

PRESS RELEASE

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BESIX RED partners with PATRIZIA for the development of its project Viridis in Schaerbeek

- **BESIX RED announces the transfer of 100% of the shares of Evenepoel Properties SA owning Viridis, to investment manager PATRIZIA**, for its pan-European flagship residential fund Living Cities.
- **BESIX RED will ensure the turnkey development until completion.** It totalizes 17,500 m² of build-to-rent apartments and commercial premises in the up-and-coming Reyers district in Schaerbeek.

"This transaction – unique due to its size for a new development in Belgium - demonstrates that the Belgian residential built-to-rent market has reached its maturity for foreign institutional investors. This transaction also testifies to BESIX RED's capacity to develop real estate projects that are particularly relevant to SFDR Article 8 ESG funds such as PATRIZIA's Living Cities fund, which puts social cohesion, building communities and the wellbeing of users as well as ESG at the centre of their strategy", comments Gabriel Uzgen, CEO, BESIX RED.



Reyers district, the new rising neighbourhood

The project Viridis is located in a district of Schaerbeek that is experiencing a complete redevelopment, in the direct vicinity of the upcoming Mediapark.brussels. It offers an immediate proximity to Brussels' main routes and hotspots and is easily accessible from the European Institutions and the city centre. While favouring calm and green area, it constitutes a perfect entry gate to the brand new living and active media hub that the strategic future regional development Mediapark.brussels intends to create in the coming years.

Suzy Denys, Country Head of BeLux and transactions, PATRIZIA AG says: *"Schaerbeek is one of the largest residential suburbs in Brussels, and this state-of-the-art development is located in the Reyers district – very close to the Mediapark, which will house the new headquarters of Belgium's national broadcasters VRT and RTBF. Reyers is being transformed into a new, interconnected district; with a mix of offices, homes, public and commercial amenities as well as an 80,000 m² park which will completely revitalise this part of the city. Our property is set to offer great modern accommodation for people looking into high-quality apartments in this up-and-coming part of Brussels."*

A project tailored for its inhabitants

In the heart of five independent buildings articulated around a central courtyard and welcoming outdoor spaces, Viridis will offer a variety of 115 apartments from studios to four-bedroom apartments and duplexes. The project will be complemented by 143 parking spaces, a child daycare centre, 970 m² of office space and 1,876 m² of retail which will offer a perfect work-life balance mix.

"Viridis has a strong human dimension and perfectly fits our strategy focused on urban developments that bring value to the neighborhood and connects to the city fabric. Thanks to its location, connectivity and program, it will appeal to a variety of target groups including families, expats and young professionals. We are particularly proud to contribute to the renewal of the Reyers district and to do it in partnership with PATRIZIA with whom we share the same urban vision", explains Raphaël Legendre, Country Director Belgium, BESIX RED.

BESIX RED has been assisted in the transaction by JLL and Linklaters. The project is set to be delivered at the beginning of 2024.

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 Belgium and in a growing number of foreign cities. 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 PATRIZIA

With operations around the world, PATRIZIA has been offering investment opportunities in real estate and infrastructure assets for institutional, semi-professional and private investors for 38 years. PATRIZIA manages more than 50 billion in assets and employs over 900 professionals at 26 locations worldwide. Through its PATRIZIA Foundation, the company is committed to social responsibility. The Foundation has helped over 250,000 children in need worldwide gain access to education and thus, has given them the chance of a better life over the last 22 years. You can find further information at www.patrizia.ag

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