

Real Estate

In 2024 Nextensa stepped up its strategic transformation. The combination of the acquisition of the iconic Proximus towers in Brussels (closing expected in Q1 2025) with the start of the last phase of development of Tour & Taxis, where Proximus will establish its new headquarters (signing also expected in Q1 2025) will mark a clear milestone in shaping Nextensa's next growth phase. Its 2024 results have been impacted for an amount of 50.8 million euros by negative fair value adjustments on its real estate portfolio, including 28.5 million euros on the two Luxembourg-based shopping centres that have been sold on February 13, 2025. In addition, Nextensa divested less strategic properties for a total amount of 75 million euros in 2024. Real Estate contributed -6.4 million euros to AvH's consolidated result (compared to +15.6 million euros in 2023).

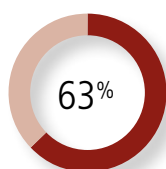


Nextensa
Nextensa is a mixed real estate investor and developer.

Contribution to the AvH consolidated net result

(€ million)	2024	2023	2022
Nextensa	-6.4	15.6	42.5
Anima	-	-	2.8
Total	-6.4	15.6	45.3





Shareholding percentage AvH.
Fully consolidated.

Michel Van Geyte (CEO)
Peter De Durpel • Tim Rens • Olivier Vuylsteke



Nextensa

Nextensa is a listed, mixed real estate investor and developer.

As an **investor**, Nextensa is active in the Grand Duchy of Luxembourg (43%), Belgium (42%) and Austria (15%). Nextensa's total investment portfolio was valued at 1.2 billion euros (including assets held for sale) on December 31, 2024.

As a **developer**, Nextensa primarily designs large-scale urban developments. At Tour & Taxis (development of more than 350,000 m²) in Brussels, Nextensa is building a mixed real estate portfolio consisting of the redevelopment of iconic buildings and new construction. At Cloche d'Or in Luxembourg, it is working in partnership on a major urban expansion of more than 400,000 m² consisting of offices, retail and housing.

• Bold choices for future-proof real estate

In 2024, Nextensa stepped up its strategic transformation towards a hybrid model of sustainable developer/investor focusing on mixed-use projects in urban environments.

Proximus decided to establish its headquarters on the Tour & Taxis site (37,000 m²), where the mix of functions and innovative building projects with high-quality, high-end architecture meets the current sustainability requirements of a modern company. Proximus' decision to relocate its "Campus Brussels" to Tour & Taxis is part of the "request for proposal" process launched in late summer 2024 in search for a new Brussels headquarters. The signing is expected by the end of the first quarter of 2025.

Nextensa will also continue its sustainability journey by acquiring the Proximus towers next to Brussels North railway station. The transaction is expected to be finalized by the end of the first quarter of 2025. The former Proximus headquarters, soon to be renamed BEL Towers, will be given a new, mixed-use

destination. Maximizing reuse and recycling, this outstanding new project will play an important role in shaping Nextensa's growth.

On 13 February 2025, both Knauf Shopping Centers (Pommerloch and Schmiede) were sold for a total amount of 165.8 million euros. As Nextensa increasingly seeks to position itself as a mixed developer/investor of inner city, sustainable projects, these shopping centers became less strategic for the group. In addition, this transaction significantly reduces Nextensa's net debt position so that full deployment can be made on new projects. During 2024, a profit of 3.5 million euros was realized on the sale of the retail building in Foetz, the office building Hygge in Luxembourg and the retail park Brixton Business Park. Due to the sale of the Knauf shopping centers, the financial debt ratio will drop below 40%. This strengthens Nextensa's balance sheet to support future development projects.

• Financial overview 2024

In the context of Nextensa's strategic transformation and the persisting difficult market conditions, Nextensa recorded a negative net result of -10.8 million euros.

Nextensa

(€ 1,000)	2024	2023	2022
Rental income	72,179	70,522	67,400
Operational result developments	14,668	18,136	22,243
Net result (group share)	-10,827	24,492	71,310
Shareholders' equity (group share)	812,487	834,048	838,798
Real estate portfolio (fair value) ⁽¹⁾	1,215,075	1,298,074	1,278,716
Rental yield	5.99%	5.74%	5.30%
Netto financial position	-763,019	-786,820	-721,493
Financial debt ratio	45.4%	44.8%	42.6%
Personnel	46	47	45

⁽¹⁾ Including assets held for sale

The choice to radically change to a mixed model of forward-looking developer/ investor focusing on mixed-use projects in urban environments is proving to be the right one.

