PRESS RELEASE

REGULATED INFORMATION

Brussels, 12 August 2026, 5:55 PM

nextensa

PLACES YOU PREFER

HIGHLIGHTS

Nextensa delivers strong half-year results, supported by several successful transactions

Nextensa achieved strong results in the first half of 2026. The period was marked by several successful transactions, including the sale of Gewerbepark Stadlau in Vienna, the forward sale of The Rock and the sale of B&B Hotels in Cloche d'Or. The granting of the planning and environmental permits for Lake Side in Brussels and the reservation by Vicinity of a substantial residential portion of Bel Towers further underline the strong progress of the development portfolio. After the end of the half-year, further important milestones were reached with the sale of the Stairs office building in Cloche d'Or and the European Investment Bank (EIB) Group's selection of Treemont.

PORTFOLIO OPTIMISATION AND OPERATING PERFORMANCE

On 14 January 2026, Nextensa completed the sale of the Gewerbepark Stadlau retail park in Vienna for net proceeds of €35.45 million. The transaction forms part of the continued optimisation of the investment portfolio.

The operating result from investment properties decreased compared with the same period last year, due to lower rental income and lower property costs following several disposals in 2025. The investment portfolio recorded a 5.7% like-for-like decline in rental income in H1 2026, mainly as a result of anticipation of Proximus's arrival at Tour & Taxis.

STRONG MOMENTUM IN DEVELOPMENT ACTIVITIES

Cloche d'Or also saw several important transactions in the first half of 2026, including the forward sale of The Rock building, signed on 16 April, and completion of the sale of B&B Hotels, signed on 7 May. The sale of the Stairs office building was finalised on 1 July.

NET RESULT

Lower overheads and lower financing costs resulted in a net profit (Group share) of €16.6 million (€1.68 per dividend-entitled share), compared with €19.9 million at 30 June 2025.

FURTHER IMPROVEMENT IN THE FINANCIAL POSITION

Net financial costs, excluding revaluation effects, decreased by €2.8 million compared with the same period last year, mainly due to lower average debt utilisation. Net financial debt amounted to €550.3 million at the end of Q2 2026, compared with €592.8 million at the end of 2025 and €769.3 million at the end of 2024.

The average financing cost decreased from 2.90% to 2.65%, while the hedge ratio remained high at 97%. The financial debt ratio improved from 38.80% at the end of 2025 to 37.88% at the end of Q2 2026. This ratio does not yet take into account available cash of €31 million. Nextensa maintains a strong liquidity position, with approximately €205 million of undrawn committed credit facilities, enabling it to refinance the €100 million bond maturing in November 2026 through existing credit lines.

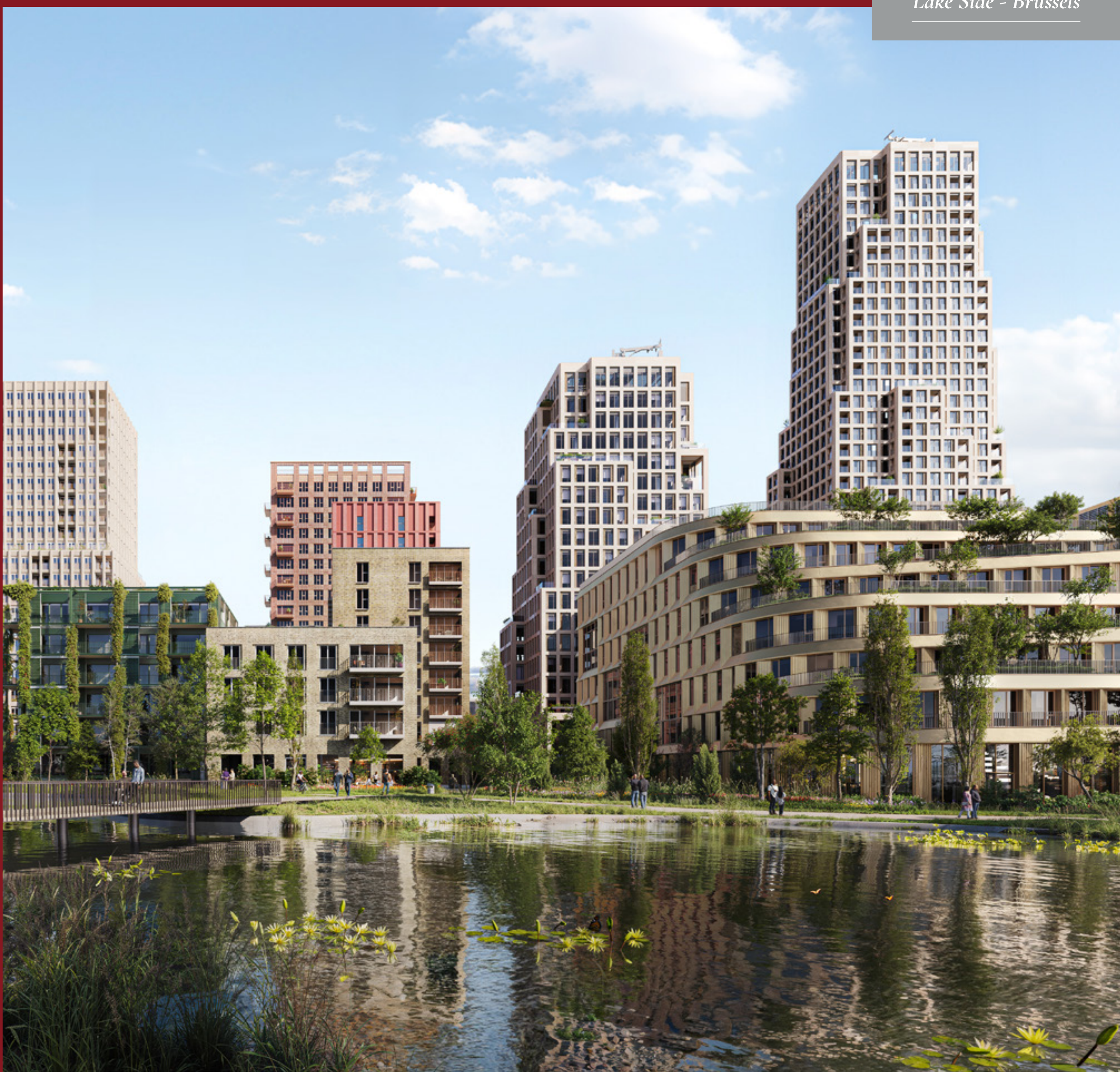
"We are not just developing real estate; we are building sustainable urban neighbourhoods that create lasting added value for their surroundings. The progress we are making today in Brussels, with Lake Side at Tour & Taxis and Bel Towers in the Northern Quarter, and in Luxembourg with Cloche d'Or, confirms that we are realising our long-term ambition step by step. Our strengthened balance sheet gives us the capacity to continue these projects and keep creating sustainable value for all our stakeholders."

