

iko.
next places

A family-run business
in Luxembourg for over
30 years.

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IKO's vision.

IKO affirms its pioneering position and avant-garde vision with its Next Places signature. IKO is constantly on the move, innovating and designing new living spaces that meet major social and environmental changes.

“Next Places” is all about anticipating, thinking and acting differently.

Our mission :

Providing agile and adaptable living and working spaces which comply with environmental challenges, where occupants can build and manage their life balance with their community.

Our Values

Responsibility

We believe that our living spaces can shape a more sustainable future, by anticipating environmental and societal challenges. We care about the world around us and always endeavour to promote and support every community in our ecosystem. This is one of our core beliefs.

Excellence

We aim for excellence in everything we do. Our talented team of men and women strive to meet new challenges and excel. We are dedicated to constantly reinventing ourselves, by designing iconic, high-performance and sustainable environments in the never-ending pursuit for efficiency and quality.

Commitment

We believe in the power of collective intelligence and put all our energy into ensuring our missions succeed by promoting a harmonious balance between corporate performance and social and environmental responsibility. We are committed to a voluntary approach in finding efficient solutions to the immense challenges ahead for a better future.

Innovation

Our open, imaginative and liberal approach nurtures innovation and agility. This daring and inquisitive mindset permeates all our architectural projects, stimulating creativity, and allowing us to think outside the box to find new ideas. We look ahead to the future to invent new ways of living today.

Our commitments.



COMMITMENT #1 : Designing spaces and ensuring the well-being of their occupants

At IKO, we believe working and living environments are essential for our overall well-being.

We design elegant, generous, functional residential and office spaces with a perfect balance between indoor and outdoor areas.

Our products take into account hybrid working arrangements. Their modularity also allow them to adapt to various stages of life, as well as health and mobility criteria. Thus, providing a general approach that focuses on occupants' health and well-being.



COMMITMENT #2 : We take responsibility for our impact on the environment

We have an important part to play as real estate developers.

At IKO, every stage of the design process is planned from a virtuous perspective, with a constant focus on continuous improvement.

Our carbon emission trajectory helps us optimize our practices, to provide customers with high-quality, sustainable projects that embody strong environmental values.



COMMITMENT #3 : Adopting a community and creating positive societal impact.

We believe in collective strength and want our ecosystems to facilitate cohesion. Our office building developments are designed to encourage teamwork, while our residential developments focus on fostering social ties. Our community approach constantly nurtures the collective strength we believe in.

We are committed to creating positive social impact by prioritizing sustainable practices, contributing to local development, and by promoting social inclusion.



COMMITMENT #4 : Integrating innovation in the right place and at the right time.

At IKO, we believe that innovation is the key to improving quality of life at home and at work.

Using the right material in the right place and the right technology at the right time - that's how our projects embrace innovation while truly meeting our customers' needs.



COMMITMENT #5 :
Understanding and assisting our customers

We believe that a full understanding of customers' aspirations and constraints is essential for customer satisfaction.

We build customer relationships based on listening, discussion, and co-creation, so we can assist and use in-house tools to design tailor-made developments, which meet their precise needs.



COMMITMENT #6 :
Ensuring quality of life and work.

At IKO, we pride ourselves on our trademark combination of thoughtful design, esthetics and functionality. We use high-quality materials, exacting levels of finish and rigorous standards, to guarantee the durability and longevity of the spaces we create. Our approach combines excellence and innovative solutions to enhance the quality of everyday life



Our lines of business.



Urban planners – An essential line of business

- Designing and implementing innovative, sustainable neighbourhoods to improve quality of life.
- Transforming brownfield sites into spaces which meet future needs of the community.
- Working closely with stakeholders to ensure a participatory and inclusive approach.
- Laying solid foundations on which developers can build with confidence.
- Developing innovative solutions to challenges linked to urbanization, such as waste management, new energy networks and promoting sustainable mobility.



Property developers – IKO's historical line of business

- Coordinating the expertise of a multi-disciplinary team of architects, technicians, financiers, legal experts and sales staff, to successfully complete projects which meet specific architectural and urban planning requirements.
- Offering so much more than just office or residential space by implementing tailor-made real estate solutions and providing assistance at every stage of the process to design living, working and leisure spaces that meet customers' needs

4 categories



Residential



Offices



Retail



Neighborhoods

Our line of business as urban - planner.

We are faced with considerable challenges, it is therefore our duty as property developers to adopt a global and responsible approach.

Every residential, office or commercial project is analysed by our teams in terms of future occupant expectations, environmental challenges and socio-economic developments. We view projects as a whole and consider every aspect of the future project.

Sustainable development

From the outset, our developments are designed to maximise energy efficiency, the use of sustainable materials and preservation of biodiversity. This is in line with our ESG objectives and carbon trajectory.

[Our carbon trajectory >](#)

Our projects also integrate green mobility and we systematically work on accessibility.

A well-balanced urban mix

We promote a mix of housing types (affordable, intermediate and high-end), as well as commercial spaces, offices and community facilities to create dynamic and inclusive spaces.



Innovation and technology

We use innovation for our occupants and to help us face challenges in our sector. Innovation and new technologies allow us to create sustainable and efficient spaces, which reduce our carbon footprint, as well as providing a new energy approach for users, and ensuring the sustainability of our assets.

Some of our innovations

calisto

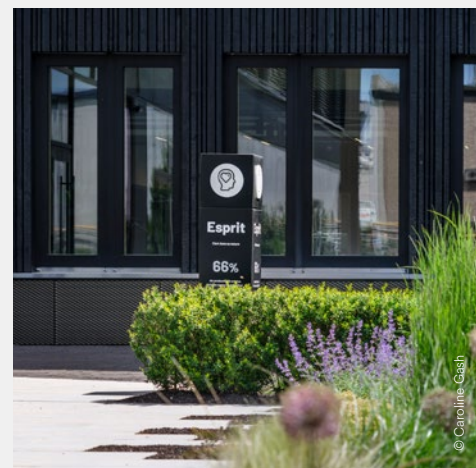
1st anergy network in Luxembourg in the Rout Lëns district

Discover Callisto

Well22 (2022):

1st certified *Well Building Standard* in Luxembourg equipped with a Zero Fossil Energy - Building Operating System (BOS)

Discover Well22



Local consultations and partnerships

Involving the local community in our development process is essential. We organize public consultations, work hand in hand with institutions and listen to our customers. We also actively take part in professional associations to boost our sector and provide a collective response to certain issues.



Our innovation ecosystem:

Our innovative approach aims to create environments that improve occupants' daily lives. We shape spaces that promote well-being, connectivity and energy efficiency, thanks to advanced technologies and innovative concepts.



