



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 is 100% PART OF BESIX GROUP
- over 115 years' existence
- EUR 4,1 billion turnover
- International multidisciplinary Group present in 26 countries over 5 continents and specialised in Construction, Concessions and Real Estate



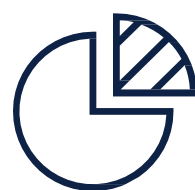
A Pan-European
real estate developer
with



38 Years of experience



- 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

Matrix
organisation :
transversal
functions & local
presence

OPERATIONAL AXIS

FINANCE

Laurent Maes
CHIEF FINANCIAL
OFFICER



OPERATIONS

Christophe de Walque
CHIEF OPERATING
OFFICER



LEGAL

Julien Neyts
GENERAL SECRETARY



TECHNICAL

Björn Lepez
TECHNICAL DIRECTOR



PEOPLE

Caroline Verkest
CHIEF OF STAFF



ESG

Laurent Sempot
SUSTAINABILITY
DIRECTOR



MARKETING

Lucie Cardona
MARKETING &
COMMUNICATION
MANAGER



GEOGRAPHICAL AXIS

BELGIUM

LUXEMBOURG

FRANCE

IBERIA

NETHERLANDS

OTHERS

Gabriel Uzgen
CHIEF EXECUTIVE
OFFICER



Geoffroy Bertrand
COUNTRY DIRECTOR
Belgium & Luxembourg



Stéphan Leturgez
COUNTRY DIRECTOR
France



Nicolas Goffin
COUNTRY DIRECTOR
Portugal & Spain



Under COMEX
supervision

Poland
Denmark
Sweden
Switzerland



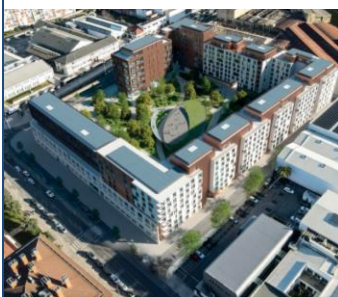
MATISSE 16 Brussels
Neutelings Riedijk
Architects



