



European Real Estate Seminar Van Lanschot Kempnen Amsterdam

20 May 2026

CEO transition after 28 years

Nicolas Beaussillon started on 1 January 2026 after Jan De Nys stepped down on 31 December 2025.

Former CEO at Wereldhave Belgium and Tans Urban Landmarks

Partner at Cushman & Wakefield

Extensive experience at the intersection of real estate and retail



Out-of-town remains the focus!



For consumers

Easy access with
free parking

Click & collect

Personal service



For retailers

Omnichannel: synergies with
online business

Upselling and cross-selling

Lower costs: rents, charges,
standardized fit-out

Large surface areas



For investors

Real estate value supported
by scarcity

Indexed rental income

High yields

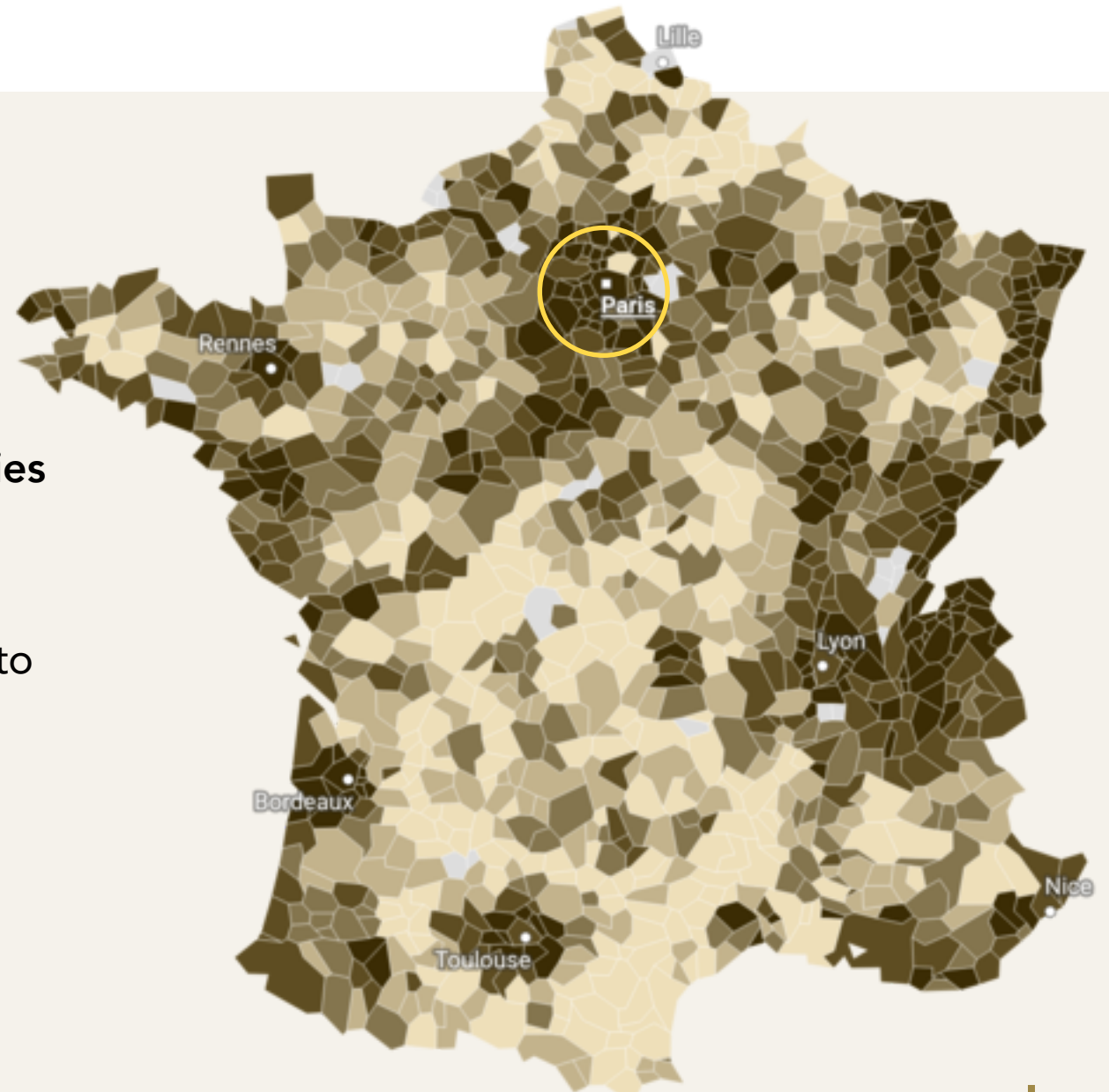
Growth and internationalisation

France: Mature and very dynamic retail market
High purchasing power in the periphery of cities

Strategic opportunities in **other European countries**
Consolidation wave

Capital rotation in **Belgium and the Netherlands** to
increase the quality of the real estate portfolio

€ 110 million **investment capacity**



First acquisition in France: retail park L'Oseraie in Osny



29 mio EUR acquisition price
10 units
12,734 m² surface area
1.95 mio EUR annual contractual income

Opened in 2019
Mix of international and national retail chains (Action, Gemo, Maxi Zoo, Chaussea, Centrakor, La Halle ...)

Extension of 2,800 m² planned, will be acquired after realisation

New development: Kampenhout (Belgium)



27 mio EUR investment
10 units
20,000 m² surface area

Opening planned end 2027/early 2028
Home furnishing

Operational excellence



Increase the occupancy rate

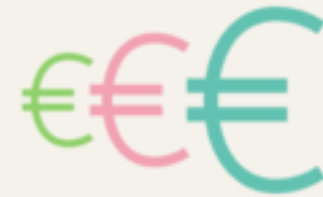


Focus on like-for-like evolution



Continuously monitor the commercial mix

Increasing share of convenience



Value creation

Charging stations
Specialty leasing



Leveraging data

Visitors
Tenant revenue

Priority: future-proof our buildings

Maximizing energy efficiency

Minimizing CO₂ emissions

Solar panels/charging stations

Improves the quality of the buildings

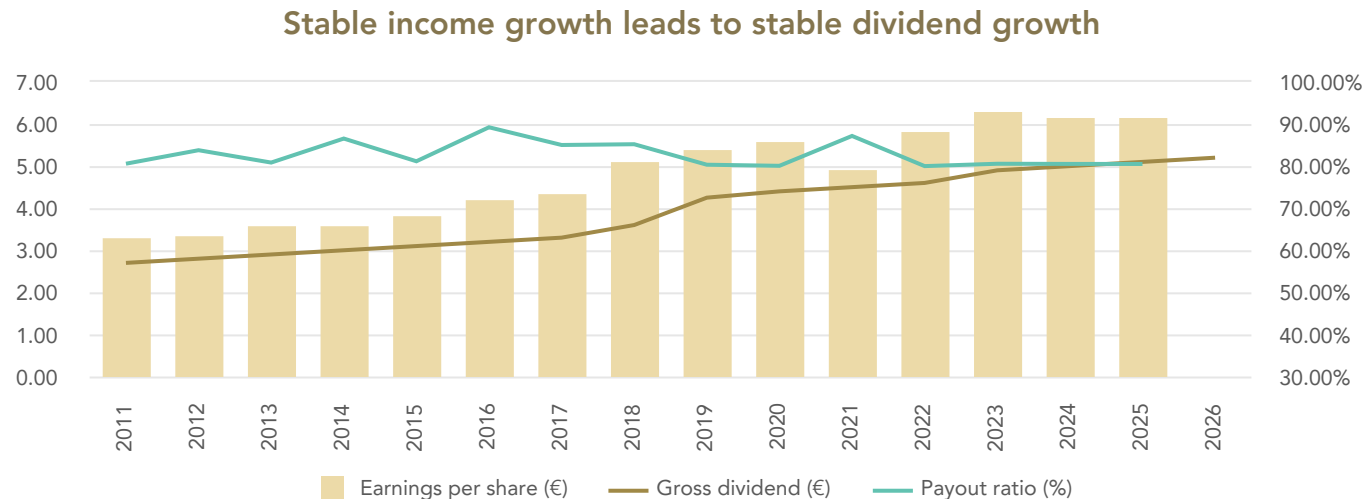
Increases the value of the real estate



Retail Estates in a nutshell

Retail Estates invests in **out-of-town retail properties** in **Belgium, the Netherlands and France** with the objective of creating **long-term growth** for its shareholders by increasing its dividend.

The growth stems from the value of the portfolio as well as the increasing income from rents via indexation and acquisitions. In the short term, Retail Estates tightly monitors the occupancy rate, rent collection, and maintenance and management costs. All properties are managed internally.



Properties
1,017

Occupancy rate
97.79%

Real estate
portfolio
**€ 2.08
billion**

Retail Estates in a nutshell

Retail Estates is **self-managed**. Due to its internal expertise and in-house capabilities in property & leasing management, project management and maintenance, legal, finance and accounting, it achieves high operational efficiency.

Tenants appreciate the direct connection with the commercial and technical teams in Belgium and the Netherlands when problems occur.



