

JUNE 2026

# SUSTAINABILITY REPORT

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Aligned with EPRA  
Sustainability Best Practice  
Recommendations

20  
ascencio



## Main sustainability achievements



**SOLAR CARPORT PARTNERSHIP WITH IDEX**



**5.000 M<sup>2</sup> OF PV SIGNED WITH TENANTS IN BELGIUM**



**209 POWERDOT FAST CHARGING POINTS LIVE IN FRANCE AS OFF MAY 2026**



**17.667 M<sup>2</sup> OF ROOFS RENOVATED**

## About Ascencio

Ascencio SA is a company incorporated under Belgian law, specialising in commercial property investments, and more specifically, supermarkets and retail parks. The Company is present in Belgium, France and Spain, under the legal forms SIR, SIIC and SOCIMI respectively. With its multidisciplinary team, it manages its assets and its relations with its tenant-retailers in a responsible manner, particularly with regard to sustainability. At the end of the 24/25 financial year, the fair value of its portfolio amounted to approximately €746,5 million, spread over a hundred or so real estate assets with a total surface area of 437.943 m<sup>2</sup> and generating a rental income of around €55 million a year. Ascencio SA is listed on Euronext Brussels. Its stock market capitalisation amounted to €350 million at 31/12/2025.

## Word from the Director Operations & ESG Director

"As a committed company, we are proud to present our 2026 Sustainability Report. This document reflects Ascencio's commitment to integrating responsible and sustainable practices into all its operations and to making a positive contribution to the benefit of the local communities in which it operates.

Our commitment to sustainability is anchored in our corporate strategy and can be seen in the efforts we make to reduce our environmental footprint, improve our social and economic performance and promote transparency and ethics in all our actions.

This report highlights the key initiatives Ascencio has undertaken and the results that have been achieved by adapting our work organisation with a diverse and skilled team.

One of our most important achievements over the past year has been the deployment of fast chargers for electrical vehicles in France, in close collaboration with our partner POWERDOT. Other important achievements are

- The implementation of the contract with Allego for installing fast chargers in Belgium;
- The roll out of our agreement with ENBRO/EARTH for the installation of photovoltaic panels on our Belgian roofs;
- The new partnership with IDEX for installing photovoltaic car ports on our French parkings;
- And the finalisation of our first carbon footprint analysis.

Our IT development has also moved on to its next phase – more details further in this report.

Finally, the utilisation of our refurbished offices during about one and a half year is a big success– it has become a real inspiring workplace. That workplace allows apart from day to day office use – thanks to its flexibility - to use it for presentations, workshops and other activities.

We are aware that sustainability is an on-going journey and that each step is crucial to long-term success. We are therefore determined to continue our efforts and collaboration with the various stakeholders concerned to build a resilient and prosperous future for all. This report will give you a better understanding of our vision, actions and impact."



**BERNARD SERGEANT, DIRECTOR OPERATIONS & ESG**



## 1. Introduction

This fifth sustainability report highlights Ascencio's considerable efforts to obtain a comprehensive overview of the various ESG pillars at its sites and head office.

The world is changing, the ways of living and consuming evolve accordingly. People and companies have to adapt their ways of behaving and functioning towards a more sustainable model. It is Ascencio's commitment to participate to this transition thanks to a proper organisation, with a diverse team working in a stimulating working environment.

And the Company's reporting is also evolving. Compared to our previous reports, we have adapted the scope with regards to the collection of data. In Ascencio's previous sustainability report, issues were reported in obtaining tenant owned data. To cope with the reduction in coverage that resulted from these issues, the Company has decided to focus data collection on meters that are under Ascencio's control. This control can be direct (Belgium) or via an external property managers (France). In Spain, the Company does not have meters under its control – all meters are tenant owned.

With regards to energy, water consumption, waste production, etc., the report therefore focusses on Belgium and France. On all other topics this report covers Ascencio's activities in the 3 countries in which it operates: Belgium, France & Spain.

## 2. ESG strategy

Ascencio integrates sustainability challenges in its corporate strategy and has built its ESG policy around its three constituent pillars, namely the environmental, social and governance aspects of its activities. More specifically, as a regulated real estate company active in the retail sector, Ascencio sets its ESG strategy with the goal of improving the sustainability of its real estate portfolio, operations and activities. To do so, Ascencio addresses the challenges and expectations of its various stakeholders thanks to its positioning close to its markets, the local communities where the Company operates and its employees. Ascencio aligns its ESG strategy and reporting with current European regulations and recognised standards such as the United Nations Sustainable Development Goals and EPRA's Sustainability Best Practices Recommendations (sBPR).



Some of these goals have particularly caught Ascencio's attention and have been selected as pillars for the development of its ESG strategy.



**Fight against hunger**

Eliminate hunger, ensure food security, improve nutrition and promote sustainable agriculture.



**Access to health services**

Enable everyone to live in good health and promote the well-being of all and at all ages.



**Access to quality education**

Ensure equal access to quality education for all and promote lifelong learning opportunities.



**Access to renewable energy**

Guarantee access for all to reliable, sustainable and modern energy services at an affordable cost.



**Responsible consumption**

Establishing sustainable consumption and production patterns.



**The fight against climate change**

Take urgent actions to fight climate change and its impacts.



# E

## Environmental component



Ascencio's approach is fundamentally pragmatic and takes account of the specific characteristics of its portfolio.

### 1. CERTIFICATION

Ascencio has begun the process of certifying its retail parks. More specifically, Ascencio has set itself the objective of obtaining BREEAM in-use very good label for 6 (2 in Belgium and 4 in France) retail parks in its portfolio by 2027 rather than the previously reported timing of 2026.

Ascencio continued the work and studies (biodiversity, flood risks, etc.) required to obtain this label for the Genval and Couillet retail parks in Belgium. The Company expects to be able to complete the work during the next financial year. In France, Ascencio has commissioned a local consultancy firm to help it label its retail park in Rots. First reports were received.

BREEAM In-Use is a sustainability standard that applies to existing buildings. The objectives behind obtaining such certification are multiple: to be part of a sustainable development approach, to reduce operating costs, to increase the loyalty of Ascencio's retail customers, to promote the Company's assets, to access sources of green finance, etc.

Indeed, Ascencio is in a unique position as an "infra owner": it owns the buildings but the technical systems installed in the buildings are directly managed by its tenants.

### 2. DECISION-MAKING CRITERIA

Within the framework of its investment policy and the transformation and management of its real estate portfolio, Ascencio aims to optimise the environmental performance of its assets. For the existing portfolio, Ascencio has developed a new asset classification table that now takes ESG aspects into account. In the case of new acquisitions, assets with BREEAM In-Use very good certification will be preferred.



### 3. DATABASE & ENERGY MANAGEMENT PLATFORM

Ascencio decided, following experience acquired over the last reporting years, to insource the data collection activity. The reduction of the scope in our SBPR reporting does not mean we no longer collect tenant data. On the contrary, Ascencio continues collecting tenant data which will be used in its carbon footprint reporting.

Ascencio continues putting a lot of effort in having data collection mandates signed by its tenants as it enables her to obtain consumption data directly from the utilities companies. In its new leases or addenda, this data collection mandate is included and signed together with the lease/addendum.

The use of the management platform over the past years confirmed that the energy efficiency actions that were undertaken by the Company were aligned with the recommendations of the software. Ascencio will continue investing in similar energy efficiency improving measures.

Ascencio has also performed, in collaboration with an external partner, its first carbon footprint analysis (based on the 23/24 data). The report was issued beginning of September 2025. The table below gives the overall result of the analysis.

Breakdown of total carbon emissions by emission source FY 2023-2024



Energy consumption - 84,7%	Non current assets - 13,1%	Products & Services - 1,1%
Mobility - 1,1%	Waste - 0,0%	Fugitive or process emissions - 0,0%

#### 4. OPTIMISING ENERGY PERFORMANCE

Ascencio is committed, for all its renovation or extension projects, to optimize the energy consumption of the buildings concerned, in line with its ESG strategy and legal obligations in this area. In the 2024/2025 financial year, Ascencio renovated approximately 16.795 m<sup>2</sup> of roofs in Belgium, France and Spain (sites concerned: Dendermonde – Hannut (ex-Pronti) – Châtelet - Leuze – Barcelona – Valencia – Chanas – Gent). In addition to replacing the waterproofing membrane, works always include improving of the thermal insulation, reducing energy cost (heating/cooling) of the retailers.

#### 5. PHOTOVOLTAIC PANELS FRANCE

In France, the Company has opted to install shaded car parks on eligible parkings, which is also a legal obligation for parking areas of more than 1.500 m<sup>2</sup>. It collaborates with partner IDEX SOLAIRE ET MOBILITE on these projects. From a first analysis, economic viability is complicated on the Company's smaller parking lots (13 sites). It is probable that these will not be equipped. Three or four bigger sites will participate in the official tender that is organised by French authorities (CRE) end of April 2026. The fourth site and two other sites are planned in a next phase.

The installation agreements are third party investment contracts. There is no installation cost for Ascencio - and also no revenue.

The first 3 installations (Rots, St Aunès and Teste-de-Buch) are expected to start second half of 2026 if IDEX wins the RFPs that it has introduced. If not, projects will participate at the next tender, which will of course delay the start of these projects.

#### 6. PHOTOVOLTAIC PANELS BELGIUM

Ascencio deploys photovoltaic panels (PV) on the roofs of its Belgian portfolio. It has entered into a partnership with companies EARTH (installing PV) and ENBRO (operating PV). The installation of these panels will enable the production of local green energy that is used by Ascencio's tenants via a Power Purchase Agreement with ENBRO. ENBRO operates and maintains the PV installation while Ascencio is doing the investment in the PV installation. Progress is rather slower than expected. Still, Ascencio now has 7 tenants that signed the PPA agreements for installing PV on the roofs of the buildings they occupy. Installation will be done in the next financial year. Total area of panels that will be installed is around 5.435 m<sup>2</sup> and will be producing 1.173-kWp of electrical power.



