

HALF-YEAR FINANCIAL REPORT 2024⁽¹⁾

Regulated information

La Hulpe, 5 September 2024

Atenor (BSE: ATEB) today announced the financial results for the first half of the fiscal year 2024.

Below is a brief overview.

Half-year operating result (including the net result from equity-accounted investments): operating profit of €22.8 million vs an operating loss of €38.4 million as of 30.06.2023.

Half-year net result (group share): Profit of €0.2 million vs a loss of €53.8 million as of 30.06.2023.

Activities report: (Value creation cycle): major events

- Sale of the WellBe project
- Completion of the sale of the Realex Conference Center to the European Commission
- Obtained permits: 40,500 sq.m.
- Office leases: 4,300 sq.m.
- Apartment sales: 147 apartments

Balance sheet: Objective to reduce the consolidated net debt

- First positive impacts on net consolidated indebtedness due to project sales and improvement of the solvency ratio from 20.0% on 30.06.2023; 29.9% on 31.12.2023 to 31.2% on 30.06.2024;
- Continuation of the policy of replacing corporate and market financing (Bonds and CP) with bank financing for projects;
- Extension of « green » funding: Green retail bonds and bank financing; 50% (as of 30.06.2024) vs 32% (as of 30.06.2023) of the amount of indebtedness.

Portfolio:

- 33 projects totaling approximately 1,237,465 sq.m.
- 99% of the development portfolio aligned with the taxonomy



ATENOR, UPGRADE THE FUTURE

Atenor's CEO Stephan Sonnevile SA comments:

« We are on track to substantially reduce the Group's consolidated net debt in 2024. Some of the 7 transactions planned for 2024 (as mentioned in the commentary) have already been completed by June 30th. In addition to a €112 million reduction in consolidated net financial debt, these transactions led to a significantly positive operating result for the first half of the year, albeit burdened by high financial and tax charges. The investment market in office and residential sectors in Europe remains relatively inactive, prompting us to exercise utmost caution, notably in terms of real estate valuation in the market. However, the quality of the projects in the portfolio enables us to secure the necessary financing for construction and useful refinancing to replace market financing with bank financing. »

For further information,

Please visit our website at www.atenor.eu and/or reach out to Caroline Vanderstraeten for Twigami SRL, CFO or Stephanie Geeraerts pour Thibrox BV, Corporate Communication & Investor Relations Manager investors@atenor.be

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.

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This press release speaks only as of this date. Atenor refers to Atenor SA and its affiliates.

In order to facilitate the understanding of our activities and track their evolution, we provide relevant comments on the first half-year's activities in accordance with the main stages of the value creation cycle in our core business.

A. General overview of activities

The figures in the graph below are as of 30 June 2024. They are stated in gross above-ground surfaces (sq.m.).

Value creation cycle



Acquisition: Atenor remains attentive to the evolution of the markets where it is active, in order to be proactive when the time comes.

Planning permit applications: The 2024 permit applications will be submitted in the second half of the year.

Building permit deliveries: Atenor has received the planning permit for the deep renovation of Lakeside II (formerly UBC II) in Warsaw, for the construction of Au Fil des Grands Prés (Mons - new residential phase) and Perspectiv' (mixed project) in Luxembourg.

Launch of construction: The construction works for Twist (Luxembourg) have been completed and the works for Wellbe (Lisbon) are ongoing. Preparatory and decontamination/demolition works have been undertaken on Victor Hugo (Paris) and Campo Grande (Lisbon).

Atenor continues its policy of case-by-case analysis of the relevance of launching other constructions.

Leasing: Leases have been signed for a total area of approximately 4,300 sq.m. mainly in Belgium, Hungary and Romania.

Sales: The sale of the German project Am Wehrhahn (Düsseldorf) was finalized in January. In February, Atenor concluded the sale in future state of completion of the WellBe project (Lisbon) to the bank Caixa Geral de Depósitos. In June, Atenor finalized, through its subsidiaries Leaselex and Freelex, the sale in future state of completion of the Realex Conference Center (Brussels) to the European Commission. The land transfer was finalized on June 21 for an initial amount of €88 million. The following installments will be paid monthly as the construction progresses over 42 months.

The positive impact of these sales for Atenor is a reduction of its indebtedness of approximately €130 million and a positive gross result of €36.5 million.

The investment activity in the office sector remains extremely low, while rents are rising due to inflation and the lack of high-performing buildings. In light of this, we observed in the first half of 2024 a trend among occupants to postpone their decision to relocate to more efficient buildings. However, administrations and large companies subject to ESG reporting are being pushed to relocate. We believe this trend will become more pronounced in the coming months.

B. Prospects for FY 2024:

As previously announced, the operational results (EBIT) will be largely positive, driven by the completion of 7 announced projects, although impacted by high financial and tax charges. These projects include Wellbe (sale in future state of completion), Realex Conference Center (sale in future state of completion), delivery of the offices of the Au Fil des Grands Prés project, continuation of the construction of City Dox – Lot 5, sale of Twist, delivery of the apartments of UP-site Bucharest and Lake 11 Home&Park. All other things being equal, these 7 projects will contribute, in 2024, to a minimum of €150 million in the expected overall reduction of consolidated net debt.

We anticipate a significant improvement in the solvency ratio as of 31 December 2024, based on the projected transactions. The priority remains the reduction of debt.

C. Interim Management Report

The first half of 2024 closed with a consolidated net result (group share) of €0.2 million compared to €- 53.81 million in the first half of 2023.

As of 30 June 2024, revenues from the pre-sales of the Realex, WellBe, City Dox, Twist (residential), and Au Fil des Grands Prés (offices) projects generated an operating result (including the net result of equity-accounted investments) of €22.8 million, which was absorbed by high financial charges and taxes, resulting in a net result (group share) of €0.2 million.

Table of key consolidated figures (in million of €) - Limited review of the auditor

Results	30.06.2024	30.06.2023	31.12.2023
Net consolidated result (group share)	0.226	-53.806	-107.13
Profit per share (in Euros)	0.01	-7.99	-2.45
Number of shares	43,739,703	7,425,010	43,739,703
of which own shares	313,427	313,434	313,434
Balance sheet	30.06.2024	30.06.2023	31.12.2023
Total assets	1,299.7	1,282.4	1,328.7
Cash position at end-of- period	55.4	23,9	47.5
Net indebtedness (-)	-756.7	-895,6	-807.0
Total of consolidated equity	342.7	233.3	344.3
Solvency ratio	31.2%	20.0%	29.9%

Revenue from ordinary activities and consolidated results

The revenue from ordinary activities as at 30 June 2024 amounted to €146.86 million compared to €31.04 million as of 30 June 2023. This includes primarily of (a) revenue from the signing of the sale in future state of completion of the Realex project for an amount of €83.89 million, (b) revenue generated from the sale of apartments in the residential projects (City Dox and Twist) for a total of €26.29 million, (c) the sale of the Am Wehrhahn project for €18.13 million, (d) revenue from the sale in future state of completion of the Au Fil des Grands Prés project (offices; €6.55 M), (e) project management fees billed to partner companies (€6.68 million), and (f) rental income from the buildings @Expo, Twist, Nysdam, Arena Business Campus A, University Business Center II, Fort 7, and Bakerstreet I totaling €5.05 million.

Other operating income (€5.37 million) mainly includes re-invoicing of the fit-out works in the Lakeside project, the sold Roseville project (€3.36 million), and other rental charges (€1.65 million).

The operating result reached €22.8 million compared to a loss of €38.4 million as of 30 June 2023. It consists of €13.5 million in operating result and €9.31 million in net result from equity-accounted investments.