A strong, diversified portfolio in Belgium and the Netherlands

EPRA NIY
(Net Initial Yield)

6.57%*

1,017 retail properties

114 locations with retail parks or clusters

1,210,870 m² surface area

Belgium

- Retail properties **712**
- EPRA Net Initial Yield **6.49%***
- Locations with retail parks or clusters **99**
- Average contractual rent per m² **127.43 EUR***
- Area **758,826 m²**
- Occupancy rate **97.97%**

The Netherlands

- Retail properties **305**
- EPRA Net Initial Yield **6.70%***
- Locations with retail parks or clusters **15**
- Average contractual rent per m² **123.17 EUR***
- Area **452,043 m²**
- Occupancy rate **97.48%**

* At half-year (30 September 2025)

Quality and diversification of tenants

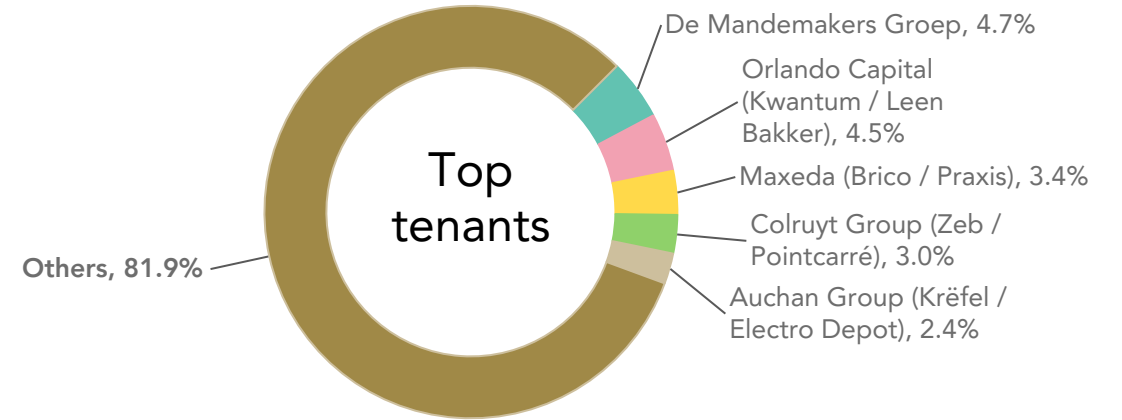
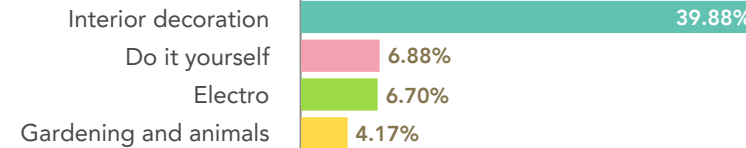
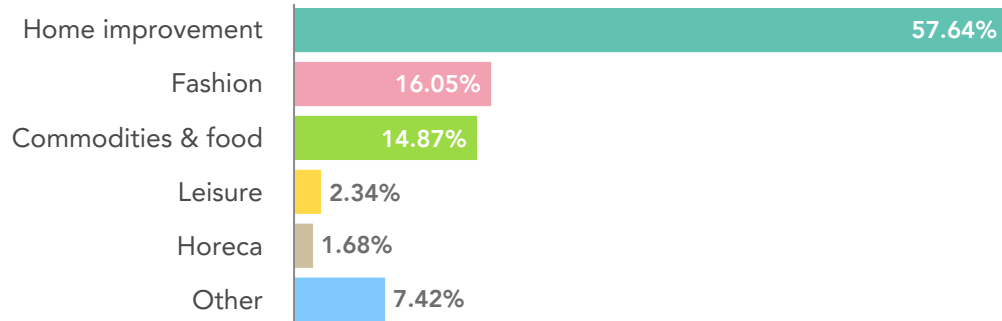
Geographical distribution



Type of building



Commercial activities of tenants



Leen Bakker and Carpetright



Carpetright (the Netherlands)

8 shops affected

7 relet

1 vacant (Spijkenisse)

rent loss in Q3 25-26

no impact in Q4 25-26



Leen Bakker (Belgium)

11 shops affected

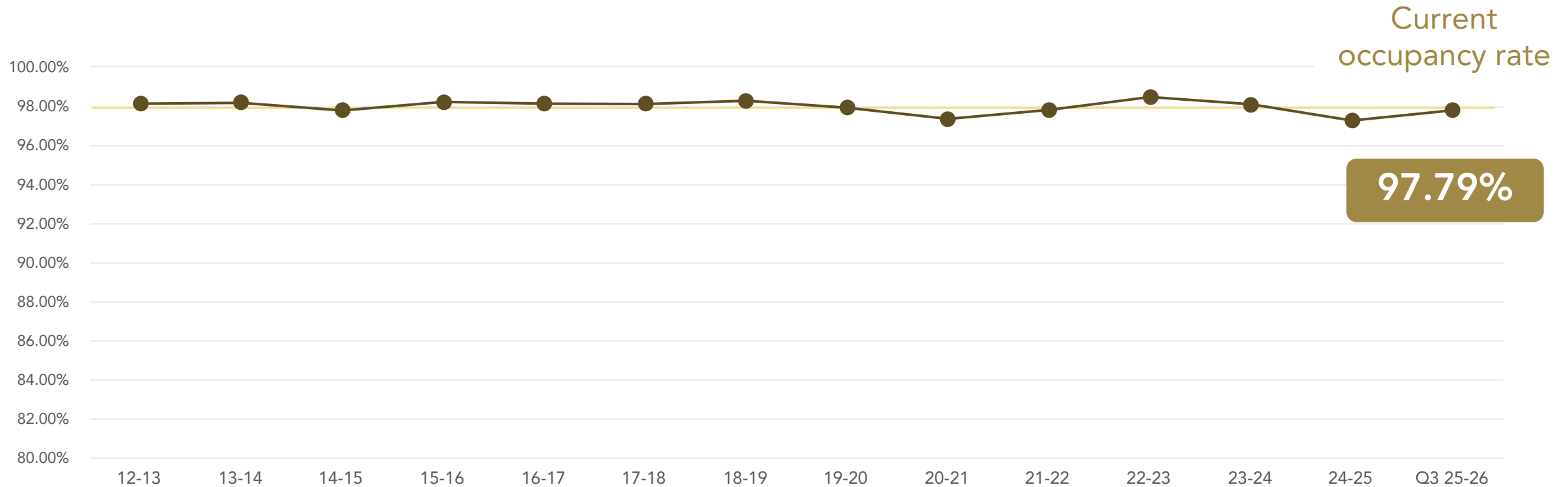
7 relet

4 vacant

Evolution of occupancy rate

Partner of choice

- Focus on maximising occupancy
- Local expertise
- High quality portfolio

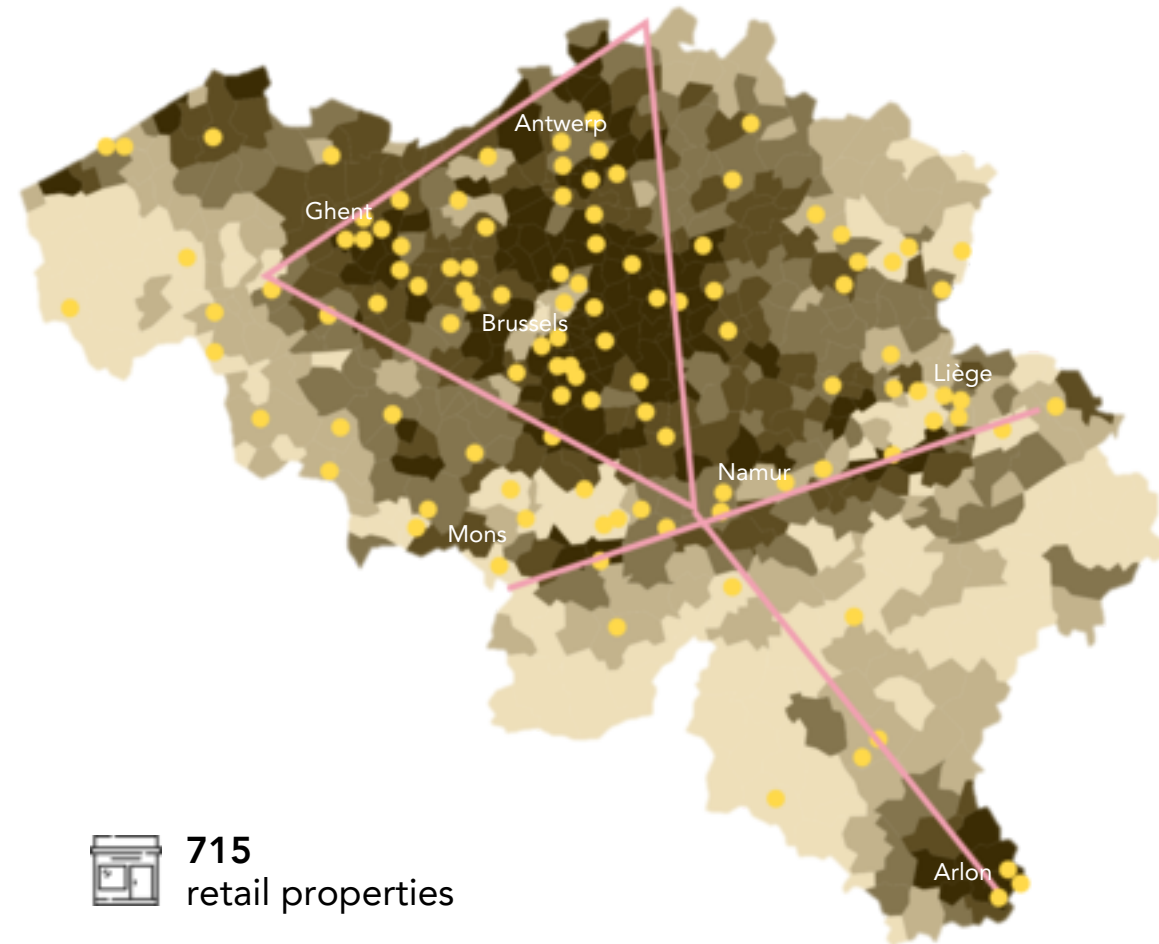


Purchasing power and population density guide choice of location

Belgium

Retail Estates selects its properties based on objective criteria of which purchasing power is one of the most important.

