

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

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**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

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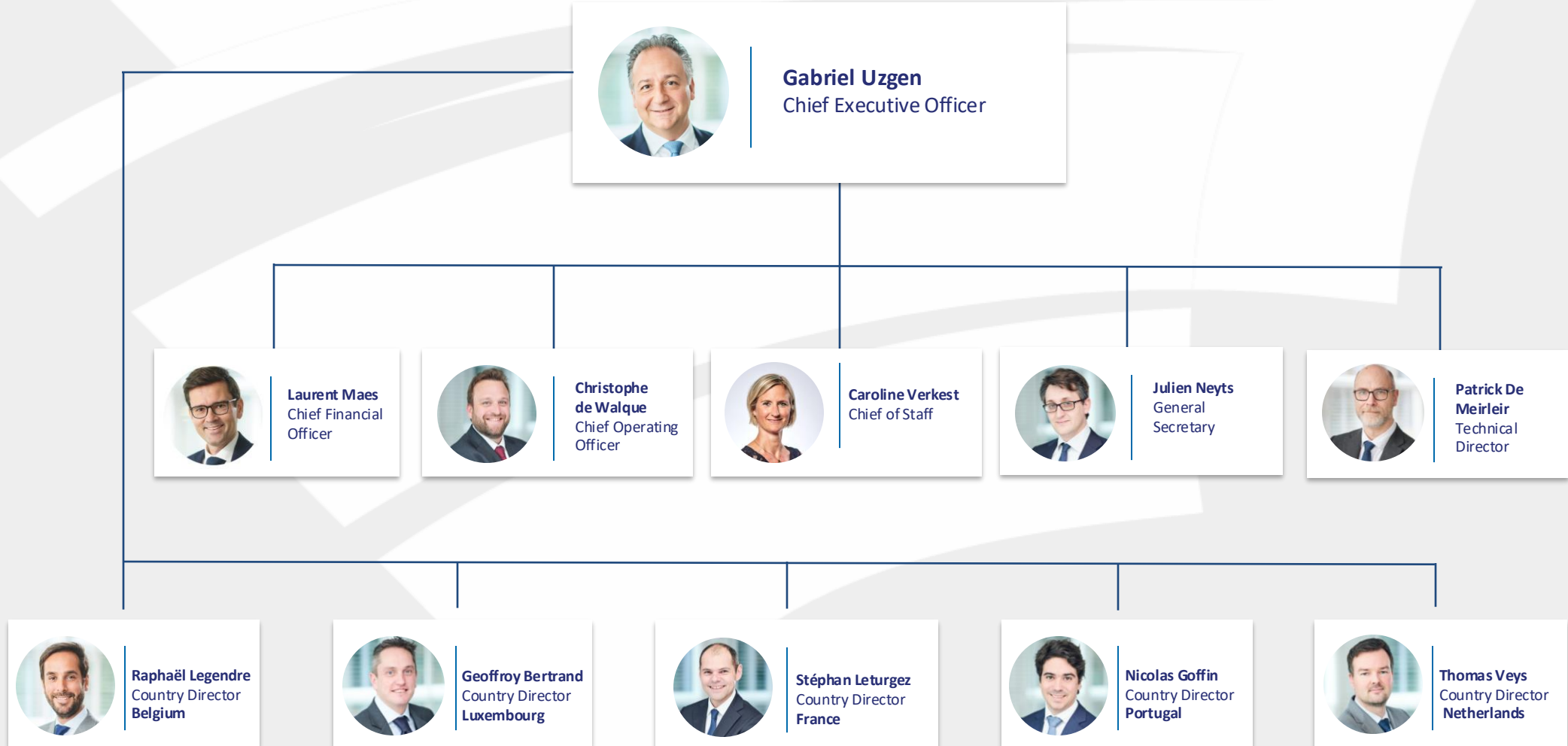
AMBITION

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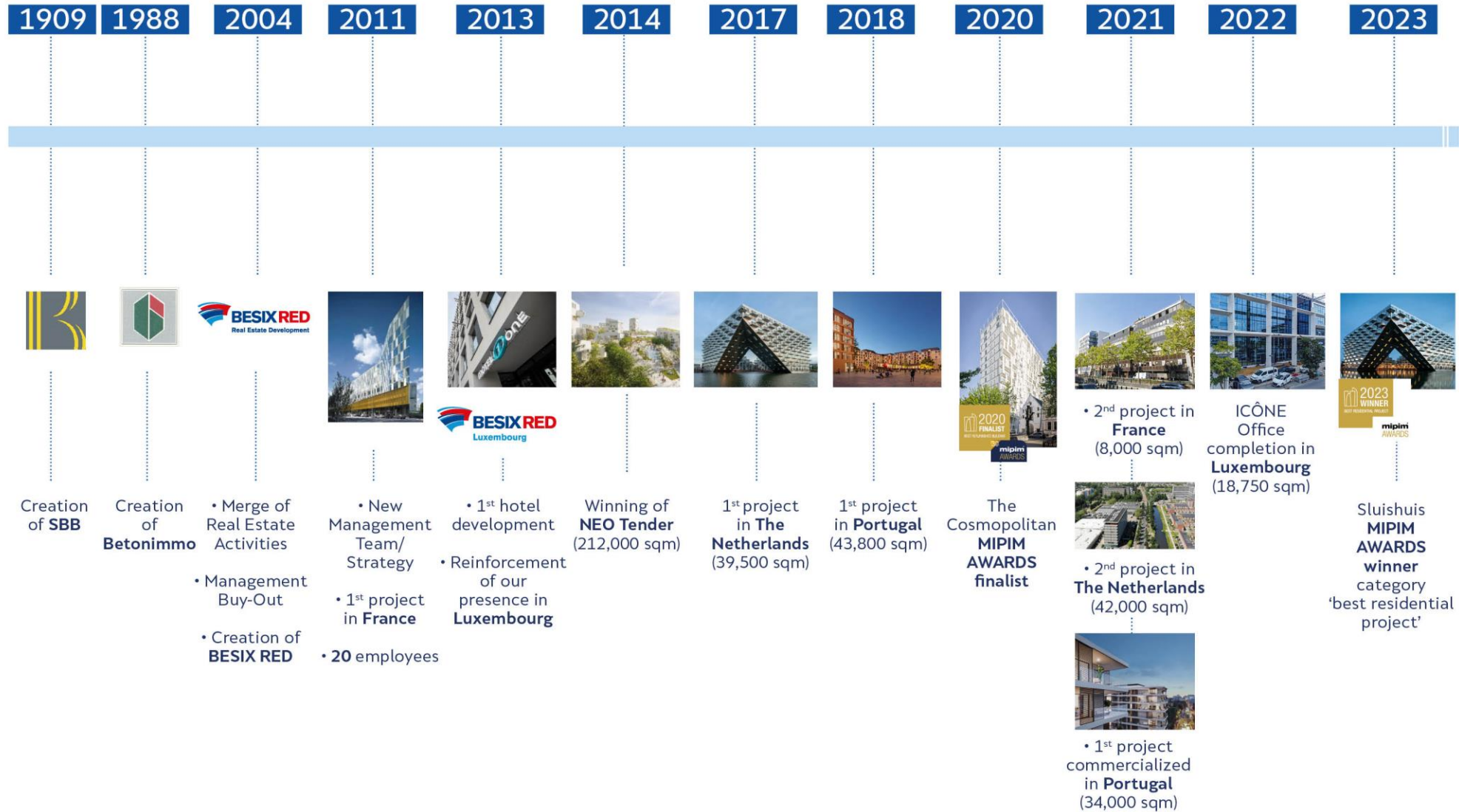
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|---|---|---|---|---|---|--|
| <b>GEOGRAPHICAL AXIS</b>  | <b>BELGIUM</b>  | <b>LUXEMBOURG</b>   | <b>FRANCE</b>   | <b>PORTUGAL</b>   | <b>THE NETHERLANDS</b>  | <b>OTHERS</b>  |
| <b>Gabriel Uzgen</b><br>Chief Executive Officer                                   | Raphaël Legendre<br>COUNTRY DIRECTOR<br>BELGIUM                                   | Geoffroy Bertrand<br>Country Director<br>Luxembourg                                 | Stéphan Leturgez<br>Country Director<br>France                                      | Nicolas Goffin<br>Country Director<br>Portugal                                      | Thomas Veys<br>Country Director<br>Netherlands                                      | Denmark<br>Ireland<br>Poland<br>Spain<br>Sweden<br>Switzerland |
|  |  |  |  |  |  |  |

