

BRUSSELS

THE HAGUE

LUXEMBOURG

PARIS

LISBON

DÜSSELDORF

WARSAW

BUDAPEST

BUCHAREST

LONDON



ATENOR
ACTING FOR CITIES

BRUSSELS - THE HAGUE - LUXEMBOURG - PARIS - LISBON
DÜSSELDORF - WARSAW - BUDAPEST - BUCHAREST - LONDON

URBAN ACTOR

U'Man
Bezons



WellBe,
Lisbon



**SUSTAINABLE &
INTERNATIONAL**

CERTIFICATIONS



THE STAGE
The Hague





ACTING FOR *People*

Realex,
Brussels



ESG
POLICY



Lakeside,
Warsaw



social
ACTING FOR innovation

SQUARE 42
Belval



ACTING FOR THE *FUTURE*

Acting for cities

Our mission

We imagine and create the cities of tomorrow:

high-density, sustainable, connected, responsible cities that are a pleasure to live in. Cities that live and evolve in rhythm with their citizens' needs. To meet the social challenges, ATENOR proposes a different way of looking at cities – a living city that provides and mixes all the functions, animated by generous public spaces, together with innovative services and infrastructure for its residents. An environmentally responsible city that gives priority to the quality of life.

Our identity

ATENOR, a real estate development company listed on the continuous market of Euronext Brussels,

invests in large-scale real estate projects that meet strict criteria in terms of location, urban planning, economic effectiveness and respect for the environment.

Our talents

We combine international reach with local expertise:

Each market has its own specifics, demands, habits and partner networks, but also its own challenges and responsibilities, which only specialised experts can grasp. This is why we have put local teams in place in each of the countries where we are present. Guided and driven by the same values and the same quest for excellence, our 100 team members imagine, every day, projects that match the challenges and demands of their city and their market.

