



Press Release

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Ampega Asset Management acquires the iconic “Arts&Lux” building in Brussels – a strategic transaction in the heart of the European Quarter

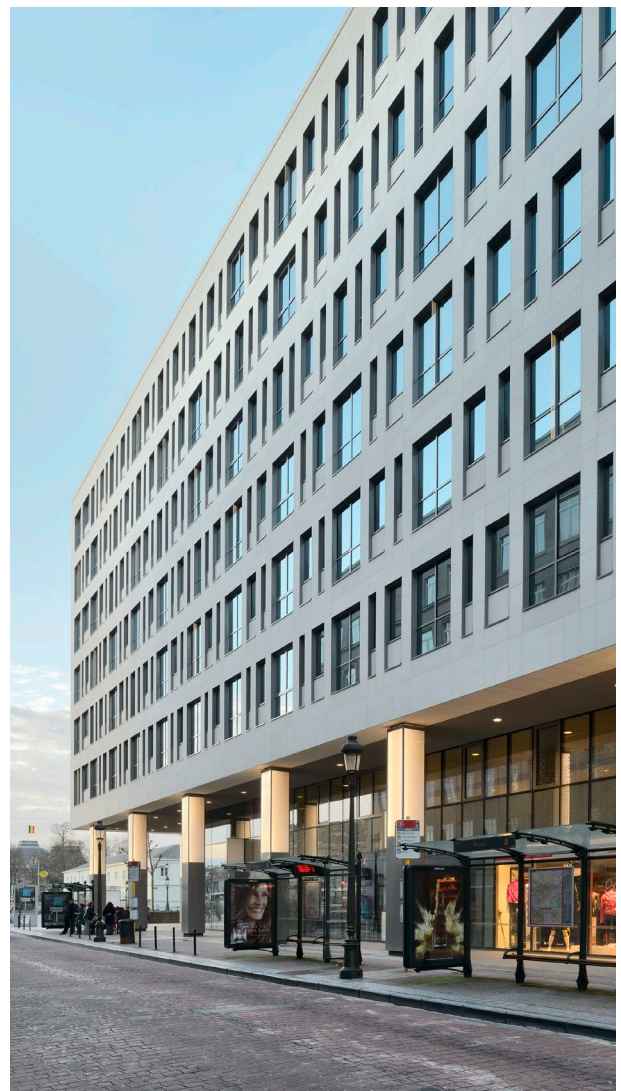
AG Real Estate, on behalf of its parent company AG Insurance, announces the sale of the “Arts&Lux” building, located on Avenue des Arts in Brussels, to Ampega Asset Management for a company within their group, advised by Savills Investment Management.

A landmark building in Brussels’ European Quarter

Fully redeveloped in 2013, “Arts&Lux” stands as a landmark in the European Quarter, offering 17,264 m² of office space, 1,109 m² of retail space, and 192 parking spaces. The building benefits from an exceptional location and visibility, with 85 meters of frontage on Rue du Luxembourg, excellent accessibility (metro, bus, and train), and a unique setting facing the Royal Palace and Parc de Bruxelles.

A sustainable, attractive, and fully occupied asset

With a BREEAM In-Use Outstanding certification, “Arts&Lux” reflects AG Real Estate’s commitment to sustainability and comfort, featuring solar panels, an inner garden, a terrace, bicycle facilities, and advanced energy systems. The building is fully let to 15 AAA tenants, including AG Real Estate, Candriam, and the Canadian Embassy for the office spaces, complemented by retail tenants such as Paul, SuperBowl, Pulp, and Absolute Run.



Tatiana Posa, Head of Transactions at AG Real Estate, states:

“Arts&Lux perfectly embodies the strength of our portfolio: prime assets, sustainably certified and strategically located. The 100% occupancy rate with high-profile tenants highlights its appeal and confirms the quality of our active asset management. This transaction is part of our dynamic portfolio rotation strategy, allowing us to crystallize the value created and reinvest in new projects aligned with market expectations.”

This asset deal, advised by CBRE as exclusive advisor to the seller, demonstrates the continued interest in high-quality office and retail buildings in the European capital. Ampega Asset Management was advised by A&O Shearman [legal], Deloitte [tax], and ProGroup [technical & ESG].



About AG Real Estate

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is an integrated property operator active in Belgium, France, Luxembourg and on certain select European markets with expertise in different lines of business: Asset & Property Management, Development & Construction Management, PPP and real estate financing, as well as in Car Park Management through its subsidiary Interparking and Nursing Homes via its wholly-owned subsidiary Anima. A company active in urban real estate, AG Real Estate has more than 250 employees with varied profiles and areas of expertise.

With a portfolio of more than €6.5 billion under management for its own account and on behalf of third parties, AG Real Estate is endeavoring to provide a responsible response to new urban needs and to implement a sustainable development policy as to make its projects even more meaningful.

For more information, please go to: www.agrealestate.eu

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