

# MERCIALYS

BOARD OF DIRECTORS'

## **HALF-YEAR FINANCIAL REPORT**

First half of 2025

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## KEY FIGURES

(In millions of euros)	June 30, 2024	Dec 31, 2024	June 30, 2025
Invoiced rents	91.4	179.2	88.5
EBITDA	76.1	147.2	72.7
Net recurrent earnings (NRE)	59.3	113.1	61.6

Operational performance	June 30, 2024	Dec 31, 2024	June 30, 2025
Organic growth in invoiced rents	+4.1%	+3.9%	+2.7%
Current financial vacancy rate	3.0%	2.9%	2.9%
Occupancy cost ratio excluding large food stores	10.9%	10.8%	10.9%

Per share data (in euros)	June 30, 2024	Dec 31, 2024	June 30, 2025
Net recurrent earnings (NRE), average basic number of shares	0.63	1.21	0.66
EPRA NTA (in millions of euros)	1,481.2	1,515.6	1,458.7
EPRA NTA per share <sup>1</sup> , diluted number of shares at the end of the period	15.85	16.29	15.63

Portfolio value and debt	June 30, 2024	Dec 31, 2024	June 30, 2025
Fair value of portfolio including transfer taxes (in millions of euros)	2,879.4	2,761.2	2,926.9
Fair value of portfolio excluding transfer taxes (in millions of euros)	2,700.0	2,583.7	2,734.0
Average appraisal yield rate	6.68%	6.65%	6.79%
LTV (excluding transfer taxes)	39.4% <sup>2</sup>	38.2%	42.5% <sup>3</sup>
ICR (EBITDA / net finance costs)	5.5x	5.5x	5.7x

<sup>1</sup> NTA: Net Tangible Assets. Calculated based on the diluted number of shares at the end of the period, in accordance with European Public Real Estate Association (EPRA) guidelines

<sup>2</sup> Proforma for the sale of four hypermarkets in July 2024

<sup>3</sup> This ratio does not include the lease financing for the Saint-Genis asset for Euro 71.4 million, with this item not recognized as net financial debt; including this item, the LTV came to 45.1%.

## 1. ACTIVITY REPORT

### 1.1. Half-year earnings growth and resumption of investments

The shopping center sector in France has solid fundamentals in place, built around a very limited pipeline of new space, which supports the value of existing sites (when located in “prime” areas) in relation to both tenant retailers and investors, while physical retail continues to be very attractive for consumers.

Mercialys’ network of 34 strategic sites, which represent more than 95% of its total portfolio value, is perfectly configured to capitalize on the sector’s strengths, thanks to the realignment and redevelopment work carried out.

First of all, through its **locations**, centered around the most dynamic regional hubs across western France, along the Mediterranean coast and in the Center-East region, all characterized by growing populations and sustained purchasing power levels.

Secondly, through its **real estate characteristics**. The vast majority of Mercialis’ sites across its portfolio **stand out** from those of many listed peers **thanks to their specific positioning**, established midway between:

- on the one hand, the complex structures and often substantial scale (200 stores or more) of urban Shopping Malls,
- and on the other hand, the configuration of Retail Parks, with a less deep and more basic offering typically not including a food anchor, where the non-covered shopping experience is not heated or air-conditioned.

**Mercialys’ sites, which could be defined as “Shopping Parks”, a hybrid between Shopping Malls and Retail Parks**, all include a food anchor, free open-air parking for optimal accessibility, a partly enclosed (heated and air-conditioned) and partly open center, and a simple single-level real estate structure with **low operating costs**.

Their **diverse selection of 50 to 150 stores**, significantly more than hypermarket service malls (usually around 20 stores), offers an adapted dimension with access to a wide range of the best retailers across all product categories. This hybrid model is built around **“right-sized” sites, within a rental market that is already highly consolidated**, except in the textiles sector, where this consolidation trend is underway<sup>4</sup>.

This particularly strong positioning supports **a structurally high occupancy rate over the long term, while ensuring critical mass with a sufficiently diverse product offering to attract recurring visitor flows** within the catchment areas of the Company’s assets

These real estate fundamentals are regularly strengthened through **Mercialys’ ability to transform spaces** in hypermarkets and centers, making it possible to effectively adjust the stores with formats that are best positioned to enhance the performance and appeal of its various assets.

**Three restructuring operations** launched in 2025 illustrate this expertise. On the one hand, the subdivision of the space previously occupied by a Géant Casino hypermarket in **Brest** into two large food stores, which will be operated by Leclerc and Grand Frais, and two mid-size units for a drugstore, excluding prescription medicine, and toy store. On the other hand, the reallocation of space previously occupied by a Géant Casino hypermarket

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<sup>4</sup> In the EY/Parthenon study “How to win the hearts of French consumers” (Comment gagner le cœur des français) from April 2025 – survey of more than 12,000 adults representing the overall population to measure the anchoring of retailers in the hearts of French consumers: nearly 30 personal items retailers are cited (versus an average of 11 in other consumer segments) with a “fan” rate of 8.3% for the leading retailer (Zara), compared with an average “fan” rate of 26% for leading brands in other segments.

in **Niort** between a Lidl store and three new well-known retailers. Lastly, the restructuring of the older section of the **Toulouse** shopping center, with the installation of two key mid-size stores, including the home furnishings and decoration brand B&M, as well as a fitness center, which will further strengthen the sports and leisure dimension of this site, which was already deeply transformed with the development of its food court in 2021.

Alongside this, Mercialis' **rental strategy** ensures a broad diversification of retailers in order to limit its exposure to the cyclical effects experienced by all retailers (food and non-food). Mercialis has set itself a target to ensure that no single retailer accounts for more than 3% of its rental income, and that its portfolio continues to be - as it currently is - anchored by a diverse range of mid-size units and large food stores.

The attractive positioning of sites across the portfolio and the expertise built up by the teams enabled Mercialis to significantly strengthen its retail mix during the first half of 2025 by signing 118 leases (33% more than the same period the previous year), including some first leases with very attractive retailers such as Aroma-Zone, Biotech, The North Face and Le Paradis du Fruit.