|                            |   |   |
|----------------------------|---|---|
| <b>ESG</b>                 |    | <b>Laurent Sempot</b><br>ESG MANAGER                                    |
| <b>FINANCE</b>             |    | <b>Laurent Maes</b><br>CHIEF FINANCIAL OFFICER                          |
| <b>INVESTORS</b>           |    | <b>Bernard Van Essche</b><br>INVESTOR ADVISORY DIRECTOR                 |
| <b>LEGAL</b>               |    | <b>Julien Neyts</b><br>GENERAL SECRETARY                                |
| <b>OPERATIONS</b>          |    | <b>Lucie Cardona</b><br>MARKETING & COMMUNICATION<br>MANAGER            |
| <b>PRODUCT DEVELOPMENT</b> |    | <b>Christophe de Walque</b><br>CHIEF OPERATIONS OFFICER                 |
| <b>TECHNICAL</b>           |   | <b>Nathalie Renotte</b><br>PAN-EU DEV. DIRECTOR<br>LARGE SCALE PROJECTS |
|                            |  | <b>Fabrice Bourgeois</b><br>PAN-EU DEV. DIRECTOR<br>RESIDENTIAL         |
|                            |  | <b>Stéphan Leturgez</b><br>PAN-EU DEV. DIRECTOR<br>RETAIL & SERVICES    |
|                            |  | <b>Patrick De Meirleir</b><br>TECHNICAL DIRECTOR                        |

|   |  |   |   |   |  |
|---|--|---|---|---|--|
|    |    |  |  |  |  |
| <b>MATISSE Brussels</b><br>Neutelings Riedijk Architects                            | <b>ICÔNE Belva</b><br>Foster + Partners  | <b>PURE Lille</b><br>Coldefy  | <b>PARQUE ORIENTE Lisbon</b><br>Saraiva + Associados                                | <b>SLUISHUIS Amsterdam</b><br>BIG & Barcode   |  |
|    |    |  |  |  |  |
| <b>THE LIGHTHOUSE Brussels</b><br>B2ai  | <b>FERRERO Luxembourg</b><br>Perry Weber   | <b>PERSPECTIVE Lille</b><br>Reichen & Robert  | <b>DUUO Lisbon</b><br>Nuno Léonidas Arquitectos                                     | <b>ALETTA Amsterdam</b><br>OZ architecten   |  |
|    |    |   |  |  |  |
| <b>MOLIÈRE Brussels</b><br>Moatti Rivière & B2ai                                    | <b>SOHO Luxembourg</b><br>Arch. Moreno & M3 Arch                                     |   | <b>WELLBE Lisbon</b><br>Saraiva + Associados Arquitectos                            | <b>KIJKDUIN The Hague</b><br>Egmond   |  |
|    |    |   |   |   |  |
| <b>O'VeRT Ghent</b><br>Axent  | <b>IMPULSE Luxembourg</b><br>Steinmetzdemeyer  |   |   |   |  |
|  |  |   |   |   |  |
| <b>GREEN STATION Gembloux</b><br>Syntaxe & DDS+                                     | <b>QUATUOR Luxembourg</b><br>Werner  |   |   |   |  |
|  |  |   |   |   |  |
| <b>LE CÔTÉ VERRE Namur</b><br>Viguiér   |  |   |   |   |  |

# BESIX RED's History

Driven by **EXCELLENCE** for 36 years



# Our Mission

BESIX RED develops real estate experiences for living and working, prioritizing ESG principles, client needs, and wellbeing.

