

CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



# Board of Directors



**Johan Beerlandt**  
President of the Board  
President of the Group



**Gabriel Uzgen**  
Director  
CEO BESIX RED



**Philippe Vandeurzen**  
Director



**Brigitte Gouder de Beauregard**  
Director



**Marcus Van Heddeghem**  
Director



**Hans Beerlandt**  
Director  
CFO BESIX Group



**Michel Dessolain**  
Director

# Executive Team



**Gabriel Uzgen**  
CEO



**Sidney D. Bens**  
CFO



**Christophe de Walque**  
COO



**Caroline Verkest**  
Chief of Staff



**Julien Neyts**  
Tax and Legal  
Manager



**Patrick De Meirleir**  
Technical  
Director



**Raphaël Legendre**  
Country Director  
Belgium



**Geoffroy Bertrand**  
Country Director  
Luxembourg



**Stéphan Leturgez**  
Country Director  
France



**Nicolas Goffin**  
Country Director  
Portugal



**Thomas Veys**  
Country Director  
Netherlands



Gabriel Uzgen  
CEO



## OPERATIONAL AXIS

### OPERATIONS

Christophe de Walque  
COO



### FINANCE

Sidney D. Bens  
CFO



### LEGAL

Julien Neyts  
TAX & LEGAL MANAGER



### INVESTORS

Bernard Van Essche  
INVESTOR ADVISORY  
DIRECTOR



### ESG

Laurent Sempot  
ESG ADVISORY MANAGER



### TECHNICAL

Patrick De Meirleir  
TECHNICAL DIRECTOR



### DEVELOPMENT

Nathalie Renotte  
PAN-EU DEV. DIRECTOR  
Large scale projects



Fabrice Bourgeois  
PAN-EU DEV. DIRECTOR  
RESIDENTIAL



Stéphan Leturgez  
PAN-EU DEV. DIRECTOR  
RETAIL & SERVICES



### MARKETING

Lucie Cardona  
MARKETING & COMMUNI-  
CATION MANAGER



## GEOGRAPHICAL AXIS

### BELGIUM



Raphaël Legendre  
Country Director  
Belgium

### LUXEMBOURG



Geoffroy Bertrand  
Country Director  
Luxembourg

### FRANCE



Stéphan Leturgez  
Country Director  
France

### PORTUGAL



Nicolas Goffin  
Country Director  
Portugal

### THE NETHERLANDS



Thomas Veys  
Country Director  
Netherlands

### OTHERS

DENMARK  
IRELAND  
POLAND  
SPAIN  
SWEDEN  
SWITZERLAND

#### MATISSE Brussels



• Architects: Neutelings Riedijk Architects  
• Contractor: tbc  
• PM: A. Puylaert

#### THE LIGHTHOUSE Brussels



• Architects: BZA  
• Contractor: tbc  
• PM: A. Terlinden

#### SO STOCKEL Brussels



• Architects: DD+  
• Contractor: Vanhout  
• PM: A. Uffsdoet

#### LES PROMENADES D'UCCLE Brussels



• Architects: Espace Arch. & AZRC  
• Contractor: J. Delens  
• PM: E. Blondeel

#### O'VERT Ghent



• Architects: Axiel  
• Contractor: tbc  
• PM: D. Willems

#### MEADOW Herent



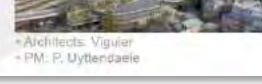
• Architects: Polo Arch. & Crepain Binst  
• Contractor: Vanhout  
• PM: D. Willems

#### ESPRIT COURBEVOIE Louvain-La-Neuve



• Architects: Cerau = R202 Architecture  
• Contractor: J. Delens + TP Bâtiment  
• PM: A. Puylaert

#### LE CÔTÉ VERRE Namur



• Architects: Vigulier  
• PM: P. Uyttendaele

#### ICÔNE Luxembourg



• Architects: Foster+Partners  
• Builder: F. Fritsch  
• Contractor: BESIX, LUX TP  
• PM: M. Ivanova

