



Trading update per 31/12/2022 (Q3)

Analyst meeting

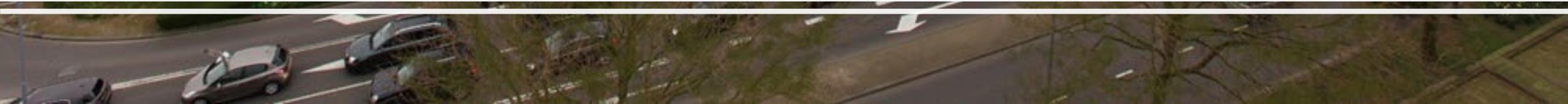


Health index December 2022

- Rent – rent review – indexation BE/NL
- Debt collection
- Vacancy
- Valuation 31 December 2022
 - ERV
 - Yield
- Consumer behavior



Woonmall Alexandrium





Woonmall Alexandrium

Woonmall Alexandrium – already acquired



Investments Alexandrium

13 shops

Investment of 22,35 mio EUR

Rent = 2,25 mio EUR

Voting % = 31,94%

Tenants:

De Bed-weter – Hoogenboezem – VOF Dreambedden – T&O Living –
Goossens – Mess interieur – De Spits – Swiss Sense – Grando & Piet
Klerkx – Siematic – Bruynzeel - Breedveld

Key figures



Key Figures per 31/12/2023

	31/12/2022	31/12/2021	
	31/12/2022	31/12/2021	
Net rental income	92.124	86.323	6,72%
Epra Result	65.879	56.215	17,19%
Epra Result per share	4,76 EUR	4,40 EUR	
Recurring Epra Result per share	4,49 EUR	4,40 EUR	2,04%
	31/12/2022	31/03/2022	
Fair Value of the portfolio	1.855.875	1.759.879	5,45%
Occupancy Rate	97,92%	97,71%	

Impact FBI - regime

CIT to receive (gross)	9.637
Withholding taks on dividend (5%)	-1.917
Net impact	7.640
<i>Received before 31/12</i>	<i>3.803</i>
<i>Received after 31/12</i>	<i>3.397</i>
<i>Non-recurring impact per 31/12/22 on EPS</i>	<i>0,27 EUR per share</i>
<i>Recurring impact per share on a yearly basis going forward</i>	<i>0,19 EUR per share</i>