Michel Van Geyte, CEO



Nextensa • Office building White House at Cloche d'Or, Luxembourg



Nextensa • Residential units at Tour & Taxis in Brussels, Belgium

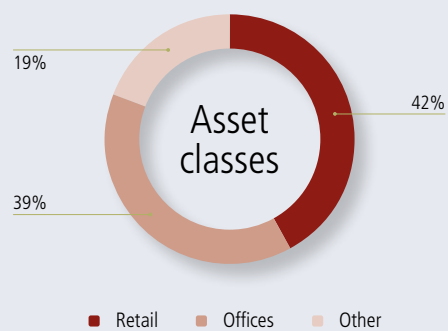
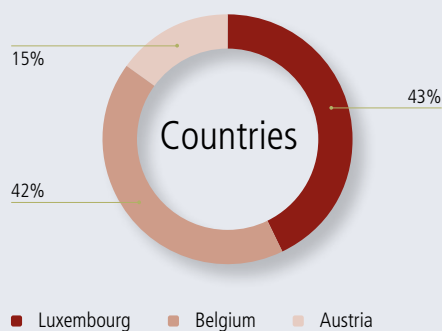
The fair value of the real estate portfolio decreased from 1,298 million euros at the end of 2023 to 1,049 million euros at the end of 2024, mainly due to the sales in 2024 of the office building Hygge (Luxembourg City) and the retail park Brixton (Zaventem, Belgium), but also to the negative fair value adjustment of 50.8 million euros, including the effect of the reclassification of both Knauf shopping centers to assets held for sale. Both shopping centers were sold on February 13, 2025, for a total amount of 165.8 million euros, in line with the market, but involving a fair value impairment of 28.5 million euros.

The operating result from the real estate portfolio amounts to 13.5 million euros. Rental income was 1.7 million euros higher compared to 2023, despite the sale of several buildings. Indexation and increased occupancy led to a like-for-like rental growth of 4.7% compared to 2023. The fair value impairment (cf. above) directly impacted the operating result of the real estate portfolio.

The operating result of the development projects evolved from 18.1 million euros in 2023 to 14.7 million euros in 2024. This amount includes a contribution of 5.1 million euros from the Belgian development projects, mainly thanks to the successful sales at Tour & Taxis. Of the 346 apartments of Park Lane phase II, 86% have already been sold or reserved. Additionally, Nextensa was selected by Proximus in January 2025 as the exclusive partner for the development of their new headquarters, making the office part of the future Lake Side project at Tour & Taxis fully leased. The Luxembourg development projects experienced slower sales of apartments and office buildings, leading to a lower contribution to the operating result: 9.6 million euros in 2024, compared to 13.8 million euros in 2023. On the other hand, a lease and purchase agreement was signed in August 2024 for the Stairs building, worth 107 million euros, laying the foundation for future margin recognition.

The **average financing cost** increased only slightly from 2.67% to 2.86%, thanks to the interest hedging policy. At the end of 2024, the hedge ratio was 61%.

Real estate portfolio (% based on fair value)



Thanks to the realized property sales, mainly of the Brixton retail park, the net **financial debt position** decreased to 763 million euros.

• Operational overview 2024

Real estate developments

Tour & Taxis, a 5-minute neighborhood

In 2024, the Tour & Taxis site was in full swing. Occupancy of **office and retail** spaces continued to rise, driven by the attraction of new concepts.

New leases or extensions amounting to 2,128 m² were signed for retail spaces at Gare Maritime in 2024. From April 2025, a Proxy Delhaize will open its doors at Gare Maritime which will bring the occupancy rate of the retail section in Gare Maritime to 86% by the end of 2025. New office leases were also signed with the Institute for Directors, Guberna and Derwil Architects. This brings the office occupancy rate at Tour & Taxis to 88%. Part of the Sheds, the site's 28,000 sqm event hall, was given permanent use in summer 2024 with the signing of a 9-year lease with Bubble Planet. Hôtel des Douanes will be finally completed during the first quarter of 2025 and will serve as a prestigious and exclusive event venue until permanent occupation.

Residential

If everything goes according to plan, all permits for Lake Side at Tour & Taxis are expected in the third quarter of 2025. The project involves the development of approximately 140,000 m², with a largely residential program for 737 flats, 100 co-living units and also 38,312 m² of offices. Lake Side will become one of the most sustainable neighborhoods in Brussels. The office buildings aim for BREEAM Outstanding certification, the highest level of an internationally recognized quality label promoting sustainable construction. By the third quarter of 2025, the Park Lane residential development will be completed. Meanwhile, the second phase of 346 flats is nearly sold out with 86% sold or reserved at 31 December 2024 and the first of the 11 residential buildings of this phase already completed. The service offering is also expanding with the signing of a lease agreement with Babilou to operate two subsidized daycare centers, and with a dentist (both in buildings of Park Lane phase 1).

Cloche d'Or: a new urban district in Luxembourg City

In 2024, the office building 'White House' (7,000m²) was fully completed and is 100% leased to Intertrust. In August 2024, Nextensa and Promobe signed a binding agreement for sale on delivery with State Street for the new office project 'Stairs'. Delivery of the building is expected in March 2026. The office building 'Lothouse' (5,000 m²) is in a planning phase. Discussions are ongoing with potential tenants.