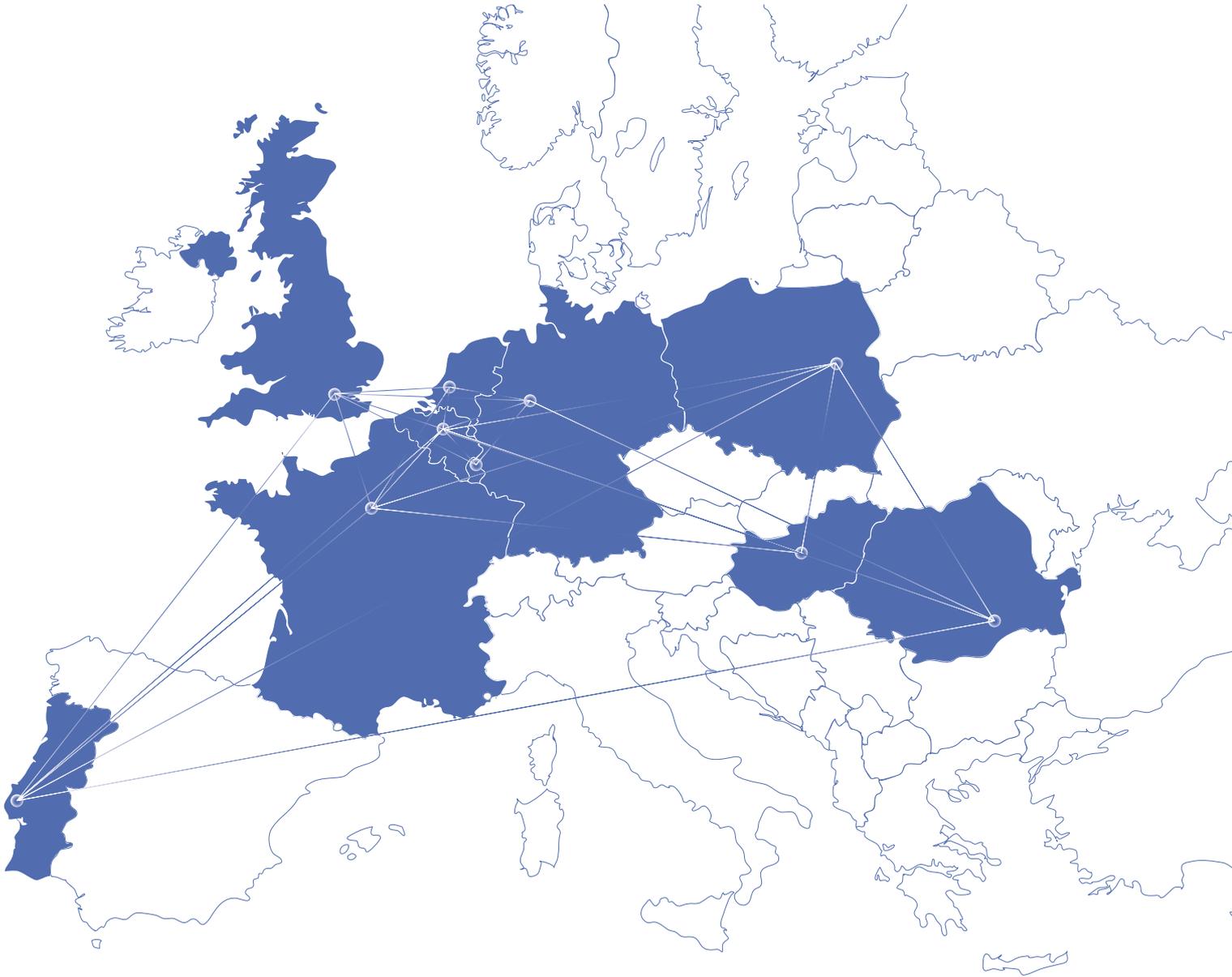


BAKERSTREET, Budapest

16
CITIES

1.300.000
M² IN PORTFOLIO

33
PROJECTS



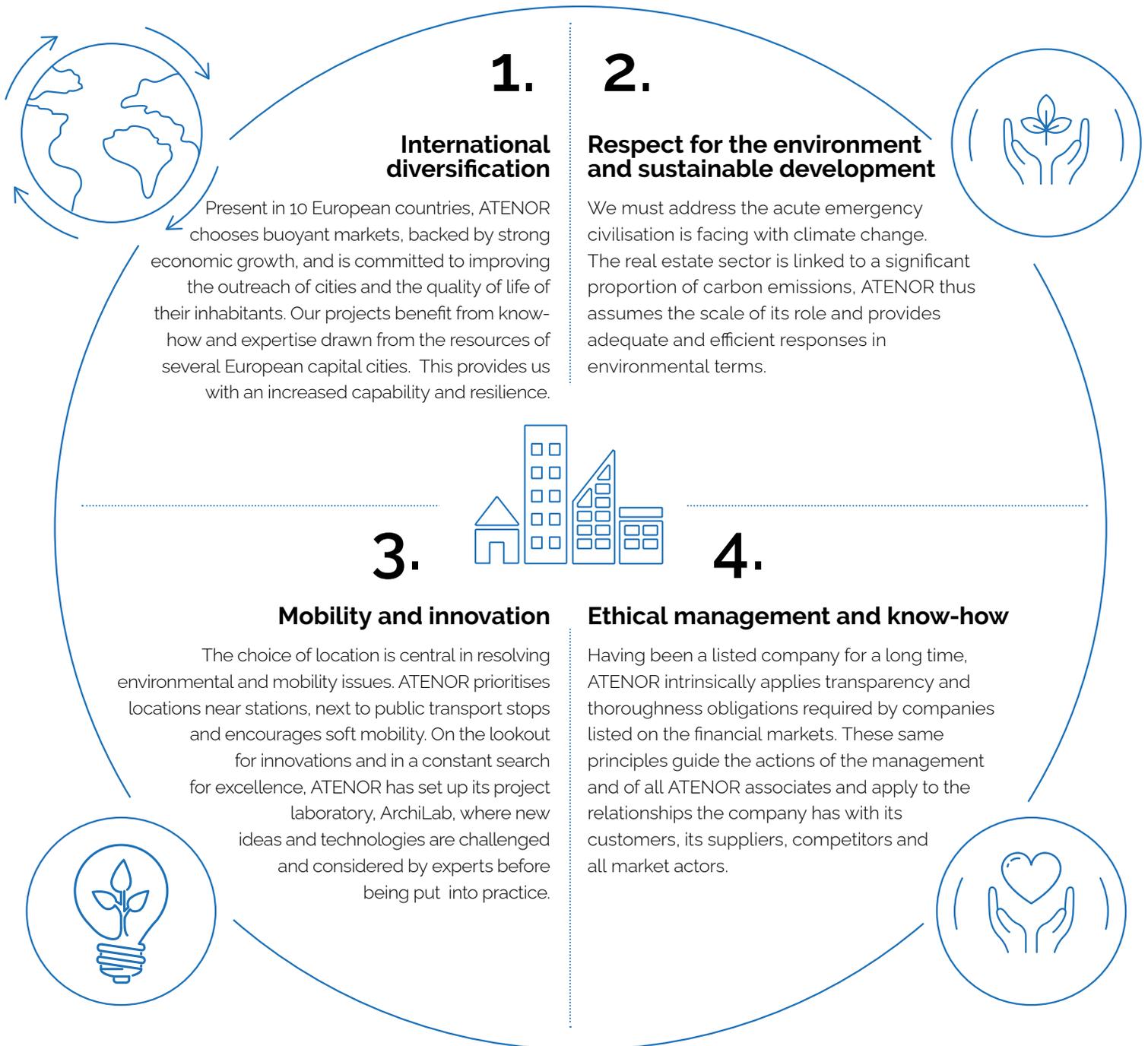
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| BELGIUM
BRUSSELS
DEINZE
LA HULPE
MONS | NEDERLAND
THE HAGUE | LUXEMBOURG
LEUDELANGE
BELVAL
ESCH-SUR-
ALZETTE | FRANCE
BEZONS | PORTUGAL
LISBON | GERMANY
DÜSSELDORF | POLAND
WASRAW | HONGARY
BUDAPEST | ROMANIA
BUCHAREST | UNITED
KINGDOM
LONDON |
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Acting for a sustainable city

101



4 strategic pillars



ARCHILAB.

thinking for cities

Explore – Experiment – Implement

To support its vision and its strategic commitment, ATENOR has set up ArchiLab – A Think and Do Tank.