Our expertises.



Circular Economy

Distinctive technical expertise in the circular economy is at the very heart of our identity as real estate developers. Our commitment to reconvert brownfield sites into innovative urban spaces and restoring heritage buildings with integrity is a testament to this. Our approach incorporates tried-and-tested resource management and heritage preservation practices. We use a holistic approach. First, we carefully assess the site's environmental and social impact. Then, we design innovative solutions to reuse existing infrastructures, maximize the reuse of building materials and minimize waste.

Low Carbon Construction

IKO's ambitious carbon trajectory aims to meet 100% carbon offsetting by 2040. This means that reducing carbon emissions begins at the design stage and sustainability is at the very heart of every development phase.

We carefully select our construction methods (low-carbon mixed wood/concrete constructions, recycled/bio sourced finishing materials, modular construction, etc.) and precisely determine the most innovative energy systems to minimize our buildings' footprints as much as possible.

Lifecycle Analyses (LCA) of our buildings show emission reductions of up to -50% compared to a reference building in Luxembourg (Year 2020).



Wood Construction

We are proud of our distinctive expertise in timber construction, an innovative approach that is redefining sustainability standards in the Luxembourg real estate sector.

Wood provides an environmentally friendly alternative to traditional building materials as a renewable resource, thus, reducing our carbon footprint. **We work closely with architects and use all our expertise to design functional, esthetic and remarkable buildings, which make the most of wood's creative and technical potential.**



Energy Efficiency

Leading the way in energy innovation. Our energy approach is based on three fundamental pillars - efficiency, sustainability and integration of renewable energies. **We always take a comprehensive approach to a building's design and then to its management for future occupants, by assessing its energy mix or intelligent management of energy performance.**



Pollution and Environment

Decontaminating the sites we develop is of utmost importance. We invest in cutting-edge technologies and innovative decontamination practices to depollute the land we develop and restore its environmental health.

Our commitment to biodiversity management can also be seen in every project we undertake, as we work closely alongside environmental experts to identify local natural habitats and design development plans that preserve and encourage biodiversity. This may include creating green spaces, green corridors or even restoring degraded natural habitats, providing a safe and viable haven for local species.

Well Building Standard Certification

We have developed sound expertise in Well Building Standard certification after developing our Well22 headquarters, Luxembourg's 1st building to be Well Building Standard-certified.

Well Building Standard certification is so much more than just a label for us. All our projects include this philosophy to help us create spaces that promote the health and well-being of occupants.

We design optimized spaces that maximize natural light and indoor air quality. We select non-toxic materials and create flexible spaces for every moment of the day, in accordance with the standard's 10 themes and demanding criteria.



Converting industrial sites into innovative, sustainable neighborhoods

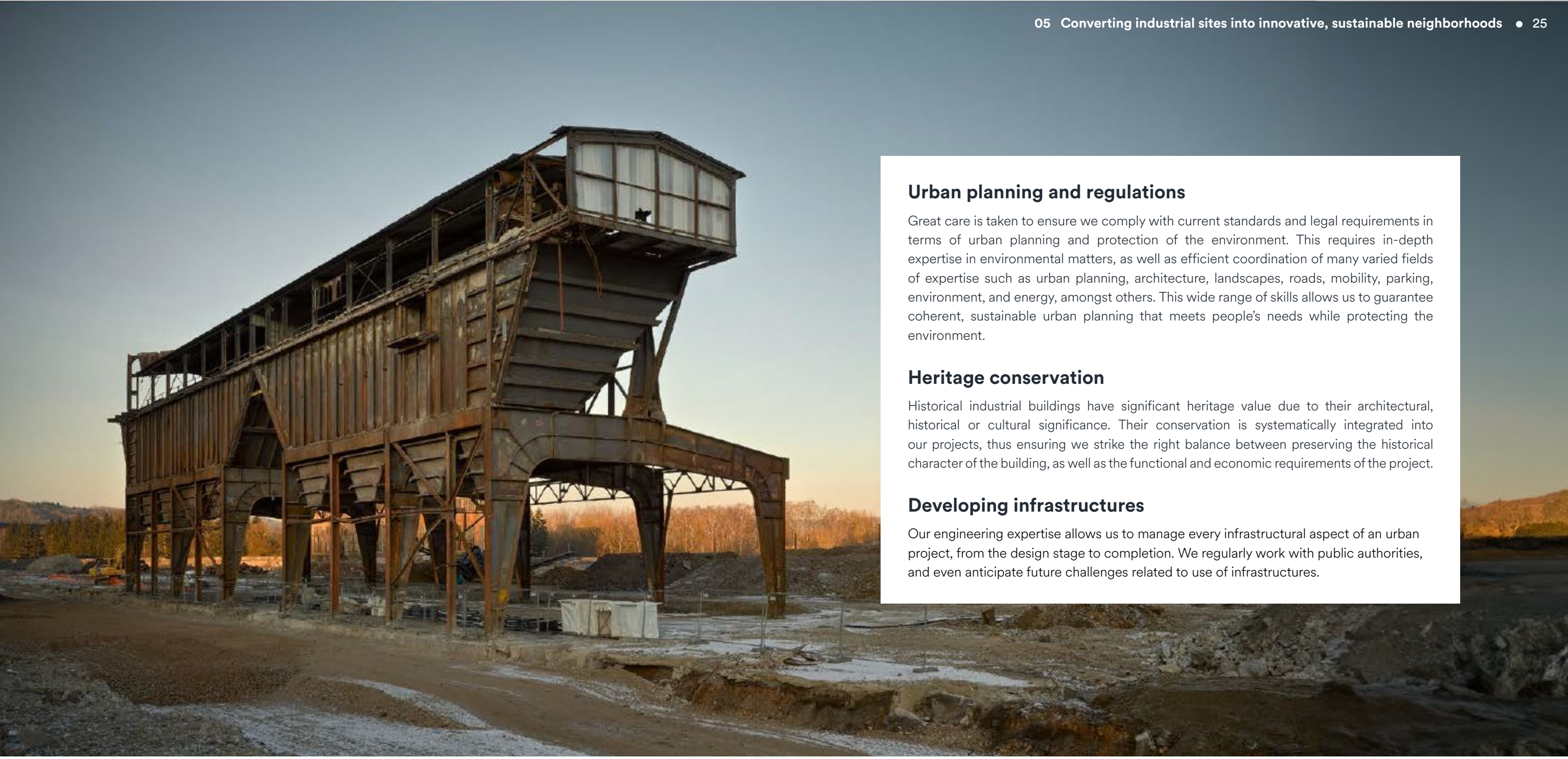
Industrial brownfield redevelopment is a complex process with major challenges that require careful planning, technical and financial expertise, as well as effective stakeholder management. IKO has been handling these types of projects for several years, in particular the future Rout Lëns district in Esch-sur-Alzette, which will be transformed into a 160,000 sq. m.- innovative, sustainable, mixed development neighborhood.

