

PRESS RELEASE

Date: 6 January 2026

Release: After closing of Euronext



INTERIM DIVIDEND ANNOUNCEMENT

Interim dividend

The Board of Management of Eurocommercial Properties N.V. herewith announces that it has decided today to declare an interim dividend for the financial year ended on 31 December 2025 of €0.72 in cash per share.

The ex-dividend date is Friday 9 January 2026.

The dividend will be payable on Friday 30 January 2026. The dividend in cash, net of 15% Dutch dividend withholding tax ("the Cash Dividend"), will be made available to the shareholders via the financial institution where these shares are administered at close of business on Monday 12 January 2026 (the "Record Date").

Also, it has been decided to allow shareholders from 13 January 2026 until 17.45 hours (CET) on 26 January 2026, the choice of taking the dividend in the form of shares instead of taking the Cash Dividend, in a ratio of one (1) share chargeable to the fiscal share premium reserve, for every forty (40) shares held. To that end, for each one (1) existing share, one (1) dividend right will be created; forty (40) dividend rights entitle the holder to one (1) new share which will rank for the dividend for the year 2026 and subsequent years (the "Stock Dividend").

The ISIN code for dividend rights is NL0015073RU8.

Shareholders have until Monday 26 January 2026 at 17.45 hours (CET) to make their choice known via their financial institution. Financial institutions may set an earlier deadline for shareholders to make their choice known in order to permit the financial institution to communicate these choices to the paying agent ABN AMRO Bank N.V. If no instruction is given before 17.45 hours (CET) on 26 January 2026, the dividend will be payable in cash only.

The Stock Dividend will be distributed on Friday 30 January 2026.

Shareholders should carefully consider whether to opt for a dividend in cash or a stock dividend, or a combination of the two, and should calculate which option is most attractive taking into account their individual circumstances.

A distribution of cash dividend is, in principle, subject to 15% Dutch dividend withholding tax (a lower rate could be applicable under a tax treaty) while a distribution in new shares charged to the fiscal share premium reserve of the Company is not. The scrip issue price of one (1) share chargeable to the fiscal share premium reserve, for every forty (40) shares held will most likely differ from prevailing stock prices on Friday 30 January 2026, the distribution date and, therefore, may be less or more attractive for a number of investors.

A final dividend proposal will be tabled at the Annual General Meeting to be held in Amsterdam on Tuesday 2 June 2026.

The Company will publish its 2025 annual results on Thursday 5 March 2026 (after closing of Euronext).

Amsterdam, 6 January 2026

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 centres 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: +31 6 25 05 41 66
Ilaria.vitaloni@ecpnv.com