



BESIX RED
Real Estate Development

Corporate Presentation
2026

01. BESIX RED: Who we are

02. Our strategy & key financials

03. Project highlights

- 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

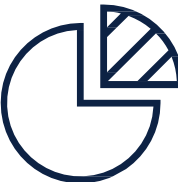


A Pan-European real estate developer with



Covering 4 lines of activities:

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



955,335

m² under development (partnerships included)

UNDER CONSTRUCTION 275,554 m²
PLANNED DEVELOPMENTS 679,781 m²



Across 23 cities over 6 countries



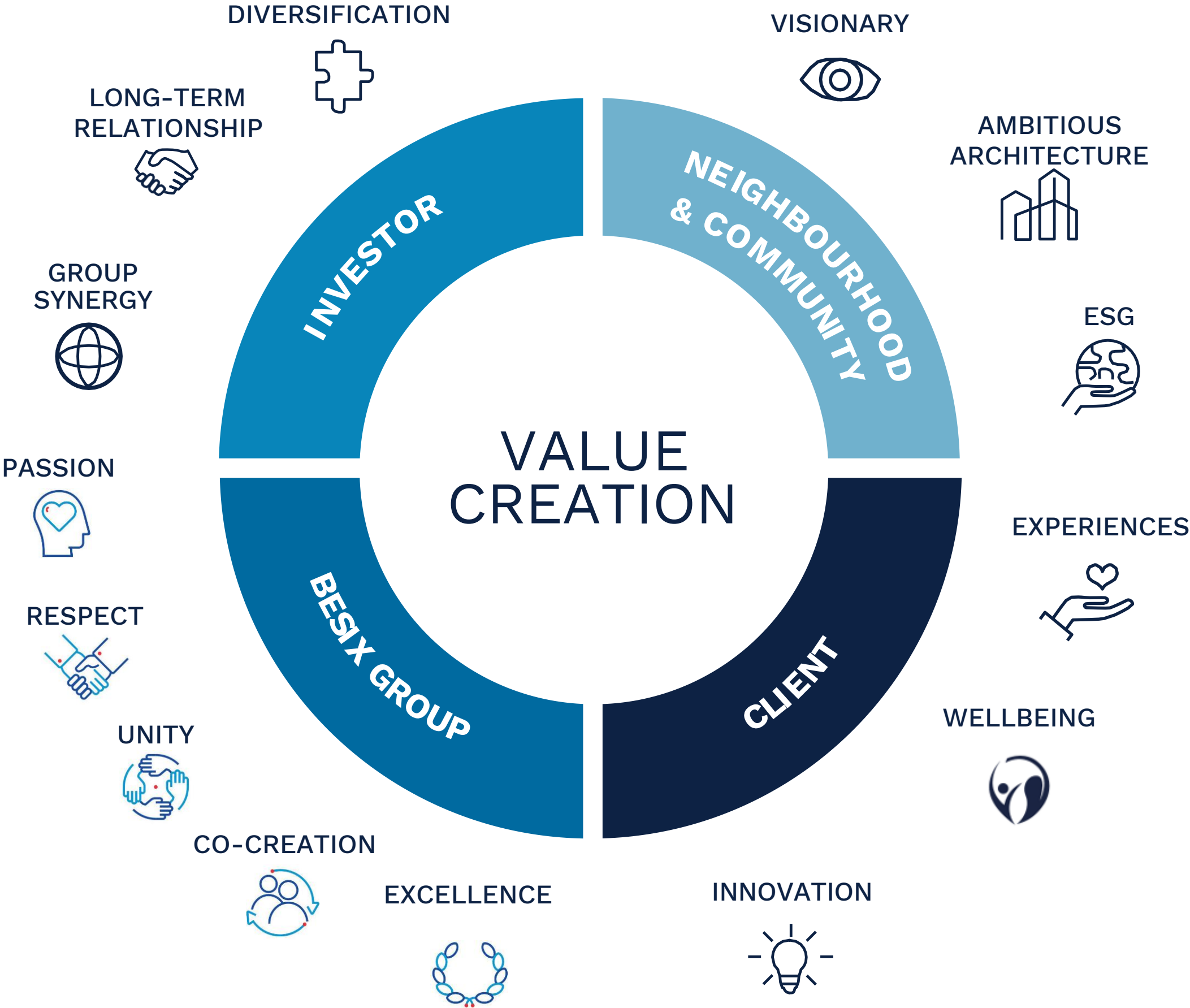
€ 475 M

Portfolio Net Book Value

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

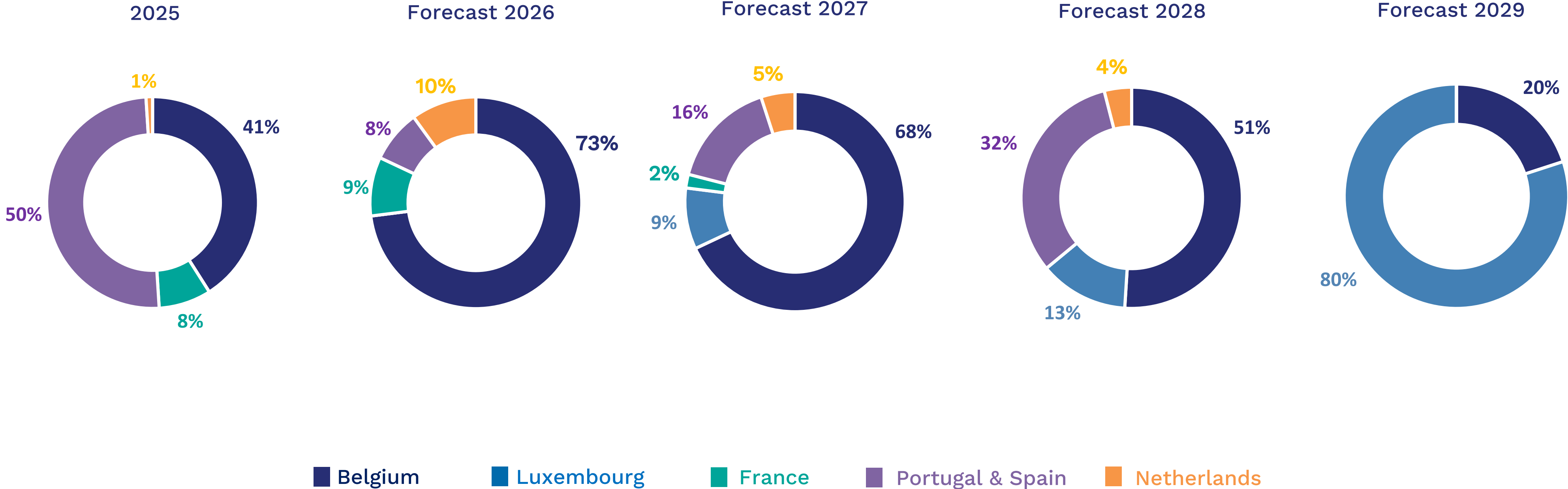


02

Key financials

Country Diversification*

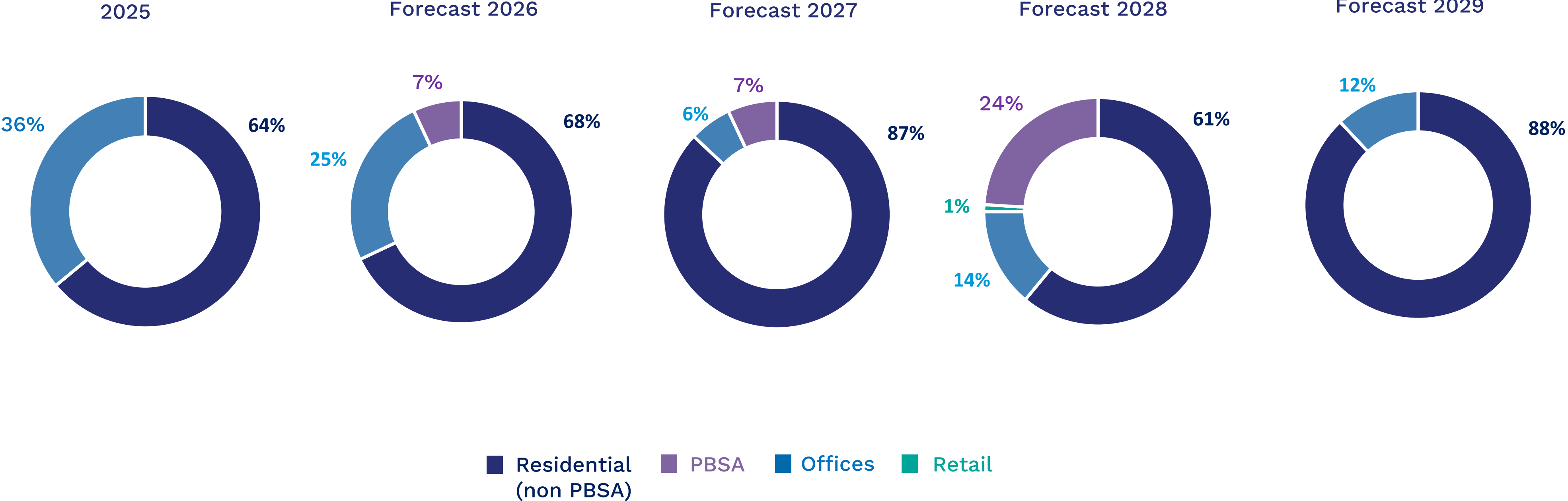
(per turnover contribution)



* March 2026

Product Diversification*

(per turnover contribution)