- ✓ The operating result stands at €13.5 million compared to -€34.3 million in the first half of 2023. It is mainly influenced by the result of sales and sales in future state of completion (Realex, Au Fil des Grands Prés, AM Wehrhahn) for €19.3 million, apartments from various residential projects for €4.78 million, as well as net rental income from the buildings @Expo, Twist, Nysdam, Arena Business Campus A and Bakerstreet I (total of €2.75 million). The operating expense mainly comes from various corporate expenses (€-7.80 million). The

operating result also includes an adjustment of the stock value based on market conditions for the Lakeside project (€-4.5 M).

- ✓ The result (share) from equity-accounted investments (€9.31 M) is mainly related to the sale in future state of completion of the WellBe project, offset by current charges, local taxes (property taxes), and non-capitalized financial expenses of other projects from equity-accounted investments.

The net financial result stands at -€14.78 million compared to -€13.32 million in the first half of 2023. The increase in net financial charges is due to the rise in interest rates offset by the decrease in the Group's average net debt (€- 50.4 million compared to the first half of 2023) and the increase in capitalizations (IAS 23; €+2.55 million compared to the first half of 2023) related to ongoing developments.

During the first half of the year, Atenor implemented a collar to hedge €75 million of corporate lines for a duration of 3 years. The floor and cap are set at 2.2% and 2.95%, respectively.

Taxes amount to -€6.9 million as of 30 June 2024, mainly composed of current taxes and deferred tax liabilities, primarily related to the Realex, Twist and City Dox projects.

The Group's net result for the first half of the year is €0.23 million compared to a loss of €53.81 million as of 30 June 2023.

Consolidated balance sheet

Consolidated shareholders' equity amounts to €342.73 million, down €1.58 million from 31 December 2023. The solvency ratio stands at 31.2% as of 30 June 2024.

The Group's net consolidated indebtedness stands at €756.66 million (excluding available cash) as at 30 June 2024 compared to the net consolidated indebtedness of €807.04 million as at 31 December 2023.

Trade and other payables rose from €86.89 million at 31 December 2023 to €99.28 million at 30 June 2024. This change is explained, on the one hand, by the decrease in trade payables (€-3 M) and, on the other hand, by the increase in advance payments received on the sale of apartments in the Twist, City Dox, UP-site Bucharest and Lake 11 Home&Park projects (€+5.8 M) and a variation in advance accounts of equity-accounted companies (€+8 M).

The **"Buildings intended for sale"** classified under **"Inventories (Stock)"** represent the real estate projects in the portfolio and under development. This item amounts to €969.32 million, down by €23.95 million net from 31 December 2023. This variation results primarily from (a) the continuation of the works and studies of the, Bakerstreet, Lake 11 Home&Park (Budapest), UP-site (Bucharest), Lakeside (Warsaw), Am Wehrharhn (Düsseldorf), Twist (Luxembourg), City Dox, Realex (Brussels), Au Fil des Grands Prés (Mons), NBS10 (London) amounting to +€84.03 million (out of a total of +€88.37 M), (b) the forward sale of the Realex Conference Center and Au Fil des Grands Prés, the sales of apartments in the City Dox and Twist projects, and the sale of office buildings in the Am Wehrhahn project, amounting to -€109.82 million (out of a total of -€110.77 M), and (c) an adjustment of the stock value based on market conditions indicating a potentially lower value than the historically recognized book value for the Lakeside project (€-4.5 M).

Currency exchange differences related to projects in Central Europe impact the stock downwards by €- 3.49 million.

Financing policy

As already announced, Atenor continues its strategy of gradually replacing:

1. financing on financial markets (CP and EMTN) with bank financing
2. corporate financing by project financing

Several project bank refinancings have been implemented since 31.12.2023:

NOR.Brussels (Brussels) - Consortium of Belgian banks; Bakerstreet (Budapest) - K&H Bank; Lakeside (Warsaw) - BNP and Santander Banks; Lake 11 Home&Park (Budapest) - MBH Bank; @Expo (Bucharest) - OTP Bank.

The weighted average interest rate of Atenor's consolidated debt stands at 5.15% for the first half of 2024 (vs 4.39% for the year 2023).

Principal risks and uncertainties

Since 2022, the strong international political and macroeconomic tensions have had a ripple effect, resulting in a significant slowdown on the office and residential real estate sector. At this stage, we believe that the general decline in value remains temporary, under the pressure of political tensions and current market conditions. The downward trend in interest rates and the emergence of ESG criteria support, apart from occasional impairments, the profitability potential of the portfolio. We remain attentive to the evolution of this macroeconomic situation and its potential implications for Atenor.

In general and permanent way, the Board of Directors is attentive to the analysis and management of the various risks and uncertainties with which Atenor and its subsidiaries are confronted.

As at 30 June 2024, Atenor is not facing any significant litigation.

Dividend

The General Assembly of April 26, 2024, did not propose a dividend

Events subsequent to the closing date

On 18 July, Atenor was notified by the Ministry of Finance of the Grand Duchy of Luxembourg of the exercise of the purchase option it holds on the Twist building leased to Statec, effective on 31 August 2024. The sale is expected to be completed before 31 December 2024.

A letter of intent has been signed with an investor for the sale of the Lakeside building in Warsaw, leased at over 95%; this LOI foresees the sale to be closed before 31 December 2024.

A sales agreement was concluded on 12 August with a local operator for the sale of the remaining residential project Les Grands Prés in Mons. The deed of sale is expected to be executed before 31 December 2024.

No other major events are to be noted since 30 June 2024.

Financial calendar

Intermediate declaration for third quarter 2024	13 November 2024
Publication of the annual results for 2024	March 2025
Annual General Meeting 2024	25 April 2025

Contact and Information

For more detailed information, please contact Caroline Vanderstraeten for Twigami SRL, CFO or Stephanie Geeraerts pour Thibrox BV, Investor Relations Manager.

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D. Condensed Financial Statements (unaudited)

Consolidated statement of comprehensive income

		In thousands of EUR	
Notes		30.06.2024	30.06.2023
	Operating revenue	146.861	31.038
	Turnover	141.629	27.730
	Property rental income	5.232	3.308
	Other operating income	5.369	11.149
	Gain (loss) on disposals of financial assets		6.190
	Other operating income	5.368	4.988
	Gain (loss) on disposals of non-financial assets	1	-29
	Operating expenses (-)	-138.734	-76.480
	Raw materials and consumables used (-)	-71.841	-76.544
	Changes in inventories of finished goods and work in progress	-22.475	74.884
	Employee expenses (-)	-3.120	-2.714
	Depreciation and amortization (-)	8	-486
	Impairments (-)	11	-39.283
	Other operating expenses (-)	-36.158	-32.337
	<u>Result from operating activities - EBIT</u>	13.496	-34.293
	Financial expenses (-)	-17.504	-15.838
	Financial income	2.724	2.514
	Share of profit (loss) from investments consolidated by the equity method	9.312	-4.093
	<u>Profit (Loss) before tax</u>	8.028	-51.710
	Income tax expense (income) (-)	5	-2.327
	<u>Profit (loss) after tax</u>	1.126	-54.037
	Post-tax profit (loss) of discontinued operations	0	0
	<u>Profit (loss) of the period</u>	1.126	-54.037
	Non controlling interests	900	-231
	Group profit (loss)	226	-53.806
	<u>Earnings per share</u>	30.06.2024	30.06.2023
	Total number of issued shares	43.739.703	7.425.010
	of which own shares	313.427	313.434
	Weighted average number of shares (excluding own shares)	43.425.967	6.733.201
	Basic earnings per share	0,01	-7,99
	Diluted earnings per share	0,01	-7,99
	<u>Other elements of the overall profit and losses</u>	30.06.2024	30.06.2023
	Group share result	226	-53.806
	Items not to be reclassified to profit or loss in subsequent periods :		
	Employee benefits		
	Items to be reclassified to profit or loss in subsequent periods :		
	Translation adjustments	-2.591	14.360
	Cash flow hedge	13	-155
	Overall total results of the group	-2.480	-39.601
	Overall profits and losses of the period attributable to third parties	900	-231

