

GREEN FINANCE REPORTING



NOVEMBER 2021

ATENOR
ACTING FOR CITIES

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1. Introduction

ATENOR are pleased to present its inaugural Green Retail Bond Allocation Report 2021 following the establishment of its Green Finance Framework in March 2021.

This report details the allocation of the net proceeds of the issued Green Bond in 2021 in accordance with the ATENOR Green Finance Framework.

The ATENOR Green Bond Allocation Report 2021 for the period between 19 March 2021 and 31 August 2021 was approved by the Comex on 2021.

ATENOR is an urban real estate development company with European expertise listed on the Euronext Brussels market. Through its urban planning and architectural approach, ATENOR aims to provide appropriate responses to the new requirements being imposed by developments in urban and professional life.

As such, its activity aims to generate capital gains at the end of a cycle of purchase-development-sale of real estate projects. The core of its strategy is the development of large mixed urban projects, mainly offices and housing.

At an early stage, ATENOR positioned itself as an urban stakeholder, aware of the new challenges the city has to face (absorb the urban population growth and respond to socio-economic, energy transition and environmental challenges) and has made its mission to conduct its business as real estate developer in harmony with the city's evolution.

Its projects, most of them held through subsidiaries, are located in Brussels (23%), The Hague (2%), Luxembourg (7%), Paris (5%), Lisbon (2%), Düsseldorf (2%), Warsaw (24%), Budapest (13%), Bucharest (14%), London (1%) to mention only the large cities.

2. Green Retail Bond Issue

ATENOR announced that on 12 March 2021 it will launch an issue of 4-year and 6-year green bonds for a minimum amount of, respectively, €15 million and €50 million (each series of such bonds, hereinafter referred to as a "Series")

in the form of a public offer in Belgium open to retail investors and, to a certain extent, qualified investors.

The net proceeds from the public offer, which should amount to €65 million in case of placement of the minimum amount and €100 million in case of placement of the maximum amount (excluding costs and fees related to the issue, estimated at € 100.000, supported by Atenor), will be exclusively allocated to the financing or refinancing, in whole or in part, green and energy-efficient real estate projects that contribute to Atenor's environmental objectives. These projects meet certain eligibility criteria such as; BREEAM minimum "Excellent", WELL Core and Shell; with an energy performance level corresponding to a primary energy consumption of a maximum defined by country (included in the EPC, Energy Performance Certificate).

ATENOR issued the Green Retail Bond on 19 March 2021.

With the subscriptions registered for the bond issues at 4 and 6 years accompanied by gross coupons of 3 % and 3.50 % having achieved the maximum amount of the offer, i.e. € 25 million for the 4-year tranche and € 75 million

for the 6-year tranche, the subscription period was closed early this 12 March 2021 at 17.30. The net proceeds from the public offer thus come to € 100 million (excluding costs and fees relating to the issue, estimated at € 100,000).

On 19/03, Sidney D. BENS, C.F.O. states:

““ATENOR subscribes in a determined and proactive manner to this strong trend of economic players, and in particular the real estate market, to contribute to the United Nations' sustainable development objectives and the evolution of the financial markets to embrace this sustainable movement. The success and rapid placement of this inaugural transaction for ATENOR in terms of sustainable financing testify to the financial markets' enthusiasm for this type of sustainable investment and to the confidence of both retail and institutional (qualified) investors in ATENOR's international development strategy and financing policy.””

3. Extract of our Green Finance Framework : Sustainability

In response to the growing environmental concern and especially sensitive to sustainable development,

ATENOR promotes the application of new technologies and the use of specific materials in its new real estate projects and carries out real estate projects that respect the environment and the people.

ATENOR's projects meet in particular demanding certification criteria such as BREEAM and WELL and follow the best market practices of each country.

ATENOR also advocates a comprehensive ecological approach. Its dense and mixed projects in the vicinity of public transport stations present the most favorable possible ecological balance at city level.

Concerned by contributing to a better essential life and work experience, ATENOR pays particular attention to accessibility, mobility, diversity, flexibility, modularity of spaces, as well as the quality of life of the future residents and the tenants, by offering them flexible buildings, more open and richer in services.

ATENOR's commitment to sustainability is a natural part of its business operation and ATENOR defines a solid corporate social responsible strategy.

(Please visit ATENOR's website for more information :

<https://www.atenor.eu/fr/sustainability/>)

Its policy is divided into economic, ecologic and social sustainability dimensions and ATENOR has incorporated and contributes to the achievement of the United Nations Sustainable Development Goals.

4. ATENOR 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.

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.









5. Criteria for Eligible Projects¹

The net proceeds of ATENOR Green Finance Instruments will be allocated exclusively to finance and/or refinance in whole or in part, sustainable and energy efficient real estate projects which contribute to its sustainability strategy (“Eligible Green Projects”). The Eligible Green Projects are also mapped to the UN Sustainable Development Goals (UN SDGs).