Ottignies (BE)

#### 7. CHARGING STATIONS

Ascencio has accelerated the deployment of charging stations across its portfolio. In addition to the existing partnership **A** with Ionity for the installation and operation of electric vehicle charging stations in the car parks of its retail parks at Messancy **B** in Belgium and Saint-Aunès **C** in France, Ascencio has entered into two major partnerships for its Belgian and French portfolios.

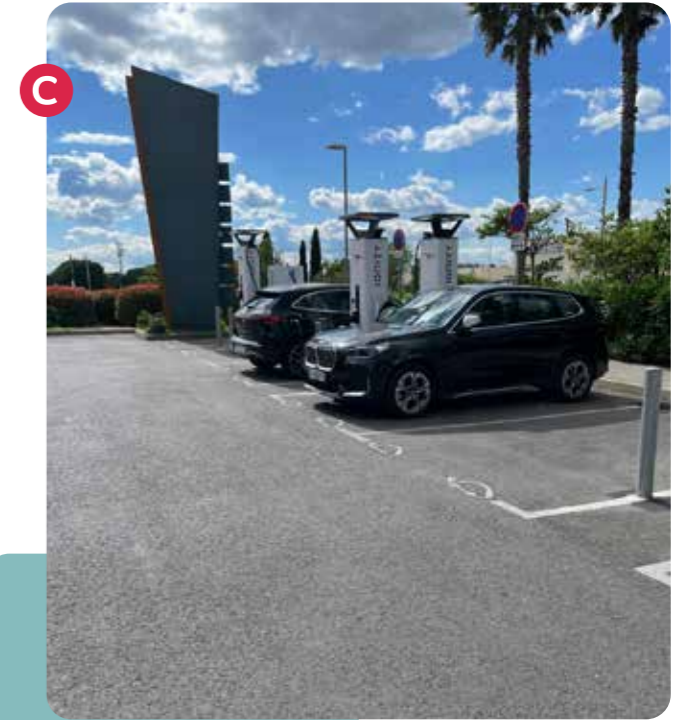
In France, the Company entered into a partnership with POWERDOT. The partnership with Powerdot has performed very well. At the redaction of the report (mid April 2026), 75% of the committed sites (representing 85% of the charging points) have their charging station operational. The Company received very good feedback regarding the utilisation of its charging sites.

The Company expects that all of the POWERDOT sites will be fully equipped in Q3 2026.

IONITY is currently extending the charging station in St-Aunès adding 12 extra chargers to the station. These works will be finalised by end of Q2 2026.

In Belgium, Ascencio has entered into a similar partnership with Allego to install a total of 212 charging stations at 45 sites. While site visits and site lay-outs were progressing well, Allego was confronted with issues regarding availability of power at our site locations. Other electric vehicles (EV) charging operators have the same issues as the problems are linked to the grid operators/producers/distributors rather than to the EV charging operators. As a result, Allego believes that in the short term only 12 stations will potentially be equipped. And there is no view on a short term improvement of this major issue for the remaining sites. The electrical vehicle charging station project in Belgium is thus slowed down and will take more time than expected. The Company will do an update in its next Sustainability Report.

All these above mentioned ambitious projects are an excellent example of the deployment of Ascencio's ESG strategy across its property portfolio. In addition to environmental aspects and a focus on modern mobility systems, they also take into account the importance of meeting the needs of local communities.



The installation of these charging points is a response to growing demand for charging zones in strategic locations frequented by the consumers. The super chargers will enable customers at the sites concerned to do an electric "fill up" in 15 to 30 minutes, while they shop.

This new service will further enhance the customer experience in the shopping areas concerned.

The strategic locations of Ascencio's assets will also enable passing motorists to easily access charging zones along their route, while at the same time allowing them to take advantage of attractive shopping areas.

These partnerships do not require any investment by Ascencio, as all installation and maintenance costs are borne by the partners. These projects will nevertheless create value for its property portfolio.



### 8. SUPPLIER & TENANT CHARTERS

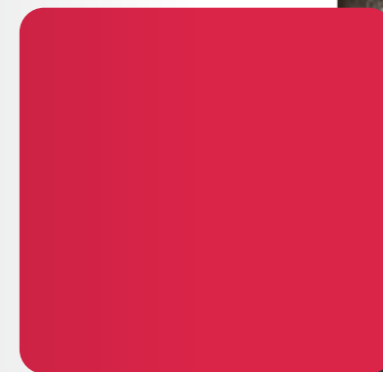
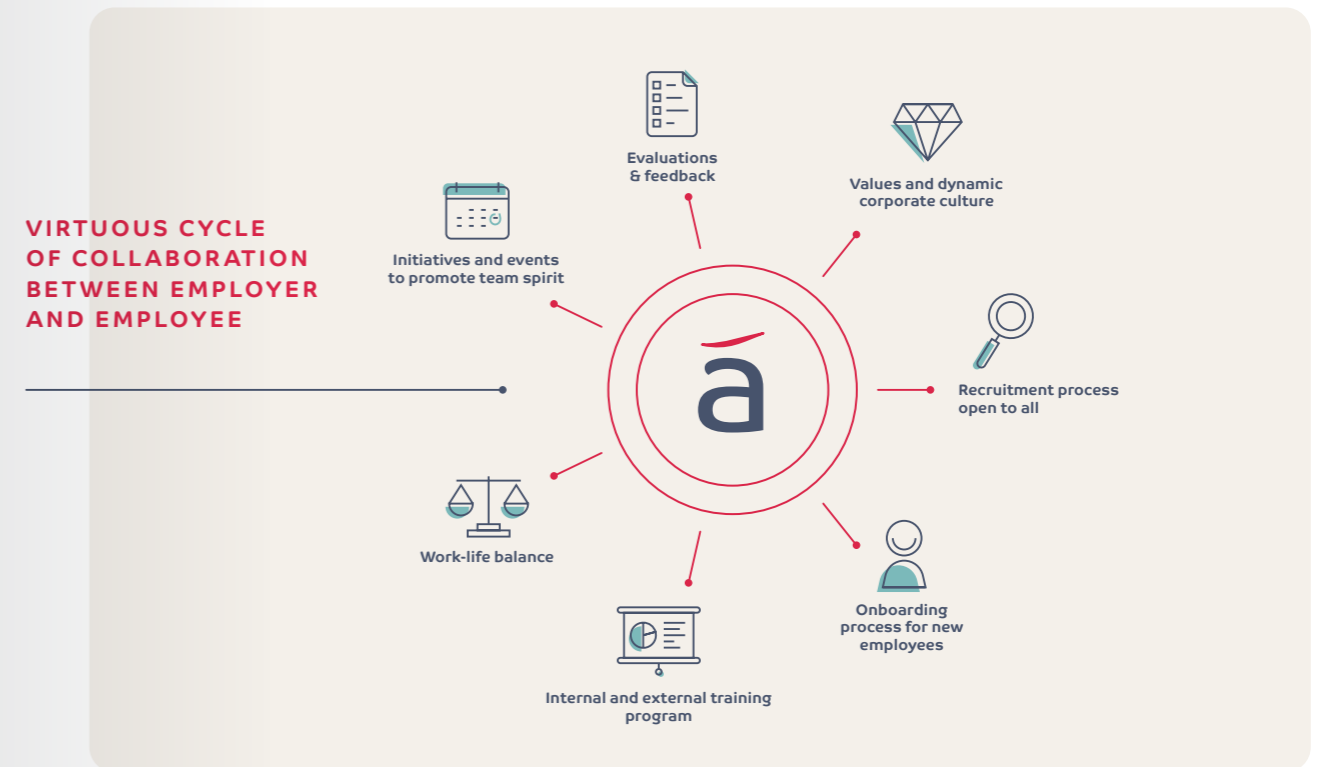
Ascencio has included in its new leases an environmental appendix (“Green Lease”) aimed at promoting collaboration between lessor and lessee in the gradual reduction of the environmental footprint of leased buildings, while optimising costs. It focuses on efficient environmental and energy management, involving the sharing of data on energy and water consumption, as well as relevant information to continuously improve environmental performance. The lessee is encouraged to adopt energy efficiency practices, including switching off unused appliances, raising staff awareness of reducing energy consumption, and favouring the purchase of green energy. Specific guidelines are provided for the optimisation of technical installations, lighting, heating, cooling, ventilation, and the choice of environmentally

friendly materials. Measures are also recommended for the efficient management of water and waste, encouraging recycling and the use of eco-friendly materials. The section on sustainable transport favours alternative modes of transport. Finally, guidelines are included for well-being and health, as well as for environmental certification, highlighting the importance of cooperation between lessor and lessee in maintaining and improving the environmental efficiency of buildings.

## S Social dimension



As an employer, Ascencio understands the importance of attracting talented people and developing a long-term partnership to ensure the success of the Company. In particular, this means maintaining an inclusive and dynamic corporate culture, enabling everyone to develop around and through the Company’s values.



### 1. ASSESSMENT & TRAINING

Ascencio supports a policy of sustainable working relationships with its employees in order to support the Company's long-term objectives. The Company has put together a team of talented employees and sees to it that a continuous training program is put in place to enable them to grow and develop both professionally and personally.

Ascencio has developed a corporate culture in which each employee receives an annual evaluation from his or her manager on the work done and the skills developed over the past year.

In 2024/2025, 100% of employees received a performance appraisal.

Ascencio also pays particular attention to the constant development of its teams.

More concretely, this translates into:

- **The Ascencio Academy**

The Ascencio Academy consists of a series of in-house training sessions available to all employees and delivered, in turn, by the members of the Executive Committee. In practice, these training sessions cover topics specific to the Company or the market. The aim of this initiative is to develop the teams in terms of their own knowledge and personal motivation and also the Company as a whole.

- **The introduction of an in-house buddy system based on a "Live my life" principle**

An individual support system was put in place with the aim of improving inter-departmental knowledge. Each member of the Executive Committee is accompanied for one day by an employee who is not already a member of his or her team.