(*) refer to the Consolidated Statement of Changes in Equity - page 9

D. Condensed Financial Statements (unaudited - continued)

Consolidated statement of the financial position

<u>ASSETS</u>		In thousands of EUR		
	Notes	30.06.2024	30.06.2023	31.12.2023
<u>Non current assets</u>		222.042	234.606	243.715
Property, plant and equipment	8	9.682	8.822	10.199
Investment property	9	21.514	21.529	21.514
Intangible assets		164	210	178
Investments consolidated by the equity method	10	81.699	69.949	69.050
Deferred tax assets		2.747	1.974	2.041
Other non-current financial assets	12	106.233	131.425	140.733
Derivatives		3		
Non-current trade and other receivables	12		697	0
<u>Current assets</u>		1.077.640	1.047.780	1.084.989
Inventories	11	969.319	961.079	993.273
Other current financial assets	12		237	94
Derivatives			215	118
Current tax assets		277	722	588
Current trade and other receivables		39.626	50.261	30.802
Current loans payments		24	10	11
Cash and cash equivalents	12	55.406	23.962	47.506
Other current assets		12.988	11.294	12.597
Total assets		1.299.682	1.282.386	1.328.704
<u>LIABILITIES AND EQUITY</u>		30.06.2024	30.06.2023	31.12.2023
<u>Total equity</u>		342.728	223.314	344.308
<u>Group shareholders' equity</u>		340.602	221.762	343.082
Issued capital		317.193	141.560	317.193
Reserves		38.482	95.275	40.962
Treasury shares (-)		-15.073	-15.073	-15.073
<u>Non controlling interest</u>		2.126	1.552	1.226
<u>Non-current liabilities</u>		429.269	469.416	470.217
Non-current interest bearing borrowings	13	408.966	456.120	450.808
Non-current provisions		12.907	6.214	10.213
Pension obligation		565	442	565
Deferred tax liabilities		845	914	920
Non-current trade and other payables		4.773	5.218	6.006
Other non-current liabilities		1.213	508	1.705
<u>Current liabilities</u>		527.685	589.656	514.179
Current interest bearing debts	13	403.104	463.459	403.735
Current provisions		6.969	7.529	7.941
Current tax payables		9.064	2.047	2.954
Current trade and other payables		99.276	105.125	86.886
Other current liabilities		9.272	11.496	12.663
Total equity and liabilities		1.299.682	1.282.386	1.328.704

D. Condensed Financial Statements (unaudited - continued)

Consolidated cash flow statement (indirect method)

		In thousands of EUR		
	Notes	30.06.2024	30.06.2023	31.12.2023
Operating activities				
- Net income (group share)		226	-53.806	-107.129
- Result of non controlling interests		900	-231	-557
- Result of Equity method Cies	10	-9.312	4.093	8.432
- Interest charges		16.318	13.768	34.360
- Interest incomes		-2.719	-2.501	-5.759
- Income tax expense	5	7.682	827	1.883
<i>Result for the period</i>		<i>13.095</i>	<i>-37.850</i>	<i>-68.770</i>
- Depreciations	8	592	486	1.035
- Impairment losses		4.335	39.283	56.060
- Translation adjustments		-475	-1.225	1.827
- Fair value adjustments	9	213		399
- Provisions (Increases / Reversals)		-877	-1.070	1.535
- Deferred taxes (Increases / Reversals)	5	-780	1.500	1.438
- (Profit)/Loss on disposal of fixed assets			-6.154	-6.154
<i>Adjustments for non cash items</i>		<i>3.008</i>	<i>32.820</i>	<i>56.140</i>
- Variation of inventories		16.195	-79.203	-130.359
- Variation of trade and other amounts receivables		-8.287	-1.714	16.625
- Variation of trade payables		1.623	38.101	21.206
- Variation of amounts payable regarding wage taxes		-281	-194	73
- Variation of other receivables and payables		10.556	1.548	1.455
<i>Net variation on working capital</i>		<i>19.806</i>	<i>-41.462</i>	<i>-91.000</i>
- Directors' entitlements		-460	-410	-410
- Interests received		2.718	2.501	5.759
- Income tax (paid) paid		-1.543	-2.279	-2.439
- Income tax (paid) received		283	517	657
Cash from operating activities (+/-)		36.907	-46.163	-100.063
Investment activities				
- Acquisitions of intangible and tangible fixed assets		-283	-346	-825
- Acquisitions of financial investments		-682	-462	-1.805
- New loans		-3.625	-6.992	-22.528
<i>Subtotal of acquired investments</i>		<i>-4.590</i>	<i>-7.800</i>	<i>-25.158</i>
- Disposals of intangible and tangible fixed assets		1	2	3
- Disposals of financial investments			17.516	17.516
- Reimbursement of loans		38.121	19.995	26.222
<i>Subtotal of disinvestments</i>		<i>38.122</i>	<i>37.513</i>	<i>43.741</i>
Cash from investment activities (+/-)		33.532	29.713	18.583
Financial activities				
- Capital increases		0	0	175.633
- Treasury shares			-7	-7
- New borrowings		135.319	236.595	324.052
- Repayment of borrowings		-177.640	-196.000	-350.400
- Interests paid		-20.427	-15.031	-34.701
- Dividends paid to company's shareholders	6		-10.011	-10.011
Cash from financial activities (+/-)		-62.748	15.546	104.566
Net variation of the period		7.691	-904	23.086
- Cash and cash equivalent at the beginning of the year		47.506	25.168	25.168
- Net variation in cash and cash equivalent		7.691	-904	23.086
- Effect of exchange rate changes		209	-302	-748
- Cash and cash equivalent at end of the year	12	55.406	23.962	47.506

D. Condensed Financial Statements (unaudited - continued)

Consolidated statement of change in equity

In thousands of EUR	Note	Issued capital	share issue premium	Hedging reserves	Own shares	Consolidated reserves	IAS 19R reserves	Cumulative translation adjustments	Minority interests	Total Equity
2 0 2 3										
Balance as of 01.01.2023		72.039	61.582	370	-15.073	176.822	-342	-24.024	2.244	273.618
Profit/loss of the period		-	-	-	-	-107.129	-	-	-557	-107.686
Other elements of the overall results ⁽¹⁾		-	-	-252	-	-	-116	13.583	-	13.215
Total comprehensive income		-	-	-252	-	-107.129	-116	13.583	-557	-94.471
Capital increase	7	185.525	3.987	-	-	-	-	-	-	189.512
Costs of capital increase		-	-5.940	-	-	-	-	-	-	-5.940
Paid dividends	6	-	-	-	-	-17.950	-	-	-	-17.950
Other		-	-	-	-	0	-	-	-461	-461
Balance as of 31.12.2023		257.564	59.629	118	-15.073	51.743	-458	-10.441	1.226	344.308
First semester 2 0 2 3										
Balance as of 01.01.2023		72.039	61.582	370	-15.073	176.822	-342	-24.024	2.244	273.618
Profit/loss of the period		-	-	-	-	-53.806	-	-	-231	-54.037
Other elements of the overall results ⁽¹⁾		-	-	-155	-	-	-	14.360	-	14.205
Résultat global total		-	-	-155	-	-53.806	-	14.360	-231	-39.832
Capital increase		3.952	3.987	-	-	-	-	-	-	7.939
Paid dividends	6	-	-	-	-	-17.950	-	-	-	-17.950
Other		-	-	-	-	-	-	-	-461	-461
Balance as of 30.06.2023		75.991	65.569	215	-15.073	105.066	-342	-9.664	1.552	223.314
First semester 2 0 2 4										
Balance as of 01.01.2024		257.564	59.629	118	-15.073	51.743	-458	-10.441	1.226	344.308
Profit/loss of the period		-	-	-	-	226	-	-	900	1.126
Other elements of the overall results ⁽¹⁾		-	-	-115	-	-	-	-2.591	-	-2.706
Résultat global total		-	-	-115	-	226	-	-2.591	900	-1.580
Balance as of 30.06.2024		257.564	59.629	3	-15.073	51.969	-458	-13.032	2.126	342.728

⁽¹⁾ The Group owns several Hungarian, Romanian, Polish and UK subsidiaries that opted for the local currency as their operating currency in each of the countries. The negative currency differences recorded in equity for the period are mainly due to the depreciation of the Forint (-€3.95 M) partially offset by the improvement of the Zloty (€0.89 M) against the Euro.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 30.06.2024

Note 1. Corporate information

The Group's consolidated half-year financial statements as at 30 June 2024 were adopted by the Board of Directors meeting on 5 September 2024.

