

Public regulated real estate company according to Belgian law, limited liability company

RETAIL ESTATES

Industrielaan 6, B-1740 Ternat (Belgium)
Commercial Court Brussels (Dutch section)
VAT: BE 0434 797 847
Company number: 0434.797.847

IN RETAIL WE TRUST

CONVOCAATION FOR THE ANNUAL GENERAL MEETING OF SHAREHOLDERS OF 20 JULY 2026 AT 10 A.M.

The board of directors of Retail Estates NV, a public regulated real estate company under Belgian law (hereinafter referred to as "**Retail Estates**" or the "**Company**") invites the shareholders, bondholders, directors and statutory auditor to attend the annual general meeting, which shall take place on Monday **20 July 2026 at 10 am** at the registered office of Company (hereinafter referred to as the "**General Meeting**").

The agenda (including the proposals for resolution) for the General Meeting was composed as follows:

1. Acknowledgement of the annual report with regard to the statutory and consolidated annual accounts of the Company for the financial year that ended on 31 March 2026.
2. Acknowledgement of the reports of the statutory auditor with regard to the statutory accounts of the Company for the financial year that ended on 31 March 2026 and with regard to the consolidated annual accounts of the Company for the financial year that ended on 31 March 2026.
3. Acknowledgement of the consolidated annual accounts of the Company for the financial year that ended on 31 March 2026.

As the agenda items 1 to 3 refer to mere acknowledgements, the General Meeting does not have to resolve on the items. Therefore, this convocation does not include proposals for resolutions with regard to these agenda items.

4. Acknowledgement and approval of the statutory annual accounts of the Company for the financial year that ended on 31 March 2026 and allocation of the results.
 - Proposal to approve the statutory annual accounts for the financial year that ended on 31 March 2026, including the allocation of the results.
 - Proposal to distribute a gross dividend of 5.20 EUR per share (for a total of 15,026,370 shares).

5. Acknowledgement and approval of the remuneration report for the financial year that ended on 31 March 2026, that forms a specific part of the corporate governance statement of the annual report.

Proposal to approve the remuneration report for the financial year that ended on 31 March 2026, that forms a specific part of the corporate governance statement of the annual report.

6. Discharge to the directors of the Company.

Proposal to grant discharge, by separate vote, to the current and former directors of the Company for the performance of their mandate during the financial year that ended on 31 March 2026.

7. Discharge to the statutory auditor of the Company.

Proposal to grant discharge to the statutory auditor of the Company for the exercise of its mandate during the financial year that ended on 31 March 2026.

8. Acknowledgement of the termination of Mr. Koen Nevens' mandate as a member of the board.

Mr. Koen Nevens' mandate has ended on 22 May 2026.

As this agenda item refers to a mere acknowledgement, the General Meeting does not have to resolve on the item. Therefore, this convocation does not include a proposal for resolutions with regard to this agenda item.

9. Acknowledgement of the termination of Mr. Jan De Nys' mandate as a member of the board.

Mr. Jan De Nys' board mandate will expire immediately following this meeting.

As this agenda item refers to a mere acknowledgement, the General Meeting does not have to resolve on the item. Therefore, this convocation does not include a proposal for resolutions with regard to this agenda item.

10. Renewal of the mandate of a member of the board.

Proposal to renew, on the recommendation of the remuneration and nomination committee, by separate vote, the mandate of Mrs. Ann Gaeremynck as independent non-executive director of the Company with immediate effect and for a term ending after the 2027 annual general meeting.

Proposal to remunerate the mandate of Mrs. Ann Gaeremynck as independent non-executive director the same way as in the past.

The board of directors confirms explicitly, on the basis of the available information, that it has no indication of any aspect that could challenge the independency of Mrs. Ann Gaeremynck as a director as referred to in Article 7:87, §1, section 1 of the Companies and Associations Code ("CAC"), as referred to in the Belgian Corporate Governance Code 2020 and as referred to in Article 13 of the Act of 12 May 2014 concerning the regulated real estate companies ("RREC Act").

The profile of Ann Gaeremynck is set out on page 46 of the 2025-2026 annual report available on the website (www.retailstates.com/nl/press-publications/annual-reports) and at the Company's registered office. The Company has previously notified the FSMA of the renewal in accordance with Article 14 of the RREC Act.

11. Approval with application of article 7:151 CAC of the clauses in financing agreements in which rights are granted to third parties in connection with a change of control.

11.1 In order to finance its activities, the Company has entered into the following financing agreements:

- a credit agreement with Belfius Bank NV/SA dated 10 March 2026 for a total amount of EUR 165,000,000.00;
- a “committed revolving credit agreement” with ING Belgium NV/SA dated 30 March 2026 for an amount of EUR 15,000,000.00;
- a corporate credit with VDK Bank NV/SA dated 18 May 2026 for an amount of EUR 10,000,000.00;

together, the “**Financing Agreements**”.

