



ATENOR  
GROUP

ESPACE  
MIDI

BPI ogeo  
FUND

ATENOR, BPI and ESPACE MIDI sell SOUTH CITY OFFICE FONSNY to INTEGRALE and OGEO FUND

*La Hulpe, 30th June 2010*

The developers of the SOUTH CITY project (ATENOR GROUP, BPI and ESPACE MIDI\*), of which ATENOR GROUP holds 40% of the shares, are happy to announce the transfer of ownership of South City Office Fonsny to INTEGRAL and OGEO Fund on June 30, 2010.

The SOUTH CITY complex is ideally located along the avenue Fonsny and the Place Broodthaers, directly facing the exit of the Gare du Midi in Brussels. With excellent accessibility and a resolutely durable design, SOUTH CITY was an immediate commercial success (the whole of the complex being 100% rented prior to delivery). It has in total nearly 31,000 m<sup>2</sup> of offices and a 142-room hotel.

The Fonsny building (the property of South City Fonsny Office sa), consisting of 13,200 m<sup>2</sup> of offices and 3 commercial properties is the first building of the South City complex to be completed: it was delivered on December 15, 2009 and the offices has been fully occupied since then by SMALS under the terms of a 27-year fixed lease. Its location (and hence its accessibility), its design and technical realization, its tenants and the duration of the lease, are all exceptional qualities that justified INTEGRAL and OGEO Fund making this acquisition. The value of the building was fixed at around 49M €.

The balance of the SOUTH CITY complex will be completed in the coming months: the second office building (called Broodthaers and whose entrance gives onto the Place with the same name) will be delivered in November 2010 and the hotel should open in March 2011.

This transaction shows that the Brussels market is still highly valued for property combining accessibility, durable technical performance and tenant quality, which should be confirmed for the balance of the SOUTH CITY complex.

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\* ESPACE MIDI is an association of SOFICOM DEVELOPMENT, BESIX RED, IMMOBEL and CFE.



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**Financial calendar:**

Publication of the 2010 half-results:	31 August 2010
Intermediary Press Release third quarter 2010:	19 November 2010
Publication of 2010 annual results:	4 March 2011
General Meeting 2010:	22 April 2011

*ATENOR GROUP is a real estate property promotion company quoted on the NYSE Euronext Brussels. Its mission aims at providing, through its urban planning and architectural approach, appropriate responses to the new requirements imposed by the development of urban and professional life. Within this framework, ATENOR GROUP is investing in large scale property projects meeting strict criteria in terms of location, economic efficiency and respect for the environment.*

Reuters: ATE0.BR - Bloomberg: ATEB BB

For more detailed information, please contact Mr Stéphan Sonnevile, C.E.O. or Mr Sidney D. Bens, C.F.O.

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