Michel Van Geyte - CEO Nextensa

1

KEY FIGURES

Lake Side - Brussels



KEY FIGURES INVESTMENT PORTFOLIO	30/06/2026	31/12/2025
Fair value investment portfolio (€1,000)	1,062,386	1,093,431
Rental yield based on fair value	6.00%	6.05%

KEY FIGURES - BALANCE SHEET	30/06/2026	31/12/2025
Net asset value group share (€1,000)	853,047	845,687
Net asset value group share per share	84.41	83.15
Financial debt ratio (financial debts/total assets)	37.88%	38.80%
Net financial debt position	550,333	592,814
Average duration credit lines (years) - investment portfolio	2.84	2.91
Average funding cost - investment portfolio	2.65%	2.90%
Average duration hedges (years)	2.60	2.95
Hedge ratio	97%	100%

KEY FIRGURES - INCOME STATEMENT	30/06/2026	30/06/2025
Rental income (€1,000)	25,770	29,149
Result development projects (€1,000)	6,515	7,665
Net result group share (€1,000)	16,948	19,942
Net result group share per share (number of shares at closing date)*	1.67	1.96
Net result group share per share (weighted average)*	1.68	1.97

*Basic earnings per share equals diluted earnings per share

OUTLOOK

The strategic disposal of a significant portion of the real estate investments in recent years will continue to weigh on rental income in the second half of the year, which will be lower than in previous years. However, as of 1 January 2027, Proximus will relocate part of its operations to Tour & Taxis. From the beginning of 2027, this will contribute to an increase in rental income and a reduction in vacancy, resulting in lower real estate costs. In addition, the new contract with the EIB Group for the Treemont project in Brussels (Leopold Quarter) will allow construction works to commence in the short term.

The contribution from property development at Tour & Taxis is temporarily lower because Park Lane Phase II is almost entirely sold out. Work on Lake Side has now started, both on the future Proximus offices and on the residential tower that will be marketed over the coming years. At Cloche d'Or in Luxembourg, B&B Hotels and Stairs were sold, allowing the proceeds to be recycled into the new projects The Rock, fully pre-let and forward sold to FHRS; Terraces, fully pre-let to Lombard Odier; and Eosys, 89% pre-let to PwC and Franklin Templeton. Construction on these projects has either recently started or will begin shortly, and the related margins are expected to contribute positively to results in the coming quarters.

The significantly reduced debt position means that financing costs are falling materially compared with previous years. Conversely, no dividend will be received from Retail Estates this year because the shareholding was sold in 2025. Interest income on advances to the Cloche d'Or joint venture will also be lower than in the first half following the recent disposals.

All credit facilities maturing in 2026 have already been extended. With €205 million of undrawn credit facilities, Nextensa is in a comfortable position to repay the €100 million private placement bond maturing at the end of November.

2

INTERIM ANNUAL REPORT

Terraces, Cloche d'Or - Luxembourg

2.1 ACTIVITY REPORT

Developments

1 CLOCHE D'OR :

The further development of an urban district in Luxembourg City in joint venture with Luxembourg developer Promobe.

The office and residential developments at Cloche d'Or made a positive contribution of €6.3 million to the results for the first half of 2026.

Nextensa has further secured Cloche d'Or's future contribution through the forward sale of the office building The Rock, valued at €120, signed on 16 April 2026. Under this agreement, a partner will acquire The Rock upon completion and occupy approximately 70% of the space. This 9,492 m² office project, developed through the Grossfeld joint venture with Promobe, is expected to be completed in mid-2027. In addition, on 4 March 2026 Citi signed a long-term lease for the remaining three top floors.

On 7 May 2026, Nextensa and Promobe each sold their 50% interest in Sparkling 1 Sàrl, the company that owns the B&B Hotels in Cloche d'Or, for €37.4 million. The buyer is Aberdeen Investments, acting on behalf of Irish Life Investment Managers.

The final phase of the D5-D10 residential project is under construction, with completion expected by the end of 2026. Only 9 of the 185 apartments remain for sale.

Stairs & The Rock, Cloche d'Or - Luxembourg

Office buildings

Project	Status	Details	Letting
Emerald	Delivered Q4 2023	Approx. 7,000 sqm: 6 above-ground and 1 underground floor	100% let: Intertrust, PwC and Stibbe
White House	Delivered Q1 2024	Approx. 7,000 sqm: 6 above-ground and 1 underground floor	100% let: Intertrust
Terraces	Works start Q3 2026	Approx. 5,000 sqm: 5 above-ground and 1 underground floor	100% let: Lombard Odier
Stairs	Delivered in June 2026	Approx. 10,000 sqm: 10 above-ground and 1 underground floor	100% let and sold to State Street on 1 July 2026
Eosys	Works start Q3 2026; delivery Q4 2027	Approx. 12,355 sqm: 11 above-ground and 2 underground floors	89% let: 78% PwC Luxembourg and 11% Franklin Templeton
The Rock	Works started Q2 2026; delivery Q2 2027	Approx. 9,400 sqm: 10 above-ground and 2 underground floors	Sold to FHRS

Residential developments

Project	Status	Details	Sale
D-Nord	Delivered Q1 2023	194 apartments	193/194 apartments reserved or sold
D5-D10	Final phase to be delivered Q4 2026	185 apartments	176/185 apartments reserved or sold
B&B Hotels	Delivered mid-July 2025	Approx. 4,500 sqm hotel with 150 rooms	100% let to B&B Hotels for a firm 20-year term and sold on 7 May 2026
D1	Planning phase	Approx. 162 apartments	-

2

TOUR & TAXIS :

Lake Side reached a significant milestone on 2 April 2026 with the granting of the planning permission. Furthermore, no objections were lodged against the project, meaning that construction work on phase A has now commenced. The project comprises a total of more than 670 apartments and 100 co-living units, as well as offices, shops, hospitality venues, public facilities and green spaces, and forms the final phase of the Tour & Taxis development. Phase A includes the new Proximus headquarters as well as a residential tower with 199 apartments.

The contribution from Park Lane Phase II was limited, as all 11 buildings were completed in early 2026 and only ten apartments remain available for sale.

The Tour & Taxis site continues to enhance its appeal thanks to a broad range of activities and amenities. The numerous events held on the site – in the Sheds, at Gare Maritime and at the Maison de la Poste conference centre – once again generated substantial activity. The site is preparing to welcome Proximus employees in 2027. Pending the completion of the Lake Side project, Proximus will occupy Hôtel des Douanes, modules in Gare Maritime and Royal Depot.

3

BEL TOWERS:

On 3 June 2026, Nextensa reached an important commercial milestone with the reservation of 196 residential units in Bel Towers by the Vicinity Affordable Housing Fund. This transaction confirms the project's appeal to institutional investors and supports the continued development of Bel Towers, the large-scale urban redevelopment on the site of the former Proximus towers in Brussels' North District. With 439 homes planned, the project will make an important contribution to expanding the residential supply in a neighbourhood undergoing rapid transformation.

Bel Towers - Brussels

2.2 SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

The positive momentum continued after the end of the half-year. On 1 July 2026, Nextensa and Promobe, through their joint venture Grossfeld, completed the sale of all shares in Stairs Sàrl to State Street Services Luxembourg. With this transaction, worth more than €100 million, Grossfeld completed its second property transaction exceeding €100 million in Luxembourg in 2026.

On 22 July 2026, Nextensa also entered into a long-term usufruct agreement with the EIB Group for the entire Treemont project in Brussels. The EIB Group will establish its permanent representation in Brussels there from the second quarter of 2028, marking a significant commercial milestone for the redevelopment of Treemont.

2.3 CONSOLIDATED RESULTS 01/01/2026 - 30/06/2026

The net profit for the first half of 2026 is approximately €3.0 million lower than in the first half of 2025. This is mainly due to the decline in rental income resulting from the large number of buildings sold in 2025 and 2026. The profit on development projects is lower than last year, as Park Lane Phase II has been fully completed and only a few units remain for sale. In addition, financial income is €6.4 million lower due to the fact that a dividend was received from Retail Estates last year. Financial costs are €2.8 M lower than in the same period last year due to a lower average level of borrowing.

OPERATING RESULT FROM INVESTMENT PROPERTIES

Rental income in the first half of 2026 was €3.4 M lower than in the first half of 2025 due to the sale of several buildings in Luxembourg and Stadlau, Austria. On a like-for-like basis, we are also seeing a decline in rental income, which is mainly attributable to the imminent arrival of Proximus at the Tour & Taxis site, for which we are already vacating units.