The heat map shows the **average income** per municipality in **Belgium**. Darker means more income.

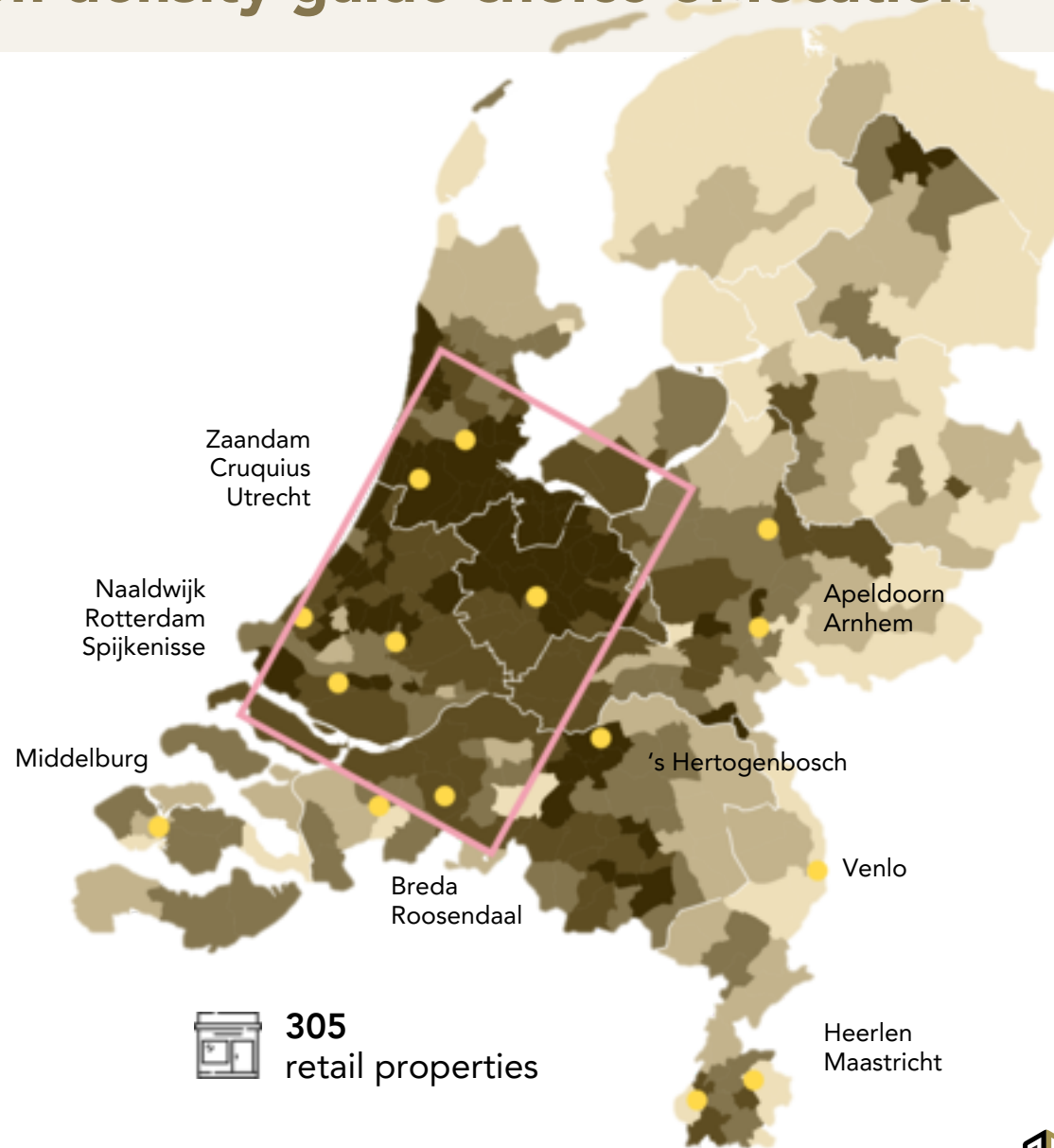


Purchasing power and population density guide choice of location

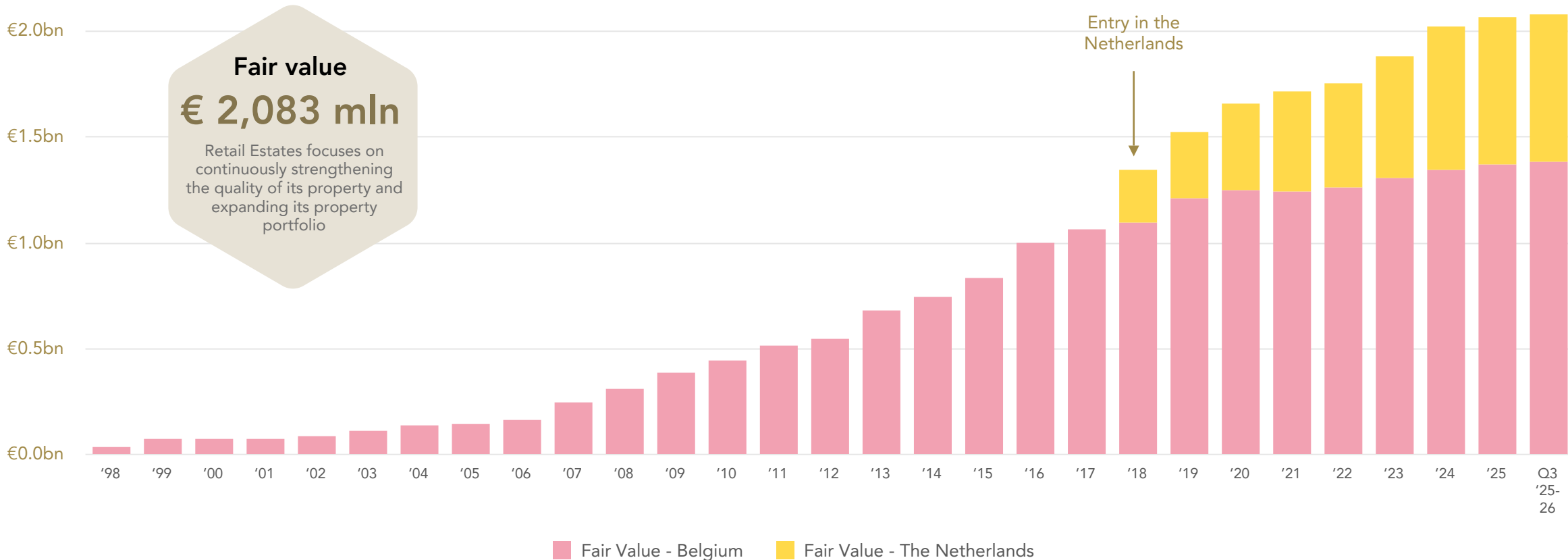
The Netherlands

Retail Estates selects its properties based on objective criteria of which purchasing power is one of the most important.