The solidity of this model is illustrated by the very satisfactory operational indicators recorded for the first half of 2025:

- For the year to end-June 2025, **footfall**<sup>5</sup> at Mercialis shopping centers is up +3.4%, outperforming the Quantaflow national index by +240bp;
- For the year to end-June 2025, **retailer sales** in the Company's shopping centers saw +1.7% growth, 50bp higher than the FACT national index's +1.2% at end-May. In addition to the difference in the cumulative comparison period, it should be noted that this indicator is negatively impacted by an unfavorable calendar effect estimated at -0.5% over six months (leap year in 2024);
- The **occupancy cost ratio**<sup>6</sup> (excluding food banners) came to 10.9%, a highly controlled level following a period of sustained indexation;
- The **current financial vacancy rate** - which excludes strategic vacancies following decisions to facilitate the deployment of extension and redevelopment plans - came to 2.9% for the first half of 2025, stable compared with end-June 2024 (3.0%) and December 31, 2024 (2.9%). The total vacancy rate (current + strategic) across the 34 strategic sites (representing more than 95% of the total portfolio value) shows a very low level of 2.2%;
- The **collection rate** for rent and charges at June 30, 2025 was 96.7%, compared with 95.1% for the first half of 2024;
- The **reversion rate** associated with renewals and relettings was +2.6% for the period.

Alongside this, Mercialis has resumed an active investment policy in 2025, including notably three operations representing a combined total of Euro 188 million and an average yield of close to 9%.

These transactions (presented in detail in point 1.3 of this Half-year Financial Report) meet the Company's strict criteria: an immediate yield of over 7%, real estate fundamentals aligned with Mercialis' format, geographic positioning and durability, and value creation potential over the medium term.

<sup>5</sup> Scope representing more than 80% of the value of the Company's shopping centers

<sup>6</sup> Ratio between rent, charges (included marketing funds) and invoiced work (including tax) paid by retailers and their sales revenue (including tax), excluding large food stores

Organic growth<sup>7</sup> in the Company's invoiced rents came to +2.7%. EBITDA totaled Euro 72.7 million, with the -4.4% contraction versus June 30, 2024 primarily reflecting the impact of the asset sales completed in July 2024. The EBITDA margin represents 82.0% (vs. 82.0% in 2024 and 83.1% at end-June 2024).

Net recurrent earnings (NRE) are up +3.9% from end-June 2024 to Euro 61.6 million, with a +4.0% increase per share.

The **value of assets including transfer taxes** is up +1.6% like-for-like over 12 months (+0.7% for the first half of this year). The NTA is down Euro -0.66 per share from the end of 2024, with this change linked primarily to the impacts of the dividend payment and the yield effect on unrealized capital gains.

Incorporating the resumption of investments, Mercialys continues to benefit from a very robust credit profile, with a loan to value (LTV) ratio excluding transfer taxes of 42.5%<sup>8</sup> for the first half of 2025 and an ICR of 5.7x. Note that the LTV at June 30, 2025 already included the commitment by Mercialys to acquire the 49% interest in the company Hyperthetis (operation carried out in July 2025) for a gross total of Euro 36 million<sup>9</sup>. Mercialys optimized its financial structure during the first half of 2025 through a successful Euro 300 million bond issue with a 7-year maturity and 4.0% coupon. Specifically, this additional liquidity will help refinance the Euro 300 million bond issue due to mature in February 2026 (with the following drawn debt maturing not before November 2027, excluding Euro 42 million of commercial paper), while supporting the Company's investment policy.

On the back of a solid first half performance, Mercialys has **raised its full-year guidance and now expects net recurrent earnings (NRE) in a range of Euro 1.24 to Euro 1.27 per share.**

The target for a dividend of at least Euro 1.00 per share is confirmed.

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<sup>7</sup> Assets enter the like-for-like scope used to calculate organic growth after being held for 12 months

<sup>8</sup> This ratio does not include the lease financing for the Saint-Genis asset for Euro 71.4 million, with this item not recognized as net financial debt; including this item, the LTV (excluding transfer taxes) came to 45.1%.

<sup>9</sup> Amount not adjusted for dividend payments

## 1.2. Detailed analysis of results

### 1.2.1. Sustained organic rental income growth of +2.7%

Rental revenues primarily comprise **rents invoiced** by Mercialys, plus a smaller element of lease rights and despecialization indemnities paid by tenants and spread over the firm period of leases (usually 36 months).

(In thousands of euros)	June 30, 2024	June 30, 2025	Change %
Invoiced rents	91,385	88,509	-3.1%
Lease rights and despecialization indemnities	175	226	+29.0%
<b>Rental revenues</b>	<b>91,560</b>	<b>88,735</b>	<b>-3.1%</b>
Property taxes	-14,265	-13,545	-5.1%
Rebiling to tenants	11,872	11,162	-6.0%
<b>Non-recovered property taxes</b>	<b>-2,393</b>	<b>-2,382</b>	<b>-0.4%</b>
Service charges	-18,126	-16,090	-11.2%
Rebiling to tenants	16,196	14,106	-12.9%
<b>Non-recovered service charges</b>	<b>-1,930</b>	<b>-1,985</b>	<b>+2.8%</b>
Management fees	-304	-257	-15.4%
Rebiling to tenants	2,030	2,002	-1.4%
Losses on and impairment of receivables	-1,777	-2,514	+41.5%
Other expenses	221	-174	na
<b>Net property operating expenses</b>	<b>171</b>	<b>-942</b>	<b>na</b>
<b>Net rental income</b>	<b>87,408</b>	<b>83,426</b>	<b>-4.6%</b>

The **-3.1 points** change in invoiced rents primarily reflects the following factors:

- organic rental income growth for **+2.7 points**, representing Euro +2.4 million;
- the asset sales completed in 2024 for **-5.7 points**, representing Euro -5.2 million;
- the acquisition of the Saint-Genis center in June 2025 for **+0.7 points**, representing Euro +0.6 million;
- other effects primarily including strategic vacancies linked to current redevelopment programs for **-0.8 points**, representing Euro -0.7 million.

The **lease rights and despecialization indemnities**<sup>10</sup> billed over the period are not significant, consistent with the first half of 2024. After taking into account deferrals over the firm period of leases as required under IFRS, lease rights for the first half of 2025 totaled Euro 0.2 million, stable overall compared with the first half of 2024.

**Rental revenues** therefore came to Euro 88.7 million at June 30, 2025, reflecting the -3.1% decrease in invoiced rents.

**Net rental income** is down -4.6% to Euro 83.4 million at June 30, 2025. It corresponds to the difference between rental revenues and the costs that are directly allocated to the sites. These costs include property taxes and service charges that are not billed back to tenants, as well as property operating expenses (primarily certain charges relating directly to site operations).

<sup>10</sup> Compensation paid by a tenant to modify the purpose of their lease and be able to perform an activity other than that originally specified in the lease agreement.



The costs included in the calculation of net rental income represent Euro 5.3 million for the first half of 2025, compared with Euro 4.2 million at June 30, 2024. The ratio of non-recovered property operating expenses to invoiced rents came to 6.0% for the first half of 2025, including the impact of the sale of four hypermarkets in July 2024, with all of the corresponding costs to be charged back under the leases.

