

Atenor announces the permits have been granted for the Realex project in Brussels.

Highlights

- The Realex project consists of 26,000 sqm to be developed into a Conference Centre for the European Commission and 18,000 sqm of office space
- The sale of the Conference Centre to the European Commission will be closed during Q2 2024
- The construction of Conference Centre and office space is projected to begin in Q2 2024

La Hulpe (Belgium), February 15th, 2024

Atenor (BSE: ATEB) today announces that it has obtained the Urban Planning and Environmental Permits for Realex, a large-scale project located on rue de la Loi, a vital axis of the European Quarter of Brussels. The project will house both a Conference Centre for the European Commission (approx. 26,000 sqm), a brand-new office building (approx. 18,000 sqm), 2 retail units (approx. 600 sqm) and a mansion house "Loi 91" (approx. 900 sqm).

The European Commission is set to acquire the future Conference Centre, with its first payment to Atenor due Q2 2024 for an estimated EUR 85 million. Subsequent payments to Atenor, via Leaselex SRL, will continue until the Conference Centre's delivery, scheduled at the end of 2027.

The sale of the Conference Centre to the European Commission will positively impact Atenor's accounts from 2024 to 2027, aligning with the previously established business model.

Stéphan Sonnevile, CEO of Atenor, adds *"The Conference Centre will be an iconic building in the*



heart of the European Quarter, while this area of the city is calling for future, high quality redevelopment. Our established and experienced teams has an extensive track record for producing environmental and architectural excellence".

The construction of the Realex project is expected to break ground in Q2 2024. The office space will be introduced to the market for sale or leasing imminently.

Further information on the project

The Realex project includes 220 underground parking spaces and 245 bicycle spaces, divided into two separate areas for the Conference Centre and offices. A public green space, Pocket Park, connects rue de la Loi and rue Jacques de Lalaing, while managing the slope of the terrain. Realex's commitment to biodiversity is demonstrated in its green surroundings and green roofs. This project illustrates Atenor's development strategy and its choice of strategic locations that contribute to the attractiveness of European cities. Realex is certified "BREEAM Excellent" and exceeds the Nearly Zero Energy Building (NZEB) energy performance criteria, in accordance with the EU Taxonomy.



About Atenor

Atenor is a leading real estate developer at the forefront of sustainability and urbanity. Recognised 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 or contact us at investors@atenor.be.

For further information please contact:

Stephanie Geeraerts, Corporate Communication & Investor Relations Manager – investors@atenor.be

Sheelam Chadha, Country Director Belgium: – chadha@atenor.eu

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