- **The participation in ad hoc external training courses**

Based on individual needs expressed during annual assessments or identified by managers, an individual training plan is formulated on an annual basis.

In addition, more specific training courses were also organised, including a Process Communication course, with the aim of giving all employees the same communication tools for professional relations.

### 2. IN-HOUSE CONSULTATION

During the 2024/2025 financial year Ascencio surveyed its employees on a number of occasions on a variety of cross-functional topics relating to different Company projects. These consultations are part of a drive to improve job satisfaction and involvement.



### 3. HOMEWORKING AND POSITIVE OFFICE



Ascencio actively seeks to achieve a balance between teleworking and office attendance by focusing on the equipment required to ensure teleworking takes place in the best possible conditions, but also by determining certain set working days at the Company's head office in order to maintain professional and social links between employees.

Ascencio is also convinced of the importance of offering its employees a stimulating working environment that enables them to grow and develop throughout their careers.

In our last reporting, we mentioned the full refurbishment of our offices. After more than one year we can confirm the success of this project. Our workplace is really inspiring and motivates collaborators to come to the office.

### 4. MOBILITY



Ascencio has adapted its company car policy by gradually converting its fleet of vehicles to 100% electric. At the redaction of this report (mid April 2026) 5 company cars or 42% of the company cars are full electric – compared to 0% last year.

Charging solutions are available both at the Company's head office and at the home of the employees concerned.

### 5. SOCIAL AND PHILANTHROPIC POLICY

Ascencio focuses its social and philanthropic policy in the following areas:

- Well-being, with a particular focus on sport for local communities;
- Fighting hunger in local communities.



Various initiatives are being carried out both at the level of the portfolio's retail parks and at the corporate level with the entire Ascencio team.

A number of events aimed at promoting sport in local communities were organised within the portfolio, while the Ascencio staff team took part in various sporting events.



As for the fight against hunger, Ascencio has chosen to support the association "La Faim du Mois" (<https://www.facebook.com/lafaimdumois/>) by offering employees' time to prepare and distribute food parcels and by organising events within its property portfolio.

At the asset level, the initiatives will create value in the short, medium and long term, ensuring that the retail parks have a certain legitimacy within the local communities.

## G

## Corporate governance component



As a B-REIT, Ascencio carries out stringent annual reporting that adheres to the highest standards of corporate governance. Also, to support the development and implementation of its ESG policy, Ascencio has supplemented its team, since end 2022, with an Operations and ESG department. This dedicated department namely organizes and implements the ESG strategy among the portfolio, reinforcing Ascencio's commitment to responsible and sustainable management.

Ascencio's ambition to develop the environmental aspects of its portfolio takes the form in particular of annual reports on various performance indicators related to the ESG aspects of its operations in compliance with the EPRA's sBPR guidelines.



## Ascencio's vision

Ascencio's strategy and sound portfolio management have once again enabled it to achieve solid operating results in a constantly shifting environment. Ascencio intends to continue to demonstrate its agility both in managing its customer/tenant relationships and in developing its teams and operational processes.

### This involves:



## 3. Appendices

### General limits, Segmentation & Coverage

#### GENERAL LIMITS

Ascencio's property portfolio is a diverse and dynamic ecosystem, split between the parent company and various subsidiaries, each making a unique contribution to the Company's overall sustainability vision.

- In Belgium, assets are wholly owned by Ascencio.
- In France, the assets are owned or co-owned by Ascencio or by various subsidiaries (in the form of SCIs).
- In Spain, the assets are held by Ascencio Iberia SAU.

The subsidiaries in France and Spain are wholly owned and controlled by Ascencio. Consequently, the scope of Ascencio's Sustainability Report includes both the assets held directly by Ascencio and the assets held by its subsidiaries.

#### REPORTING PERIOD

This report covers the period from October 2024 to September 2025 which corresponds to Ascencio's fiscal year, with the year of comparison running from October 2023 to September 2024. All data have been standardised over a 365-day basis to ensure like-for-like comparisons.

Strict rules have been established as to which data are included. For example, data concerning a period that is over 15% greater or lesser than the 365 day period are not included, as they would not be representative.

This attention to detail ensures that every figure accurately reflects the Company's sustainability efforts. By excluding unrepresentative data, Ascencio ensures that every comparison is fair, reinforcing its commitment to rigorous and accurate environmental reporting.

#### ASCENCIO HEAD OFFICE PERFORMANCE

The environmental performance of Ascencio's head office in Gosselies (Belgium) will be presented separately from the commercial assets. This approach will enable Ascencio's internal sustainability efforts to be precisely targeted and monitored from one fiscal year to the next.

#### COVERAGE

As the approach with regards to data collection has changes, the coverage is very near to 100%. As explained, all meter data used in this years report concerns meters that are either opened in the name of Ascencio or in the name of a third party property manager/syndicus working for Ascencio.

Ascencio decided to adapt data collection over the years as it was noticed that obtaining tenant data became more and more complicated. It is probably due to, on the one hand, the retailers now focussing even more on their efficiency/work load and, on the other hand, it is linked to the global reduction of the pressure on ESG topics (omnibus directive on CSRD for example). By doing so, Ascencio also follows data collection performed by its peers.

The Company has not stopped collecting data of its tenants, but will use that data in its carbon footprint reporting.

ENVIRONMENT

ENERGY

ENERGY CONSUMPTION OF COMMERCIAL PROPERTIES

Global

EPRA Sustainability Performance Measures (Environment)											
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Total portfolio				
							Absolute performance (Abs)		Like-for-Life performance (LfL)		
							23/24	24/25	23/24	24/25	% change
Environment	Energy	Elec-Abs, Elec-LfL	kWh	Electricity	Total landlord-obtained electricity	YES	320.342	331.626	320.342	331.626	4%
					Total electricity		320.342	331.626	320.342	331.626	4%
					Proportion of landlord obtained electricity from renewable sources		1	1			
					Quantity of landlord obtained electricity from renewable sources		253.886	259.492			
					Solar Photovoltaic		4%	5%	Split estimated for Belgium green electricity contract with ENGIE and based on energy mix IEA N for France		
					Wind turbine		16%	15%			
					Nuclear		16%	18%			
					Biomass		59%	58%			
					Quantity of landlord obtained electricity by source:						
					Solar Photovoltaic		12.814	15.743			
	Wind turbine	51.480	50.505								
	Nuclear	50.229	58.714								
	Biomass	189.593	193.244								
	No. applicable properties	16 of 18	16 of 18	16 of 18							
	m <sup>2</sup> of applicable properties	122.588	122.588	122.588 of 134.448							
	%	0%	0%	0%	0%						
	Energy	DH&C-Abs, DH&C-LfL	kWh	District heating and cooling	for landlord shared services (sub)metered exclusively to tenants	N/A	N/A - no district heating/cooling				
					Total landlord-obtained district heating and cooling						
					Total tenant-obtained district heating and cooling						
					Total heating and cooling						
Proportion of landlord obtained district heating and cooling from renewable sources											
Geothermal											
Bioenergy: Biogas											
Geothermal											
Bioenergy: Biogas											
No. applicable properties											
m <sup>2</sup> of applicable properties											
%											

EPRA Sustainability Performance Measures (Environment)											
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Total portfolio				
							Absolute performance (Abs)		Like-for-Life performance (LfL)		
							23/24	24/25	23/24	24/25	% change
Environment	Energy	Fuels-Abs, Fuels-LfL	kWh	Fuels	For landlord shared services (sub)metered exclusively to tenants	N/A					
					Total landlord-obtained fuels						
					Total tenant-obtained fuels						
					Total fuel						
					Proportion of landlord-obtained fuels from renewable sources						
					Natural Gas						
					Bioenergy: Wood pellets						
					Bioenergy: Biopropane						
					Natural Gas						
					Bioenergy: Wood pellets						
					Bioenergy: Biopropane						
					No. applicable properties						
					m <sup>2</sup> of applicable properties						
					%						
					Energy-Int		kWh/m <sup>2</sup> /year	Energy Intensity	Landlord-obtained energy	YES	2,61
	kWh/revenue (€)/year				N/A	N/A	N/A	N/A	N/A		



Belgium

EPRA Sustainability Performance Measures (Environment)							BELGIUM											
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type											
							Retail warehousing											
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)							
Environment	Energy	Elec-Abs, Elec-Lfl	kWh	Electricity	Total landlord-obtained electricity	YES	159.497	156.727	159.497	156.727	-2%							
					Total electricity		159.497	156.727	159.497	156.727	-2%							
					Proportion of landlord obtained electricity from renewable sources		100%	100%										
					Quantity of landlord obtained electricity from renewable sources		159.497	156.727										
					Proportion of landlord obtained electricity by source		Solar Photovoltaic	4%	5%									
							Wind turbine	18%	17%	Estimated spilt for Belgium - green electricity contract with ENGIE								
							Nuclear	0%	0%									
							Biomass	78%	78%									
							Solar Photovoltaic	6.380	7.836									
					Quantity of landlord obtained electricity by source		Wind turbine	28.709	26.644	Estimated spilt for Belgium - green electricity contract with ENGIE								
							Nuclear	-	-									
							Biomass	124.408	122.247									
					No. applicable properties		Energy disclosure coverage	11 of 12	11 of 12	11 of 12								
					m <sup>2</sup> of applicable properties			70.038	70.038	70.038 of 72.145								
					%		Proportion of electricity estimated for landlord shared services	0%	0%	0%	0%							
										(sub)metered exclusively to tenants		YES						
													Total landlord-obtained district heating and cooling					
													Total tenant-obtained district heating and cooling					
													Total heating and cooling					
													Proportion of landlord obtained district heating and cooling from renewable sources					
													Geothermal					N/A - no geothermal/biogas
														Bioenergy: Biogas				
													kWh	Geothermal				N/A - no geothermal/biogas
Bioenergy: Biogas																		
No. applicable properties	Heating and cooling disclosure coverage					N/A - see above												
m <sup>2</sup> of applicable properties																		
%	Proportion of heating and cooling estimated																	

