



Sélectif par nature :
la formule d'Ascencio pour
des rendements durables
en immobilier commercial

-

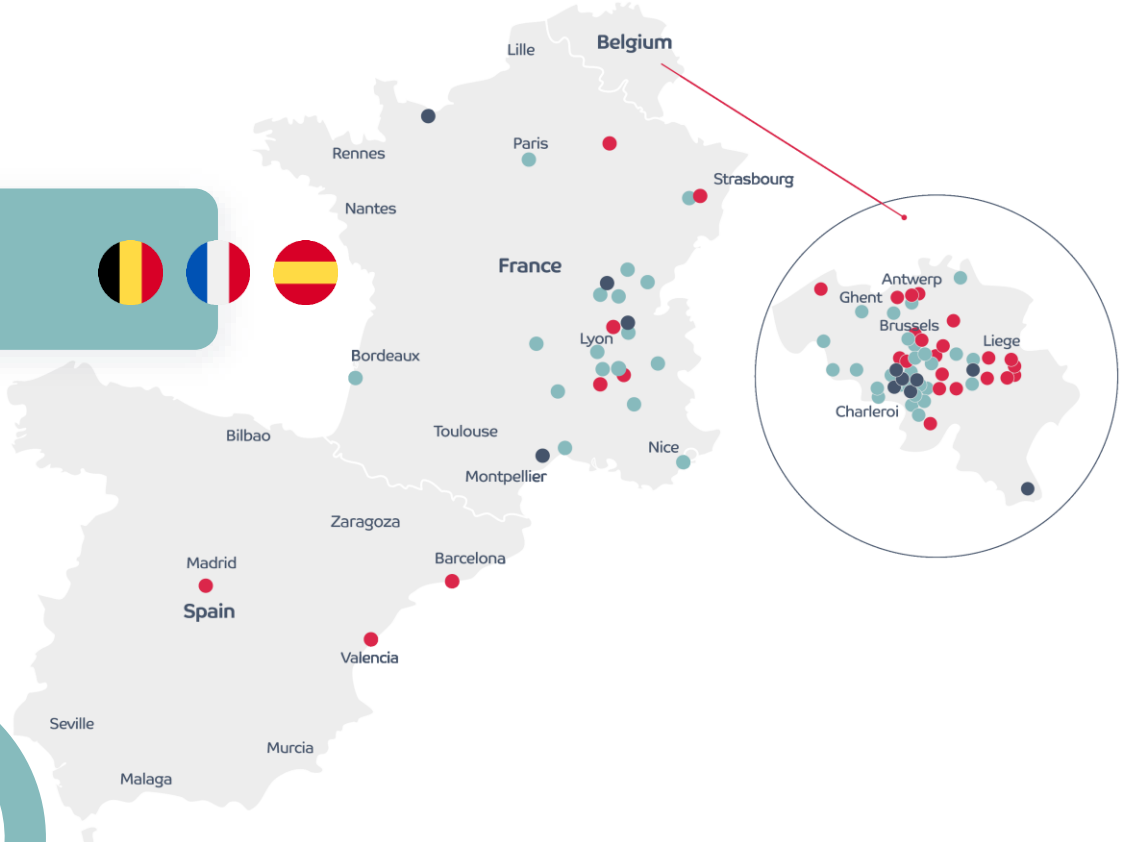
Selective by design :
Ascencio's formule voor
duurzame
retailrendementen