Property costs fell by €1.3 M compared with the same period last year, mainly due to the sale of several buildings in 2025.

No realised gain was recorded on the sale of investment properties in the first half of the year. The sale of the retail park in Stadlau in 2026 was, after all, completed at the carrying amount as at 31 December 2025. In the existing portfolio, there was a very limited revaluation of €0.1 M compared to the first half of 2025.

This results in an operating result from investment properties of €21.8 M, which is €2.0 M lower than in the first half of 2025.

OPERATING RESULT FROM DEVELOPMENT PROJECTS

The sum of the lines 'Revenue from development projects' and 'Costs of development projects' reflects the contribution (€0.3 M) from the Belgian development projects, which currently consists almost entirely of the realised margin on phase II of the Park Lane project at Tour & Taxis, where a total of 335 out of 346 units have already been sold or reserved.

The lines 'Other results from development projects' and 'Profit (loss) from investments held to be available for distribution' largely comprise the contribution from Cloche d'Or (€6.3 M). Construction of the D5-D10 residential project is on schedule, with over 88% of the units already sold or reserved. Completion of the final phase of this residential project is scheduled for the end of 2026. The Stairs building was provisionally completed in June 2026, and the sale was finalised on 1 July 2026. Construction work on The Rock, which has been fully pre-let and pre-sold, commenced during Q2 2026 with completion expected by summer 2027.

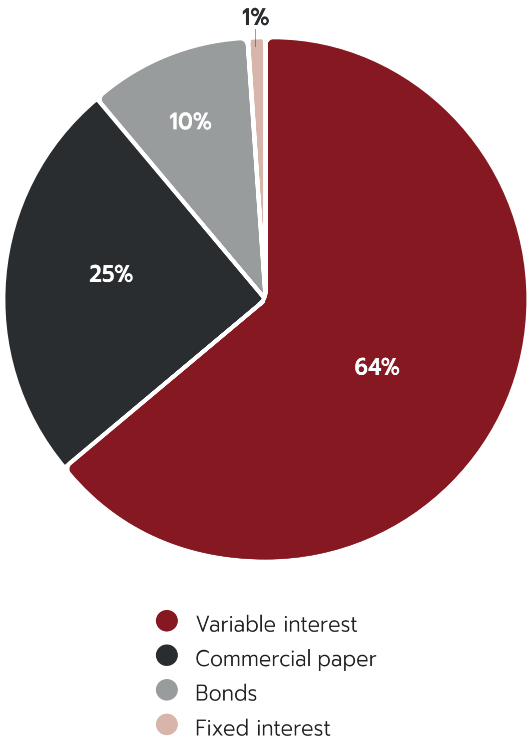
The operating result from the development projects amounts to €6.5 M, which is €1.1 M lower than in the first half of 2025.

2.4 FINANCIAL RESULTS AND MANAGEMENT OF FINANCIAL RESOURCES

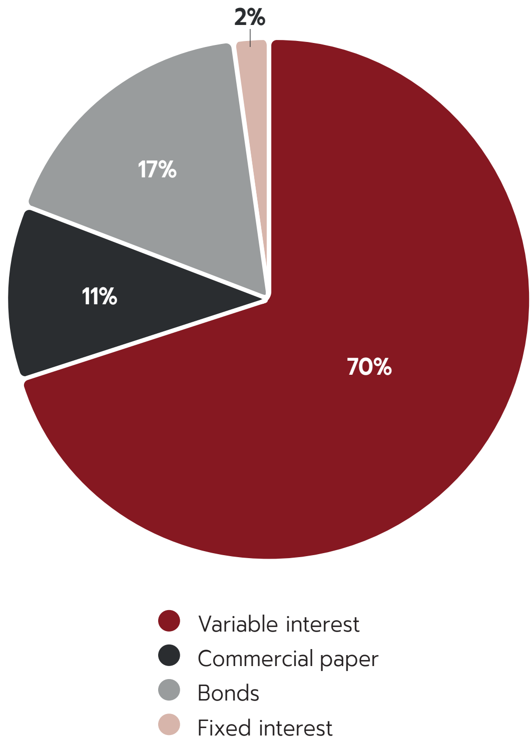
The financial result (excluding revaluations) stands at €-2.3 M, compared with €1.3 M in Q2 2025. Financing costs are €2.8 M lower than in the first half of 2025 due to the significantly lower average drawdown of loans. On the other hand, financial income is €6.4 M lower compared with 30 June 2025. This is entirely attributable to the fact that a dividend was received from Retail Estates last year. The average cost of finance fell from 2.90% for 2025 to 2.65% after Q2 2026. As at 30 June 2026, the financial debt ratio stands at 37.88%, which is lower than that recorded on 31 December 2025 (38.80%).

The debt position was significantly reduced following the sale of several buildings and the disposal of the stake in Retail Estates in Q3 2025. The headroom on unused credit facilities amounted to €205 M on 30 June 2026.

CREDIT LINES 30/06/2026



CREDIT WITHDRAWALS 30/06/2026



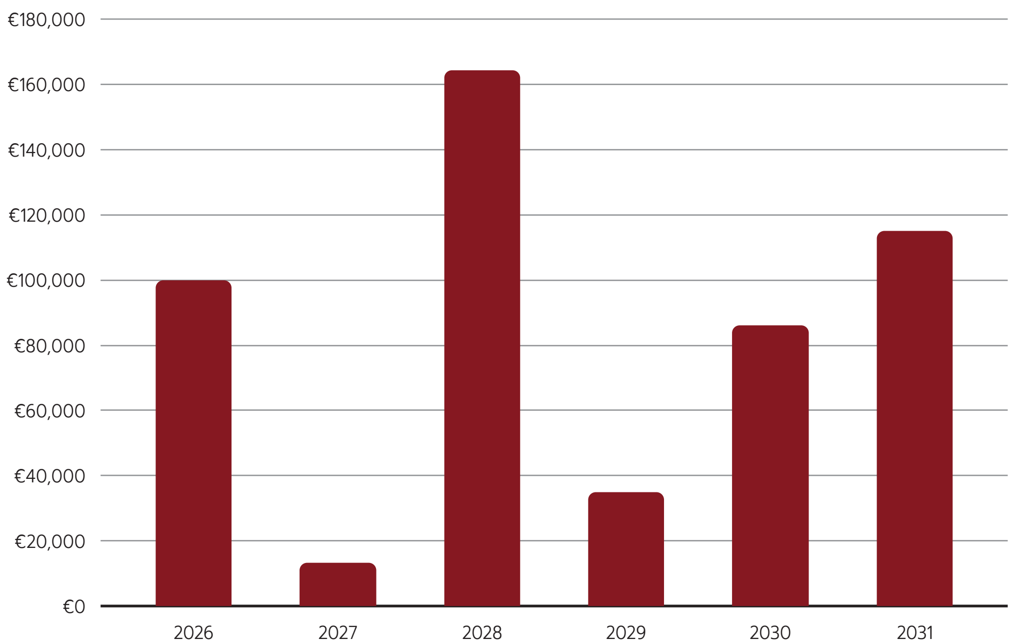
Nextensa's sources of funding are diversified across bilateral bank loans (at fixed and variable interest rates), a bond and commercial paper.

All loans maturing in 2026 have now been extended, bringing the average maturity of the loans to 2.84 years. Interest-rate risk is almost entirely hedged, with a hedge ratio of 97% at 30 June 2026. Nextensa's balance sheet is therefore sufficiently robust to support the major developments planned in the coming years, including Lake Side, Bel Towers and Cloche d'Or. Available headroom of €205 M is also more than sufficient to repay the €100 M bond in November 2026.

The revaluation gains on financial assets and liabilities were limited to €0.9 M, compared with €0.3 M after Q2 2025.