#### FERRERO Luxembourg



• Architects: Perry Weber  
• Contractor: Lux TP, Wust, Georgetti  
• PM: B. Van Esche

#### SOHO Luxembourg



• Architects: Arch. Mohrle & M3 Arch  
• Contractor: Lux TP, Wust, Solleder  
• PM: JB Pernier-Mallet

#### IMPULSE Luxembourg



• Architects: Steimetzdemeyer  
• Contractor: Lux TP, Wust  
• PM: F. Esnault

#### QUATUOR Luxembourg



• Architects: Werner  
• Contractor: Lux TP, Wust  
• PM: F. Esnault

#### PURE Lille



• Architects: Thomas Coldefy  
• Contractor: tbc  
• PM: W. Le Ny

#### PERSPECTIVE Lille



• Architects: Reichen & Robert  
• Contractor: Besix France  
& Rabot-Duillet  
• PM: B. Van Esche

#### PARQUE ORIENTE Lisbon



• Architects: Saraiva + Asociados  
• Contractor:  
• PM: F. Marques

#### DUUO Lisbon



• Architects: Filipe Leonidas  
Arquitectos  
• Contractor:  
• PM: F. Marques

#### SLUISHUIS Amsterdam



• Architects: BIG & Barcode  
• Contractor: Besix NL, Vorm bouw  
• PM: T. Veys

#### ALETTA Amsterdam



• Architects: DZ architecten  
• Contractor: tbc  
• PM: L. Van Gheem

#### KIJKDUIN The Hague



• Architects: Egmond  
• Contractor: tbc  
• PM: L. Van Gheem





# Our Mission

BESIX RED develops real estate projects that respect the needs of its CLIENTS while providing INNOVATIVE and SUSTAINABLE urban and ARCHITECTURAL solutions.

