

PRESS RELEASE

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EUROCOMMERCIAL PROPERTIES N.V.

STRATEGIC LEASING DEALS AND IMPROVED GRESB SCORE

Major leasing deals with INDITEX, ÅHLÉNS AND KIABI

Eurocommercial Properties N.V. (Eurocommercial) announces major leasing deals across its portfolio in Italy, Sweden, France and Belgium, further reinforcing its strategy of strengthening its shopping centres through long-term partnerships with leading international and national retailers.

Inditex expansion in Italy

Since 2019, Inditex has significantly strengthened its presence in Eurocommercial's Italian portfolio, becoming our largest tenant in Italy with 26 stores.

A key highlight has been the expansion of Zara at Carosello in 2024, the unit was extended from 1,600m² to around 4,600m², and the opening of a new Bershka (800m²) and an enlarged Stradivarius (550m²), further enhancing their role as a major anchor for the centre.

The partnership with the Inditex was further reinforced this year with the opening of two new full-format Zara stores on 19 September 2025 at the Collestrada and I Gigli shopping centres.

At Collestrada, Zara expanded its unit from 1,600m² to **4,000m²**, while at I Gigli, Zara enlarged its unit from 3,500m² to **5,300m²** occupying the space made available following the downsizing of the hypermarkets.

Both new stores achieved excellent performances in their first days of operations, contributing to a significant increase in footfall.

At Group level, Inditex now operates 34 units across Belgium, France, and Italy, for a total of over 34,000m² of GLA and confirming Eurocommercial's role as a long-term strategic partner.

Åhléns to open at Ingelsta Shopping, Sweden

A new leasing agreement for **2,130m²** at Ingelsta Shopping, Norrköping has been signed with Åhléns, one of Sweden's most iconic department stores.

The new store, opening in November 2025, will be the first Åhléns within Eurocommercial's portfolio and will showcase its latest concept. This deal strengthens Ingelsta Shopping's role as a leading retail destination in the region, enhancing both the shopping experience and the tenant mix.

Åhléns, owned by Accent of Scandinavia, operates 51 stores across Sweden and owns the 16 Inno department stores in Belgium.



Rendering of the new Åhléns store in Ingelsta Shopping

Kiabi debuts at Les Atlantes, France

On 24 September 2025, Kiabi successfully opened its new **1,947m²** store at Les Atlantes shopping centre in Saint-Pierre-des-Corps, Tours, further reinforcing the centre's position as a key retail destination in the region.

The opening was very successful, with both sales and footfall in the first week exceeding expectations. The arrival of Kiabi also drove a strong increase in visitor numbers across the centre and further expanded its catchment area.

Evert Jan van Garderen, CEO of Eurocommercial Properties, commented:

"These important leasing agreements with Inditex, Åhléns, and Kiabi highlight the strength of our relationships with leading retailers across Europe. By supporting flagship store expansions, welcoming iconic national brands, and introducing new strong anchor-tenants to our centres, we are reinforcing the resilience, quality, and long-term growth of our portfolio."

Key premium new additions in Woluwe Shopping, Belgium

In August 2025, Woluwe Shopping proudly welcomed three prestigious new boutiques: SKINS, Pierre Marcolini, and Sandro.

SKINS opened a luxury beauty store, offering more than 150 niche international brands in perfume, skincare, makeup, and lifestyle. Its arrival introduces a distinctive new beauty destination and further enriches the centre's premium retail mix.

In the same period, Pierre Marcolini and Sandro both opened their very first boutiques within a Belgian shopping centre. Pierre Marcolini, the celebrated Belgian chocolatier, adds an exclusive gourmet touch, while Sandro, the Parisian fashion label from SMCP, strengthens Woluwe Shopping's high-end fashion offer with its contemporary elegance.

Together, these openings further reinforce Woluwe Shopping's position as a hub for exclusive shopping experiences and international premium retail.

Eurocommercial maintains the 5-Star GRESB Rating for 2025

Eurocommercial is proud to announce that it maintained the 5-star rating in the 2025 GRESB Real Estate Benchmark improving its score to 91 (from 88). This result recognises Eurocommercial's continuous effort towards its ESG performance, positioning it as one of the leading sustainable listed retail real estate companies in Europe. The rating reflects Eurocommercial's continued focus on sustainability across its portfolio, with clear long-term targets including achieving carbon neutrality for scope 1 and 2 emissions by 2030, reducing overall emissions by 85% by 2050, and ensuring that all shopping centres are BREEAM certified.

Amsterdam, 1 October 2025

Board of Management

Evert Jan van Garderen
Roberto Fraticelli

Financial calendar

30 October 2025 (after closing of Euronext): Third quarter 2025 results

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 €4 billion.

www.eurocommercialproperties.com

For additional information please contact:

Ilaria Vitaloni, Investor Relations Officer
Tel: +44 777 5428833
Ilaria.vitaloni@ecpnv.com