ArchiLab is ATENOR's ideas and observations laboratory that pools experts of different backgrounds who enable ATENOR to outline the best path to take to commit to the future. Thanks to ArchiLAB, ATENOR maintains its role of pioneer in constant search for innovations. ATENOR

seizes and follows trends in contemporary architecture, innovative and sustainable technologies, and thus offers specific responses to social changes.

From Think Tank, ArchiLab has rapidly become a Do Tank, a place where ideas transform into concrete actions for the city and urban life, leveraging as such ATENOR capacity of action.



Our ESG policy

A tool for performance and dialogue



WELLBE, Lisbon

While the fight against climate change is the focus of everyone's attention and is one of the key priorities internationally, investors are increasingly aligning their activities with ESG principles. Closely following these developments but remaining loyal to its values, ATENOR places these principles at the heart of its strategic pillars. For ATENOR they represent an opportunity to increase its performances and create value at European scale. In 2021 ATENOR launched its first Retail Green Bond on the Brussels financial market, affirming itself as a pioneer while ensuring targeted financing for its projects.

Green Finance Framework

Building on the development of its sustainable projects and confident in the growing interest of individual and institutional investors in the implementation of the Green Deal led by the European Commission, ATENOR mainly addressed the private market with a view to marketing its first Retail Green Bond.

The proceeds of the Public Offer relating to this sustainable bond, amounting to

EUR 100 million, will be used by ATENOR to finance or refinance part of or entire sustainable and energy-saving real estate projects ("Eligible Projects"), in accordance with the environmental objectives defined by ATENOR and that meet the Eligibility Criteria, as defined in section 7 of its "**Green Finance Framework**".

Our commitment

to the United Nations 17 Sustainable Development Goals (SDGs)

By the nature of its activities and the strength of its commitments, ATENOR aligns its 4 strategic pillars and its ambitions with the United Nations Sustainable Development

Goals (SDGs). These Goals are anchored in the strategic positioning of the company and translate into specific actions within its projects.

PROJECTS

CORPORATE



The 17 Sustainable Development Goals are closely linked. ATENOR makes a substantial contribution to several of them, in particular those which are clearly linked to ATENOR's core business and sustainable development and social commitment strategy at European level. ATENOR's international diversification strategy also fully embraces the consistency of the actions linked to the SDGs and further increases their impact.

ATENOR's "Acting for Cities" strategic positioning naturally puts the company

at the heart of SDG 11 "Sustainable Cities and Communities". This Goal is the one that guides all ATENOR's actions but is also closely connected to the others.

ATENOR aims at achieving significant progress towards more sustainable, smarter, friendlier and safer cities. ATENOR enlivens the city and creates links by associating residential, tertiary, recreational, cultural activities and spaces for socialising, meetings and walks while preserving the historic and natural heritage of the cities and their

neighbourhoods. This is where ATENOR plays its role in urban revitalization and transformation.



From strategy to commitment



Environmental commitment

Eco-logical, smart, connected, community-minded, focused on their residents and their well-being. That's what tomorrow sustainable cities will be all about.

To address these challenges, ATENOR proposes a different way of looking at cities : a living city that provides and mixes all the functions, animated by generous public

spaces, together with innovative services and infrastructure for its residents and which favours soft mobility.

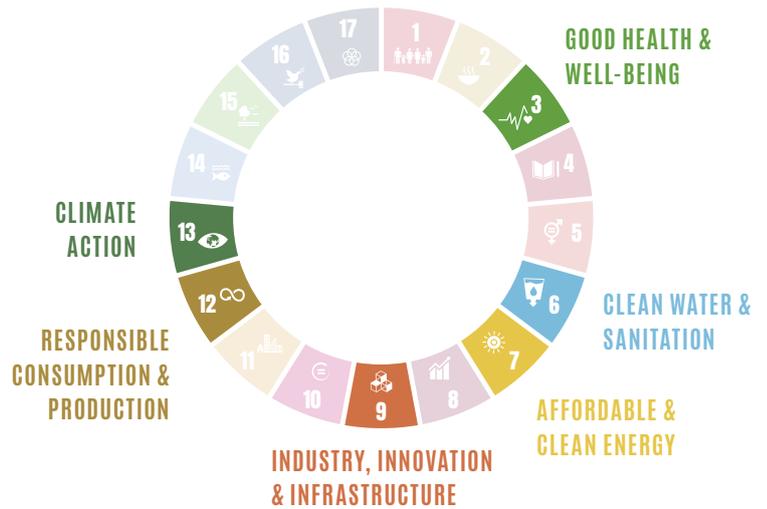
An environmentally responsible city that gives priority to the quality of life.