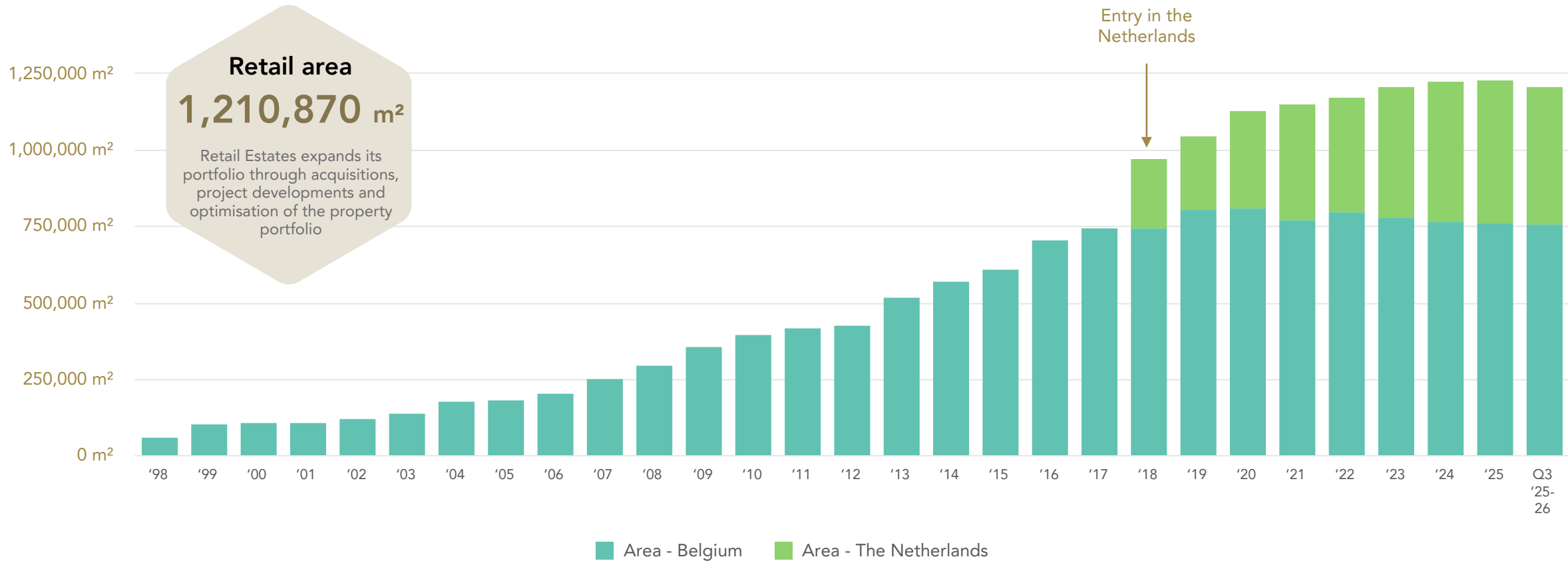
The heat map shows the **average income per municipality in the Netherlands**. Darker means more income.



Growth portfolio Retail Estates between 1998 and 2025



Growth portfolio Retail Estates between 1998 and 2025



V-Mart,
Bruges



Highlights

ESG

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First nine months 2025-2026 (31 December 2025)

Occupancy rate

97.79%

+0.53pp

Net rental income

€ 108.72 m

+2.40%

EPRA earnings

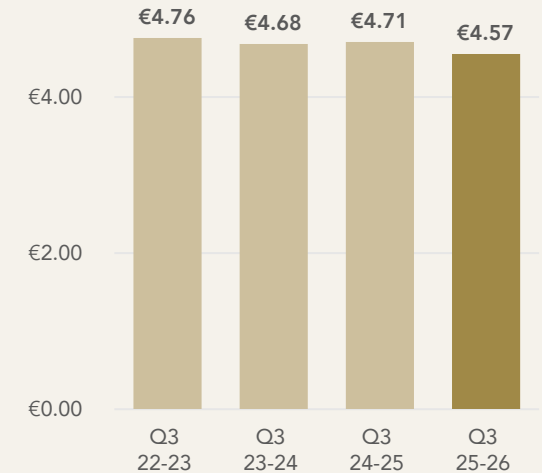
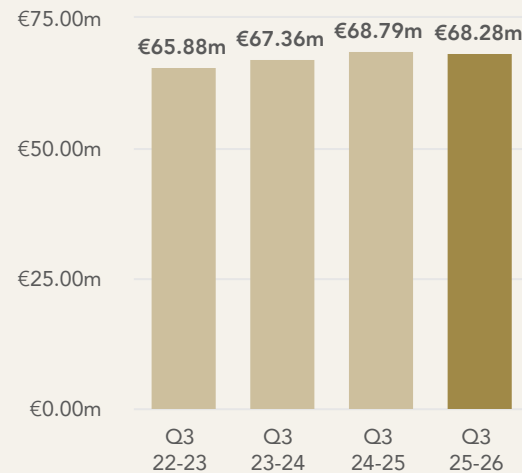
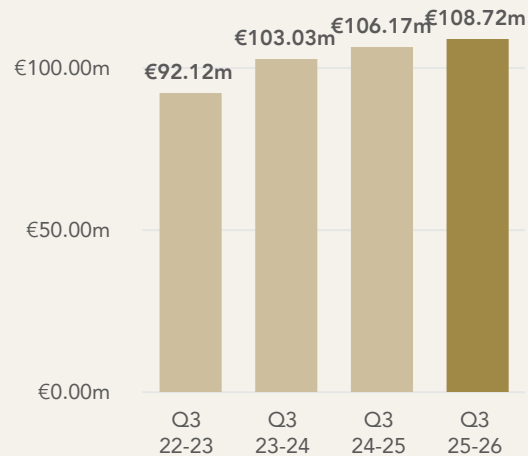
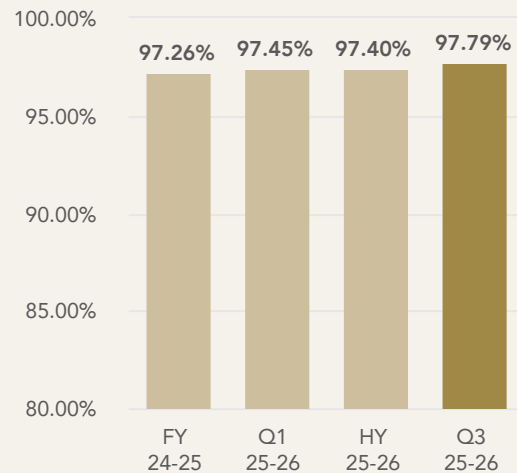
€ 68.28 m

-0.73%

EPRA earnings per share

€ 4.57

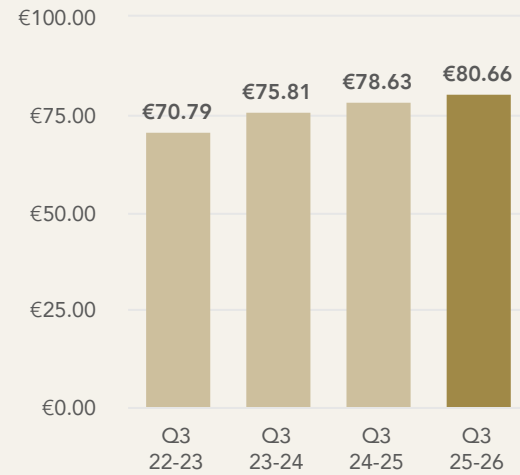
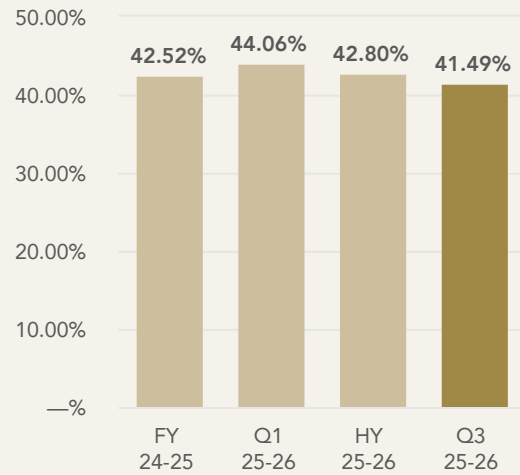
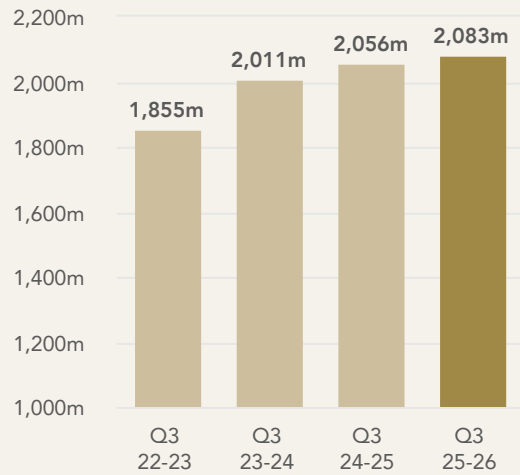
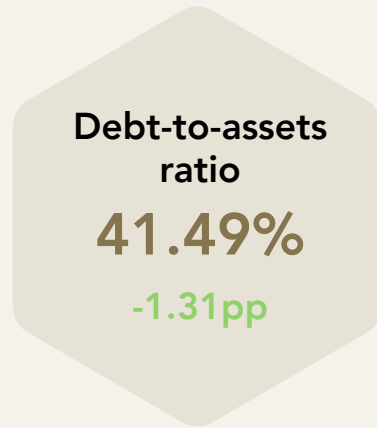
-2.97%