Note 2. Principal accounting methods

1. Basis for preparation

Going concern principle:

The Group has prepared the interim financial statements on the basis of the continuity of real estate development activities, using the value-creation cycle usually described and covering the same territory of 10 countries in which it operates. The completion of the value creation cycle implies the disposal of projects at the end of the cycle, without excluding early disposals depending on opportunities and particular circumstances.

During the first half of the year, Atenor completed several expected transactions, resulting in a reduction of the group's net indebtedness and a positive contribution to the results, including:

- Sale of the Am Wherhahn building in Düsseldorf,
- Sale of the WellBe project in Lisbon in a future state of completion,
- Finalization of the sale to the OIB of the Realex Conference Center (sale in a future state of completion).

During this same period, Atenor honored the repayment of Bonds (obligations and Green EMTN) that matured for an amount of €40 million.

The Group has prepared 18-month cash flow forecasts which demonstrate that it should have sufficient liquidity to carry out its operations, taking into account certain assumptions, including the renewal of certain bank lines and the effective disposal of certain projects that have reached the end of their development.

For both short-term and medium-term cash management, the group also relies on a network of banking relationships maintained with several banks.

Atenor has conducted several sensitivity analyses to consider potential negative cash flow impacts. To date, Atenor believes that all measures taken, particularly those related to the sale of matured projects and the renewal of certain bank lines, should be sufficient to mitigate any potential negative impacts.

Particular attention has been paid to compliance with the covenants previously negotiated with two banks. These covenants were tested based on the financial statements as of 31 December 2023 and 30 June 2024.

Given the aforementioned outlook, the cash flow forecasts lead to compliance with all covenants as of 31 December 2024.

The condensed consolidated financial statements as at 30 June 2024 have been prepared in accordance with the IFRS (International Financial Reporting Standards) IAS 34 Interim Financial Reporting standards as issued by the International Accounting Standards Board (IASB), and as adopted by the European Union.

They do not include all of the information required for the full annual financial statements and should be read in conjunction with the company's consolidated financial statements for the year ending 31 December 2023.

The valuation of the assets was carried out based on market information and assumptions related to the exit schedule of these assets in order to examine the portfolio projects that could potentially be subject to impairments as of 30 June 2024.

The condensed consolidated interim financial information has been reviewed, but not audited, by the statutory auditor.

2. Consolidation principles and significant accounting principles

The evaluation rules adopted for the preparation of the consolidated financial position as at 30 June 2024 were maintained as to the rules followed for the preparation of the annual report as at 31 December 2023. There have been no significant changes in the estimates and judgments included in Note 1 of the 2023 annual report.

Standards and interpretations applicable for annual periods beginning on or after 01.01.2024

- Amendments to IAS 1 *Presentation of Financial Statements: Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants*
- Amendments to IFRS 16 *Leases: Lease Liability in a Sale and Leaseback*
- Amendments to IAS 7 *Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures: Supplier Finance Arrangements*

These new standards and interpretations have been implemented and have not had a significant impact on the figures reported by Atenor.

Standards and interpretations published, but not yet applicable for the annual period beginning on 01.01.2024

- Amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability* (applicable for annual periods beginning on or after 1 January 2025, but not yet endorsed in the EU)
- IFRS 18 *Presentation and Disclosure in Financial Statements* (applicable for annual periods beginning on or after 1 January 2027, but not yet endorsed in the EU)
- IFRS 19 *Subsidiaries without Public Accountability – Disclosures* (applicable for annual periods beginning on or after 1 January 2027, but not yet endorsed in the EU)
- Amendments to IFRS 9 and IFRS 7 *Classification and Measurement of Financial Instruments* (applicable for annual periods beginning on or after 1 January 2026, but not yet endorsed in the EU)

The Group is currently assessing the impact of the amendments and will implement them for the annual report at 31 December 2024. Based on an initial review of the texts, we estimate that the future application should not have a significant impact on the consolidated financial statements.

Atenor has not applied any new IFRS provisions that have not come into force in 2024 and has not applied any European exceptions to IFRS.

The new IFRS standards and IFRIC interpretations and the amendments to the old standards and interpretations, which apply for the first time in 2024, have not a significant direct impact on the figures reported by Atenor.

Note 3. Revenue from ordinary activities

In thousands of EUR	30.06.2024	30.06.2023
Turnover	141.629	27.730
of which sales of good	134.881	25.805
of which services	6.748	1.925
Property rental income	5.232	3.308
Total of operating revenue	146.861	31.038

The revenue from ordinary activities as at 30 June 2024 amounted to €146.86 million compared to €31.04 million as of 30 June 2023. This includes primarily of (a) revenue from the signing of the sale in future state of completion of the Realex project for an amount of €83.89 million, (b) revenue generated from the sale of apartments in the residential projects (City Dox and Twist) for a total of €26.29 million, (c) the sale of the Am Wehrhahn project for €18.13 million, (d) revenue from the sale in future state of completion of the Au Fil des Grands Prés project (offices; €6.55 million), (e) project management fees billed to partner companies (€6.68 million), and (f) rental income from the buildings @Expo, Twist, Nysdam, Arena Business Campus A, University Business Center II, Fort 7, and Bakerstreet I totaling €5.05 million.

Note 4. Segment reporting

Segment information is prepared, both for internal reporting and external disclosure, on a single sector of activity, i.e. real estate development projects (office and residential properties, the retail activity being accessory to the first two mentioned). This activity is presented, managed, and monitored on a project-by-project basis. The Management Committee and Board of Directors are responsible for monitoring the various projects and assessing their performance.

However, based on the location of the projects, two geographical segments are henceforth identifiable: on the one hand there is Western Europe, covering Belgium, the Grand Duchy of Luxembourg, the Netherlands, France, Germany, Portugal, and the United Kingdom, and, on the other hand, there is Central Europe, covering Poland, Hungary, and Romania.