### 1.2.2. Changes in the lease structure

The rents received by Mercialys come from a very diverse range of retailers since, with the exception of food retailers, no other tenant represents more than 2% of total rental income.

#### Top 10 tenant retailers (excluding large food stores)

Feu Vert  
Armand Thiery  
Nocibe  
Intersport  
FNAC  
H&M  
Beaumanoir Group  
Mango  
Sephora  
Jules

**15.1% of contractual rents on an annualized basis**

Exposure to large food stores represented 15.2% of Mercialys' invoiced rents at June 30, 2025, with the following breakdown:

Retailer	% of consolidated rental income
Intermarché	5.6%
Auchan	5.3%
Carrefour	2.4%
Monoprix	0.8%
Leclerc	0.5%
Lidl	0.3%
Grand Frais	0.2%
Aldi	0.2%
<b>TOTAL</b>	<b>15.2%</b>

The **breakdown by business sector** (including large food stores) of Mercialys' rents is still also highly diversified. The Company will maintain its strategy to build balanced retail mixes, while continuing, over the medium term, to scale back its exposure to textiles in favor of sectors such as health and beauty, culture, gifts and sports, as well as more innovative activities:

	Percentage of rent (%)	
	June 30, 2024	June 30, 2025
Food and dining	8.7%	9.1%
Health and beauty	13.6%	15.2%
Culture, gifts and sports	17.7%	19.3%
Personal items	28.1%	30.0%
Household equipment	7.5%	7.8%
Food-anchored tenants	21.6%	15.2%
Services	2.8%	3.4%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

The **rental income structure** at June 30, 2025 shows that the majority of leases, in terms of overall rental income, include a variable clause. However, the Company's exposure to purely variable rents is very limited, representing 1.7% of the rental base.

	Number of leases	Annual MGR + variable rents (€m)	Percentage of rent (%)	
	June 30, 2025	June 30, 2025	June 30, 2024	June 30, 2025
Leases with variable clause	1,322	121.4	61%	67%
- of which MGR		116.8	59%	65%
- of which variable rent with MGR		1.6	1%	1%
- of which variable rent without MGR		3.0	2%	2%
Leases without variable clause	663	59.0	39%	33%
<b>Total</b>	<b>1,985</b>	<b>180.4</b>	<b>100%</b>	<b>100%</b>

The rental income structure at June 30, 2025 shows a predominant share of leases indexed against the French commercial rent index (ILC). As a result of the lease anniversary dates, the indexation of Mercialis' rents will be linked for 14% to the index for the first quarter of 2024, with 19% for the index for the second quarter of 2024, 49% for the index for the third quarter of 2024, and 11% for the index for the fourth quarter of 2024, while the other indexes represent a residual balance of 8%.

	Number of leases	Annual MGR + variable rents (€m)	Percentage of rent (%)	
	June 30, 2025	June 30, 2025	June 30, 2024	June 30, 2025
Leases index-linked to the commercial rent index (ILC)	1,753	168.7	97%	96%
Leases index-linked to the construction cost index (ICC)	64	4.4	3%	3%
Leases index-linked to the tertiary activities rent index (ILAT) and non-adjustable leases	149	2.7	1%	1%
<b>Total</b>	<b>1,966</b>	<b>175.8</b>	<b>100%</b>	<b>100%</b>

Lastly, the following table presents details of the lease schedule:

At June 30, 2025	Number of leases	Annual MGR + variable rents (in millions of euros)	Share of leases expiring (% annual MGR + variable)
Expired at December 31, 2024	296	21.4	11.9%
2025	126	7.3	4.0%
2026	171	16.1	8.9%
2027	199	30.8	17.1%
2028	173	15.4	8.5%
2029	166	13.9	7.7%
2030	234	26.7	14.8%
2031	169	11.6	6.4%
2032	121	9.1	5.1%
2033	144	12.9	7.2%
2034 and beyond	186	15.2	8.5%
<b>Total</b>	<b>1,985</b>	<b>180.4</b>	<b>100.0%</b>

The stock of expired leases at end-2024 reflects the negotiations underway, refusals to renew leases with the payment of compensation for eviction, global negotiations for each retailer, tactical delays, etc.

### 1.2.3. Management income, overheads and EBITDA

(In thousands of euros)	June 30, 2024	June 30, 2025	Change %
<b>Net rental income</b>	<b>87,408</b>	<b>83,426</b>	<b>-4.6%</b>
Management, administrative and other activities income	1,526	3,205	+110.0%
Other income and expenses	-3,380	-3,402	+0.7%
Personnel expenses	-9,496	-10,486	+10.4%
<b>EBITDA</b>	<b>76,059</b>	<b>72,743</b>	<b>-4.4%</b>
% rental revenues	83.1%	82.0%	-

**Management, administrative and other activities income** climbed to Euro 3.2 million at end-June 2025, compared with Euro 1.5 million at end-June 2024. It includes the income received for the 100% interest held since March 2025 in the investment management company ImocomPartners, comprising management fees.

This item also includes the fees charged for services provided by certain Mercialys teams – in connection with advisory services provided by the asset management team, or shopping center management services provided by the teams on site – as well as letting, asset management and advisory fees relating to partnerships formed.

No **property development margin** was recorded during the first half of 2025 or in 2024.

No **other current income** was recorded at June 30, 2025, consistent with the first half of 2024. **Other current expenses** mainly comprise overheads. Overheads primarily include financial communications costs, remuneration paid to members of the Board of Directors, corporate communications costs, shopping center communications costs, marketing research costs, professional fees (statutory auditors, consulting, research) and real estate portfolio appraisal costs. For the first half of 2025, these costs represent Euro 3.4 million, stable compared with the first half of 2024.

**Personnel expenses** totaled Euro 10.5 million for the first half of 2025, up Euro +1 million from the first half of

2024, with this change notably reflecting the payroll recorded for ImocomPartners. A portion of the personnel expenses may be charged back as fees, in connection with advisory services provided by the asset management team or shopping center management services provided by Mercialys' teams on site (see paragraph above concerning management, administrative and other activities income).

As a result, **EBITDA**<sup>11</sup> totaled Euro 72.7 million, down -4.4% from June 30, 2024. The EBITDA margin represents 82.0% (vs. 82.0% at December 31, 2024 and 83.1% at June 30, 2024).

#### 1.2.4. Net financial items

The **net financial items** taken into account to calculate net recurrent earnings (NRE) came to Euro 14.0 million at June 30, 2025, compared with Euro 14.4 million at June 30, 2024.