Like-for-like

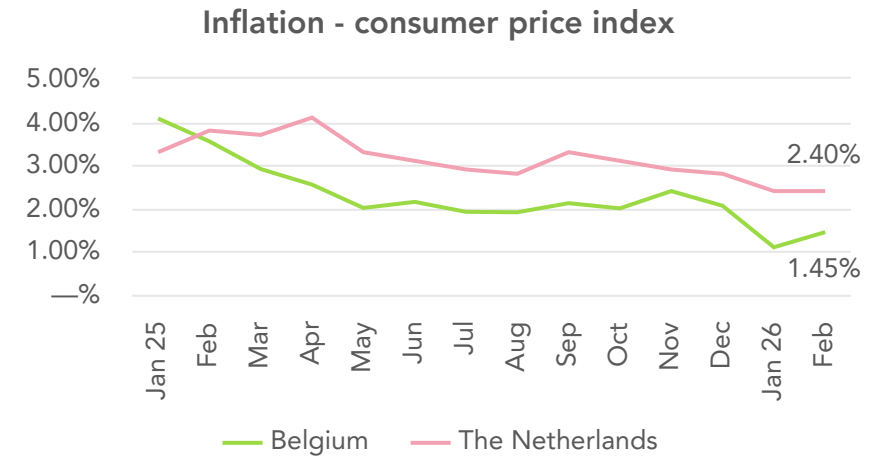
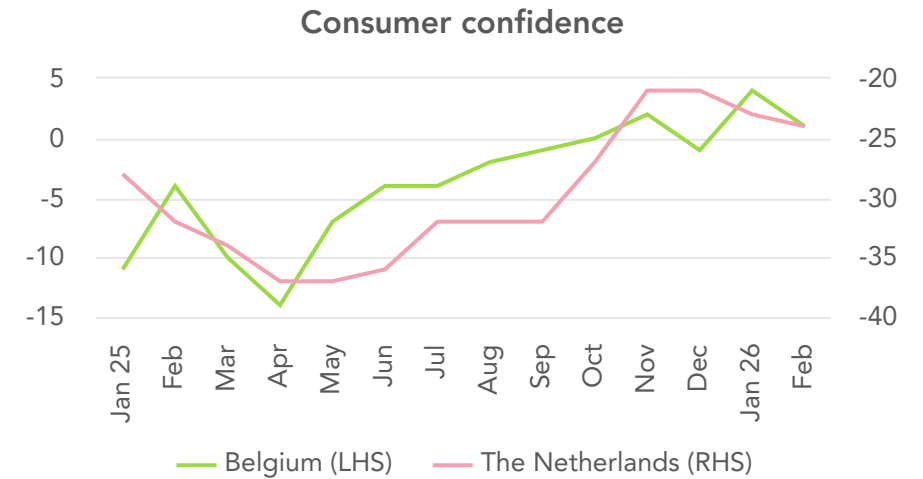
+2.11%

First nine months 2025-2026 (31 December 2025)



Economic dashboard

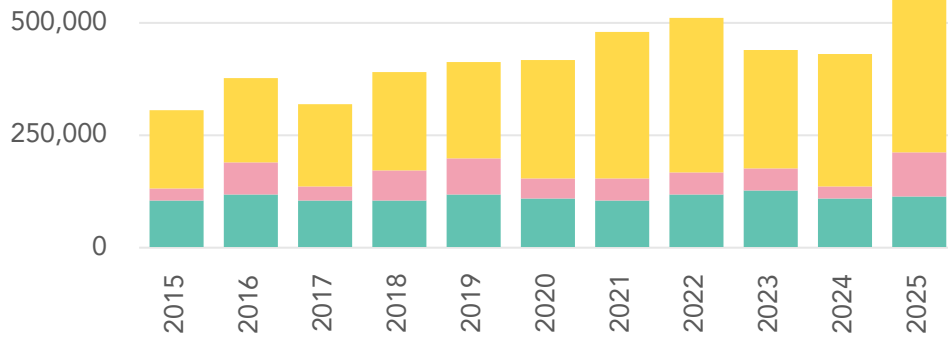
	Belgium	The Netherlands
Consumer confidence	+	+
Purchase intention	+	+
Employment	=	=
House prices and transactions	+	+
Inflation	-	-



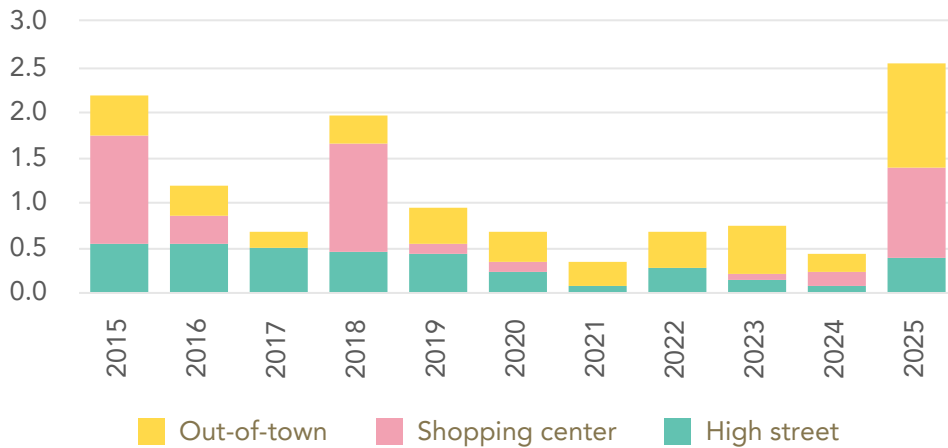
Real estate market

Belgium

Take-up in BE in m² (2015-2025, CBRE)



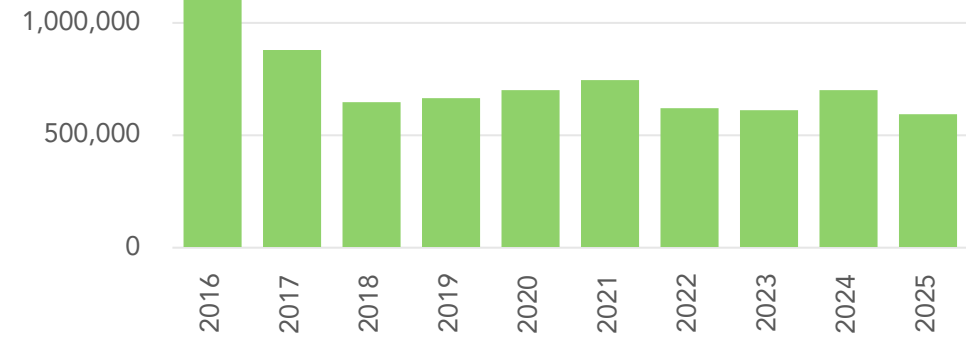
Retail investment in BE in € bn (2015-2025, CBRE)



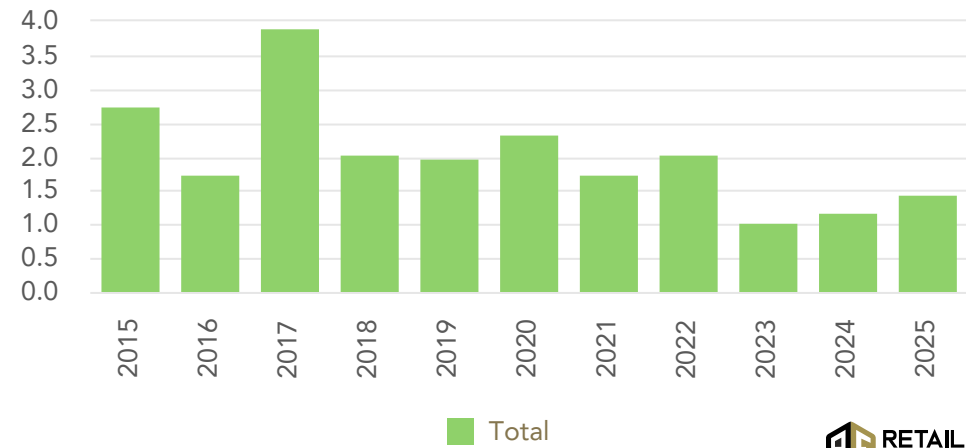
Out-of-town Shopping center High street

The Netherlands

Total take-up in NL in m² (2015-2025, CBRE)



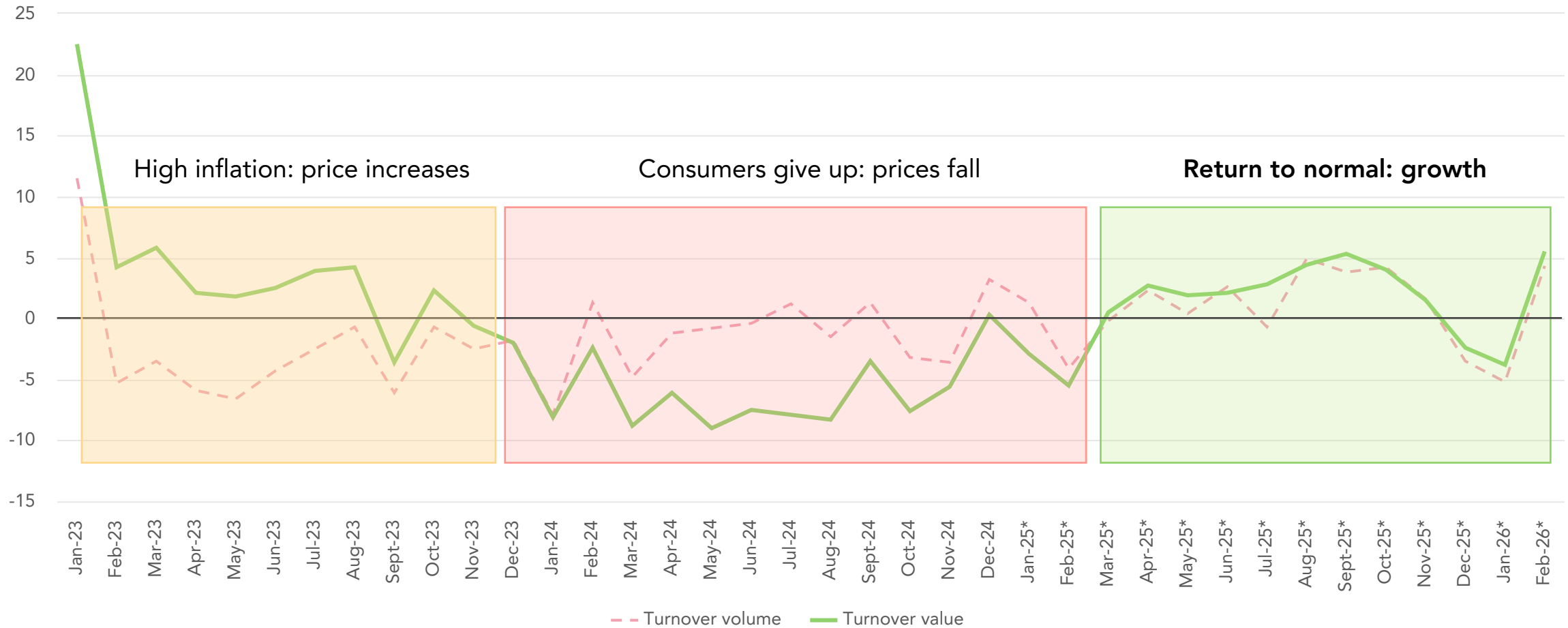
Retail investment in NL in € bn (2015-2025, CBRE)



