



**BESIX RED**

Real Estate Development

Corporate Presentation  
2026

## **01.** BESIX RED: Who we are

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## **02.** Our strategy & key financials

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## **03.** Project highlights

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- Residential
- Purpose Built Student Accommodation (PBSA)
- Offices
- Mixed-use & retail





**01**

BESIX RED:  
Who we are

# BESIX RED: WHO WE ARE



- BESIX RED is 100% PART OF BESIX GROUP
- over 115 years' existence
- EUR 3,5 billion turnover
- International multidisciplinary Group present in 26 countries over 5 continents and specialised in Construction, Concessions and Real Estate

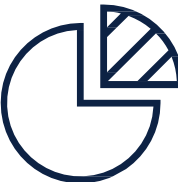


A Pan-European real estate developer with



Covering 4 lines of activities:

- Residential
- Purpose Built Student Accommodation (PBSA)
- Offices
- Mixed-use & retail



**955,335**

m<sup>2</sup> under development (partnerships included)

UNDER CONSTRUCTION 275,554 m<sup>2</sup>  
 PLANNED DEVELOPMENTS 679,781 m<sup>2</sup>



Across 23 cities over 6 countries



**€ 475 M**

Portfolio Net Book Value

# BESIX RED: WHO WE ARE

Matrix organisation : transversal functions & local presence

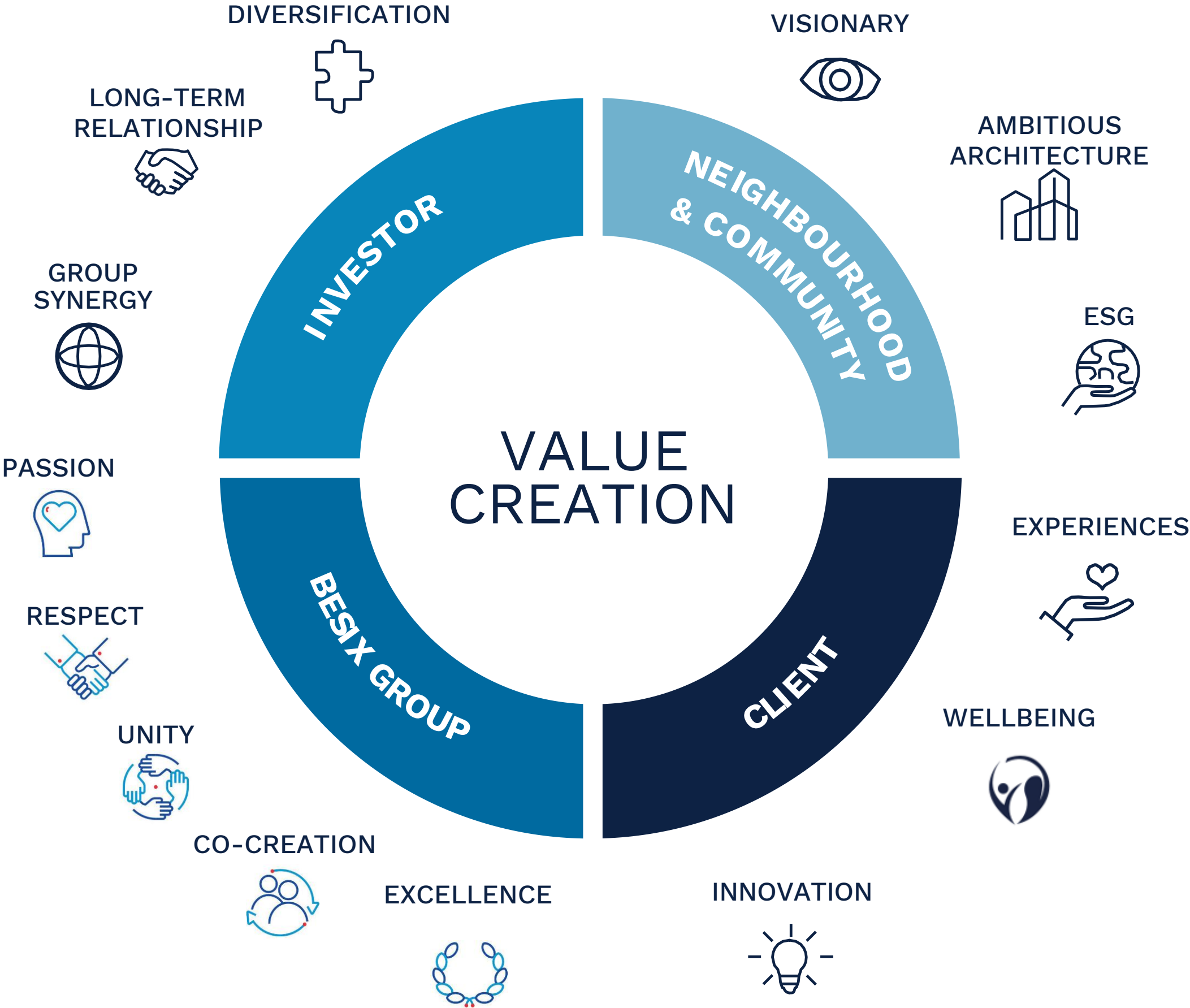


GEOGRAPHICAL AXIS	BELGIUM	LUXEMBOURG	FRANCE	IBERIA	NETHERLANDS	OTHERS
<b>Gabriel Uzgen</b> CHIEF EXECUTIVE OFFICER	<b>Geoffroy Bertrand</b> COUNTRY DIRECTOR Belgium & Luxembourg		<b>Stéphan Leturgez</b> COUNTRY DIRECTOR France	<b>Nicolas Goffin</b> COUNTRY DIRECTOR Portugal & Spain	<b>Thomas Veys</b> COUNTRY DIRECTOR Netherlands	Poland Denmark Sweden Switzerland
