



Aan tafel met Ascencio

12 februari 2025



**ascencio**

Introduction : who we are, our team, our strategy

Connected

With our customers, our employees, our partners, our markets.

Ambition

To grow, while respecting market cycles.

Positive Mind

Because our projects and adventures are always more attractive thanks to the positive energy brought to them by our talented team.



ascencio

The team



The Management Team



Vincent
H. Querton

Chief Executive Officer



Philippe
Scheirlinckx

Asset Management
& Investment Director



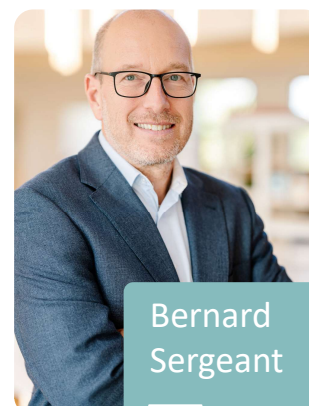
Cédric
Biquet

Chief Financial Officer



Stéphanie
Vanden Broecke

Secretary General
& General Counsel



Bernard
Sergeant

Director Operations
& ESG

Geographic distribution & by property type

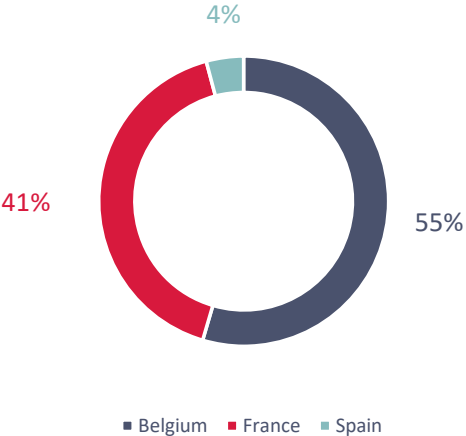
Listed REIT

Investing in supermarkets & retail parks

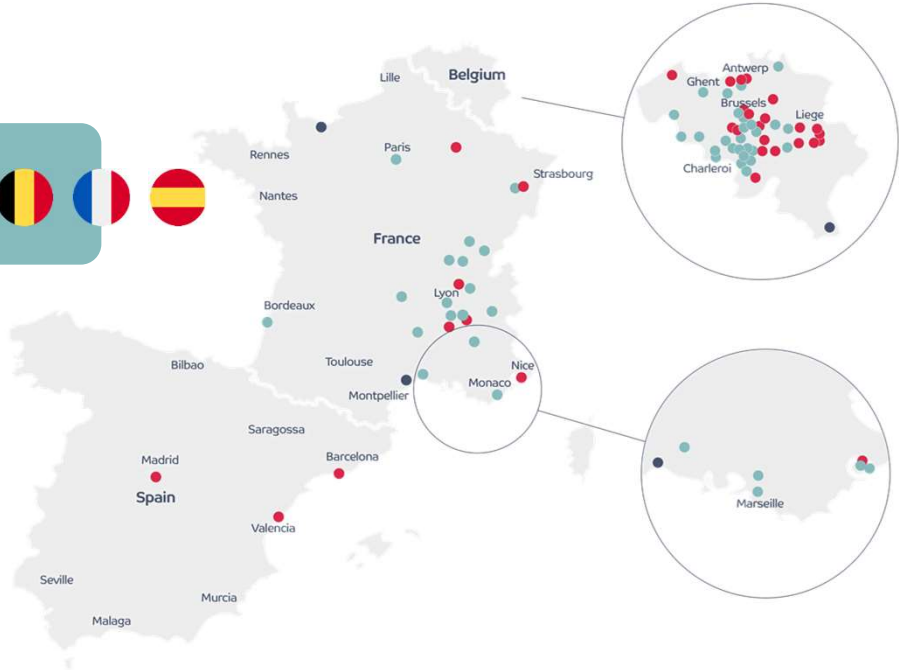
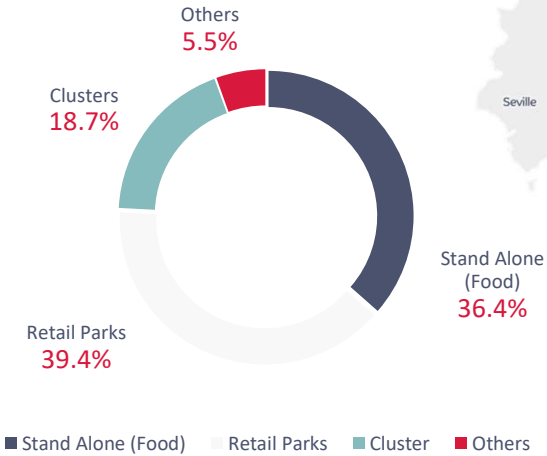
Present in Belgium, France & Spain