This amount does not take into account non-recurring items, such as hedging ineffectiveness, the banking default risk, bond redemption premiums and costs, proceeds from unwinding hedging products and exceptional amortization.

For the first half of 2025, the decrease in financial expenses is mainly linked to the lower cost of commercial paper and the increase in proceeds from cash investments. These effects were partly offset by an increase in the interest expense on bond issues and the cost of lease financing.

<i>(In thousands of euros)</i>	June 30, 2024	June 30, 2025	Change %
<b>Income from cash and cash equivalents (a)</b>	<b>2,210</b>	<b>4,189</b>	<b>+89.6%</b>
Cost of debt taken out (b)	-17,172	-18,621	+8.4%
Impact of hedging instruments (c)	1,137	1,910	+67.9%
Cost of property finance leases (d)	0	-155	na
<b>Gross finance costs excluding exceptional items</b>	<b>-16,035</b>	<b>-16,866</b>	<b>+5.2%</b>
Exceptional amortization of costs relating to the early repayment of financial debt (e)	0	0	na
<b>Gross finance costs (f) = (b)+(c)+(d)+(e)</b>	<b>-16,035</b>	<b>-16,866</b>	<b>+5.2%</b>
<b>Net finance costs (g) = (a)+(f)</b>	<b>-13,825</b>	<b>-12,677</b>	<b>-8.3%</b>
Cost of revolving credit facility and bilateral loans (undrawn) (h)	-1,384	-1,392	+0.6%
Other financial expenses (i)	-200	-277	+38.6%
<b>Other financial expenses excluding exceptional items (j) = (h)+(i)</b>	<b>-1,584</b>	<b>-1,669</b>	<b>+5.4%</b>
Costs on redemption operations and restructuring of debt and hedging instruments (k)	-3,615	-4,453	+23.2%
<b>Other financial expenses (l) = (j)+(k)</b>	<b>-5,199</b>	<b>-6,122</b>	<b>+17.8%</b>
<b>Total financial expenses (m) = (f)+(l)</b>	<b>-21,234</b>	<b>-22,988</b>	<b>+8.3%</b>
Income from associates	378	581	+54.0%
Other financial income	0	0	na
<b>Other financial income (n)</b>	<b>378</b>	<b>581</b>	<b>+54.0%</b>
<b>Total financial income (o) = (a)+(n)</b>	<b>2,587</b>	<b>4,771</b>	<b>+84.4%</b>
<b>NET FINANCIAL ITEMS = (m)+(o)</b>	<b>-18,647</b>	<b>-18,218</b>	<b>-2.3%</b>

<sup>11</sup> Earnings before interest, tax, depreciation and amortization

## 1.2.5. Net recurrent earnings (NRE) and net income attributable to owners of the parent

### 1.2.5.1. Net recurrent earnings (NRE)

<i>(In thousands of euros)</i>	June 30, 2024	June 30, 2025	Change %
<b>EBITDA</b>	<b>76,059</b>	<b>72,743</b>	<b>-4.4%</b>
Net financial income (excluding non-recurring items <sup>12</sup> )	-14,441	-13,959	-3.3%
Reversals of / (Allowances for) provisions	761	3,534	na
Other operating income and expenses (excluding capital gains or losses on disposals and impairment)	1,152	1,855	+61.0%
Tax expense	-203	-451	na
Share of net income from associates and joint ventures (excluding capital gains or losses on disposals, amortization and impairment)	1,730	1,736	+0.3%
Non-controlling interests (excluding capital gains or losses on disposals, amortization and impairment)	-5,737	-3,850	-32.9%
<b>Net recurrent earnings (NRE)</b>	<b>59,322</b>	<b>61,608</b>	<b>+3.9%</b>
<b>NRE per share<sup>13</sup></b>	<b>0.63</b>	<b>0.66</b>	<b>+4.0%</b>

**Other operating income and expenses** (excluding capital gains or losses on disposals and impairment), representing a net total of Euro +1.9 million, reflect the impact of reversals or allowances for provisions, as well as a payment made by the Casino group to offset a rental shortfall for Mercialys before the hypermarket spaces in Brest and Niort to be taken over by the new tenants.

The tax regime for French real estate investment trusts (SIIC) exempts them from paying tax on their income from real estate activities, provided that at least 95% of income from rental activities and 70% of gains on the disposal of real estate assets are distributed to shareholders. The tax expenses recorded by Mercialys therefore concern the corporate value-added tax (CVAE), corporate income tax on activities that do not fall under the SIIC regime and deferred taxes.

The **tax expense** for the first half of 2025 was Euro -0.5 million, made up primarily of the CVAE corporate value-added tax and the corporate income tax relating to the activity of the investment management company ImocomPartners, which has been fully owned by Mercialys since March 2025.

The **share of net income from associates and joint ventures** (excluding capital gains or losses, amortization and impairment) came to Euro 1.7 million at June 30, 2025, stable compared with June 30, 2024, with this trend factoring in the change of consolidation method for the investment management company ImocomPartners. This company, in which Mercialys held a 30% stake in 2024, was previously consolidated as an associate. However, it has been fully consolidated since March 2025 after Mercialys acquired 100% interest.

The impact of the change of consolidation method for ImocomPartners is offset by the good performance achieved by the companies consolidated under the equity method in Mercialys' consolidated financial statements, including SCI AMR (created in partnership with Amundi Immobilier in 2013 and in which Mercialys has a 25% stake), SNC Aix2 (in which Mercialys acquired a 50% stake in December 2013, with Altarea Cogedim

<sup>12</sup> Impact of hedging ineffectiveness, banking default risk, premiums, non-recurring amortization and costs relating to bond redemptions, proceeds and costs from unwinding hedging operations

<sup>13</sup> Calculated based on the average undiluted number of shares (basic), i.e. 93,308,989 shares

and Crédit Agricole owning the other 50%), Corin Asset Management SAS (in which Mercialys has a 40% stake), SAS Saint-Denis Génin (in which Mercialys has a 30% stake), and the DEPUR Expériences company (in which Mercialys has a 22.9% stake).

**Non-controlling interests** (excluding capital gains or losses, amortization and impairment) came to Euro 3.9 million at June 30, 2025, down -32.9% from June 30, 2024. This contraction is linked to the *prorata temporis* impact of the sale of four hypermarkets owned by SAS Hyperthetis Participations, in which BNP Paribas REIM has a 49% interest.