# Our Values

**respect** **Team Spirit** **INNOVATION**  
**VISION** **expertise** **excellence**

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# Geographical Diversification

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**Pure - LILLE**  
Office  
8,000 sqm



**Duuo - LISBON**  
Residential  
34,000 sqm



**Matisse - BRUSSELS**  
Mixed use  
41,500 sqm



**Içône - LUXEMBOURG**  
Office  
18,750 sqm



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Product diversification  
(Turnover Contribution)





# KEY FIGURES

# BESIX RED'S APPROACH

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**19**

EUROPEAN CITIES



**33**

PROJECTS IN DEVELOPMENT



**63**

TEAM MEMBERS



**€ 112.3 M**

TURNOVER



**€ 400.4 M**

PORTFOLIO NBV



**956,000 m<sup>2</sup>**

UNDER DEVELOPMENT\*

\* including partnerships



**€ 4.3 billion**

EXPECTED SALES VALUE

2022 : 47.2%  
2021 : 22.3%  
Average 2018-2023: 20.7 %

**6.4%**

RETURN ON EQUITY

2023



ESG



GROUP SYNERGY



VISIONARY



INNOVATION



DIVERSIFICATION



WELL-BEING



AMBITIOUS ARCHITECTURE



PARTNERSHIP

# Revenue Analysis (M €)

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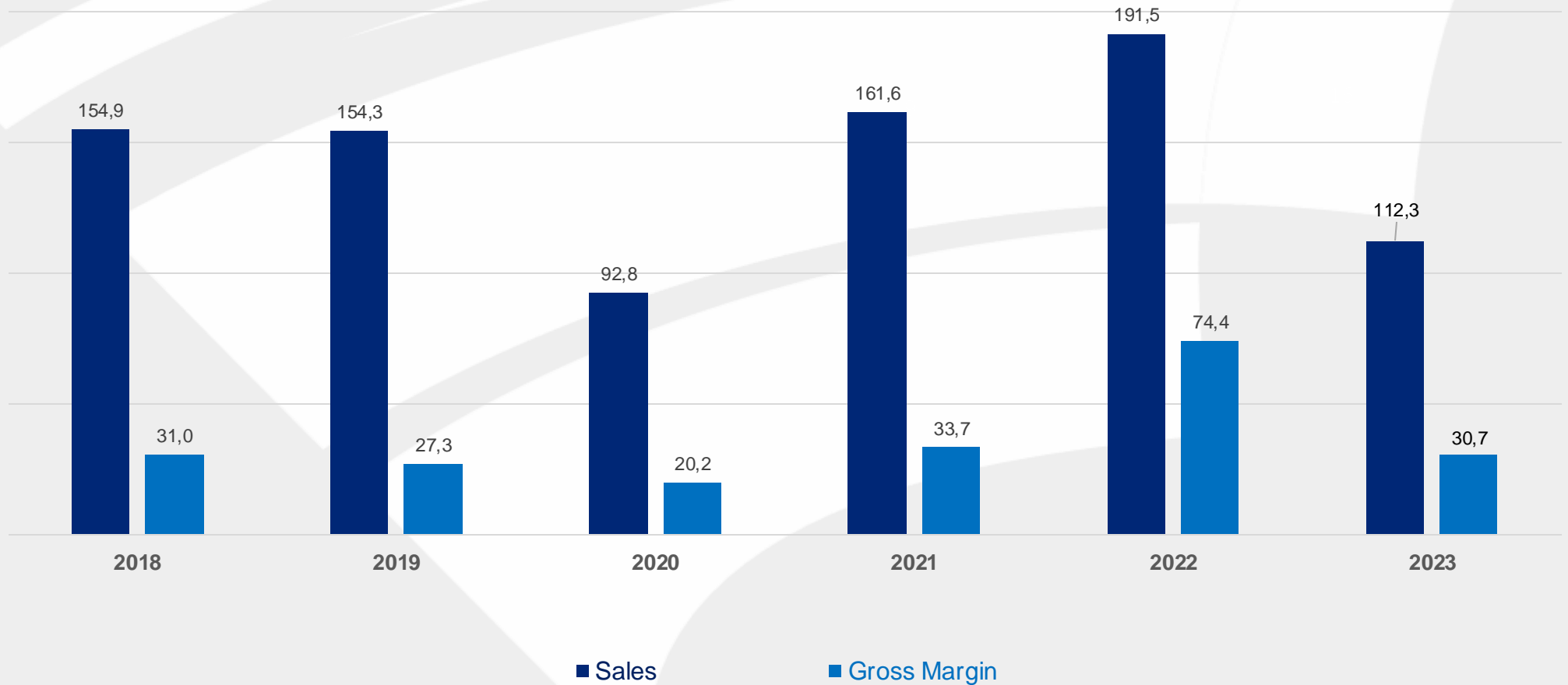
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# Equity & ROE Evolution

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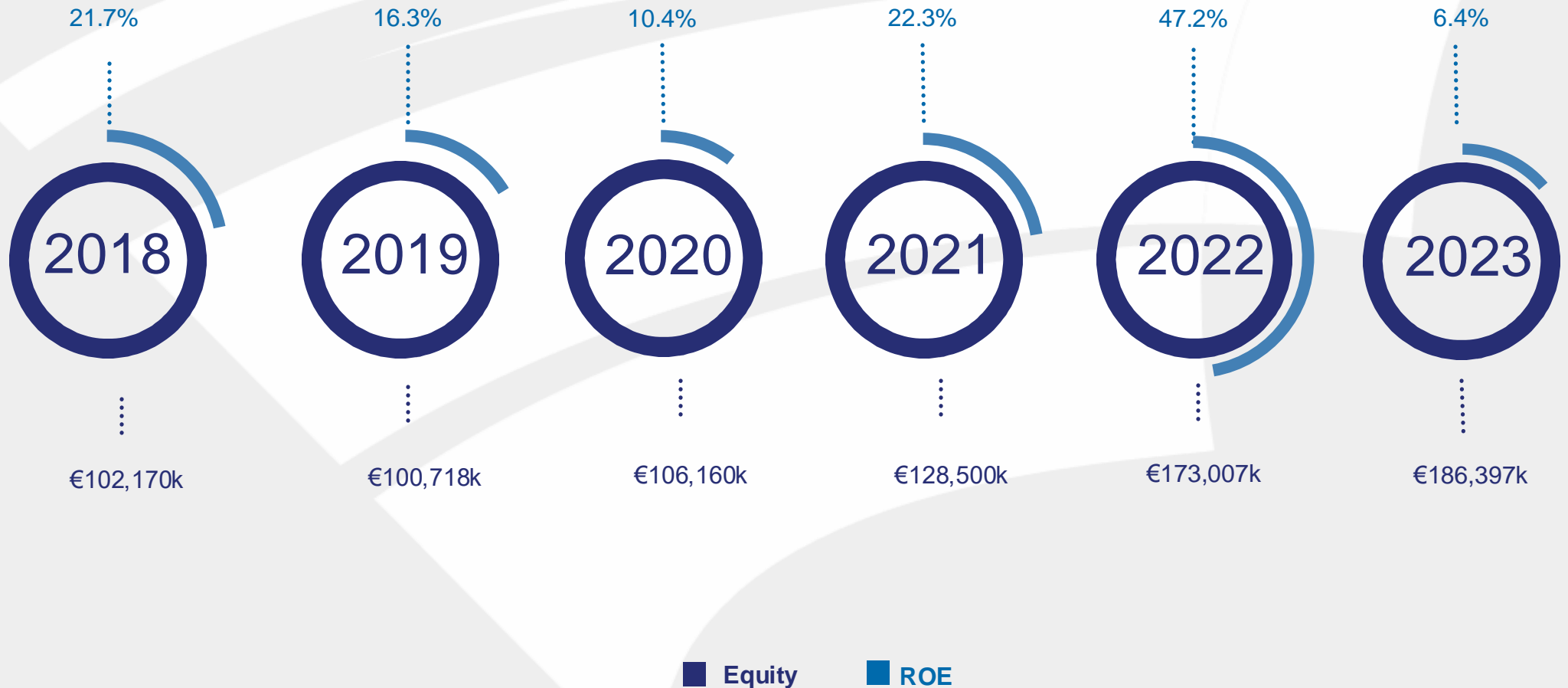
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\* Includes subordinated loan