To build sustainable, attractive cities, ATENOR has set itself ambitious, strict guidelines for involvement and development.

- **Choice of locations:** in the heart of the communication nodes, right next to public transport.
- **Soft mobility:** cycling paths, secure places for bicycles, charging stations for electric vehicles.
- **Daring, high-quality architecture:** the urban landscape should make everyone want to visit town, stroll around and linger.
- **Choice of materials and techniques:** sustainable materials, cutting-edge technology, recycling techniques for garbage and wastewater, solar panels...
- **Parks, gardens, urban farming:** our urban projects go green
- **Well-being of occupants: conciergerie, fitness room, spa & wellness, coffee corners, cafeteria, relaxing lounges...** Our projects create optimized working environments and living spaces designed for occupants happiness.



CERTIFICATIONS



To go a step further in meeting the environmental and societal challenges and changing customer expectations, and to highlight its commitment and the transparency of its actions, ATENOR has embarked on two major certification processes: BREEAM and WELL.



Although there is a growing number of international environmental standards in use in the construction industry, ATENOR has chosen to adhere to the most demanding and recognised sustainability standards in the real estate sector. ATENOR thus aims to obtain holistic environmental certification for its buildings and has opted for **BREEAM** certification.

But beyond the climate and environment issues, the safety, comfort and well-being of residents and occupants are priorities for ATENOR. This means creating workspaces where everything is designed to combine safety, productivity, creativity and pleasure. In this area too, ATENOR has chosen one of the most demanding certifications: **WELL**.



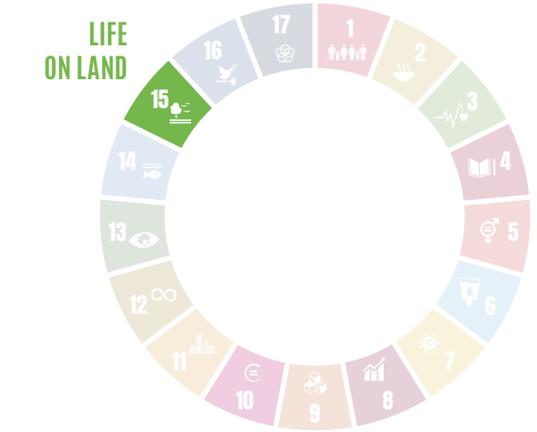
VACI GREENS Budapest



WELLBE, Lisbon

Both BREEAM and WELL certifications highlight how ATENOR projects implement sustainable and concrete solutions to address these environmental and societal challenges at global level as well as in the day-to-day life.

ACTING FOR THE FUTURE



Meeting the challenges of the city of tomorrow, an ever denser, more connected city, means building a greener city, a sustainable city, a city where life is good. ATENOR firmly believes that the future of our cities depends on the future of our forests. In December 2020, ATENOR launched the 'Acting for the Future' campaign. 2020 trees for 2020! To embed its commitment and increase its impact in the longer term, ATENOR has decided to continue this activity until 2025 in all the countries where the company has a presence.

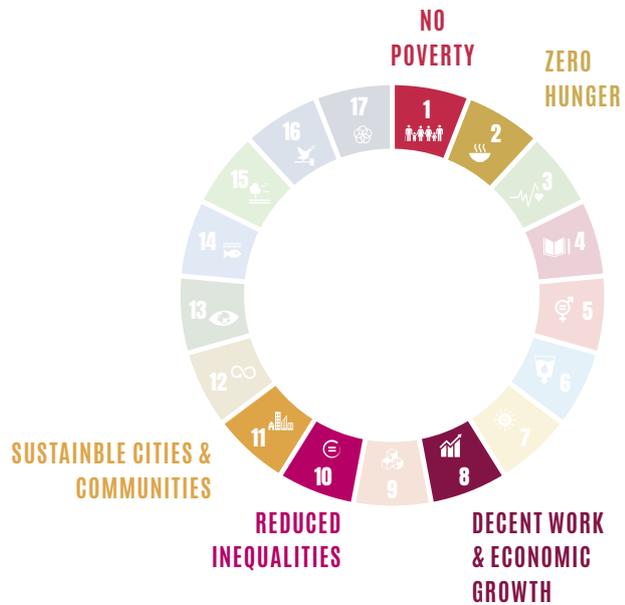
A pragmatic engagement for the future of our cities and our forests.



