

# IN RETAIL WE TRUST



Regulated information  
Ternat, 13 June 2019 - 6:40 pm

## ACQUISITION OF TWO ADDITIONAL RETAIL PROPERTIES IN RETAIL PARK LIBRAMONT

Capital increase for an amount of EUR 3.61 million

## 1. Acquisition of two retail properties at Libramont

On 12 June 2019 an agreement was reached with a private investor, with a view to the acquisition of two additional retail properties in the retail park Alinau at Libramont : the properties rented to PointCarré and to Hennes & Mauritz. These retail properties account for a global annual rental income of EUR 0.32 million. The investment value of these retail properties is EUR 5.57 million. The gross initial return on this investment is 5.75%. In earlier transactions, Retail Estates had already acquired seven retail units in this retail park, out of a total of the 17 retail units that together make up the park. These past few years, this retail park has acquired a strong regional appeal. It is regarded as the most important retail park of the wider region.

## 2. Financing of the transaction

This transaction is financed for an amount of EUR 3.61 million by the issue of new shares at an issue price of EUR 68.425 and will give rise to the issue of 52,758 shares, which will be issued by application of the authorised capital by the board of directors of Retail Estates NV, after having obtained the required prior consent of the FSMA.

These new shares will share in the profit of the current financial year, which started on 1 April 2019 and will close on 31 March 2020.

These new shares will therefore be issued with coupons 28 et seq. They represent a capital increase by EUR 1,187,075.55 and an issue premium for the balance of EUR 2,422,890.60.

The remaining part of the investment will be realised by the purchase, by notarial deed, of the land on which these retail properties are constructed, within the context of a superficies agreement. After the execution of this deed, Retail Estates will have acquired full ownership.

## ABOUT RETAIL ESTATES NV

Retail Estates nv is a public regulated real estate company and more specifically a niche company that specialises in investing in out-of-town retail properties which are located on the periphery of residential areas or along main access roads into urban centres. Real Estates NV acquires these real 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 property has an average area of 1,000 m<sup>2</sup>.

As of 31 March 2019, Retail Estates nv has 906 premises in its portfolio with a total retail area of 1,049,101 m<sup>2</sup>. The occupancy rate of the portfolio was 98.28% on 31 March 2019, compared to 98.11% on 31 March 2018.

The fair value of the consolidated real estate portfolio of Retail Estates NV as at 31 March 2019 is estimated at EUR 1,529,629 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. As at 31 March 2019, the stock market capitalisation of the shares amounts to EUR 927.52 million.

Ternat, 13 June 2019

Jan De Nys, CEO of Retail Estates nv

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