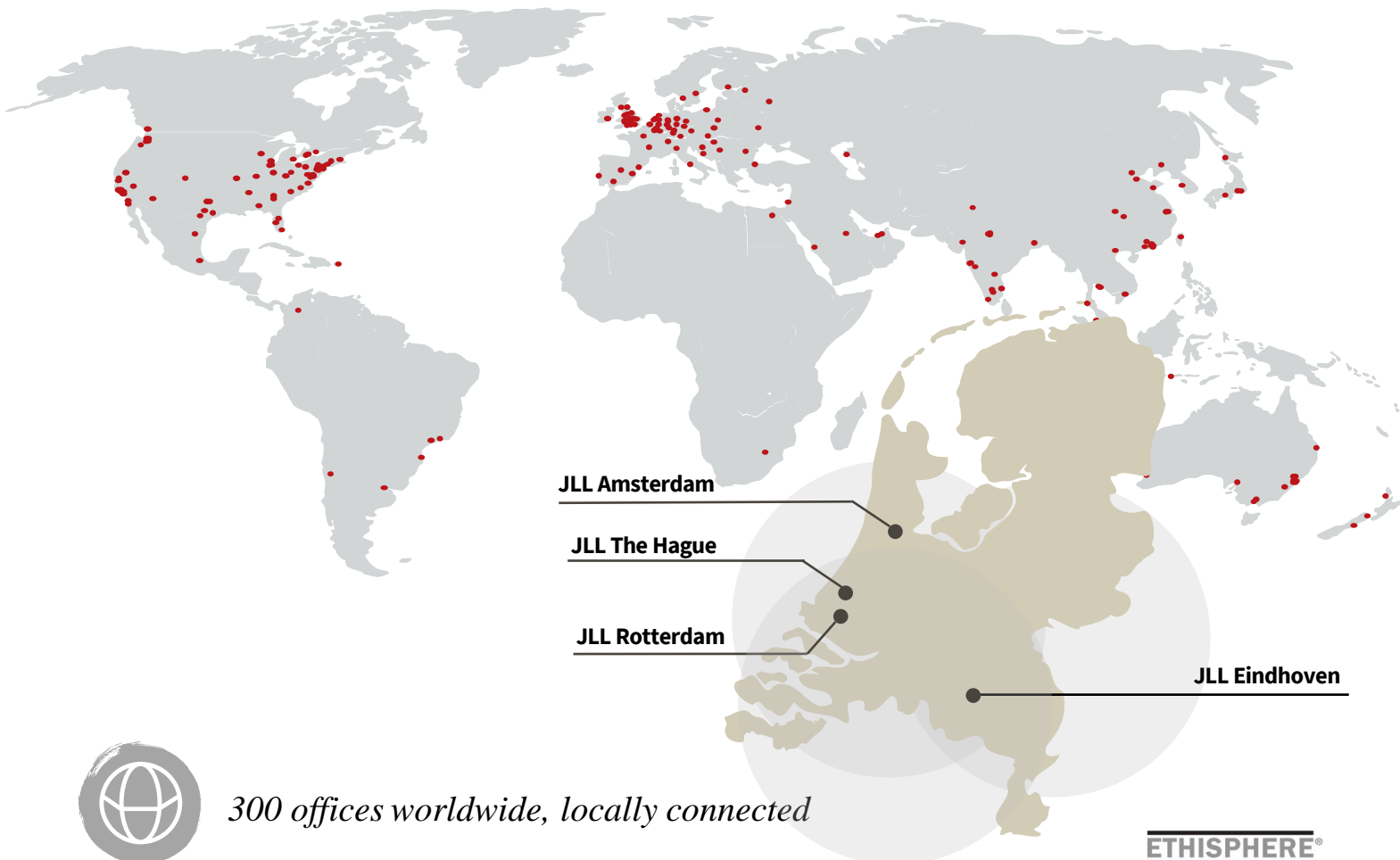
Building part A, 3rd floor



| | | | | | | | | |
|---------------|-----------|-----|-----|------|------------|-----------|-----------------------------------|----------------------|
| A/B | 6-9-2016 | GBA | A/B | Code | Datum | Gewijzigd | Project: | Adres: Aegonplein 50 |
| | | | | | | | Mariahoeve | Plaats: Den Haag |
| D | 12-3-2016 | GBA | A/B | C | 21-11-2017 | A/B | Omschrijving: Inrichtingstekening | |
| 3e verdieping | | | | | | | Bedrijfsnaam: PeoplePower | |
| Bouwdeel A | | | | | | | Gecontroleerd: | |
| | | | | | | | Goedgekeurd: | |
| | | | | | | | Volgnummer: | |
| | | | | | | | Tekeningnr: | |
| | | | | | | | MH-03-F2-A_A3 | |
| | | | | | | | Get: DST | Datum: 16-3-2017 |
| | | | | | | | Versie: 1.0 | Schaal: 1:250 |
| | | | | | | | Fase: Studie | Formaat: A3 |
| | | | | | | | Status: As-Built | |

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