Sanitation

Brownfield sites are often contaminated by toxic or hazardous substances due to previous industrial activities. Decontamination of these sites is often costly and requires specialized in-house expertise to assess and treat environmental risks, as well as sound assistance in the field.

Financing

Brownfield redevelopment requires substantial investment at various stages, such as demolishing existing infrastructures, decontaminating the site, carrying out the necessary studies, and installing new infrastructures. This not only requires financial expertise in ensuring the project's funding, but also careful planning of long-term cash flows to effectively manage costs and revenues.



Urban planning and regulations

Great care is taken to ensure we comply with current standards and legal requirements in terms of urban planning and protection of the environment. This requires in-depth expertise in environmental matters, as well as efficient coordination of many varied fields of expertise such as urban planning, architecture, landscapes, roads, mobility, parking, environment, and energy, amongst others. This wide range of skills allows us to guarantee coherent, sustainable urban planning that meets people’s needs while protecting the environment.

Heritage conservation

Historical industrial buildings have significant heritage value due to their architectural, historical or cultural significance. Their conservation is systematically integrated into our projects, thus ensuring we strike the right balance between preserving the historical character of the building, as well as the functional and economic requirements of the project.

Developing infrastructures

Our engineering expertise allows us to manage every infrastructural aspect of an urban project, from the design stage to completion. We regularly work with public authorities, and even anticipate future challenges related to use of infrastructures.

Our urban planning and architectural approach.

1. Urban Manuals

- Clear guidelines thanks to close collaboration with public authorities.
- In-depth analysis of urban, architectural, landscape and environmental objectives to create a coherent framework.
- Encouraging designers' creativity by leaving them room for reasoned interpretation of guidelines.

2. Further studies

- Launching in-depth studies to resolve specific issues encountered in projects.
- Maintaining a project's overall integrity and philosophy despite design adjustments in accordance with findings.

3. Architectural and urban planning

- Organizing regular workshops with stakeholders to maintain project coherence.
- Exchanging ideas and best practices to effectively meet challenges encountered.



4. Competitions

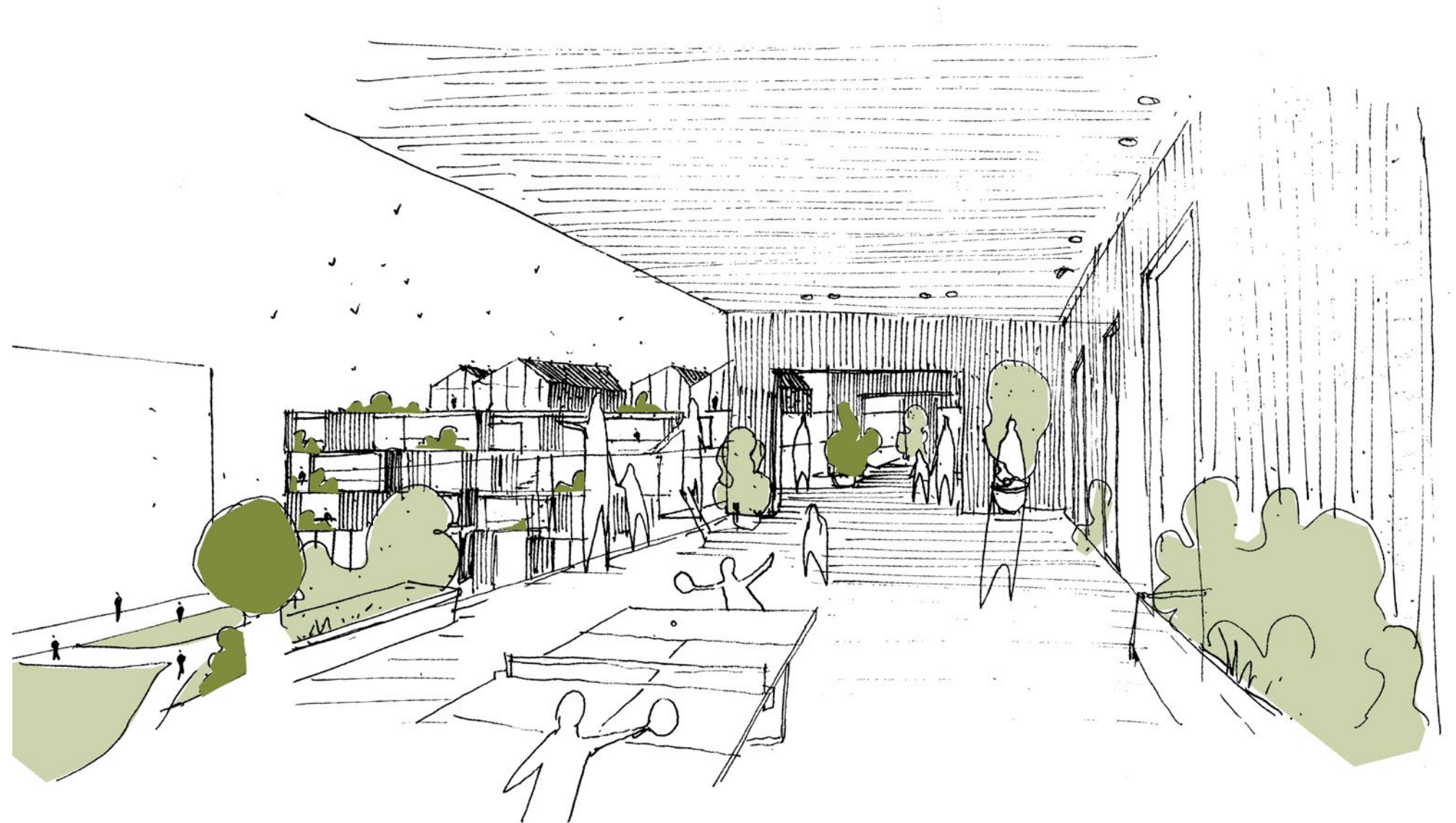
IKO always aims for excellence. We organize architect competitions, depending on the type of project, to select the best designers for our needs, who then associate their vision to the project's specifications.

These competitions play an important part in our developments, as they foster innovation and quality in architectural design, while enabling us to meet new, talented and creative Luxembourgish and international architects.