ICÔNE Belval
Foster + Partners



**PURE -
LA MADELEINE Lille**
Coldefy



**PARQUE ORIENTE
Lisbon**
Saraiva + Associados



**SLUSHUIS
Amsterdam**
BIG & Barcode



LIGHTHOUSE Brussels
B2ai



FERRERO Luxembourg
Perry Weber



PERSPECTIVE Lille
Reichen & Robert



DUUO Lisbon
Nuno Léonidas
Arquitectos



DUINHIL The Hague
van Egmond,
architecten



ANTHEA Brussels
Urban Platform



SOHO Luxembourg
Arch. Moreno & M3 Arch



O'VERT Ghent
AXENT



IMPULSE Luxembourg
Steinmetzdemeyer



**GREEN STATION
Gembloux**
Syntaxe & DDS+



**QUATUOR
Luxembourg**
Werner



LE CÔTÉ VERRE Namur
Vigüier



**Parc SeptFontaines,
Luxembourg**



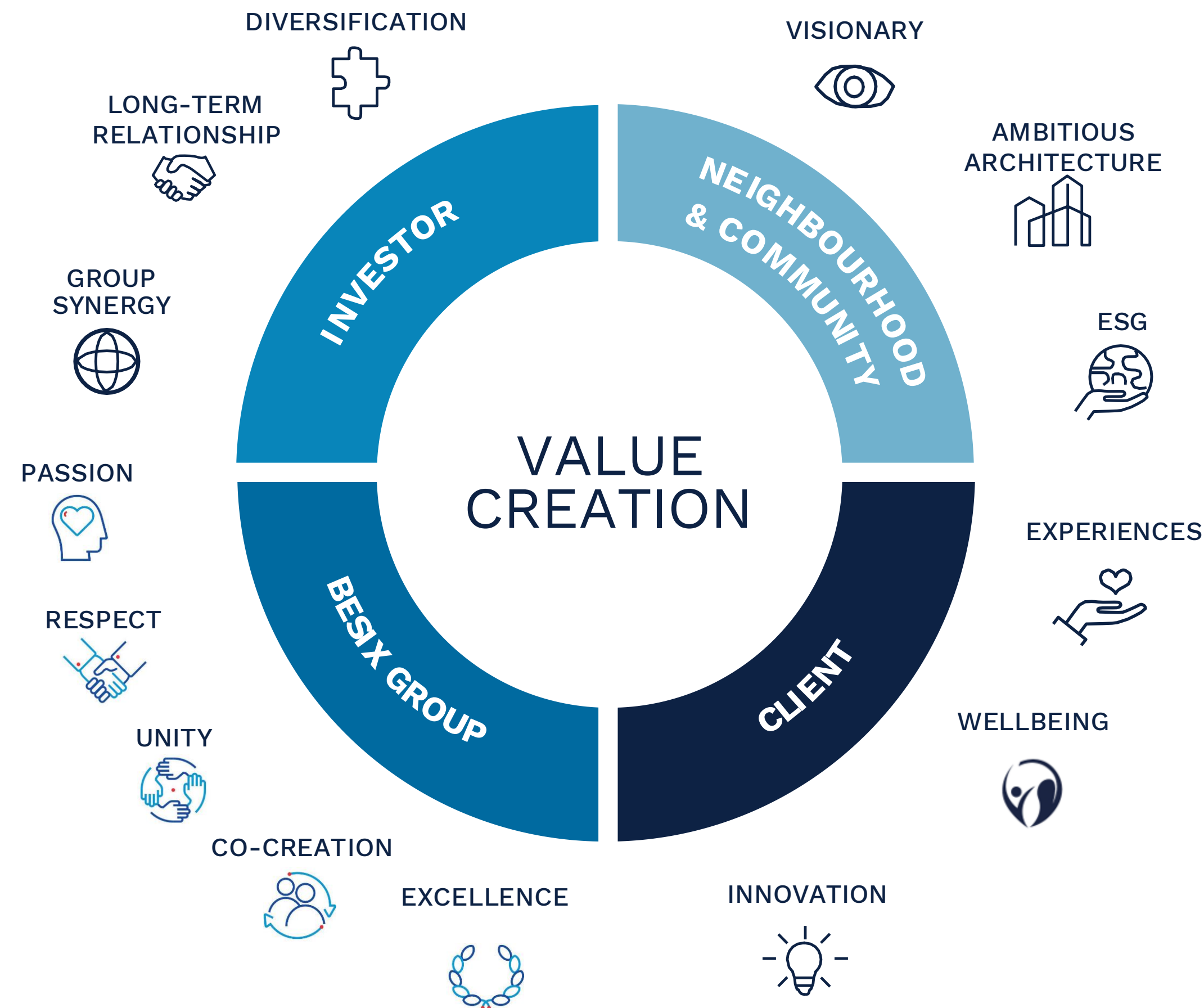
WELLBE Lisbon
Saraiva + Associados
Arquitectos