Geographic distribution & type of properties

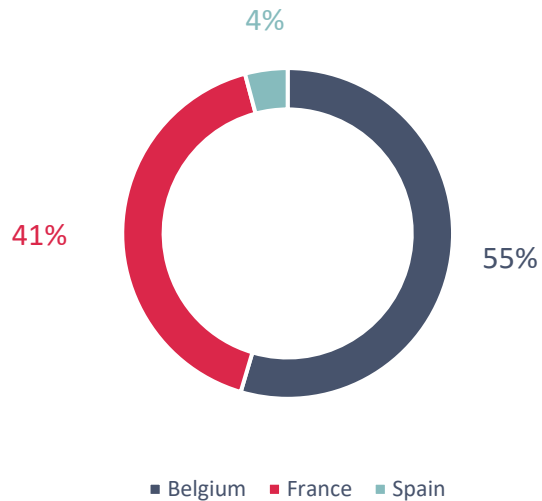
Listed REIT

Investing in supermarkets & retail parks

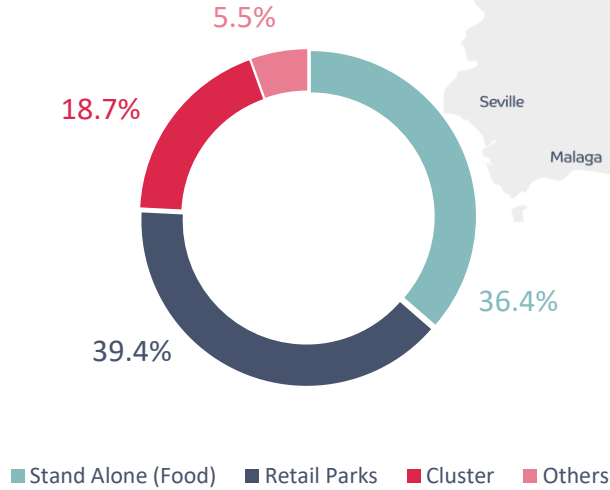
Present in Belgium, France & Spain



Geographic distribution



Type of properties



Based on Fair Value

Main strengths of retail parks & supermarkets



CHARACTERISTICS OF OUT-OF-TOWN RETAIL

RETAIL PARKS



Retail mix



Good conversion rate



Accessibility in periphery



Size and flexibility of retail spaces

SUPERMARKETS



Suitable for omnicanality (drive / click & collect)