# Country diversification

(Turnover Contribution)

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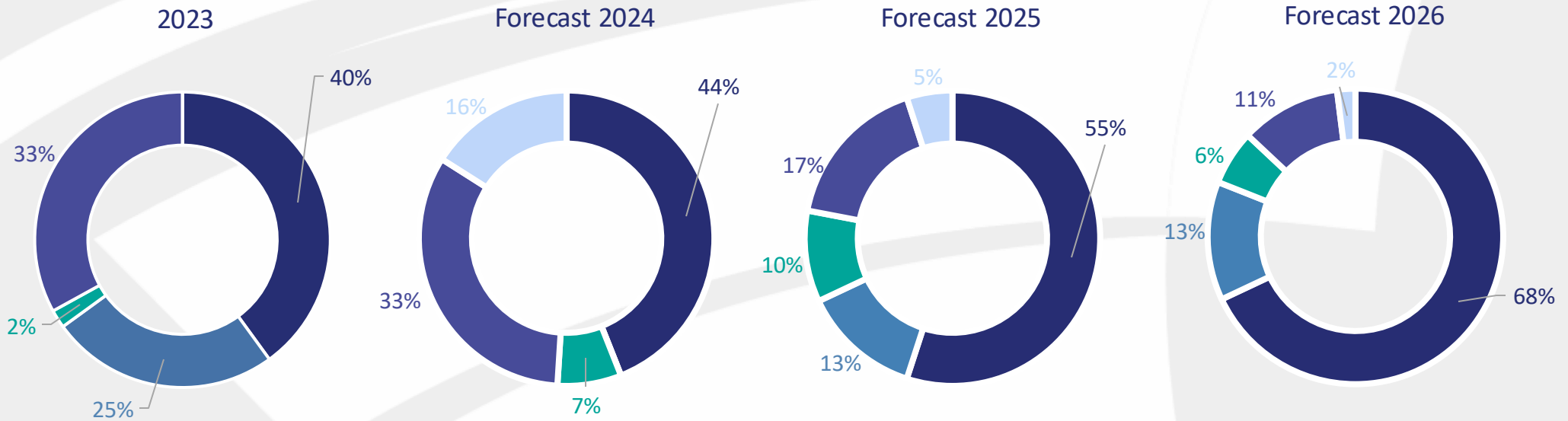
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# Product diversification

(Turnover Contribution)

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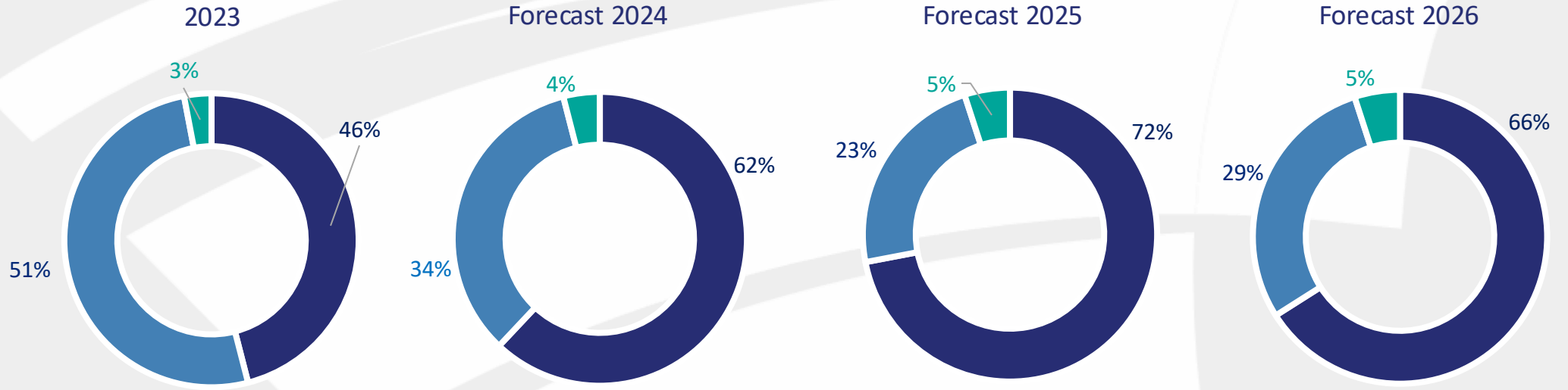
AMBITION

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■ Residential

■ Offices

■ Retail

# Project Feasibility Platform



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# RESIDENTIAL

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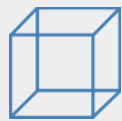
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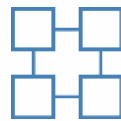
> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



20,500 sqm



205 residential units  
148 parking spaces  
3 spaces for community services



Axent Architects  
Architectesassoc.