	<b>MATISSE 16 Brussels</b> Neutelings Riedijk Architects	<b>ICÔNE Belval</b> Foster + Partners				
	<b>LIGHTHOUSE Brussels</b> B2ai	<b>FERRERO Luxembourg</b> Perry Weber	<b>PURE - LA MADELEINE Lille</b> Coldefy	<b>PARQUE ORIENTE Lisbon</b> Saraiva + Associados	<b>SLUISHUIS Amsterdam</b> BIG & Barcode	
	<b>ANTHEA Brussels</b> Urban Platform	<b>SOHO Luxembourg</b> Arch. Moreno & M3 Arch	<b>PERSPECTIVE Lille</b> Reichen & Robert	<b>DUUO Lisbon</b> Nuno Léonidas Arquitectos	<b>DUINHIL The Hague</b> van Egmond, architecten	
	<b>O'VERT Ghent</b> AXENT	<b>IMPULSE Luxembourg</b> Steinmetzdemeyer				
	<b>GREEN STATION Gembloux</b> Syntaxe & DDS+	<b>QUATUOR Luxembourg</b> Werner		<b>WELLBE Lisbon</b> Saraiva + Associados Arquitectos		
	<b>LE CÔTÉ VERRE Namur</b> Viguiet	<b>Parc Septfontaines Luxembourg</b> Jaspers, Moreno, Viguiet		<b>PBSA Portfolio</b> Alicante, Madrid, Valencia, Murcia & Coimbra		

# BESIX RED: WHO WE ARE

## MISSION

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



# BESIX RED: WHO WE ARE

## ESG is at the top of our development process

Frameworks & certifications that are guiding us



## Major developments of **high-quality office projects**



The dates shown on the timeline above correspond to the sale of the asset

## Major developments of high-quality residential projects



The dates shown on the timeline correspond to the start of the projects' commercialization