EPRA Sustainability Performance Measures (Environment)							BELGIUM								
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type								
							Retail warehousing								
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)				
Environment	Energy	Fuels-Abs, Fuels-Lfl	kWh	Fuels <sup>3</sup>	For landlord shared services (sub)metered exclusively to tenants	N/A									
					Total landlord-obtained fuels		N/A - no fuel consumption on common areas								
					Total tenant-obtained fuels										
					Total fuel										
					Proportion of landlord-obtained fuels from renewable sources										
					Proportion of landlord obtained fuels by source		Natural Gas								
							Bioenergy: Wood pellets								
							Bioenergy: Biopropane								
					Quantities of landlord obtained fuels by source		Natural Gas	N/A - no natural gas / wood pellets / biopropane							
							Bioenergy: Wood pellets								
							Bioenergy: Biopropane								
					No. applicable properties		Fuel disclosure coverage								
					m <sup>2</sup> of applicable properties			N/A - see above							
					%		Proportion of fuel estimated								
					Energy-Int		kWh/m <sup>2</sup> /year kWh/revenue (€)/year	Energy Intensity	Landlord-obtained energy	YES	2,28	2,24	2,28	2,24	-2%
											N/A	N/A	N/A	N/A	N/A

Trends on Belgium's portfolio

The Company sees a slightly lower (-2%) electricity consumption. The fact that all Ascencio's parking lighting has been renovated to LED surely has an impact on the electricity consumption. All sites are also equipped with clocks combined with dusk sensors – excluding unnecessary use of the lighting systems.

With the reviewed data coverage, Ascencio covers 100% of the consumption of the electricity meters owned by the Company.

Ascencio signed up for a 100% green electricity contract with provider ENGIE. This energy is guaranteed locally produced energy and comes from renewable sources (no nuclear energy). The split of the origin of the renewable sources is as follows: 78% comes from biomass installations; the remaining 22% are a mix of solar, wind and water power.

France

EPRA Sustainability Performance Measures (Environment)							FRANCE				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type				
							Retail warehousing				
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)
Environment	Energy	Elec-Abs, Elec-Lfl	kWh	Electricity	Total landlord-obtained electricity	77.275	83.877	77.275	83.877	9%	
					Total electricity	77.275	83.877	77.275	83.877	9%	
					Proportion of landlord obtained electricity from renewable sources	14%	14%				
					Quantity of landlord obtained electricity from renewable sources	10.819	11.743				
					Proportion of landlord obtained electricity by source	Solar Photovoltaic	4%	4%			
						Wind turbine	10%	10%	Based on energy mix in France - source IEA N self generated electricity		
						Nuclear	65%	70%			
						Biomass	0%	0%			
						YES					
					kWh	Quantity of landlord obtained electricity by source	Solar Photovoltaic	3.091	3.355		
							Wind turbine	7.728	8.388	Based on energy mix in France - source IEA N self generated electricity	
							Nuclear	50.229	58.714		
							Biomass	0	0		
	No. applicable properties	Energy disclosure coverage	4 of 5	4 of 5	4 of 5						
	m² of applicable properties		51.810	51.810	51.810 of 61.563						
	%	Proportion of electricity estimated	0%	0%	0%	0%					
	DH&C-Abs, DH&C-LFL	kWh	%	Energy intensity	for landlord shared services (sub)metered exclusively to tenants						
					Total landlord-obtained district heating and cooling						
					Total tenant-obtained district heating and cooling	N/A - no district heating/cooling					
					Total heating and cooling						
					Proportion of landlord obtained district heating and cooling from renewable sources						
					Geothermal						
					Bioenergy: Biogas	N/A - no geothermal/biogas					
Geothermal											
Bioenergy: Biogas					N/A - no geothermal/biogas						
No. applicable properties					Heating and cooling disclosure coverage						
m² of applicable properties					N/A - see above						
%	Proportion of heating and cooling estimated										

EPRA Sustainability Performance Measures (Environment)							FRANCE							
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type							
							Retail warehousing							
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)			
Environment	Energy	Fuels-Abs, Fuels-Lfl	kWh	Fuels³	For landlord shared services (sub)metered exclusively to tenants									
					Total landlord-obtained fuels	N/A - no fuel consumption on common areas								
					Total tenant-obtained fuels									
					Total fuel									
					Proportion of landlord-obtained fuels from renewable sources									
					Proportion of landlord obtained fuels by source	Natural Gas								
						Bioenergy: Wood pellets	N/A							
						Bioenergy: Biopropane	N/A - no natural gas / wood pellets / biopropane							
					Quantities of landlord obtained fuels by source	Natural Gas								
						Bioenergy: Wood pellets								
						Bioenergy: Biopropane								
					No. applicable properties	Fuel disclosure coverage								
					m² of applicable properties					N/A - see above				
					%	Proportion of fuel estimated								
					Energy-Int	kWh/m²/year	Energy Intensity	Landlord-obtained energy	YES	1,49	1,62	1,49	1,62	9%
										N/A	N/A	N/A	N/A	N/A

Observations with regards to the French portfolio

Ascencio observes a slight (9%) increase of the electricity intensity in France compared to the previous year. The increase is too low to try and find a detailed explanation around this increase.

The energy contract in France is not a green energy contract. Ascencio asked its service providers to move to a green contract in the course of 2026.

Electricity in France is mainly nuclear. It thus has a low carbon impact. However, nuclear energy is not considered being “green”.

The Company's coverage is 4 of 5 properties (80%). This is due to a change in property manager of a property in St Aunès which resulted in loss of some data. Data is available for the 24/25 period, so as of next year Ascencio will reach 100% coverage in France – and on the entire portfolio.

Energy performance at Ascencio's head office

EPRA Sustainability Performance Measures (Environment)							BELGIUM				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type				
							Headquarter(s)				
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)
Environment	Energy	Elec-Abs, Elec-Lfl	kWh	Electricity	Total landlord-obtained electricity	YES	83.570	91.022	83.570	91.022	9%
					Total electricity		83.570	91.022	83.570	91.022	9%
					Proportion of landlord obtained electricity from renewable sources		100%	100%			
					Quantity of landlord obtained electricity from renewable sources		83.570	91.022			
					Solar Photovoltaic		4%	5%			
					Proportion of landlord obtained electricity by source:						
					Wind turbine		18%	17%	Estimated spilt for Belgium - green electricity contract with ENGIE		
					Nuclear		0%	0%			
					Biomass		78%	78%			
					Solar Photovoltaic		3.343	4.551			
	kWh	Quantity of landlord obtained electricity by source:	Wind turbine	15.043	15.474	Estimated spilt for Belgium - green electricity contract with ENGIE					
			Nuclear	-	-						
			Biomass	65.185	70.997						
			No. applicable properties	1 of 1	1 of 1	1 of 1					
	m <sup>2</sup> of applicable properties	Energy disclosure coverage		740	740	740 of 740					
				0%	0%	0%	0%	0%			
	Energy	DH&C-Abs, DH&C-LFL	kWh	DH&C	for landlord shared services	N/A					
					(sub)metered exclusively to tenants						
					Total landlord-obtained district heating and cooling				N/A - no district heating/cooling		
					Total tenant-obtained district heating and cooling				N/A - no district heating/cooling		
Total heating and cooling								N/A - no district heating/cooling			
Proportion of landlord obtained district heating and cooling from renewable sources								N/A - no geothermal/biogas			
Geothermal								N/A - no geothermal/biogas			
Bioenergy: Biogas								N/A - no geothermal/biogas			
Geothermal								N/A - no geothermal/biogas			
Bioenergy: Biogas								N/A - no geothermal/biogas			
m <sup>2</sup> of applicable properties	Heating and cooling disclosure coverage				N/A - see above						
					N/A - see above						
%	Proportion of heating and cooling estimated				N/A - see above						

EPRA Sustainability Performance Measures (Environment)							BELGIUM				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type				
							Headquarter(s)				
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)
Environment	Energy	Fuels-Abs, Fuels-Lfl	kWh	Fuels <sup>3</sup>	for landlord shared services	N/A					
					(sub)metered exclusively to tenants						
					Total landlord-obtained fuels		N/A - no fuel consumption on common areas				
					Total tenant-obtained fuels		N/A - no fuel consumption on common areas				
					Total fuel		N/A - no fuel consumption on common areas				
					Proportion of landlord-obtained fuels from renewable sources						
					Natural Gas						
					Bioenergy: Wood pellets						
					Bioenergy: Biopropane						
					Natural Gas		N/A - no natural gas / wood pellets / biopropane				
					Bioenergy: Wood pellets		N/A - no natural gas / wood pellets / biopropane				
					Bioenergy: Biopropane		N/A - no natural gas / wood pellets / biopropane				
					No. applicable properties		N/A - see above				
					m <sup>2</sup> of applicable properties		N/A - see above				
					%		Proportion of fuel estimated				
Energy-Int	kWh/m <sup>2</sup> /year	Energy Intensity	Landlord-obtained energy	YES	112,93	123,00	112,93	123,00	9%		
					N/A	N/A	N/A	N/A	N/A		
	kWh/revenue (€)/year										

The head office uses only electricity for all its HVAC equipment; a slight 9% increase is reported. As heating and cooling equipment is concerned, this can be linked to the heating and cooling degree days. If both elements are being considered, there is a decrease in heating consumption between the two reporting years (-25%). But the cooling requirement increased by 38%. All this results in a theoretical total increase of electricity consumption varying between 5 to 8%. This is fully in line with Ascencio's consumption data.

**GREENHOUSE GAS EMISSIONS**

In the report, greenhouse gas emissions are presented under three distinct scopes – in line with the EPRA guidelines:

**Scope 1:** The direct GHG emissions generated by fuels burnt on site – with the revised scope- is zero. However, as part of the analysis of head office emissions, **fuel** consumption by company vehicles has been included in the data.