Total

Growth for Dutch home furnishing returned in 2025

Turnover value and volume development compared to one year earlier: shops for furniture, home furnishings (CBS)



CBS: turnover retail trade: shops for furniture, home furnishings; calendar adjusted
 * provisional figures

Frunpark
Wetteren



Highlights

ESG

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ESG: improving the quality of our buildings

- Conclusion from double materiality analysis: focus on minimising CO₂ footprint and maximising energy efficiency of our portfolio
- Data and dialogue with tenants as a cornerstone
- Future-proofing our real estate portfolio

± 15

m€ invested in 2025/26
entirely integrated into the portfolio value



Improving the energy efficiency of our buildings by insulating roofs, walls and glazing

Investigating investments in renewable energy

Frunpark,
Wetteren



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Key figures



Consolidated income statement (at half-year, ended on 30 September 2025)

INCOME STATEMENT (in € 000)	30.09.2025	30.09.2024
Rental income	72,841,413	71,234,620
Rental related expenses	-149,125	-625,625
Net rental income	72,692,288	70,608,994
Recovery of property expenses	0	0
Recovery of rental charges and taxes normally payable by tenants on let properties	7,570,151	7,629,486
Rental charges and taxes normally payable by tenants on let properties	-8,976,494	-8,927,734
Other rental related income and expenses	-80,923	-29,292
Property result	71,205,022	69,281,454
Technical costs	-3,491,107	-2,676,219
Commercial costs	-596,340	-563,807
Charges and taxes on unlet properties	-560,770	-722,663
Property management costs	-3,628,297	-3,555,605
Other property costs	-2,446	-250
Property costs	-8,278,959	-7,518,545
Operating property result	62,926,063	61,762,910
Operating corporate costs	-4,622,489	-4,707,568
Operating result before result on portfolio	58,303,574	57,055,341
Result on disposals of investment properties	-214,783	117,271
Result on sales of other non-financial assets	0	0
Changes in fair value of investment properties	8,499,430	11,426,644
Other result on portfolio	-295,800	-130,477
Operating result	66,292,421	68,468,779
Financial income	118,912	75,042
Net interest charges	-10,257,507	-10,339,957
Changes in fair value of financial assets and liabilities	-6,427,380	-15,041,817
Other financial charges	-37,474	-29,220
Financial result	-16,603,449	-25,335,952
Share in the result of associated companies and joint ventures	-23,300	-22,287
Result before taxes	49,665,672	43,110,540
Taxes	-2,149,443	-972,140
Net result	47,516,229	42,138,400
Attributable to:		
Shareholders of the Group	47,148,529	41,876,674
Minority interests	367,700	261,726
EPRA earnings (share Group)¹	45,460,997	45,348,864
Result on portfolio	7,988,847	11,413,438
Changes in fair value of financial assets and liabilities	-6,427,380	-15,041,817
EPRA earnings minority interests	493,764	417,916

Consolidated balance sheet (at half-year, ended on 30 September 2025)

ASSETS (in € 000)	30.09.2025	31.03.2025
Non-current assets	2,130,100	2,116,630
Goodwill		
Intangible non-current assets	8,385	8,697
Investment properties³	2,087,060	2,069,537
Other tangible non-current assets	6,167	6,163
Financial non-current assets	24,630	31,172
Financial instruments	18,079	24,597
Participations accounted for using the equity method	1,551	1,574
Receivables towards participations accounted for using the equity method	5,000	5,000
Finance lease receivables	1,030	1,030
Trade receivables and other non-current assets	2,829	32
Deferred taxes	0	0
Other	2,829	32
Current assets	32,473	42,455
Assets or groups of assets held for sale	1,405	18,457
Trade receivables	17,909	14,627
Tax receivables and other current assets	5,668	2,841
Cash and cash equivalents	3,226	2,917
Deferred charges and accrued income	4,265	3,614
TOTAL ASSETS	2,162,573	2,159,085

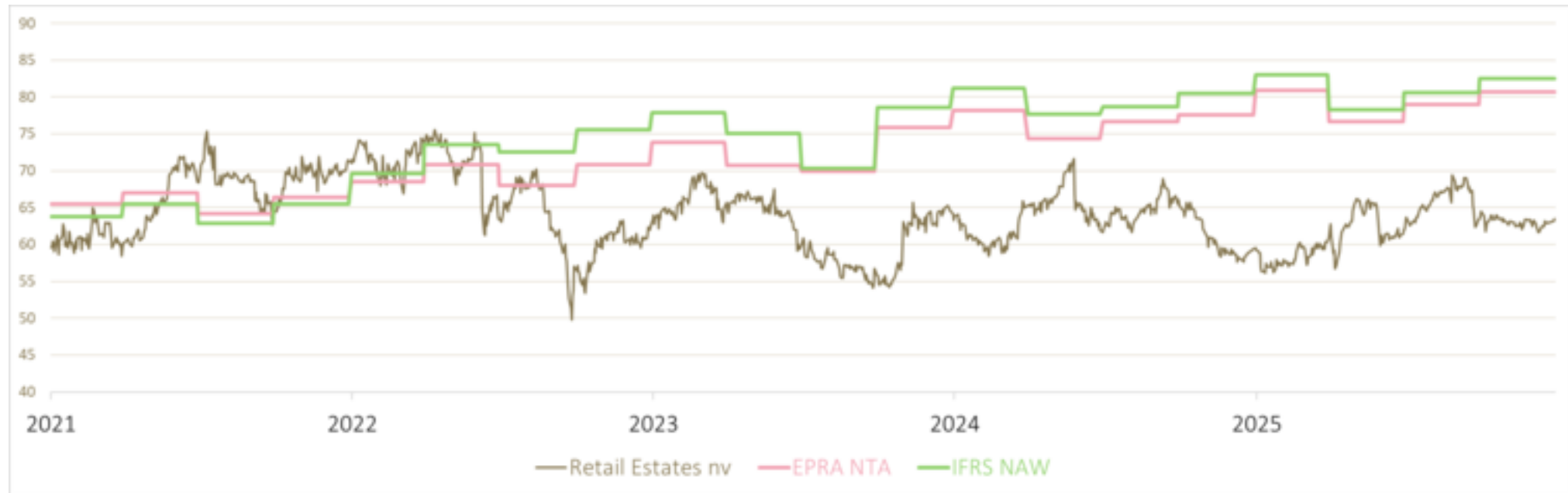
³ Including assets under construction (IAS 40).

Consolidated balance sheet (at half-year, ended on 30 September 2025)

SHAREHOLDERS' EQUITY AND LIABILITIES (in € 000)	30.09.2025	31.03.2025
Shareholders' equity	1,220,313	1,230,021
Shareholders' equity attributable to the shareholders of the parent company	1,211,164	1,221,040
Capital	329,678	322,499
Issue premiums	407,491	396,559
Reserves	426,847	395,286
Net result of the financial year	47,149	106,696
Minority interests	9,149	8,982
Liabilities	942,260	929,064
Non-current liabilities	800,700	832,036
Provisions	0	0
Non-current financial debts	798,755	830,477
Credit institutions	641,449	648,655
Long term financial lease	4,878	4,557
Other	1,588	1,522
Bonds	150,840	175,743
Other non-current financial liabilities		
Deferred taxes	1,944	1,560
Current liabilities	141,561	97,028
Current financial debts	104,491	61,484
Credit institutions	79,503	61,484
Short term financial lease	0	0
Other	0	0
Bonds	24,988	0
Trade debts and other current debts	14,671	15,713
Exit tax	400	402
Other	14,271	15,311
Other current liabilities	2	2
Accrued charges and deferred income	22,396	19,829
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	2,162,573	2,159,085

EPRA Key Performance Indicators (KPIs)