Ets. Jacques Delens



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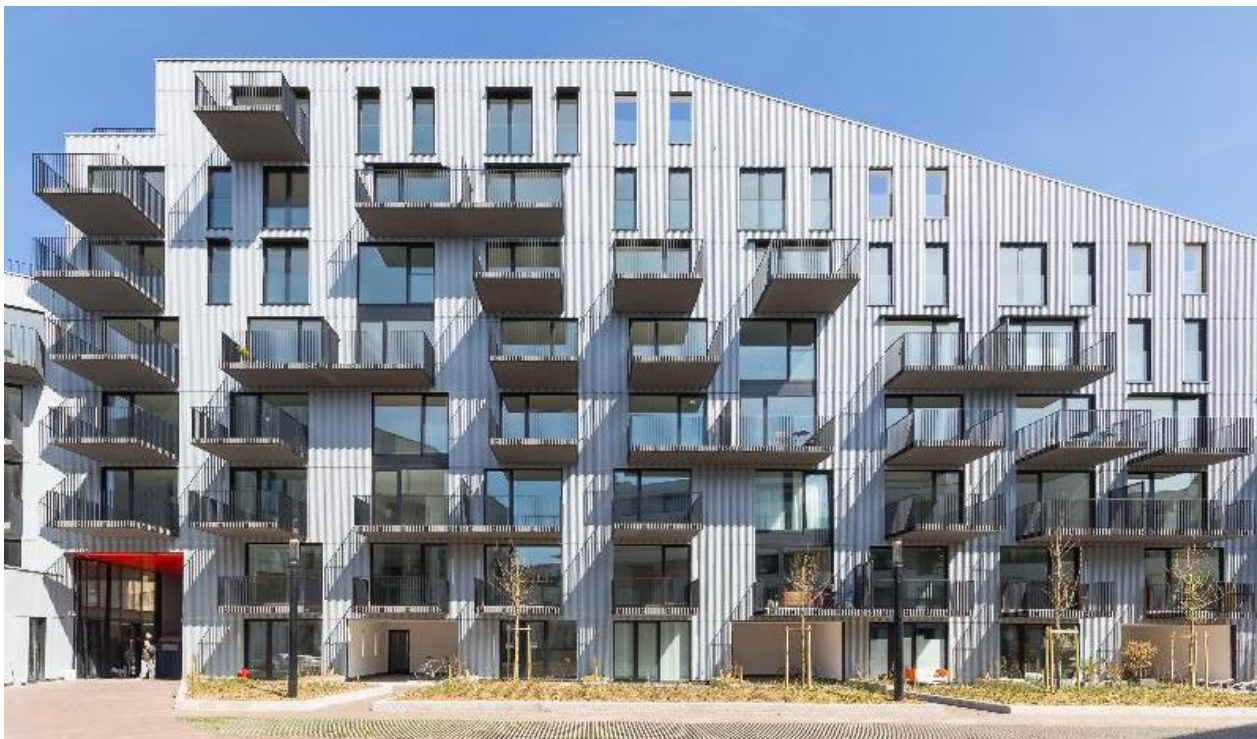
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# THE COSMOPOLITAN

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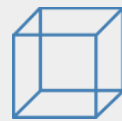
AMBITION

KEY FIGURES

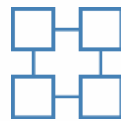
> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



15,200 sqm



158 residential units  
1,430 sqm offices  
50 parking spaces



Bogdan & Van Broeck



Vanhout

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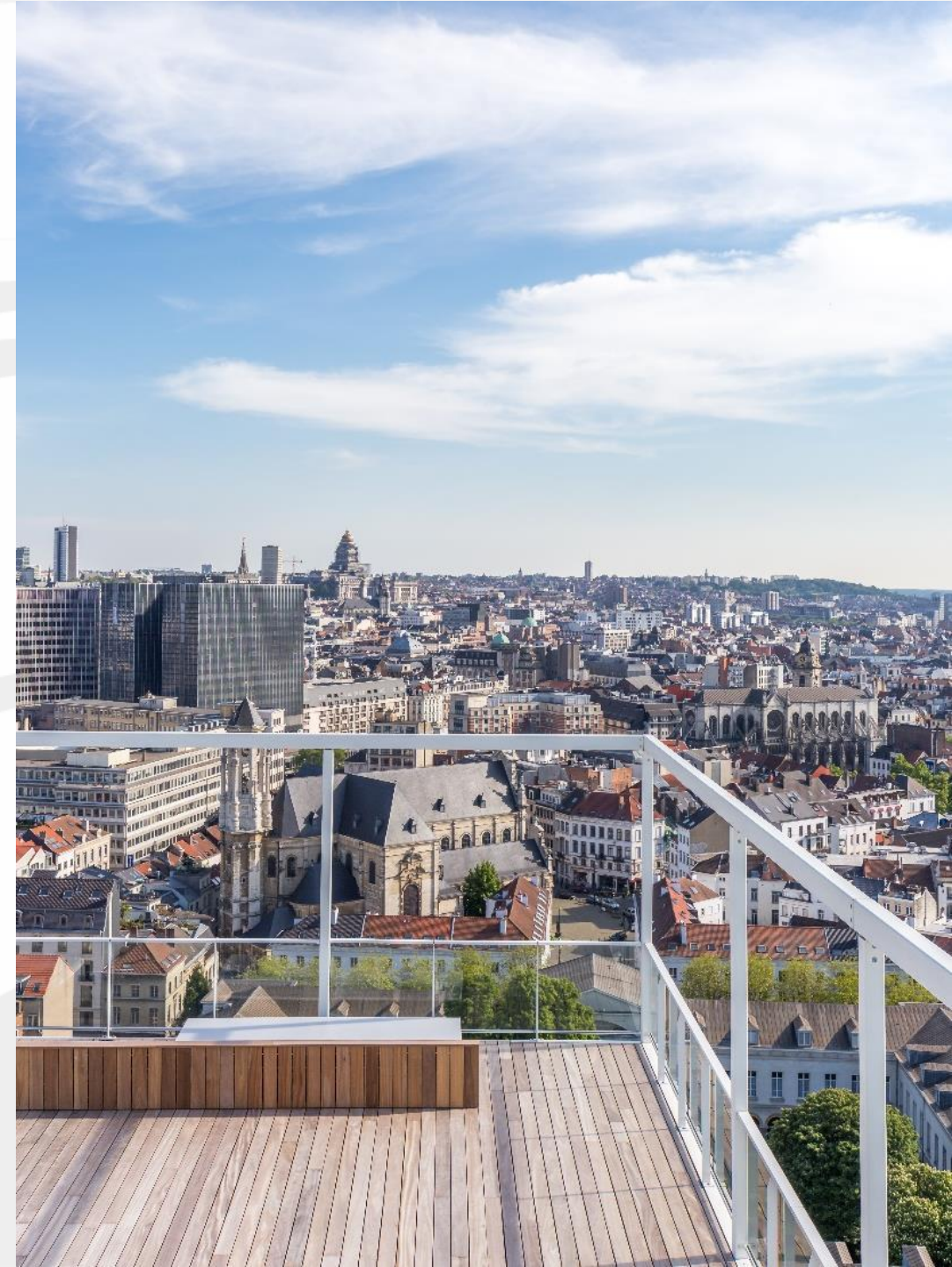
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**> RESIDENTIAL**