Eligible Green Projects are required to meet the eligibility criteria as set in the table below and as defined in the Green Finance Framework released in March 2021 :

¹ Page 7 of our Green Finance Framework : paragraph 2.1 “Use of Proceeds”

Eligible Green Projects CATEGORY & UN SDGs	ELIGIBILITY CRITERIA
<p>Green Buildings</p>  <p>GSDG 11: Sustainable Cities and Communities</p> <p>Eligible Assets contribute to the target to</p> <p>“Make cities and human settlements inclusive, safe, resilient and sustainable”</p>  <p>SDG 7: Affordable and Clean Energy</p> <p>Eligible Assets contribute to the target to</p> <p>“Ensure access to affordable, reliable, sustainable and modern energy for all”.</p>    	<p>➤ Newly constructed, existing and/or refurbished buildings which meet recognized standards for best practices in energy and resource efficiency, sustainable building design, construction and operation. The certifications will be obtained at the latest at the delivery of the building.</p> <p>Such as :</p> <p>Offices :</p> <ul style="list-style-type: none"> • BREEAM minimum ‘Excellent’ • WELL Core and Shell • Sustainable District • Near Zero Energy Building (‘NZEB”) (as defined by local building legislation) • HQE Sustainable Building minimum ‘Excellent’ • Access4you label • Or equivalent certifications <p>Residential :</p> <ul style="list-style-type: none"> • For Belgium : <ul style="list-style-type: none"> Brussels : A building certificate equivalent to EPC ‘A’ or corresponding to a Primary Energy Demand of maximum : CEP 100 kWh/m²/year ; or better Wallonia : A building certificate equivalent to EPC ‘A’ or corresponding to a Primary Energy Demand of maximum : Espec 100 kWh/m²/year ; or better Flanders : A building certificate equivalent to EPC ‘A’ or corresponding to a Primary Energy Demand of maximum 100 kWh/m²/year ; or better • For Germany : A building certificate equivalent to EPC ‘B’ or corresponding to a Primary Energy Demand of maximum 100 kWh/m²/year ; or better • For the Netherlands : A building certificate equivalent to EPC ‘A’ or corresponding to a Primary Energy Demand of maximum 105 kWh/m²/year ; or better • For Luxembourg : A building certificate equivalent to EPC ‘A - A’ or corresponding to a Primary Energy Demand of maximum 100 kWh/m²/year ; or better • For Romania : A building certificate equivalent to EPC ‘A’ or corresponding to a Primary Energy Demand of maximum 100 kWh/m²/year ; or better



- **For Hungary :**
A building certificate equivalent to EPC 'BB' or corresponding to a Primary Energy Demand of maximum 100 kWh/m²/year ; or better

6. Allocation Reporting

The net proceeds of the 2021 issued Green Retail Bond amount to € 100 million on 19 March 2021. In allocating the net proceeds, ATENOR uses the net proceeds of green finance instruments to finance, in whole or in part, sustainable and energy efficient real estate projects.

The Eligible projects are mapped to the SDGs.

As part of the general audit carried out by EY and more specifically the half-year 2021 financial statements and its limited audit, Atenor reports the cash flow related to the Green Bond and the allocations to the projects.

The half-year 2021 report with a limited audit is available on the following address : [Half-Year Report 2021](#)

6.1 Process for Project evaluation and selection

ATENOR followed a transparent process for selection and evaluation of Eligible Green Projects. Projects financed and/or refinanced through the Green Finance Instruments issued under Atenor Framework were evaluated and selected based on compliance with the Eligibility Criteria as set under point 5 (page 8) “Criteria for Eligible Projects”. All the Eligible Green Projects first comply with local laws and regulations, including any applicable regulatory environmental and social requirements, as well as Atenor’s standards managing ethical and governance risks. The Eligible Green Projects were designated by the Executive Committees.

Atenor doesn’t consider a lookback period for the project evaluation and selection.

6.2 Allocation of the net proceeds and impact reporting

ATENOR Green Finance Framework

REPORT OF THE USE OF GREEN FUNDS

Period of allocation 01-01-2021 to 30-06-2021
Amount to allocate 100.000.000 €

Project	Country	Type	Size	Eligibility	Criteria	Status	01/01 - 28/02	19/03 - 31/03	01/01 - 31/03	01/04 - 30/06	New financing or refinancing
City Doox IPI	Belgium	Residential	112.000	Yes	PEB regulation	Confirmed	6.261.516	2.602.904	8.864.420	8.867.662	Refinancing/New financing
CCN [50%]	Belgium	Mix	158.000	Yes	Breeam Excellent/Outstanding	Registration			0	31.999.772	New financing
Com'Unity [99%]	France	Office	37.300	Yes	Breeam Excellent	Design certification	6.951.481	3.766.125	10.717.606	8.957.257	Refinancing/New financing
Heinrichstrasse	Allemagne	Office	14.000	Yes	Breeam Excellent	In process	171.649	221.597	393.246	1.478.089	Refinancing/New financing
Roseville	Hungary	Office	16.200	Yes	Breeam Excellent	In process	943.235	334.919	1.278.154	2.159.005	Refinancing/New financing
Dacia1	Romania	Office	16.300	Yes	Breeam Excellent	In process	2.084.715	2.611.060	4.695.775	9.145.888	Refinancing/New financing
@Expo	Romania	Office	54.700	Yes	Breeam Excellent	Pre-assessment	3.433.529	1.410.867	4.844.396	7.033.100	Refinancing/New financing
							19.846.125	10.947.472	30.793.597	69.640.772	
									TOTAL Q1-Q2	100.434.369	
									Refinancement	19,8%	
									Financement	80,2%	