# Our Values



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

> MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

OFFICES

MIXED-USE & RETAIL

# Geographical Diversification

CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

> AMBITION

KEY FIGURES

RESIDENTIAL

OFFICES

MIXED-USE & RETAIL

**Sluishuis - AMSTERDAM**

Residential  
39,500 sqm



**Matisse - BRUSSELS**

Mixed use  
41,500 sqm



 PRESENCE  
 TARGETS

**Pure - LILLE**

Office  
8,000 sqm



**Duuo - LISBON**

Residential  
34,000 sqm



**Icône - LUXEMBOURG**

Office  
18,750 sqm



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

> KEY FIGURES

RESIDENTIAL

OFFICES

MIXED-USE & RETAIL

# KEY FIGURES





## KEY FIGURES



**19**

EUROPEAN CITIES



**33**

PROJECTS IN DEVELOPMENT



**62**

TEAM MEMBERS



**€ 191.5 M**

TURNOVER



**€ 390 M**

PORTFOLIO NBV



UNDER CONSTRUCTION

164,729 m²

PLANNED DEVELOPMENTS

839,100 m²

**1,003,829 m²**

UNDER DEVELOPMENT\*

\* including partnerships



2021 : 22.3%

2020 : 10.4%

**47.2%**

RETURN ON EQUITY



**€ 3.9 billion**

MARKET VALUE

## BESIX RED'S APPROACH



ESG



GROUP  
SYNERGY



VISIONARY



INNOVATION



DIVERSIFICATION



WELL-BEING



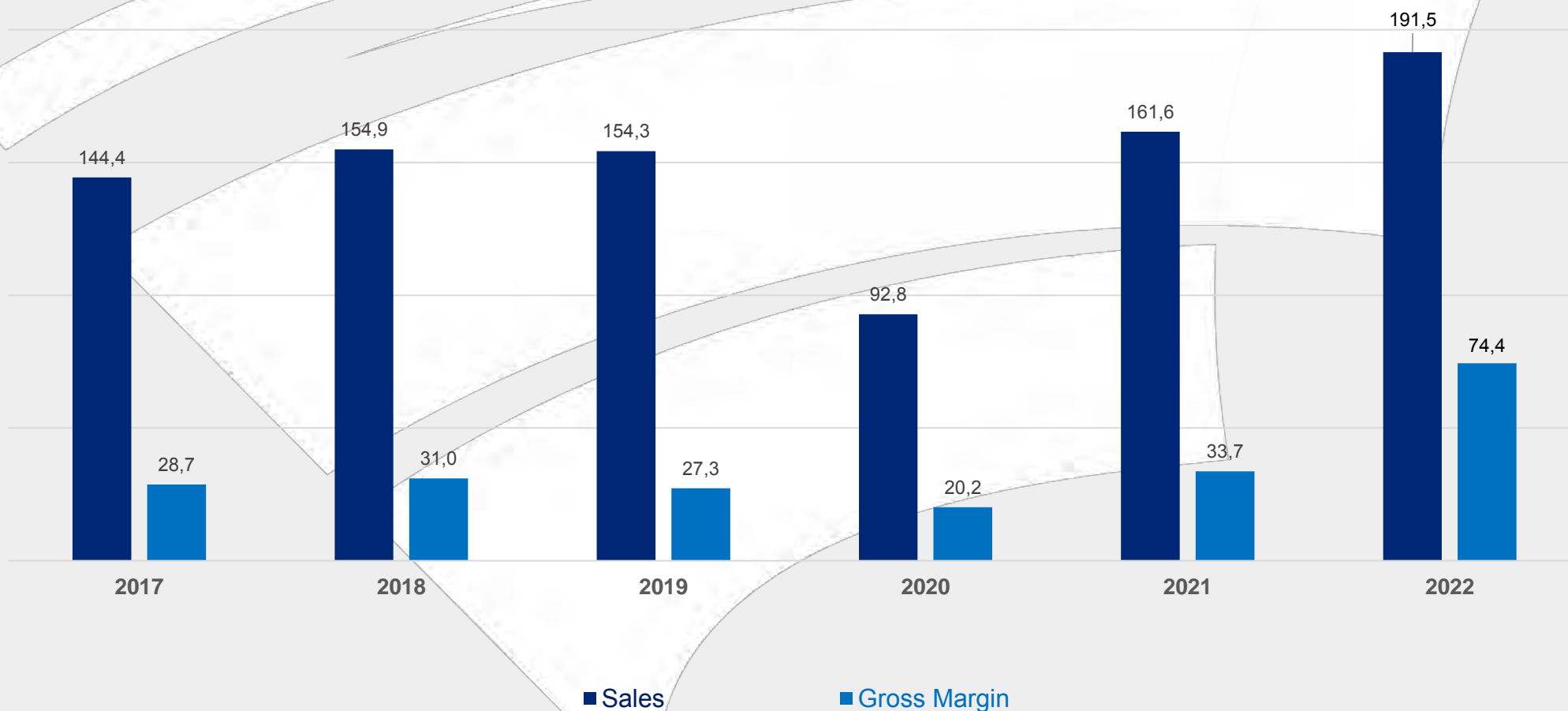
AMBITIOUS  
ARCHITECTURE



PARTNERSHIP

2022

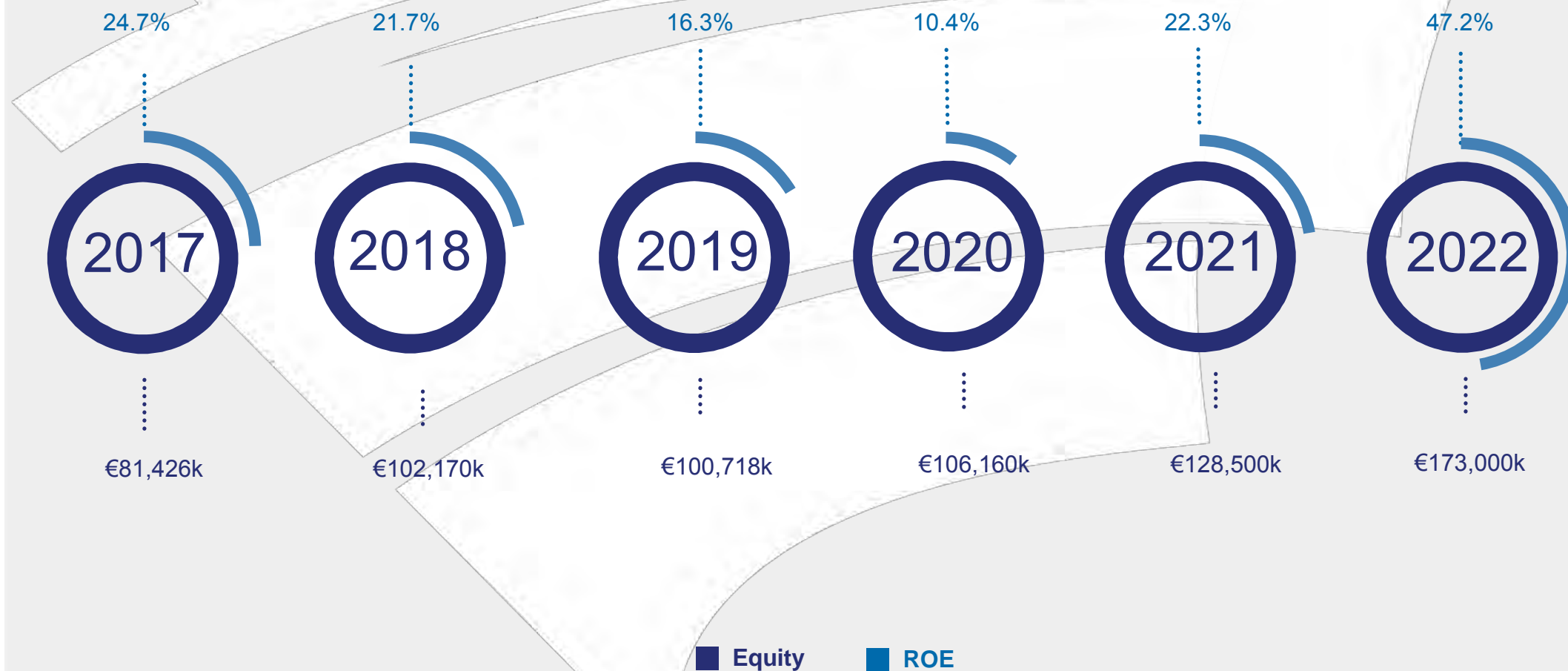
# Revenue Analysis (M €)\*



\* March 2023



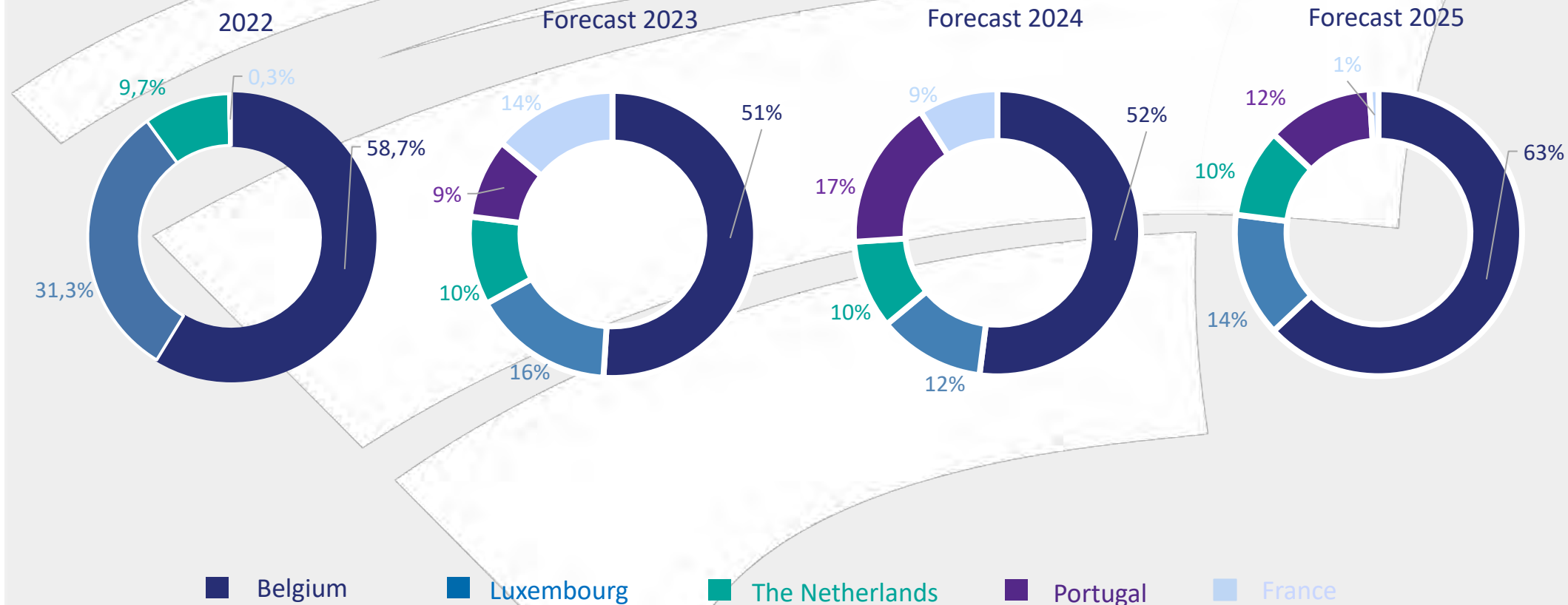
# Equity\*



\* March 2023

# Country diversification\*

(Turnover Contribution)