Marking criteria may vary according to the project, but we mainly include the following criteria:

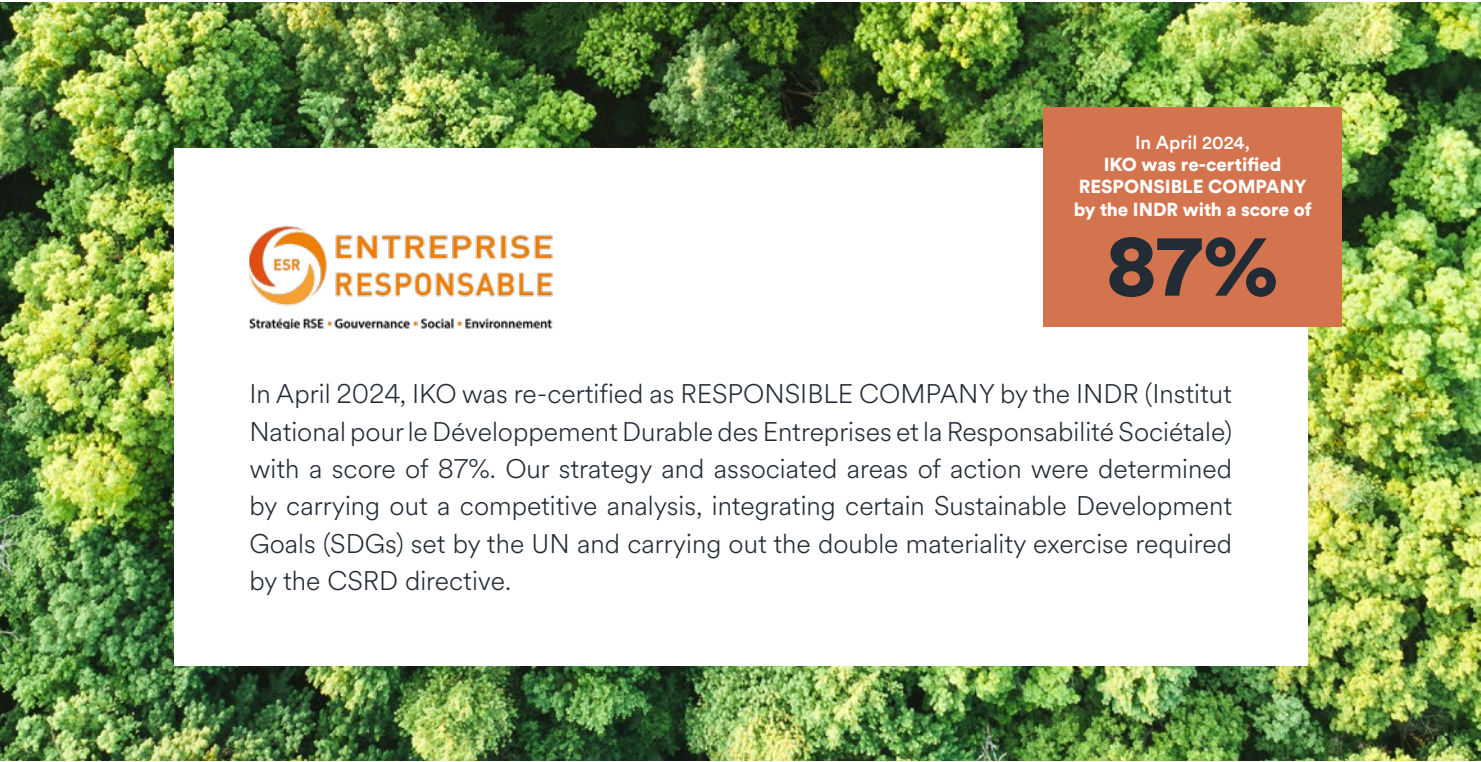
- Architectural quality / Urban and landscape integration in keeping with the spirit of the project
- Habitability and functionality of homes/buildings
- Building maintenance and operation
- Quality of technical and environmental proposals
- Project feasibility
- Skills and project references
- Team organization

The results of these competitions allow us to expand the company's knowledge and expertise, while providing inspiration for future projects.



Our environmental approach.

Our environmental approach is based on several principles and practices to reduce the environmental impact of our projects and promote long-term sustainability.



**ENTREPRISE RESPONSABLE**
Stratégie RSE • Gouvernance • Social • Environnement

In April 2024, IKO was re-certified RESPONSIBLE COMPANY by the INDR with a score of

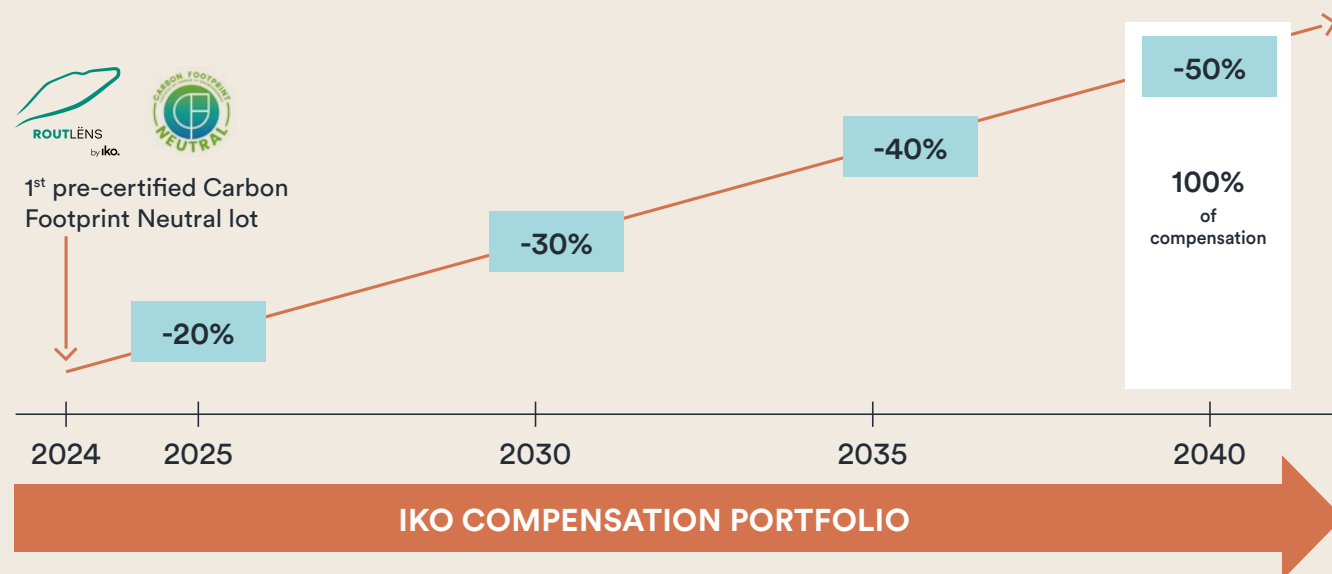
87%

In April 2024, IKO was re-certified as RESPONSIBLE COMPANY by the INDR (Institut National pour le Développement Durable des Entreprises et la Responsabilité Sociétale) with a score of 87%. Our strategy and associated areas of action were determined by carrying out a competitive analysis, integrating certain Sustainable Development Goals (SDGs) set by the UN and carrying out the double materiality exercise required by the CSRD directive.

