



# RETAIL ESTATES



## Press release

Non-regulated information  
Ternat, 10 April 2026, 7 a.m. CET

## Retail Estates enters the French market with the acquisition of a retail park in Île-de-France

- *Retail Estates has acquired a fully let 12,734 m<sup>2</sup> retail park in Osny (Île-de-France, France) for €29 million.*
- *The Company has also committed to acquiring a 2,800 m<sup>2</sup> extension, yet to be built, for which planning permission has been granted.*
- *This first acquisition in France confirms the Company's strategic decision to accelerate its international expansion.*

On 9 April 2026, Retail Estates completed its first investment in France with the acquisition of the L'Oseraie retail park, located in Osny in the Val-d'Oise department (Île-de-France), for €29 million. The retail park covers 12,734 m<sup>2</sup>, comprises 10 units and is fully let. The annual contractual rental income amounts to €1.95 million.

The retail park, which opened in 2019, houses a mix of international and national chains, including Action, Gémoo, Maxi Zoo, Chaussea, Centrakor and La Halle. Furthermore, the park forms part of a larger commercial zone (ZAC Osny-l'Oseraie) featuring, in particular, an Auchan hypermarket and major retailers such as Boulanger, Leroy Merlin, But and Grand Frais, on a site benefiting from a strong and stable catchment area.

### “France offers growth perspectives”

This acquisition fits within the property company's growth and internationalisation strategy. CEO Nicolas Beaussillon: “We are determined to continue growing in our core business: retail parks on the outskirts of cities. In Belgium and the Netherlands, we now have significant market shares and growth opportunities are limited. France, on the other hand, offers this potential. The combination of a very large population, a highly dynamic domestic rental market, and a significant presence of retail parks makes this market particularly relevant to our strategy.”

The choice of France follows a multi-year analysis of European markets. The Paris region, with its strong demographics and purchasing power, fits perfectly with Retail Estates' strategy.

## A gradual and structured growth strategy in France

Following this first acquisition in the Île-de-France region, the real estate trust will continue its search in the periphery of other major French cities with a view to acquiring further retail parks and thereby replicating the success achieved in the Netherlands. There, Retail Estates began its international expansion in 2017 before experiencing very rapid growth. Currently, the company's Dutch real estate portfolio now accounts for a third of its total value. Nicolas Beaussillon continues: "Just as in the Netherlands, we wish to rapidly expand our presence in France and build a local team with the market knowledge and expertise that will enable us to create future value for our shareholders."

## About the transaction

- Seller: Compagnie de Phalsbourg
- Price: € 29 million
- Area: 12,734 m<sup>2</sup>
- Number of units: 10
- Occupancy: 100%
- Annual contractual rental income: €1.95 million
- Financing: combination of own resources and bank loans
- Impact on loan-to-value (LTV): slight increase to 42.31% (pro forma on 31/12/2025)

[Download high-resolution photos here.](#)



## About Retail Estates

The Belgian public real estate investment trust Retail Estates nv is a niche player specialised in making in out-of-own retail properties located on the periphery of residential areas or along main access roads to urban centres available to users. Real Estates acquires these real 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 m<sup>2</sup> in Belgium and 1,500 m<sup>2</sup> in the Netherlands.

As of 31 December 2025, Retail Estates nv has 1,017 rental units in its portfolio with a total retail area of 1,210,870 m<sup>2</sup>, spread over Belgium and the Netherlands. The occupancy rate of the entire portfolio was 97.79% on 31 December 2025. The fair value of the consolidated real estate portfolio of Retail Estates NV as at 31 December 2025 is estimated at € 2,083.24 million by independent real estate experts.

Retail Estates 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 interim statement on the basis of such forward-looking statements. Major factors that may influence these results include changes in the economic situation, and commercial, tax-related and environmental factors.

Ternat, 10 April 2026

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