**Scope 2:** Covering indirect emissions, i.e. emissions generated off-site to produce the energy purchased by Ascencio. When analysing head office emissions, electricity consumption generated when charging the Company's **electric** vehicles, whether on site or at home, is included.

The formula used to calculate these indirect emissions is as follows: Annual electricity consumption (MWh) \* A kg CO<sub>2</sub>/MWh, where A is defined below.

The values of A for the years 2023/24 and 2024/25 are as follows:

Belgium: 22,5 g CO<sub>2</sub>e/kWh (being the average between the announced 15 to 30 g CO<sub>2</sub>e/kWh). This figure is stable over the two reporting years if we use the market based figures. This CO<sub>2</sub> emission figure is valid for green electricity contracts only. As explained above, in Belgium Ascencio only buys green electricity. As Ascencio does not know which contracts its employees have at home, it was decided to take the location based figure. So the value of A is 0,10588 kg CO<sub>2</sub>e / kWh – this should result in an overestimation of the CO<sub>2</sub> emissions of the Company.

**Scope 3:** Data in this scope has not been calculated.

Using these three scopes, the report provides a comprehensive view of GHG emissions, taking into account both direct and indirect emissions, as well as emissions intensity per surface area unit.



**GREENHOUSE GAS EMISSIONS FROM COMMERCIAL ASSETS**

**Belgium**

EPRA Sustainability Performance Measures (Environment)							BELGIUM						
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type						
							Retail warehousing						
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)		
Environment	Greenhouse Gas	GHG-Dir-Abs	tCO <sub>2</sub> e	Direct	Total Direct Scope 1		0	0	0	0	0%		
					Natural Gas / Ascencio's cars fuel		0	0	0	0	0%		
					Bioenergy: Wood pellets		0	0	0	0	0%		
					Bioenergy: Biopropane		0	0	0	0	0%		
					Total Indirect Scope 2 Market based		0	0	0	0	0%		
					Scope 2 Electricity		0	0	0	0	0%		
					Bioenergy: Biogas		0	0	0	0	0%		
					Local District Heating		0	0	0	0	0%		
					Total Indirect Scope 2 Location based		17.009	16.595	17.009	16.595	-2%		
					Scope 2 Electricity		17.009	16.595	17.009	16.595	-2%		
		Local District Heating		0	0	0	0	0%					
		GHG-In-dir-Abs		Indirect (Scope 2)	tCO <sub>2</sub> e	Indirect (Scope 2)	Total Scope 3		0	0	0	0	0%
		Electricity sub-metered to occupiers					0	0	0	0	0%		
		Direct Bioenergy: Wood pellets					0	0	0	0	0%		
		Direct Bioenergy: Biopropane					0	0	0	0	0%		
		Indirect Bioenergy: Biogas					0	0	0	0	0%		
		Scope 1 + Scope 2 (location based)					17.009	16.595	17.009	16.595	-2%		
		Scope 1 + Scope 2 (market based)					0	0	0	0	0%		
		Scope 1 + Scope 2 (location based) + Scope 3					17.009	16.595	17.009	16.595	-2%		
		Scope 1 + Scope 2 (market based) + Scope 3					0	0	0	0	0%		
% Proportion of Scope 1 + Scope 2 (market based) estimated		0%	0%				0%	0%	0%				
GHG-Int		GHG emission intensity	%	Indirect (Scope 3)	Scope 1 and 2 emissions (location based)		0,24	0,24	0,24	0,24	-2%		
kgCO <sub>2</sub> e/m <sup>2</sup> /year					Scope 1 and 2 emissions (market based)		0	0	0	0	0%		
kgCO <sub>2</sub> e/revenue/year							0	0	0	0	0%		
kgCO <sub>2</sub> e/m <sup>2</sup> /year							0	0	0	0	0%		
No. applicable properties				YES	GHG disclosure coverage		11 of 12	11 of 12	11 of 12	11 of 12	0%		
m <sup>2</sup> of applicable properties							70.038	70.038	70.038	70.038	0%		
% Proportion of Scope 1 + Scope 2 (market based) + Scope 3 estimated						0%	0%	0%	0%	0%			

The Company noticed a small decrease in GHG emissions in Belgium. The green electricity contract that is in place with ENGIE has a big impact in reducing Ascencio's

GHG production on its Belgian portfolio. With that type of contract, scope 1 GHG emissions are zero. Scope 3 emissions have not been calculated.

France

EPRA Sustainability Performance Measures (Environment)							FRANCE					
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type					
							Retail warehousing					
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)	
Environment Greenhouse Gas	GHG-Dir-Abs		tCO <sub>2</sub> e	Direct	Total Direct Scope 1	YES	0	0	0	0	0%	
					Natural Gas / Ascencio's cars fuel	0	0	0	0	0%		
					Bioenergy: Wood pellets	0	0	0	0	0%		
					Bioenergy: Biopropane	0	0	0	0	0%		
					Total Indirect Scope 2 Market based	4,096	4,445	4,096	4,445	9%		
					Scope 2 Electricity	4,096	4,445	4,096	4,445	9%		
					Bioenergy: Biogas	0	0	0	0	0%		
					Local District Heating	0	0	0	0	0%		
					Total Indirect Scope 2 Location based	1,642	1,627	1,642	1,627	-1%		
					Scope 2 Electricity	1,642	1,627	1,642	1,627	-1%		
	Local District Heating	0	0	0	0	0%						
	GHG-Indir-Abs	Indirect (Scope 2)		tCO <sub>2</sub> e	Total Scope 3	N/A	N/A	N/A	N/A	N/A	N/A	
					Electricity sub-metered to occupiers	YES	0	0	0	0	0%	
					Bioenergy: Wood pellets	0	0	0	0	0%		
					Bioenergy: Biopropane	0	0	0	0	0%		
					Bioenergy: Biogas	0	0	0	0	0%		
	GHG-Indir-Abs	Indirect (Scope 3)	Out-side of scopes		Scope 1 + Scope 2 (location based)	1,642	1,627	1,642	1,627	-1%		
					Scope 1 + Scope 2 (market based)	4,096	4,445	4,096	4,445	9%		
					Scope 1 + Scope 2 (location based) + Scope 3	N/A	N/A	N/A	N/A	N/A		
					Scope 1 + Scope 2 (market based) + Scope 3	N/A	N/A	N/A	N/A	N/A		
					% Proportion of Scope 1 + Scope 2 (market based) estimated	0%	0%	0%	0%	0%		
	GHG-Int			kgCO <sub>2</sub> e/m <sup>2</sup> /year	GHG emission intensity	Scope 1 and 2 emissions (location based)	YES	0,03	0,03	0	0	-1%
							Scope 1 and 2 emissions (market based)	0,08	0,09	0	0	0%
kgCO <sub>2</sub> e/revenue/year							0	0				
kgCO <sub>2</sub> e/m <sup>2</sup> /year							0	0				
GHG-Int			kgCO <sub>2</sub> e/revenue/year	GHG emission intensity	Scope 1 and 2 emissions (market based)	YES	4 of 5	4 of 5	4 of 5	4 of 5	0%	
						No. applicable properties	4 of 5	4 of 5	4 of 5	4 of 5	0%	
						m <sup>2</sup> of applicable properties	51.810	51.810	51.810	51.810	0%	
GHG-Int			%	Proportion of Scope 1 + Scope 2 (market based) + Scope 3 estimated		YES	0%	0%	0%	0%	0%	
						No. applicable properties	4 of 5	4 of 5	4 of 5	4 of 5	0%	

In terms of CO<sub>2</sub> emissions in France, the Company observes stable emissions both in Like for Like as in Absolute values with the location based figures. Market Based figures show a 9% increase - this is due to the average fixed value used for the two reporting periods.

Head Quarter

EPRA Sustainability Performance Measures (Environment)							BELGIUM					
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type					
							Headquarter(s)					
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)	
Environment Greenhouse Gas	GHG-Dir-Abs		tCO <sub>2</sub> e	Direct	Total Direct Scope 1	YES	28	26	0	0	-6%	
					Natural Gas / Ascencio's cars fuel	28	26	0	0	-6%		
					Bioenergy: Wood pellets	0	0	0	0	0%		
					Bioenergy: Biopropane	0	0	0	0	0%		
					Total Indirect Scope 2 Market based	0	0	0	0	0%		
					Scope 2 Electricity	0	0	0	0	0%		
					Bioenergy: Biogas	0	0	0	0	0%		
					Local District Heating	0	0	0	0	0%		
					Total Indirect Scope 2 Location based	8,912	9,707	8,912	9,707	9%		
					Scope 2 Electricity	8,912	9,707	8,912	9,707	9%		
	Local District Heating	0	0	0	0	0%						
	GHG-Indir-Abs	Indirect (Scope 2)		tCO <sub>2</sub> e	Total Scope 3	N/A	N/A	N/A	N/A	N/A	0%	
					Electricity sub-metered to occupiers	YES	0	0	0	0	0%	
					Bioenergy: Wood pellets	0	0	0	0	0%		
					Bioenergy: Biopropane	0	0	0	0	0%		
					Bioenergy: Biogas	0	0	0	0	0%		
	GHG-Indir-Abs	Indirect (Scope 3)	Out-side of scopes		Scope 1 + Scope 2 (location based)	8,940	9,733	8,940	9,733	9%		
					Scope 1 + Scope 2 (market based)	28	26	28	26	0%		
					Scope 1 + Scope 2 (location based) + Scope 3	N/A	N/A	N/A	N/A	0%		
					Scope 1 + Scope 2 (market based) + Scope 3	N/A	N/A	N/A	N/A	0%		
					% Proportion of Scope 1 + Scope 2 (market based) estimated	0%	0%	0%	0%	0%		
	GHG-Int			kgCO <sub>2</sub> e/m <sup>2</sup> /year	GHG emission intensity	Scope 1 and 2 emissions (location based)	YES	12	13	12	13	9%
							Scope 1 and 2 emissions (market based)	0	0	3	3	0%
kgCO <sub>2</sub> e/revenue/year							1 of 1	1 of 1	1 of 1	1 of 1	0%	
kgCO <sub>2</sub> e/m <sup>2</sup> /year							740	740	740	740	0%	
GHG-Int			kgCO <sub>2</sub> e/revenue/year	GHG emission intensity	Scope 1 and 2 emissions (market based)	YES	1 of 1	1 of 1	1 of 1	1 of 1	0%	
						No. applicable properties	1 of 1	1 of 1	1 of 1	1 of 1	0%	
						m <sup>2</sup> of applicable properties	740	740	740	740	0%	
GHG-Int			%	Proportion of Scope 1 + Scope 2 (market based) + Scope 3 estimated		YES	0%	0%	0%	0%	0%	
						No. applicable properties	1 of 1	1 of 1	1 of 1	1 of 1	0%	

In terms of CO<sub>2</sub> emissions the Company observes a slight increase (9%) of its CO<sub>2</sub>e Emissions. Whilst the scope 1 emissions was further reduced (-14%) by the continued introduction of electric company cars, the scope 2 and 3 emissions increased due to the denuclearisation of Belgium's energy production (see also above).

