

PRESS RELEASE
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**THE ARC, THE MIXED-USE BUILDING DEVELOPED BY EAGLESTONE
LUXEMBOURG, IS ALMOST FULLY LET.**



The Arc building, located opposite the railway station, is now almost fully let. This mixed-use building, which underwent a major renovation and conversion, quickly found a number of high-profile tenants.

The Arc, the emblematic building opposite the station, is now almost fully let, marking a remarkable success for Eaglestone Luxembourg. This mixed-use building, transformed through extensive renovation and conversion, quickly attracted the attention of prestigious tenants, illustrating Eaglestone's expertise and know-how. Spanning seven floors, this new architectural building embodies elegance and functionality in the heart of the city.

Entrusted to the BalliniPitt architectural firm, The Arc has been renovated into a modern mixed-use complex, while carefully preserving two listed historic facades, the legacy of the talented Louis Rossi.

A landmark building attracting quality tenants

The first floor is occupied exclusively by residential units. The 270 sq. m. of space is divided between several apartments and is let by a single manager, who offers short- and medium-term lettings.

The other floors are reserved for office space. On the second floor is the **Raiffeisen bank**, which will be installing offices for its employees, as well as a space for receiving private customers. On the third floor, **BCD Travel** will occupy 410m². **Janus Henderson Investors** has chosen the fourth floor, and the fifth and sixth floors have been reserved by Sfeir, a company specializing in IT consultancy. Level -1, which opens onto a courtyard at the rear, is occupied by trustee **Zimmer & Partners**.

In total, the building has 3,253 m² of floor space, including just over 2,200 m² of office space. "Each floor is around 400 m², which is well in line with current market demand in Luxembourg," explains Raphaël van der Vleugel, CEO of Eaglestone Luxembourg. "In addition to the functional qualities of the space, this building has the advantage of being located directly opposite the train station and all transport facilities, which is an undeniable asset. This location certainly explains the interest shown by companies looking for new office space.

At present, only 500m² of ground floor space and two retail units totaling 200m² remain.

The Arc represents an important milestone for Eaglestone Luxembourg. This complex project in an urban environment demanded special attention from the teams and partners, particularly in terms of preserving its Art Deco façade. "We are proud to have succeeded in developing a mixed-use building that blends offices, shops and housing on the Place de la Gare Centrale, while respecting its historic heritage. This success owes a great deal to the trust placed in us by Real I.S., which recognized the potential of this project," emphasizes Nicolas Orts, Co-CEO of Eaglestone Group.

À PROPOS D'EAGLESTONE LUXEMBOURG

Created in 2015, Eaglestone Luxembourg is the second subsidiary of the Eaglestone Group. Located in Luxembourg, the Luxembourg entity currently manages a portfolio covering 28,000 m² under construction and development. Specializing in the residential, office and retail segments, Eaglestone Luxembourg is dedicated to creating living and working environments that meet the needs of our occupants.

À PROPOS D'EAGLESTONE GROUP

The Eaglestone Group is a European property development and investment company with operations in Belgium, Luxembourg and France.

Recognized for the architectural and technical quality of its projects, Eaglestone's DNA is to enhance the existing environment by creating responsible urban developments with a unique identity. The Eaglestone Group implements an ESG strategy aligned with responsible and ethical business practices, including concrete actions to reduce the environmental impact of its

activities, active engagement in corporate philanthropy initiatives and transparent communication of its governance practices to all its stakeholders.

This commitment also focuses on reducing the carbon footprint and obtaining international certifications aimed at the well-being and comfort of occupants.

The Group currently has a portfolio of 75 projects, covering the Residential, Office, Facilities, Student Housing and Hotels segments, representing a total of 724.917 m² under ownership and construction.

The fundamental link between the Group's different entities lies in the demand for quality that unites and defines them. This excellence is the daily driving force behind our talents. Driven by passion, the Group works to develop ambitious projects that contribute to the sustainable development of communities. www.eaglestone.group

MORE INFORMATION

Nicolas Orts – co-CEO Eaglestone Group