	31/12/2025		31/3/2025	
	(in € 000)	€ / share	(in € 000)	€ / share
EPRA earnings	68,281	4.57	90,859	6.21
EPRA NTA (Net Tangible Assets)		80.66		80.87
Closing share price		63.80		60.30





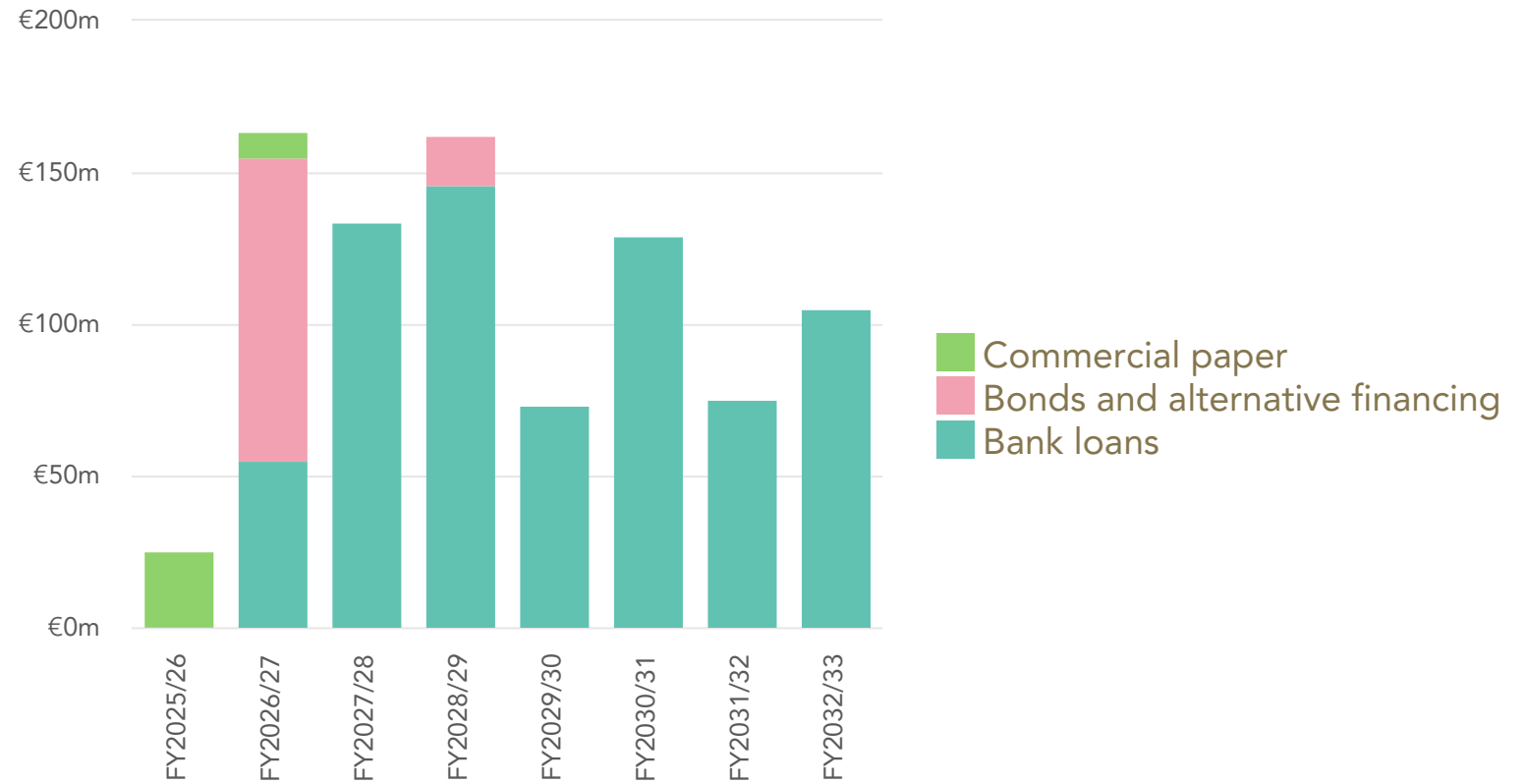
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Debt maturity

Average interest rate
2.07%

Average debt maturity
3 years

Overview debt maturity (in m€)



