

The Arc is REAL! The new mixed-use building with a listed Art Déco façade has been handed over!



Eaglestone hands over The Arc, a mixed-use building, on time to Real I.S. This magnificent building with its thirties' façade shines out once more facing the Central Station. In these troubled times for the Luxembourg real-estate market, Eaglestone and Real I.S. continue to invest in the future.

An Arc that connects

Real I.S. was particularly enchanted by this project's strategic location facing the station. This central position offers direct access to the city's beating heart, with a wealth of shops, restaurants and cultural venues. Furthermore, the presence nearby of the headquarters of many national and international institutions makes it an ideal site for businesses and professionals. Thanks to the train, a new tram line and the bus network, all free, the

occupants benefit from excellent connections to the other districts, Luxembourg towns and even the neighbouring countries.

Architectural challenges met with flying colours by Ballinipitt

Constructing a new building while preserving its listed façade was a very real challenge. And it was taken up with flying colours by the architect-planners at Ballinipitt. They have successfully managed to erect a new seven-storey building while preserving the façades of two 1930s buildings. As they are joined to the neighbouring buildings on the particularly busy Avenue de la Liberté, the technical prowess is all the more remarkable. Behind this magnificent frontage hides a modern 3,196 sq.m building with optimum energy performance levels. It will be certified BREEAM Excellent shortly. An environmental must that is rooted in Eaglestone's DNA, just as it is in Real I.S's.

"The Arc represents an important step for Eaglestone. This complex project in an urban setting meant our teams and partners had to pay special attention, particularly to the preservation of its Art Déco façade. We are very proud of the fact we have succeeded to develop a truly mixed-use building, that harmoniously combines offices, shops and apartments on the Place de la Gare Centrale, while respecting the historical heritage. This success owes a great deal to the confidence placed in us by Real I.S. which recognised this project's potential and has supported it for two years." highlights **Nicolas Orts, Co-CEO of Eaglestone Group.**



A harmonious mix of offices, shops and apartments

One of the wishes of Eaglestone and its partners was to design a building that supports the current dynamics of the station district. The Arc proposes 2,695 sq.m of offices for rent, four luxury furnished apartments, and two retail units. One of the building's secrets is that it offers a special feature on each floor making the lives of the occupants more agreeable. For example, the garden-level residents have access to a pretty patio, the people working on the fourth floor can enjoy an agreeable terrace, and others benefit from private staircases.



“With the completion of this ambitious redevelopment project led by our partner Eaglestone, Real I.S. is acquiring a new Core Asset. The Arc is a perfect embodiment of our investment strategy: modern working spaces, a central location in surroundings offering a wealth of services as well as compliance with our exacting ESG criteria. Besides the majestic listed façade, the mixed-usage proposed by The Arc supports our goal of diversifying the targets of our investments. Luxembourg’s central location in the European economy – in terms of geography and flows – is a prime asset that will contribute to our high-value property portfolio,” notes **Christoph Erven, president of Real I.S. France.**

Eaglestone is delighted to have successfully taken up the challenge to breathe life back into this illustrious building that used to house the Hôtel Grass, then the Mathieu Frères bank, which later became the Banque de Luxembourg. Now it is Real I.S.’s turn to welcome dynamic businesses that will know how to seize the opportunity offered by this strategic site.



The building is already attracting a great deal of interest. We should be able to announce some good news shortly.

ABOUT EAGLESTONE GROUP

Eaglestone group, a European real estate development and investment specialist is active in Belgium, Luxembourg and France.

Acknowledged for the architectural and technical quality of its projects, Eaglestone has the embellishment of the existing environment in its DNA, focussing on the creation of responsible urban developments with a unique identity. In harmony with these promoted values, all of Eaglestone's developments adopt a strong sustainable approach aiming in particular to reduce their environmental impact and also to promote the residents' wellbeing and comfort backed up by international certifications.

The group currently has a portfolio of 130 projects spread between 38 towns and covering the residential, office, student accommodation and hotel sectors representing 824,000 sq.m owned and under construction.

For further information on the group: www.eaglestone.group

ABOUT REAL I.S.

A Bayern LB subsidiary, Real I.S. has been the supplier of funds specialised in real estate investments for nearly 30 years. Member of Sparkassen-Finanzgruppe (a company grouping together German savings banks, regional banks and associated companies), the group counts among the largest portfolio managers on the German market. Its range of products and services extends from alternative investment funds (specific AIFs and closed-end alternative mutual funds) to bespoke financial solutions, club deals and joint-ventures. The group currently has a portfolio of assets with an estimated value of €12.5 billion under management. Real I.S has two approved investment management companies (KVG) regulated by the German Investment Code (KAGB), as well as subsidiaries in France, Luxembourg, Spain, the Netherlands and Australia.

To find out more: www.realisag.de; www.realis-australia.com.au

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