In view of these items, **net recurrent earnings (NRE)**<sup>14</sup> totaled Euro 61.6 million at June 30, 2025, up +3.9% from June 30, 2024. Considering the average number of shares (basic) of 93,308,989, NRE represents Euro 0.66 per share at June 30, 2025 (+4.0% over the period).

### 1.2.5.2. Net income attributable to owners of the parent

(In thousands of euros)	June 30, 2024	June 30, 2025	Change %
Net recurrent earnings (NRE)	59,322	61,608	+3.9%
Depreciation and amortization	-19,097	-18,449	-3.4%
Other operating income and expenses	194	-26,233	na
Hedging ineffectiveness, banking default risk and net impacts of bond redemptions and hedging operations	-4,403	-4,265	-3.1%
Share of net income from associates, joint ventures and non-controlling interests (amortization, impairment and capital gains or losses)	237	1,271	na
<b>Net income attributable to owners of the parent</b>	<b>36,251</b>	<b>13,932</b>	<b>-61.6%</b>

**Depreciation and amortization** came to Euro 18.4 million at June 30, 2025, compared with Euro 19.1 million at June 30, 2024, with this change reflecting the scope effects over the period in particular.

**Other operating income and expenses** not included in net recurrent earnings correspond notably to the amount of capital gains or losses on property disposals net of costs and provisions for impairment of assets.

Other operating income came to Euro 0.9 million at June 30, 2025, compared with Euro 9.1 million at June 30, 2024. This amount mainly includes income relating to adjustments for previous sales.

Other operating expenses totaled Euro 27.2 million at June 30, 2025, compared with Euro 8.9 million at June 30, 2024. They correspond primarily to:

- expenses relating to adjustments for previous sales (Euro 0.5 million);
- costs relating to the acquisitions (Euro 1.1 million);
- provisions recorded for the impairment of investment properties (Euro 25.5 million).

Lastly, the amounts recorded for previous operations on the hedging instruments, the impact of the ineffectiveness of swaps and the banking default risk represented a total of Euro -4.3 million.

<sup>14</sup> Net recurrent earnings (NRE) correspond to net income before amortization, gains or losses on disposals net of associated fees, potential asset impairments and other non-recurring effects

**Net income attributable to owners of the parent**, as defined by IFRS, came to Euro 13.9 million at June 30, 2025, compared with Euro 36.3 million at June 30, 2024.

### 1.3. Disposals and investments

No disposals were carried out during the first half of 2025.

Mercialys has resumed an active investment policy in 2025, with notably three operations representing a combined total of Euro 188.3 million and an average yield of around 9%. These transactions meet the Company's strict criteria: an immediate yield of over 7%, real estate fundamentals aligned with Mercialis' format, geographic positioning, durability and value creation potential over the medium term.

In March 2025, Mercialis acquired the **remaining 70% stake in the investment management company ImocomPartners**. In addition to the fees generated by the fund already under management (Euro 650 million, dedicated to retail parks), this investment management company aims to develop new vehicles that would be focused in priority on retail real estate. Mercialis could subscribe to such funds in order to benefit from additional investment opportunities, in compliance with the regulations preventing conflicts of interest.

In June 2025, Mercialis acquired the **Saint-Genis 2 shopping center** (which involved taking over an existing lease financing), a leading site in western Lyon, with a catchment area of 700,000 inhabitants. This site meets Mercialis' requirements thanks to its size (90 stores and 10 restaurants spread over more than 18,000 sq.m), its excellent rental diversification, built around high-profile retailers, and its potential for optimizing the retail mix and the corresponding real estate formats.

Lastly, in July 2025, Mercialis acquired the **49% stake that it did not previously hold in the company Hyperthetis, which owns 66,000 sq.m** of rental space across five sites. This operation gives Mercialis full real estate control over these sites, which will be able to be restructured in line with the model applied for the operations carried out in Brest and Niort as described previously.

Alongside this, Mercialis has a Euro 413 million project pipeline, with the committed component remaining effectively under control at Euro 40 million. This pipeline will be able to be rolled out with a phased approach, in terms of both the amounts concerned and the timeframes, and must deliver a minimum yield of 7%. As part of maintaining a very balanced financial structure and managing the Company's liquidity, the launch of projects is systematically assessed in relation to the opportunities for acquisitions.

(In millions of euros)	Total investment	Investment still to be committed	Completion date
<b>COMMITTED PROJECTS</b>	<b>39.8</b>	<b>39.1</b>	<b>2026 / 2030</b>
Retail	18.3	18.2	2026
Tertiary activities	21.5	20.9	2028 / 2030
<b>CONTROLLED PROJECTS</b>	<b>178.9</b>	<b>170.5</b>	<b>2025 / 2030</b>
Retail	141.9	134.3	2026 / 2030
Dining and leisure	6.3	5.9	2025 / 2027
Tertiary activities	30.6	30.3	2026 / 2030
<b>IDENTIFIED PROJECTS</b>	<b>194.3</b>	<b>194.0</b>	<b>2026 / &gt; 2030</b>
Retail	147.9	147.5	2027 / > 2030
Dining and leisure	46.5	46.5	2026 / 2030
<b>TOTAL PROJECTS</b>	<b>413.0</b>	<b>403.5</b>	<b>2025 / &gt; 2030</b>

- Committed projects: projects fully secured in terms of land management, planning and related development permits

- *Controlled projects: projects effectively under control in terms of land management, with various points to be finalized for regulatory urban planning (constructability), planning or administrative permits*
- *Identified projects: projects currently being structured, in emergence phase*

## 1.4. Portfolio appraisal and net asset value

Mercialys' property portfolio is appraised twice yearly by independent experts.

At June 30, 2025, BNP Paribas Real Estate Valuation, Catella Valuation, Jones Lang LaSalle Expertises, CBRE Valuation and BPCE Expertises Immobilières updated their valuation of Mercialis' portfolio:

- BNP Real Estate Valuation valued 17 sites at June 30, 2025 based on updating their appraisals from December 31, 2024;
- Catella Valuation valued 12 sites at June 30, 2025, based on updating their appraisals from December 31, 2024;
- Jones Lang LaSalle Expertises valued 3 sites at June 30, 2025, based on updating their appraisals from December 31, 2024;
- CBRE Valuation valued 1 site at June 30, 2025, based on updating its appraisal from December 31, 2024;
- BPCE Expertises Immobilières valued 16 sites at June 30, 2025, based on updating their appraisals from December 31, 2024.

The **portfolio value** came to Euro 2,926.9 million including transfer taxes at end-June 2025, up +0.7% during the first half of the year on a like-for-like basis and +1.6% compared with the end of June 2024. The change in the portfolio value on a current basis during the first half of the year (+6.0%) primarily reflects the acquisition of the Saint-Genis 2 shopping center.