PBSA Portfolio
Alicante, Madrid,
Valencia, Murcia &
Coimbra

MISSION

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



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

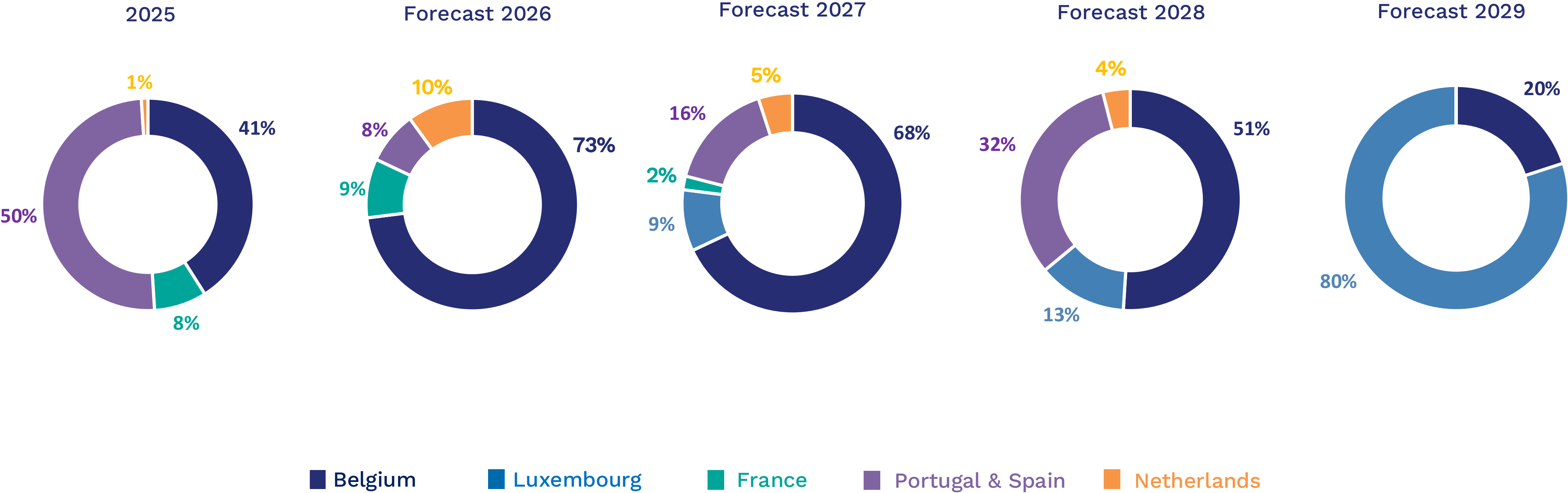


02

Key financials

Country Diversification*

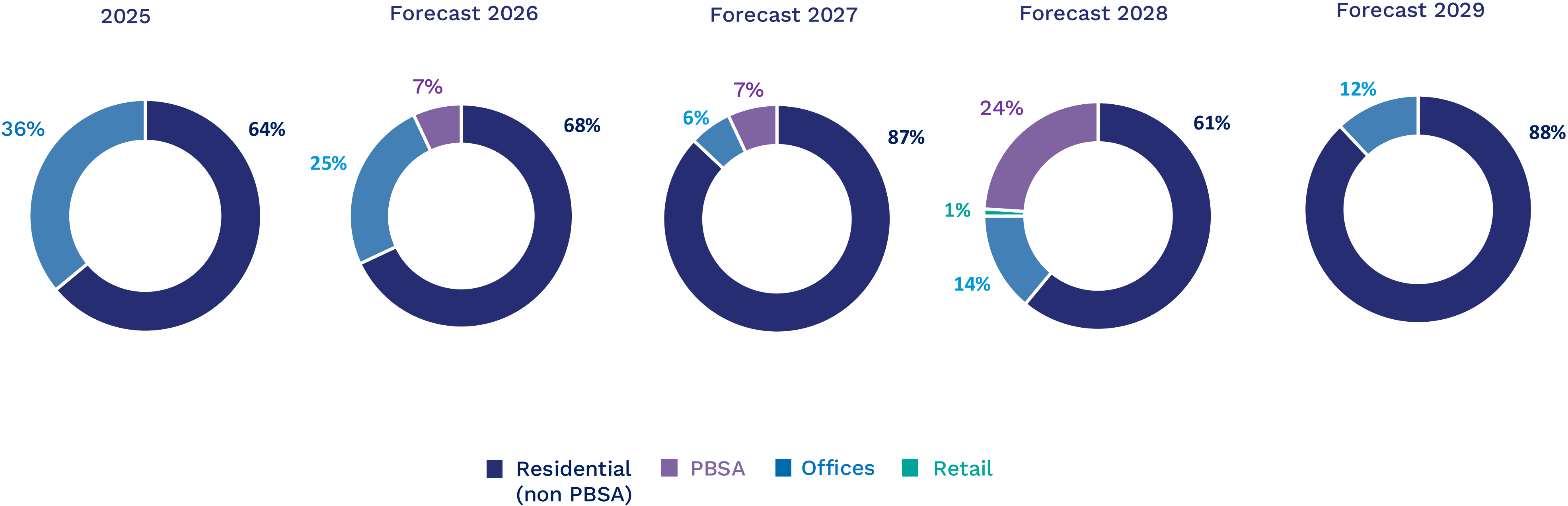
(per turnover contribution)



* March 2026

Product Diversification*

(per turnover contribution)