Strategic locations

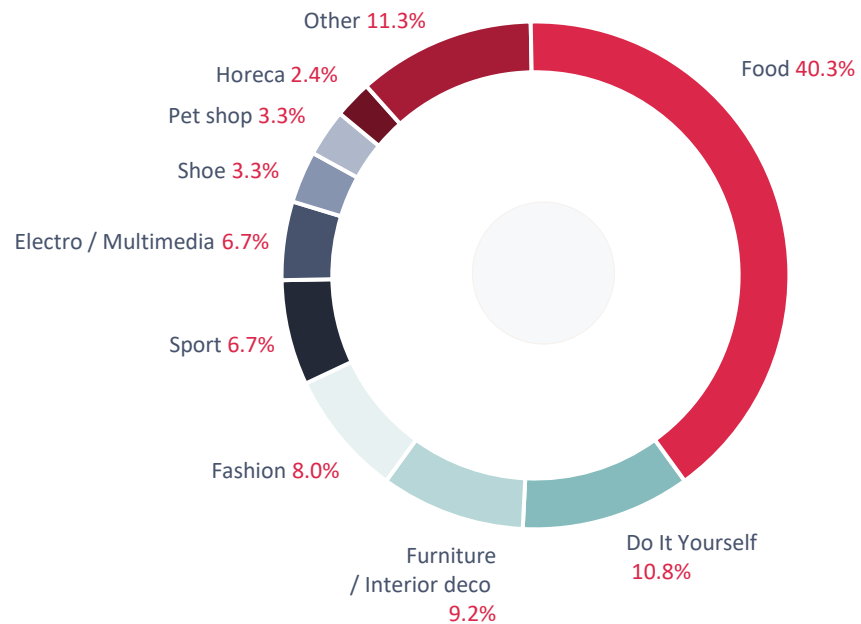


Meeting consumers' primary needs

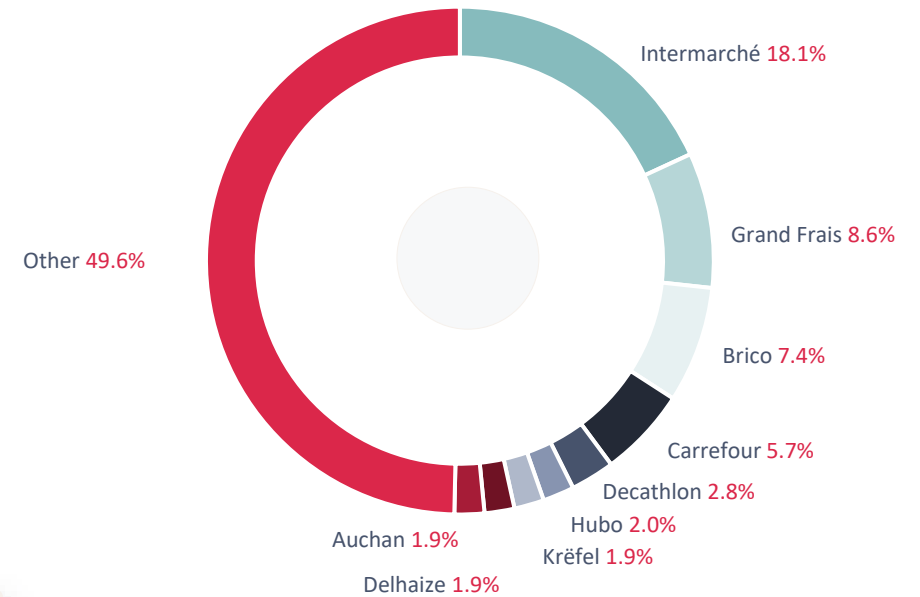
Retail sector & tenant distribution

(as of 30.09.24)

