

Press release

@EXPO OFFICE COMPLEX: PROMISE TO PURCHASE AND SELL WITH ADVENTUM GROUP

La Hulpe, December 28, 2022

ATENOR announces that a bilateral promise to purchase and sell has been agreed with Adventum Group, concerning the sale of 100% of the shareholding interest in NOR Real Estate SRL, owner of the office complex @Expo in Bucharest. The promise is under suspensive condition of the signing of a Share Purchase agreement by end Q1 2023.

Adventum Group has previously acquired Hermès Business Campus in Bucharest via its Adventum Quartum fund. This new transaction testifies to the satisfaction and trust that Adventum Group places into the projects developed by Atenor.



@Expo is an office complex composed of three office buildings totaling some 48,900 sqm of leasable office and retail space. The project is located next to the Bucharest Exposition site, which will be soon connected to Bucharest's newest Metro line 6 and profits already from excellent public transport connectivity. The two first buildings have been finalized in 2022, whilst the third, high-rise, building is set to be finalized Q1 2023. The finalized office buildings are leased to renowned tenants as Deutsche Telekom and GameLoft, whilst the office tower is being currently market pre-leases. @Expo has achieved a BREEAM Excellent rating and the Well Gold ready standard and is also EU-Taxonomy aligned. Designed to last, @Expo is another example of Atenor's sustainability commitment towards architectural excellence and low energy consumption. The highest quality spaces proposed by @Expo withstand the test of time and adapt to

environmental and societal changes of the future occupiers, while remaining functional.

This transaction will have a first positive impact on Atenor results and its cash position on the time of the agreement. This impact could be improved later on with the rental of the building.

Adventum Group is a boutique investment fund management company focused on sustainable Central and Eastern European real estate investments and was founded in 2006 and is entirely owned by management. It has been operating under the Alternative Investment Fund Managers Directive with fund management companies established in Budapest and Valletta, and a total AuM in excess of EUR 1+ billion. The Group's personnel include highly experienced real estate professionals with CFA, NRW and MRICS qualifications with extensive track record in the CEE region. The management has so far executed investments in the CEE region over a total value of EUR 2+ billion. Adventum has an ESG strategy focusing on reducing lifetime CO₂ emissions and is one of the top independent real estate fund managers in the CEE.

Atenor is a sustainable real estate development company with European expertise, listed on the Euronext Brussels market. Its mission is to respond to new requirements for the evolution of urban and professional life through sustainable urban planning and architecture. Within this context, Atenor invests in large-scale real estate projects that meet strict criteria in terms of location, economic efficiency and respect for the environment. Atenor is recognised as an international and sustainable urban developer, aligned with European taxonomy and aiming for the highest BREEAM and WELL standards.

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