

IN RETAIL WE TRUST



Periodical press release – regulated information
Ternat, 18 June 2018

**ARBITRAGE WITHIN ITS REAL ESTATE PORTFOLIO EARNS RETAIL
ESTATES 38.23 MILLION IN SALES REVENUE**

**REINVESTMENT IN CURRENT PROJECT DEVELOPMENTS AND NEW
RETAIL PARK ACQUISITIONS**

On 15 June 2018, Retail Estates sold its retail park in **Zwolle** (The Netherlands) to an institutional investor for a total sales revenue of approx. EUR 27.60 million. This means that the company recovers the entire investment it made in December 2017 within the scope of the acquisition of the retail park portfolio of CBRE Global Investors. The sold retail park's fair value amounted to EUR 26.62 million on 31 March 2018. The sale therefore generated EUR 0.98 million in added value. The retail park accounted for an annual rental income of approx. EUR 2 million. Retail Estates expects to invest the sales proceeds before the end of 2018 in The Netherlands.

On 15 June 2018, a solitary retail building in **Spa** (Belgium) was furthermore sold to a retailer for a total sales revenue of EUR 0.9 million. The building had been let to Brantano since its purchase in 2003. The building accounted for an annual rental income of EUR 0.07 million. The sale generated EUR 0.03 million in added value. The sales proceeds will be invested in a new construction project in Nivelles, where Retail Estates is building a new retail building for its customer Aldi in line with the latter's most recent store concept. This project is scheduled to be delivered in October 2018 and represents an additional investment of EUR 2.5 million that will produce a rental income of EUR 0.26 million.

On 29 May 2018, a retail park in **Péruwelz** (Belgium) was sold to an institutional investor for a sales revenue of EUR 10 million. This retail park accounted for an annual rental income of EUR 0.69 million. Its fair value amounted to EUR 10.16 million on 31 March. The sale resulted in a loss in value by EUR -0.43 million, mainly due to transaction costs. The sales proceeds will be fully invested in the expansion of the nearby retail park in Frameries. This retail park will be extended with 5 retail units and the total retail area will increase from 9,474 m² to 16,188 m². The new tenants will be retail chains such as Kruidvat, Zeeman, Traffic, Leen Bakker and Intermarché. The buildings are scheduled to be delivered on 1 October and will generate an annual rental income of EUR 0.72 million.

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. Retail Estates nv buys these properties from third parties or builds and markets retail buildings for its own account. The buildings have useful areas ranging between 500m² and 3,000m². A typical retail building has an average area of 1,000m².

On 31 March 2018, Retail Estates nv has 817 properties in its portfolio with a lettable surface of 973,525 m². The occupancy rate of the portfolio was 98.11% on 31 March 2018, compared to 98.13% on 31 March 2017.

The fair value of the consolidated real estate portfolio of Retail Estates nv at 31 March 2018 is estimated by independent real estate experts at EUR 1,349.37 million.

Retail Estates nv is listed on Euronext Brussels and Euronext Amsterdam and is registered as a public regulated real estate company. On 31 March 2018, the stock market capitalisation of its shares amounts to EUR 678,02 million.

FUTURE-ORIENTED STATEMENTS

This press release contains a number of future-oriented statements. Such statements are subject to risks and uncertainties which means that the actual results can differ significantly from those expected on the basis of such future-oriented statements in this interim statement. Significant factors that can influence such results include changes in the economic situation, commercial and fiscal factors.

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