



**RETAIL  
ESTATES**



**PRESS RELEASE**

Non-regulated information

Ternat, 5 October 2023, 8 AM

**RETAIL ESTATES FINALIZES ACQUISITION OF RETAIL PARK ALEXANDRIUM II  
MEGASTORES IN ROTTERDAM**

**ANN SCHRYVERS CO-OPTED AS INDEPENDENT DIRECTOR UNTIL THE  
ANNUAL GENERAL MEETING OF 2024**

## RETAIL ESTATES FINALIZES ACQUISITION OF RETAIL PARK ALEXANDRIUM II MEGASTORES IN ROTTERDAM

[As announced on 16 June 2023\\*](#) Retail Estates has finalized the acquisition of retail park Alexandrium II Megastores in Rotterdam on 4 October 2023. The investment in the acquisition of the retail park amounts to € 81.5 million (including transfer tax, due diligence and transaction costs). All retail units are currently leased out with a total rent of € 5,763,262. Retail Estates has also built a 36,95% stake in Alexandrium III Woonmall since October 2022 through a 50/50 joint venture with Westpoort Alexandrium B.V. (family Roobol).

The investment was financed partly with the proceeds of the successful issue of new shares in the [context of the optional dividend\\*\\*](#) for the amount of € 16.89 million, and with bank financing for the remainder.

Alexandrium II Megastores, Alexandrium III Woonmall and the regional Shopping Center Alexandrium (Alexandrium I – owned by Klépierre) are part of the largest out-of-town retail area in the Randstad region. The structural connection between the three retail parks creates a very complementary mix and a retail offer that is exceptional for the Netherlands, with a total of 200 retail units over a surface area of 111,500 m<sup>2</sup>. All shops are open 7 days a week and attract 15 million visitors each year.

Thanks to its unique location on the outskirts of the second largest city of the Netherlands and taking into account the exceptionally flexible town planning regulations, this retail park is without any doubt the crown of the real estate portfolio in the Netherlands. Over the past six years, Retail Estates has taken a leading position in out-of-town retail. This Dutch portfolio consists of thirteen retail parks, two home decoration malls and three individual retail units, i.e. a total of 301 retail properties.

\* <https://retailestates.com/images/press-en/16062023ENPressreleaseAlex.pdf>

\*\* <https://retailestates.com/images/press-en/COREN20230712.pdf>



## ANN SCHRYVERS CO-OPTED AS INDEPENDENT DIRECTOR UNTIL THE ANNUAL GENERAL MEETING OF 2024

Ms Ann Schryvers has been co-opted as an independent director by the board of directors effective 2 October 2023 until the 2024 annual general meeting, replacing Mr René Annaert. She will also serve on the investment committee within the board of directors of Retail Estates.

Ms Ann Schryvers has been active in the (retail) real estate sector for thirty years, including at AG Real Estate, and is also a director at Banimmo.

## 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 June 2023, Retail Estates nv has 1,012 premises in its portfolio with a total retail area of 1,209,946 m<sup>2</sup>, spread over Belgium and the Netherlands. The occupancy rate of the entire portfolio was 98.04% on 30 June 2023, compared to 98.08% on 31 March 2023.

The fair value of the consolidated real estate portfolio of Retail Estates NV as at 30 June 2023 is estimated at € 1,895 million by independent real estate experts.

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, 5 October 2023

Jan De Nys, CEO of Retail Estates nv

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# 'IN RETAIL WE TRUST'

## RETAIL ESTATES nv

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