* March 2026



03

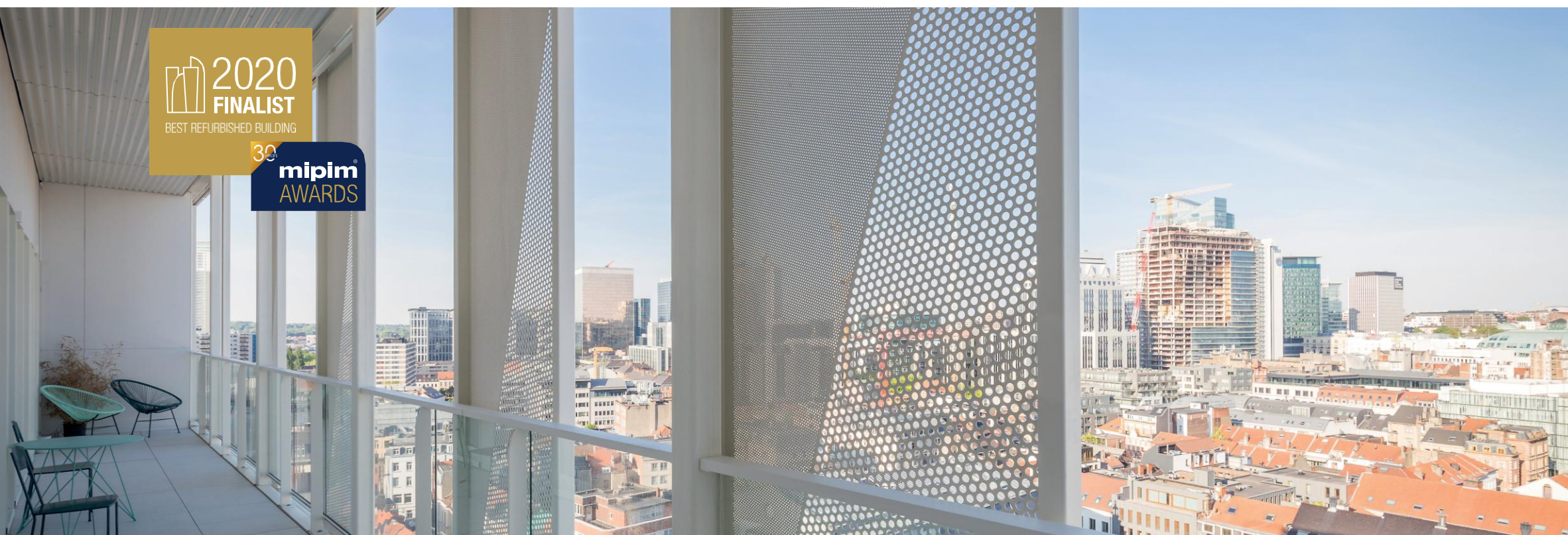
Project Highlights Residential



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



PARIS ÎLE-DE-FRANCE
CAPITALE ÉCONOMIQUE

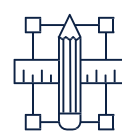


BELGIUM / Brussels

Residential
The Cosmopolitan



15,200 m²



156 residential units
1,500 m² office space



Bogdan &
Van Broeck



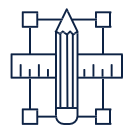


BELGIUM / Brussels

Residential
Viridis



17,703 m²



115 residential units
3,581 m² shops, restaurants
and retail



AXENT Architects
LAB705



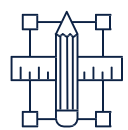
BELGIUM / Brussels

Residential

Les Promenades d'Uccle



43,466 m²



296 residential units



A2RC
Espace Architectes

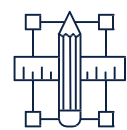


BELGIUM / Brussels

Residential
Anthea



6,394 m²



48 residential units
385 m² offices



Urban Platform

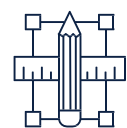


BELGIUM / Louvain-la-Neuve

Residential
Esprit Courbevoie



