

Atenor and BESIX RED have signed an agreement with Caixa Geral de Depósitos to develop its new headquarters in Lisbon

Highlights

- The WellBe project (27,635 sqm of office space) will serve as Caixa Geral de Depósitos (CGD) new headquarters.
- Currently under construction, the development is expected to be operational by H2 2026.
- This sale contributes to the reduction of Atenor group's net debt by € 28M.

La Hulpe (Belgium), February 12th, 2024

Tage Une Fois – Investimentos Imobiliários SA, a company co-owned by Atenor (BSE: ATEB) and BESIX Real Estate Development, announce the sale of the WellBe project to Portugal's largest bank Caixa Geral de Depósitos (CGD). WellBe will serve as CGD's new headquarters, strategically located on Avenida D. João II in Parque das Nações. The project offers 27,635 sqm gross of office space, 1,240 sqm of retail area, and 400 parking spaces.

Designed by Saraiva Associados and A2M, WellBe sets a new standard for workspace excellence surpassing NZEB (Net Zero Energy Building) standards. Aiming for WELL Platinum, the project will exemplify excellence through alignment with the EU Taxonomy, incorporating certifications such as BREEAM Excellent, ADENE A, and WiredScore Gold.

Regarding this transaction and the choice of WellBe as their new headquarters for their 2,500 collaborators from Serviços Centrais, CGD explains: *"Our decision-making process, involving valuable input from our collaborators, emphasized the importance of selecting a location with excellent public transportation. At CGD, we are committed to providing an inclusive and sustainable workspace, evident in our choice of a building with an A energy rating, BREEAM and WELL certifications, and accessibility features for individuals with reduced mobility. We look forward to the completion of this move in 2026 and the positive impact it will have on our team and operations."*

The transaction demonstrates Atenor and BESIX RED's international reach, access to regional sources of capital and international project partners.



Gabriel Uzgen, CEO BESIX RED comments: *"We are pleased with our strategic collaboration with Atenor and the successful appeal to an esteemed institution like CGD, reflecting our shared vision for innovative workspaces, sustainability, and enhancing users' well-being"*.

Stéphan Sonnevile, CEO of Atenor adds: *"This transaction illustrates the fundamental evolution of the office market in Europe, where leading companies as Caixa Geral de Depósitos express their needs for high-quality office spaces that actively support the well-being of their employees and contribute to a sustainable environment. This project demonstrates Atenor's commitment to sustainable real estate development."*

The sale was settled at market terms, marking a positive addition to Atenor's accounts from 2024 to 2026, aligning with the previously established business model.



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.

About BESIX RED

BESIX RED is a pan-European real estate development company, operating in residential, office, retail & services properties. As a subsidiary of BESIX Group, the company is present in 19 cities across Belgium, Luxembourg, the Netherlands and France. With a concern to create sustainable buildings meeting its customers' needs, societal and ecological components, as well as innovation, form an integral part of its effort to conceive the real estate of tomorrow. For more information, please visit: www.besixred.com.

About Caixa Geral de Depósitos (CGD)

CGD is the leading Bank and a key financial player in Portugal, with a rich history of 148 years fostering economic growth and stability. The new headquarters marks another moment in CGD's ongoing evolution, symbolizing its commitment to innovation and sustainable development.

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