Société Royale
Forestière de Belgique
Koninklijke Belgische
Bosbouwmaatschappij



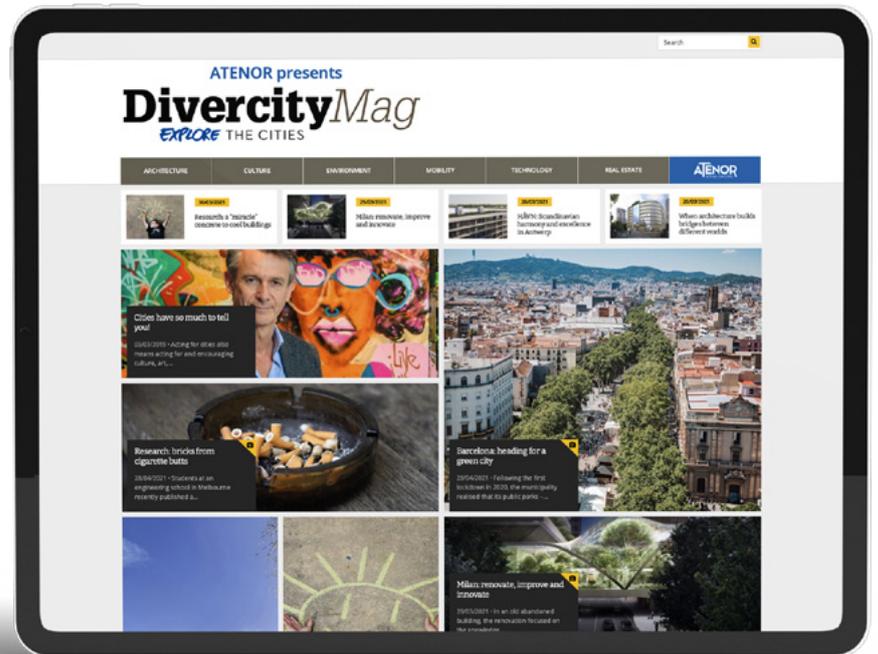
SOCIETAL COMMITMENT



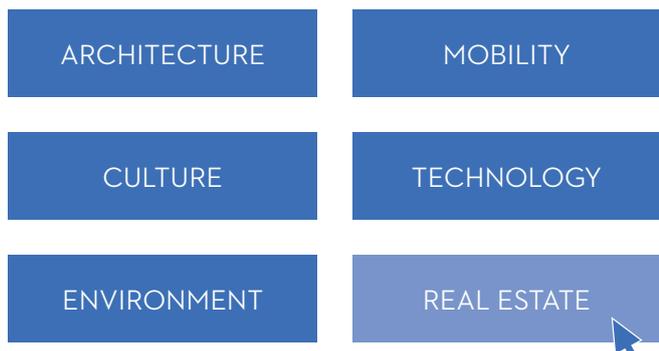
DiversityMag

EXPLORE THE CITIES

Acting for sustainable cities, cities pleasant to live and work in, also means to commit towards innovative societal actions : encouraging culture, art, creativity, entrepreneurship, sustainable development and social innovation, and ensuring that everyone finds their place. It also means promoting dialogue, sharing ideas that travel through the cities. This is precisely what motivated ATENOR to launch DiversityMag.



DiversityMag invites you to (re) discover the cities, on a journey where you will learn more about their development, their innovation, the men and women designing cities of the future... Sharing ideas, connecting neighbourhoods, generations, cultures, professions, highlighting the plurality and diversity that make our cities so rich... these are the goals to which ATENOR is deeply committed: they are the very foundations that will enable large cities to address the major issues they face today.



ART for CITIES

Acting for cities means breathing life into them and making them attractive for those who live, work or relax in them or who are simply passing through. To take its urban actor role a bit further, ATENOR has chosen to propose an offbeat look at cities, through the medium of Street Art. As the precursor and herald of underlying change in cities, urban art animates and transforms abandoned places. Taking part in the evolution of cities and breathing life back into neighborhoods – these are the missions that ATENOR has set itself.

Sharing the same passion for cities, their history, their inhabitants and their evolution, ATENOR has chosen to associate with the Belgian photographer BENOÎT FERON and hold the Art for Cities exhibition.

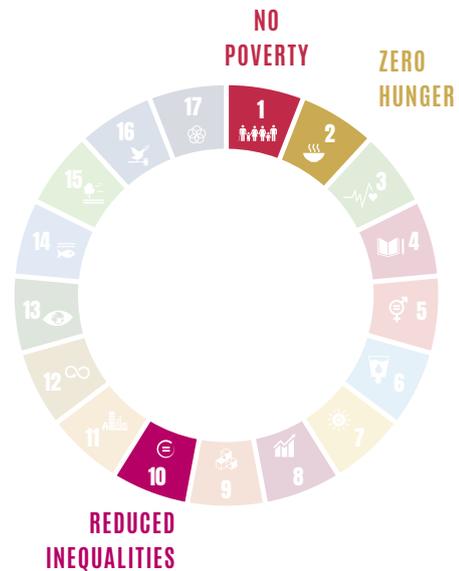
Following two successful editions in Brussels and Budapest, Art for Cities is now on virtual tour.



ART FOR CITIES, Budapest, February 2020

ACTING FOR *People*

Acting for Cities is also Acting for their citizens. True to this value, the whole ATENOR team is working to put the citizen at the heart of its urban projects. Acting for inclusive and supportive cities is the cornerstone of our societal commitment. On this basis, ATENOR launched the initiative 'Acting for People'. This initiative translated into concrete actions.