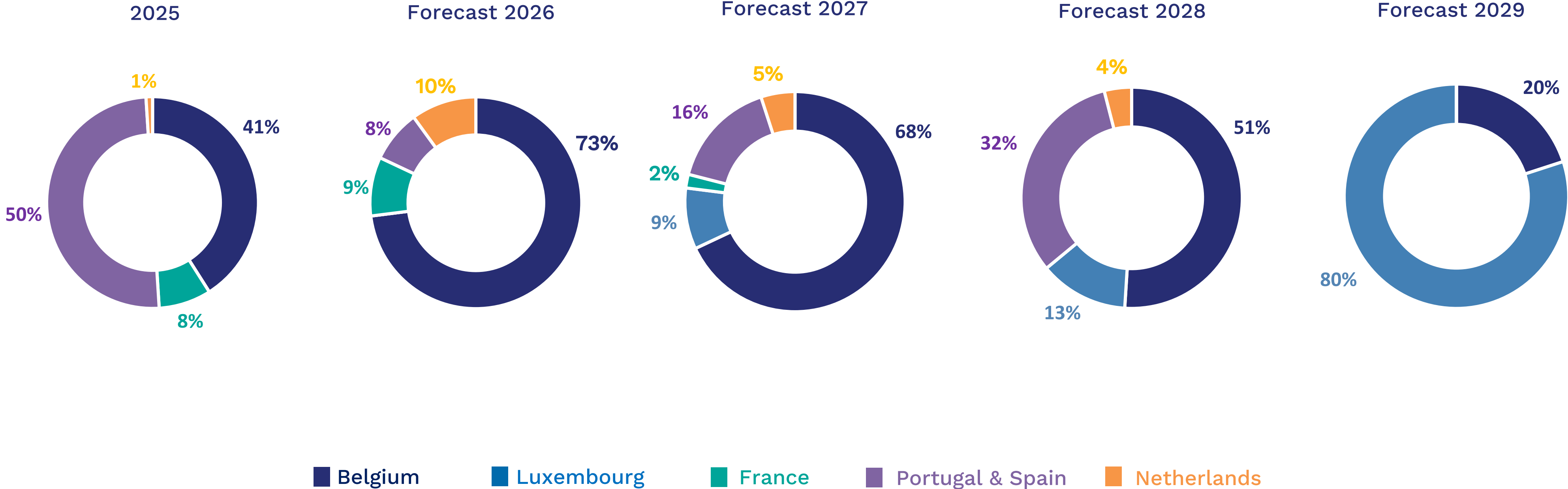


# 02

## Key financials

### Country Diversification\*

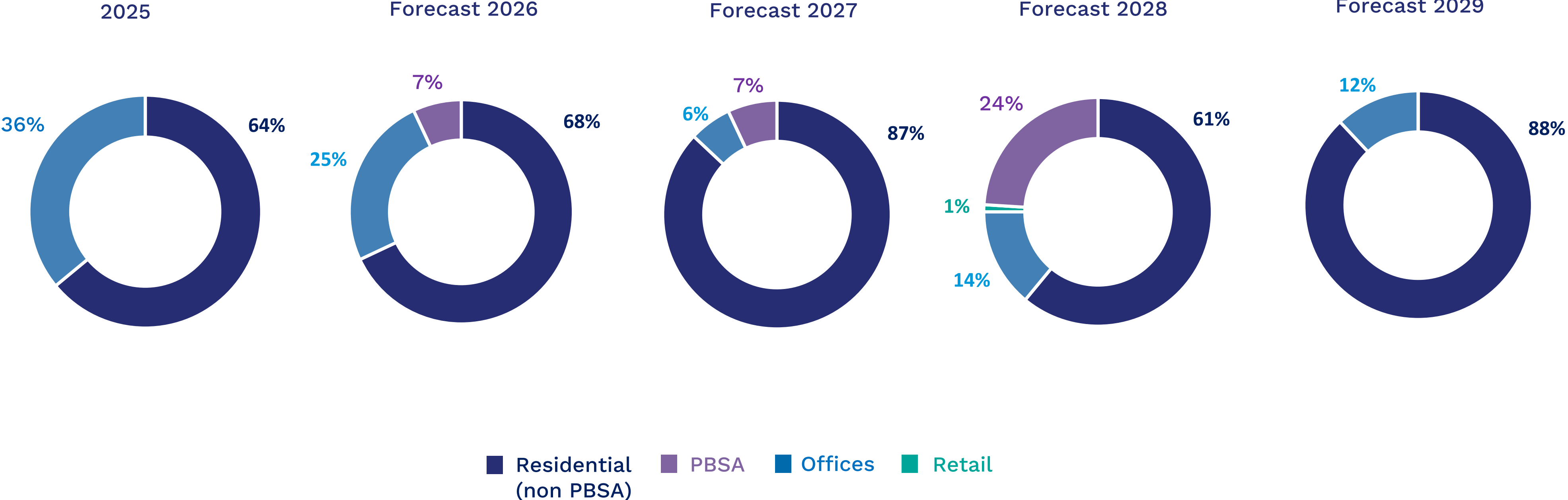
(per turnover contribution)



\* March 2026

# Product Diversification\*

(per turnover contribution)