59,761 m²



404 residential units
8,500 m² office space



Montois & Partners Architects
Syntaxe Architects,
R2D2 Architecture CERAU

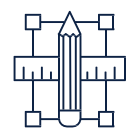


BELGIUM / Gembloux

Residential
Green Station



56,890 m²



535 residential units



Syntaxe Architects
DDS+

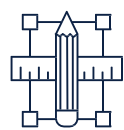


BELGIUM / Herent

Residential
Meadow



40,840 m²



259 residential units
337 m² retail space



POLO Architects
Binst Architects

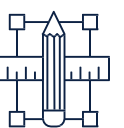


BELGIUM / Ghent

Residential
O'Vert



18,600 m²



131 residential units
780 m² office space



AXENT Architects

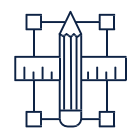


PORTUGAL / Lisbon

Residential
DUO



33,900 m²



280 residential units
1,140 m² retail space



Nuno Leónidas
Arquitectos

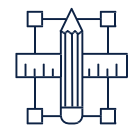


NETHERLANDS / Amsterdam

Residential
Sluishuis



39,400 m²



442 residential units
234 parking spaces
1,000 m² catering facilities

112 m² retail space
34 houseboat lots
54 berths for pleasure craft



BIG Architects
Barcode Architects



architectenweb
Woongebouw van het Jaar 2022

Nominated
ZUIDERKERKPRIJS 2022



mipimi
AWARDS





Madrid

03

Project Highlights

PBSA

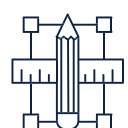


BELGIUM / Mons

PBSA
Agora Campus



3,750 m²



126 student rooms
Shared kitchen &
common areas
Garden



A&G Atelier
d'architecture



Alicante



Madrid

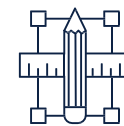


Murcia

SPAIN & PORTUGAL

PBSA portfolio

PROMIRIS



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



03

Project Highlights Offices

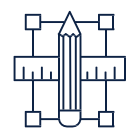


BELGIUM / Brussels

Offices
The Lighthouse



5,500 m²



Offices & co-working spaces



B2Ai Architects

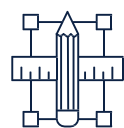


LUXEMBOURG / Findel

Offices
CASA FERRERO



29,500 m²

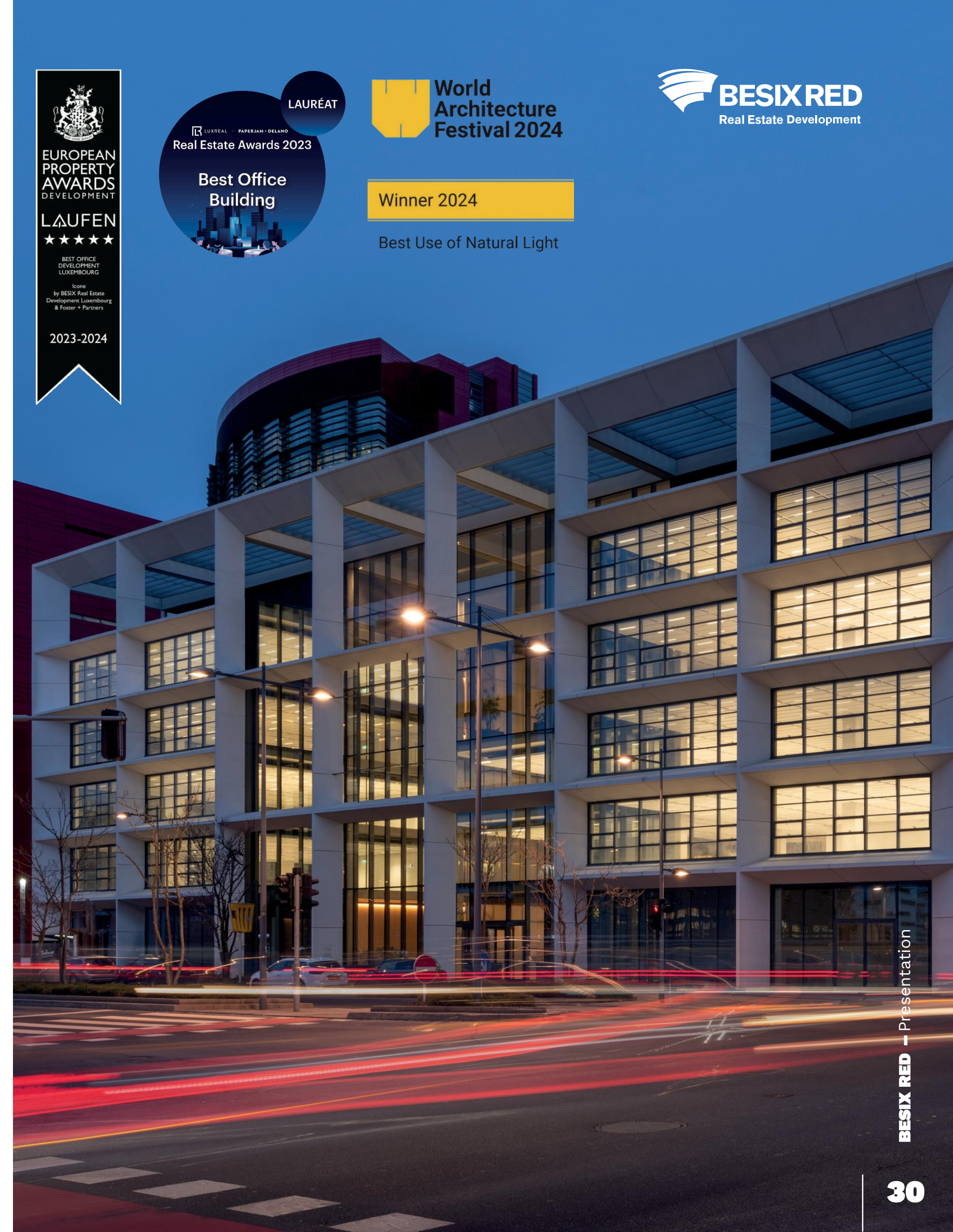
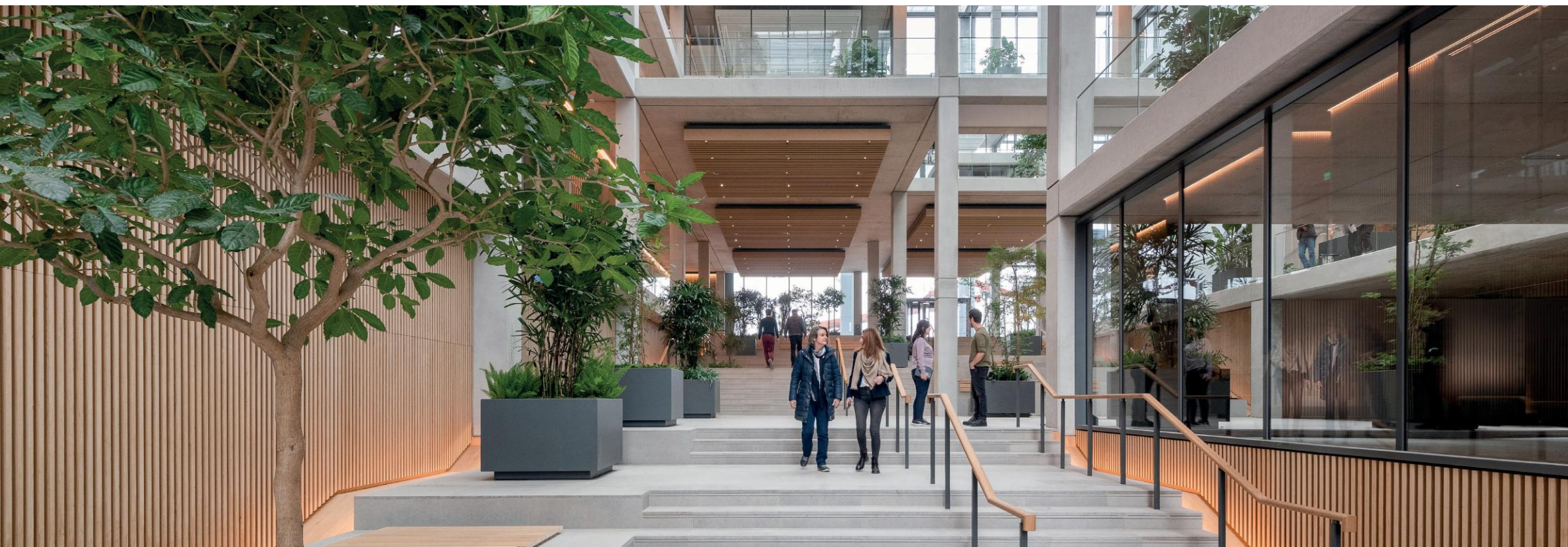


