



**RETAIL  
ESTATES**



**PRESS RELEASE**

Regulatory information

Ternat, January 19, 2024, 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 January 18, 2024, of a transparency notification dated January 18, 2024.

The notification comes from:

- Federale Participatie- en Investeringsmaatschappij NV/SA, with registered office at 1050 Brussels, Louizalaan 32-46A, box 4, registered in the Crossroads Bank for Enterprises with company number 0253.445.063.
- Belfius Insurance NV/SA, with registered office at 1210 Sint-Joost-ten-Node, Karel Rogierplein 11, registered with the Crossroads Bank for Enterprises with company number 0405.764.064; and
- Belfius Bank NV/SA, with registered office at 1210 Sint-Joost-ten-Node, Karel Rogierplein 11, registered in the Crossroads Bank for Enterprises with company number 0403.201.185.

The notification shows that the group to which these three companies belong, holds 4,98% of the total existing voting rights, as of the 16<sup>th</sup> of January 2024 and thus has crossed below the threshold of 5% of the total existing voting rights following the disposal of voting securities or voting rights.

### 2. CONTENT OF THE NOTIFICATION

The notification dated January 18, 2024 contains the following information:

#### 1. Reason for the notification

- Acquisition or disposal of voting securities or voting rights

#### 2. Notification by

A parent company or controlling person

#### 3. Persons subject to the notification requirement

| Name   | Address (for legal entities)                   |
|--|--|
| Federale Participatie- en Investeringsmaatschappij NV/SA | 1050 Brussels, Louizalaan 32-46A               |
| Belfius Insurance NV/SA                                  | 1210 Sint-Joost-ten-Node, Karel Rogierplein 11 |
| Belfius Bank NV/SA                                       | 1210 Sint-Joost-ten-Node, Karel Rogierplein 11 |

#### 4. Date of threshold crossing

January 16, 2024

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

5%

#### 6. Denominator

14.375.587

#### 7. Notified details

| A) Voting rights   | Previous notification | After the transaction         |                              |                               |                              |
|--|-----------------------|-------------------------------|------------------------------|-------------------------------|------------------------------|
|  |                       | # 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> |
| Belgische Staat  |                       |                               |                              | 0.00%                         |                              |
| Federale Participatie- en Investeringsmaatschappij NV/SA |                       |                               |                              | 0.00%                         |                              |
| SFPIM Real Estate NV/SA                                  | 28,588                | 28,588                        |                              | 0.20%                         |                              |
| Belfius Bank NV/SA                                       |                       |                               |                              | 0.00%                         |                              |
| Belfius Insurance NV/SA                                  | 630,141               | 609,955                       |                              | 4.24%                         |                              |
| Capline NV/SA  | 77,285                | 77,285                        |                              | 0.54%                         |                              |
| Subtotal   | 736,014               | 715,828                       |                              | 4.98%                         |                              |
| <b>TOTAL</b>   |                       | <b>715,828</b>                | <b>0</b>                     | <b>4.98%</b>                  | <b>0.00%</b>                 |

| B) Assimilated financial instruments | After the transaction                         |                              |                 |                         |   |                        |            |
|--------------------------------------|---|------------------------------|-----------------|-------------------------|---|------------------------|------------|
|                                      | Holdings of assimilated financial instruments | Type of financial instrument | Expiration date | Exercise period or date | # voting rights that can be acquired when exercising the instrument | % voting rights        | Settlement |
|                                      |   |                              |                 |                         |   |                        |            |
| <b>TOTAL</b>                         |   |                              |                 |                         |   | <b>0.00%</b>           |            |
| <b>TOTAL (A &amp; B)</b>             |   |                              |                 |                         | <b># voting rights</b>  | <b>% voting rights</b> |            |
|                                      |   |                              |                 |                         | <b>715,828</b>  | <b>4,98%</b>           |            |

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

Federale Participatie- en Investeringsmaatschappij NV/SA is the parent company of Belfius Bank NV/SA (ex-Dexia Bank), which in turn is the parent company of Belfius Insurance NV/SA. Belfius Bank NV/SA is the parent company of Belfius OFP (Pension Funding Organisation). Belfius Insurance NV/SA is the parent company of Belins Finance NV/SA. Capline NV/SA is in turn a subsidiary of Belfius Insurance NV/SA. Federale Participatie- en Investeringsmaatschappij NV/SA is the parent company of SFPIM Real Estate NV/SA. Federale Participatie- en Investeringsmaatschappij NV/SA acts in its own name and on behalf of the Belgian State and is held 100% by the Belgian State.

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. Retail 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 September 2023, Retail Estates nv has 1,008 premises in its portfolio with a total retail area of 1,208,564 m<sup>2</sup>, spread over Belgium and the Netherlands. The occupancy rate of the entire portfolio was 98.12% on 30 September 2023, compared to 98.08% on 30 June 2023.

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, January 19, 2024

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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