

Philippe MONSEREZ
Zeedijk 697 / bus 13
B – 8300 KNOCKE-HEIST
Belgium
+32 491 48 19 70

Kuurne, 27/05/59
Belgian nationality
Philippe.monserez@agrealestate.eu



AMBITIONS/OBJECTIVES

30+ years of experience

in MANAGING the **strategic and operational aspects** of ambitious (corporate) real estate programs and projects, not only in a traditional context, but also in Private Public Partnership (PPP) context of different asset classes (office, residential, retail, senior housing, schools, logistics...), from master planning and program definition, over design, contracting, construction till commissioning, handover, and facility management, in a financial services company and in a real estate development and investment company,

in LEADING and MOTIVATING **multinational and multifunctional teams** of architects, engineers, advisors (lawyers...), general contractors, maintenance contractors, and project, process, and property managers

in ACTING as **an interface** between internal and external key stake holders (government representatives, shareholders, board members, administration, bankers, unions...)

My OBJECTIVE is to develop, to design and to deliver outstanding solutions, for the end users, real estate investors, property owners and contractors, by exploring, evaluating, defining, and addressing their needs, constraints, and opportunities.

My PERSONALITY is target driven in line with the company strategy, bringing a team to an upper level by driving efficiency, quality, and innovation, by setting the example through passion for the mission and by sharing ambitions and knowledge.

AREA OF EXPERTISE

- Strategic Program, Portfolio and Project Management of Complex Real Estate Projects & Programs
- Public Private Partnerships (PPPs) and Design, Build, Finance, Maintain and Operate (DBFM(O)) projects and programs
- Early Adaptor and Advisor in the PropTech Ecosystem
- Leading multinational and multifunctional technically skilled teams
- Presenting to Board of Directors, and special attention and experience with stakeholder consultation and communication
- Master Planning – Conceptual Design – Engineering and Architecture – Contract Management – Facility Management
- Sustainability, Circularity, Energy efficiency (also measurement and verification)
- Strategic networking
- Culture Change - Change Management – Problem Solving – Budgeting & Forecasting
- Relocation Management – Shared Workplace and New Way of Working Concept

CAREER

Senior Advisor to the Executive Committee at AG Real Estate) **from 06/2024 on**

and also, Programme Director: PPP 'Scholen van Vlaanderen' (Schools of Flanders)

'Scholen van Vlaanderen' ('Schools of Flanders') is a public-private partnership (PPP) in charge of the design, build and finance of 29 school infrastructure projects (comprising 35 buildings) in the Flemish Region of Belgium. The program also includes the maintenance of all constructions and technical installations during the first 30 years of use, after which the ownership is transferred to the individual schools at no cost. The 750 million EUR program encompasses 170 000 m² total gross building area, mostly new build and some renovation, and an additional +100 000 m² of landscaping and surroundings.

Actual Status: 29 of 29 projects in design phase (100 %)

More details about the PPP "Schools of Flanders" on:

www.scholenvanvlaanderen.eu

Chief Design & Build Officer (CBDO) at AG Real Estate **10/2016 – current**

In this capacity member of the **Management Committee** & of the **Board of Directors** of AG Real Estate (100% owned by AG Insurance, part of AGEAS group) managing and streamlining the **design-procure-build activities** for all kind of real estate development projects at AG REAL ESTATE in Belgium, Luxemburg and France, and the **technical due diligences (TDD's)** for all (des)investments in Europe

Some examples: Anderlecht, Westland Shopping (renovation & extension - 100 mio EUR); Brussels, Brucity (new office for the City of Brussels – 100 mio EUR; PPP Schools of Tomorrow (182 schools -1.500 mio EUR); Mechelen, Nekker (fire station) – 75 mio EUR ; Melsbroek, Hangar M400A for Defence

Head of AG Real Estate COPiD (Coproduction in Development) **01/2012 – current**

Programme Director: PPP 'Scholen van Morgen' (Schools of Tomorrow)