In thousands of EUR

	30.06.2024			30.06.2023			31.12.2023		
	Western Europe	Central Europe	Total	Western Europe	Central Europe	Total	Europe Occidentale	Europe Centrale	Total
Operating revenue	143.725	3.136	146.861	28.738	2.300	31.038	51.249	38.225	89.474
Turnover	141.567	62	141.629	27.654	76	27.730	49.144	33.524	82.668
Property rental income	2.158	3.074	5.232	1.084	2.224	3.308	2.105	4.701	6.806
Other operating income	581	4.788	5.369	6.814	4.335	11.149	7.656	9.417	17.073
Gain (loss) on disposals of financial assets	0	0	0	6.190	0	6.190	6.190	0	6.190
Other operating income	580	4.788	5.368	626	4.362	4.988	1.469	9.443	10.912
Gain (loss) on disposals of non-financial assets	1	0	1	-2	-27	-29	-3	-26	-29
Operating expenses (-)	-125.418	-13.316	-138.734	-45.785	-30.695	-76.480	-91.649	-79.026	-170.675
Raw materials and consumables used (-)	-32.862	-38.979	-71.841	-30.413	-46.131	-76.544	-70.588	-91.109	-161.697
Changes in inventories of finished goods and work in progress	-65.276	42.801	-22.475	26.156	48.728	74.884	57.813	67.800	125.613
Employee expenses (-)	-2.465	-655	-3.120	-2.321	-393	-2.714	-4.668	-936	-5.604
Depreciation and amortization (-)	-361	-231	-592	-381	-105	-486	-757	-278	-1.035
Impairments (-)	-273	-4.275	-4.548	-12.372	-26.911	-39.283	-26.224	-30.234	-56.458
Other operating expenses (-)	-24.181	-11.977	-36.158	-26.454	-5.883	-32.337	-47.225	-24.269	-71.494
Result from operating activities - EBIT	18.888	-5.392	13.496	-10.233	-24.060	-34.293	-32.744	-31.384	-64.128
Financial expenses (-)	-17.525	21	-17.504	-17.536	1.698	-15.838	-39.606	1.986	-37.620
Financial income	2.613	111	2.724	2.316	198	2.514	5.401	414	5.815
Share of profit (loss) from investments consolidated by the equity method	9.312		9.312	-4.093		-4.093	-8.432		-8.432
Profit (loss) before tax	13.288	-5.260	8.028	-29.546	-22.164	-51.710	-75.381	-28.984	-104.365
Income tax expense (income) (-)	-6.899	-3	-6.902	-2.290	-37	-2.327	-3.104	-217	-3.321
Profit (loss) after tax	6.389	-5.263	1.126	-31.836	-22.201	-54.037	-78.485	-29.201	-107.686
Post-tax profit (loss) of discontinued operations	0	0	0						
Profit (loss) of the period	6.389	-5.263	1.126	-31.836	-22.201	-54.037	-78.485	-29.201	-107.686
Intercompany elimination	8.947	-8.947	0	6.945	-6.945	0	15.715	-15.715	0
Consolidated result	15.336	-14.210	1.126	-24.891	-29.146	-54.037	-62.770	-44.916	-107.686
Overall profits and losses of the period attributable to third parties	900		900	-231		-231	-557		-557
Group share result	14.436	-14.210	226	-24.660	-29.146	-53.806	-62.213	-44.916	-107.129

In thousands of EUR

ASSETS

	30.06.2024			30.06.2023			31.12.2023		
	Western Europe	Central Europe	Total	Western Europe	Central Europe	Total	Western Europe	Central Europe	Total
Non current assets	219.895	2.147	222.042	234.096	510	234.606	241.347	2.368	243.715
Property, plant and equipment	7.800	1.882	9.682	8.472	350	8.822	8.113	2.086	10.199
Investment properties	21.514	0	21.514	21.529		21.529	21.514		21.514
Intangible assets	63	101	164	100	110	210	82	96	178
Investments consolidated by the equity method	81.699	0	81.699	69.949		69.949	69.050		69.050
Deferred tax assets	2.747	0	2.747	1.974		1.974	2.041		2.041
Other non-current financial assets	106.072	161	106.233	131.375	50	131.425	140.547	186	140.733
Derivatives		3	3						
Non-current trade and other receivables	0	0	0	697		697			0
Current assets	571.848	505.792	1.077.640	628.099	419.681	1.047.780	635.103	449.886	1.084.989
Inventories	526.754	442.565	969.319	570.056	391.023	961.079	588.967	404.306	993.273
Other current financial assets	0	0	0	237		237	94		94
Derivatives		0	0		215	215		118	118
Current tax receivables	253	24	277	546	176	722	544	44	588
Current trade and other receivables	31.505	8.121	39.626	40.223	10.038	50.261	24.402	6.400	30.802
Current loans payments	24		24	10		10	11		11
Cash and cash equivalents	8.425	46.981	55.406	10.740	13.222	23.962	14.189	33.317	47.506
Other current assets	4.887	8.101	12.988	6.287	5.007	11.294	6.896	5.701	12.597
TOTAL ASSETS	791.743	507.939	1.299.682	862.195	420.191	1.282.386	876.450	452.254	1.328.704

LIABILITIES AND EQUITY

Total equity	413.792	-71.064	342.728	260.521	-37.207	223.314	397.910	-53.602	344.308
Group shareholders' equity	411.666	-71.064	340.602	258.969	-37.207	221.762	396.684	-53.602	343.082
Issued capital	317.193	0	317.193	141.560		141.560	317.193		317.193
Reserves	109.546	-71.064	38.482	132.482	-37.207	95.275	94.564	-53.602	40.962
Treasury shares (-)	-15.073	0	-15.073	-15.073		-15.073	-15.073		-15.073
Non controlling interest	2.126		2.126	1.552		1.552	1.226		1.226
Non-current liabilities	312.692	116.577	429.269	446.380	23.036	469.416	458.181	12.036	470.217
Non-current interest bearing borrowings	295.666	113.300	408.966	433.585	22.535	456.120	442.542	8.266	450.808
Non-current provisions	10.836	2.071	12.907	6.214		6.214	8.142	2.071	10.213
Pension obligation	565		565	442		442	565		565
Derivatives			0			0			0
Deferred tax liabilities	845		845	914		914	920		920
Non-current trade and other payables	4.773		4.773	5.218		5.218	6.006		6.006
Other non-current liabilities	7	1.206	1.213	7	501	508	6	1.699	1.705
Current liabilities	65.259	462.426	527.685	155.294	434.362	589.656	20.359	493.820	514.179
Current interest bearing debts	376.679	26.425	403.104	446.370	17.089	463.459	363.599	40.136	403.735
Current provisions	4.290	2.679	6.969	4.678	2.851	7.529	4.227	3.714	7.941
Deferred tax liabilities	9.051	13	9.064	2.024	23	2.047	2.814	140	2.954
Current trade and other payables	57.231	42.045	99.276	59.201	45.924	105.125	47.294	39.592	86.886
Other current liabilities	7.587	1.685	9.272	10.632	864	11.496	10.452	2.211	12.663
Intercompany elimination / not allocated	-389.579	389.579		-367.611	367.611		-408.027	408.027	
TOTAL EQUITIES AND LIABILITIES	791.743	507.939	1.299.682	862.195	420.191	1.282.386	876.450	452.254	1.328.704

Note 5. Income taxes and deferred taxes

TAXES - In thousands of EUR	30.06.2024	30.06.2023	31.12.2023
<u>Income tax expense / Income - current</u>			
Current period tax expense	-7.736	-822	-1.759
Adjustments to tax expense/income of prior periods	54	-5	-124
Total current tax expense, net	-7.682	-827	-1.883
<u>Income tax expense / Income - Deferred</u>			
Related to the current period	776	31	67
Related to tax losses	4	-1.531	-1.505
Total deferred tax expense	780	-1.500	-1.438
Total current and deferred tax expense	-6.902	-2.327	-3.321

For the six-month period ending 30 June 2024, the tax expense amounts to €6.9 million and is mainly composed of current and deferred tax liabilities relating to the Realex, Twist and City Dox projects.

As a reminder, as of 30 June 2023, taxes amounted to €2.33 million. They were mainly composed of current and deferred tax liabilities relating to the City Dox and Twist projects.