Our corporate social responsibility strategy is based on the three fundamental pillars for sustainable development - the environment, social responsibility and corporate governance. This covers all our property development, asset management and corporate activities.



We have structured our priorities to reduce our carbon footprint in a robust carbon trajectory in line with European objectives.



The 1st lot of the pre-certified Carbon Footprint Neutral Rout Lëns District

This label developed by **Energie & Environnement** acknowledges the reduction of CO₂ emissions and related environmental projects to offset residual emissions.



Our compensation portfolio

STOCK Reforestation projects with Stock CO₂ will start in 2024.

Our first carbon offset portfolio comprises four LOW CARBON certified sites in the Grand-Est Region, which will allow us to offset 35,000 TCO₂.

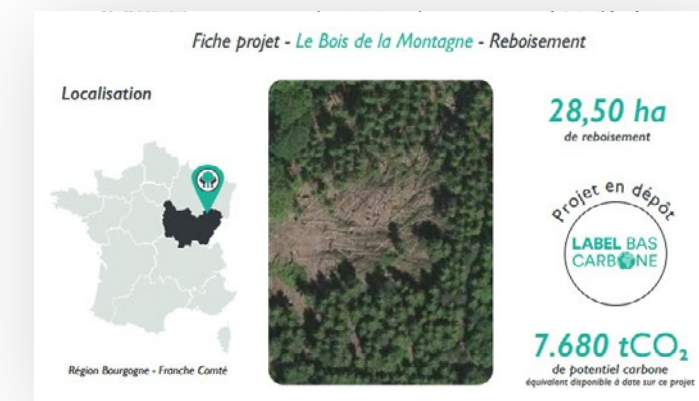
- Parcel no. 1: **Bois de la Montagne**
- Parcel no. 2: **Le bois du Dun**
- Parcel no. 3: **Le bois de la Chartreuse**

Associated benefits:

Resilience: The wide variety of species planted in these projects reduces the risk of disease in the future.

Employment: Most of the forestry contractors are located less than 100 km from the plots.

Biodiversity: The reforestation of these plots reintroduces biodiversity.



A monitoring tool for these plots with regular updates (densification, monitoring of diseases, etc.) will allow us to effectively confirm realization of IKO carbon credits.

Green design

We integrate green design principles by using sustainable materials, reusing existing materials wherever possible, and harnessing technology to improve the energy performance of our buildings and neighborhoods.



+ over 1,000 sq.m
of tomette terracotta tiles were recovered from the Rout Lëns site, which will then be laid in the renovated heritage buildings.



Zero
fossil energy at Well22

Optimizing resources

We constantly strive to optimize the use of natural resources, such as water and energy, by implementing energy efficiency, water management and waste reduction measures during the construction phase, as well as throughout the building’s use.