'Scholen van Morgen' ('Schools of Tomorrow') is a public-private partnership (PPP) in charge of the design, build and finance of 182 school infrastructure projects (comprising 200 buildings) in the Flemish Region of Belgium. The program also includes the maintenance of all constructions and technical installations during the first 30 years of use, after which the ownership is transferred to the individual schools at no cost. **The 1.5 billion EUR program encompasses 710 000 m² total gross building area, mostly new build and some renovation, and an additional 600 000 m² of landscaping and surroundings.**

General manager of AG REAL ESTATE COPiD, appointed as delegated developer, a team of more than 70 project managers, process managers, property managers, and technical and communication specialists in charge of coordination and follow-up of the design (70 different architects), procurement, build (24 different general contractors) phases and a team of 11 relationship and contract managers during the maintenance (10 different contractors) phase.

Actual Status: 182 of 182 projects delivered (100 %)

- This PPP is known as **the biggest social infrastructure program in Europe**
- This PPP received a lot of **nominations and awards** for individual projects and for the program (in architectural, execution, and technology categories)
- This PPP received the **2023 ULI Europe Award for Excellence** and the **2023 ULI Global Award for Excellence**

More details about the PPP “Schools for Tomorrow” on:

- www.scholenvanmorgen.be ; www.facebook.com/scholenvanmorgen ;
www.twitter.com/scholenvmorgen
- **Independent evaluation report** by the Flemish Government (AGION):
<https://www.agion.be/evaluatie-rapport-scholen-van-morgen>

Program Manager Corporate Real Estate Projects Brussels at BNP Paribas Fortis and Fortis 2005 - 2011

Key person in the **ambitious restructuring program** of the corporate real estate portfolio in Brussels of (BNP Paribas) Fortis

- Responsible for the Master Planning, Feasibility, Program Definition, Architecture, Engineering, Construction, Project Management, Testing and Hand Over of the **strategic corporate real estate projects** at the Facility Department of (BNP Paribas) Fortis Brussels (program budget approximately 600 mio EUR; yearly capital expenditure between 40 and 50 mio EUR) ; e.g. Kanselarij Cluster Restructuring Project, refurbishment Manhattan Tower, interior design and inhousing projects in the buildings Phoenix, Arcadia, Botanique, Central Plaza...
- Responsible for an **internal division** of 25 to 35 technically high skilled staff members:
- Responsible for a **program office, the first implementation of ARCADIS Worldwide Project Consulting department**.

Program Manager “Hercules” and “Fortuna PT0” and Division Manager Architecture, Engineering and Construction Projects Large Buildings at Fortis Bank 1999 - 2005

Key person in the **merger process** of Generale Bank and ASLK (both banks acquired by Fortis)

- Task force member for the set up of the **new Facilities Management Organization** for Belgium, with attention for the ongoing organization and for specific integration programs (change management)
- Member of the Facility Fortis Bank Belgium Management team, Investment and Purchase committee
- **Program Manager “Hercules”** for the integration, optimization, and refurbishment (200 real estate projects) of the corporate real estate portfolio (**offices and others**) in Belgium (1 mio m2) and for the physical integration and move of the two merged banks (20.000 employees and others in 4 years)

- **Program Manager “Fortuna Type 0”** for the integration, optimization, and refurbishment (75 real estate projects of 1 mio EUR each in 2 years) of the corporate real estate portfolio (**branches**)
- Program manager for the renovation, refurbishment and construction of offices, datacenters...
- CAD (computer aided design) project manager for the Facility and Security Department
- Member of the financial-technical jury for evaluation and selection of the designs for many **senior housing** (services) flats, managed by the Flemish Government and financed by a consortium of banks

Division Manager Space Management, Projects and CAFM (*) at ASLK Bank and Insurances ()** **1989 - 1999**

(*) CAFM (computer aided facility management)

(**) ASLK, Algemene Spaar- en Lijfrentekas (acquired by AG1824/Fortis in 1996)