Geographic distribution



Type of properties



Based on Fair Value

Key Performance Indicators

440,000 m²
Size of the portfolio

102
Number of properties

€750 million
Fair value of the
portfolio

€54 million
Annual rental
income

97.8%
Occupancy
rate

€123/m²
Average rent

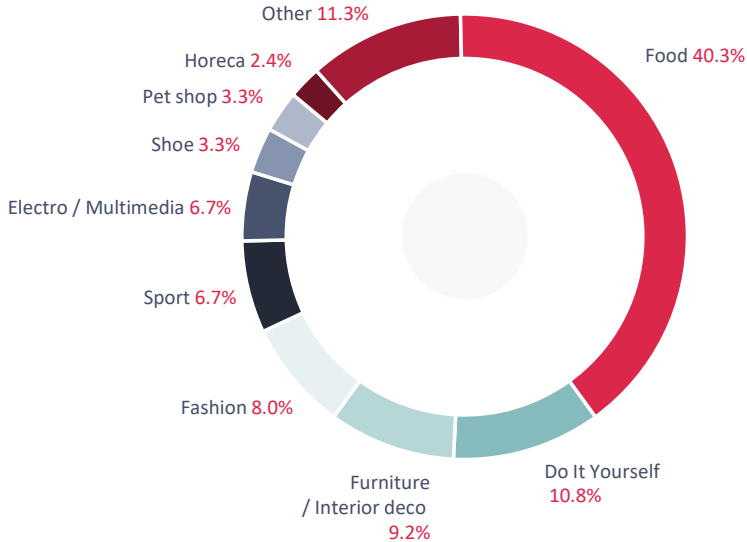
6.99%
Portfolio yield

2.8 years
WALB

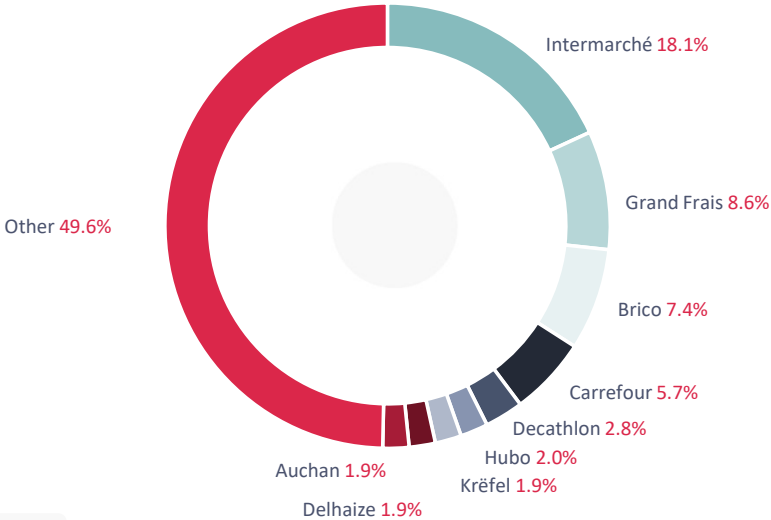
7.2 years
WALT

Retail sector & tenant distribution

| Sectors



| Tenants



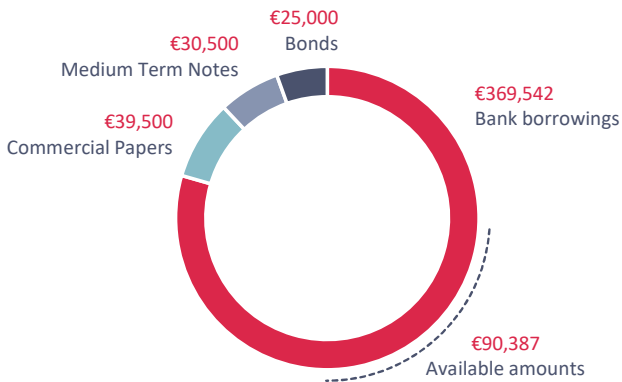
| Based on rents

Financial structure

Key figures (as of 30.09.2024)

- ✓ **Total balance sheet**
€780.4 million
- ✓ **Total equity**
€442.9 million
- ✓ **Total financial debt**
€311.7 million
- ✓ **Debt ratio**
42.1%

