



IMMOBEL
since 1863

PRESS RELEASE

Non-regulated information
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Four new developments in Luxembourg for IMMOBEL

2018 was a year of acquisition and consolidation for IMMOBEL Luxembourg. The subsidiary of the group – which is the largest Belgian property development company listed on the Brussels Stock Exchange – recorded some excellent results and expanded its Luxembourg portfolio with the acquisition of 52,000m² of space in premium locations in the capital and its immediate surroundings.

In 2018, IMMOBEL expanded its portfolio in Luxembourg with the acquisition of four new developments, representing 52,000m², in the city of Luxembourg and its immediate surroundings. Despite the scarcity of land in Luxembourg, IMMOBEL is today developing a total area of 130,000m², consisting mainly of residential schemes.

A new lease of life for rue de Hollerich

IMMOBEL Luxembourg has concluded an agreement on the land at 81-83 rue de Hollerich for the development of a new residential block. The project involves the creation of around a hundred dwellings, offices and shops over an area of almost 10,000m². In close proximity to the station, the parc de Cessange and a wide range of amenities, the “Rue de Hollerich” programme is part of a PAP (Specific Development Plan) project covering more than 1.7 hectares in the heart of a rapidly changing district. This development will be undertaken through the close collaboration of several landowners, including consortium members Koch and IMMOBEL.

A long-term vision for the Laangfur project

IMMOBEL, which already has a presence in Kirchberg with the INFINITY project, is aiming to develop an area of around 22,600m² in the longer term as a result of acquiring 1.5 hectares of land opposite the European School. The development will be located within the “Laangfur PAP” area. The new, sustainable district will comprise nearly 24 hectares, or 360,000m², of new buildings, including around 2,700 dwellings along with some shops and offices.



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Mamer, a popular location just outside the capital

The Mamer development, which is situated in an area that is very popular due to its tranquillity and proximity, will comprise 13,800m² of residential space. *“We plan to develop a human-scale neighbourhood that will offer a coherent collection of small residences and houses in a natural setting”*, explains Olivier Bastin, CEO of IMMOBEL Luxembourg.

Thomas, an office block in an area undergoing major development

Situated in Luxembourg-Strassen, the Thomas building (5,700m²) is currently 95% let with long-term leases. This acquisition will enable IMMOBEL to diversify its activities to include the management of assets in Luxembourg while working to redevelop the building over time.

[Click on the link to see the portfolio](#)

An excellent year for IMMOBEL Luxembourg

“2018 was an excellent year, and all the indications are that the prospects for 2019 are good. On 15 May, we announced the sale of the company Centre Étoile, which owns the NOVA office block. This good news demonstrates the efficiency of the products we are developing. Ideally located, well served in terms of public transport and accessibility and offering flexible services of the highest quality, our developments satisfy all the expectations of a demanding and discerning market in the office and the residential sectors”, states Muriel SAM Head of Development IMMOBEL Luxembourg.

IMMOBEL has been working continuously on its expansion for two years. The momentum of the Luxembourg subsidiary is such that, today, it is able to deliver results that are fully in line with the Group’s objectives. This alignment in terms of both strategic and geographic diversification and commercial results nurtures and safeguards the prospects for steady growth. In the residential sector, the marketing of the Luxembourg projects currently being developed is excellent: INFINITY 99%, LIVINGSTONE 100% (across two



of the three phases of the project, since the third phase is not yet available for sale), and FUSSBANN is 100% sold as of today.

IMMOBEL Luxembourg in brief

- 9 current projects and future developments: 130,900 m²,
- 7 projects completed: 86,500 m²,
- Representing assets of more than 215,000 m² in premium locations,
- 19 employees.

IMMOBEL Group in brief

- 822,000 m² of development projects,
- 6 countries,
- 5 sectors: office, residential, retail, landbanking, leisure,
- EUR 500m of market capitalisation,
- More than 155 years' experience in the market,
- 200 employees.

For further information:

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About the IMMOBEL Group:

IMMOBEL is the largest listed Belgian property developer. Ever since it was founded in 1863, the Group has developed and marketed innovative urban projects in response to the needs of cities and their inhabitants. Through its intelligent strategy and its talented workforce of around 200 people, IMMOBEL has succeeded in diversifying its expertise in the residential, office, retail and mixed urban sectors, and in landbanking and hospitality. It now has a market capitalisation of more than EUR 500m, thereby establishing itself as one of the market leaders. IMMOBEL continues to pursue its pan-European expansion with a portfolio of more than 820,000m² under development in 6 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany) and exercises its social responsibility by allocating part of its earnings to support charitable projects in the fields of healthcare, culture and social inclusion. The Group is implementing a sustainable vision of urban development and is working to become a company that is mindful of its CO₂ impact.

For more information, please visit www.immobelgroup.com