



Press Release

Brussels - 05/11/2025

AG Real Estate acquires Printzipal, a modular office building designed for tomorrow's uses

AG Insurance, represented by AG Real Estate, announces the acquisition of all shares in SRL ICN Printz J. Ch, owner of Printzipal, an innovative office building located in the heart of Luxembourg's Cloche d'Or business district. Designed as a flexible, sustainable and people-centred workplace, Printzipal embodies a new vision of tertiary real estate.

A remarkable asset, designed for tomorrow

With a total surface area of nearly 6,100 m², Printzipal exceeds traditional office standards. The building combines modular spaces and premium services: an auditorium, a landscaped roof terrace with panoramic views, a fitness centre, outdoor relaxation areas and 48 parking spaces.

Designed by M3 Architectes and developed by ICN Development with Tralux Construction, Printzipal is certified BREEAM Excellent In Construction, WELL Gold and DGNB Gold, attesting to its environmental excellence and the quality of life it offers its occupants.

Spaces designed for businesses and their talent

Printzipal is more than just a workplace: it is an inspiring environment that combines innovation, comfort and sustainability thanks to:

- Modular spaces that allow businesses to adapt their organisation over time;

- Bright, connected spaces that encourage collaboration;
- Social areas – barista corner, garden, terrace – to encourage informal exchanges ;
- Smart technology to optimise comfort and energy efficiency.

A strong, international tenant base

Already approximately 75% leased, Printzipal is home to leading companies such as Tristan Capital Partners, Broad Street (Goldman Sachs) and ERI Bancaire, with a firm lease term of nearly 9 years.

The current marketing momentum suggests that the property will be fully occupied in the short term.



©Panoptikon

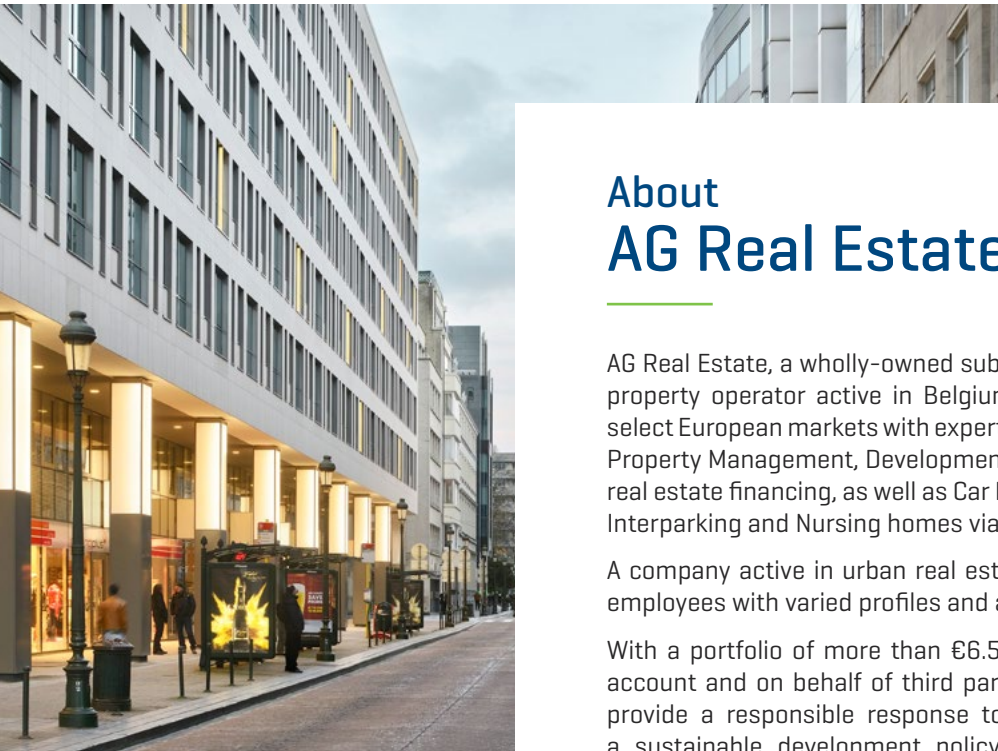
©Panoptikon

An acquisition in line with AG Real Estate's strategy

This transaction illustrates AG Real Estate's strategy of investing in assets that combine rental security, sustainable attractiveness and potential for value creation.

"With the acquisition of Printzipal, we are adding an exceptional core asset to our portfolio: an iconic building combining innovation, sustainability and well-being, designed for the working environments of tomorrow. Fully aligned with our investment strategy, this acquisition illustrates our commitment to attractive markets such as Luxembourg and our ambition to build a sustainable, value-creating and forward-looking portfolio." says **Tatiana Posa, Head of Transaction at AG Real Estate.**

We completed this transaction with the advice of Linklaters, whose expertise contributed to the success of this operation.



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 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 endeavouring 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, visit www.agrealestate.eu

PRESS CONTACTS

Aurore Moens

Communication & PR Manager
+32 (0)2 609 66 03
aurore.moens@agrealestate.eu

Roxane Decraemer

Strategic Marketing,
External Communication & PR Manager
+32 (0)2 609 67 37
roxane.decraemer@agrealestate.eu