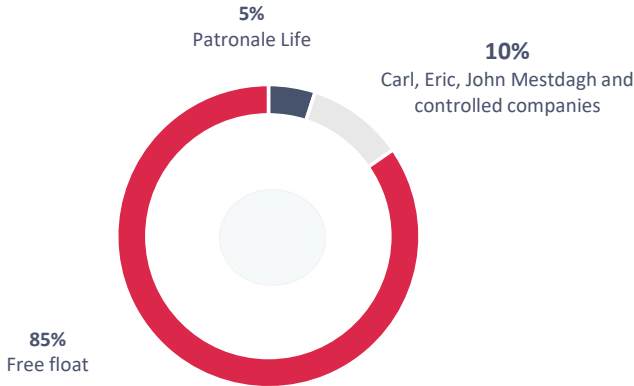
Outstanding debt (as of 30.09.2024)



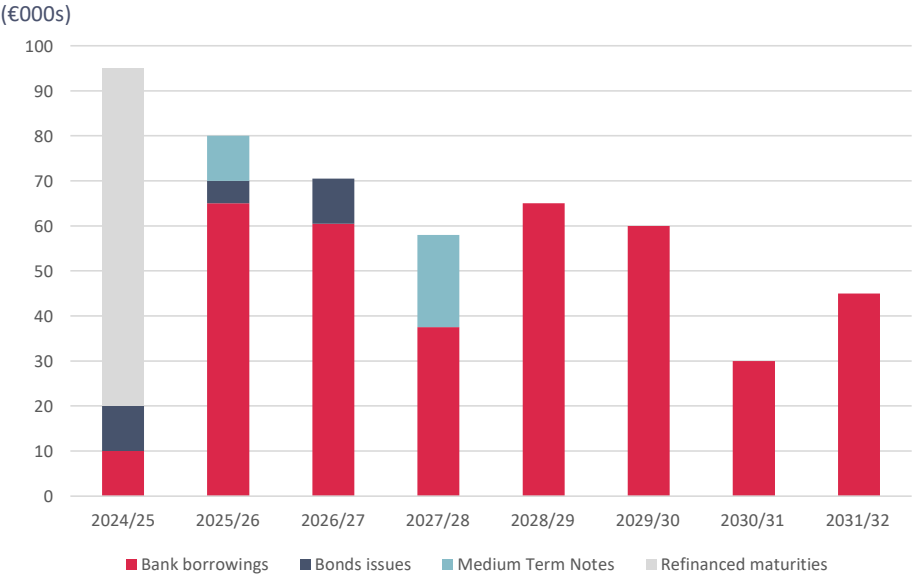
Debt duration : 3.0 years
(vs 3.4 years)

Cost of debt : 2,22%
(vs 2,02%)

Shareholding structure

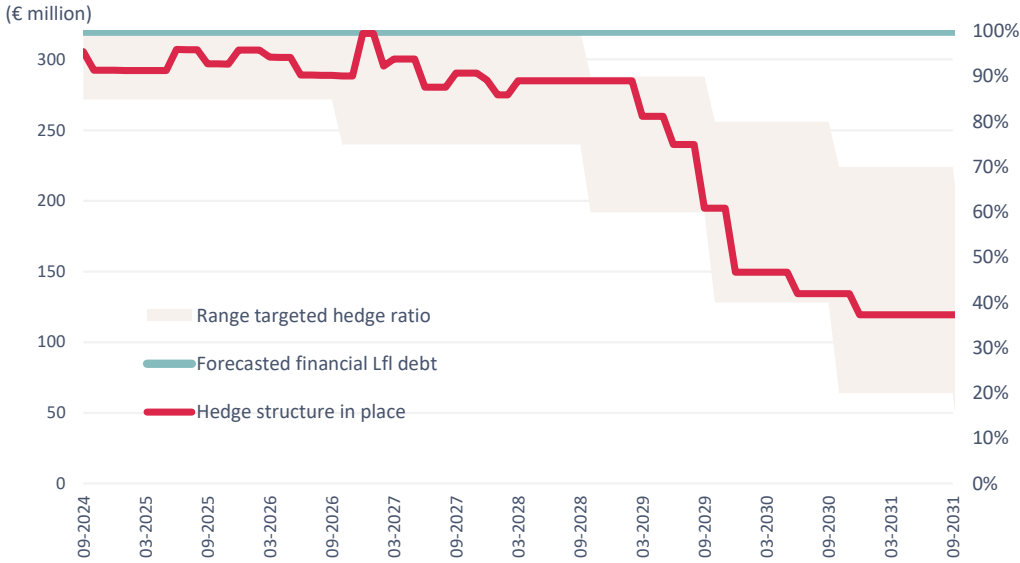


Outstanding debt maturities (as of today)



