

PRESS RELEASE**Atenor closes its signed transactions which now leads to an equal 50/50 residential - office weighting**

Belgium, La Hulpe, 18 December 2024, 5:45 pm CET - Atenor (BSE: ATEB) confirms the closing of transactions involving two major office projects and one residential project, achieving a significant reduction in debt while optimizing the balance between residential and office developments within its portfolio.

**Lakeside project (Warsaw, Poland)**

The sale of Lakeside, a 23,800 sq.m. office building in Warsaw, was finalized on December 12, 2024, through an asset deal. This transaction contributes € 62 million to the reduction of consolidated net debt as of 31 December 2024. An additional payment of € 5.5 million will be made within 18 months.

Twist project (Belval, Luxembourg)

Twist, a mixed-use project located in Belval, comprising offices, residential units, and commercial spaces, was sold to the Luxembourg government. The 10,100 sq.m. office building, which also includes 735 sq.m. of retail space, now houses the headquarters of STATEC and the services of CNPD. This transaction contributes € 62.5 million to the reduction of consolidated net debt as of December 31, 2024. The purchase option was exercised on August 31, 2024, with the official transfer completed on October 3, 2024.

Au Fil des Grands Prés project (Mons, Belgium)

The sale of the land with a residential permit for 36,000 sq.m. in Mons was completed on December 13, 2024, and will contribute to the reduction of the consolidated net debt by € 8.4 million as of December 31, 2024.

A well-balanced portfolio

Following the completion of these transactions and previous sales, Atenor's portfolio is now at almost 50/50 between office and residential developments. With certain projects in development currently being considered for reconversion, this balance is expected to further shift towards residential. At the same time, demand for sustainable office spaces remains strong, even in a cautious market, reaffirming Atenor's strategic interest in maintaining a presence in the office market.

Stéphan Sonnevile, CEO of Atenor stated : « *These finalized deals, along with previous sales, demonstrate Atenor's adaptability to market needs, reinforcing its commitment to strengthening its financial position, driving urban transformation, and delivering high-quality, sustainable projects while significantly reducing consolidated net debt.* »

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About Atenor :

Atenor, a leading real estate developer listed on Euronext Brussels (ATEB), is dedicated to sustainability and innovation. The company specializes in mixed-use projects that encompass offices, residential spaces, retail, and public facilities, all designed in line with the principles of urban resilience. Atenor's Research and Development department, Archilab, provides expert guidance from the inception of each project. With an international presence and a diversified portfolio, Atenor transforms obsolete buildings and brownfields into vibrant spaces, delivering attractive long-term returns for its investors through a comprehensive value creation cycle.

To learn more about Atenor and its projects please visit us at www.atenor.eu

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