Note 6. Paid dividends

In thousands of EUR	30.06.2024	30.06.2023	31.12.2023
Dividends on ordinary shares declared and paid during the period:	-	-10.011	-10.011
Final dividend for 2023: € -			
Final dividend for 2022: € 2.67			

As a reminder, no dividend was distributed for the fiscal year 2023.

Atenor offers no interim dividends.

Note 7. Capital

The shareholder structure is as follows:

Structure of shareholders on 30.06.2024	Number of shares	Holdings %	Of which shares forming part of the joined shareholding	Holding %
Luxempart SA ⁽¹⁾	6.821.806	15,6	4.373.970	10,00
3D NV ⁽¹⁾	13.159.717	30,1	13.159.717	30,09
Foratenor SA ⁽¹⁾	4.767.744	10,9	2.383.872	5,45
Stéphan Sonnevile SA ⁽¹⁾⁽²⁾ & consorts	1.621.624	3,7	1.181.624	2,70
Midelco NV	2.000.000	4,6	0	0,00
Vandewiele Group NV	2.000.000	4,6	0	0,00
Subtotal	30.370.891	69,4	21.099.183	48,24
Own shares	0	0,0		
Treasury shares	313.427	0,7		
Public	13.055.385	29,8		
Total	43.739.703	100,0		

⁽¹⁾ Signatories of the shareholders' Agreement

⁽²⁾ Managing Director, companies controlled by Mr. Stéphan Sonnevile

In compliance with article 74 of the law of 1 April 2007, these shareholders have communicated to the company that they held as a joined holding, at the date of entry into effect of the aforementioned law, more than 30% of the securities with voting rights.

The movements on own shares are as follows:

Movements in own shares	Amount (in thousands of €)	Number of shares
On 31.12.2023 (average price € 48.09 per share)	15.073	313.434
Movements during the period		
- acquisitions	120	18.929
- sales	-120	-18.936
On 30.06.2024 (average price € 48.09 per share)	15.073	313.427

As of 30 June 2024, Atenor SA no longer holds any own shares.

The Atenor Group Investments and Atenor Long Term Growth (ALTG) subsidiaries still hold 163,427 and 150,000 Atenor shares, respectively (situation unchanged from 31 December 2023).

These shares aim to enhance the ALTG (2021 and 2022) stock option plans allocated to Atenor staff and some of its service providers.

The shares acquired during the first half-year were acquired and immediately sold as partial payment of remuneration in the form of company shares.

Note 8. Property, plant, and equipment

“Tangible assets” totalled €9.68 million as at 30 June 2024, versus €10.20 million as at 31 December 2023. This includes the group’s furniture and rolling stock, fixtures and improvements made to rented properties and the rights to use the rented properties (IFRS 16).

There were no significant Investment during the first semester 2024.

Depreciation for the 6-month period ending 30 June 2024 amount to €0.59 million (6-month period ending 30 June 2023: €0.49 million). No impairment loss was recognised.

Note 9. Investment properties

This item includes the Nysdam building in La Hulpe. This building is 91% leased and generated net rental income of €0.68 million as at 30 June 2024. The building is currently under management and may subsequently be redeveloped or sold.

In 2022, it was transferred from inventory and, in application of IAS 40, valued at its net fair value of €21.48 million, based on an expert’s report as at 30 June 2022. An expert report dated 31 December 2023 did not reveal any significant difference in value.

There are no significant changes to report in the first half of 2024. The valuation assumptions remain valid.

Based on data from the valuation technique, the fair value of the investment property was classified as Level 3 fair value.

In thousands of EUR	30.06.2024	30.06.2023	31.12.2023
At the end of the preceding period	21.514	21.482	21.482
Gains / (losses) arising from changes in the fair value	-213		-399
Investments	213	47	431
Transfer from "Inventories" (at cost)			
At the end of the period	21.514	21.529	21.514

There was no transfer from Level 3 to Level 2 during the 6-month period ending 30 June 2024.

Note 10. Investments consolidated by the equity method

Participations	In thousands of EUR		
	30.06.2024	30.06.2023	31.12.2023
Victor Estates	396	703	550
Victor Properties	-9	16	3
Victor Bara	4.074	4.210	4.142
Victor Spaak	7.306	7.542	7.424
Immoange	388	613	525
CCN Housing B1	1.663	1.930	1.822
CCN Housing B2	517	686	606
CCN Office A1	8.712	9.052	8.884
CCN Office C-D	37.828	39.361	38.584
Cloche d'Or Development	1.567	1.593	1.139
Ten Brinke Mybond Verheeskade	3.938	4.130	4.036
Lankelz Foncier			
Square 42		107	
Square 48	2.007	6	1.335
Tage Une Fois	13.312		
Total	81.699	69.949	69.050

Movements of participations	In thousands of EUR		
	30.06.2024	30.06.2023	31.12.2023
At the end of the preceding period	69.050	83.380	83.380
Share in result	9.312	-4.093	-8.432
Acquisitions, price adjustments and restructuring		111	221
Disposals		-11.108	-11.108
Capital increase	680		1.340
Reclassification to other items	2.657	1.659	3.648
At the end of the period	81.699	69.949	69.050

In thousands of EUR - 30.06.2024	Sums due to	Sums due to
	related parties	the group from related
Immoange (group share: 50%)	-	3.476
Victor Estate (group share: 50%)	-	5.799
Victor Properties (group share: 50%)	-	340
Victor Bara (group share: 50%)	-	2.486
Victor Spaak (group share: 50%)	-	4.400
CCN Development (group share: 50%)	-	3.060
Cloche d'Or Development (group share: 50%)	-	31.453
Ten Brinke Mybond Verheeskade (group share: 50%)	-	8.293
Laakhaven Verheeskade II (group share: 50%)	-	15.799
Lankelz Foncier (group share: 50%)	-	24.515
Square 42 (group share: 50%)	-	5.786
Square 48 (group share: 50%)	-	-
Tage Une Fois (group share: 51%)	-8.050	-
At the end of the period	-8.050	105.407

At 30 June 2024, Atenor is in partnership on the Nör.Bruxsel project in Brussels (CCN Development and its subsidiaries), Cloche d'Or, Perspectiv and Kyklos in Luxembourg (Cloche d'Or Development, Lankelz Foncier, Square 48), Verheeskade I and II (TBMB and Laakhaven Verheeskade II) and Move'Hub (Immoange, and Victor Estates, Properties, Bara, Spaak).

In 2023, Atenor also entered into a 50/50 partnership with Besix Red for the Wellbe project in Portugal and Cores Development/Ravago for the Square 42 project in Luxembourg, resulting in the equity accounting of the participations in Tage Une Fois and Square 42.

On 9 February 2024, the company Tage Une Fois sold the WellBe project to the largest bank in Portugal, Caixa Geral de Depósitos. This transaction, whose result is recognized on a percentage-of-completion basis (64% as of 30 June 2024), results in a net contribution of fees and taxes amounting to €13.62 million, recorded under the "share in the result" section.

The "Reclassifications (to) other items" line records the reclassification of investments with negative values to non-current provisions. These investments total €10.96 million as of 30 June 2024: Lankelz Foncier (€5.75 M), CCN Development (€4.36 M), Square 42 (€0.61 M) and Laakhaven Verheeskade II (€0.24 M) compared to €8.31 million as of 31 December 2023 (Lankelz Foncier: €4.31 M - CCN Development: €3.36 M - Tage Une Fois: €0.31 M - Square 42: €0.24 M and Laakhaven Verheeskade II: €0.09 M).

No other significant changes have occurred regarding related parties.