Support to the medical community

Since March 2020, in our cities, there are thousands of citizens putting their lives at risk to help the sick, to support those who are most in need and to keep the rest of us safe.

Tackling this global pandemic requires the involvement of all and ATENOR is willingly and deliberately taking its share through concrete support and allocate funds to support medical research and medical staff in university hospitals as well as to help associations who take care of vulnerable citizens most in need.



Partnership with Infirmiers de rue, Restos du Coeur and other European NGOs

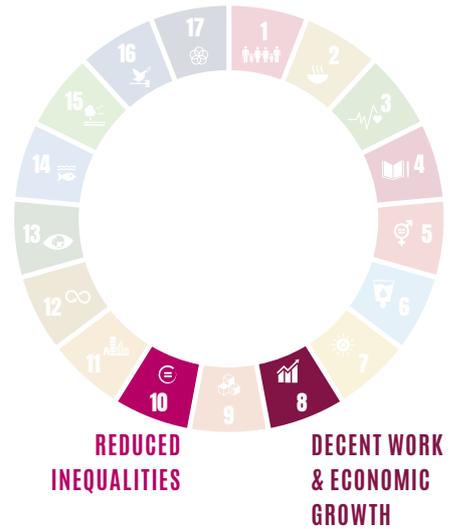
To close 2020 and make 2021 a year of joy and solidarity, ATENOR developed partnerships with two associations at corporate level : Infirmier de rue and Restos du Coeur. Similar partnerships were set with NGOs fighting poverty and homelessness in the other countries where ATENOR is present.



ACTING FOR *social innovation*

Supporting entrepreneurship

As the development of a city also has to do with entrepreneurship, ATENOR supports the Buzzynest initiative by making 2,500 sqm of space available to the business incubator in the Nysdam Office Park in La Hulpe.

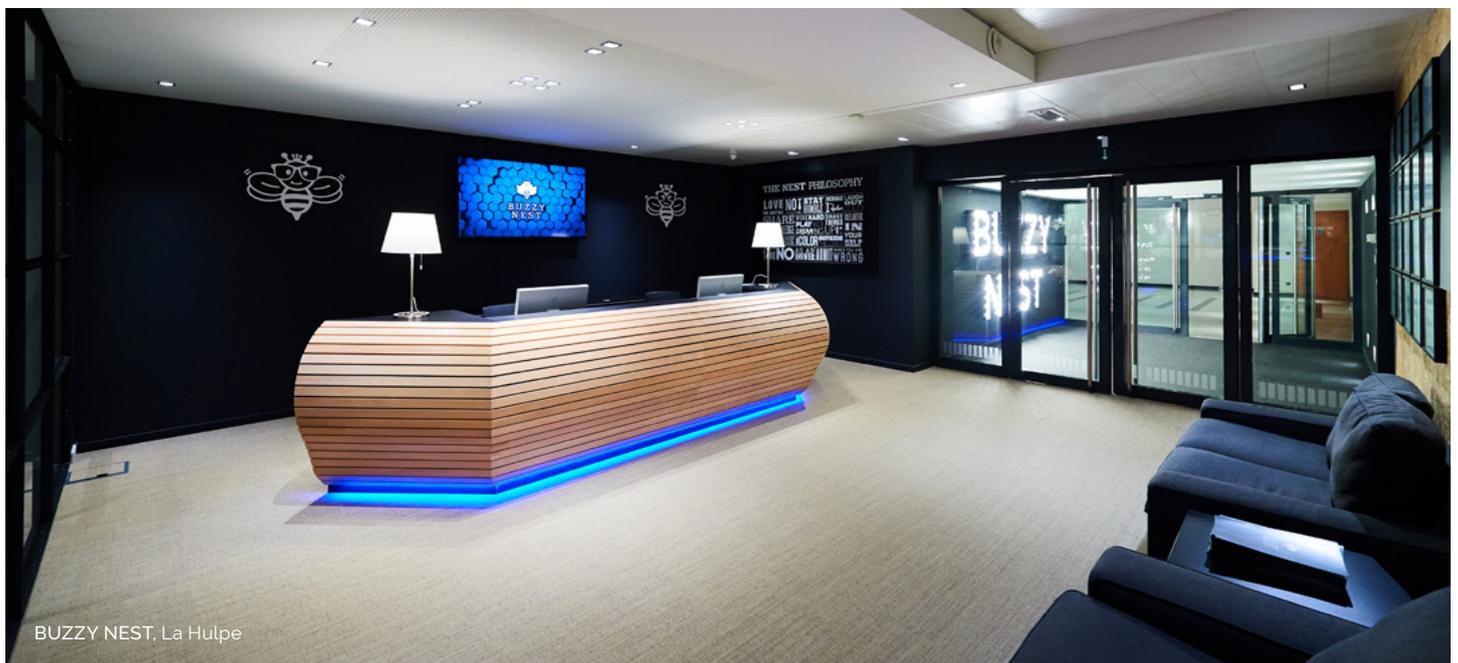


Respecting Diversity

ATENOR is developing real estate projects that enable the access and employment of people with specific needs. In Budapest, our projects are built in line with the Access4You criteria, so as to achieve the highest certification level in terms of social responsibility, accessibility and functionality.