WATER

COMMERCIAL ASSETS

Global

EPRA Sustainability Performance Measures (Environment)							Belgium + HQ + France				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Total portfolio				
							Absolute performance (Abs)		Like-for-Life performance (LfL)		
							23/24	24/25	23/24	24/25	% change
Environment	Water	Water-Abs Water-LfL	m <sup>3</sup> /year	Water	for landlord shared services	YES	30.147	20.217	30.147	20.217	-33%
					(sub)metered exclusively to tenants						
					Total landlord-obtained water			N/A			
					Total tenant-obtained water						
					Total water		30.147	20.217	30.147	20.217	-33%
					Surface water, sourced from wetlands, rivers, lakes, and oceans						
					Ground Water				N/A		
					Rainwater collected directly and stored by the reporting organisation	YES					
					Waste water from another organisation						
					Municipal water supplies or other public or private utilities		30.147	20.217	30.147	20.217	-33%
		Water-Int	m <sup>3</sup> /revenue/year m <sup>3</sup> /m <sup>2</sup> /year	Water intensity	Landlord obtained water	YES	N/A	N/A	N/A	N/A	N/A
							0,29	0,19	0,29	0,19	-33%
						YES	8 of 10	8 of 10	8 of 10	8 of 10	0%
							105.404	105.404	105.404	105.404	0%
							N/A	N/A	N/A	N/A	N/A

Belgium

EPRA Sustainability Performance Measures (Environment)							BELGIUM				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type				
							Retail warehousing				
							23/24 (Abs)	24/25 (Abs)	23/24 (LfL)	24/25 (LfL)	% change (LfL)
Environment	Water	Water-Abs Water-LfL	m <sup>3</sup> /year	Water	for landlord shared services	YES	17.456	18.048	17.456	18.048	3,4%
					(sub)metered exclusively to tenants						
					Total landlord-obtained water			N/A			
					Total tenant-obtained water						
					Total water		17.456	18.048	17.456	18.048	3,4%
					Surface water, sourced from wetlands, rivers, lakes, and oceans						
					Ground Water				N/A		
					Rainwater collected directly and stored by the reporting organisation	YES					
					Waste water from another organisation						
					Municipal water supplies or other public or private utilities		17.456	18.048	17.456	18.048	3,4%
		Water-Int	m <sup>3</sup> /revenue/year m <sup>3</sup> /m <sup>2</sup> /year	Water intensity	Landlord obtained water	YES	N/A	N/A	N/A	N/A	
							0,26	0,27	0,26	0,27	3%
						YES	5 of 5	5 of 5	5 of 5	5 of 5	0%
							67.481	67.481	67.481	67.481	0%
							N/A	N/A	N/A	N/A	N/A

France

EPRA Sustainability Performance Measures (Environment)							FRANCE					
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type					
							Retail warehousing					
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl.)	24/25 (Lfl.)	% change (Lfl.)	
Environment	Water	Water-Abs Water-Lfl	m <sup>3</sup> /year	Water	for landlord shared services (sub)metered exclusively to tenants	YES	12.505	2.087	12.505	2.087	-83%	
					Total landlord-obtained water		N/A					
					Total tenant-obtained water							
					Total water		12.505	2.087	12.505	2.087	-83%	
					Surface water, sourced from wetlands, rivers, lakes, and oceans		YES	N/A				
					Ground Water							
					Rainwater collected directly and stored by the reporting organisation							
					Waste water from another organisation							
					Municipal water supplies or other public or private utilities		12.505	2.087	12.505	2.087	-83%	
					Water-Int		m <sup>3</sup> /revenue/year m <sup>3</sup> /m <sup>2</sup> /year	Water intensity	Landlord obtained water	YES	N/A	N/A
0,34	0,06	0,34	0,06	-83%								
No. of applicable properties					2 of 4	2 of 4	2 of 4	2 of 4	0%			
m <sup>2</sup> . of applicable properties					37.183	37.183	37.183	37.183	0%			
%					N/A	N/A	N/A	N/A	N/A			



Head quarter

EPRA Sustainability Performance Measures (Environment)							BELGIUM					
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type					
							Headquarter(s)					
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl.)	24/25 (Lfl.)	% change (Lfl.)	
Environment	Water	Water-Abs Water-Lfl	m <sup>3</sup> /year	Water	for landlord shared services (sub)metered exclusively to tenants	YES	185	82	185	82	-56%	
					Total landlord-obtained water		N/A					
					Total tenant-obtained water							
					Total water		185	82	185	82	-56%	
					Surface water, sourced from wetlands, rivers, lakes, and oceans		YES	N/A				
					Ground Water							
					Rainwater collected directly and stored by the reporting organisation							
					Waste water from another organisation							
					Municipal water supplies or other public or private utilities		185	82	185	82	-56%	
					Water-Int		m <sup>3</sup> /revenue/year m <sup>3</sup> /m <sup>2</sup> /year	Water intensity	Landlord obtained water	YES	N/A	N/A
0,25	0,11	0,25	0,11	-56%								
No. of applicable properties					1 of 1	1 of 1	1 of 1	1 of 1	0%			
m <sup>2</sup> . of applicable properties					740	740	740	740	0%			
%					N/A	N/A	N/A	N/A	N/A			

The tables show a stable consumption in Belgium for the sites and a small reduction for Ascencio's headquarter. In the Company's previous reporting, water consumption at its headquarter had increased by 6%. This reporting year, reduction in water consumption brings figures back to normal.

In France the reduction in water consumption is significant (-83%). This reduction is linked to an important leakage that occurred in the reporting year 23/24. This leakage was solved and the impact on the reporting will disappear from the figures as from next reporting year. With the new data scope, Spain is no longer covered by the report.

The coverage is very high. Data is only missing for 1 property in France (Saint-Aunès) due to a change of property management company. As from next year Ascencio will have a full coverage for France.

WASTE

COMMERCIAL ASSETS

EPRA Sustainability Performance Measures (Environment)							BELGIUM FRANCE				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Total portfolio				
							Absolute performance (Abs)		Like-for-Life performance (Lfl)		
							23/24	24/25	23/24	24/25	% change
Environment	Waste		Tonnes	Total weight of waste generated	Hazardous waste	YES	0	0	0	0	0%
					Non-hazardous waste		389	374	389	374	-4%
				Total weight of waste generated via disposal and diversion route	Recycled	105	114	105	114	9%	
					Landfill	285	238	285	238	-16%	
					Composting	0	21	0	21	0%	
					Paper	105	114	105	114	9%	
					Metals	0	0	0	0	0%	
				Composition of total weight of waste generated	Glass	0	0	0	0	0%	
					Mixed municipal	285	238	285	238	-16%	
					Food waste	0	21	0	21	100%	
					Proportion of total weight of waste generated	Hazardous waste	0%	0%	0%	0%	0%
						Non-hazardous waste	100%	100%	100%	100%	100%
				Proportion waste generated via disposal and diversion route	Recycled	27%	31%	27%	31%	14%	
					Landfill	73%	64%	73%	64%	-13%	
					Composting	0%	6%	0%	6%	100%	
					Paper	27%	30%	27%	30%	13%	
					Metals	0%	0%	0%	0%	0%	
				Composition of total waste generated	Glass	0%	0%	0%	0%	0%	
					Mixed municipal	73%	64%	73%	64%	-13%	
					Food waste	0,01%	6%	0,01%	6%	100%	
No. of applicable properties	Waste disclosure coverage	9 of 10	9 of 10		9 of 10						
	m <sup>2</sup> . of applicable properties	105.001	105.001	105.001							

On the portfolio, the total amount of waste has been slightly reduced (-4%). Moreover, Ascencio has moved a part of the waste from the landfill component (-13%) towards recycling, paper and composting. The waste composition calculation is an estimation based on the disposal and diversion route.

In view of the change of the scope as from this year's exercise, the coverage rate is at 90% as all the contracts that are in place for waste collection are signed either by Ascencio or by a property manager/ syndic appointed by Ascencio. This makes data collection much easier.

HEAD QUARTER

Ascencio has signed an agreement with RENEWI for the management of cardboard and residual waste produced on its sites – including the Headquarter. As for compost, which is essentially made up of coffee grounds, the data was estimated on the basis of the various sizes of the containers and the dumping frequency. Details of this waste are given in the table below.

