

Press release

AGREEMENT ON THE SALE OF THE ONE OFFICE (BRUSSELS)

La Hulpe, 21 December 2018

ATENOR announces the sale of the company The One Office S.A. to Deka Immobilien Investment GmbH, a German investment company of international scale. The company is the owner of the office part of the The One building. The tower offers 29,511 m² of offices facing towards the Rue de la Loi in the heart of the European Quarter.



We remind you that The One is a mixed office and residential building located on the Rue de la Loi in Brussels. This is the first project specifically executed within the framework of the PUL (Paysage Urbain Loi) - Urban Landscape Law -, an urban planning approach led by Brussels Regional Council in harmony with the European Commission. The PUL, the result of a top-level international competition, aims to promote Brussels' international visibility, through the development of high-quality offices and to give the European Quarter an attractive, human dimension, favouring a residential environment.

ATENOR intends furthermore to continue along the path traced by the PUL, by developing, shortly, the neighbouring REALEX project.

Apart from its remarkable architectural and environmental qualities, The One boasts an exceptional location and is already attracting the interest of international investors.

On completion of the sale of the The One Office company, ATENOR remains entirely responsible for its delivery and marketing.

Construction works will be finished in early 2019. Meanwhile, several parties have expressed an interest in renting its floor spaces.

The sale of the The One Office company generates a limited margin on ATENOR's books (in 2018), which may be revised upwards (in 2019 and following years) depending on the progress made in its marketing.

This sale, furthermore, improves ATENOR's net cash position by around € 100 million.

Taking into account the major transactions made in 2018, and especially over the last few months (delivery of the City Dox elderly home, sale of the company NAOS, sale of BuzzCity and sale of the The One Office company) and the good progress of the apartment sales, ATENOR should close the financial year with a result 50% higher than in 2017.

The cash generated by this last sale will support the acquisition of new projects within the framework of the international development implemented over the last few years.

ATENOR is a real estate development company quoted on Euronext Brussels. Through our urban planning and architectural approach, we aim to provide appropriate responses to the new requirements being imposed by developments in urban and professional life. Within this framework, ATENOR invests in large scale property projects meeting strict criteria in terms of location, economic efficiency and respect for the environment

Reuters: ATEO.BR - Bloomberg: ATEB BB

For more detailed information, please contact Stéphan Sonneville SA, CEO
or Laurent Collier for Strat UP SPRL, Executive Officer.

» +32-2-387.22.99 - ☎ +32-2-387.23.16 - e-mail : info@atenor.be - www.atenor.be