| Sectors



| Tenants



| Based on rents

Key figures

440,000 m²
Size of the portfolio

100
Number of properties

€750 million
Fair value of the portfolio

€55 million
Annual rental income

>96%
Occupancy rate

€125/m²
Average rent

7%
Portfolio yield

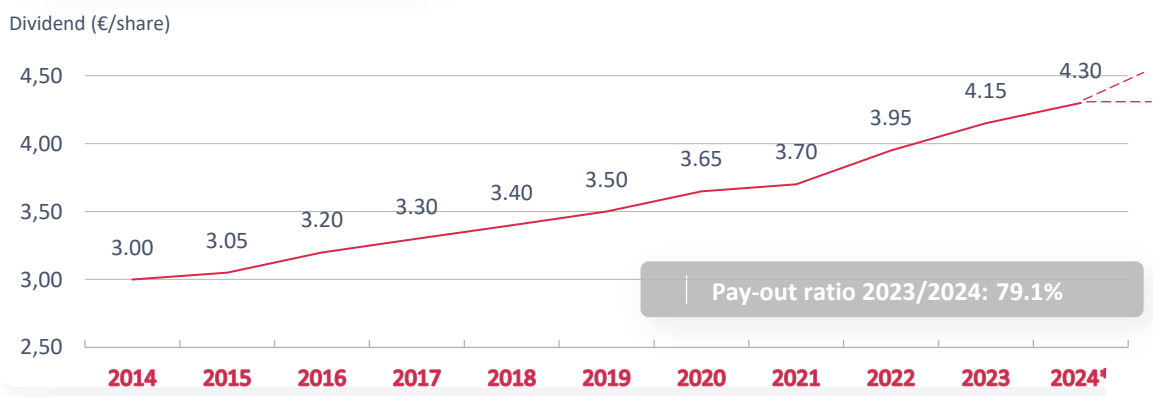
3 years
WALB

7 years
WALT

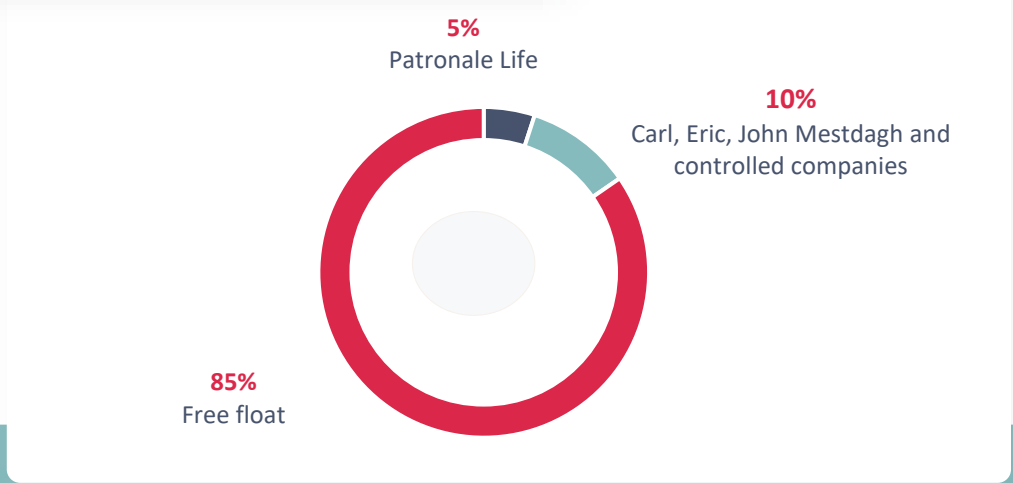
Share price & dividend policy

	30.06.2025	30.09.2024
Closing share price (€/share)	48.15	48.65
Premium/discount (vs IFRS NAV)	-28.0%	-27.6%
Market capitalization (€ million)	317.6	320.9
Dividend (€/share)	4.30	4.30
Dividend yield (vs closing share price)	8.9%	8.8%
Outstanding shares number	6.595.985	6.595.985

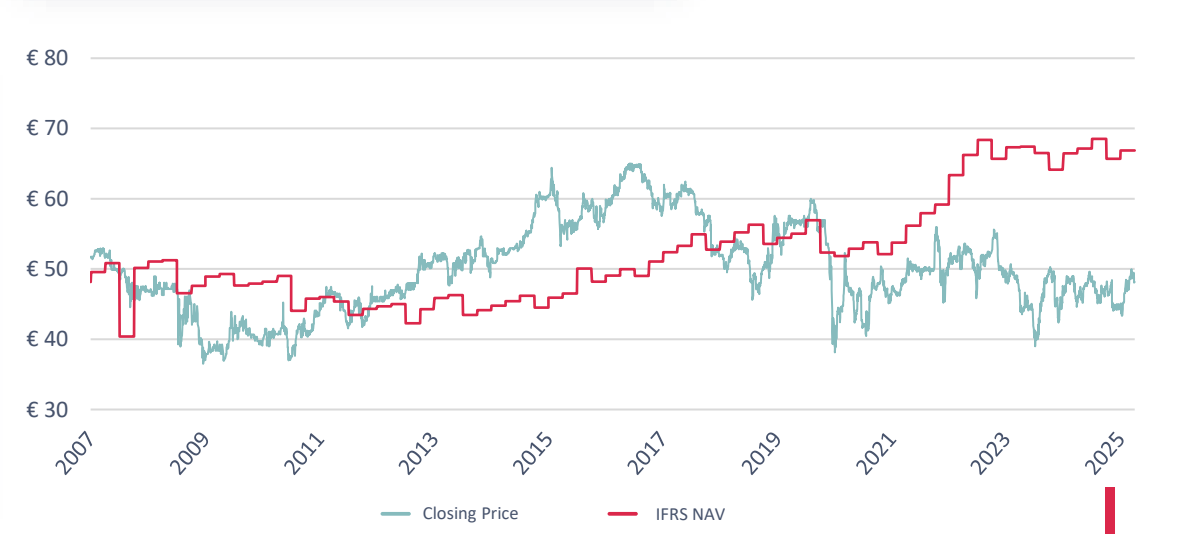
Dividend evolution



Shareholding structure



Ascencio's share price vs IFRS NAV



Outlook



Q & A