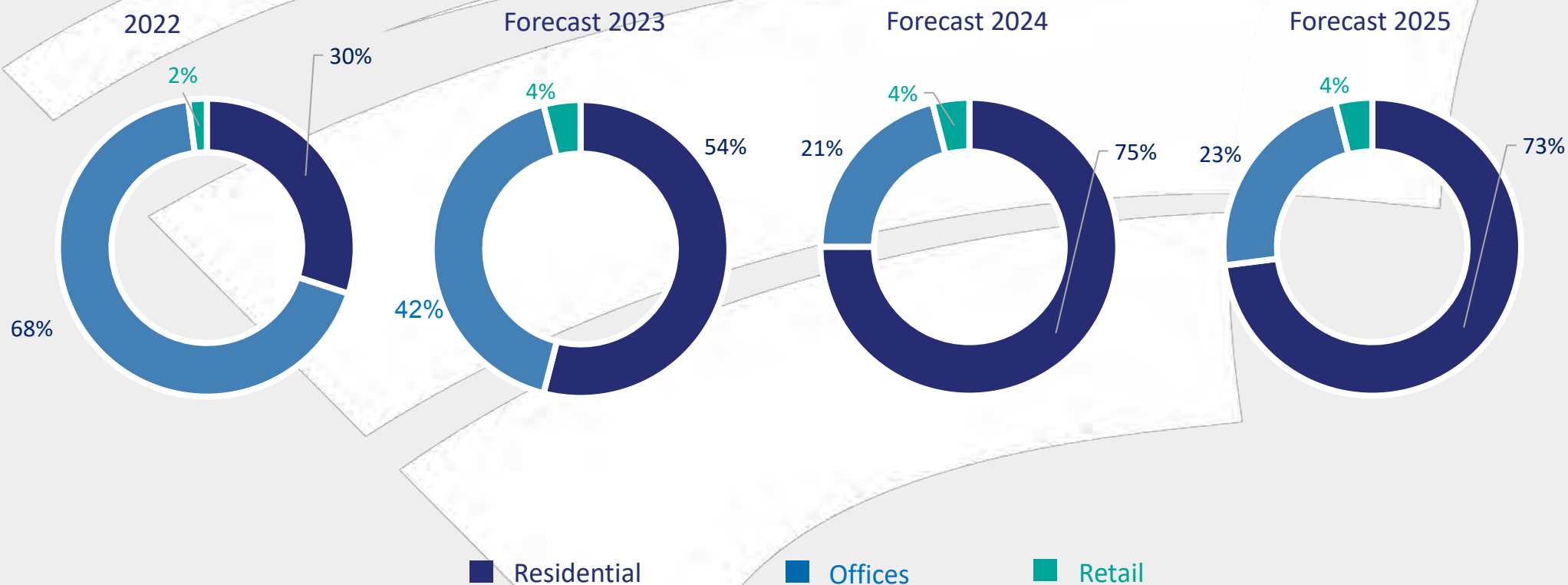


\* March 2023



# Product diversification\*

(Turnover Contribution)



\* March 2023

CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



# RESIDENTIAL



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

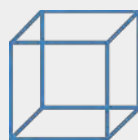
AMBITION

KEY FIGURES

> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



20,500 sqm



205 residential units  
148 parking spaces  
3 spaces for community services



Axent Architects  
Architectesassoc.



Ets. Jaques Delens



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

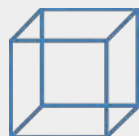
AMBITION

KEY FIGURES

> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



15,200 sqm



158 residential units  
1,430 sqm offices  
50 parking spaces



Bogdan & Van Broeck



Vanhout





LES  
**PROMENADES  
D'UCCLE**

CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

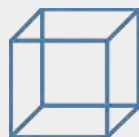
> **RESIDENTIAL**

OFFICES

MIXED-USE & RETAIL



**Brussels**



**40,000 sqm**



**237 apartments  
60 houses**



**Espace Architectes  
A2RC**



**Hooyberghs  
CBD**



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

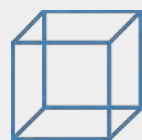
AMBITION

KEY FIGURES

➤ RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



17,500 sqm



14,100 sqm residential (115 units)  
1,876 sqm retail  
1,000 sqm offices



Axent Architects



Vanderstraeten



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

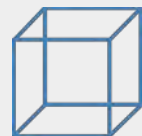
AMBITION

KEY FIGURES

➤ RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



6,400 sqm



48 residential units  
offices & co-working spaces



Urban platform



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

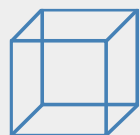
AMBITION

KEY FIGURES

> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



26,400 sqm



201 residential units  
191 parking spaces  
8 retail spaces



Bontinck Architecture  
Fretton Architects  
Dhont Landscape Architect



BESIX SA



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL

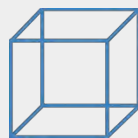


O'Vert

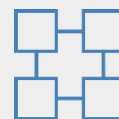


FOSSIL FREE

Ghent



17,500 sqm



135 residential units



Axent



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

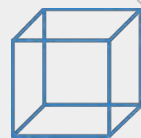
AMBITION

KEY FIGURES

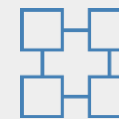
> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



8,700 sqm



115 students units  
49 apartments



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

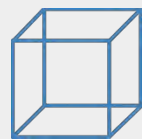
AMBITION

KEY FIGURES

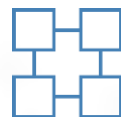
> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