The appraisal value excluding transfer taxes is up +0.3% like-for-like for the period and +1.0% over 12 months, with this change taking into account the increase in transfer duties, as well as the positive impact of rents (+1.7%), which offset a limited yield effect.

	Appraisal value at Jun 30, 2025	Current basis		Like-for-like basis <sup>(19)</sup>	
		Change over last 6 months	Change over last 12 months	Change over last 6 months	Change over last 12 months
Value excluding transfer taxes	2,734.0	+5.8%	+1.3%	<b>+0.3%</b>	+1.0%
Value including transfer taxes	2,926.9	+6.0%	+1.6%	<b>+0.7%</b>	+1.6%

The **average appraisal yield rate** was 6.79% at June 30, 2025, showing a limited increase of +14bp compared with end-December 2024 (6.65%). This trend reflects the impact, within the discounted cash flow methodology, of the experts' review of indexation levels on discount rates. This average yield rate shows a positive yield spread of 350bp compared with the risk-free rate (10-year OAT) at end-June.



The **EPRA net asset value** indicators are as follows:

	EPRA NRV			EPRA NTA			EPRA NDV		
	June 30, 2024	Dec 31, 2024	June 30, 2025	June 30, 2024	Dec 31, 2024	June 30, 2025	June 30, 2024	Dec 31, 2024	June 30, 2025
€/share	17.80	18.23	17.94	15.85	16.29	15.63	16.53	16.45	15.79
Change over 6 months	-2.5%	+2.4%	-1.6%	-2.7%	+2.7%	-4.0%	-3.3%	-0.5%	-4.0%
Change over 12 months	-6.5%	-0.1%	+0.8%	-6.7%	+0.0%	-1.4%	-12.0%	-3.8%	-4.5%

The **EPRA Net Disposal Value (NDV)** came to Euro 1,473.4 million at end-June 2025 vs. Euro 1,545.0 million at end-June 2024. Per share, it represents Euro 15.79<sup>15</sup>, down -4.0% over six months and -4.5% over 12 months.

The Euro -0.66 per share change<sup>16</sup> for the first half of this year takes into account the following impacts:

- Dividend payment: Euro -1.00;
- Net income attributable to owners of the parent: Euro +0.15<sup>17</sup>;
- Change in unrealized capital gains<sup>18</sup>: Euro +0.24, including a yield effect for Euro -0.50, a rent effect for Euro +0.47 and other effects<sup>19</sup> for Euro +0.27;
- Change in fair value of fixed-rate debt: Euro -0.05;
- Change in fair value of derivatives and other items: Euro -0.01.

## 1.5. Financial structure

### 1.5.1. Cash, cost of debt and debt structure

The **cash position** came to Euro 442.1 million at June 30, 2025, compared with Euro 283.7 million at December 31, 2024. The main cash flows that impacted the change in Mercialis' cash position over the period were as follows:

- Net cash flow from operating activities during the period: Euro +81.7 million;
- Cash receipts / payments related to disposals / acquisitions of assets completed in the first half of 2025: Euro -105.3 million;
- Dividend payments to parent company shareholders and non-controlling interests: Euro -100.3 million;
- Issues and repayment of borrowings net of the change in outstanding commercial paper: +296.5;
- Net interest paid: Euro -14.7 million.

<sup>15</sup> Calculation based on the diluted number of shares at the end of the period, in accordance with the EPRA methodology regarding the NDV.

<sup>16</sup> Calculation based on the diluted number of shares at the end of the period

<sup>17</sup> Calculation based on the diluted number of shares at the end of the period

<sup>18</sup> Difference between the net book value of assets on the balance sheet and their appraisal value excluding transfer taxes.

<sup>19</sup> Including impact of revaluation of assets outside of organic scope, equity associates, maintenance capex and capital gains or losses on asset disposals

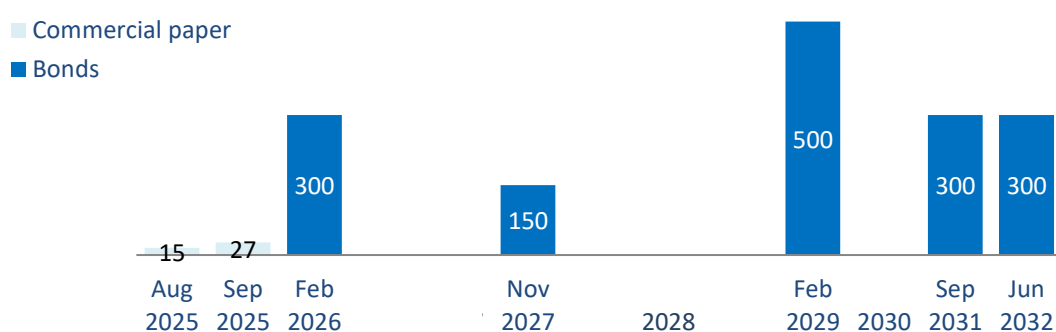
At June 30, 2025, Mercialys' **drawn debt**<sup>20</sup> totaled Euro 1,592 million, with the following breakdown:

- A bond issue for a nominal amount of Euro 300 million, with a fixed coupon of 1.80%, maturing in February 2026;
- A private bond placement for a nominal amount of Euro 150 million, with a fixed coupon of 2.0%, maturing in November 2027;
- A bond issue for a nominal amount of Euro 500 million, with a fixed coupon of 2.50%, maturing in February 2029;
- A bond issue for a nominal amount of Euro 300 million, with a fixed coupon of 4.0%, maturing in September 2031;
- A bond issue for a nominal amount of Euro 300 million, with a fixed coupon of 4.0%, maturing in June 2032;
- Euro 42 million of outstanding commercial paper.

The **real average cost of drawn debt**<sup>21</sup> remained effectively under control at 1.9% for the first half of 2025, showing an improvement of 10bp compared with end-December 2024 and 30bp over 12 months (2.2% at end-June 2024).

The **average maturity of drawn debt** was 4.0 years at June 30, 2025, compared with 3.8 years at December 31, 2024 and 3.3 years at June 30, 2024.

**Mercialys' drawn debt maturity schedule (in millions of euros) at June 30, 2025** <sup>(20)</sup>:



In a context of uncertainty surrounding changes in interest rates, Mercialys maintained a high **fixed-rate debt position** of 93% at end-June 2025 (including commercial paper).

**Net financial debt** came to Euro 1,179.7 million at June 30, 2025, compared with Euro 1,002.9 million at December 31, 2024.