Note 11. Inventory

In thousands of EUR	30.06.2024	30.06.2023	31.12.2023
Buildings intended for sale, beginning balance	993.273	962.407	962.407
Activated costs	88.372	99.876	194.343
Disposals of the year	-110.767	-24.327	-70.755
Exits from the consolidation scope		-57.477	-57.477
Entries in the consolidation scope			
Transfers from/to the "Inventories"		-188	-111
Borrowing costs (IAS 23)	6.200	3.653	6.771
Foreign currency exchange increase (decrease)	-3.489	16.336	13.917
Write-offs (recorded)	-4.500	-39.212	-55.869
Write-offs (written back)	230	11	47
Movements during the year	-23.954	-1.328	30.866
Buildings intended for sale, ending balance	969.319	961.079	993.273
Accounting value of inventories mortgaged (limited to granted loans)	290.612	253.834	256.538

The "Buildings intended for sale" classified under "Inventories (Stock)" represent the real estate projects in the portfolio and under development. This item amounts to €969.32 million, down by €23.95 million net from 31 December 2023. This variation results primarily from (a) the continuation of the works and studies of the, Bakerstreet, Lake 11 Home&Park (Budapest), UP-site (Bucharest), Lakeside (Warsaw), Am Wehrhahn (Düsseldorf), Twist (Luxembourg), City Dox, Realex (Brussels), Au Fil des Grands Prés (Mons), NBS10 (London) amounting to +€84.03 million (out of a total of +€88.37 M), (b) the forward sale of the Realex Conference Center and Au Fil des Grands Prés, the sales of apartments in the City Dox and Twist projects, and the sale of office buildings in the Am Wehrhahn project, amounting to -€109.82 million (out of a total of -€110.77 M), and (c) an adjustment of the stock value based on market conditions indicating a potentially lower value than the historically recognized book value for the Lakeside project (€-4.5 M).

Note 12. Current and non-current financial assets

In thousands of EUR	Other financial investments	Derivatives	Trade and other receivables	Cash and cash equivalents
Movements in financial assets				
Non-current financial assets				
Beginning balance	140.733			
Acquisitions	3.625			
Disposals (-)	-38.121			
Exits from the scope of consolidation				
Reclassification (to) from other items				
Increase (decrease) in the discounted amount arising from the passage of time and of any change in the discount rate				
Foreign currency exchange increase (decrease)	-4			
Other increase (decrease)		3		
Ending balance	106.233	3	0	0
Fair value	106.233	3	0	
Valuation	level 3	level 2	level 3	
Current financial assets				
Beginning balance	94	118	30.802	47.506
Acquisitions			8.888	7.691
Disposals (-)	-49			
Exits from the consolidation scope				
Reclassification (to) from other items				
Impairments (-)	-45		-19	
Foreign currency exchange increase (decrease)		-1	-45	209
Other increase (decrease)		-117		
Ending balance	0	0	39.626	55.406
Fair value	0	0	39.626	55.406
Valuation	levels 1 & 3	level 2	level 3	level 3

“Other non-current financial assets” mainly relate to net advances to companies accounted for by the equity method. The net change of +€34.5 million is explained, in particular, by the movements on advances granted (€3.61 M) and repaid (€-38.06 M) by Tage Une Fois following the sale of its building and CCN Development following the obtaining of a bank loan.

“Trade and other receivables” increased from €30.80 million to €39.63 million, an increase of €8.83 million mainly impacted by the invoicing tranches of the P office of the Au Fil des Grands Prés project and Lot 5 of the City Dax project (€8.54 M).

Foreign exchange, default, credit, and liquidity risks are detailed in Note 16 of the 2023 Annual Financial Report.

Derivatives (liabilities)

Atenor uses financial derivative instruments exclusively for the purposes of hedging. These financial instruments are measured at their fair value with variations in value charged to the P&L account, except for the financial instruments qualified as “Cash flow hedges”, for which the part of the profit or the loss on the hedging instrument considered to constitute an effective hedge is booked directly through equity account under the “other items of the overall result” heading. As far as “Fair value hedges” are concerned, changes in the fair value of the derivatives defined and qualified as fair value hedges are booked in the results account as changes to the fair value of the hedged asset or liability, charged to the hedged risk.

During the first half of 2024, Atenor implemented a collar to cover €75 million of corporate lines for a duration of 3 years. The floor and cap are set at 2.2% and 2.95%, respectively.

Fair value hierarchy levels

For each category of financial instrument, Atenor supplies the methods applied to determine their fair value.

Level 1: Prices listed on active markets

Beaulieu certificates

Level 2: (Directly or indirectly) observable data other than listed prices

Derivative instruments are, where appropriate, valued by a financial institution on the basis of market parameters.

Level 3: Non-observable market data

The fair value of "Current and non-current financial assets" (including liquid assets) is close to the market value. The fair value of unlisted financial assets available for sale is estimated at their book value, taking into account changes in the activity of the companies concerned and existing shareholder agreements. Their amount is insignificant.

The fair value of "Trade and other receivables" corresponds to their nominal value (deducting any impairment loss) and reflects the sale price of the goods and other assets sold in provisional agreements and notarial deeds.

Sensitivity analysis

Given the nature of these financial assets and their short maturities, there is no need for a sensitivity analysis, as it would only reveal an insignificant impact.

Cash and Cash equivalents

In thousands of EUR	30.06.2024	30.06.2023	31.12.2023
Cash and cash equivalents			
Short-term deposits	1.385	19	1.830
Bank balances	54.020	23.941	45.675
Cash at hand	1	2	1
Total cash and cash equivalents	55.406	23.962	47.506

The "Short-term deposits" line mainly includes 2 blocked accounts (totaling €1.35 M) in favor of KBC Bank as part of the €18.9 million loan related to the Beaulieu project.

Note 13. Current and non-current financial liabilities

In thousands of EUR	Current			Non current		Total	Fair value (*)	Valuation
	Up to 1 year	1-5 years	More than 5 years					
30.06.2024								
Derivatives						0		level 2
Financial liabilities								
Finance lease debts (IFRS 16)	684	1.806	4.319			6.809		level 3
Credit institutions	207.370	158.304	39.214			404.888		level 3
Bond issue	100.000	194.928				294.928		levels 1 & 3
Other loans	95.050	10.395				105.445		levels 1 & 3
Total financial liabilities according to their maturity	403.104	365.433	43.533			812.070	0	
Other financial liabilities						0		
Trade payables	39.053					39.053	39.053	level 3
Other payables	57.050	4.773				61.823	61.823	level 3
Other financial liabilities		1.213				1.213	1.213	level 3
Total amount of other liabilities according to their maturity	96.103	5.986	0			102.089	102.089	
31.12.2023								
Derivatives								level 2
Financial liabilities								
Finance lease debts (IFRS 16)	675	2.152	4.319			7.146	7.056	level 3
Credit institutions	273.860	152.332	6.733			432.925	434.006	level 3
Bond issue	65.000	259.903				324.903	295.169	levels 1 & 3
Other loans	64.200	25.369	0			89.569	88.393	levels 1 & 3
Total financial liabilities according to their maturity	403.735	439.756	11.052			854.543	824.624	
Other financial liabilities								
Trade payables	42.053					42.053	42.053	level 3
Other payables	43.118	6.006				49.124	49.124	level 3
Other financial liabilities		1.705				1.705	1.705	level 3
Total amount of other liabilities according to their maturity	85.171	7.711	0			92.882	92.882	

(*) The fair value of financial instruments is determined as follows:

- If their maturity is short-term, the fair value is presumed to be similar to the amortised cost.

- For non-current fixed-rate debts, by discounting the future interest flows and capital reimbursements at a rate of 5.15%, which corresponds to the Group's weighted average financing rate.
- For listed bonds, on the basis of the closing price.

The policy on indebtedness, financial risks, and interest rate risk are set out in Note 21 of the annual financial report for 2023.

