

EAGLESTONE LUXEMBOURG ANNOUNCES THE SALE OF 100% OF ITS SHARES IN N.05 ALFA ARCADES S.A. TO THE REAL IS AG GROUP

The Real IS A.G. group has acquired the shares in the company that owns The Arc project, a mixed-purpose building with a total surface area of 3,387 sq.m located opposite the central station at 78-80, Avenue de la Liberté.

Behind the elegant old Art Déco-style façades, a new contemporary luxury project will be developed, offering office space, accommodation and retail outlets, right in the heart of the Gare district.

The project is contributing to the renewal of this district as a whole, in particular at the junction between Avenue de la Liberté and Avenue de la Gare, including the refurbishment of the Alfa Marriott hotel and the reorganisation of Place de la Gare.

In terms of local and international mobility, the project enjoys an exceptional situation, directly opposite the central station, tram stop and bus platform, and close to a number of public car parks offering easy access for the future occupants.

Eaglestone Luxembourg purchased these shares in N05 ALFA ARCADES S.A. in 2018.



Historic façade, contemporary interior

Built in 1930 by Louis Rossi, one of the most talented architects from the Art Deco era, the building originally housed the Hotel Graas. A first reconversion in 1937 made it possible to include the Mathieu et Frères bank, which later became the Banque de Luxembourg, and occupied the site until 2012.

Imagined by Eaglestone and designed by Ballinipitt, The Arc proposes seven levels offering 2,649 sq.m of offices, for one or more occupants, a residential floor, and two retail units on the ground floor. Featuring terraces and outdoor spaces, and thanks to its opening on to the Place de la Gare, the building meets its future occupants' new expectations in terms of wellbeing and comfort. In order to comply with the new environmental performance standards, it will benefit from BREEAM Excellent certification at the time of its completion scheduled for the autumn 2023.

The parties are delighted to have finalised this transaction, which bears witness to the confidence Real I.S. AG places in Eaglestone's ability to design mixed-purpose projects harmoniously fitting into the existing urban fabric.

BNP Paribas Real Estate steered the transaction for which the legal advisors were Loyens & Loeff in Luxembourg for Real I.S. AG, and the DSM law firm for Eaglestone.



ABOUT EAGLESTONE GROUP

Eaglestone Group is a property development and investment company that is active in Belgium, Luxembourg and France.

Recognised for the architectural and technical quality of its projects, Eaglestone has the embellishment of the existing environment in its DNA, through the creation of responsible urban developments, with a unique identity.

With a team of 95 employees, the group currently manages a portfolio of more than 70 projects covering the residential, office and retail segments, representing more than 500,000 sq.m under its ownership and under construction.

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

ABOUT REAL I.S. AG

Real I.S. has been operating for more than twenty-five years as a supplier of funds specialised in real estate investments for BayernLB. Member of the Sparkassen-Finanzgruppe (a company that brings together savings banks, regional banks and associated companies), the Group counts among the largest portfolio managers on the German market. The range of products and services offered by REAL I.S. extends from alternative investment funds (specific AIFs and alternative mutual investment funds) to bespoke financial solutions, club deals and joint-ventures. The company has assets of around EUR 12.5 billions under management. The REAL I.S. group has two companies approved for managing investments (KVGs) governed by the German investment code (KAGB), and subsidiaries in France, Luxembourg and Australia.

FOR FURTHER INFORMATION

Nicolas Orts – co-CEO Eaglestone Group nicolas.orts@eaglestone.group

Xavier Hauboldt – CEO Eaglestone Luxembourg xavier.hauboldt@eaglestone.group

Rue GOETHE, 40 - L-1637 Luxembourg