OFFICES

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LES  
**PROMENADES  
D'UCCLE**



**Brussels**

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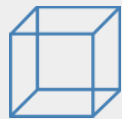
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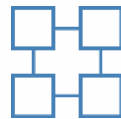
> **RESIDENTIAL**

OFFICES

MIXED-USE & RETAIL



**40,000 sqm**



**237 apartments  
60 houses**



**Espace Architectes  
A2RC**



**Hooyberghs  
CBD**

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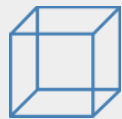
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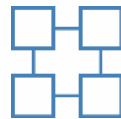
> RESIDENTIAL

OFFICES

MIXED-USE & RETAIL



17,500 sqm



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



Axent Architects



Vanderstraeten

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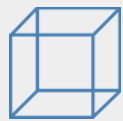
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6,400 sqm



48 residential units  
offices & co-working spaces



Urban platform

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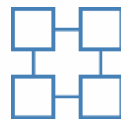
> RESIDENTIAL

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

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17,500 sqm



135 residential units



Axent

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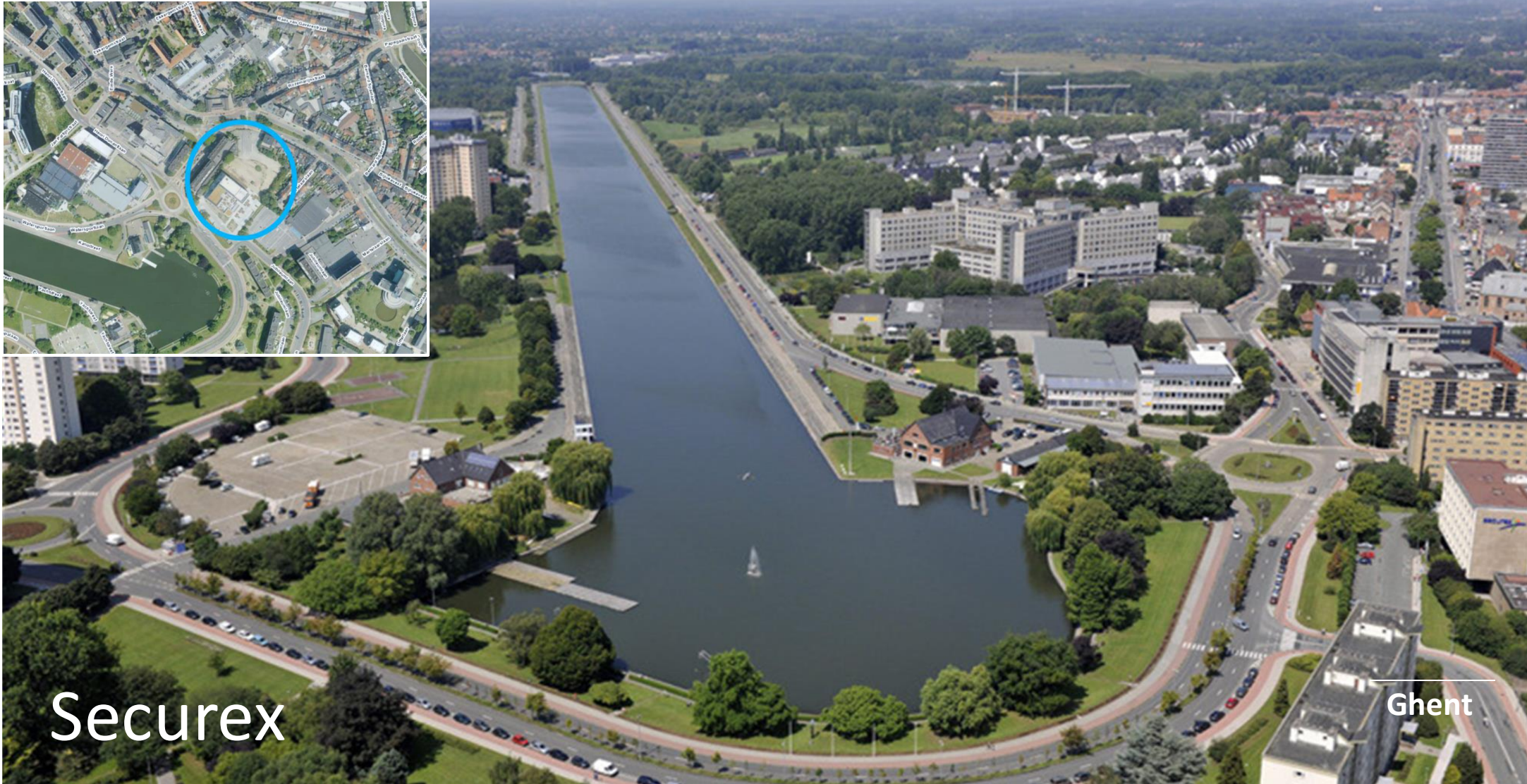
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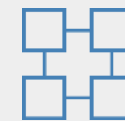
> RESIDENTIAL

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8,700 sqm



115 students units  
49 apartments

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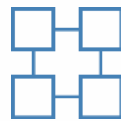
> RESIDENTIAL