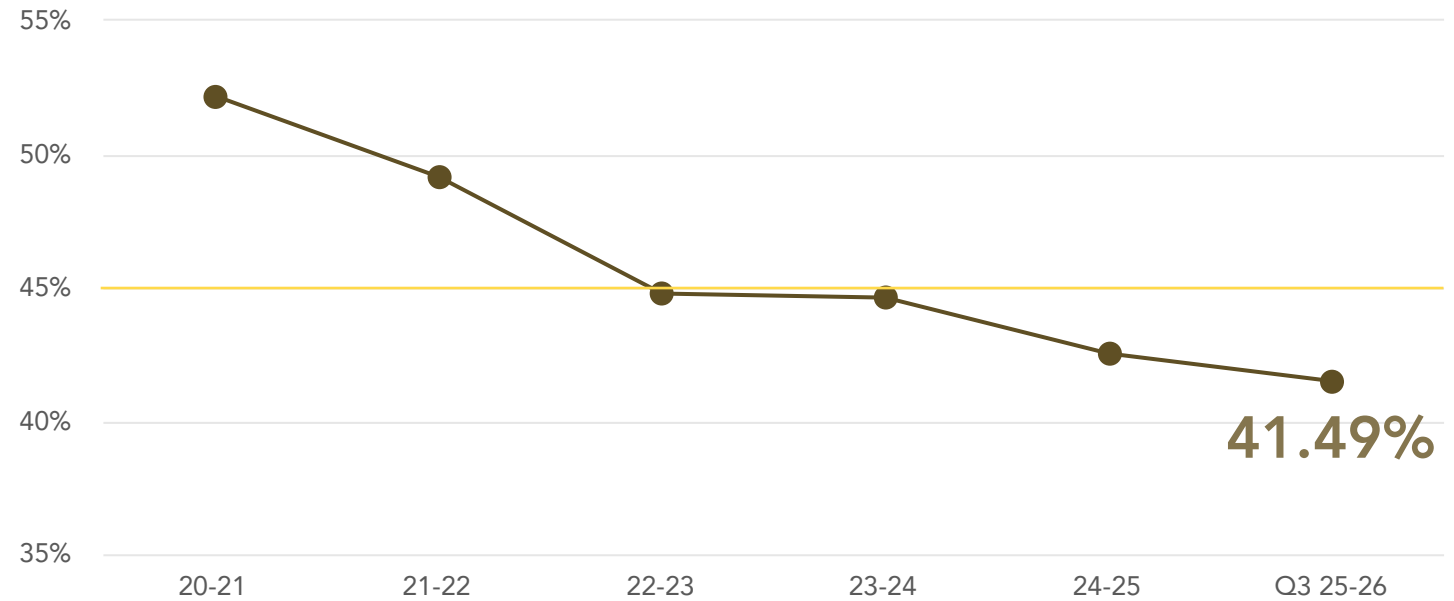
Debt ratio

Debt ratio
41.49%

Net debt /
EBITDA
7.24

Investment
capacity (debt
rate max 45%)
€ +/- 110 m

Evolution debt ratio



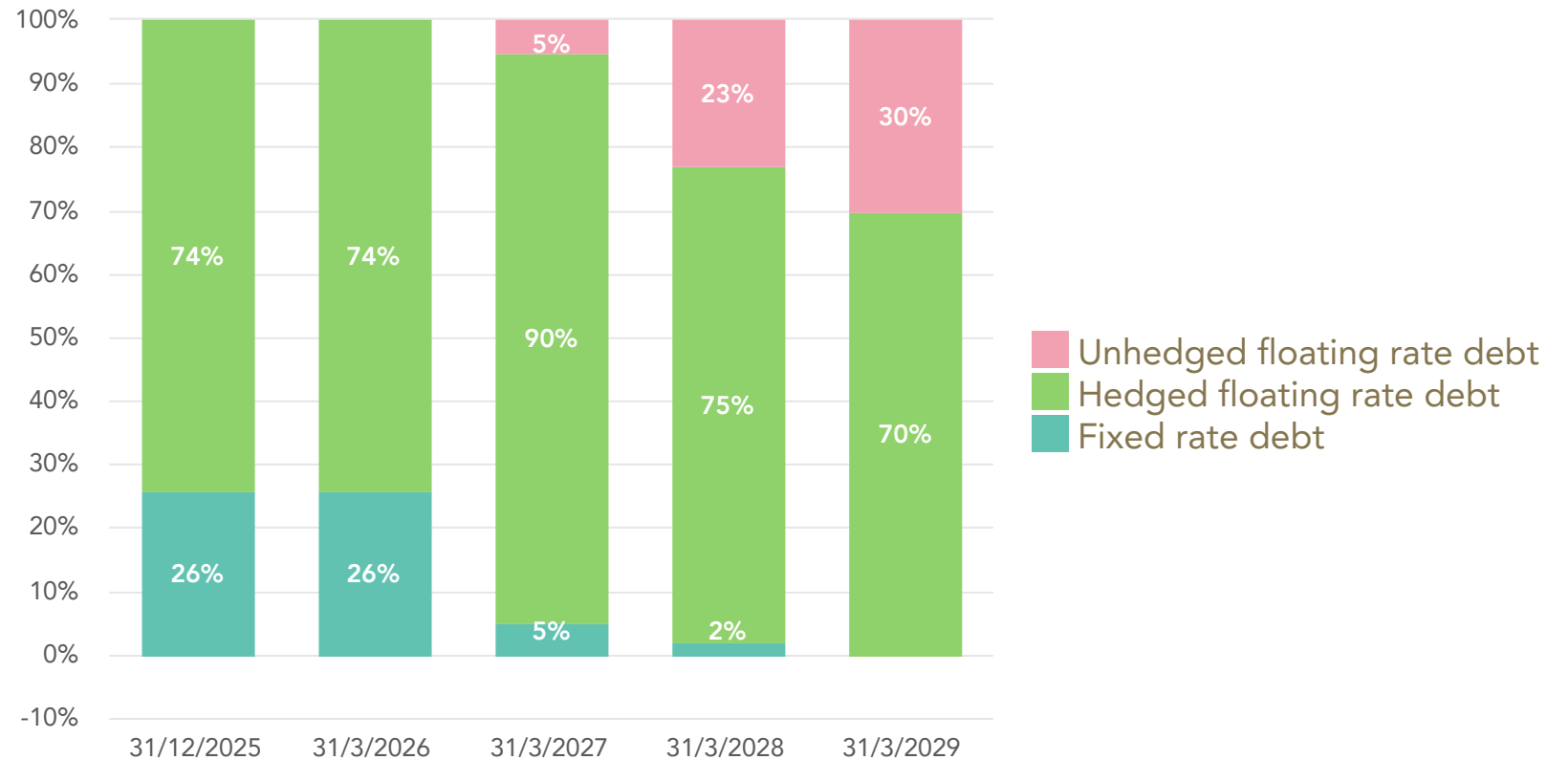
Hedging

Hedge ratio
104.31%

Weighted average
hedge duration
4 years

Interest cover
ratio (min 2)
7.03

Overview debt hedging (in %)



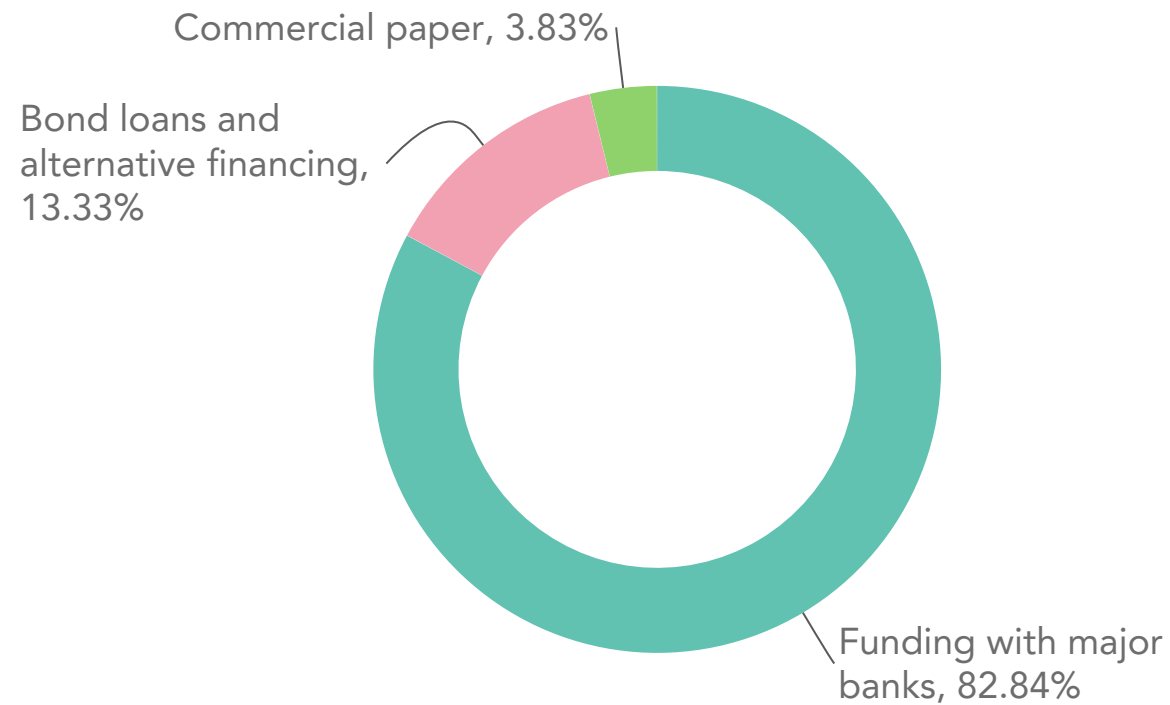
Structure of debt

Unused credit facilities

(excl. back-up for commercial paper)

€ 184.3 m

Structure of the financial debt

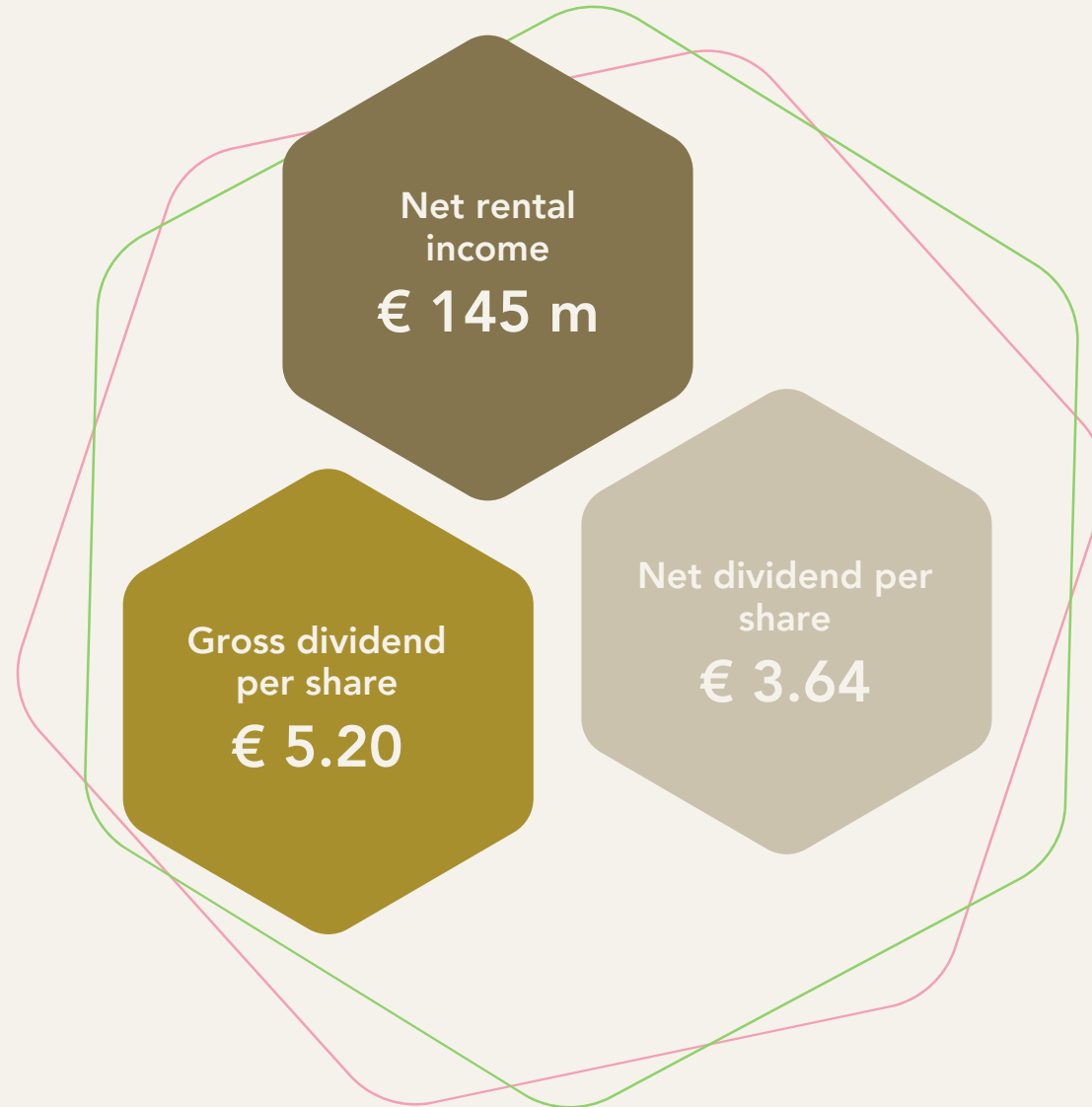


Be-MINE Boulevard,
Beringen



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Outlook and guidance 2025-2026: unchanged



Calendar

Announcement annual results of the financial year 2025-2026	Friday 22 May 2026
Publication of the Annual Report 2025-2026	Monday 15 June 2026
General Assembly	Monday 20 July 2026
Trading update first quarter financial year 2026-2027	Monday 27 July 2026
Announcement half-year results 2026-2027	Friday 13 November 2026
Trading update third quarter financial year 2026-2027	Monday 22 February 2027
Announcement annual results of the financial year 2026-2027	Monday 24 May 2027

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Notes

Notes



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