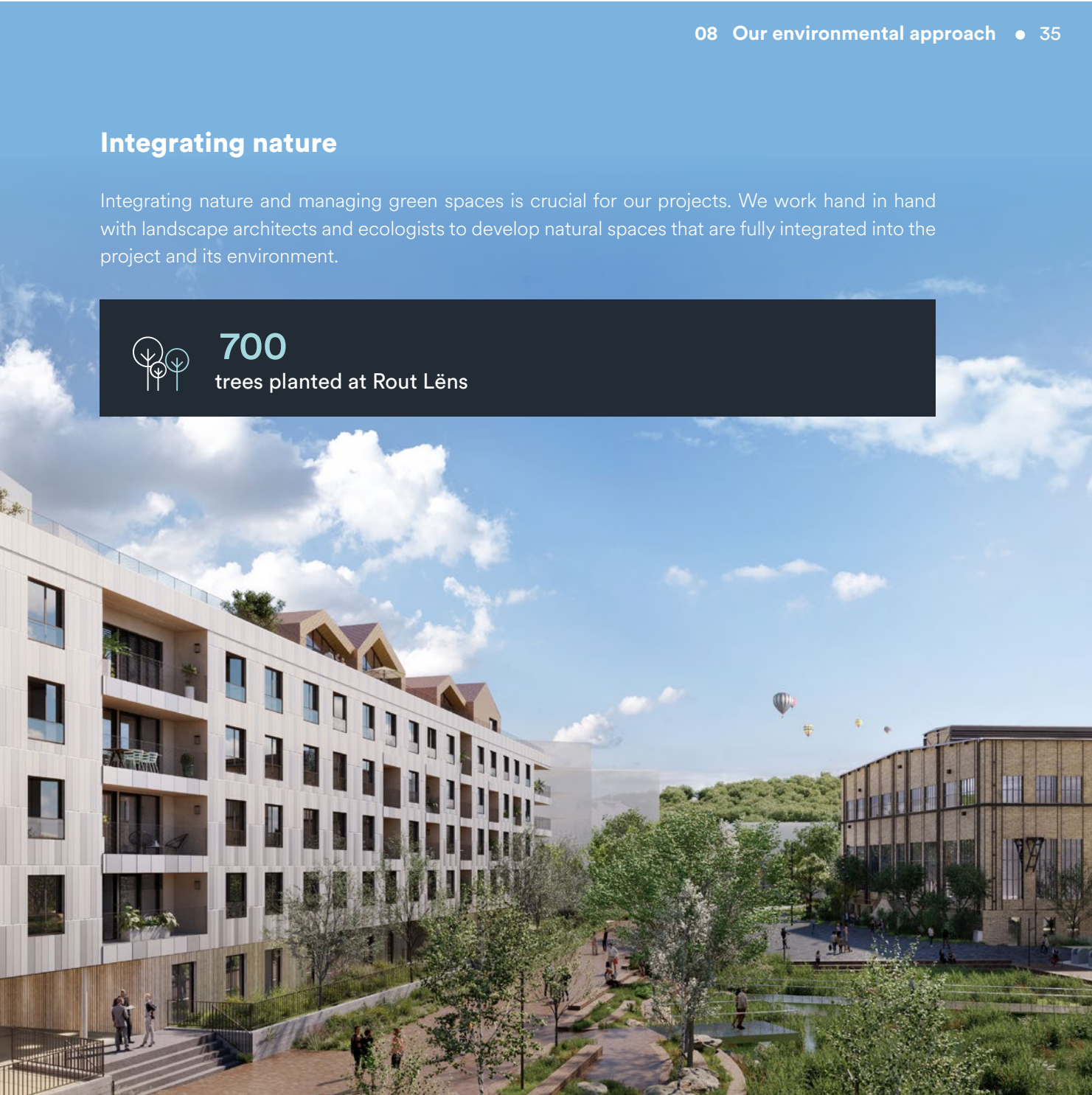
50%
of green roofs at Rout Lëns

Integrating nature

Integrating nature and managing green spaces is crucial for our projects. We work hand in hand with landscape architects and ecologists to develop natural spaces that are fully integrated into the project and its environment.



700
trees planted at Rout Lëns



Sustainable mobility

We are extremely attentive to the accessibility of our projects. We encourage urban transportation and integrate soft mobility into all our office and residential projects.



Well 22

16
fast-charging stations

25
plugs for hybrid vehicles

ekxo

4
fast-charging stations

18
plugs for hybrid vehicles

Rout Lëns

40%
of parking spaces are underground
(up to 1,900 spaces could be equipped
with electric recharging stations)



Well 22

12
charging stations for
electric bikes

ekxo

10
charging stations for
electric bikes

2
Vel’OH hire stations
5 minutes from Rout Lëns

Rout Lëns

2
Luxembourg City
Vel’OH stations

Certifications and environmental standards

We go one step further than certifications, as we impose our own quality and performance criteria. Excellence is essential in every step of the development process at IKO.



callisto

new, efficient and sustainable energy networks.

IKO has launched Callisto S.A. in association with Luxenergie and Encevo. These three companies have joined forces to introduce cutting-edge technologies in solar energy, geothermal energy, heat pumps amongst others, thus contributing to a more sustainable urban environment.

Callisto aims to develop and implement high-performance energy systems that combine all the necessary elements to produce, transport, store and use energy in real estate projects.

What are the advantages for occupants?

Economic advantages:

- Price stability due to installations that do not depend on fluctuating energy prices (especially fossil fuels)
- Energy security without dependence

Health advantages:

- Day-to-day comfort, where users still control their home's heating and cooling systems
- Better local air quality with a state-of-the-art, renewable energy plant that does not generate emissions on-site (dust, CO₂, etc.)

Environmental advantages:

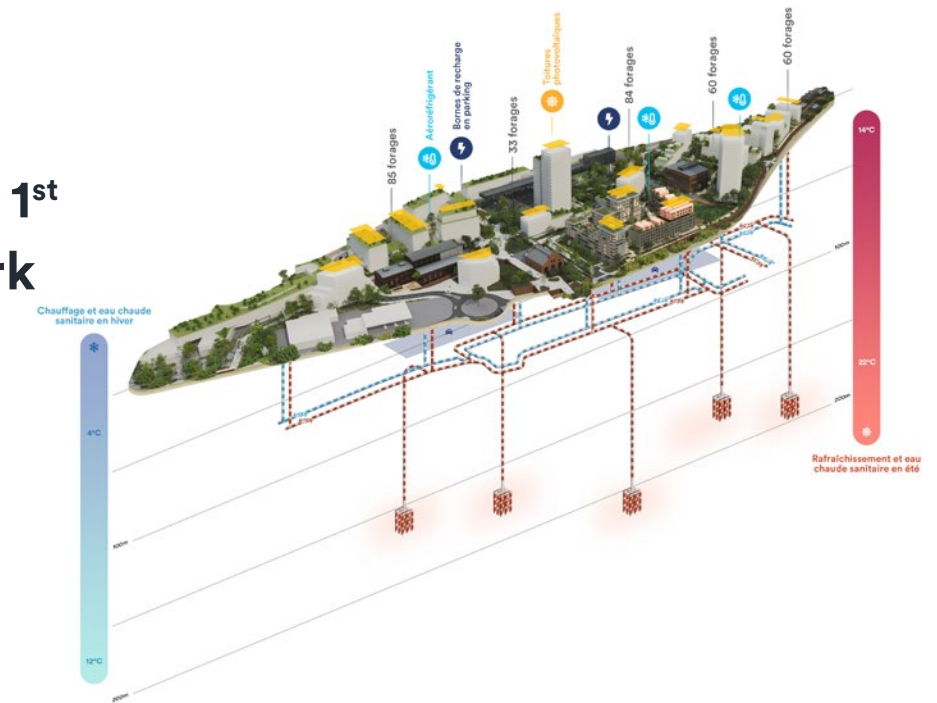
- Cutting-edge energy solutions
- Renewable energies reduce the district's CO₂ emissions and thereby its carbon footprint
- A single eco-friendly heating and cooling network

Commercial advantages:

- A comprehensive turnkey service
- 24 hr-breakdown service 7-days a week
- One service-provider for maintenance and operations



Rout Lëns, the 1st anergy network Luxembourg



Heating, domestic hot water and cooling will be supplied by this anergy network.

In the winter, geothermal probes absorb heat from the ground to heat buildings and supply domestic hot water.

In the summer, geothermal probes absorb the ground's coolness to cool buildings.

Simultaneously, electricity will also be supplied by **photovoltaic panels** on 50% of the district's roofs.

This **green electricity** will be used to:

- Cover the needs of the anergy network and self-sufficient heat pumps.
- Surplus electricity will be used for other purposes, such as powering the communal areas or charging points in parking lots.
- Additional electricity that is produced is then sent to the national grid.

Customer guidance.

Commitment to customer satisfaction from the start of a project up until after-sales service.



1. Personal online customer account

Our customer approach is based on active listening and proximity. Our priority is to get to grips with our customers' needs for their office and residential spaces. We analyse changes in how people work and live to provide innovative solutions that are tailored to their needs.



2. We use digital resources to make procedures easier for customers.

IKO innovates to simplify customers' lives. Our digital tools make the whole process smoother and more user-friendly. The customer experience has been optimized so you can easily find out about projects, sign contracts or fully monitor procedures.



Virtual tour of our projects



Online contact and organization of meetings with digital sales teams



Space digital customer personalized



3. Informing and communicating in a clear way

We firmly believe in open communication with our customers. We are constantly committed to transparency in all areas, such as sharing information about our projects, answering customer queries or sharing new project milestones. We also offer a single point of contact throughout projects to ensure truly personalized follow-ups.



