

Sale of the Lakeside project in Warsaw and significant debt reduction

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Atenor (BSE: ATEB) announces the signing of an agreement with an international investor for the sale (subject to usual conditions) of the Lakeside project, located in Warsaw. This transaction, which is expected to be finalised by the end of the year, represents a significant step in Atenor's debt reduction strategy.

Stéphan Sonnevile, CEO of Atenor: *"This new sale adds to the seven transactions already signed and being finalised for the year 2024. The reduction of consolidated net debt strengthens Atenor's balance sheet, which is very valuable in still challenging real estate markets."*

This transaction will contribute 62 million euros to the reduction of consolidated net debt as of 31 December 2024. An additional payment of 5.5 million euros will be made within 18 months. This transaction will not affect the result of the second half of 2024.

Lakeside, where innovation meets sustainability

Awarded several times for its sustainability performance, Lakeside is also an architectural asset in the urban landscape of Warsaw. This project illustrates a successful combination of functionality and sustainable development. The technical solutions adopted, such as the use of low-emission concrete and wind energy for construction work, demonstrate Atenor's commitment to innovation.

With a series of prestigious tenants such as LuxMed, HPE, Polenergia Fotowoltaika, and Tetra Pak, Lakeside currently boasts an occupancy rate of over 95%. A two-year rental guarantee for the remaining vacant space will be provided in the transaction documentation.



Maciej Krenek, Country Director Poland: *"Lakeside is not just an office building of over 23,800 m²; it is a modern centre for living and working. With 4,200 m² of green spaces, 134 bicycle parking spaces, and 16 charging stations for electric vehicles, Lakeside transforms the Mokotow district in Warsaw into a more diverse and dynamic place."*

Contact

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

About Atenor

Atenor is an international real estate developer at the forefront of sustainability. Recognized for its commitment to urban resilience, Atenor adopts an innovative approach in developing mixed-use office, residential, and commercial projects through its Research and Development department, Archilab. With an international presence and a diversified project portfolio based on a value creation cycle, Atenor aims to generate returns for its investors from brownfields and obsolete buildings. Listed on Euronext Brussels, Atenor remains a major player in the real estate development sector.

For more information about Atenor and its projects, visit www.atenor.eu or contact us at investors@atenor.be.

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