Hedging strategy

Hedge structure (as of 30.09.2024)



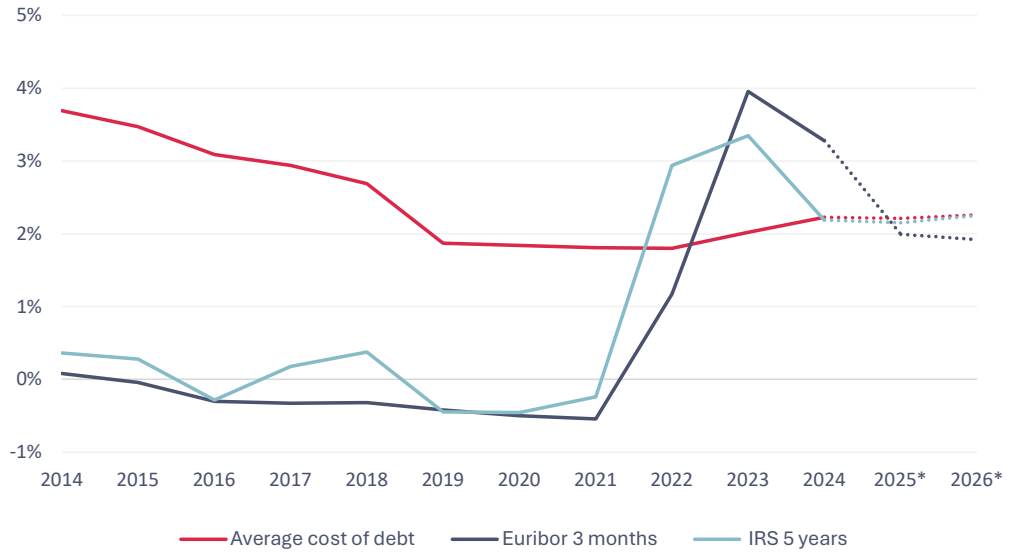
Hedging Policy

- ✓ High targeted hedge ratio
- ✓ Yearly hedge ranges for flexibility
- ✓ Hedge horizon : 7 years

Hedge Ratio (as of 30.09.2024)

✓ **95.5%**

Cost of debt evolution



*based on forward interest rates curves as of 27/11/2024



Ascencio: Strong Compliance, Stronger Future



Governance & compliance



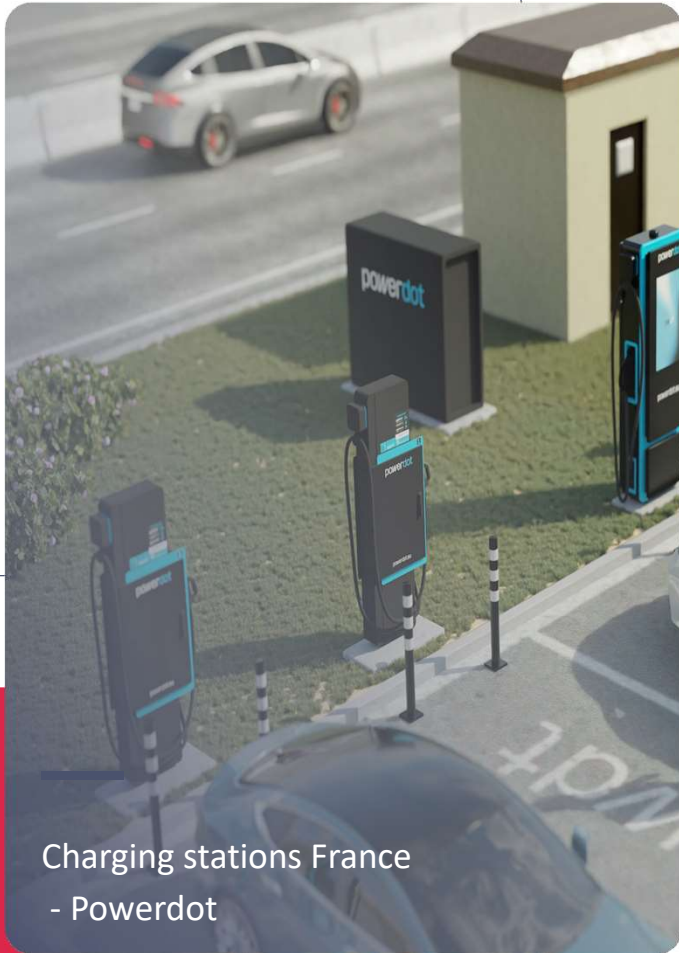
Legal support for real estate transactions