The net result (Group share) therefore amounts to €16.9 M, or €1.67 per share. Shareholders' equity amounts to €853 M, or €84.41 per share.

MATURITIES CREDIT LINES 30/06/2026



2.5 MAIN RISKS AND UNCERTAINTIES

The main risks associated with Nextensa's activities are listed in the 2025 Annual Report (p. 134 ff., 'Risk Factors'), which is available on the website. The main risks facing Nextensa have not changed materially compared with the risks described in the annual report. In summary, the principal risks and uncertainties for the remaining months of the financial year comprise primarily strategic risks, financial risks, risks related to market conditions, property-related risks and operational risks.

2.6 MAIN RELATED-PARTY TRANSACTIONS

During the period 01/01/2026 – 30/06/2026, no transactions with related parties took place that had a material impact on Nextensa's financial position or results, apart from the transactions carried out under the construction contract with the temporary partnership TM MBG-CIT (1011.244.103 - formed by MBG NV and CIT Blaton NV) for the Lake Side project. Although MBG NV is a 'related' party of Nextensa, these transactions fall outside the scope of the intra-group conflict-of-interest procedure pursuant to Article 7:97, §1, paragraph 3, 1° of the Belgian Companies and Associations Code (WVV), as they are customary in the course of Nextensa's business and were concluded on arm's-length terms.

Lake Side, beginning of the construction works - Brussels

3

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Tour & Taxis - Brussels

The condensed consolidated financial statements of Nextensa were approved for publication by the Board of Directors on 11 August 2026. The Board of Directors' interim report should be read in conjunction with Nextensa's condensed financial statements. The condensed consolidated financial statements were subject to a limited review by the auditor.

3.1 CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (IN €1,000)	30/06/2026	30/06/2025	▲	▲%
Net rental income from investment properties	25,770	29,149	-3,379	-12%
Property charges	-4,460	-5,737	1,277	-22%
Result of disposal of investment properties	0	0	0	-100%
Changes in the fair value of investment properties	137	181	-44	-24%
Other costs/revenue investment properties	380	245	135	35%
OPERATING RESULT OF INVESTMENT PROPERTIES	**21,828**	**23,839**	**-2,011**	**-8%**
Revenue from development projects	2,895	24,093	-21,197	-88%
Costs of development projects	-2,644	-20,783	18,138	-87%
Other results of development projects	1,233	1,379	-146	-11%
Share of profit/loss of investees accounted for using the equity method	5,032	2,976	2,056	69%
OPERATING RESULT OF DEVELOPMENT PROJECTS	**6,515**	**7,665**	**-1,149**	**-15%**
RESULT OF INVESTMENT PROPERTIES & DEVELOPMENT PROJECTS	**28,343**	**31,503**	**-3,160**	**-10%**
General costs of the company	-4,482	-5,127	644	-13%
Other operating charges and income	-563	-188	-376	200%
OPERATING RESULT	**23,297**	**26,189**	**-2,892**	**-11%**
Financial income	5,464	11,833	-6,369	-54%
Financial charges	-7,717	-10,550	2,833	-27%
Changes in fair value of financial assets and liabilities	881	259	622	240%
FINANCIAL RESULT	**-1,372**	**1,541**	**-2,914**	**-189%**
PRE-TAX RESULT	**21,925**	**27,731**	**-5,805**	**-21%**
Deferred taxes	-935	-3,524	2,589	-73%
Corporation tax	-4,042	-4,393	350	-8%
TAXES	**-4,977**	**-7,917**	**2,940**	**-37%**
NET RESULT	**16,948**	**19,814**	**-2,865**	**-14%**
Minority interests	0	-129	129	-100%
NET RESULT (attributable to group)	**16,948**	**19,942**	**-2,995**	**-15%**

3.2 OTHER ELEMENTS OF COMPREHENSIVE INCOME

OTHER ELEMENTS OF COMPREHENSIVE INCOME (IN €1,000)	30/06/2026	30/06/2025
Variations in the effective portion of the fair value of hedging instruments admitted in a cash-flow hedge as defined in IFRS	541	-343
Other elements of comprehensive income	541	-343
Minority interests	0	-129
Other elements of comprehensive income - attributable to group	541	-343.201
GLOBAL RESULT	**17,489**	**19,471**
Attributable to:		
Minority interests	0	-129
Global result - attributable to group	17,489	19,599
Net result (attributable to group)	16,948	19,942

EARNINGS PER SHARE (IN €)	30/06/2026	30/06/2025
Global result per share, attributable to group*	1.72	1.93
Global result per share entitled to dividends, attributable to group*	1.73	1.94
Net result per share, attributable to group*	1.67	1.96
Net result per share entitled to dividends, attributable to group*	1.68	1.97

*Calculated on the basis of the weighted average number of shares (10,171,130 shares)

3.3 CONSOLIDATED BALANCE SHEET

ASSETS (IN €1,000)	30/06/2026	31/12/2025
NON-CURRENT ASSETS	**1,223,073**	**1,255,718**
Intangible assets	104	166
Investment properties	1,019,886	1,057,981
Other property, plant and equipment	6,684	7,180
Investees accounted for using the equity method	94,210	88,292
Affiliated enterprises: receivables	78,870	80,839
Financial instruments	12,743	11,800
Deferred tax assets	10,576	9,460
CURRENT ASSETS	**312,288**	**286,843**
Assets held for sale	42,500	35,450
Inventories	170,761	161,893
Work in progress	12,815	19,781
Trade receivables	15,916	17,241
Tax receivables and other current assets	35,849	44,534
Cash and cash equivalents	31,242	5,720
Deferred charges and accrued income	3,204	2,223
TOTAL ASSETS	**1,535,360**	**1,542,561**

LIABILITIES (IN €1,000)	30/06/2026	31/12/2025
TOTAL SHAREHOLDERS' EQUITY	**853,047**	**845,687**
I. SHAREHOLDERS' EQUITY ATTRIBUTABLE TO THE SHAREHOLDERS OF THE PARENT COMPANY	**853,047**	**845,687**
Capital	111,856	111,856
Share premium account	448,398	448,398
Purchase of treasury shares	-4,608	-4,608
Reserves	280,453	256,797
Net result of the financial year	16,948	33,244
II. MINORITY INTERESTS	**0**	**0**
LIABILITIES	**682,313**	**696,874**
I. NON-CURRENT LIABILITIES	**408,674**	**418,768**
Provisions	265	272
Non-current financial debts	355,530	367,390
Credit institutions	350,500	362,161
Other	2,713	2,912
Lease liabilities (IFRS 16)	2,318	2,318
Other non-current financial liabilities	83	329
Deferred tax liabilities	52,796	50,777
II.CURRENT LIABILITIES	**273,639**	**278,106**
Provisions	350	350
Current financial debts	226,045	231,144
Credit institutions	65,364	64,266
Other	160,681	166,878
Trade debts and other current debts	15,823	18,309
Trade payables	11,055	14,425
Tax liabilities	4,768	3,884
Other current liabilities	10,137	12,882
Deferred charges and accrued income	21,284	15,420
TOTAL EQUITY AND LIABILITIES	**1,535,360**	**1,542,561**
FINANCIAL DEBT RATIO (financial debts / total assets)	**37.88%**	**38.80%**