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27,600 sqm



259 Residential Units  
415 Parking spaces  
811 bicycle parking spaces



Polo Architects  
Binst Architects



Vanhout

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# Gelatines



41,200 sqm



378 residential units  
1,725 sqm retail



Effekt architects  
Archipelago

  
**FOSSIL FREE**  
**Hasselt**

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# esprit

## COURBEVOIE

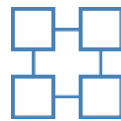
LOUVAIN-LA-NEUVE



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



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39,500 sqm



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



BIG Architects  
Barcode Architects



BESIX Group  
VORM

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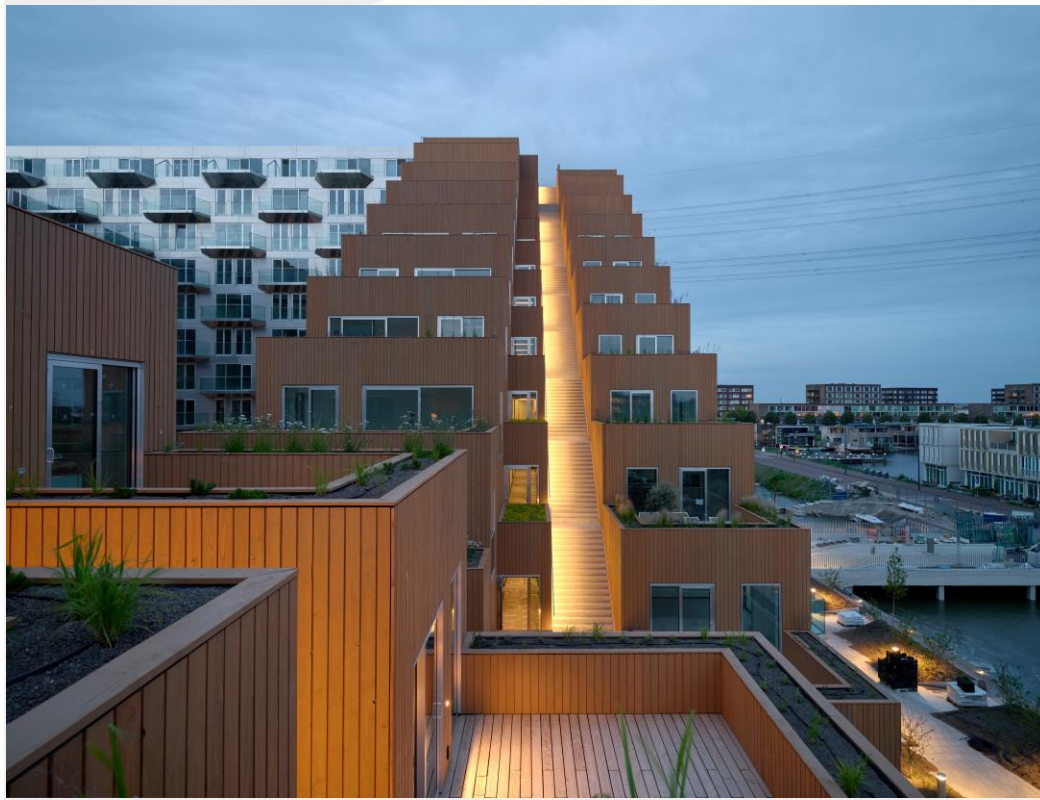
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# DUUO

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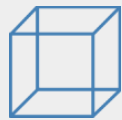
OFFICES

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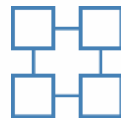


FOSSIL FREE

Lisbon



34,000 sqm



280 residential units  
420 parking spaces  
1,140 sqm retail



Nuno Leónidas  
Arquitectos



Alves Ribeiro

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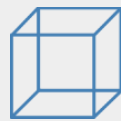
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29,500 sqm  
Global HQ of Ferrero Group



Perry Weber



Lux TP - Wust - BESIX

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# ICONE



EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT

**LAUFEN**  
★★★★★

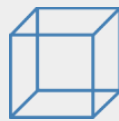
BEST OFFICE  
DEVELOPMENT  
LUXEMBOURG

Icone  
by BESIX Real Estate  
Development Luxembourg  
& Foster + Partners

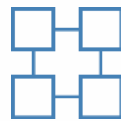
2023-2024

**BREEAM**  
EXCELLENT

**Luxembourg**



18,750 sqm



Offices & co-working spaces  
retail/services



Foster + Partners  
Beiler François Fritsch



Lux TP  
BESIX

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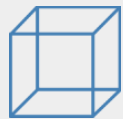
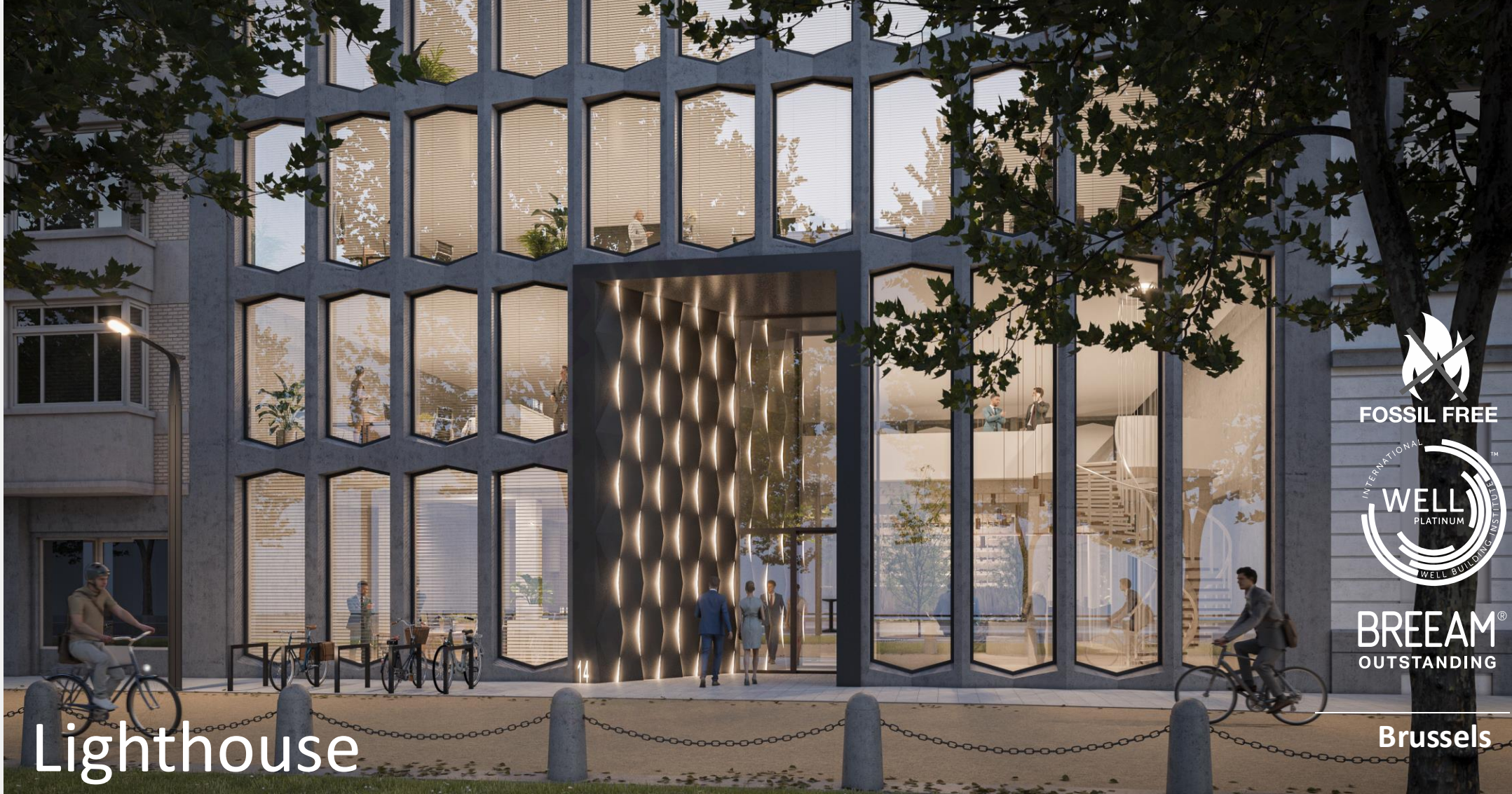
AMBITION