4. Guaranteeing quality of execution.

We meticulously monitor every stage of development and construction to ensure flawless execution. When customization is required, our network of expert partners (interior designers, decorators, etc.) assist customers throughout the process. At IKO, attention to the finer details matters, thus guaranteeing customers get the results they expect.



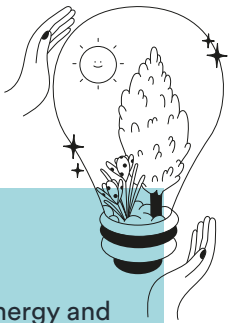
5. Ensure the long-term future of our projects.

We naturally ensure every building complies scrupulously with current regulations, while optimizing its energy performance to ensure long-term compliance. We go beyond these standards by actively integrating environmental issues into our projects, to minimize their ecological impact and promote more responsible practices.



6. Measuring customer satisfaction via surveys.

The customer experience is extremely important for us, even once projects have been completed. Customer satisfaction surveys are carried out in an objective and constructive way to assess performance, identify strengths and areas for improvement.



Using customer research to understand expectations

At IKO, we regularly carry out customer surveys which focus on **functionality, energy and environmental performance, as well as technological issues**. These surveys give us a full understanding into their expectations. We ask specific questions and integrate results from studies into the design phase to help us design **spaces that meet expectations and provide innovative and adapted solutions**. At IKO, customer satisfaction is our top priority. These studies are an essential tool that guarantees our commitment to the quality and adaptability of our projects.

Bringing communities to life and interacting with our peers.

IKO is a real estate developer dedicated to excellence and innovation. We are committed to creating thriving communities and fostering close collaboration with our peers and stakeholders.

Our dynamic approach includes organizing a variety of events, as well as initiatives for the public, such as real estate exhibitions, or presentations on-site to show our developments to future residents and create new events in a future residential area.



Photos : © Julian Benini

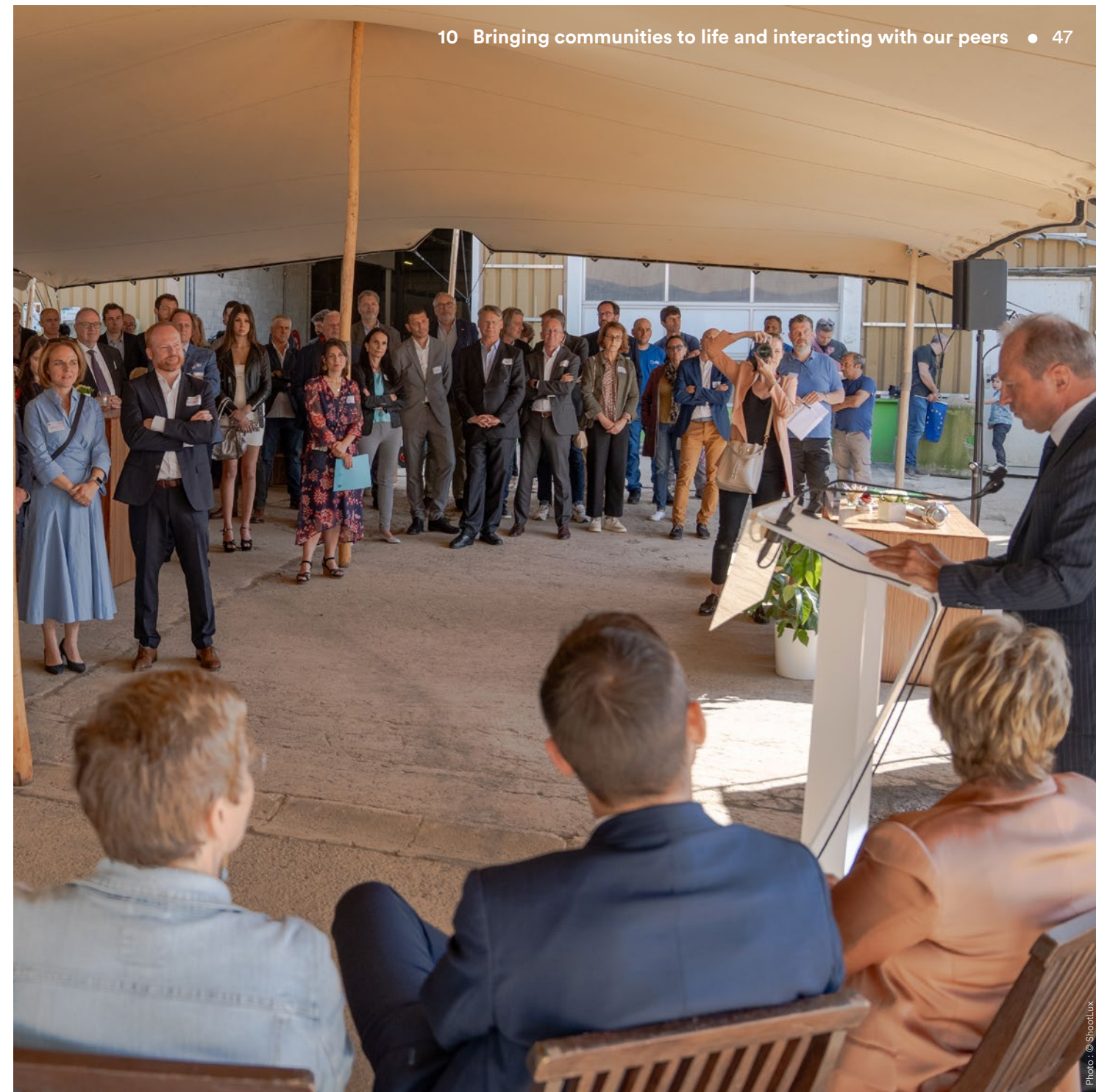
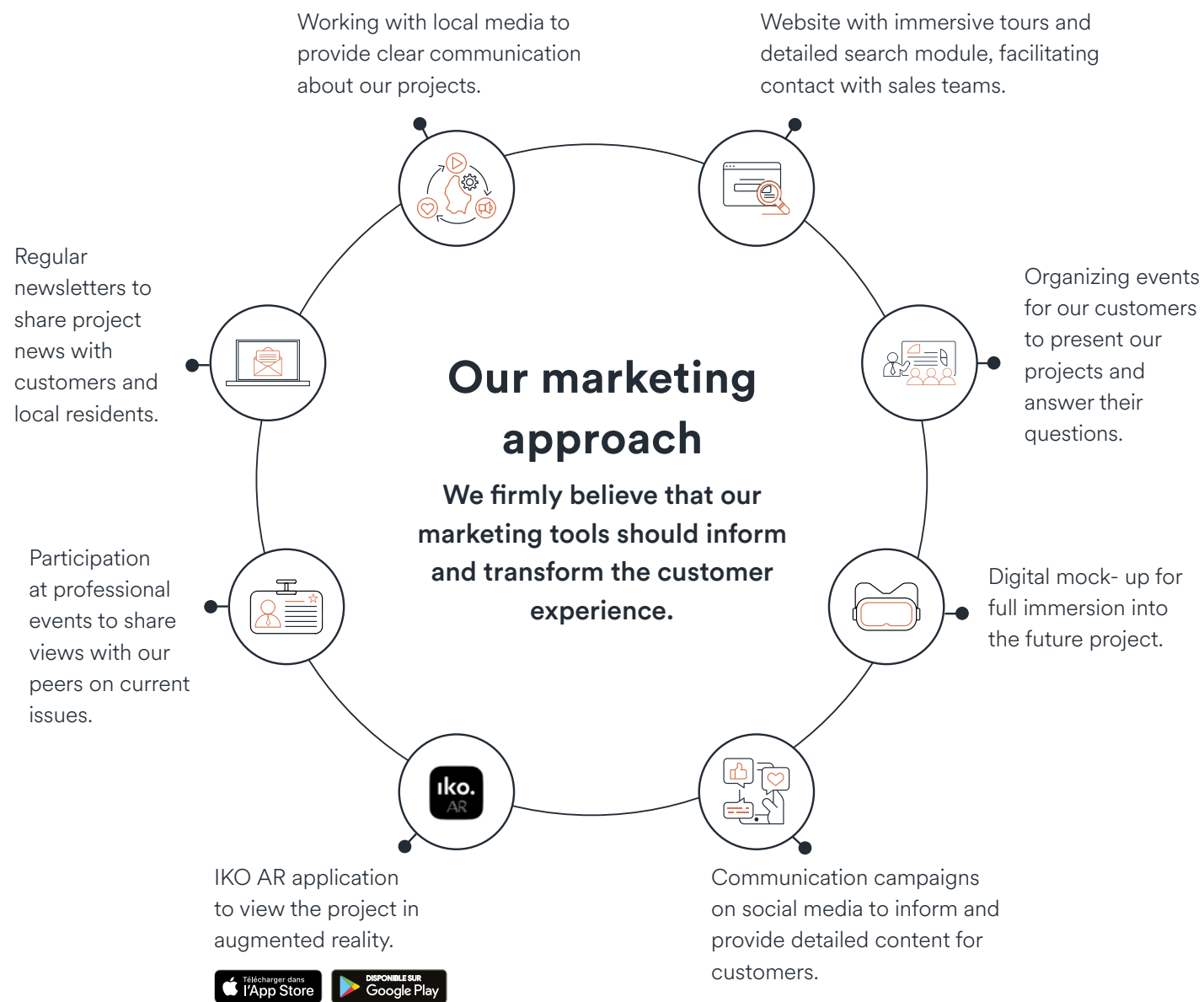
We also organize professional events, which provide a platform for knowledge and skill-sharing while developing new strategic partnerships. We are also actively involved in the Chambre Immobilière (Luxembourg's real estate chamber), thus contributing to ongoing dialogue about industry best practices and regulations. These efforts show our commitment to constantly improve real estate developments in Luxembourg, while strengthening ties within our community and farther afield.



