



IMMOBEL  
since 1863



## PRESS RELEASE

Non-regulated information

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# IMMOBEL successfully contributes to urban development in Luxembourg

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*Sale of INFINITY landmark project to REAL I.S. expected to further drive H2 results*

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On 4 November 2019, ImmoBel transferred to Real I.S., a German real estate investment company, the capital of the INFINITY Working & Shopping S.A. company. This landmark transaction underpins ImmoBel's position as one of the leading real estate developers in Luxembourg.

While expected to contribute significantly to the second half year results of 2019 (as announced in September), the sale is in line with ImmoBel's objective to steadily grow its results on the back of a strong portfolio of mixed-use real estate development projects in top-tier cities.

## Background

In 2015, the 'Fonds d'Urbanisation et d'Aménagement du Plateau de Kirchberg' (Kirchberg Plateau Planning and Development Fund) initiated the INFINITY project via a European call for tenders for the conception, construction and operation of a mixed use real estate project with a total space of 33,300 m<sup>2</sup>. Within only 30 months, ImmoBel delivered the next milestone project to further evolve the skyline of Luxembourg.

Olivier Bastin, CEO of ImmoBel Luxembourg: *"The strategic location, the quality of the project and the commercialization a long way ahead of its development constituted decisive arguments for concluding an agreement with a highly regarded investor such as REAL I.S."*

*"The INFINITY project perfectly meets our investment criteria: thanks to this mixed use character which greatly combines office and commerce in one of the most dynamic districts in the city centre of Luxembourg, we are continuing our investment strategy focusing on a balanced risk return profile with stable long term perspectives and yields",* comments Catherine Luithlen, President of Real I.S. France. *"We have been favouring this exciting project from day one, which is very much in line with the current trends and structural developments in European metropolitan areas".*



## Fact sheet

Design: Bernardo Fort-Brescia, Architectonica (USA), in close collaboration with M3 Architects (Luxembourg)

Programme:

- Offices: 8 storey-building, BREEAM-excellent, 150 seat auditorium, rooftop restaurant with panoramic terrace. 6,800 m<sup>2</sup>
- Retail: 2 storey-building, 22 shops, bars and restaurants set around 1,950 m<sup>2</sup> courtyard. 6,500m<sup>2</sup>
- Residential: 165 apartments, delivery expected mid 2020. 20,000 m<sup>2</sup> (not part of this transaction)





### For more information:

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### About the IMMOBEL Group

IMMOBEL is the largest listed real estate developer in Belgium. Since it was founded in 1863, the Group has been developing and marketing innovative urban projects that respond to the needs of cities and their inhabitants. Thanks to its intelligent strategy and its 200 experts, IMMOBEL has managed to extend its expertise to the residential, office, commercial, mixed urban development, housing estate and hospitality sectors, reaching a market capitalisation of around €600 million, establishing it as a market leader. IMMOBEL is continuing its expansion across Europe with a portfolio of more than 1,000,000 sqm of developments in 6 countries (Belgium, the Grand Duchy of Luxembourg, Poland, France, Spain, Germany) and exercises its social responsibility by donating part of its profits to supporting charitable projects in the areas of Health, Culture and Social Inclusion. The Group is implementing a sustainable vision of urban development and is working to become a company conscious of its CO2 impact. For more information [www.immobelgroup.com](http://www.immobelgroup.com).

### About the Real I.S. Group

The Real I.S. Group has a track record of more than 25 years as BayernLB's fund provider specialised in real estate investment. As a member company of the Sparkassen-Finanzgruppe (group of German savings banks, Landesbanken and associated companies), the Group ranks among the leading asset managers in the German market. Along with Alternative Investment Funds (special AIFs and closed-end mutual AIFs), the range of products and services comprises customised fund solutions, club deals and joint ventures. The company has assets of around EUR 8.7 billion under management. The Real I.S. Group has two licensed investment management companies (KVGs) established under the German Investment Code (KAGB) and operates subsidiaries and branches in France, Luxembourg, Spain, the Netherlands and Australia. More information is available on the company's website at [www.realisag.de](http://www.realisag.de).