



RETAIL ESTATES



PRESS RELEASE

Regulated information

Ternat, 7 September 2026, 5.40 p.m. CET

PUBLICATION OF TWO TRANSPARENCY NOTIFICATIONS

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

TRANSPARENCY NOTIFICATIONS

1. SUMMARY OF THE NOTIFICATIONS

Retail Estates NV/SA announces having received two transparency notifications from BlackRock Inc. on respectively 2 and 3 September 2026:

- (i) The first notification concerns a notification dated 2 September 2026 in which, with regard to voting securities or voting rights, an undershooting of the lowest threshold of 3% is reported on 1 September 2026. The total amount of voting rights (attached to voting rights and equivalent financial instruments) stays above the threshold of 3%.
- (ii) The second notification concerns a notification dated 3 September 2026 in which, with regard to voting securities or voting rights, an overshooting above the threshold of 3% is reported on 2 September 2026.

2. CONTENT OF THE NOTIFICATIONS

- (i) The first notification, dated and received on 2 September 2026, contains the following information:

1. Reason for the notification

Acquisition or disposal of voting securities or voting rights

2. Notification by

A parent undertaking or a controlling person

3. Persons subject to the notification requirement

Name	Address (for legal entities)
BlackRock, Inc.	50 Hudson Yards, New York, NY, 10001, U.S.A.
BlackRock Advisors (UK) Limited	12 Throgmorton Avenue, London, EC2N 2DL, U.K.
BlackRock Advisors, LLC	50 Hudson Yards, New York, NY, 10001, U.S.A.
BlackRock Asset Management Canada Limited	161 Bay Street, Suite 2500, Toronto, Ontario, M5J 2S1, Canada

BlackRock Fund Advisors	400 Howard Street, San Francisco, CA, 94105, U.S.A.
BlackRock Institutional Trust Company, National Association	400 Howard Street, San Francisco, CA, 94105, U.S.A.
BlackRock Investment Management (Australia) Limited	Level 12, 33 Alfred Street, Sydney NSW 2000, Australia
BlackRock Investment Management (UK) Limited	12 Throgmorton Avenue, London, EC2N 2DL, U.K.
BlackRock Japan Co., Ltd.	1-8-3 Marunouchi Chiyoda-ku, Trust Tower Main, Tokyo, 100-8217, Japan

4. Date on which the threshold is crossed

1 September 2026

5. Threshold that is crossed (in %)

3%

6. Denominator

15,026,370

7. Notified details

A) Voting rights	Previous notification	After the transaction			
	# of voting rights	# of voting rights		% of voting rights	
Holders of voting rights		Linked to securities	Not linked to securities	Linked to securities	Not linked to the securities
BlackRock, Inc	0	0		0.00%	
BlackRock Advisors (UK) Limited	132,695	118,714		0.79%	
BlackRock Advisors, LLC	1,766	1,766		0.01%	
BlackRock Asset Management Canada Limited	24,776	24,778		0.16%	
BlackRock Fund Advisors	176,205	168,427		1.12%	
BlackRock Institutional Trust Company, National Association	84,205	98,833		0.66%	
BlackRock Investment Management (Australia) Limited	7,897	7,910		0.05%	
BlackRock Investment Management (UK) Limited	24,362	26,085		0.17%	
BlackRock Japan Co., Ltd.	634	634		0.00%	
Subtotal	452,540	447,147		2.98%	
TOTAL		447,147	0	2.98%	0.00%

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 may be acquired if the instrument is exercised	% voting rights	Settlement
BlackRock Advisors (UK) Limited	Securities Lent			26,100	0.17%	physical
BlackRock Fund Advisors	Securities Lent			11,500	0.08%	physical
BlackRock Institutional Trust Company, National Association	Securities Lent			30,900	0.21%	physical
TOTAL				68,500	0.46%	

TOTAL (A & B)				# voting rights	% voting rights
				515,647	3.43%

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

See attachment to this press release.

9. Additional information

The disclosure obligation arose due to voting rights attached to shares for BlackRock, Inc. going below 3%.

(ii) The second notification, dated and received on 3 September 2026, contains the following information:

1. Reason for the notification

Acquisition or disposal of voting securities or voting rights

2. Notification by

A parent undertaking or a controlling person

3. Persons subject to the notification requirement

Name	Address (for legal entities)
BlackRock, Inc.	50 Hudson Yards, New York, NY, 10001, U.S.A.
BlackRock Advisors (UK) Limited	12 Throgmorton Avenue, London, EC2N 2DL, U.K.
BlackRock Advisors, LLC	50 Hudson Yards, New York, NY, 10001, U.S.A.
BlackRock Asset Management Canada Limited	161 Bay Street, Suite 2500, Toronto, Ontario, M5J 2S1, Canada
BlackRock Fund Advisors	400 Howard Street, San Francisco, CA, 94105, U.S.A.
BlackRock Institutional Trust Company, National Association	400 Howard Street, San Francisco, CA, 94105, U.S.A.
BlackRock Investment Management (Australia) Limited	Level 12, 33 Alfred Street, Sydney NSW 2000, Australia
BlackRock Investment Management (UK) Limited	12 Throgmorton Avenue, London, EC2N 2DL, U.K.
BlackRock Japan Co., Ltd.	1-8-3 Marunouchi Chiyoda-ku, Trust Tower Main, Tokyo, 100-8217, Japan