\* March 2026



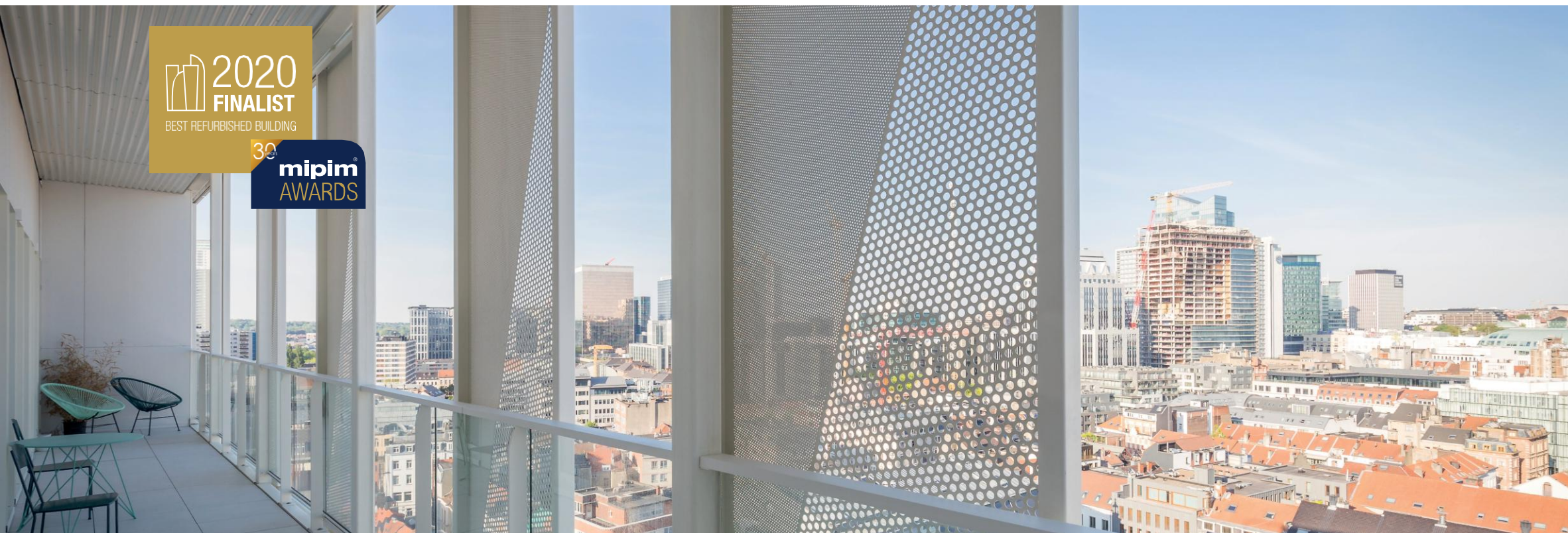
# 03

## Project Highlights Residential



maison de l'architecture  
ARCHITECTURE - URBANISME - PAYSAGE  
EN ÎLE-DE-FRANCE

PARIS ILE-DE-FRANCE  
CAPITALE ÉCONOMIQUE



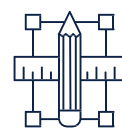
2020  
FINALIST  
BEST REFURBISHED BUILDING  
39  
mipim  
AWARDS

