

ICN completes the sale of the shares of ICN Printz J.Ch. Sàrl, owner of the Printzipal office project in Luxembourg, to AG Real Estate



Printzipal, an iconic office building in Cloche d'Or now under AG Real Estate's ownership through the acquisition of ICN Printz J.Ch. Sàrl

Perfectly integrated in the heart of the Cloche d'Or business district, Printzipal has established itself as a prestigious business address, combining architectural excellence, user performance and international standards in terms of well-being and sustainability.

Printzipal offers nearly 6,100 sqm of premium and flexible office space, distinguished by its exceptional sustainability credentials — BREEAM Excellent, WELL Gold, and DGNB Gold certifications.

A transaction that reinforces ICN's positioning on high-strategic-value assets

With an occupancy rate of nearly 75% and a tenant profile made up of leading international players, Printzipal reflects ICN's ability to structure long-term, attractive assets aligned with

the new standards of the office real estate sector. This sale to AG Real Estate aligns with the group's ongoing strategy: to identify, enhance and transfer exceptional buildings with a focus on quality and long-term value.

A strategic transaction in a selective market, confirming Printzipal's prime status

In a market environment where only the most advanced assets capture the attention of institutional investors, the sale of Printzipal confirms its position among the benchmark properties in the sector.

"This transaction illustrates the strength of our collective commitment and ICN's ability to deliver real estate assets that create lasting value. I am deeply grateful to our teams and partners for their professionalism and mindset throughout this operation. Their dedication embodies the entrepreneurial spirit that drives ICN and reinforces our ambition to be a long-term, high-performing player in the European real estate landscape." Nik Coenegrachts – CEO

A transition carried out according to the highest market standards

ICN extends its thanks to INOWAI and CBRE for their role in facilitating the sales process, and to Clifford Chance for their legal advisory delivered with the highest level of professionalism. This transaction once again demonstrates ICN's capacity to execute complex, high-quality deals in partnership with leading market players.