Proposal to approve, in accordance with article 7:151 CAC, all clauses in (the general terms and conditions applicable to) the Financing Agreements granting the relevant credit institutions (Belfius Bank NV/SA, ING Belgium NV/SA and VDK Bank NV/SA) rights in the context of a change of control of the Company (including, inter alia, a possible acceleration of the repayment of the relevant credit (and of all other amounts due or outstanding under such credit) and/or a possible immediate suspension of the utilisation of the credit).

11.2 As part of the financing of its activities, the Company entered on 30 April 2026 into a multi-currency master note facility agreement providing for the issuance and private placement of bonds by the Company up to a maximum aggregate amount of USD 150,000,000.00.

Proposal to approve, in accordance with article 7:151 CAC, all clauses in this agreement dated 30 April 2026 which may give rise to a breach of contract, an early repayment, an early termination or a mandatory early repayment in the event of a change of control of the Company.

The board of directors invites you to adopt all proposals for resolution on the agenda.

INFORMATION FOR SECURITY HOLDERS

Please note that all dates and times indicated below are final deadlines and that these will not be postponed if they fall in a weekend or on a public holiday, or for any other reason whatsoever.

1. Approval proposals on the agenda

The proposals on the agenda can be adopted with a simple majority of the votes cast at the meeting, regardless of the number of securities present or represented.

2. Amendment of the agenda

Shareholders who, either individually or collectively, represent at least 3% of the Company's share capital shall have the right to put items on the agenda of the General Meeting and to submit proposals for resolution (with regard to items included or to be included in the agenda). Any requests to that effect are to be submitted to the Company by regular mail (Att: Retail Estates - Investor

Relations, Industrielaan 6, 1740 Ternat, Belgium) or e-mail (investorrelations@retailestates.com) and must be received by **Sunday 28 June 2026** (article 7:130 of the Belgian Companies and Associations Code). More detailed information on the rights pursuant to article 7:130 of the Belgian Companies and Associations Code is put at the disposal of the shareholders on the Company's website (www.retailestates.com/nl/investors/shareholders-agenda/extraordinary-general-meeting).

If the Company receives any requests to add items to the agenda and/or proposals for resolution, it will publish, no later than **Sunday 5 July 2026**, (i) these proposals for resolution and (ii) a revised agenda and a revised power of attorney and voting form.

3. Admission requirements and exercise of voting rights

In order to be admitted to the General Meeting or to be represented at this meeting, the shareholders need to comply with articles 18 and 19 of the articles of association of the Company. In order to be admitted to the General Meeting, the shareholders need to demonstrate that they actually own the relevant shares in accordance with the following criteria.

Holders of non-convertible bonds issued by the Company before 1 June 2022 can attend the General Meeting with advisory vote (in accordance with article 21 of articles of association). They have to comply with the same admission requirements as the shareholders.

A. Registration

The right to attend the General Meeting and to exercise the voting rights is only granted based on the account registration of the shares in the name of the shareholder, on the so-called Registration Date, as defined below, regardless of the number of shares that the shareholder holds on the date of the General Meeting:

- by entry in the share register of the registered shares of the Company,
- by entry in the accounts of a recognised account holder or a settlement institution.

Monday 6 July 2026 (24 hours Belgian time) is the registration deadline (hereinafter, the “Registration Date”).

The registration procedure is as follows:

Holders of registered shares only need to register the number of shares with which they intend to attend the General Meeting in the Company's share register on the Registration Date. If holders of registered shares want to attend the General Meeting with less shares than registered in the Company's share register, they can communicate this in the confirmation referred to in item B below.

Holders of dematerialised shares need to present a certificate from an authorised account holder or settlement institution which confirms that on the Registration Date they owned the number of shares with which they want to attend the General Meeting.

Only individuals who are shareholders on the Registration Date have the right to attend and to vote at the General Meeting, regardless of the number of shares held by the shareholder on the day of the General Meeting.

B. Confirmation of participation

In addition, the Company must receive at the latest on **Tuesday 14 July 2026** confirmation from the shareholders whose shares were registered on the aforementioned Registration Date that they wish to participate in the General Meeting.

These confirmations are to be provided to the Company in the following manner:

- Holders of registered shares: by regular mail sent to the Company's registered office (Att: Retail Estates – Investor Relations, Industrielaan 6, 1740 Ternat) or by e-mail (investorrelations@retailestates.com).

