EAGLESTONE
LUXEMBOURG

PRESS RELEASE
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Eaglestone and Elite Wealth Management (EWM) join forces with Maison Worms (MW) to launch construction of The Nest at Cloche d'Or



The Nest, main façade — © Maison Édouard François / Assar Architects



The central atrium — © Maison Édouard François / Assar Architects

Maison Worms (MW) acquires a majority stake in The Nest and joins Eaglestone and EWM, co-owners of The Nest office project at Cloche d'Or, to co-develop the project without pre-letting. MW brings the human and financial resources required to start construction in the first quarter of 2027, with delivery scheduled for the second quarter of 2029.

The Nest is an office building located at 5, rue Henri Schnadt, in the Cloche d'Or district of Luxembourg. It offers 10,400 m² of office space with an integrated range of services organised around a central bioclimatic atrium: staff restaurant, auditorium, training facilities, concierge service, wellness and soft mobility, all contributing to quality of life at work. Designed by Maison Édouard François and Assar Architects, The Nest features a hybrid structure: concrete for the office areas and timber for the central atrium. The façade will be clad in facing brick. The building will be connected to the district heating network, and a rooftop photovoltaic installation of approximately 110 kWp is planned. The project is targeting BREEAM Outstanding and WELL Gold certifications, as well as Carbon Footprint New Construction certification at Neutral level*.

Eaglestone and EWM acquired the project on 26 April 2022. It benefits from a final and enforceable building permit.

Maison Worms acts as co-developer, providing the human and financial resources that enable the project to be launched without waiting for pre-letting. Construction is scheduled to start in the first quarter of 2027, with delivery planned for the second quarter of 2029.

The co-developers report that they are in advanced negotiations with several prospective tenants and expect a partial pre-let in the first quarter of 2027.

> *"A window of opportunity is opening up for next-generation office buildings in the Cloche d'Or submarket, within the targeted timeframe."*
>
> **Arnaud Decrulle, Managing Director of Maison Worms, and Nicolas Orts, co-CEO of Eaglestone Group**

** Level corresponding to carbon neutrality as defined by the international standard PAS 2060: reduction of emissions over the building's entire life cycle, followed by offsetting of residual emissions.*

ABOUT MAISON WORMS

Maison Worms is a Luxembourg-based family investment group active in real estate and private equity.

In real estate, it targets value-add opportunities in the Grand Duchy: repositioning, major refurbishment and development. Its team brings together specialists covering every stage of a project, from origination to exit, drawing on in-depth knowledge of the local market.

For more information: www.maisonworms.lu

ABOUT EAGLESTONE GROUP

Eaglestone Group is a real estate development and investment company active in Belgium, Luxembourg and France. Recognised for the architectural and technical quality of its projects, Eaglestone's DNA lies in enhancing the existing environment by creating responsible urban developments with a unique identity.

With a turnover of €300 million and a team of 132 employees, the group has 69 ongoing projects in 38 cities, totalling 604,418 m².

For more information: www.eaglestone.group

ABOUT ELITE WEALTH MANAGEMENT REAL ESTATE

Elite Wealth Management Real Estate is a sub-fund of a regulated Luxembourg SICAV-SIF specialising in European real estate investment.

The fund invests mainly in residential and commercial real estate assets through dedicated special purpose vehicles (SPVs). Its strategy is based on the acquisition, redevelopment and enhancement of assets with value-creation potential. The fund pursues geographical and sector diversification in order to spread risk. It is aimed at well-informed investors seeking real estate exposure over a medium- to long-term horizon.

For more information: www.fiducenter.lu

PRESS CONTACTS

Nicolas Orts, co-CEO Eaglestone Group – Nicolas.orts@eaglestone.group
Lucie Cardona, Marketing & Communication BeLux – Lucie.cardona@eaglestone.group · +32 476 88 21 33
Nadège Lartigue, Press & Communications – n.lartigue@worms.lu · +352 621 747 552

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