

Atenor announces successful forward funding sale of Conference Centre 'Realex' to European Commission

Highlights:

- The forward funding sale completes the transfer of the land with relation to the 26,000 sq.m. Conference Centre to be constructed as part of the " REALEX" development for which the permits have been obtained.
- An initial payment of € 88 M has been recorded.
- REALEX aims to achieve "BREEAM Excellent" certification, aligns with EU taxonomy criteria and surpasses the Nearly Zero Energy Building (NZEB) standards.

La Hulpe (Belgium), 24 June 2024

The transaction completed through the subsidiaries Leaselex and Freelex marks a significant milestone in the development of the European Quarter of Brussels. It successfully crowns eight years of urban planning, resulting in a unique benchmark project.

The 26,000 sq.m. Conference Center will become an iconic landmark in this district, one of the most sought-after office hubs in Brussels, where the highest rents in Belgium can be achieved.

The land transfer to the OIB (Office of Infrastructure and Logistics – Brussels) was finalized on June 21 for an initial amount of 88 million euros.

Subsequent payments will be made monthly as construction progresses over 42 months.

For Atenor, this sale in its future state will immediately reduce consolidated net debt by 88 million euros and positively impact the gross margin starting in 2024. The total contribution of this sale to the results, in line with Atenor's business model, will be accounted for as the work progresses until 2028.



Stéphan Sonneville, CEO of Atenor, expresses his satisfaction: *"The Conference Center will be an emblematic and referential building in the heart of the European Quarter, a district where Atenor has been active for over 30 years, and brought with it ambition and attractiveness. Selected from an international competition, this project, symbolizing our commitment to environmental and architectural excellence, can finally begin after years of complicated permit procedures."*

Further information on the project:

The REALEX project, located on Rue de la Loi 91–105, 1040 Brussels, includes several separate entities, being the 26.000 sq.m. Conference Centre, an adjacent 18.000 sq.m. office building, complemented with two retail units and a static townhouse. The project provides 220 underground car – and 245 bicycle parking's. A green public esplanade connects Rue de la Loi and Rue Jacques de Lalaing, while encouraging inner-city biodiversity. REALEX's commitment to sustainable future proof real estate is evident using an energy performant solar panel facade.

This development perfectly illustrates ATENOR's sustainable development strategy and its choice of most strategic locations in key European cities.



For further information please contact:

Stephanie Geeraerts, Corporate Communication & Investor Relations Manager - investors@atenor.be
Sheelam Chadha, Country Director Belgium - chadha@atenor.eu

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.atenor.eu or contact us at investors@atenor.be

Disclaimer

This press release is for information purposes only and is not a recommendation to engage in investment activities. This press release is provided "as is" without representation or warranty of any kind. While all reasonable care has been taken to ensure the accuracy of the content, Atenor does not guarantee its accuracy or completeness. Atenor will not be held liable for any loss or damages of any nature ensuing from using, trusting or acting on information provided. No information set out or referred to in this publication may be regarded as creating any right or obligation. All proprietary rights and interest in or connected with this publication shall vest in Atenor.

This press release speaks only as of this date. Atenor refers to Atenor SA and its affiliates.