* March 2026

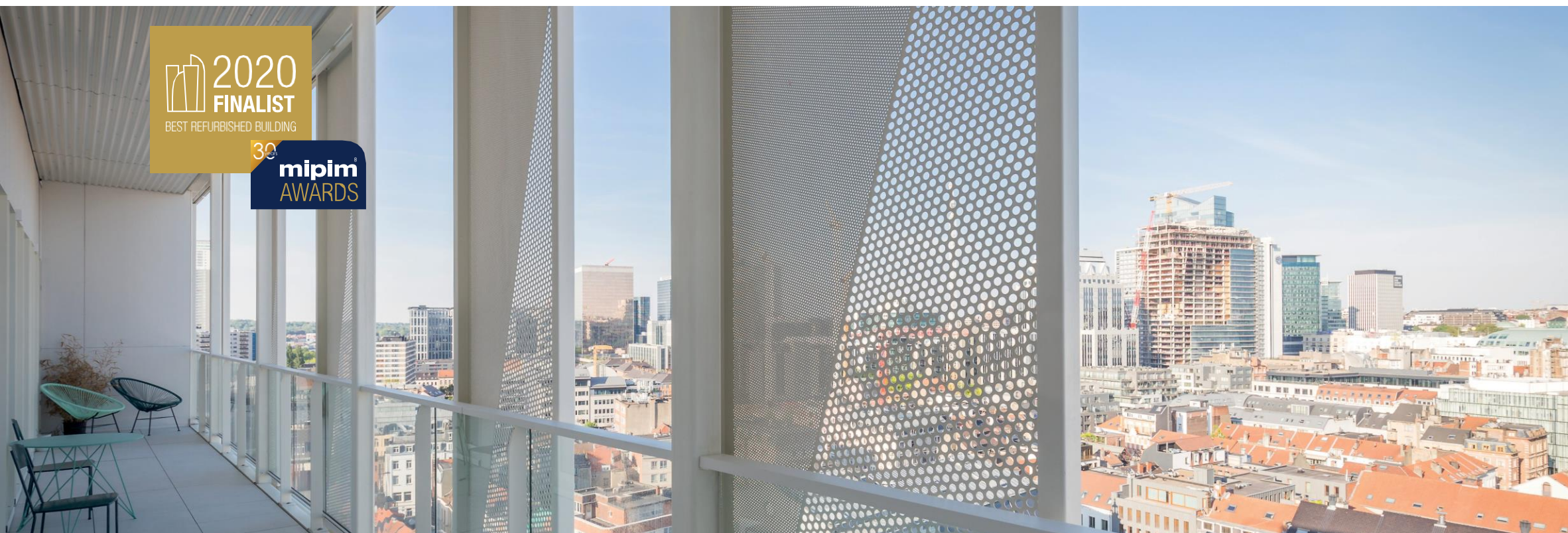
03

Project Highlights

Residential



PARIS ÎLE-DE-FRANCE
CAPITALE ÉCONOMIQUE

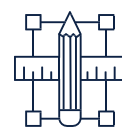


BELGIUM / Brussels

Residential
The Cosmopolitan



15,200 m²



156 residential units
1,500 m² office space



Bogdan &
Van Broeck



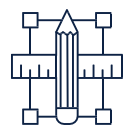


BELGIUM / Brussels

Residential
Viridis



17,703 m²



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



AXENT Architects
LAB705



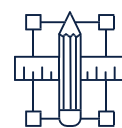
BELGIUM / Brussels

Residential

Les Promenades d'Uccle



43,466 m²



296 residential units



A2RC
Espace Architectes

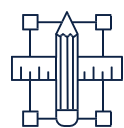


BELGIUM / Brussels

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

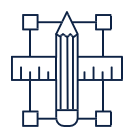


BELGIUM / Gembloux

Residential
Green Station



56,890 m²



535 residential units



Syntaxe Architects
DDS+

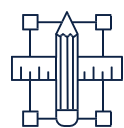


BELGIUM / Namur

Residential
TILIA



7,585 m²



68 residential units



**BURO 5 Architects
& Associés**

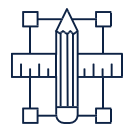


BELGIUM / Herent

Residential
Meadow



40,840 m²



259 residential units