The residential developments on Cloche d'Or consist of several subprojects. Construction works on the D5-D10 residential project are on schedule and more than 85% has already been sold or reserved. The B&B HOTELS project (4,500 m² and 150 rooms) is also under construction, with delivery expected mid 2025.

Real estate developments

Belgium

In December 2024, Nextensa successfully sold its Brixton Retail Park in Zaventem, Belgium. The Brixton Retail Park, with a total area of 15,072 m², has

been part of Nextensa's property portfolio since Nextensa's IPO in 1999 and has proven to be a highly successful investment during that period.

Nextensa acquired the leasehold rights of an office building in the Leopold district and plans to develop an emission-free office building with timber construction spanning approximately 2,800 m², called 'Treemont', on this site. The building aims to achieve 'BREEAM excellent' certification upon completion of the works and be aligned with EU taxonomy criteria. The permit application process is ongoing.

Luxembourg

In early February 2024, Nextensa sold the retail property of approx. 4,200 m² in Foetz, Luxembourg.

In mid-May 2024, Nextensa sold its shares in the company owning the office building 'Hygge'. This office building in Luxembourg's Central Business District was built in 2009 and returned to the market in 2023 with a new identity after a short period of renovation.

The Moonar campus, located near Luxembourg airport and consisting of 5 buildings (about 21,500 m² in total), was thoroughly renovated to make them modern and future-proof. By introducing various facilities, such as a library, a gym, a coffee corner and multiple meeting rooms, Nextensa has transformed this site into an attractive and vibrant campus. The full redevelopment was completed by the end of 2024.

The permit application for the new building 'Montree' has been submitted. The existing office buildings will be redeveloped into one new CO₂-neutral office building in wood following the example of Monteco and Treemont in Brussels. If all goes according to plan, completion is expected by the end of 2026.

Austria

Nextensa's Austrian investment portfolio includes 5 retail parks, with an occupancy rate that remains consistently at 100%.

• ESG overview 2024

Nextensa conducted a double materiality assessment in accordance with CSRD, identifying 'energy and emission management' as factor that could impact the company's business model or have an impact on society.

Energy and emission management

Nextensa's efforts to monitor and reduce the environmental impact of its operations, projects and properties aim to reduce GHG emissions to combat climate change.

- **Main impacts, risks and opportunities:** Designing buildings with energy-efficient and fossil-free systems, along with climate-resilient structures through sustainable construction practices, minimizes both operational GHG emissions and embodied carbon in real estate developments. This approach helps reduce the risk of asset devaluation.

Investing in renewable energy sources and energy-efficient building designs creates opportunities for the company's reputation, valuation of its building portfolio and its long-term operational efficiency.

- **Policies and targets:** Nextensa aims to reduce its Scope 1 and 2 GHG emissions by 95% by 2030 compared to 2021. In 2023, the company committed to aligning all new developments with the criteria of the EU Taxonomy, specifically within the climate mitigation objective. For new developments, particularly for offices, Scope 3 capital goods will adhere to embodied carbon standards towards 2030, in line with SBTi Buildings. For



Nextensa • Hôtel des Douanes at Tour & Taxis in Brussels, Belgium



Nextensa • Moonar campus, Luxembourg (artist impression)

investment activities, Nextensa targets a 45% reduction in Scope 3 leased assets by 2030, aligning with CRREM standards. An action plan has been established to transition towards a fossil-free portfolio.

- **Highlights 2024:** Nextensa significantly increased its renewable energy share by replacing HVAC installations with heat pumps at the Royal Depot and the Sheds at Tour & Taxis in Belgium, resulting in an annual savings of 200,000 m³ of natural gas and a reduction of 500 tonnes of GHG emissions. Additionally, 4,000 solar panels were installed, generating 1,600 kWp of electricity. Nextensa also participated in EnergyVille's HUME project on smart charging strategies and completed the sustainable redevelopment of Hôtel des Douanes, achieving a BREEAM Outstanding rating while preserving its historical heritage.



Detailed information can be found in Nextensa's annual report: <https://www.nextensa.eu/en/investing-in-nextensa/publications>.

• Outlook 2025

Within the hybrid model of real estate investor-developer, Nextensa has chosen to increase the relative weight of developments, without losing sight of strategic real estate investments. The decision to develop the new Proximus campus is an example in this respect, as well as the purchase of the Proximus towers, renamed to BEL Towers. The sale of the Knauf shopping centers also fits into this strategic rebalancing. On Tour & Taxis, the Park Lane Phase II project will be fully completed this year and the permit for the Lake Side project is expected for the second half of 2025. Since the residential market in Luxembourg remains slow, Nextensa has reduced its exposure to 25 apartments that are for sale on the Cloche d'Or site.

Partners for sustainable growth



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