

Permits obtained for Move'Hub: A project contributing to the revitalisation of the Midi District

Belgium, La Hulpe, 12 December 2024, 4:30 pm CET - Atenor (BSE : ATEB), BPI Real Estate and citydev.brussels today announce the delivery of the environmental and urban permits for their Move'Hub project, a development integrating innovation, sustainable mobility, social inclusion, and environmental excellence.



A product of collaboration and dialogue between BPI Real Estate, Atenor, citydev.brussels, residents, investors, and stakeholders of the Brussels-Midi station (including Brussels Mobility, Brussels Environment, and CRU 7), the Move'Hub project aims to create a vibrant urban district. The new Move'Hub team renewed its efforts in 2019 with a brand-new permit application in line with the urban masterplan of the Midi area. This amended project offered a modern and sustainable solution to the authorities at both the regional and municipal levels for a strategic site which was essential in the repositioning of the Brussels-Capital Region and the international Brussels-Midi station.

Move'Hub transforms the Midi district, offering spaces for living, working, and leisure activities. This ambitious brand-new project will revitalise the area with workspaces aimed at boosting economic activity, while integrating affordable housing, collective facilities, and a 2,500m² garden. Urban development charges amounting to more than 5 million euros will fund various

infrastructure projects in the district, in collaboration with all stakeholders.

Stéphan Sonnevile, CEO of Atenor comments : « *Move'Hub is the result of active collaboration with stakeholders, reflecting our commitment to creating inclusive and sustainable urban developments. In consultation with residents, investors and local authorities, we are doing our utmost to ensure that this project meets the needs of citizens.* »

Jacques Lefèvre, CEO of BPI Real Estate says: « *Move'Hub goes beyond a simple real estate initiative—it's a declaration for the future. This exemplary project combines connectivity, innovation, and sustainability, setting a new benchmark for human-centered, eco-friendly construction. We are proud to contribute to the profound and positive transformation of the Midi district, offering a place for a new generation of citizens to live, work, and thrive.* »

Key features of the Move »Hub project:

- ✓ 79 housing units, including 65 citydev.brussels subsidised homes designed to facilitate access to home ownership,
- ✓ 12 free-market family homes (or potentially social housing, subject to budget renewal by the Region),
- ✓ 2 co-living spaces with an inclusive theme,
- ✓ 1,500m² of collective facilities for public services,
- ✓ A large shared garden of 2,500m² (including 1,500m² of permeable soil),
- ✓ 38,000m² of office space,
- ✓ 1,000m² of retail space.

« *The 65 subsidised homes in the Move'Hub project are the result of the call for projects we launched in 2019. This project provides a functional mix that fits in well with the philosophy of the shared city that we strive to implement when developing our own projects.* » says **Benjamin Cadranel, CEO of citydev.brussels.**

Move'Hub aspires to achieve BREEAM Outstanding and WELL Platinum certifications, affirming its commitment to sustainable construction. The building will utilize non-fossil energy sources and innovative technologies such as geothermal energy, while incorporating 1,500m² of permeable soil to support local biodiversity and improve rainwater management.

By redefining urban planning and injecting new energy into the area, Move'Hub becomes a symbol of the transformation of the Midi district. The project paves the way for a more sustainable, inclusive, and innovation-driven future, creating a modern ecosystem that serves residents, investors, and businesses alike.

About Atenor :

Atenor, a leading real estate developer listed on Euronext Brussels (ATEB), is dedicated to sustainability and innovation. The company specializes in mixed-use projects that encompass offices, residential spaces, retail, and public facilities, all designed in line with the principles of urban resilience. Atenor's Research and Development department, Archilab, provides expert guidance from the inception of each project. With an international presence and a diversified portfolio, Atenor transforms obsolete buildings and brownfields into vibrant spaces, delivering attractive long-term returns for its investors through a comprehensive value creation cycle.

To learn more about Atenor and its projects please visit us at www.atenor.eu.

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About BPI Real Estate

BPI Real Estate is the real estate division of the multidisciplinary CFE Group. With over 35 years of expertise, BPI Real Estate challenges the status quo to bring about positive change in real estate development, promoting innovative, inclusive, and eco-responsible urban planning to enhance the well-being of future generations. Its expertise spans residential, office, retail, and service sectors.

More information: www.bpi-realestate.com

About citydev.brussels

citydev.brussels is a public-interest institution responsible for urban development in the Brussels-Capital Region. Through real estate projects, the Brussels institution fulfills three missions. Since its establishment in 1974, citydev.brussels has been tasked with retaining or attracting businesses to the Brussels region to promote its economic development and create local jobs. In practice, citydev.brussels offers high-quality business spaces under attractive conditions. Its portfolio includes buildings of various sizes to accommodate businesses at different stages of their growth. Since 1988, citydev.brussels has also been responsible for encouraging individuals to live in the Brussels region. To achieve this, it develops subsidized housing in partnership with the private sector. These are new, affordable homes intended for middle-income citizens. The Region of Brussels-Capital subsidizes 30% of the housing costs, allowing them to be sold at reduced prices.

Finally, since the 2000s, citydev.brussels has been developing mixed-use projects. These are complex and ambitious developments combining diverse housing types, economic spaces, basic infrastructure (roads, sewers, etc.), retail, public spaces, community facilities, and all elements that can rejuvenate or revitalize a city or neighborhood. In its 2021-2025 management contract, the Government entrusted citydev.brussels with additional delegated missions referred to as 'structural tasks,' alongside its core responsibilities. One of these is assisting in the development of public facilities. In practical terms, citydev.brussels implements public infrastructure projects at the request of regional and local authorities. Since 2007, all new citydev.brussels projects comply with low-energy standards, and since 2009, they meet passive or even zero-energy standards.

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