Public consultation

Public consultations are carried out by way of workshops and surveys from the earliest stages of the project. Major points raised by citizens on a range of themes, such as quality of life, sustainability, neighborhood life, heritage, environment, mobility, etc. are then integrated into the project.





Our references.



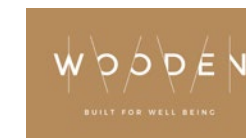
Office spaces
4,500 sq. m.



1st Well Building Standard-certified
building in Luxembourg

1st building equipped with a Building
Operating System in Luxembourg

0% of fossil energy



Office spaces
9,600 sq. m.



1st wooden office building
of this scale in Luxembourg

1 felled tree = 2 replanted trees





Office spaces
13,000 sq. m.



New headquarters for
Croix-Rouge Luxembourggeoise

AAA-class energy performance target



UNICITY

Total area
13,000 sq. m.

Office spaces
8,600 sq. m.

Residential area
4,400 sq. m.



Mixed co-development project



5 minutes from the main railway station
and 15 minutes from the airport

SMART
Ready





AUREA
Differdange

Residential building 14,700 sq. m.	Retail Area 1,002 sq. m.	Office spaces 840 sq. m.
--	--------------------------------	--------------------------------

136
apartments

1st recycled aluminium façade
in Luxembourg

Integrated digital
concierge service

Intelligent waste management system
with E-trash



OMNIA

Residential
building
9,000 sq. m.

Retail
area
158 sq. m.

Office
spaces
202 sq. m.

106
apartments

Energy monitoring application
for all occupants

Integrated digital
concierge service

Intelligent waste management system
with E-trash



District
163,100 sq. m.

Retail and services
9,800 sq. m.

School, public
facilities and
other areas
13,700 sq. m.

Office spaces
8,000 sq. m.
Residential area
131,600 sq. m.



1st pre-certified
Carbon Footprint
Neutral quarter



1st pre-certified
Well Community
quarter

6,000 sq. m. urban culture space
1st Anergy Network in Luxembourg
 callisto-luxembourg

700
trees planted

8 high performance buildings
(Low-carbon mixed wood/concrete construction,
recycled/bio-sourced building components)
8 very high performance buildings
(Innovative wood or modular construction)





Area
8,900 sq. m.
94 apartments

A residence designed like a house

Encouraging teamwork through
Lensloungesv
(collective loggia spaces).

High-performance building
thanks to the use of wood construction
(-50% of CO₂ emissions compared to a
reference building in Luxembourg)

Building
AAA+





Shopping Differdange
OPKORN

Retail
13,800 sq. m.

2,036,307
visitors in 2023

30
commercial units

Rooftop beehives

Chaplin's World by Grévin

Area
4,500 sq. m.

Corsier-sur-Vevey, Switzerland

Delivery
2016

Architect
IttenBrechtbühl

250,000
visitors per year



Next places,
anticipating,
thinking and acting
differently.

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22, rue des Bruyères
L-1274 Howald
Luxembourg

(+352) 26 18 87 1
communication@ikorealestate.eu
ikorealestate.eu

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