Offices & wide range
of amenities



Perry Weber et
Associés Lonsdale






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


BESIX RED
 Real Estate Development

Winner 2024

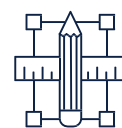
Best Use of Natural Light

LUXEMBOURG / Belval

Offices
ICÔNE



18,800 m²



Offices & co-working spaces
1,500 m² restaurants and
retail area



FOSTER + Partners,
Beiler François Fritsch

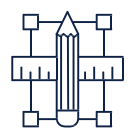


FRANCE / Lille

Offices
PURE-La Madeleine



8,000 m²



Offices & co-working spaces



Coldefy Architects
LAND





SIL 2026
PRÉMIOS DO IMOBILIÁRIO

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

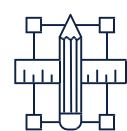


PORTUGAL / Lisbon

Offices
WellBe



28,875 m²



27,635 m² office space
1,240 m² retail space



Saraiva + Associados
A2M



03

Project Highlights

Mixed-use & retail



BELGIUM / Brussels

Mixed-use & retail

Matisse 16



42,300 m²



21,000 m² residential (282 units)
20,000 m² offices
500 m² retail



Neutelings Riedijk
Architects
AXENT' Architects

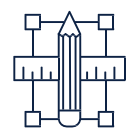


BELGIUM / Namur

Mixed-use & retail
Le Côté Verre



45,000 m²



20,000 m² offices,
14,000 retail, horeca & leisure
and 8,000 m² public spaces



Jean-Paul VIGUIER
BSolutions

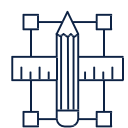


PORTUGAL / Lisbon

Mixed-use & retail
Parque Oriente



41,000 m²



25,700 m² residential (211 units)
7,700 m² office, 4,150 m² retail space
2,200 m² public community & equipment

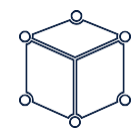


Saraiva + Associados

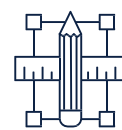


NETHERLANDS / The Hague

Mixed-use & retail
Duinhil



49,048 m²



8,298 m² hotel
145 residential units
Restaurant & Wellness



van Egmond, architecten