Lease management

“Legal structures and compliance ensure strong governance, secure real estate operations, and efficient lease management”

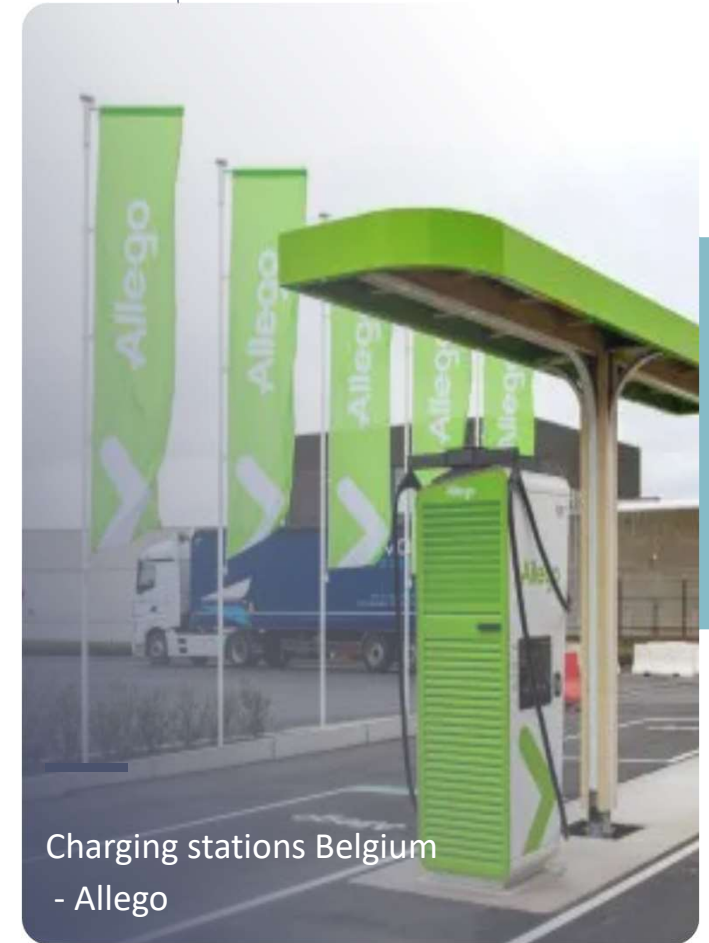
Some key ESG projects



Charging stations France
- Powerdot



Photovoltaic Pannels Belgium
- Enbro



Charging stations Belgium
- Allego

Bellefleur project

(Couillet – Belgium)