EPRA Sustainability Performance Measures (Environment)							BELGIUM				
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	Performance by asset type				
							Headquarter(s)				
							23/24 (Abs)	24/25 (Abs)	23/24 (Lfl)	24/25 (Lfl)	% change (Lfl)
Environment	Waste		Tonnes	Total weight of waste generated	Hazardous waste	YES	0	0	0	0	0%
					Non-hazardous waste		48	17	48	17	-63%
				Total weight of waste generated via disposal and diversion route	Recycled	7	3	7	3	-57%	
					Landfill	40	14	40	14	-65%	
					Composting	0,03	0,03	0,03	0,03	0%	
					Paper	7	3	7	3	-57%	
					Metals	0	0	0	0	0%	
				Composition of total weight of waste generated	Glass	0	0	0	0	0%	
					Mixed municipal	40	14	40	14	-65%	
					Food waste	0,03	0,03	0,03	0,03	0%	
					Proportion of total weight of waste generated	Hazardous waste	0%	0%	0%	0%	0%
						Non-hazardous waste	100%	100%	100%	100%	100%
				Proportion waste generated via disposal and diversion route	Recycled	15%	18%	15%	18%	19%	
					Landfill	85%	82%	85%	82%	-3%	
					Composting	0,06%	0,17%	0,06%	0,17%	173%	
					Paper	15%	18%	15%	18%	19%	
					Metals	0%	0%	0%	0%	0%	
				Composition of total waste generated	Glass	0%	0%	0%	0%	0%	
					Mixed municipal	85%	82%	85%	82%	-3%	
					Food waste	0,1%	0,2%	0,1%	0,2%	100%	
No. of applicable properties	Waste disclosure coverage	1 of 1	1 of 1		1 of 1						
	m <sup>2</sup> . of applicable properties	740	740	740							

With regards to its headquarter, we have significantly reduced waste that was produced (-63%). Here Ascencio has also increased the share of its waste that is recycled and increased the part of the waste that is composted.

Coverage remains as in previous reportings at 100%.

SOCIAL

GENERAL ASSUMPTIONS

The periods considered for data relating to social performance indicators are fiscal years 2023/2024 and 2024/2025.

EMPLOYEE GENDER DIVERSITY

ESG	Impact area	EPRA Sustainability Performance Measures (Social)					Corporate performance				
		EPRA Code	Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA				
							23/24		24/25		
Male	Female	Male	Female								
Social	Diversity	Diversity-Emp	%	Gender diversity	Proportion of male and female employees	YES	38%	62%	32%	68%	
					Board		70%	30%	70%	30%	
				Executive	80%		20%	80%	20%		
				Gender by level	Senior Leader		N/A	N/A	N/A	N/A	
					Manager		0%	100%	0%	100%	
				Number and %	Number and proportion of governing bodies by age range		Over 50 years old	9	3	10	3
							30 - 50 years old	1	1	0	1
							Under 30 years old	0	0	0	0
				Diversity-Pay	Ratio		Male and female remuneration by level	Board	80%	80%	
								Executive	73%	73%	
		Senior Leader	N/A			N/A					
		Manager	N/A			N/A					
		Professional	93%			97%					

- **Board:** number of women and number of men out of the total number of directors (including the Chief Executive Officer, who has been included as a member of the Board of Directors and as a member of the Executive Board).
- **Executive:** number of women and number of men part of the executive committee, including the Chief Executive Officer (also included as a director).
- **Managers:** only one female employee based in France.
- **Professional:**
  - **All employees:** all persons working for the Company, excluding the executive management and the board of directors.
  - **In 2023/2024,** 15% of women and 0% of men (managers, executives and employees) worked part-time. In 2024/2025 the percentage was 13% of women (unchanged number of parttime but more female employees compared to previous reporting period) and 0% of men.

GENDER PAY RATIO

ESG	Impact area	EPRA Sustainability Performance Measures (Social)					Corporate performance			
		EPRA Code	Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA			
							23/24		24/25	
Male	Female	Male	Female							
Social	Diversity	Diversity-Pay	Ratio	Male and female remuneration by level	Board	80,0%	80,0%			
					Executive	72,8%	73,1%			
					Senior Leader	N/A	N/A			
					Manager	N/A	N/A			
					Professional	93,2%	97,4%			

- **Board of Directors:** the basic compensation for directors is the same for men and women. However, the position of Chairman of the Board of Directors is held by a man, who receives a higher basic salary because of his position. For the sake of clarity, the Chief Executive Officer's compensation has not been included in the Board's diversity remuneration ratio, since his compensation is not based on his presence at the Board (as it is the case for the other directors) but on his operational contributions (as it is the case for the other Executive Management members).
- **Senior Leader:** no one occupies a senior leader position within the Company.
- **Managers:** no ratio can be calculated as there is only one woman in this category.
- **Professional:** at Ascencio, each profile is different and each function is specific (with the exception of the Customer Service department where 2 employees, one male and one female, have the same function). Compensation is determined on a case-by-case basis, regardless of gender. The criteria taken into account are skills, experience, position held within the Company and level of seniority and responsibility. The slight change observed is due to salary adjustments with more significant wage increases in the female category due to individual performances.
- **Executive management:** compensation for executive management members depends on experience, not gender. However, the role of Chief Executive Officer is held by a man. This position generally comes with the highest executive committee salary. The change between 23/24 and 24/25 is due to the fact that 3 of the 4 male of the executive committee haven't benefited from the indexation due to a self-employed status. Therefore, the impact of the indexed wages has been more significant for the female category. This explains why the reported ratio in the 24/25 period is more favourable to women.

As the composition of the Board of Directors remained unchanged between 2023/2024 and 2024/2025, there was no change in the data between these two years.



TRAINING AND DEVELOPMENT

EPRA Sustainability Performance Measures (Social)							Corporate performance			
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA			
							23/24		24/25	
							Male	Female	Male	Female
Social	Employees	Emp-Training	Number of hours	Average hours of training per employee	Total	YES	28,5		13,2	
				Average hours of training by level	Board		N/A	N/A	N/A	N/A
				Executive	N/A		N/A	35,9	17,5	
				Senior Leader	N/A		N/A	N/A	N/A	
				Manager	N/A		20	N/A	0	
				Professional	32		28,5	5,5	12,82	

- The Company enables its team members to attend seminars and training courses depending on the team's requirements, the needs of the Company and the budgets set aside for this.
- In 2023/2024, the average number of training hours per employee was higher than in 2024/2025 namely due to the implementation of a new ERP system (mainly for the manager as well as several professionals) in the 23/24 period.
- The denominator is the number of hours of training per year divided by the number of people employed by the Company. Members of executive management have been excluded for this specific section. It is to be noted that all training sessions have been taken into account, namely Ascencio Academy sessions as well as the in-house buddy days.

EMPLOYEE PERFORMANCE REVIEW

EPRA Sustainability Performance Measures (Social)							Corporate performance			
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA			
							23/24		24/25	
							Male	Female	Male	Female
Social	Employees	Emp-Dev	% of employees	Employees receiving performance appraisals	Total	YES	100%	100%	100%	100%
				Employees receiving performance appraisals by level	Board		N/A	N/A	N/A	N/A
				Executive	100%		100%	100%	100%	
				Senior Leader	N/A		N/A	N/A	N/A	
				Manager	N/A		100%	N/A	100%	
				Professional	100%		100%	100%	100%	

Each employee receives annual feedback from his or her manager who assesses the work carried out and the individual skills developed by the employee. This assessment serves as the basis for determining whether or not a variable compensation component should be paid and for setting targets for the following year.

STAFF TURNOVER AND RETENTION

EPRA Sustainability Performance Measures (Social)							Corporate performance			
ESG	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA			
							23/24		24/25	
							Male	Female	Male	Female
Social	Employees	Emp-Turnover	Number of employees	Direct employees	Total number of employees	YES	8	13	7	15
				Total number of new hires			0	1	0	3
				Rate of new hires in %			0,0%	7,7%	0,0%	20,0%
				Total turnover (departures)			0	1	1	1
				Total rate of turnover (departures)			0,0%	7,7%	14,3%	6,7%
				Total			6	3	6	3
				Total number of new hires			0	0	0	0
				Rate of new hires			0	0	0	0
				Total turnover			0	0	0	0
				Total rate of turnover			0	0	0	0
				Total			4	1	4	1
				Total number of new hires			0	0	0	0
				Rate of new hires			0	0	0	0
				Total turnover			0	0	0	0
				Total rate of turnover			0	0	0	0
				Total			N/A	N/A	N/A	N/A
				Total number of new hires			N/A	N/A	N/A	N/A
				Rate of new hires			N/A	N/A	N/A	N/A
				Total turnover			N/A	N/A	N/A	N/A
				Total rate of turnover			N/A	N/A	N/A	N/A
				Total			0	1	0	1
				Total number of new hires			0	0	0	0
				Rate of new hires			0	0	0	0
				Total turnover			0	0	0	0
Total rate of turnover	0	0	0	0						
Total	4	11	3	13						
Total number of new hires	0	1	0	3						
Rate of new hires	0,0%	9,1%	0,0%	23,1%						
Total turnover	0	1	1	1						
Total rate of turnover	0,0%	9,1%	33,3%	7,7%						

- Newcomers: One person was hired in October 2024 to strengthen the Legal team. One person was hired in April 2025 to strengthen the Marketing & Communication team. One person was hired in Jan 2025 to strengthen the Operations & ESG team.
- Departures: There was one departure in the Marketing & Communication team in March 2025. There was one departure in the Operations & ESG team end 2024.
- Total workforce: includes members of the Belgian and French teams, people with self-employed status and members of executive management (including the CEO).

**HEALTH AND SAFETY**

ESG	Impact area	EPRA Code	EPRA Sustainability Performance Measures (Social)				Corporate performance			
			Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA			
							23/24	24/25	23/24	24/25
Social	Health & Safety	H&S-Emp	Per 100,000 hours worked	Injury rate	Direct employees	YES	0	0	0	0
			Per 100,000 hours worked	Lost day rate	Direct employees	YES	0	0	0	0
			Days per employee	Absentee rate	Direct employees	YES	0,52%	0,62%	0,13%	1,96%
				Family-related leave	Direct employees	YES	0,0%	0,0%	0,0%	0,0%
			Total number	Fatalities	Direct employees	YES	0	0	0	0
				Human rights	Direct employees	YES	0	0	0	0
		H&S-Asset	%	% assets	Asset health and safety assessments	YES	0%	0%	0%	0%
		H&S-Comp	Total number	Number of assets	Number of incidents	YES	0	0	0	0

- Injury rate: for all Belgian employees, reporting is based on the data provided by the social secretariat, which mentions no absence due to injury in the reporting periods.
- Absenteeism rate: for all Belgian employees, reporting is based on data provided by the social secretariat.