Financial debt

FINANCIAL DEBTS on 30.06.2024		
		Nominal value (in EUR)
Bonds issues		
Retail bond - tranche 2 at 3.50%	08.05.2019 to 08.05.2025	40.000.000
Retail bond - tranche 1 at 3.25%	23.10.2020 to 23.10.2024	35.000.000
Retail bond - tranche 2 at 3.875%	23.10.2020 to 23.10.2026	65.000.000
Green Retail bond - tranche 1 at 3.00%	19.03.2021 to 19.03.2025	25.000.000
Green Retail bond - tranche 2 at 3.50%	19.03.2021 to 19.03.2027	75.000.000
Green Retail bond (EMTN) - at 4.625%	05.04.2022 to 05.04.2028	55.000.000
Total bond issues		295.000.000
Via credit institutions		
Atenor	Corporate (Belfius)	125.800.000
Atenor	Corporate (Caisse d'Epargne Hauts de France)	15.000.000
Projects	Le Nysdam (via Hexaten)	12.350.000
	City Dox (via Immobilière de la Petite Île)	9.942.400
	Beaulieu (via Atenor)	18.900.000
	Astro 23 (via Highline)	7.406.613
	Twist (via Atenor Luxembourg)	32.500.000
	Victor Hugo (via 186 Victo Hugo)	45.000.000
	Lakeside (via Haverhill)	28.561.403
	UP-site Bucharest (via NOR Residential Solutions)	25.021.876
	@Expo Bucharest (via NOR Real Estate)	11.000.000
	ABC Budapest (via Hungaria Greens)	6.733.488
	Bakerstreet I (via Szeremi Greens)	36.499.934
	Lake 11 (via Lake Greens)	30.172.542
Total financial debts via credit institutions		404.888.255
Other loans		
CP	2024	45.100.000
	2025	9.750.000
MTN	2025	5.000.000
	2026	500.000
EMTN	2024	8.100.000
	2025	10.000.000
	2026	2.500.000
	2027	5.000.000
Green EMTN	2025	2.500.000
Fonds privés	Twist (via Atenor Luxembourg)	17.100.000
Total other payables		105.550.000
Leases liabilities (IFRS 16)		
Atenor Luxembourg		480.040
Atenor France		189.261
Atenor Deutschland		83.262
Atenor Hungary		1.598.729
Atenor Romania		137.369
Fleethouse		4.319.787
Total leases liabilities		6.808.448
TOTAL FINANCIAL DEBTS *		812.246.703

* The amortization of bond issuance costs amounting to €0.18 million is not included in the above table. This amount reconciles the total financial debts with the financial debt movements table below (i.e. €812,070 M).

In thousands of EUR	Current	Non-current	TOTAL
	Up to 1 year	More than 1 year	
MOVEMENTS ON FINANCIAL LIABILITIES			
On 31.12.2023	403.735	450.808	854.543
Movements of the period			
- New loans	29.725	105.538	135.263
- Reimbursement of loans	-153.303	-24.000	-177.303
- Lease liabilities (IFRS 16) - new contracts			
- Lease liabilities (IFRS 16) - repayments	-338		-338
- Exits from the consolidation scope			
- Variations from foreign currency exchange	-37	-114	-151
- Short-term/long-term transfer	123.316	-123.316	
- Hedging of fair marketvalue			
- Other	6	50	56
On 30.06.2024	403.104	408.966	812.070

For the 6-month period ending 30 June 2024, financial debt decreased from €854.54 million to €812.07 million, a decrease of €42.47 million.

New borrowings in the first half of the year include:

- Loans related to the Bakerstreet (€36.50 M), Lakeside (€28.56 M), Lake 11 (€30.17 M), and @Expo (€11 M) projects;
- An increase in CP outstanding by €26.85 million;
- A increase in outstanding loan for the UP-site Bucharest project by €2.06 million.

Repayments mainly concern;

- The Realex (€60 M) and Lakeside (€16.74 M) loans that matured;
- The reduction of Belfius corporate lines by €49.08 million;
- A bond loan of €30 million, an EMTN of €10 million, and an MTN of €1 million;
- The €10 million corporate loan from BNPPF.

The book value of the financial debts is their nominal value adjusted for the costs and commissions related to the establishment of these loans and the adjustment related to the valuation of derivative financial instruments.

Fair value hierarchy levels

The Group measures the fair value of its financial liabilities using a fair value hierarchy. A financial instrument is classified within the fair value hierarchy based on the lowest level input that is significant to the fair value measurement.

Level 1: Prices listed on active markets

For instruments listed on an active market, such as bond issues and (E)MTNs included in “other borrowings”, the fair value corresponds to the listed price on the closing date.

Level 2: (Directly or indirectly) observable data other than listed prices

Derivative instruments are, where appropriate, valued by a financial institution on the basis of market parameters.

Level 3: Non observable market data

Depending on their maturity, “Financial liabilities” are valued on a discounted cash flow basis or at amortised cost based on the effective interest rate, justified by conventions and amounts borrowed.

The fair value of trade and other payables is considered to be equal to the respective carrying amount of these instruments due to their short-term maturity.

During the 6-month period ending 30 June 2024, there were no transfers of financial liabilities from level 1 to level 2, nor vice versa.

Note 14. Transactions with linked parties

No significant changes have occurred regarding related parties.

Note 15. Stock option plans for personnel and other share-based payments

No new stock option plans have been offered during the first half of 2024 to members of the Executive Committee, staff or certain service providers of Atenor.

Note 16. Events subsequent to the closing date

On 18 July, Atenor was notified by the Ministry of Finance of the Grand Duchy of Luxembourg of the exercise of the purchase option it holds on the Twist building leased to Statec, effective on 31 August 2024. The sale is expected to be completed before 31 December 2024.

A letter of intent has been signed with an investor for the sale of the Lakeside building in Warsaw, leased at over 95%; this LOI foresees the sale to be closed before 31 December 2024.

A sales agreement was concluded on 12 August with a local operator for the sale of the remaining residential project Les Grands Prés in Mons. The deed of sale is expected to be executed before 31 December 2024.

No other major events are to be noted since 30 June 2024.

E. Management declaration

Stéphan Sonnevile SA, CEO and Chairman of the Executive Committee, and the Members of the Executive Committee, including Caroline Vanderstraeten for Twigami SRL, CFO, acting in the name and on behalf of Atenor SA, attest that to the best of their knowledge,

- The condensed financial statements as at 30 June 2024 were prepared in accordance with IFRS standards as adopted by the European Union and provide a true and fair view of Atenor's assets, financial situation, and profits, as well as those of the enterprises included in the consolidation²;
- The half-year financial report contains a true reflection of the major events and the principal transactions between related parties occurring during the first six months of the financial year and their impact on the condensed financial statements, as well as a description of the main risks and uncertainties for the remaining months of the financial year (see page 5 of the present document).;
- Continuity accounting principles are applied.

² Affiliated companies of Atenor as defined by Article 1.20 of French Code on companies and associations

F. External audit

Statutory auditor's report to the Board of Directors of ATENOR SA on the review of consolidated interim financial information for the six-month period ended 30 June 2024

Introduction

We have reviewed the accompanying interim consolidated statement of financial position of ATENOR SA as of 30 June 2024 and the related interim consolidated statements of comprehensive income, cash flows and changes in equity for the six-month period then ended, as well as the explanatory notes. The Board of Directors is responsible for the preparation and presentation of this consolidated interim financial information in accordance with IAS 34 "Interim Financial Reporting", as adopted by the European Union. Our responsibility is to express a conclusion on this consolidated interim financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information is not prepared, in all material respects, in accordance with IAS 34 "Interim Financial Reporting", as adopted by the European Union.

Battice, September 5, 2024

BDO Réviseurs d'Entreprises SRL
Statutory auditor
Represented by Christophe PELZER*
Auditor
*Acting for a company