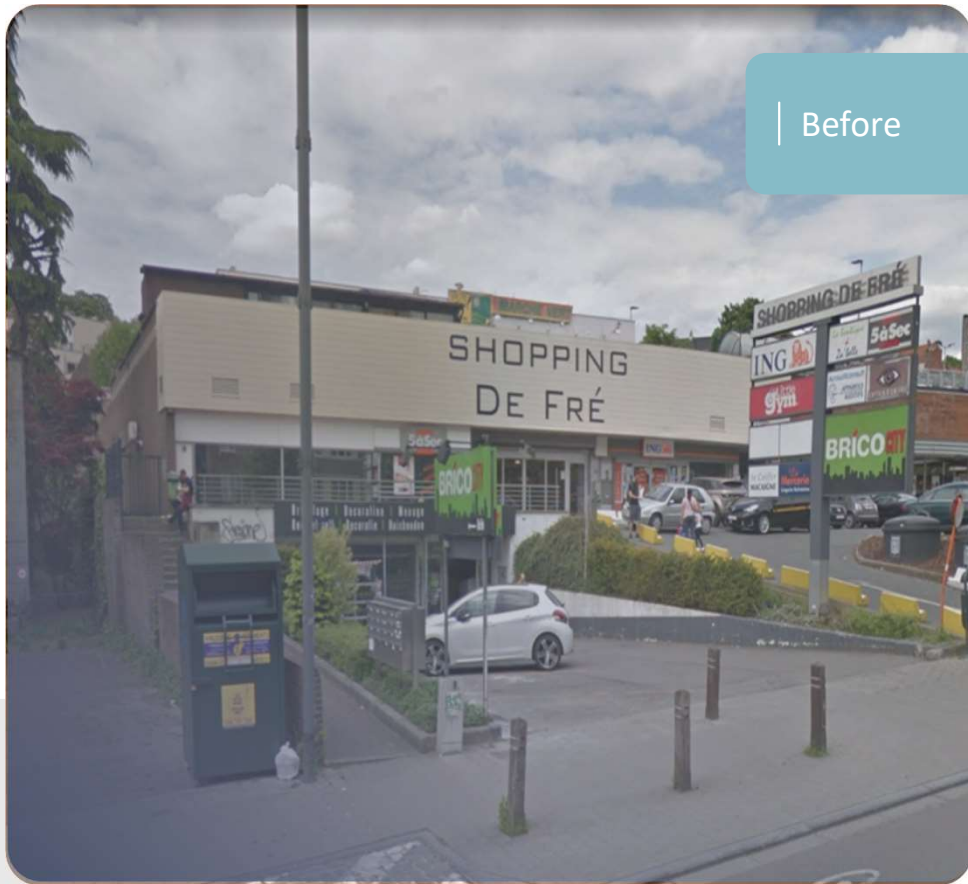
| Before



| After

De Fré project

(Uccle – Belgium)



| Before



| After

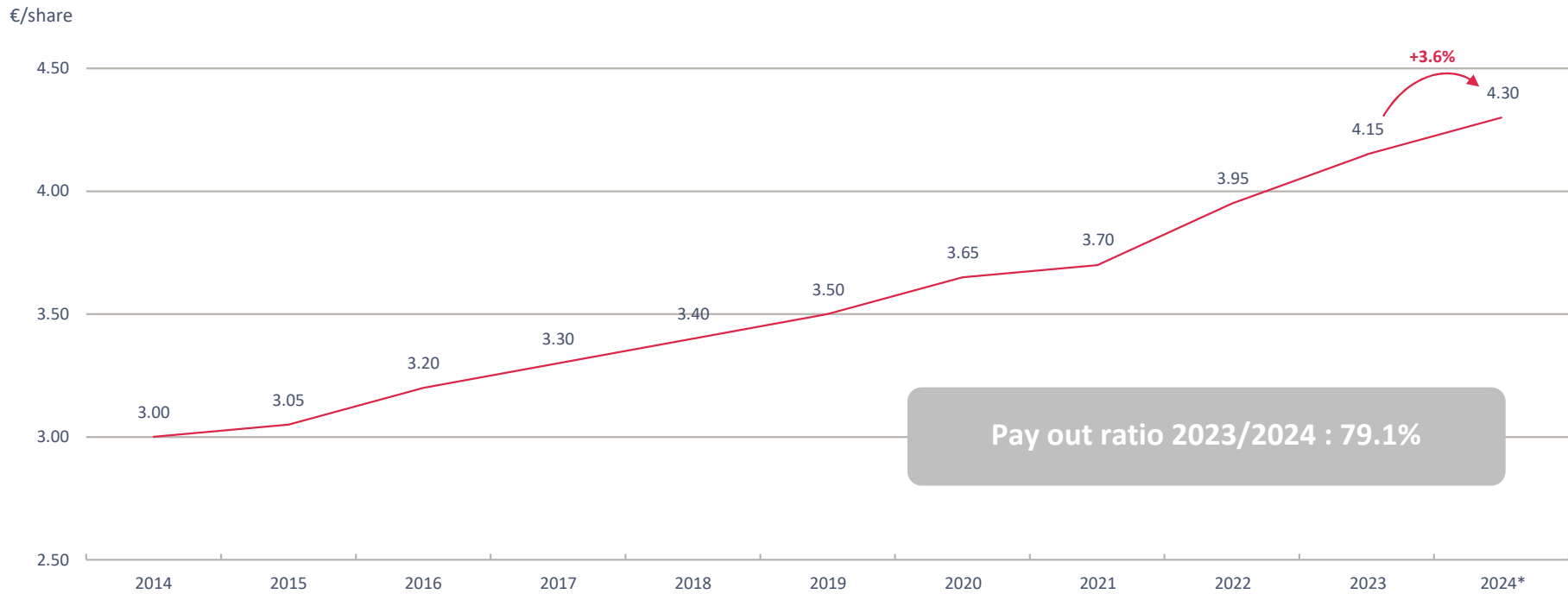
We are connected



Share price & dividend policy

Stock market price: €44,5

Dividend evolution



Q & A —



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