

Approval and publication of the prospectus concerning the admission to trading in connection with the reverse cross-border legal merger with Vastned Retail

In prospect of the reverse cross-border legal merger whereby Vastned Retail (Vastned Retail N.V., Euronext Amsterdam: VASTN), the Dutch parent company of Vastned Belgium (Vastned Belgium NV, Euronext Brussels: VASTB), will merge with and into Vastned Belgium on January 1, 2025 (after fulfillment of conditions precedent), Vastned Belgium announces today the publication of the prospectus concerning the admission to trading of 14,390,507 new shares on the regulated market of Euronext Brussels and admission to trading of 19,469,032 shares on the regulated market of Euronext Amsterdam as a secondary listing.

The prospectus consists of the securities note (including its annexes and all information incorporated by reference), the registration document (including its annexes and all information incorporated by reference) and the summary.

The prospectus was approved by the Belgian Financial Services and Markets Authority (FSMA) on 10 December 2024 and subsequently passported to the Dutch Authority for the Financial Markets (AFM).

The prospectus will be made available to investors free of charge as of 12 December 2024 at Vastned Belgium's registered office at Generaal Lemanstraat 61, 2018 Antwerp, Belgium. As of 12 December 2024, the prospectus can also be consulted on Vastned Belgium's website (<https://vastned.be/en/investor-relations/merger>).

The prospectus will not be submitted for approval to any supervisory authority other than the FSMA and may be distributed outside Belgium and the Netherlands only in accordance with the applicable laws and regulations. The prospectus is in no way an offer to buy, subscribe to or sell securities, or request for admission to trading of the shares in any country other than Belgium and the Netherlands. The prospectus must never be used for this purpose or in that context.

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About Vastned Belgium: Vastned Belgium is a public regulated real estate company (GVV) whose shares are listed on Euronext Brussels (VASTB). Vastned Belgium invests in Belgian retail real estate, more specifically in multifunctional shopping properties located in the popular shopping cities of Antwerp, Brussels, Ghent and Bruges. Furthermore, the portfolio consists of high-quality retail parks and out-of-town shops. A smaller part of the portfolio is invested in hospitality and residential units.

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Certain statements in this press release may be considered forward-looking statements. These forward-looking statements may discuss goals, intentions and expectations as to future trends, plans, events, results of operations or financial condition, or state other information relating to the Vastned Group, based on current beliefs of management as well as assumptions made by, and information currently available to, management. Forward-looking statements generally will be accompanied by words such as "anticipate," "believe," "plan," "could," "estimate," "expect," "forecast," "guidance," "intend," "may," "possible," "potential," "predict," "project" or other similar words, phrases or expressions. These forward-looking statements speak only as of the date of this press release. By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future, and Vastned Belgium cannot guarantee the accuracy and completeness of forward-looking statements. A number of important factors, not all of which are known to Vastned Belgium or are within its control, could cause actual results or outcomes to differ materially from those expressed in any forward-looking statement. Potential risks and uncertainties include, but are not limited to the possibility that the merger does not close when expected or at all the effect of the completion of the merger on the ability of the Vastned Group to retain key personnel, the occurrence of any unforeseen tax liabilities or developments in tax regimes, the ability to achieve the anticipated benefits from the merger, and the effect of general economic or political conditions. Vastned Belgium expressly disclaims any obligation or undertaking to publicly update or revise any forward-looking statements, whether as a result of new information, a change in expectations or for any other reason.