

Press release

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Ascencio announces the successful completion of its €15 million capital increase as part of the financing of the acquisition of the “Espace Shopping Hydrion” retail park

As previously announced today in a press release, Ascencio (the “Company”) has launched a capital increase in cash within the limits of the authorised capital via an accelerated bookbuilding process mainly with qualified investors, with a waiver of the preferential subscription rights of existing shareholders.

Ascencio, listed on Euronext Brussels, confirms that it has successfully placed 311,203 new shares, corresponding to 4.72% of the existing shares prior to the capital increase, at an issue price of €48.20 per new share through an accelerated private placement.

The capital increase raised gross proceeds of approximately €15 million and was met with strong investor demand.

The issue price represents a discount of 4.93% compared to the closing price of Ascencio shares prior to the announcement of the capital increase, i.e. €50.70 per share.

This capital increase is part of the financing strategy put in place for the acquisition of the “Espace Shopping Hydrion” retail park in Arlon (Belgium), finalised and announced today (10 June 2026). It will enable Ascencio to participate in the financing of this transaction while maintaining the solidity of its balance sheet structure and keeping its debt ratio under control, which now stands at between 46% and 47%.

The combined impact of the acquisition and its financing structure is expected to contribute positively to Ascencio's EPRA Earnings, with annual accretion estimated around €0.06 per share.

- Carl Mestdagh, Patronale Life and Belfius Insurance (the "major reference shareholders") have contributed to the success of the transaction through their support in the capital increase. Indeed, their participation amounts to €8,366,941.60 in total, in accordance with their subscription commitments and the allocations guaranteed in this context, as described in the press release published earlier today.
- Following the issue of the new shares, the total number of outstanding shares of the Company will increase by 311,203 to 6,907,188 ordinary shares.
- The new shares will be issued with coupon no. 24 and subsequent coupons attached. The new shares will therefore entitle holders to participate in profits from 1 October 2025.
- As part of the capital increase, trading in Ascencio shares has been temporarily suspended and will resume today (10 June 2026) after publication of this press release.
- It is expected that the new shares will be admitted to trading on Euronext Brussels immediately following their issue, which is expected to occur on or around 12 June 2026 (the "Settlement Date"). The Company will submit an application to Euronext Brussels for the admission to trading of the new shares to be issued as a result of the capital increase, in accordance with the prospectus exemption provided for in Article 1.5(a) of the Prospectus Regulation. The new shares will be issued in accordance with Belgian law and are ordinary shares representing capital.
- Ascencio and the main reference shareholders have undertaken, subject to customary exceptions, not, for a period of 90 days from the Settlement Date, without the prior written consent of the Joint Global Coordinators, to issue, offer or transfer shares in the Company or securities giving access to the share capital of the Company.
- Belfius Bank NV/SA in collaboration with Kepler Cheuvreux SA and KBC Securities NV acted as Joint Global Coordinators and Joint Bookrunners.

Vincent H. Querton, CEO of Ascencio:

"This successful capital increase is a strong signal of investor confidence in Ascencio. As we celebrate our 20th anniversary, we continue to write the Ascencio story with energy and passion. True to our values, we are moving forward with conviction to strengthen our portfolio, preserve our financial strength and create sustainable value for our shareholders."

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ABOUT ASCENCIO

Ascencio is a Belgian regulated real estate company (SIR / B-REIT) listed on Euronext Brussels, specialising in investments in retail property on the outskirts of urban areas, with a focus on supermarkets and retail parks.

The company operates in Belgium, France and Spain, and manages a diversified portfolio of retail assets located in easily accessible catchment areas.

At 31 March 2026, Ascencio's portfolio represented around 455,000 m² of retail space, with a fair value of around €770 million.

For more information, please visit:
www.ascencio.be

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This communication does not constitute or form part of an offer of securities in the United States or an invitation to sell securities in the United States. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "U.S. Securities Act"), or the securities laws of any state or jurisdiction of the United States, and may not be offered, sold, resold, transferred or delivered, directly or indirectly, within the United States, except pursuant to an applicable exemption from the registration requirements of the U.S. Securities Act and in compliance with any applicable securities laws of any state or jurisdiction of the United States. The issuer of the securities has not registered and does not intend to register any portion of the transaction in the United States. There will be no public offering of securities in the United States.

In respect of each Member State of the EEA (each being a "Relevant Member State"), an offer of securities to which this communication refers is made only to (i) "qualified investors" in that Relevant Member State (as defined in Article 2(e) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC, as amended (the "Prospectus Regulation")) and in accordance with the prospectus exemption set out in Article 1(4)(a) of the Prospectus Regulation, (ii) to fewer than 150 natural or legal persons per

Member State, other than "qualified investors", in accordance with the prospectus exemption set out in Article 1(4)(b) of the Prospectus Regulation, or (iii) to natural or legal persons, other than "qualified investors", for a total amount of at least €100,000 per investor in accordance with the prospectus exemption provided for in Article 1(4)(d) of the Prospectus Regulation ("Qualified Investors").

In the United Kingdom, this announcement is directed only at, and any investment or investment activity in connection with this announcement is available only to, and will be made only to "qualified investors" as defined in Article 2(e) of the Prospectus Regulation as amended and transposed into UK law by the European Union (Withdrawal) Act 2018 and the European Union (Withdrawal Agreement) Act 2020 (the "UK Prospectus Regulation") who are also (x) persons with professional experience in matters relating to investments falling within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order"), or (y) "high net worth companies, unincorporated associations, etc." within the meaning of Article 49(2)(a) to (d) of the Order, or (z) persons to whom such information may otherwise lawfully be communicated (all such persons together being referred to as "Qualified Persons"). Persons who are not Qualified Persons must not take any action in reliance on this announcement and must not rely on it. In Switzerland, this communication is only addressed to investors qualified as "professional clients" in accordance with Article 4 juncto 36 of the Swiss Federal Law on Financial Services ("Finanzdienstleistungsgesetz") of 15 June 2018, as amended ("LSFin").