Mercialys also has Euro 385 million of **undrawn financial resources**, enabling it to benefit from a satisfactory level of liquidity. Under these arrangements, 65% of the undrawn lines were extended in 2025, as of the date when this Report was published.

- A Euro 180 million syndicated bank credit facility, due in June 2028. The Euribor margin is 155bp (for a BBB rating); if undrawn, this facility is subject to payment of a non-use fee representing 40% of the margin;

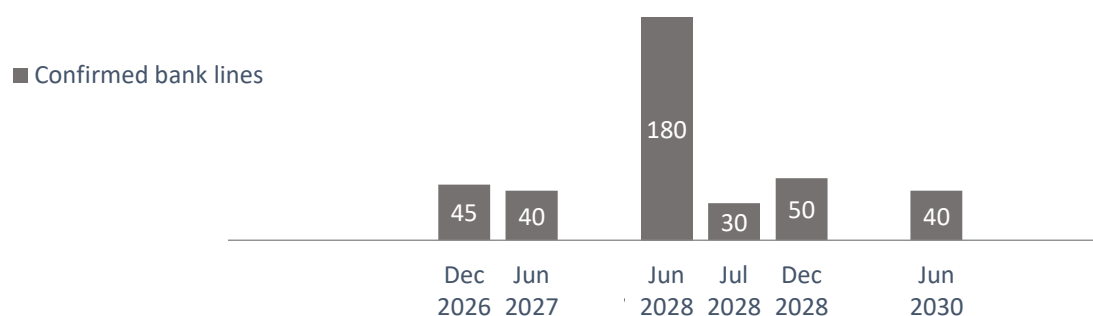
<sup>20</sup> The drawn debt does not include the lease financing of the Saint-Genis 2 asset. This financing is structured around annual amortizations of Euro 5.5 million and a final buyback value of Euro 34.1 million

<sup>21</sup> This rate does not include the net expense linked to the non-recurring bond redemption premiums, costs and amortization, as well as the proceeds and costs from unwinding hedging operations

- five bilateral confirmed bank facilities for a total of Euro 205 million, maturing between December 2026 and June 2030. The Euribor margins are 150bp or lower (for a BBB rating) or fixed rate; if undrawn, these facilities are subject to payment of a non-use fee representing up to 40% of the margins;
- a Euro 500 million commercial paper program, set up during the second half of 2012, with Euro 42 million used (outstanding at June 30, 2025).

All of the undrawn bank resources include ESG criteria.

#### Mercialys' undrawn debt maturity schedule (in millions of euros) at June 30, 2025:



### 1.5.2. Bank covenants and credit rating

Mercialys' financial position at June 30, 2025 continued to be very healthy and satisfied all the covenants included in the various credit agreements.

The **LTV ratio excluding transfer taxes**<sup>22</sup> came to 42.5% at June 30, 2025 (compared with 38.2% at December 31, 2024 and 40.0% at June 30, 2024), with an **LTV ratio including transfer taxes** of 39.6% on the same date (versus 35.7% at December 31, 2024 and 37.4% at June 30, 2024).

These ratios do not include the lease financing for the Saint-Genis asset for Euro 71.4 million, with this item not recognized as net financial debt. Taking into account this item, the LTV represents 42.0% (including transfer taxes) and 45.1% (excluding transfer taxes).

Note that the LTV at June 30, 2025 already included the commitment by Mercialis to acquire the 49% interest in the company Hyperthetis (operation carried out in July 2025) for a gross total of Euro 36 million<sup>23</sup>.

A covenant for an LTV (excluding transfer taxes) of less than 55% applies to the confirmed bank facilities.

<sup>22</sup> LTV (Loan To Value): net financial debt / (market value of the portfolio excluding transfer taxes + market value of investments in associates)

<sup>23</sup> Amount not adjusted for dividend payments

	June 30, 2024	Dec 31, 2024	June 30, 2025
Net financial debt (in millions of euros)	1,096.6	1,002.9	1,179.7
Appraisal value excluding transfer taxes (in millions of euros) <sup>24</sup>	2,744.3	2,627.5	2,776.7
<b>Loan to value (LTV) - excluding transfer taxes</b>	<b>40.0%</b>	<b>38.2%</b>	<b>42.5%</b>

Similarly, the **ICR**<sup>25</sup> was 5.7x at end-June 2025, significantly higher than the contractual covenant (ICR > 2x) and showing an improvement compared with end-December 2024 (5.5x) and end-June 2024 (5.5x).

	June 30, 2024	Dec 31, 2024	June 30, 2025
EBITDA (€m)	76.1	147.2	72.7
Net finance costs (in millions of euros)	-13.8	-26.7	-12.7
<b>Interest coverage ratio (ICR)</b>	<b>5.5x</b>	<b>5.5x</b>	<b>5.7x</b>

The two other contractual covenants are also met:

- The **fair value of assets excluding transfer taxes** at June 30, 2025 was Euro 2.7 billion (above the contractual covenant minimum, which sets a fair value of investment properties excluding transfer taxes of over Euro 1 billion);
- Zero **pledged debt** at June 30, 2025 (below the covenant, which caps the pledged debt to fair value ratio excluding transfer taxes at 20%).

Mercialys is rated by Standard & Poor's. On October 24, 2024, the agency confirmed its rating for Mercialys of BBB (with stable outlook).

## 1.6. Equity and ownership structure

**Consolidated equity** totaled Euro 645.5 million at June 30, 2025, compared with Euro 762.0 million at December 31, 2024.

The main changes that affected consolidated equity during the first half of the year were as follows:

- Net income for the first half of 2025: Euro +15.5 million;
- Payment of the 2024 dividend of Euro 1.0 per share and dividends paid to non-controlling interests: Euro 100.3 million;
- Transactions on treasury shares: Euro +1.6 million;
- Change in fair value of financial assets and derivatives: Euro +2.4 million;
- Recognition of Mercialys' commitment to acquire a 49% stake in the company Hyperthetis (transaction completed in July 2025): Euro -35.7 million<sup>26</sup>.

<sup>24</sup> Including the market value of investments in associates for Euro 42.7 million at June 30, 2025, Euro 43.9 million at December 31, 2024 and Euro 44.3 million at June 30, 2024, since the value of the portfolio held by associates is not included in the appraisal value

<sup>25</sup> ICR (Interest Coverage Ratio): EBITDA / net finance costs

<sup>26</sup> Amount not adjusted for dividend payments

The **number of outstanding shares** at June 30, 2025 was 93,886,501, unchanged since December 31, 2024.