27,600 sqm



259 Residential Units  
415 Parking spaces  
811 bicycle parking spaces



Polo Architects  
Binst Architects



Vanhout



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

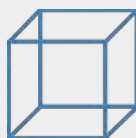
AMBITION

KEY FIGURES

➤ RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



41,200 sqm



378 residential units  
1,725 sqm retail



Effekt architects



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

> RESIDENTIAL

OFFICES

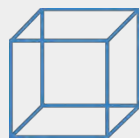
MIXED-USE & RETAIL

# *esprit* COURBEVOIE

LOUVAIN-LA-NEUVE



Louvain-La-Neuve



59,600 sqm



505 residential units  
1 office building  
500 sqm retail space



Montois & Partners Syntaxe  
R2D2  
CERAU  
Ageci-Agua  
MC-Carré



Ets. Jacques Delens  
Thomas & Piron Bâtiment



**architectenweb**

Woongebouw van het Jaar 2022

**Nominated**  
**ZUIDERKERKPRIJS 2022**

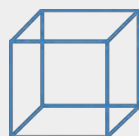


**EUROPEAN  
PROPERTY  
AWARDS**

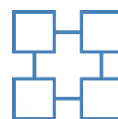
**LAUFEN**

**AWARD  
WINNER**

2022-2023



**39,500 sqm**



442 residential units  
234 parking spaces  
1,000 sqm catering facilities  
112 sqm retail space  
34 houseboat lofts  
54 berths for pleasure crafts



**BIG Architects**  
**Barcode Architects**



**BESIX Group**  
**VORM**

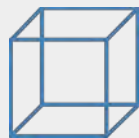
 **2023  
WINNER**  
BEST RESIDENTIAL PROJECT