3.4 CONSOLIDATED CASH FLOW STATEMENT

CONSOLIDATED CASH FLOW STATEMENT (IN €1,000)	30/06/2026	30/06/2025
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FIN. YEAR	**5,720**	**8,590**
1. CASH FLOW FROM OPERATING ACTIVITIES	**9,275**	**-111,571**
Net result	**16,948**	**19,814**
Share in the result of associated companies and joint ventures	**-5,032**	**-2,976**
Adjustment of the profit for non-cash and non-operating elements	**6,863**	**6,831**
Depreciation, amortisation, impairment losses and taxes	**5,682**	**721**
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment (+/-)	651	721
Impairment of current assets (-)	0	0
Taxes	4,977	0
Other non-cash elements	**-1,018**	**3,154**
Changes in fair value of investment properties (+/-)	-137	181
Increase (+) / Decrease (-) in fair value of financial assets and liabilities	-881	2,973
Non-operating elements	**2,253**	**2 956**
Dividends received	0	-6,892
Write-back of financial income and financial charges	2,253	9,848
Change in working capital requirements	**-3,666**	**-130,850**
Movements in asset items	-11,248	-104,635
Movement of liabilities	7,582	-26,215
Movements on provisions (+/-)	**3**	**3**
Tax paid	**-5,842**	**-4,393**
2. CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	**44,855**	**164,716**
Investments		
Investment properties	-4,399	-3,937
Development projects	0	-175
Intangible assets and property, plant & equipment	-18	-133
Non-current financial assets	0	1,615
Divestments	**49,272**	**167,346**
Investment Property	35,450	167,346
via placement of shares Wereldhave	0	35,000
Investees accounted for using the equity method	13,822	0

CONSOLIDATED CASH FLOW STATEMENT (IN €1,000)	30/06/2026	30/06/2025
3. CASH FLOW FROM/(USED IN) FINANCING ACTIVITIES	**-28,609**	**-53,972**
Change in financial liabilities and financial debts		
Increase (+) of financial debts	1,097	73,957
Decrease (-) of financial debts	-18,056	-130,604
Financial income received	5,464	4,941
Financial charges paid	-7,007	-9,159
Dividends received	**0**	**6,892**
Change in other liabilities		
Increase (+) / Decrease (-) in other liabilities	0	0
Changes in equity		
Changes in capital and issue premiums (+/-)	0	0
Costs of capital increases	0	0
Increase (+) / Decrease (-) in own shares	0	0
Dividend of the previous financial year	-10,106	0
Cash and cash equivalents before impact of fluctuations in quoted prices	**31,242**	**7,762**
Cash and cash equivalents acquired by means of business combinations	**0**	**0**
Impact of fluctuations in quoted prices on cash and cash equivalents	**0**	**0**
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR	**31,242**	**7,762**

3.5 CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Consolidated statement of changes in equity (€1,000)	Capital	Share premium account	Treasury shares (-)	Reserves	Hedge reserves	Net result of the financial year	Shareholders' equity attributable to the shareholders of the parent company	Minority interests	Total equity
Balance Sheet per IFRS at 31/12/2024	**111,856**	**448,398**	**-4,608**	**268,289**	**-620**	**-10,827**	**812,487**	**-348**	**812,139**
Distribution of final dividend for previous financial year							0		0
Business combinations- minority interests							0		0
Business combinations - conversion differences							0		0
Acquisition of treasury shares							0		0
Transfer of net result for 2024 to reserves				-10,827		10,827	0		0
Comprehensive income financial year 2024 (6 months)					-343	19,942	19,599	-129	19,471
Capital increase									
Balance Sheet per IFRS at 30/06/2025	**111,856**	**448,398**	**-4,608**	**257,459**	**-964**	**19,942**	**832,083**	**-477**	**831,607**
Balance Sheet per IFRS at 31/12/2025	**111,856**	**448,398**	**-4,608**	**257,459**	**-662**	**33,244**	**845,687**	**0**	**845,687**
Distribution of final dividend for previous financial year				-10,125			-10,125		-10,125
Business combinations- minority interests							0		0
Business combinations - conversion differences							0		0
Acquisition of treasury shares							0		0
Transfer of net result for 2025 to reserves				33,244		-33,244	0		0
Comprehensive income financial year 2026 (6 months)					541	16,948	17,489	0	17,489
Balance Sheet per IFRS at 30/06/2026	**111,856**	**448,398**	**-4,608**	**280,575**	**-121**	**16,948**	**853,047**	**0**	**853,047**

3.6 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

3.6.1 Basis for presentation

These interim condensed consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union. These interim condensed consolidated financial statements comply with IAS 34, Interim Financial Reporting. In preparing the interim condensed consolidated financial statements, the same accounting standards and methods have been applied as for the financial statements at 31 December 2025, as described in Note 2 to the consolidated financial statements in the 2025 Annual Report which is available on the website www.nextensa.eu.

Cloche d'Or, office development - Luxembourg

3.6.2 Segment reporting

CONDENSED CONSOLIDATED INCOME STATEMENT (GEOGRAPHICAL SEGMENTATION)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (IN €1,000)	Belgium		Luxembourg		Austria		Corporate		Total	
	30/06 2026	30/06 2025	30/06 2026	30/06 2025	30/06 2026	30/06 2025	30/06 2026	30/06 2025	30/06 2026	30/06 2025
Net rental income from investment properties	14,564	13,670	5,951	9,439	5,255	6,039			25,770	29,149
Property charges	-3,322	-3,894	-738	-1,340	-400	-502	0		-4,460	-5,737
Result of disposal investment properties	0	0	0	0	0	0			0	0
Changes in fair value of investment properties	771	2,181	-514	98	-120	-2,098			137	181
Other costs/revenue property portfolio	375	285	-20	-14	26	-26			380	245
OPERATING RESULT OF INVESTMENT PROPERTIES	**12,388**	**12,242**	**4,679**	**8,184**	**4,761**	**3,413**	**0**	**0**	**21,828**	**23,839**
Revenue from development projects	2,895	24,093							2,895	24,093
Costs of development projects	-2,644	-20,783							-2,644	-20,783
Other results of development projects	-827	311	2,059	1,068					1,232	1,379
Share of profit/loss of investees accounted for using equity method			5,032	2,976					5,032	2,976
OPERATING RESULT OF DEVELOPMENT PROJECTS	**-576**	**3,621**	**7,091**	**4,044**	**0**	**0**	**0**	**0**	**6,515**	**7,665**
(-) Corporate operating charges	-4,260	-4,605	-94	-376	-128	-146			-4,482	-5,127
(+/-) Other operating charges and income	873	-1,049	-882	1,453	-554	-591			-563	-188
OPERATING RESULT	**8,425**	**10,209**	**10,794**	**13,304**	**4,079**	**2,675**	**0**	**0**	**23,297**	**26,189**
(+) Financial income							5,464	11,833	5,464	11,833
(-) Net interest charges and other financial charges							-7,717	-10,550	-7,717	-10,550
(+/-) Changes in fair value of financial assets and liabilities							881	259	881	259
FINANCIAL RESULT	**0**	**0**	**0**	**0**	**0**	**0**	**-1,372**	**1,541**	**-1,372**	**1,541**
PRE-TAX RESULT	**8,425**	**10,209**	**10,794**	**13,304**	**4,079**	**2,675**	**-1,372**	**1,541**	**21,925**	**27,731**
(+/-) Corporate taxes							-4,042	-4,393	-4,042	-4,393
(+/-) Latent taxes							-935	-3,524	-935	-3,524
TAXES	**0**	**0**	**0**	**0**	**0**	**0**	**-4,977**	**-7,917**	**-4,977**	**-7,917**
NET RESULT	**8,425**	**10,209**	**10,794**	**13,304**	**4,079**	**2,675**	**-6,350**	**-6,376**	**16,948**	**19,814**
Attributable to:										
Minority interests									0	-129
Group shareholders									16,948	19,942

CONDENSED CONSOLIDATED BALANCE SHEET (GEOGRAPHICAL SEGMENTATION)