**BELGIUM** / Brussels

Residential  
**The Cosmopolitan**



15,200 m<sup>2</sup>



156 residential units  
1,500 m<sup>2</sup> office space



Bogdan &  
Van Broeck



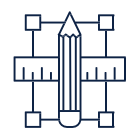


**BELGIUM** / Brussels

Residential  
**Viridis**



17,703 m<sup>2</sup>



115 residential units  
3,581 m<sup>2</sup> shops, restaurants  
and retail



AXENT Architects  
LAB705



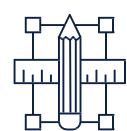
**BELGIUM** / Brussels

Residential

**Les Promenades d'Uccle**



**43,466 m<sup>2</sup>**



296 residential units



A2RC  
Espace Architectes

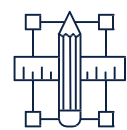


**BELGIUM** / Brussels

Residential  
**Anthea**



**6,394 m<sup>2</sup>**



48 residential units  
385 m<sup>2</sup> offices



Urban Platform

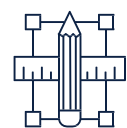


**BELGIUM** / Louvain-la-Neuve

Residential  
**Esprit Courbevoie**



**59,761 m<sup>2</sup>**



404 residential units  
8,500 m<sup>2</sup> office space



Montois & Partners Architects  
Syntaxe Architects,  
R2D2 Architecture CERAU

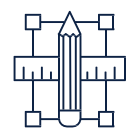


**BELGIUM** / Gembloux

Residential  
**Green Station**



56,890 m<sup>2</sup>



535 residential units



Syntaxe Architects  
DDS+

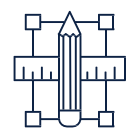


**BELGIUM** / Herent

Residential  
**Meadow**



40,840 m<sup>2</sup>



259 residential units  
337 m<sup>2</sup> retail space



POLO Architects  
Binst Architects

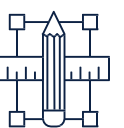


**BELGIUM** / Ghent

Residential  
**O'Vert**



18,600 m<sup>2</sup>



131 residential units  
780 m<sup>2</sup> office space



AXENT Architects

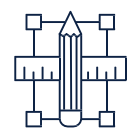


**PORTUGAL** / Lisbon

Residential  
**DUO**



**33,900 m<sup>2</sup>**



**280 residential units**  
**1,140 m<sup>2</sup> retail space**



**Nuno Leónidas**  
**Arquitectos**

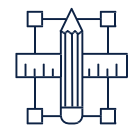


**NETHERLANDS** / Amsterdam

Residential  
**Sluishuis**



**39,400 m<sup>2</sup>**



442 residential units  
234 parking spaces  
1,000 m<sup>2</sup> catering facilities



BIG Architects  
Barcode Architects



architectenweb  
Woongebouw van het Jaar 2022

Nominated  
ZUIDERKERKPRIJS 2022





Madrid

# 03

## Project Highlights

PBSA

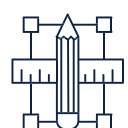


**BELGIUM** / Mons

PBSA  
**Agora Campus**



3,750 m<sup>2</sup>



126 student rooms  
Shared kitchen &  
common areas  
Garden



A&G Atelier  
d'architecture



Alicante



Madrid

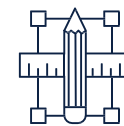


Murcia

## SPAIN & PORTUGAL

PBSA portfolio

**PROMIRIS**



2,000 rooms across 5 student cities  
(Alicante, Madrid, Valencia,  
Murcia & Coimbra)