For the sole French employee, reporting is based on the data on that person's monthly pay slips.

No absences due to injury were reported in 2023/2024 nor in 2024/2025. No absences due to injury were reported for self-employed team members on the same fiscal years.

- Rate of days lost: based on the information provided in the "injury rate" section above, there were no days lost in 2023/2024 nor in 2024/2025.
- Deaths: There were no deaths among members of the Company's team in 2023/2024 nor 2024/2025.

For the sole member of the French team, reporting is based on the service sheets filled in by her and validated by her manager. These records are stored on the Company's internal server. No absenteeism rate was reported for this member of the French team for the years 2023/2024 nor 2024/2025.

For self-employed team members, no absences were reported on the same fiscal years.

**HEALTH AND SAFETY ASSESSMENTS ON ASCENCIO'S PROPERTIES**

Given that the health and safety of persons on Ascencio's properties is the responsibility of the occupiers of these properties, this measure is excluded from this report.

**HEALTH AND SAFETY COMPLIANCE ON ASCENCIO'S PROPERTIES**

Ascencio reports no incidents of non-compliance with regulatory standards relating to health and safety impacts of the properties assessed during the reporting period.



**COMMUNITY COMMITMENT**

Ascencio has formally published its ESG strategy in a dedicated section of its annual report. On a local level, the Company has decided to take a series of initiatives to continuously improve the legitimacy of its assets (retail parks). Although the Company has decided to focus its social and philanthropic actions on well-being (with a particular focus on sport on the one hand and fight against hunger on the other), the content of the programs and actions implemented varies depending on local needs.

ESG	Impact area	EPRA Code	EPRA Sustainability Performance Measures (Social)				Corporate performance	
			Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA	
							23/24	24/25
Social	Community	Comty-Eng	%	% of assets	Community engagement, impact assessments & development programmes	YES	N/A	N/A

GOVERNANCE

ESG	EPRA Sustainability Performance Measures (Social)						Corporate performance			
	Impact area	EPRA Code	Units of measure	Indicator	Category	Third-party assured?	ASCENCIO SCA			
							23/24		24/25	
				Male	Female	Male	Female			
Governance	Board	Gov-Board	Total number	Board composition	Composition of highest governance body	YES	7	3	7	3
					Executive		1	0	1	0
					Non-executive (members)		6	3	6	3
					Average tenure in years		8		9	
					Total non-executives with environmental and social competencies		4	1	4	1
					Total non-executives with environmental and social competencies		67%	33%	67%	33%
	Gov-Selec	Narrative	Board selection	See AR 23-24 p61-62	see AR 24-25 p35					
Conflicts of interest	Gov-COI	Narrative	Conflicts of Interest	See AR 23-24 p61-63	see AR 24-25 p60					

The following procedure applies to all director appointments:

**Determine the expertise and knowledge required**

The compensation and appointments committee consults with the Chairman of the board to determine the expertise and knowledge deemed essential for members of the board and the board’s committees in order to have a good understanding of Ascencio’s business and to properly carry out their respective duties. The Commission as a whole must have the following characteristics:

- extensive experience and in-depth knowledge of the property business and market;
- management experience acquired on a management committee or other equivalent decision-making body of a large company, in terms of business management and organisation;
- leadership skills and the ability to adopt and implement a strategic vision, including as regards ESG\* issues;

- experience of business management in an international context;
- knowledge of accounting and financial standards, procedures and techniques and how they apply to the real estate sector;
- In-depth knowledge of the legal and regulatory framework applicable to the real estate sector and to REITs in particular;
- skill in compensation management;
- impeccable reputation and full adherence to business ethics;
- diverse social and economic representation of the business world;
- entrepreneurial spirit;
- diversity in general and in the broadest sense.

**Independent Limited assurance report on the EPRA sustainability best practices recommendations (sBPR) of Ascencio SA**

This report has been prepared in accordance with the terms of our engagement contract signed on 17/06/2026 (the “Agreement”), whereby we have been engaged to issue an independent limited assurance report in connection with the EPRA Sustainability Indicators (cfr. EPRA sBPR) and in accordance with International Standard on Assurance Engagements (ISAE) 3000: “Assurance Engagements other than Audits or Reviews of Historical Financial Information”, issued by the International Auditing and Assurance Standards Board (IAASB). Ascencio’s “Sustainability Report Aligned with EPRA Sustainability Best Practice Recommendations” covers the period from 1<sup>st</sup> of October 2023 to 30th of September 2025.

**ASCENCIO’S RESPONSIBILITIES**

Ascencio is responsible for:

1. Selecting, preparing and presenting the selected indicators and for ensuring that the reporting criteria in support of the selected indicators subject to assurance are made available to the users of the Report.
2. Determining the appropriateness of the measurement and reporting criteria in view of the intended users of the selected indicators and for ensuring that those criteria are publicly available to the Report users.
3. Designing, implementing and maintaining internal processes and controls relevant to the preparation of the Report that is free from material misstatement, whether due to fraud or error.
4. Confirming, through a representation letter, the acknowledgement of management’s responsibility regarding the preparation and presentation of the selected indicators in accordance with reporting criteria and confirming certain representations made to us during our assurance engagement.

**LIMITED ASSURANCE**

Limited assurance engagement - An assurance engagement in which the practitioner reduces engagement risk to a level that is acceptable in the circumstances of the engagement but where that risk is greater than for a reasonable assurance engagement as the basis for expressing a conclusion in a form that conveys whether, based on the procedures performed and evidence obtained, a matter(s) has come to the auditor’s attention to cause the auditor to believe the subject matter information is materially misstated.

The limited assurance audit report is intended to enhance the degree of confidence that intended users can place on the subject matter, but not to the degree of a reasonable assurance. The procedures performed in a limited assurance engagement and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

## BDO'S RESPONSIBILITIES

BDO is responsible for:

1. Performing our limited assurance engagement so that we are able to express our limited assurance conclusion on whether anything has come to our attention that causes us to believe that the selected indicators are not prepared, in all material respects, in accordance with International Standard on Assurance Engagements (ISAE) 3000: "Assurance Engagements other than Audits or Reviews of Historical Financial Information", issued by the International Auditing and Assurance Standards Board (IAASB).
2. Assessing the suitability in the circumstances of the use of the reporting criteria as the basis of preparation for the selected indicators.
3. Assessing the risks of material misstatement of the selected indicators whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of the selected indicators.

Our work was performed on the data and Selected Information gathered and reported by Ascencio in its June 2026 "Sustainability Report Aligned with EPRA Sustainability Best Practice Recommendations" and not all information included in Ascencio's ESG Report.

Our works covers therefore only the selected information. Specifically for Environmental indicators, we refer to the boundaries and coverage stated in the report which also limit the audit coverage and scope.

## OUR INDEPENDENCE AND QUALITY CONTROL

Our work consisted of making inquiries, primarily of persons responsible for the preparation of the Selected Information, and applying analytical and other evidence gathering procedures, as appropriate.

### The procedures included, among others:

- Obtaining an understanding of the processes, systems and internal controls relevant to the limited assurance engagement in order to design limited assurance procedures that are appropriate in the circumstances;
- Considering risk of material misstatement of the Selected Information;
- Identifying and inspecting the Selected Information where material misstatements, whether due to fraud or error, are likely to arise;
- Obtaining evidences supporting the Selected Information reported and assessing whether these are sufficient and appropriate to provide a basis for our conclusion;
- Confirming the appropriateness of the reporting Criteria used and their consistent application;
- Performing recalculation of the data collected and reported in this report;
- Performing analytical procedures and inquiry to confirm our understanding of evolutions in the Selected Information;
- Assessing management's assumptions and estimates;
- Examining, on a sample basis, internal and external supporting evidence and performing consistency checks on the consolidation of the Selected Information.

BDO applies International Standard on Quality Management, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

## CONCLUSION AND INHERENT LIMITATIONS USE OF THE REPORT

We have obtained limited assurance on the preparation and reporting of the Selected Information in accordance with the applicable criteria. Based on the procedures we have performed and the evidence obtained, nothing has come to our attention that causes us to believe that the Information within Ascencio's June 2026 "Sustainability Report Aligned with EPRA Sustainability Best Practice Recommendations" has not been prepared in accordance with the Criteria.


Inherent limitations exist in all assurance engagements. Any internal control structure, however effective, cannot eliminate the possibility that fraud, errors or irregularities may occur and go undetected, and as we use selective testing in our management, we cannot guarantee that errors or irregularities, if they exist, will be detected. The measurement methods adopted may have an impact on the comparability of selected information reported by different organizations and from one year to the next within the same organization. These differences should decrease as measurement methods develop.

This report is made solely to the Board of Directors of Ascencio SA in accordance with ISAE 3000 (Revised) and our agreed terms of engagement. Without assuming or accepting any responsibility or liability in respect of this report to any party other than Ascencio SA and its Board of Directors, we acknowledge that the Board of Directors may choose to make this report public for others wishing to have access to it, which does not and will not extend our responsibilities for any purpose and on any basis. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ascencio SA and its Board of Directors as a body, for our work, for this report, or for the conclusions we have formed.

Antwerpen, 29 June 2026

BDO Bedrijfsrevisoren BV  
Represented by David Lenaerts\*  
Partner

\*Acting for a company



All the data mentioned here above can be found in  
the global table published on the Company's website:  
<https://www.ascencio.be/en/esg-strategy>

**ASCENCIO.BE**