- Holders of dematerialised shares: by presentation of the above-mentioned registration certificate at the Company's registered office (Att: Retail Estates – Investor Relations, Industrielaan 6, 1740 Ternat, Belgium), or by e-mail (investorrelations@retailestates.com).

C. *Exercise of voting rights*

Remote voting by letter

Shareholders may vote remotely prior to the General Meeting by letter using the voting form prepared by the Company, which is available at the Company's registered office or can be downloaded from the Company's website (www.retailestates.com/nl/investors/shareholders-agenda/extraordinary-general-meeting). Shareholders are requested to follow the instructions set out on the voting form. The completed and validly signed voting form should be received by ordinary mail at the registered office of the Company (Att: Retail Estates NV - Investor Relations, Industrielaan 6, 1740 Ternat) or by e-mail (investorrelations@retailestates.com) at the latest on **Tuesday 14 July 2026**.

Shareholders who wish to vote remotely by letter must comply with the registration and confirmation procedure mentioned above.

Voting by proxy

The shareholders may also be represented by a proxy holder, who may or may not be a shareholder, by means of the proxy form prepared by the Company, which is available at the Company's registered office or can be downloaded from the Company's website (www.retailestates.com/nl/investors/shareholders-agenda/extraordinary-general-meeting). The completed and validly signed proxy should be received by ordinary mail at the registered office of the Company (Att: Retail Estates NV - Investor Relations, Industrielaan 6, 1740 Ternat) or by e-mail (investorrelations@retailestates.com) no later than **Tuesday 14 July 2026**. Each shareholder may only appoint one person as proxy holder, subject to the deviations provided for by the Companies and Associations Code.

The shareholders who wish to be represented must follow the aforementioned procedure for registration and confirmation of participation. When appointing a proxy holder, each shareholder shall take into account the rules on conflicts of interest and keeping a register.

Identification and powers of representation

In order to physically attend the General Meeting, the shareholders or proxy holders have to demonstrate their identity at the latest immediately before the start of the General Meeting and the representatives of legal entities have to present documents which confirm their identity and their representative power. In the absence thereof participation to the General Meeting can be refused.

4. *Written questions*

Security holders can exercise their right to ask questions pursuant to article 7:139 of the Belgian Companies and Associations Code. Written questions must be received at the Company's registered office by regular mail (Att: Retail Estates NV - Investor Relations, Industrielaan 6, 1740 Ternat, Belgium) or by e-mail (investorrelations@retailestates.com) by **Tuesday 14 July 2026**.

More detailed information on the rights pursuant to article 7:139 of the Belgian Companies and Associations Code is put at the disposal of the security holders on the Company's website (www.retailestates.com/nl/investors/shareholders-agenda/extraordinary-general-meeting).

5. *Provision of documents*

Upon presentation of their certificate (in case of dematerialised securities), each security holder can obtain a free copy of the following documents at the Company's registered office once the convocation for the General Meeting has been published:

- the documents to be presented to the General Meeting;
- the agenda of the General Meeting, which also includes proposals for resolution or comments from the Company's board of directors;
- the form to be used for voting by letter; and
- the form to be used for voting by proxy.

These documents as well as the information to be made available pursuant to article 7:129 of the Belgian Companies and Associations Code can be consulted on the Company's website (www.retailstates.com).

6. Data protection

The Company is the data controller for the processing of personal data that it receives from shareholders and proxy holders or collects about them in relation to the General Meeting.

These data will be processed for the purpose of organising and conducting the General Meeting. The Company processes the data on the basis of (i) its legal obligations (e.g. the Companies and Associations Code, accounting obligations, anti-money laundering legislation, etc.) or (ii) its legitimate interests, inter alia to enable the Company to effectively organise and conduct the General Meeting.

The data include amongst others identification data, number of shares in the Company, proxies and voting instructions of shareholders and proxy holders. The data will not be processed longer than necessary for the purposes for which they were collected.

The Company's privacy policy, available at www.retailstates.com/en/privacy, applies in all other respects. All information on your rights as a data subject, complaints, contact details, etc. can be consulted via this link. For more information or complaints about the processing of personal data by or on behalf of the Company, the Company can be contacted by regular mail at the following address: Industrielaan 6, 1740 Ternat, or online via the internet form in the privacy policy accessible via the following link: www.retailstates.com/en/privacy.

The Company may take photographs and make film recordings during the General Meeting for commercial purposes or to support future events, provided you have given your consent, and only to show the general atmosphere of the meeting.

7. Practical information

The shareholders who wish to have more information about the procedures concerning the participation in the General Meeting, may contact the Company (T +32 2 568 10 20 or investorrelations@retailstates.com).

On behalf of the board of directors

Nicolas Beaussillon
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Dirk Vanderschrick
Chairman of the Board