# 03

## Project Highlights Offices

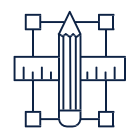


**BELGIUM** / Brussels

Offices  
**The Lighthouse**



5,500 m<sup>2</sup>



Offices & co-working spaces



B2Ai Architects

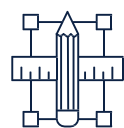


**LUXEMBOURG** / Findel

Offices  
**CASA FERRERO**



**29,500 m<sup>2</sup>**

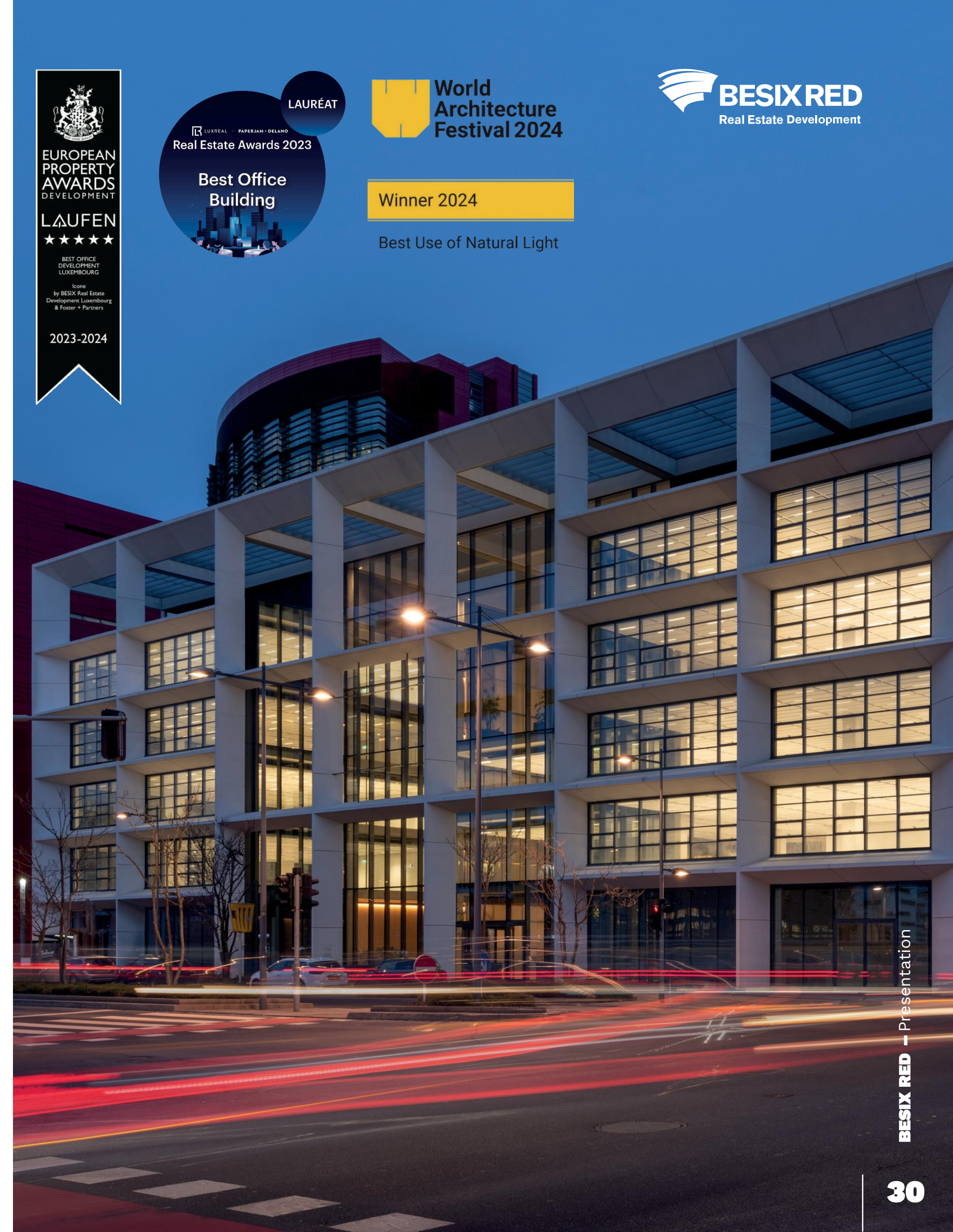
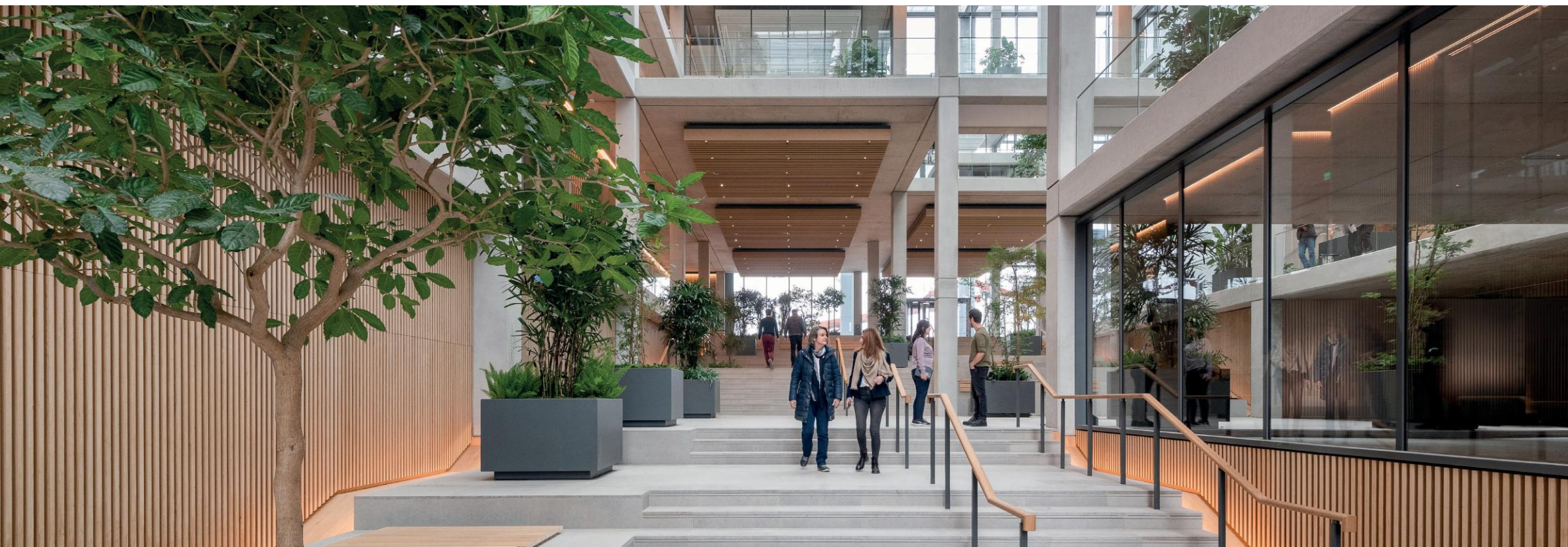