KEY FIGURES

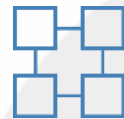
RESIDENTIAL

> OFFICES

MIXED-USE & RETAIL



**5,500 sqm**



**offices & co-working spaces**



**B2Ai**

CORPORATE PRESENTATION

BOARD OF DIRECTORS

EXECUTIVE TEAM

OPERATIONAL TEAM

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MISSION AND VALUES

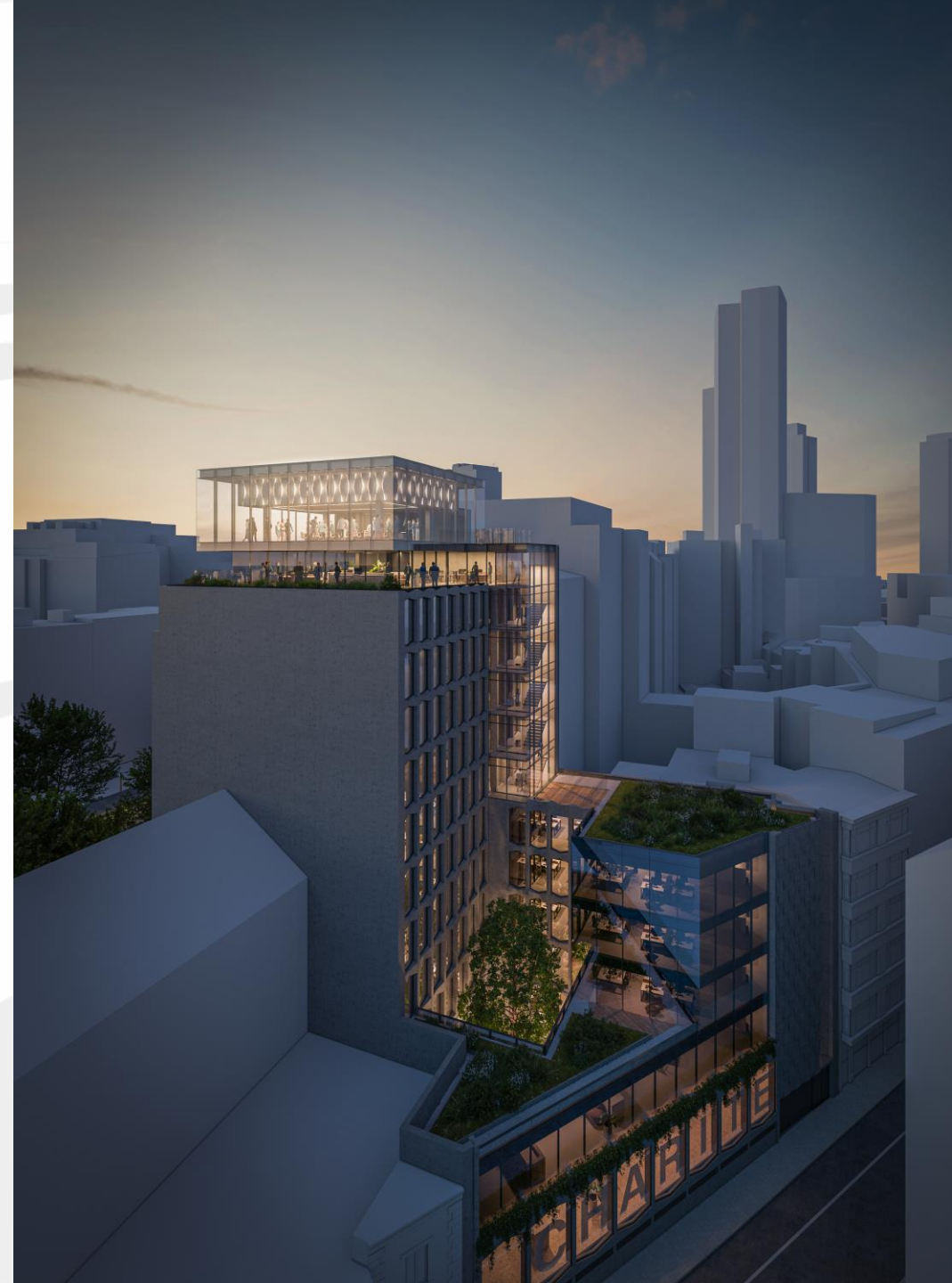
AMBITION

KEY FIGURES

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# PURE



**BREEAM**  
EXCELLENT

Lille



8,000 sqm



Offices & co-working spaces



Coldefy

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WELLBE



Lisbon



29,000 sqm



Offices & co-working spaces



Saraiva + associados





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14,500 sqm



490 rooms  
200 parking spaces



Archi 2000  
V. Demeester

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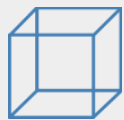
AMBITION

KEY FIGURES

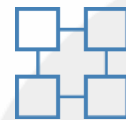
RESIDENTIAL

OFFICES

› MIXED-USE & RETAIL



**44,400 sqm**



20,000 sqm retail, horeca & leisure  
5,000 sqm (public) mall  
11,000 sqm residential (112 units)  
8,400 sqm offices



**Jean-Paul VIGUIER**

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# Matisse



41,500 sqm



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



Neutelings Riedijk Architects



Brussels

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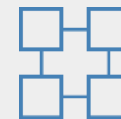


Kijkduin

The Hague



48,000 sqm



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





# Parque Oriente

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