4. Date on which the threshold is crossed

2 September 2026

5. Threshold that is crossed (in %)

3%

6. Denominator

15,026,370

7. Notified details

A) Voting rights	Previous notification	After the transaction			
	# of voting rights	# of voting rights		% of voting rights	
Holders of voting rights		Linked to securities	Not linked to securities	Linked to securities	Not linked to the securities
BlackRock, Inc	0	0		0.00%	
BlackRock Advisors (UK) Limited	118,714	118,552		0.79%	
BlackRock Advisors, LLC	1,766	1,766		0.01%	
BlackRock Asset Management Canada Limited	24,778	24,780		0.16%	
BlackRock Fund Advisors	168,427	177,283		1.18%	
BlackRock Institutional Trust Company, National Association	98,833	102,262		0.68%	
BlackRock Investment Management (Australia) Limited	7,910	7,910		0.05%	
BlackRock Investment Management (UK) Limited	26,085	26,085		0.17%	
BlackRock Japan Co., Ltd.	634	634		0.00%	
Subtotal	447,147	459,271		3.06%	
TOTAL		459,271	0	3.06%	0.00%

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 may be acquired if the instrument is exercised	% voting rights	Settlement
BlackRock Advisors (UK) Limited	Securities Lent			26,100	0.17%	physical
BlackRock Fund Advisors	Securities Lent			2,500	0.02%	physical
BlackRock Institutional Trust Company, National Association	Securities Lent			27,800	0.19%	physical
TOTAL				56,400	0.38%	

TOTAL (A & B)		# voting rights	% voting rights
		515,671	3.43%

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

See attachment to this press release.

9. Additional information

The disclosure information arose due to voting rights attached to shares for BlackRock, Inc. going above 3%.

The notification can be consulted on the website of Retail Estates NV/SA via this link:

<https://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://retailestates.com/en/press-publications/press-releases>

Attachment:

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock International Holdings, Inc.
BR Jersey International Holdings L.P.
BlackRock (Singapore) Holdco Pte. Ltd.
BlackRock HK Holdco Limited
BlackRock Lux Finco S.a.r.l.
BlackRock Japan Holdings GK
BlackRock Japan Co., Ltd.

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock International Holdings, Inc.
BR Jersey International Holdings L.P.
BlackRock Holdco 3, LLC
BlackRock Cayman 1 LP
BlackRock Cayman West Bay Finco Limited
BlackRock Cayman West Bay IV Limited
BlackRock Group Limited
BlackRock Investment Management (UK) Limited

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock International Holdings, Inc.
BR Jersey International Holdings L.P.
BlackRock Australia Holdco Pty. Ltd.
BlackRock Investment Management (Australia) Limited

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock Holdco 4, LLC
BlackRock Holdco 6, LLC
BlackRock Delaware Holdings Inc.
BlackRock Institutional Trust Company, National Association

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock Holdco 4, LLC
BlackRock Holdco 6, LLC
BlackRock Delaware Holdings Inc.
BlackRock Fund Advisors

BlackRock, Inc.

BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock International Holdings, Inc.
BlackRock Canada Holdings ULC
BlackRock Asset Management Canada Limited

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock Capital Holdings, Inc.
BlackRock Advisors, LLC

BlackRock, Inc.
BlackRock Saturn Subco, LLC
BlackRock Finance, Inc.
BlackRock Holdco 2, Inc.
BlackRock Financial Management, Inc.
BlackRock International Holdings, Inc.
BR Jersey International Holdings L.P.
BlackRock Holdco 3, LLC
BlackRock Cayman 1 LP
BlackRock Cayman West Bay Finco Limited
BlackRock Cayman West Bay IV Limited
BlackRock Group Limited
BlackRock Advisors (UK) Limited

About Retail Estates nv

The Belgian public real estate investment trust Retail Estates nv (Euronext Brussels: RET) 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. A typical retail building has an average area of 1,000 m² in Belgium and 1,500 m² in the Netherlands.

As of 30 June 2026, Retail Estates nv has 1,017 rental units in its portfolio with a total retail area of 1,203,470 m², spread over Belgium, the Netherlands and France. The occupancy rate of the entire portfolio was 97.71% on 30 June 2026. The fair value of the consolidated real estate portfolio of Retail Estates nv on 30 June 2026 is estimated at € 2,137.45 million by independent real estate experts.

Retail Estates nv is listed on Euronext Brussels (RET) 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, 7 September 2026

Nicolas Beaussillon, CEO of Retail Estates nv

More information:

Nicolas Beaussillon, CEO – tel. +32 (0)2 568 10 20 of +32 (0)479 80 08 88

Kara De Smet, CFO – tel. +32 (0)2 568 10 20



'IN RETAIL WE TRUST'

RETAIL ESTATES nv

Public BE-REIT under the laws of Belgium

Industrielaan 6, B-1740 Ternat •

RLE Brussel VAT BE 0434 797 847 •

T : +32 2 568 10 20

info@retailestates.com • www.retailestates.com