337 m² retail space



POLO Architects
Binst Architects

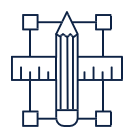


BELGIUM / Ghent

Residential
O'Vert



18,600 m²



131 residential units
780 m² office space



AXENT Architects

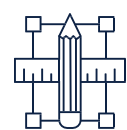


PORTUGAL / Lisbon

Residential
DUUO



33,900 m²



280 residential units
1,140 m² retail space



Nuno Leónidas
Arquitectos

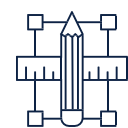


NETHERLANDS / Amsterdam

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

BESIX RED
Real Estate Development

architectenweb
Woongebouw van het Jaar 2022

Nominated
ZUIDERKERKPRIJS 2022

XXXX
Gemeente
Amsterdam

**2023
WINNER**
BEST RESIDENTIAL PROJECT

**mipimi
AWARDS**



EUROPEAN
PROPERTY
AWARDS

LAUFEN

AWARD
WINNER

2022-2023



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

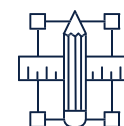


Murcia

SPAIN & PORTUGAL

PBSA portfolio

PROMIRIS



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



03

Project Highlights Offices

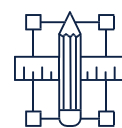


BELGIUM / Brussels

Offices
The Lighthouse



5,500 m²



Offices & co-working spaces



B2Ai Architects

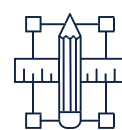


