

Paris, October 10, 2025
(after market close)

SUCCESSFUL COMPLETION OF TENDER OFFER ON CARMILA'S BONDS WITH €313,100,000 OF BONDS TENDERED

Carmila successfully completed its tender offer, announced on 02 October 2025, on the following series of existing notes:

- €300,000,000 1.625 per cent. Notes due 30 May 2027 (ISIN FR0014000T33) (the "**2027 Notes**");
- €350,000,000 2.125 per cent. Notes due 7 March 2028 (ISIN FR0013321536) (the "**March 2028 Notes**");
- €500,000,000 5.500 per cent. Notes due 9 October 2028 (ISIN FR001400L1E0) (the "**October 2028 Notes**"); and
- €325,000,000 1.625 per cent. Notes due 1 April 2029 (ISIN FR0014002QG3) (the "**2029 Notes**", together with the 2027 Notes, the March 2028 Notes and the October 2028 Notes, the "**Existing Notes**").

A total aggregate principal amount of €313,100,000 was validly tendered and accepted by Carmila for repurchase.

Aggregate principal amount validly tendered and accepted by Carmila for repurchase in respect of each series of Existing Notes:

- **2027 Notes:** €57,600,000
- **March 2028 Notes:** €60,000,000
- **October 2028 Notes:** €195,500,000

None of the 2029 Notes have been accepted for purchase by Carmila.

All notes purchased by Carmila will be cancelled. The Settlement Date for the tender offer is expected to be 14 October 2025.

This tender offer follows the inaugural issuance of a green bond of €300,000,000, with a maturity slightly above 7 years and a coupon of 3.75%, on 02 October 2025.

This operation allows Carmila to proactively manage and further extend its debt maturity profile and optimise its balance sheet structure.



PRESS RELEASE

INVESTORS AND ANALYSTS CONTACT

Pierre-Yves Thirion - CFO
pierre_yves_thirion@carmila.com
+33 6 47 21 60 49

PRESS CONTACT

Elodie Arcayna – Corporate Communications Director
elodie_arcayna@carmila.com
+33 7 86 54 40 10

INVESTOR AGENDA

23 October 2025 (after market close): Financial information for the third quarter 2025

ABOUT CARMILA

As the third-largest listed owner of commercial property in Europe, Carmila was founded by Carrefour and large institutional investors in order to transform and enhance the value of shopping centres adjoining Carrefour hypermarkets in France, Spain and Italy. At 31 December 2023, its portfolio was valued at €5.9 billion, comprising 201 shopping centres, all leaders in their catchment areas. Carmila is listed on Euronext-Paris Compartment A under the symbol CARM. It benefits from the tax regime for French real estate investment trusts ("SIIIC"). Carmila has been a member of the SBF 120 since 20 June 2022.

IMPORTANT NOTICE

Some of the statements contained in this document are not historical facts but rather statements of future expectations, estimates and other forward-looking statements based on management's beliefs. These statements reflect such views and assumptions prevailing as of the date of the statements and involve known and unknown risks and uncertainties that could cause future results, performance or events to differ materially from those expressed or implied in such statements. Please refer to the most recent Universal Registration Document filed in French by Carmila with the Autorité des marchés financiers for additional information in relation to such factors, risks and uncertainties. Carmila has no intention and is under no obligation to update or review the forward-looking statements referred to above. Consequently, Carmila accepts no liability for any consequences arising from the use of any of the above statements.

This press release is available in the "Funding" section of Carmila's Finance webpage:

<https://www.carmila.com/en/finance/funding/>