

PRESS RELEASE



Date: 30 January 2025

Release: after the closing of Euronext

22.0% TAKE UP OF STOCK DIVIDEND

Stock dividend take up

For the financial year ended 31 December 2024, Eurocommercial's shareholders representing 22.0% of the issued share capital have opted to receive a stock dividend instead of an interim cash dividend of €0.68 per share, in accordance with the terms and conditions set by Eurocommercial and disclosed to the market by Eurocommercial on 7 January 2025. As a result of this take up the Company issued 332,949 new shares at an issue price of €24.48 for each new share. Accordingly, of the available dividend of €36.3 million, an amount of €8.2 million was not paid out in cash.

As a result of the above, on 30 January 2025 Eurocommercial issued, from the Company's fiscal share premium reserve, and delivered to the shareholders opting for stock dividend 332,949 new shares. The subscribed and paid-up share capital of Eurocommercial was therefore increased from €545,791,140 (composed of 54,579,114 shares with a nominal value of €10.00 per share) to €549,120,630 (composed of 54,912,063 shares with a nominal of €10.00 per share).

The table below describes the composition of Eurocommercial's issued share capital before and after the issuance date of 30 January 2025

| | Current share capital | | | Previous share capital | | | Change | | |
|---|-----------------------|------------|----------------------|------------------------|------------|----------------------|-----------|------------|----------------------|
| | Euro | no. Shares | Nominal value (each) | Euro | no. Shares | Nominal value (each) | Euro | no. Shares | Nominal value (each) |
| Total, of which: | 549,120,630 | 54,912,063 | € 10.00 | 545,791,140 | 54,579,114 | € 10.00 | 3,329,490 | 332,949 | € 10.00 |
| shares (regular entitlement; current coupon number: n.a.) | 549,120,630 | 54,912,063 | € 10.00 | 545,791,140 | 54,579,114 | € 10.00 | 3,329,490 | 332,949 | € 10.00 |

After deducting the 1,148,075 shares bought back all currently held in treasury, the new number of issued shares with third parties is 53,763,988.

Financial update

On 19 December 2024 the Company extended from March 2025 to July 2026 the expiring date of the €14.6 loan with Intesa Sanpaolo on the Retail Park owned by the subsidiary Galleria Verde (group share €7.3 million), aligning its maturity of the one of the loans outstanding on the Fiordaliso shopping centre.

On 9 January 2025, the Company entered into a new SEK 550 million (circa € 48 million) 5-year mortgage loan with Postbank – a branch of Deutsche Bank - on its Swedish shopping centre Valbo in Gävle, thereby completing its refinancing programme for the long-term loans expiring in 2025. The Company is already in discussions for the refinancing of the long-term loans expiring in 2026.

Capital Market Day

SAVE THE DATE - A Capital Market Day will be hosted by Eurocommercial on Thursday 11 September 2025.

Amsterdam, 30 January 2025

Board of Management

Evert Jan van Garderen
Roberto Fraticelli

About Eurocommercial

Eurocommercial Properties N.V. is a Euronext-quoted property investment company and one of Europe's shopping centre specialists. Founded in 1991, Eurocommercial currently owns and operates 24 shopping centres in Belgium, France, Italy, and Sweden with total assets of €3.8 billion.

www.eurocommercialproperties.com

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