ARENA BUSINESS CAMPUS, Budapest



BUZZY NEST, La Hulpe

2020 how it unfolded...



January 2020

ATENOR launches "Acting for the future"

To celebrate a greener 2020, ATENOR commits to plant 2020 trees in all countries where the company is present.

Sale of an office building in Mons (Belgium)

ATENOR announces the sale of an office building of the AU FIL DES GRANDS PRES project to the National Employment Office ONEM (Office National de l'Emploi).

Opening event of "Art for Cities" in Budapest (Hungary)

The exhibition "Art for Cities" begins its European tour and settles in Budapest.

Obtaining of permit and start of works of the project DACIA ONE (Romania)

ATENOR announces the obtaining of the final Building Permit and the start of construction works of the DACIA ONE project.

Beginning of works of the project @Expo (Romania)

ATENOR announces the beginning of the construction works of its project @Expo located in Bucharest.

DACIA ONE, Bucharest



FORT 7, Warsaw

February 2020

Sale of the second office building in Mons (Belgium)

ATENOR announces the sale of an office building of the AU FIL DES GRANDS PRES project to the Wallonia-Brussels Federation (WBF).

Selection of architects for the development of FORT 7 (Poland)

The architect office JEMS Architekci is selected for the development of the FORT 7 project in Warsaw.

March 2020

Celebration of Stéphan Sonnevile 15 years as CEO

Stephan Sonnevile celebrates his "30 years" at ATENOR and his "15 years" as CEO of the company.

Selections of MOVE'HUB by citydev. brussels (Belgium)

As part of the call for projects launched in 2019, citydev.brussels awards a contract to IMMOANGE SA for the development of the project MOVE'HUB.

Architectural competition for CITY DOX (Belgium)

ATENOR launches a competition for the development of the last phase of CITY DOX, combining a school, retails and housings.

Building permit submission for LAKESIDE (Poland)

ATENOR announces the submission of a Building Permit application for its first project in Warsaw.

New rental agreement in VACI GREENS (Hungary)

ATENOR announces that 7,500 m² of office space in the VACI GREENS Building E have been let to a major software development company.



CITYDOX, Brussels

April 2020

Completion of the ARENA BUSINESS CAMPUS Building A (Hungary)

ATENOR announces the completion of the construction of the Building A of the ARENA BUSINESS CAMPUS office complex in Budapest.

Start of works at AM WEHRHAHN (Germany)

ATENOR announces the beginning of the construction works of its project AM WEHRHAHN in Düsseldorf.

Single Permit submission for DE MOLENS (Belgium)

ATENOR and 3D Real Estate apply for a Single Permit request for the first phase of development for the project DE MOLENS in Deinze.

Increased dividend

The General Assembly decides to distribute a gross dividend of 2,31€ per share (up by 5%).



DE MOLENS, Deinze

May 2020

ATENOR pledges support for Covid-19 response

ATENOR allocates funds to support medical research and medical staff in university hospitals as well as to help associations who take care of vulnerable citizens most in need.

Building Permit obtained for UP-SITE BUCHAREST (Romania)

ATENOR announces obtaining the final Building Permit for the UP-SITE BUCHAREST residential project in Bucharest.

Completion of the Building "F" of VACI GREENS (Hungary)

ATENOR announces the completion of the construction of the Building F of the VACI GREENS office complex in Budapest.

Delivery of the occupancy permit for two buildings in Budapest (Hungary)

Following the completion of their construction works, the Building "F" of VACI GREENS and the Building "A" of ARENA BUSINESS CAMPUS receive their occupancy permits.



UP-SITE, Bucharest

June 2020

Launch of BAKERSTREET (Hungary)

ATENOR announces the launch of BAKERSTREET, its fourth project in the heart of the Hungarian capital.

Sale of the last office building in Mons (Belgium)

ATENOR announces that an agreement has been reached with TEC HAINAUT regarding the sale of the last office building of the project AU FIL DES GRANDS PRES.

Capital increase

ATENOR launches a public subscription offer for a maximum of 1,407,769 newly issued ordinary shares as part of a capital increase in cash with non-statutory preferential rights. The maximum amount of 77,427,295 euros has been fully subscribed.

New usufruct agreement on THE ONE (Belgium)

ATENOR announces the signing of an usufruct agreement for a period of 18 years on the office building THE ONE with the OIB, the "Office for Infrastructure and Logistics in Brussels".

July 2020

ATENOR takes its first steps in The Netherlands

ATENOR acquires 50% of the shares of the Dutch company TBMB, owner of the property and development rights for a project located in The Hague, and launches the project THE STAGE.