	Belgium		Luxembourg		Austria		Corporate		Total	
CONSOLIDATED BALANCE (IN €1,000)	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025
ASSETS										
Intangible fixed assets							104	166	104	166
Investment properties (incl. development projects, excl. finance leasing)	583,076	580,303	286,510	327,378	150,300	150,300			1,019,886	1,057,981
Investees accounting for using the equity method			94,210	88,292					94,210	88,292
Assets held for sale			42,500			35,450			42,500	35,450
Inventories	170,761	161,893							170,761	161,893
Work in progress	12,815	19,781							12,815	19,781
Other assets	195,084	178,998			16,664				195,084	178,998
ASSETS PER SEGMENT	**977,901**	**988,872**	**390,391**	**388,410**	**166,964**	**165,113**	**104**	**166**	**1,535,361**	**1,542,561**
LIABILITIES									**111,191**	
Non-current financial debts							355,613	367,719	355,613	367,719
Current financial debts							226,045	231,144	226,045	231,144
Other liabilities							100,655	98,011	100,655	98,011
LIABILITIES PER SEGMENT							**682,313**	**696,874**	**682,313**	**696,874**
EQUITY									**853,048**	**845,687**

OTHER SEGMENT INFORMATION – INVESTMENT PROPERTIES

Other segment information relates only to investment properties. For further information on development projects, please refer to the note 'Operating result from development projects'. Investment properties comprise both properties available for letting and the redevelopment of investment properties.

(IN €1,000)	Belgium		Luxembourg		Austria		Total	
	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025
INVESTMENT PROPERTIES								
Acquisitions	2,133	64,836	2,146	-1,522	120	-2,591	4,399	64,323
Divestments				-19,595				-19,595
Transfer			-42,500				-42,500	
FINANCE LEASE RECEIVABLES								
Acquisitions								
Divestments								
ASSETS HELD FOR SALE								
Acquisitions						35,450		35,450
Divestments				-165,750	-35,450		-35,450	-165,750
Transfer			42,500				42,500	
OTHER TANGIBLE ASSETS (OTHER)								
Acquisitions	75	468		-239		972	75	1,201
Divestments		-117		-263				-381
Depreciations	-465	-962	-23	-20	-83	-155	-571	-1,137
NET BOOK VALUE AT THE END OF THE FINANCIAL YEAR	**586,693**	**584,099**	**329,658**	**328,049**	**152,719**	**188,463**	**1,069,070**	**1,100,611**

OTHER SEGMENT INFORMATION - PRINCIPAL KEY FIGURES

The fair value and investment value of the property portfolio include both the buildings in operation – namely those assets available for letting and fixed assets held for sale – and the redevelopment of investment properties. For the calculation of the other key figures (the yield, the total lettable area, the occupancy rate and weighted average lifespan) only buildings currently in operation are taken into account, excluding the redevelopment of investment properties and assets held for sale. The yields are gross yields.

(IN €1,000)	Belgium		Luxembourg		Austria		Total	
	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025
Fair value of the investment portfolio	583,076	578,019	329,010	327,378	150,300	150,300	1,062,386	1,055,697
Investment value of the investment portfolio	596,251	585,706	353,316	337,658	160,096	154,058	1,109,663	1,077,421
Gross yield (in fair value) of the segment	6.36%	5.10%	6.56%	6.25%	8.14%	6.38%	6.70%	5.64%
Gross yield (in investment value) of the segment	6.20%	4.93%	6.13%	6.17%	7.65%	6.23%	5.94%	5.50%
Total lettable area (m²)	182,147	175,537	77,911	74,208	57,734	57,734	317,792	307,479

KEY FIGURES BY BUILDING TYPE - INVESTMENT PROPERTIES

(IN €1,000)	Retail		Offices		Other		Total	
	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025	30/06 2026	31/12 2025
Rental income (incl. lease receivables and excl. compensation for termination and incentives)	17,833	20,466	30,316	32,580	7,285	3,671	55,434	56,717
Fair value of the investment properties	343,290	300,568	622,330	658,716	96,762	96,413	1,062,386	1,055,697
Investment value of the investment properties	365,390	310,586	645,070	668,897	99,199	97,938	1,109,663	1,077,421
Rental yield (in fair value) of the segment	5.93%	6.01%	5.76%	5.80%	7.53%	7.63%	6.00%	6.05%
Rental yield (in investment value) of the segment	5.60%	5.81%	5.54%	5.62%	7.34%	7.51%	5.75%	5.87%
Weighted average duration till first break possibility (# years)	6.14	6.41	6.85	6.65	5.17	5.26	6.45	6.44

The investment properties include both buildings in operation and fixed assets held for sale as well as the redevelopments of investment properties. For the calculation of the occupancy rate and the rental yield, only the buildings in operation, excluding assets held for sale and the redevelopments of investment properties are taken into account. The yields are gross yields. For other assets other than the property portfolio, it is relevant to apply the segmentation by type. Nextensa is not dependent on major customers, with no single customer accounting for more than 10% of the rental income.

	30/06/2026	31/12/2025
Less than one year	27.111	13.857
Between one and two years	7.218	8.612
Between two and three years	5.750	9.802
Between three and four years	1.644	5.154
Between four and five years	1.210	2.213
More than five years	5.576	9.694
TOTAL	**48.510**	**49.333**

3.6.3 Participations accounted for by the equity method

(IN €1,000)	30/06/2026	31/12/2025
AMOUNT AT THE END OF PREVIOUS YEAR	**88,291**	**82,424**
Share of profit (loss) of investees accounted for using the equity method	5,032	7,324
Provisions for investments with negative equity	-60	0
Investments (+)	1,332	0
Divestments (-)	-385	-1,457
BALANCE AT 30 JUNE 2026	**94,210**	**88,291**

The changes in the value of investments relate primarily to investments in Luxembourg companies as part of the joint venture with Promobe concerning Cloche d'Or. An overview of the investments is provided below.

Name	Country	Main activity	30/06/2026	31/12/2025
Grossfeld Immobilière SA	Luxembourg	Development	50.00%	50.00%
Grossfeld PAP SICAV-RAIF SA	Luxembourg	Development	50.00%	50.00%
Emerald I SàRL	Luxembourg	Development	50.00%	50.00%
White House I SàRL	Luxembourg	Development	50.00%	50.00%
Niederanven I SàRL	Luxembourg	Development	50.00%	50.00%
Les Jardins de Oisquercq NV	Belgium	Development	50.00%	50.00%
Sparkling 1 SàRL	Luxembourg	Development	0.00%	50.00%
AdHoc SàRL (LU)	Luxembourg	Development	50.00%	50.00%
Stairs 1 SàRL (LU)	Luxembourg	Development	50.00%	50.00%
Grossfeld Developments SàRL (LU)	Luxembourg	Development	50.00%	50.00%
The Rock A SàRL (LU)	Luxembourg	Development	50.00%	0.00%

The main participation consolidated using the equity method is Grossfeld PAP (= the joint venture relating to Cloche d'Or).

3.6.4 Information on the financial debt

As at 30 June 2026, total financial debt amounted to €582 M, compared with €599 M at the end of 2025. The 'other loans' heading (long- and short-term) comprises the €100 M private placement bond issued by Nextensa in 2019 as well as the commercial paper (€60.7 M). In addition, the Group has an available headroom of € 205 M, which is more than sufficient to repay the bond loan maturing in November 2026. The projected cahs flows incorporate the commitments undertaken in relation to the planned development projects.

3.6.5 Definition of the fair value of assets and liabilities per level

Assets and liabilities valued at fair value after their initial booking can be presented in three levels (1-3), each corresponding to a different input level to observe the fair value:

- **Level 1 valuations** of the fair value are determined according to (unadjusted) market price quotations in active markets for identical assets and liabilities;
- **Level 2 valuations** of fair value are determined based on data other than quoted prices referred to in level 1, which are observable for the asset or liability, both directly (i.e. as prices) and indirectly (i.e. derived from prices);
- **Level 3 valuations** of fair value are determined using valuation techniques that include data for the asset or liability that are not based on observable market data (unobservable data).

