EUROCOMMERCIAL

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PRESS RELEASE

EURONEXT
AEX® ESG Index *

Date: 13 July 2026
Release: after closing of Euronext

SEK 700 MILLION 5-YEAR FINANCING IN SWEDEN COMPLETED AND PORTFOLIO LEASING UPDATE

Eurocommercial draws down SEK 700 million SEB loan

Eurocommercial announces the drawdown of a SEK 700 million (approximately €63.5 million) five-year green loan facility with Skandinaviska Enskilda Banken AB (SEB) at margins in line with its current loans, secured against Avion Shopping centre in Umeå, Sweden.

The financing follows the acquisition of Avion from Ingka Centres, completed in April 2026, and further strengthens the Company's debt profile by securing long-term funding for one of the latest additions to its high-quality portfolio. The acquisition of Avion, a dominant regional shopping centre directly connected to IKEA, is fully aligned with Eurocommercial's strategy of disciplined capital recycling into high-quality retail assets with further value creation potential.

Built in 2016 and certified BREEAM Excellent, Avion is a high-quality asset with strong ESG credentials, making it well suited to green financing. Since its acquisition on 16 April 2026, the shopping centre has delivered robust trading performance, with both footfall and tenant sales exceeding expectations.

Roberto Fraticelli, CFO:

“The long-term financing of Avion reflects the quality of the asset we recently added to our portfolio and demonstrates our continued access to attractive financing from leading banking partners. We

have already started discussions on the refinancing of around €65 million loan maturing in 2027, while our next sizeable refinancing is only in 2029.”

Portfolio leasing update

Eurocommercial is pleased to report continued progress across its portfolio through active leasing and asset management initiatives.

In Sweden, the leasing team has been actively focused on reducing vacancy across the portfolio, resulting in several new lettings, relocations and store expansions. At Avion Shopping Centre, the first lease with a new tenant has been signed with Lekia, Sweden's leading specialist toy retailer, further strengthening the centre's family-oriented retail offering. At Elins Esplanad, Cervera has recently opened, Jack & Jones has expanded its store, and Rituals is scheduled to open a new store in August. At C4 Shopping, Clas Ohlson has expanded its premises, Akademibokhandeln has relocated to a new unit, and LaMe, a new Asian supermarket, has joined the retail mix. At Grand Samarkand, the former Cubus unit has been successfully relet to Brothers.

In Italy, Primark has taken possession of its future store at Collestrada Shopping Centre in Perugia, marking the start of the fit-out phase ahead of its opening. The introduction of this leading international fashion retailer is expected to reinforce Collestrada's position as the dominant shopping destination in the region. At I Gigli, fit-out works have also commenced on Lefties' future store, as well as in the Lidl unit in the adjacent retail park. These openings represent the final phase of the remerchandising programme following the departure of the hypermarket. Finally, Primark is scheduled to open at CremonaPO at the end of July, completing the centre's fashion offering and further strengthening its position as the leading shopping destination in its catchment area.

In France, recent leasing activity has focused on further strengthening the health & beauty category, while also enhancing the food & beverage offering and broadening the overall tenant mix. Rituals is due to open a new store at Modo, while two additional retailers are scheduled to join the centre in October: Tape à l'Œil, the children’s fashion retailer, and Oli & Coffee, a new Italian-inspired brasserie. Rituals has also recently opened a new store at Shopping Etrembières, with another opening planned at Val Thoiry at the end of July. In addition, Normal is scheduled to open a new store at Les Atlantes in Tours in September.

Financial calendar

27 August 2026:	Half Year 2026 results (after closing of Euronext)
28 August 2026:	Half Year 2026 results webcast at 10:00 AM (UK)/11:00 AM (CEST)
29 October 2026:	Third Quarter 2026 results (after closing of Euronext)

Amsterdam, 13 July 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 25 shopping centres in Belgium, France, Italy, and Sweden with total assets over €4 billion.

https://www.eurocommercialproperties.com/

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