



**RETAIL  
ESTATES**



**PRESS RELEASE**

Regulatory information

Ternat, January 18, 2024, 05.40 PM CET

**PUBLICATION OF A TRANSPARENCY NOTIFICATION**

**(ARTICLE 14, FIRST PARAGRAPH, OF THE BELGIAN ACT OF 2 MAY 2007 ON  
THE DISCLOSURE OF SIGNIFICANT PARTICIPATIONS)**

**TRANSPARENCY NOTIFICATION**

**1. SUMMARY OF THE NOTIFICATION**

In accordance with the Transparency Act, Retail Estates NV/SA announces the receipt on January 15, 2024 of a transparency notification dated January 15,2024.

The notification comes from:

- Federale Participatie- en Investeringsmaatschappij NV/SA, with registered office at 1050 Brussels, Louizalaan 32-46A, box 4, registered in the Crossroads Bank for Enterprises with company number 0253.445.063;
- Belfius Insurance NV/SA, with registered office at 1210 Sint-Joost-ten-Node, Karel Rogierplein 11, registered with the Crossroads Bank for Enterprises with company number 0405.764.064; and
- Belfius Bank NV/SA, with registered office at 1210 Sint-Joost-ten-Node, Karel Rogierplein 11, registered in the Crossroads Bank for Enterprises with company number 0403.201.185.

The notification shows that the group to which these three companies belong holds 736,014 voting shares of Retail Estates NV/SA or 5.12% of the total voting rights. Prior to the transaction giving rise to this transparency notification, the group held 737,981 voting shares.

The transparency notification notifies that the voting rights attached to the Retail Estates NV/SA shares held by Federale Participatie- en Investeringsmaatschappij NV/SA, Belfius Insurance NV/SA and Belfius Bank NV/SA have crossed below the threshold of 5% of the total existing voting rights following the disposal of voting securities or voting rights, as of 10 January 2024.

**2. CONTENT OF THE NOTIFICATION**

The notification dated January 15, 2024 contains the following information:

**1. Reason for the notification**

- Acquisition or disposal of voting securities or voting rights

**2. Notification by**

A parent company or controlling person

**3. Persons subject to the notification requirement**

Name	Address (for legal entities)
Federale Participatie- en Investeringsmaatschappij NV/SA	1050 Brussels, Louizalaan 32-46A

Belfius Insurance NV/SA	1210 Sint-Joost-ten-Node, Karel Rogierplein 11
Belfius Bank NV/SA	1210 Sint-Joost-ten-Node, Karel Rogierplein 11

#### 4. Date of threshold crossing

January 10, 2024

#### 5. Threshold that is crossed (in %)

5%

#### 6. Denominator

14.375.587

#### 7. Notified details

A) Voting rights	Previous notification	After the transaction			
		# voting rights		% voting rights	
<i>Holders of voting rights</i>		<i>Attached to securities</i>	<i>Apart from securities</i>	<i>Attached to securities</i>	<i>Apart from securities</i>
Belgische Staat				0.00%	
Federale Participatie- en Investeringsmaatschappij NV/SA				0.00%	
SFPIM Real Estate NV/SA		28,588		0.20%	
Belfius Bank NV/SA				0.00%	
Belfius Insurance NV/SA	590,324	630,141		4.38%	
Belins Finance NV/SA	111,695			0.00%	
Belfius OFP – Organisme voor de financiering van pensioenen	35,962			0.00%	
Capline NV/SA		77,285		0.54%	
Subtotal	737,981	736,014		5.12%	
<b>TOTAL</b>		<b>736.014</b>	<b>0</b>	<b>5.12%</b>	<b>0.00%</b>

B) Assimilated financial instruments	After the transaction					
Holders of assimilated financial instruments	Type of financial instrument	Expiration date	Exercise period or date	# voting rights that can be acquired when exercising the instrument	% voting rights	Settlement
TOTAL					0.00%	
TOTAL (A & B)				# voting rights	% voting rights	
				736,014	5.12%	

## 8. Full chain of controlled companies through which the holding is effectively held

Federale Participatie- en Investeringsmaatschappij NV/SA is the parent company of Belfius Bank NV/SA (ex-Dexia Bank), which in turn is the parent company of Belfius Insurance NV/SA. Belfius Bank NV/SA is the parent company of Belfius OFP (Pension Funding Organisation). Belfius Insurance NV/SA is the parent company of Belins Finance NV/SA. Capline NV/SA is in turn a subsidiary of Belfius Insurance NV/SA. Federale Participatie- en Investeringsmaatschappij NV/SA is the parent company of SFPIM Real Estate NV/SA. Federale Participatie- en Investeringsmaatschappij NV/SA acts in its own name and on behalf of the Belgian State and is held 100% by the Belgian State.

## 9. Additional information

The aforementioned entities under point 3 above crossed below the threshold of 5%

The notification can be consulted on the website of Retail Estates NV/SA via this link: <https://www.retailestates.com/en/investors/the-share/shareholding-structure-and-notifications>

This press release can be consulted on the website of Retail Estates NV/SA via this link: <https://www.retailestates.com/en/press-publications/press-releases>

## ABOUT RETAIL ESTATES NV

The Belgian public real estate investment trust Retail Estates nv is a niche player specialised in making out-of-town retail properties located on the periphery of residential areas or along main access roads to urban centres available to users. Retail Estates NV acquires these real estate properties from third parties or builds and commercialises retail buildings for its own account. The buildings have useful areas ranging between 500m<sup>2</sup> and 3,000m<sup>2</sup>. A typical retail building has an average area of 1,000 m<sup>2</sup>.

As of 30 September 2023, Retail Estates nv has 1,008 premises in its portfolio with a total retail area of 1,208,564 m<sup>2</sup>, spread over Belgium and the Netherlands. The occupancy rate of the entire portfolio was 98.12% on 30 September 2023, compared to 98.08% on 30 June 2023.

Retail Estates nv is listed on Euronext Brussels and Euronext Amsterdam and is registered as a public regulated real estate company.

## FORWARD-LOOKING STATEMENTS

This press release contains a number of forward-looking statements. Such statements are subject to risks and uncertainties which may lead to actual results being materially different from the results which might be assumed in this press release on the basis of such forward-looking statements. Major factors that may influence these results include changes in the economic situation, commercial, tax-related and environmental factors.

Ternat, January 18, 2024

Jan De Nys, CEO of Retail Estates nv

### For more information, please contact:

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# 'IN RETAIL WE TRUST'

## RETAIL ESTATES nv

Public BE-REIT under the laws of Belgium

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