Concretely, the company appeals to comparable market data for the valuation of the credits, such as an approximation of the applied reference rate and an approximation of the evolution of the credit margin based on recent comparable observations.

With regard to the financial derivatives, the valuations of the different counterparty banks have been recorded, meaning that a detailed description of these data, as required by level 3, is not possible. However, these instruments were classified under level 2 as we calculate a CVA or a DVA on these received valuations, and this based on data that are an approximation of the underlying credit risk. The valuation of the private bond is based on an approximation of an observable CDS spread and the evolution of the corresponding Euribor reference rate.

The financial leasing is valued based on a discounted cash flow principle.

AT 30 JUNI 2026 (IN €1,000)	Level 1	Level 2	Level 3	Book value	Fair value
Non-current financial assets					
- Other derivative instruments that qualify as fair value hedges		12,441		12,441	12,441
- Amounts receivable from affiliated companies		78,870		78,870	78,870
Current financial assets					
Trade receivables		15,916		15,916	15,916
Tax receivables and other current assets		35,849		35,849	35,849
Cash and cash equivalents	31,242			31,242	31,242
Non-current financial debts					
- Credit insitutions		350,500		350,500	350,497
- IFRS 16		2,318		2,318	2,318
- Other		2,713		2,713	95
Other non-current financial liabilities					
- Financial derivatives through other profit and loss statement		83		83	83
Current financial debts					
- Credit institutions		65,364		65,364	65,364
- Other		160,681		160,681	159,774
Other current financial liabilities					
Trade debts and other current debts		11,055		11,055	11,055
- Trade payables		4,768		4,768	4,768
- Other current liabilities		10,137		10,137	10,137
Other current liabilities		21,284		21,284	21,284
Deferred charges and accrued income					

AT END 2025 (IN €1,000)	Level 1	Level 2	Level 3	Book value	Fair value
Non-current financial assets					
- Other derivative instruments that qualify as fair value hedges		11.569		11.569	11.569
- Amounts receivable from affiliated companies		80.839		80.839	80.839
Finance lease receivables					
Current financial assets					
Current financial assets		17.241		17.241	17.241
Trade receivables		44.534		44.534	44.534
Tax receivables and other current assets	5.720			5.720	5.720
Non-current financial debts					
- Credit insitutions		362.161		362.161	362.225
- IFRS 16		2.318		2.318	2.318
- Other		2.912		2.912	2.912
Other non-current financial liabilities					
- Financial derivatives through other profit and loss statement		329		329	329
Current financial debts					
- Credit institutions		64.266		64.266	64.254
- Other		166.878		166.878	164.984
Trade debts and other current debts					
- Trade payables		14.425		14.425	14.425
- Other current liabilities		3.884		3.884	3.884
Other current liabilities		12.882		12.882	12.882
Deferred charges and accrued income		15.420		15.420	15.420

3.7 SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

Reference is made to section 2.2 of this report.

4

STATUTORY AUDITOR'S REPORT

Treemont - Brussels

Report on the review of the condensed consolidated interim financial statements of Nextensa SA for the six-months ended 30 June 2026

As part of our mandate as statutory auditor, we report to you on the condensed consolidated financial statements. These condensed consolidated financial statements comprise the consolidated balance sheet as at 30 June 2026, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and reserves, and the consolidated cash flow statement for the six months ended on that date, as well as selected notes 3.6.1 to 3.6.7.

REPORT ON THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

We have reviewed the condensed consolidated interim financial statements of Nextensa SA (the "Company") and its subsidiaries (jointly, the "Group"), prepared in accordance with International Accounting Standard (IAS) 34, "Interim Financial Reporting", as adopted by the European Union.
The consolidated balance sheet shows total assets of 1 535 360 (000) EUR and the consolidated profit (Group share) for the period then ended of 16 948 (000) EUR. The board of directors of the company is responsible for the preparation and fair presentation of the condensed consolidated interim financial information in accordance with IAS 34, "Interim Financial Reporting" as adopted by the European Union. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

SCOPE OF REVIEW

We conducted our review of the condensed consolidated interim financial statements in accordance with International Standard on Review Engagements (ISRE) 2410, "Review of interim financial information performed by the independent auditor of the entity". A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit performed in accordance with the International Standards on Auditing (ISA) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the consolidated interim financial statements.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated interim financial statements of Nextensa SA have not been prepared, in all material respects, in accordance with IAS 34, "Interim Financial Reporting", as adopted by the European Union.

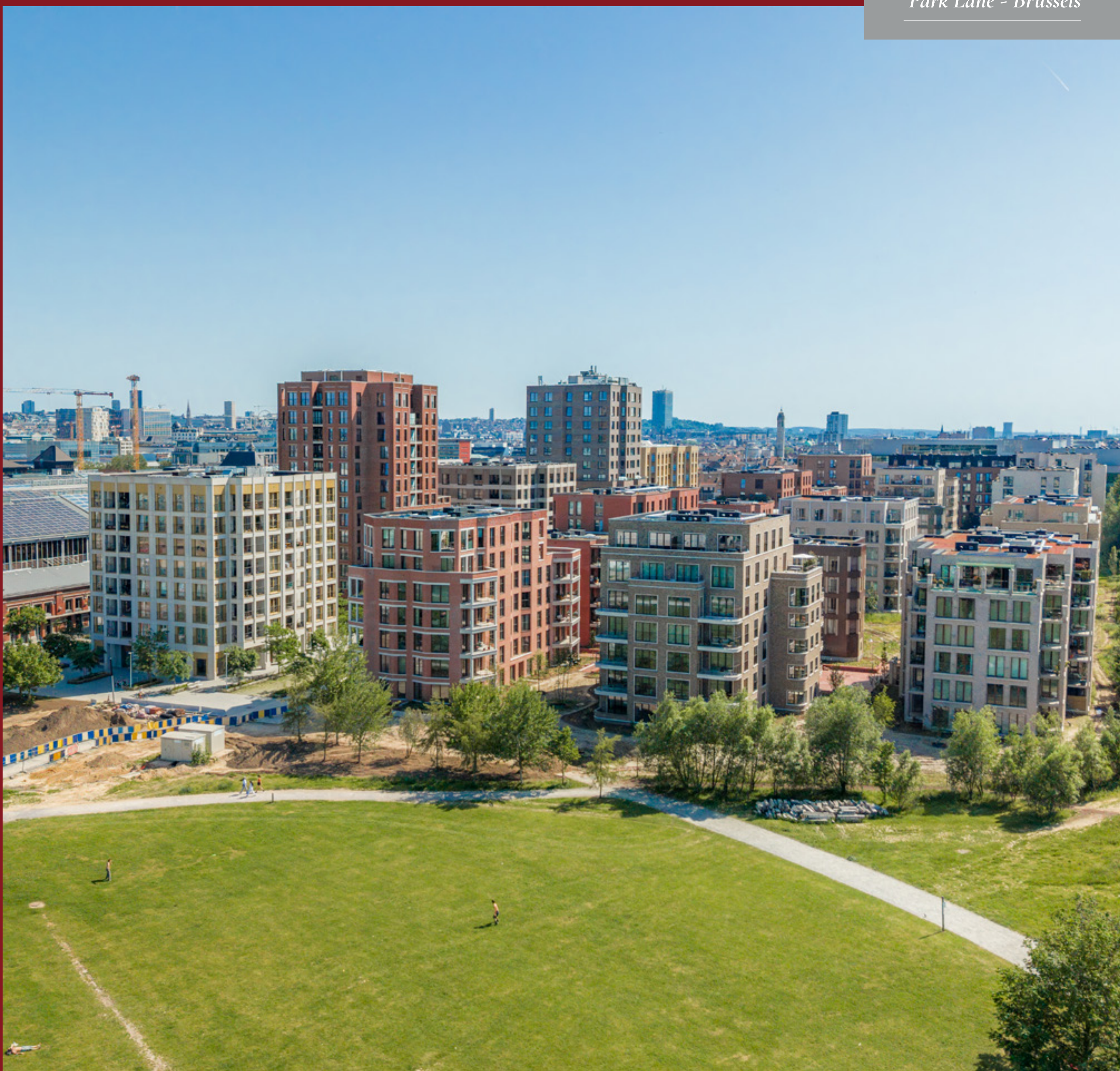
Signed at Antwerp.
The statutory auditor

