

Successful completion of 'Au Fil des Grands Prés' project in Mons, Belgium.

Highlights:

- Atenor sells ahead of schedule the final residential phase of 'Au Fil des Grands Prés' project in Mons, authorizing the construction of 359 Grade A apartments.
- The delivery of the offices to their owner-occupiers is scheduled for the 3rd quarter of this year.
- This successful and complete exit strengthens Atenor's balance sheet by contributing to the reduction of consolidated net debt.

La Hulpe (Belgium), 14 August 2024

Atenor (BSE: ATEB) announces that it has successfully sold the final phase of the "Au Fil des Grands Prés" project in Mons, located 900 meters from the historic center and close to the Mons railway station.

Launched in 2012, Au Fil des Grands Prés has transformed a vast brownfield site near the shopping center into a mixed-use project combining office space and residential units. This project has developed 7.2 hectare of land in 2 distinct phases.

Phase 1, completed in 2020, involved the development of 266 residential units which were successfully sold to private investors. This emblematic project has had a significant positive impact for both the City of Mons and Atenor and has led to the planning of the second phase.

Phase 2 will initially comprise around 36,000 sq.m. of modern residential units spread over 3 plots, totalling 359 Grade A apartments. The various permits were obtained in late 2021, late 2023 and early 2024. The sale of this residential part of the project has been signed with Concept Confort, a regional developer and constructor in Wallonia, which purchased the land with the permits and intends to build the project. This sale will have no material impact on Atenor's 2024 results.

In addition, phase 2 also includes 15,000 sq.m. of office space in 2 blocks sold on completion to the Fédération Wallonie-Bruxelles (FWB), the Office National de l'Emploi (ONEM) and TEC Hainaut (public transport company). Provisional acceptance is on track for acceptance by the buyers in the 3rd quarter and will also be an important milestone in the finalization of the project.



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Sheelam Chadha, Country Director for Atenor Belgium added: *"We are very proud acting as a pioneer in a further phase of the development of the city of Mons in creating mixity and qualitative residential in a confidence dialogue with the authorities. We trust that Concept Confort will pursue this successful story, acting locally."*

Nicolas Dehaye, Director Concept Confort: *"Concept Confort is a particularly active developer and constructor in the Walloon Region. We currently have 350 residential units under construction in Liège, Herve, Andenne, Anderlues, La Louvière and Mons. The Grands Prés project will enable us to maintain a high level of activity in the Mons region, where we have already built more than 270 apartments in recent years."*



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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

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