

PRESS RELEASE



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Eurocommercial extends €525 million long-term loans bringing average debt maturity to almost five years, with first sizable refinancing in 2029

The loans are financing the shopping centres Carosello and I Gigli in Italy, and C4 in Sweden

Eurocommercial has secured a series of new long-term financing arrangements for its Italian shopping centres I Gigli and Carosello, and for its Swedish shopping centre C4 at margins in line with the previous loans, marking further progress in the execution of its disciplined funding and portfolio management strategy.

The Company has signed a new €200 million seven-year loan agreement with Intesa Sanpaolo (IMI CIB Division) for its Italian flagship shopping centre Carosello, in Milan replacing the existing €186 million debt, strengthening the long-term funding structure.

Furthermore, the Company has signed a new €270 million five-year loan agreement with Unicredit S.p.A. and BayernLB for its Italian flagship shopping centre I Gigli, in Florence. The new loan refinances the existing €213 million debt on the property further providing additional funding capacity to support ongoing investment and asset management initiatives.

Eurocommercial has also finalised a SEK600 million (circa €55 million) five-year loan agreement with Postbank – a branch of Deutsche Bank AG - for its Swedish shopping centre C4 in Kristianstad, increasing the loan amount from SEK510 million to SEK600 million.

By completing these transactions, the Company has significantly extended its financial horizon, ensuring that no sizable refinancing is required until 2029, further reinforcing the strength and resilience of its funding position. As a result of these transactions the average term of its loan portfolio increases to almost five years.

Amsterdam, 23 December 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 €4 billion.

www.eurocommercialproperties.com

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