

Strong participation rate of 74,5% in optional dividend

The annual general meeting of shareholders of Vastned held on 29 April 2026 approved the distribution of a gross dividend of € 1.85 per share (€ 1.295 net per share, after deduction of 30% withholding tax) for the financial year 2025, represented by coupon no. 27 (the **Dividend**).

Shareholders were given the option to either exchange 20.7 dividend rights of financial year 2025 for 1 existing treasury share, or receive the Dividend in cash, or a combination of both. The option period ran from 6 May 2026 up to and including 15 May 2026.

At the end of the option period, Vastned's shareholders have chosen to exchange 74.5% of the dividend rights (coupon no. 27) for a total of 581,175 existing treasury shares.

As a result, Vastned can retain cash resources and strengthen its equity by approximately € 15.6 million. This contributes to the reinforcement of the company's balance sheet and reduces the EPRA LTV by -1.21% (compared to a 100% dividend payment in cash).

Today, Thursday 21 May 2026, the effective settlement of the Dividend took place before the market opening, whereby, depending on the choice made by the shareholders, (i) the existing shares, exchanged for dividend rights, were delivered, (ii) the payment of the dividend in cash was made, or (iii) a combination of both foregoing payment modalities was used.

No new shares have been issued and no capital increase has been conducted. The treasury shares were already admitted to trading on the regulated markets of Euronext Brussels and Euronext Amsterdam and are immediately tradable. Consequently, the total number of issued and listed shares will remain unchanged. However, the number of shares with voting and dividend rights will increase to 16,734,247. The shares will be entitled to the company's results as of the 1st of January 2026.

All reference shareholders have opted in full for payment of the optional dividend in shares.

Sven Bosman, Chief Executive Officer: *"I would like to thank our shareholders for their loyalty and confidence in our company by participating in the optional dividend. The high participation rate strengthens our financial capacity, which will enable us to pursue our growth ambitions in a disciplined manner and to focus on sustainable value creation, while maintaining a healthy debt ratio."*

For more information:

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About the Vastned group:

The Vastned group comprises a Belgian public regulated real estate company (Euronext Brussels and Euronext Amsterdam: VASTB) and its (direct and indirect) subsidiaries in Belgium, the Netherlands, France and Spain. The Vastned group focuses on the best property in the popular shopping areas of selected European cities with a historic city centre where shopping, living, working and leisure meet. The Vastned group's property clusters have a strong tenant mix of international and national retailers, food & beverage entrepreneurs, residential tenants, and office tenants.