- Responsible for the **strategic, tactical, and operational space management** of the ASLK Headquarter in Brussels (20 buildings – 400.000 m2)
- Responsible for architectural design, engineering and **project management** for all refurbishment, renovation, and construction projects in the **corporate real estate portfolio** in Brussels
- CAD (computer aided design) project manager for the Facility and Security Department
- **Quality and quantity controller** for a consortium of banks for the Cast Container Terminal in Zeebrugge

Structural engineer and project manager at N.V. Agrotechnic (Brussels), part of Heidemij Group, Netherlands **1983 - 1989**

Projects: infrastructure, sport facilities, schools, wastewater treatment facilities...

Clients: public sector (communities, regions, government...) and private sector (3M-Antwerp...)

Researcher at the Laboratories for Hydraulics at the University of Ghent **1982 - 1983**

Research on modeling of civil engineering constructions in water flows

EDUCATION

Master in Civil Engineering - University of Ghent (Belgium) - 1977 – 1982 (greatest distinction)

Master in Business Engineering - Economic High School Saint-Aloysius, Brussels (Belgium) (now KUL, Catholic University Louvain) - 1985 – 1989 (great distinction)

Performance Measurement and Verification Analyst (PMVA) - AFNOR/EVO, Paris - 2024

LANGUAGES

- Dutch : mother language
- French : advanced practical knowledge
- English : advanced practical knowledge
- Arabic : introduction started in September 2008 (3 hours/week) – 3rd year finished
no practice afterwards

ADDITIONAL EDUCATION

1994

Modern Management of Finance - Economic High School Saint-Aloysius, Brussels (16 sessions)

2002

Alfa Program on I.T. and Business Strategy - Business School, Barcelona (Spain) - 4 days

2004

Next Generation Leadership Development Program - Center for Creative Leadership (Europe) – 5 days

2004

Fortis – Broadening the Scope - IMD International, Executive Learning, Lausanne (Switzerland) – 5 days

2005

Business Development Program - UAMS, Antwerp (Belgium) – 16 days

2007

Fortis – Next Generation Leadership - Chateau Forms, Mello (France) – 4 days

1989 – 2024

Different seminars about: portfolio management, project management, building technology, construction technology, computer aided facility management, time management, real estate management, determining important changes, coaching technical people, stress management, computer aided design, building information management, ESG, circularity, taxonomy...

1989 – 2024

Participant on different (inter)national conferences (Bentley Systems USA, Intergraph USA, Education Estate Conference UK, MIPIM France, World Workplace Conference NL, Centrum voor Gezonde Scholen (N), Schoolbouwformule BE...

AWARDS, NOMINATIONS, and OTHERS

- **the 2007 BE AWARD for “Building Information Modeling for Sustainable Design”** at the Bentley Systems International Conference 2007, Los Angeles, for the “Kanselarij Cluster Restructuring Project”
- **the 2023 ULI Europe & Global Award for Excellence** for the PPP/DBFM “Schools of Tomorrow” program
- **Several nominations and awards** in the categories Architecture, Engineering, visualization, management... of real estate projects (e.g. for the **PPP “Schools of Tomorrow**: 2023 ULI Europe & Global Award for Excellence, MIPIM 2023 Alternative Development Award Finalist, RES 2022 Semi Public Development Award & 2022 Belgian Building Sustainability Award by PropTech Lab Belux)
- **Speaker on different (inter)national conferences**
- **Member** of IFMA Belgian Chapter (International Facility management association), ULI Urban Land Institute, RES (Real Estate Society), Schoolbouwformule, PropTech Lab BeLux,...
- **Advisory Board Member** of C-Site (construction site visualisation and beyond), PropTech Lab BeLux (now EightySeven, community for startups, scaleups, and corporate in the real estate environment), Erfgoed & Visie (repositioning of heritage buildings), De Lovie (care center for the disabled) ...
- **Royal Honour**: Officer of the Order of Leopold (Belgium), 18 June 2024