

## Atenor announces that permits have now been granted for 359 sustainable apartments in Mons, Belgium.

### La Hulpe (Belgium), March 13th, 2024

Atenor (BSE: ATEB) announced today that it has successfully secured all the necessary permits to develop a total of 359 apartments, spread across 11 buildings, in its Sustainable District "Au Fil des Grands Prés" in Mons, through its SPV Mons Properties SA.

The permits for buildings F-E-M-I (Arch. Urban Platform), totaling 118 apartments, were obtained in February 2024. The permits for buildings A-B-C-D (Arch. Syntaxe), for 122 apartments were delivered in December 2023 whilst the permits for buildings J-K-L (Arch. A2M) totaling 119 apartments, were obtained in December 2021.

Country Director Sheelam Chadha remarks, *"This marks a significant achievement for Atenor which means we can now market the entire project, parcel by parcel, block by block or through privatisation. There are several discussions with various parties interested in the diversified project"*.

With over 600 housing units planned, nearly 300 units are already sold and occupied.



15,000 sqm of NZEB offices (Arch. DDS+) is scheduled for delivery in the first half of 2024 to its buyers, Fédération Wallonie-Bruxelles (FWB), Office National de l'Emploi (ONEM) and TEC Hainaut (public transport company).

The delivery of offices in the first half of 2024 is projected to positively impact cash flow by approximately €5M and contribute to a profit of €1.6 million for the 2024 financial year.

### Further information on the project

The close collaboration with municipal authorities has been crucial in reaching each milestone of the project, due to the importance of the project in Mons. Indeed, this "Sustainable Neighborhood", is ideally located between Wallonia's largest shopping center "Les Grands Prés" and the newly constructed public park along the riverbank beside the brand new Calatrava train station.

Since its acquisition in 2012, "Au Fil des Grands Prés" has undergone a remarkable transformation, turning nearly 7 hectares of wasteland into a vibrant, eco-friendly neighborhood.

Designed by several well-known architectural firms, the elegant and slender architecture of each project fits perfectly into a secure park crossed by a cycle-pedestrian path.

Atenor reaffirms its dedication to urban transition by designing residential spaces that meet modern housing needs while tackling environmental imperatives. The project is in line with the European Taxonomy criteria, as it incorporates advanced heat pump technologies and photovoltaic panels to eliminate reliance on fossil fuels. Energy efficiency is prioritized, with all residences aiming for a PEB A -10% rating, and most expected to attain A+ certification. This approach substantially reduces future residents' expenses while promoting sustainable living practices.



#### About Atenor

Atenor is a leading real estate developer at the forefront of sustainability and urbanity. Recognized for its commitment to urban resilience, Atenor takes an innovative approach in its mixed-use developments including offices, residential, and retail spaces, supported by its Research and Development department, Archilab. With an international presence and a diversified project portfolio, Atenor aims to generate returns for its investors through a value creation cycle starting from obsolete buildings. Listed on Euronext Brussels, Atenor stands as a key player in the real estate development sector.

To learn more about Atenor and its projects please visit us at [www.atenoreu](http://www.atenoreu) or contact us at [investors@atenor.be](mailto:investors@atenor.be).

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