



PRESS RELEASE

Non-regulated Information

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IMMOBEL Luxembourg is broadening its real estate development portfolio in the capital

IMMOBEL Luxembourg announces the acquisition of Thomas S.A., owner of the administrative building located at 1 rue Thomas Edison in Luxembourg-Strassen.

IMMOBEL Luxembourg, subsidiary of IMMOBEL Group, announced the acquisition, on Tuesday, 31 July 2018, of Thomas S.A., owner of the administrative building located at 1 rue Thomas Edison in Strassen.

Situated at the entrance of a neighbourhood undergoing complete redevelopment, the building benefits from excellent visibility, in immediate proximity of Route d'Arlon, which is, in turn, served by the main roads in the country and, in the future, by the tramway.

Covering 5,700 m², 1 rue Thomas Edison proposes long-term occupancy thanks to a lease running until 2027. The asset also benefits from an excellent rate of occupancy of 90 % by three established organisations, two of which have been present in the building for more than ten years: LIH - *Luxembourg Institute of Health*: public research organisation in the biomedical sector benefiting from an international presence in the domain of public health, BOS - *Business Office Services*: specialist in tertiary relocation and *Patiente Verriedung*: a specialised association in the legal counsel for health procedures. Very soon, the building will propose rental of its last two floors of offices of respective surface areas of around 270 m².

Through this acquisition, IMMOBEL Luxembourg is showing its capacity to invest in diversified projects in the interest of extending the lifecycle of its portfolio, positioning itself as a truly versatile player in the chain of real estate operation in Luxembourg.

The property was sold by a private seller. This transaction was handled by INOWAI.



More information on the tenants:

LIH - Luxembourg Institute of Health: <https://www.lih.lu/>

BOS - Business Office Services: <http://www.bos-international.com/>

Patiente Vertriebung: <https://www.patientevertriebung.lu/>

For further information on commercialisation of spaces that are still available:

INOWAI: <https://www.inowai.com>

The project at a glance:

- 5,700 m² of office space.
- A strategic location in a neighbourhood undergoing total redevelopment.
- Long-term occupancy through a lease running until 2027.
- An excellent rate of occupancy of 90 %.



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About the Group IMMOBEL:

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. Thanks to its bold strategy and a talented workforce of around a hundred people, IMMOBEL has succeeded in diversifying its expertise in the residential, office, retail and landbanking sectors and expanding internationally. It now has a market capitalization of more than MEUR 500 and has established a position as a market leader. Its portfolio today totals more than 800,000 m² under development in Belgium, the Grand Duchy of Luxembourg and Poland, plus - since December 2017 - 145,000 m² in France as a result of the gradual acquisition of the Group Nafilyan & Partners between now and 2020.

For more information, go to www.immobelgroup.com