

PRESS RELEASE

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EUROCOMMERCIAL PROPERTIES N.V.

DISPOSAL OF EKO MEGASTORE IN SWEDEN

Sale of newly built 8,200m² megastore at Grand Samarkand, Växjö

Eurocommercial Properties N.V. (Eurocommercial) announces the sale of a newly built independent megastore located beside its Grand Samarkand shopping centre in Växjö, Sweden.

The 8,200m² building was completed on schedule and is fully let to EKO, one of Sweden's most successful value retailers, under a ten-year lease agreement. The megastore opened on 19 March 2025 and it was one of the most successful store openings for EKO in its history with record sales and footfall.

The megastore has been sold to Svenska Handelsfastigheter AB, a Swedish based property investor focusing on grocery and big box retail, for a price of SEK 158 million (€14.1 million), above the latest independent valuation as at 30 June 2025. The sale transaction reflects the strong demand for well-let, newly built retail assets in strategic regional locations. Completion of the sale will take place in August 2025.

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

"This disposal is part of our ongoing strategy to focus solely on shopping centres, following previous sales of (parts of) Swedish retail parks in Norrköping and Södertälje. It also highlights the success of our value creation strategy—delivering a high-quality asset on time, fully leased to Eko Stormarknad. achieving an attractive return of over 8% on cost. The transaction reflects both the resilience of our Swedish portfolio and the strong market demand for well-let retail assets."

Grand Samarkand is located in the main external retail zone of Växjö and is the most popular shopping destination in Småland. The shopping centre, owned by Eurocommercial, comprises 70 shops and restaurants and adjoins an ICA hypermarket.



EKO Stormarknad opening - 19 March 2025

Amsterdam, 21 July 2025

Board of Management

Evert Jan van Garderen
Roberto Fraticelli

Financial calendar

28 August 2025: Half Year 2025 results (after closing of Euronext)
11 September 2025: Capital Markets Day - Brussels
30 October 2025: 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 almost €4 billion.

www.eurocommercialproperties.com

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