Offices & wide range  
of amenities



Perry Weber et  
Associés Lonsdale



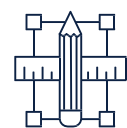


**LUXEMBOURG** / Belval

Offices  
**ICÔNE**



**18,800 m<sup>2</sup>**



Offices & co-working spaces  
1,500 m<sup>2</sup> restaurants and  
retail area



FOSTER + Partners,  
Beiler François Fritsch

EUROPEAN PROPERTY AWARDS DEVELOPMENT  
**LAUFEN**  
★★★★★  
BEST OFFICE DEVELOPMENT LUXEMBOURG  
Icone  
by BESIX Real Estate Development Luxembourg & Foster + Partners  
2023-2024

LAURÉAT  
LUXREAL PAPERJAM DELANO  
Real Estate Awards 2023  
**Best Office Building**

**World Architecture Festival 2024**

**Winner 2024**

Best Use of Natural Light

**BESIX RED**  
Real Estate Development

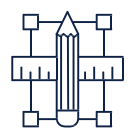


FRANCE / Lille

Offices  
PURE-La Madeleine



8,000 m<sup>2</sup>



Offices & co-working spaces



Coldefy Architects  
LAND





**SIL** 2026  
**PRÉMIOS DO IMOBILIÁRIO**

BEST OFFICE DEVELOPMENT PORTUGAL  
WellBe  
by BESIX RED and ATENOR  
2024-2025

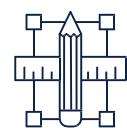


**PORTUGAL /** Lisbon

Offices  
**WellBe**



**28,875 m<sup>2</sup>**



27,635 m<sup>2</sup> office space  
1,240 m<sup>2</sup> retail space



Saraiva + Associados  
A2M



# 03

## Project Highlights

Mixed-use & retail



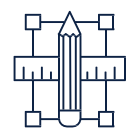
**BELGIUM** / Brussels

Mixed-use & retail

**Matisse 16**



42,300 m<sup>2</sup>



21,000 m<sup>2</sup> residential (282 units)  
20,000 m<sup>2</sup> offices  
500 m<sup>2</sup> retail



Neutelings Riedijk  
Architects  
AXENT' Architects



**BELGIUM** / Namur

Mixed-use & retail  
**Le Côté Verre**



**44,400 m<sup>2</sup>**



20,000 m<sup>2</sup> retail, horeca & leisure  
5,000 m<sup>2</sup> (public) mall, 11,000 m<sup>2</sup> residential  
(112 units), 8,400 m<sup>2</sup> offices



Jean-Paul VIGUIER  
BSolutions



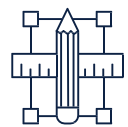


**PORTUGAL /** Lisbon

Mixed-use & retail  
**Parque Oriente**



**41,000 m<sup>2</sup>**



**25,700 m<sup>2</sup> residential (211 units)**  
**7,700 m<sup>2</sup> office, 4,150 m<sup>2</sup> retail space**  
**2,200 m<sup>2</sup> public community & equipment**



**Saraiva + Associados**

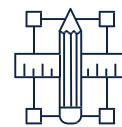


**NETHERLANDS** / The Hague

Mixed-use & retail  
**Duinhil**



49,048 m<sup>2</sup>



8,298 m<sup>2</sup> hotel  
145 residential units  
Restaurant & Wellness



van Egmond, architecten