



**RETAIL  
ESTATES**



**PRESS RELEASE**

Regulatory information

Ternat, August 4, 2023, 05.40 PM CET

**PUBLICATION OF A TRANSPARENCY NOTIFICATION**

**(ARTICLE 14, FIRST PARAGRAPH, OF THE BELGIAN ACT OF 2 MAY 2007 ON  
THE DISCLOSURE OF SIGNIFICANT PARTICIPATIONS)**

## TRANSPARENCY NOTIFICATION

### 1. SUMMARY OF THE NOTIFICATION

In accordance with the Transparency Act, Retail Estates NV/SA announces the receipt on August 2<sup>nd</sup>, 2023 of a transparency notification dated August 2, 2023.

The transparency notification is issued by KBC Asset Management NV/SA, with registered office at 1080 Brussels, Havenlaan 2, registered in the Crossroads Bank for Enterprises with company number 0469.444.267, and notifies that the voting rights attached to the Retail Estates NV/SA shares held by KBC Asset Management NV/SA have crossed below the threshold of 3% of the total existing voting rights following the disposal of voting securities or voting rights, as of July 28<sup>th</sup>, 2023.

### 2. CONTENT OF THE NOTIFICATION

The notification dated August 2, 2023 contains the following information:

#### Reason for the notification

- Acquisition or disposal of voting securities or voting rights
- Downward crossing of the lowest threshold

#### Notification by

A person that notifies alone

#### Persons subject to the notification requirement

Name	Address (for legal entities)
KBC Asset Management NV/SA	Havenlaan 2, 1040 Brussels

#### Date of threshold crossing

July 28, 2023

#### Threshold that is crossed (in %)

3%

In accordance with Article 9 of the coordinated articles of association of Retail Estates NV/SA, the threshold above which a shareholding must be disclosed in the event of over- or undervaluation has been set at 3% of the total number of existing voting rights.

## Denominator

14.375.587

## Notified details

A) Voting rights	Previous notification	After the transaction			
	# voting rights	# voting rights		% voting rights	
<i>Holders of voting rights</i>		<i>Attached to securities</i>	<i>Apart from securities</i>	<i>Attached to securities</i>	<i>Apart from securities</i>
TOTAL					

B) Assimilated financial instruments	After the transaction					
	Type of financial instrument	Expiration date	Exercise period or date	# voting rights that can be acquired when exercising the instrument	% voting rights	Settlement
<i>Holders of assimilated financial instruments</i>						
TOTAL						
TOTAL (A & B)				# voting rights	% voting rights	

## Full chain of controlled companies through which the holding is effectively held

KBC Asset Management NV/SA is not a controlled company.

## Additional information

The voting rights are held in investment portfolios, which are managed by KBC Asset Management (KBC AM) in a discretionary manner. The total amount of voting rights, held by KBC AM, exceeded the threshold of 3%, since July 6, 2017, whereby the majority of voting securities was property of KBC Verzekeringen NV/SA. To this end, KBC Verzekeringen NV/SA already made the necessary notifications towards FSMA and the issuer. A downward crossing of the lowest threshold of 3%, notified by KBC Groep NV/SA on October 14, 2021, didn't cause a downward crossing of the 3% threshold for KBC AM, considering the total amount of voting rights held, in all portfolios managed by KBC AM. Due to a sale transaction on July 28, 2023, the threshold of 3%, for the totality of investment portfolios which are managed by KBC AM, was crossed downwards, for the first time.

The notification can be consulted on the website of Retail Estates NV/SA via this link:  
<https://www.retailestates.com/en/investors/the-share/shareholding-structure-and-notifications>

This press release can be consulted on the website of Retail Estates NV/SA via this link:  
<https://www.retailestates.com/en/press-publications/press-releases>

## 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. Real 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, August 4, 2023

Jan De Nys, CEO of Retail Estates nv

### For more information, please contact:

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# 'IN RETAIL WE TRUST'

### RETAIL ESTATES NV

Public BE-REIT under the laws of Belgium

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