Second project in Düsseldorf (Germany)

ATENOR signs an agreement relating to the acquisition of a new project in Düsseldorf and launches the project HEINRICHSTRASSE.

New rental agreement in LES BERGES DE L'ARGENTINE (Belgium)

ATENOR welcomes Agilytic as the fourth tenant in the office building of LES BERGES DE L'ARGENTINE in La Hulpe.

VACI GREENS awarded at the FIABCI World Prix d'Excellence Awards

VACI GREENS Buildings A, B, C & D wins the silver medal in the Office Category at the world's most prestigious real estate development competition.

August 2020

Financing agreement for HERMES BUSINESS CAMPUS (Romania)

ATENOR signs, through its Romanian subsidiary NGY Investment srl, a financing of 80 million euros with Deutsche Pfandbrief (Pbb) and Erste Bank, for a period of 5 years (2020 – 2025).

Obtaining of Building Permit for TWIST (Luxembourg)

ATENOR announces obtaining the final Building Permit for the TWIST project in Belval.



TWIST, Belval

September 2020

Closing of the CITY DOX architecture competition (Belgium)

ATENOR announces the selection of the association B-architecten & B-bis architecten + VELD for the development of the next phase of the CITY DOX project.

Half-year results announcement

ATENOR ends the first semester with a result of €19.62 million compared to the result of €6.3 million recorded for the first semester of 2019.

Obtaining permit for ROSEVILLE (Hungary)

ATENOR announces that the final Building Permit has been obtained for the ROSEVILLE project in Budapest.

New BREEAM certification for ARENA BUSINESS CAMPUS (Hungary)

ATENOR announces that the Building "A" of ARENA BUSINESS CAMPUS has achieved the BREEAM "Excellent" Certification (Design Stage).

New rental agreement in ARENA BUSINESS CAMPUS (Hungary)

ATENOR is pleased to welcome Cargill Hungary in the ARENA BUSINESS CAMPUS.

ATENOR owns the land of the project U'MAN (France)

ATENOR signs the deed of acquisition and becomes the owner of the land on which the U'MAN project is developed in the Paris region.

Officialization of the partnership for PERSPECTIV' (Luxembourg)

Finalization of the partnership with TRACOL IMMOBILIER on the project PERSPECTIV' since the lifting of all conditions precedent.

October 2020

ATENOR's bond issue

ATENOR issues a public offer for the subscription of retail bonds coupled with a gross coupon. Subscriptions registered for the 4-year and 6-year bonds reach the maximum on offer, i.e. € 35 million for the 4-year tranche and € 65 million for the 6-year tranche.

Closing of the flagship project VACI GREENS (Hungary)

ATENOR announces the closing of the project VACI GREENS in Budapest following the delivery of the Building E, the sixth and last building of the office complex.

WELL Gold pre-certified for WELLBE(Portugal)

WELLBE is the first project in Portugal to be pre-certified by the International WELL Building Institute. The project aims at obtaining, at least, a WELL™ Gold certification.

New certification for NAOS (Luxembourg)

ATENOR announces that NAOS has achieved the BREEAM "Excellent" Certification (Design Stage).



WELLBE, Lisbon



VACI GREEN, Budapest

November 2020

New rental agreement in VACI GREENS (Hungary)

ATENOR announces that 1,200 m² of office space in the Building "F" of VACI GREENS have been let to Mazars, bringing the occupancy rate of the Building to 73%.

Validation of ad hoc changes to the PAP for PERSPECTIV' (Luxembourg)

The municipal council votes in favour of the ad hoc management modifications (Mopo) of the Particular Development Plan (PAP) for the PERSPECTIV' project in Esch-sur-Alzette.

December 2020

State of play of "Acting for the Future"

At the end of 2020, ATENOR planted 10,100 trees and reduced its ecological footprint by planting 2020 trees in 5 countries where the company is present: Belgium, Poland, Romania, Hungary and Luxembourg.

ATENOR launches the initiative "Acting for People" initiatief

ATENOR acts for citizens by organizing an online auction to the benefit of the association "Street nurses" and by distributing 2021 meals to the most disadvantaged in Belgium in partnership with "Les Restos du Coeur". Similar actions have also been carried out in partnership with various associations in countries where ATENOR is present.

Extension on the Usufruct agreement on BEAULIEU (Belgium)

ATENOR announces the extension of the Usufruct agreement with the European Commission on the Beaulieu buildings for a duration of at least one year.

Sale of the last building of VACI GREENS (Hungary)

ATENOR announces the sale of the VACI GREENS Building F to an Hungarian private real estate fund.

Completion of the acquisition of THE STAGE (Netherlands)

ATENOR finalizes the acquisition of 50% of the shares of the TBMB company holding the property and development rights of the project THE STAGE in The Hague.

ATENOR pursues its expansion in the Netherlands

ATENOR acquires 50% of the company Laakhaven Verheeskade II B.V, created in partnership and holding the property and development rights of several plots located in the extension of the project THE STAGE.



BEAULIEU, Brussels

2022





www.atenor.eu



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