Deloitte Bedrijfsrevisoren/Réviseurs d'Entreprises BV/SRL
Represented by Ben Vandeweyer

5

STATEMENT

Park Lane - Brussels



The undersigned declare that, to the best of their knowledge:

(i) the condensed financial statements, prepared in accordance with the applicable accounting standards, present a fair view of the assets, financial situation and results of the Company and the entities included in the consolidation;

(ii) the interim financial report includes a fair review of the major events and the major related-party transactions that have occurred during the first six months of the financial year and their impact on the condensed financial statements, together with a description of the main risks and uncertainties which they are confronted with.

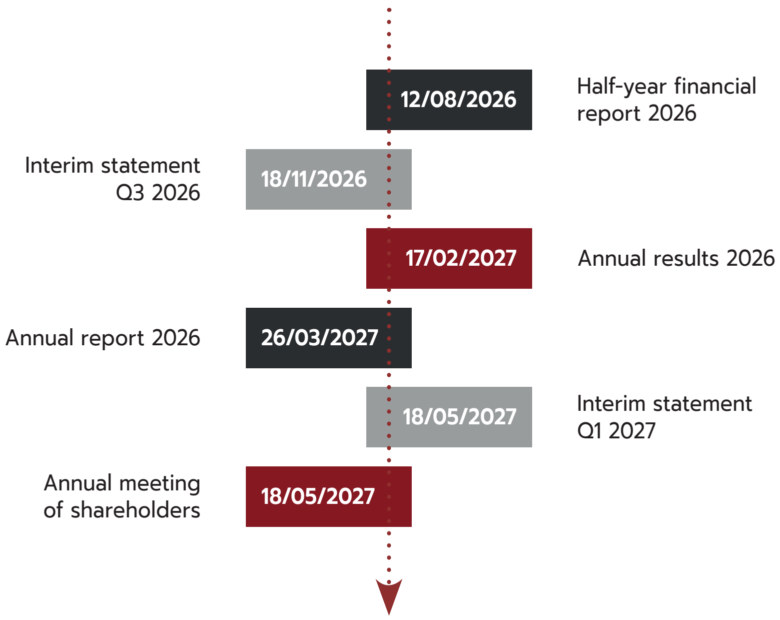
12 August 2026

On behalf of the company

Michel Van Geyte[1]	Tim Rens[2]
CEO	CFO

1 Midhan BV
2 Montevini BV

Financial calendar



ANNEX

Gewerbepark Stadlau - Austria

ALTERNATIVE PERFORMANCE MEASURES

In presenting the financial results, Nextensa NV/SA uses a number of Alternative Performance Measures (APMs) in accordance with the guidelines of the European Securities and Markets Authority (ESMA) of 5 October 2015. These APMs are regarded as industry-standard within the sector in order to provide a better understanding of the financial results and performance that have been reported.

Measures defined by IFRS or physical or non-financial measures are not regarded as APMs. In addition, the ESMA guidelines do not apply to the APMs that are re-ported in the financial statements or that are reported in accordance with the applicable legislation.

RESULT ON THE PORTFOLIO (€1,000)	30/06/2026	30/06/2025
Result on the sale of investment properties	0	0
Changes in the fair value of investment properties	137	181
Result on the portfolio	137	181

NET RESULT - GROUP SHARE (AMOUNT PER SHARE)	30/06/2026	30/06/2025
Net Result - group share (€1,000)	16,948	19,942
Number of registered shares in circulation (at closing date)	10,171,130	10,171,130
Net result - group share per number of shares at closing date	1.67	1.96

NET ASSET VALUE BASED ON FAIR VALUE (AMOUNT PER SHARE)	30/06/2026	31/12/2025
Equity attributable to the shareholders of the parent company (€1,000)	853,047	845,687
Number of registered shares in circulation (at closing date)	10,171,130	10,171,130
Net asset value (RW) group share per number of shares at closing date	83.87	83.15

NET ASSET VALUE BASED ON INVESTMENT VALUE (AMOUNT PER SHARE)	30/06/2026	31/12/2025
Equity attributable to the shareholders of the parent company (€1,000)	853,047	845,687
Investment value of the investment properties at 30/6 (€1,000)	1,109,663	1,079,705
Fair value of the investment properties at 30/06 (€1,000)	1,062,386	1,093,431
Difference investment value - fair value at 30/06 (€1,000)	47,277	-13,726
TOTAL	**900,324**	**831,961**
Number of registered shares in circulation at closing date	10,171,130	10,171,130
Net asset value (IV) group share per number of shares at closing date	88.5	81.8

AVERAGE FUNDING COST IN %	30/06/2026	31/12/2025
Interest costs on an annual basis (€1,000)	-13,042	-15,727
Commitment fees on an annual basis (€1,000)	-1,005	-1021
Interest paid incl. commitment fees on an annual basis (€1,000)	-14,047	-16,748
Average weighted outstanding debt (€1,000)	531,058	557,872
Average funding cost in %	-2.65%	1.90%

OVERALL RESULT - GROUP SHARE (AMOUNT PER SHARE)	30/06/2026	30/06/2025
Net result - group share (€1,000)	16,948	19,942
Other elements of comprehensive income	541	-343
Variations in the effective portion of the fair value of hedging instruments admitted in a cash-flow hedge as defined in IFRS	541	-343
Overall result - group share	17,489	19,599
Number of registered shares in circulation at closing date	10,171,130	10,171,131
Overall result - group share per number of shares at closing date	1.67	1.96

FINANCIAL DEBT RATIO IN %	30/06/2026	31/12/2025
Financial debts	581,575	598,534
Total assets	1,535,360	1,542,561
Financial debt ratio in %	37.88%	38.80%

LOAN-TO-VALUE (INVESTMENT PORTFOLIO) IN %	30/06/2026	31/12/2025
Financial debts related to investment properties	491,161	525,611
Fair value of the investment properties	1,062,386	1,093,431
Participation Retail Estates	0	0
Loan-to-value (investment portfolio) in %	46.23%	48.07%

ABOUT NEXTENSA

Nextensa SA is a mixed-use real estate investor and developer. The company's investment portfolio is spread across the Grand Duchy of Luxembourg (31%), Belgium (54%) and Austria (15%), its total value as at 30 June 2026 was approximately €1.1 billion.

As a developer, Nextensa is primarily active in shaping large urban developments. At Tour & Taxis (development of over 350,000 m²) in Brussels, Nextensa is building a mixed real estate portfolio consisting of a revaluation of iconic buildings and new constructions. In Luxembourg (Cloche d'Or), it is working in partnership on a major urban extension of more than 400,000 m² consisting of offices, retail and residential buildings.

The company is listed on Euronext Brussels and has a market capitalisation of €462 million at 30 June 2026.

FOR FURTHER INFORMATION

Tim Rens | Chief Financial Officer

Nextensa NV | 0436.323.915 (RPM Brussels, Dutch-speaking division)
Gare Maritime, Picardstraat 11, B505, 1000 Brussels
+32 2 882 10 08 | investor.relations@nextensa.eu

www.nextensa.eu