LUXEMBOURG / Findel

Offices
CASA FERRERO



29,500 m²

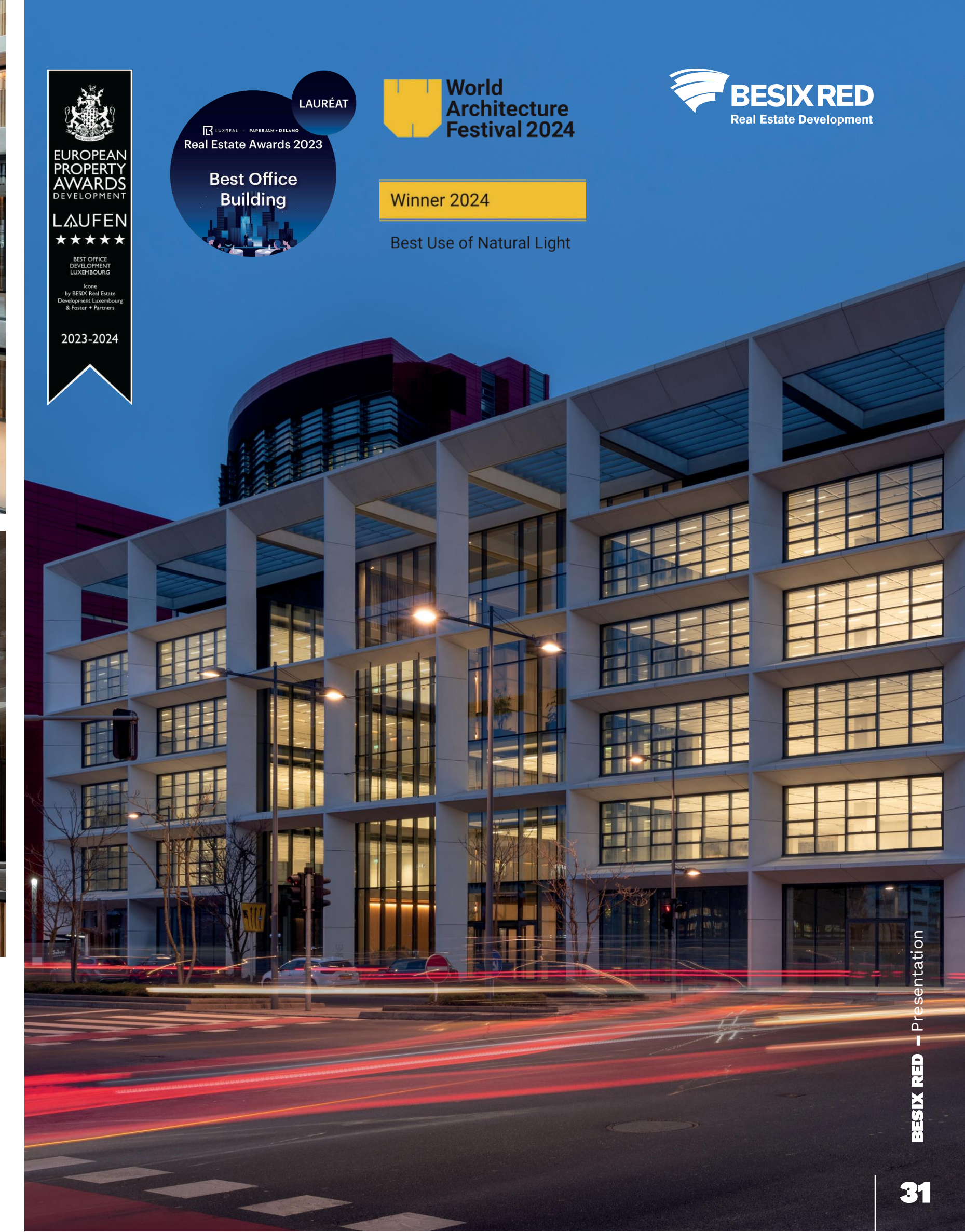
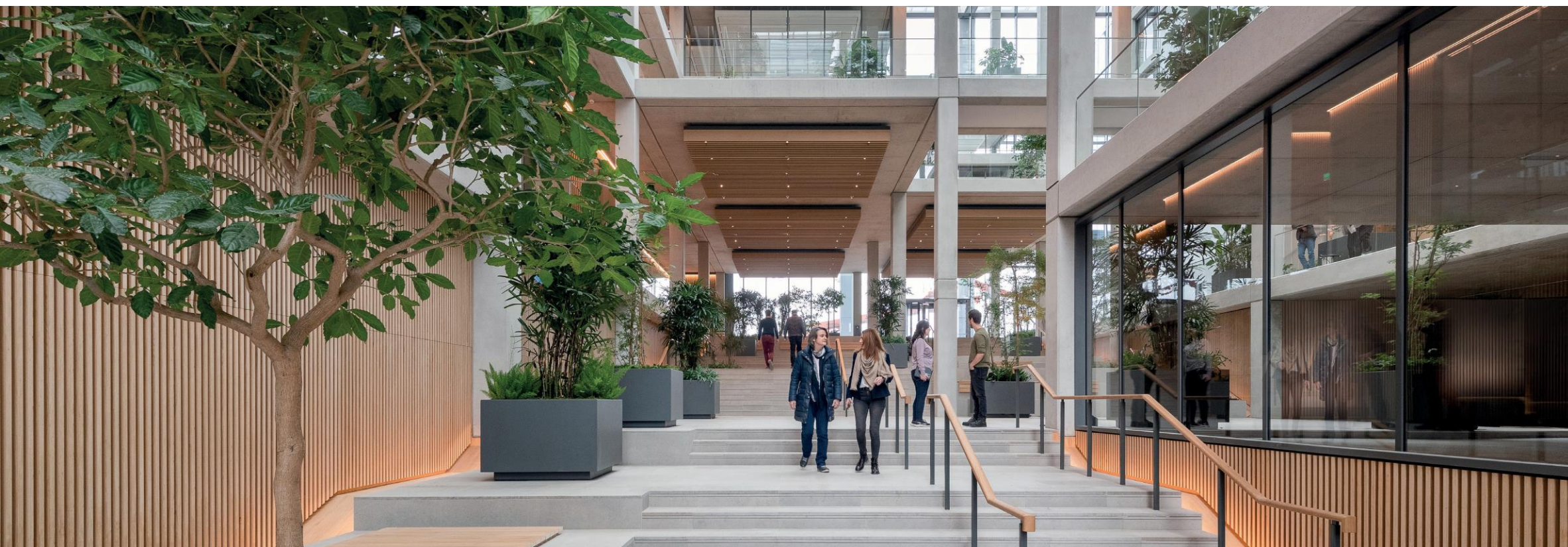


Offices & wide range
of amenities



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

Winner 2024

Best Use of Natural Light

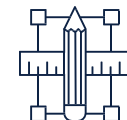

BESIX RED
 Real Estate Development

LUXEMBOURG / Belval

Offices
ICÔNE



18,800 m²



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



FOSTER + Partners,
Beiler François Fritsch

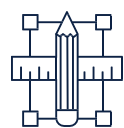


FRANCE / Lille

Offices
PURE-La Madeleine



8,000 m²



Offices & co-working spaces



Coldefy Architects
LAND



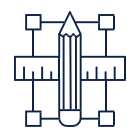


PORTUGAL / Lisbon

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



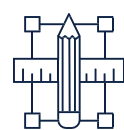


BELGIUM / Namur

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

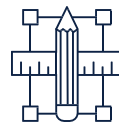


PORTUGAL / Lisbon

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

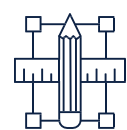


NETHERLANDS / The Hague

Mixed-use & retail
Duinhil



49,048 m²



8,298 m² hotel
145 residential units
Restaurant & Wellness



van Egmond, architecten