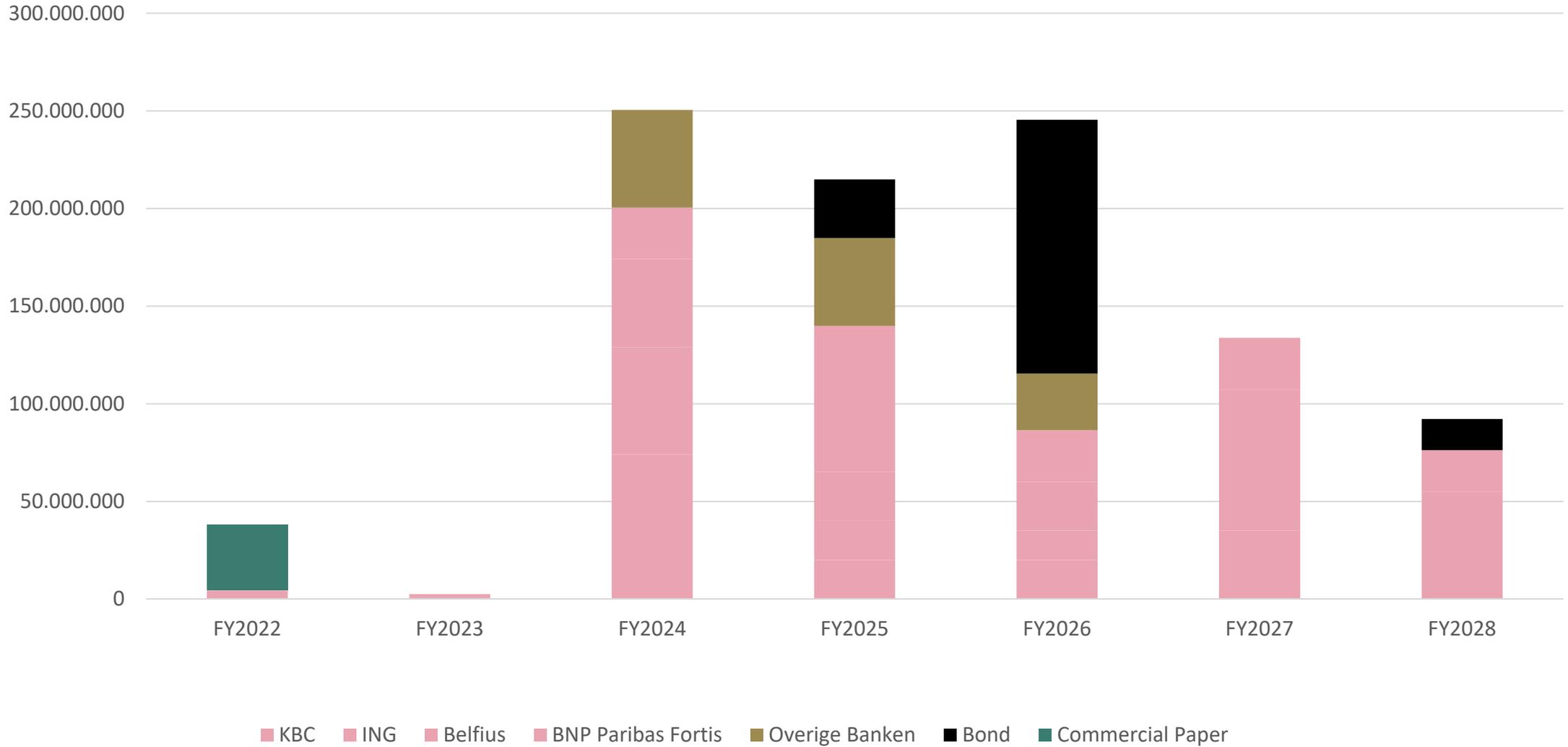
Financial debt



Financial debt

	31.12.2022
Average interest rate	2,03%
Average duration	3,66 jaar
Hedging ratio	96,67%
Credit lines renewed until 31/12/2022	141 mio EUR
Debt ratio	46,47%

Maturity credit lines



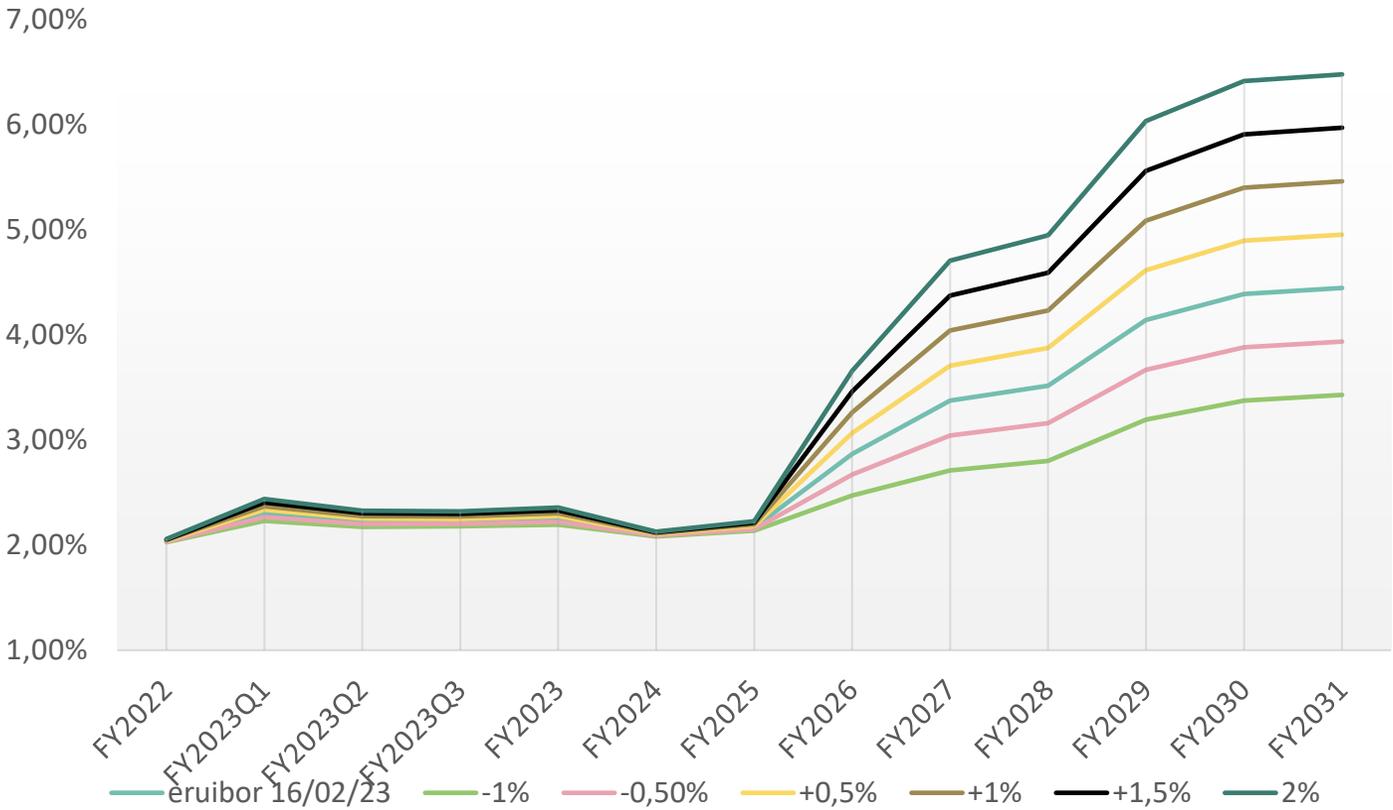
Financial debt

Evolution Hedging rate & interest rate



Financiële debt

Stresstest – intrestrates



Guidance

Dividend

- Yearly dividend : increase from 4,7 EUR to 4,9 EUR per share



Openbare GVV naar Belgisch recht
Industrielaan 6 B-1740 Ternat • RPR Brussel
BTW BE 0434 797 847 • Tel: +32 2 568 10 20
info@retailestates.com • www.retailestates.com

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