**mipim**  
**AWARDS**



**Sluishuis**  
**Amsterdam**





34,000 sqm



280 residential units  
420 parking spaces  
1,140 sqm retail



Nuno Leónidas Arquitectos



Alves Ribeiro



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

> OFFICES

MIXED-USE & RETAIL



# OFFICES



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

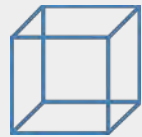
> OFFICES

MIXED-USE & RETAIL



# Ferrero

Luxembourg



29,500 sqm  
Global HQ of Ferrero Group



Perry Weber



Lux TP  
Wust  
BESIX



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

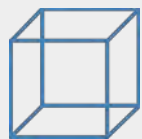
AMBITION

KEY FIGURES

RESIDENTIAL

> OFFICES

MIXED-USE & RETAIL



18,750 sqm



offices & co-working spaces  
retail/services



Foster + Partners  
Beiler François Fritsch



Lux TP  
BESIX



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

› OFFICES

MIXED-USE & RETAIL





CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

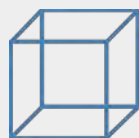
AMBITION

KEY FIGURES

RESIDENTIAL

> OFFICES

MIXED-USE & RETAIL



5,600 sqm



offices & co-working spaces



B2Ai



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

> OFFICES

MIXED-USE & RETAIL

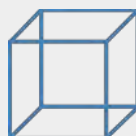


PURE



BREEAM  
EXCELLENT

Lille



8,000 sqm

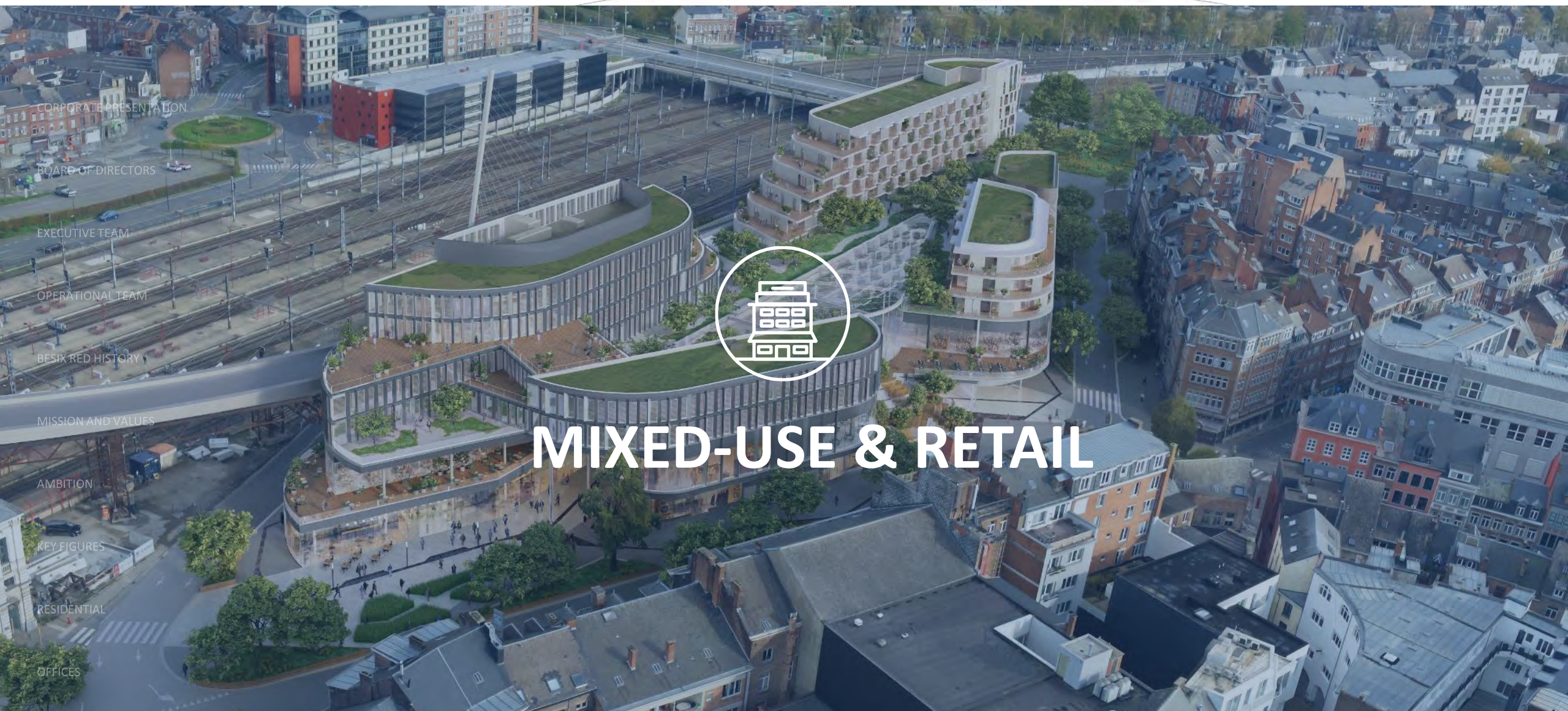


offices & co-working spaces



Coldefy





CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

OFFICES



# MIXED-USE & RETAIL



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

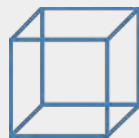
OFFICES

› MIXED-USE & RETAIL

# MOTEL ONE



Brussels



14,500 sqm



490 rooms  
200 parking spaces



Archi 2000  
V. Demeester



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

OFFICES

› MIXED-USE & RETAIL



# Matisse

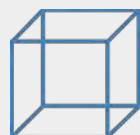


FOSSIL FREE

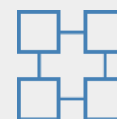


BREEAM®  
OUTSTANDING

Brussels



41,500 sqm



21,000 sqm residential (282 units)  
20,000 sqm offices  
500 sqm retail



Neutelings Riedijk Architects



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

AMBITION

KEY FIGURES

RESIDENTIAL

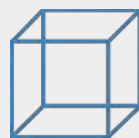
OFFICES

› MIXED-USE & RETAIL

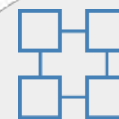


**BREEAM**  
EXCELLENT

Namur



46,300 sqm



25,400 sqm retail, horeca & leisure  
12,830 sqm residential (110 units)  
8,070 sqm offices



Jean-Paul VIGUIER



CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

BESIX RED HISTORY

MISSION AND VALUES

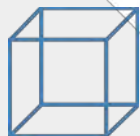
AMBITION

KEY FIGURES

RESIDENTIAL

OFFICES

› MIXED-USE & RETAIL



48,000 sqm

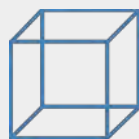


17,400 sqm hotel  
56 short stay apartments  
145 regular apartments





Lisbon



42,000 sqm



28,000 sqm residential  
7,500 sqm office  
4,500 sqm retail/F&B/ community services  
2,000 sqm equipment



Saraiva + Associados