	2023	2024	June 30, 2025
Number of shares outstanding			
- At start of period	93,886,501	93,886,501	93,886,501
- At end of period	93,886,501	93,886,501	93,886,501
Average number of shares outstanding	93,886,501	93,886,501	93,886,501
<b>Average number of shares (basic)</b>	<b>93,305,357</b>	<b>93,435 731</b>	<b>93,308,989</b>
<b>Average number of shares (diluted)</b>	<b>93,305,357</b>	<b>93,435 731</b>	<b>93,308,989</b>

At June 30, 2025, Mercialys' shareholding structure had the following breakdown: Treasury stock (0.59%) and other shareholders (99.41%).

A shareholder informed the AMF that it held more than 5.0% of the capital or voting rights: BlackRock Inc, acting on behalf of clients and funds under management, held 5,624,902 shares, representing 5.99% of the capital, as of November 19, 2024.

Furthermore, the Cohen & Steers group, whose parent company is Cohen & Steers Inc., indicated, as part of a disclosure relating to passing below the threshold representing 6% of the capital, that, as of June 20, 2025, it held, through its advisory mandates and the investment funds it manages, a 5.9% stake in the capital and 2.7% of the voting rights, corresponding to the specific position of the Cohen & Steers group and its parent company Cohen & Steers Inc.

## 1.7. Net recurrent earnings objective revised upward for 2025

On the back of a solid first half performance, Mercialys has **raised its full-year guidance and now expects net recurrent earnings (NRE) inf a range of Euro 1.24 to Euro 1.27 per share.**

The target for a dividend of at least Euro 1.00 per share is confirmed.

## 1.8. Risk factors and uncertainties

The risk factors identified and presented in chapter 5 and section 5.2 of the Universal Registration Document filed with the French Financial Markets Authority (AMF) on March 12, 2025 under number D.25-0086 include one risk that is considered to be a priority: "Risk relating to the SIIC regime and tax compliance". Mercialys is closely monitoring legislative developments and may be required to adapt its lease management policy to mitigate the potential economic impacts of any reforms that may be adopted concerning the conditions for charging taxes back to tenants.

The other risk factors presented in detail in the 2024 Universal Registration Document are unchanged. Mercialys is not directly affected by the measures associated with potential customs tariffs that may be put in place. However, the Company could be indirectly impacted if such trade barriers trigger a broader economic slowdown in France, which could in turn affect consumer spending and potentially weaken certain tenants. As of the date of this Report, no such impact has been observed. Similarly, geopolitical risks - particularly those linked to the conflicts in the Middle East and Ukraine - do not directly affect the Company's activity, as Mercialys is exclusively present in France and these events have not had any broad impact on the national macroeconomic context.

## 2. EPRA PERFORMANCE MEASURES

Mercialys applies the EPRA<sup>27</sup> recommendations for the indicators provided below. EPRA is the representative organization for listed real estate companies in Europe and issues recommendations on performance indicators to improve the comparability of financial statements published by the various companies.

In its half-year financial report and its Universal Registration Document, Mercialys publishes all the EPRA indicators defined by the Best Practices Recommendations, which can be found on EPRA's website. The following table summarizes the EPRA indicators at end-June 2024, end-December 2024 and end-June 2025:

	June 30, 2024	Dec 31, 2024	June 30, 2025
EPRA earnings - Euros per share	0.63	1.21	0.66
EPRA NRV – Euros per share	17.80	18.23	17.94
EPRA NTA – Euros per share	15.85	16.29	15.63
EPRA NDV – Euros per share	16.53	16.45	15.79
EPRA net initial yield (%)	6.04%	5.93%	5.93%
EPRA topped-up net initial yield (%)	6.13%	6.04%	6.07%
EPRA vacancy rate (%)	4.4%	4.1%	4.3%
EPRA cost ratio - including direct vacancy costs (%)	18.6%	19.8%	21.6%
EPRA cost ratio - excluding direct vacancy costs (%)	17.0%	18.1%	20.1%
EPRA capital expenditure (€m)	11.0	28.8	88.5
EPRA LTV	42.4%	40.2%	45.9%
EPRA LTV including transfer taxes (%)	39.8%	37.7%	43.0%

### 2.1. EPRA earnings and earnings per share

The following table shows the relationship between net income attributable to owners of the parent and earnings per share as defined by EPRA:

(In millions of euros)	June 30, 2024	Dec 31, 2024	June 30, 2025
<b>Net income attributable to owners of the parent</b>	<b>36.3</b>	<b>53.8</b>	<b>13.9</b>
Share of net income from associates, joint ventures and non-controlling interests (amortization, impairment and capital gains or losses)	-0.2	-5.7	-1.3
Hedging ineffectiveness, banking default risk and net impacts of bond redemptions and hedging operations	4.4	20.0	4.3
Other operating income and expenses	-0.2	7.2	26.2
Depreciation and amortization	19.1	37.8	18.4
<b>EPRA EARNINGS</b>	<b>59.3</b>	<b>113.1</b>	<b>61.6</b>
Average number of shares (basic)	93,483,692	93,435,731	93,308,989
<b>EPRA EARNINGS PER SHARE (in euros)</b>	<b>0.63</b>	<b>1.21</b>	<b>0.66</b>

The calculation of the net recurrent earnings (NRE) reported by Mercialys is identical to that for the EPRA earnings. There are no adjustments to be made between these two indicators.

<sup>27</sup> European Public Real Estate Association

## 2.2. EPRA net asset value (NRV, NTA, NDV)

(In millions of euros)	June 30, 2024		
	EPRA NRV	EPRA NTA	EPRA NDV
<b>IFRS equity attributable to shareholders</b>	<b>623.6</b>	<b>623.6</b>	<b>623.6</b>
<b>Includes<sup>28</sup> / Excludes<sup>29</sup>:</b>			
i) Hybrid instruments	0.0	0.0	0.0
<b>Diluted EPRA NAV</b>	<b>623.6</b>	<b>623.6</b>	<b>623.6</b>
<b>Includes<sup>26</sup>:</b>			
ii.a) Revaluation of IP (if IAS 40 cost option is used)	860.3	860.3	860.3
ii.b) Revaluation of IPUC <sup>30</sup> (if IAS 40 cost option is used)	0.0	0.0	0.0
ii.c) Revaluation of other non-current investments <sup>31</sup>	10.4	10.4	10.4
iii) Revaluation of tenant leases held as finance leases <sup>32</sup>	0.0	0.0	0.0
iv) Revaluation of trading properties <sup>33</sup>	0.0	0.0	0.0
<b>EPRA diluted NAV at fair value</b>	<b>1,494.2</b>	<b>1,494.2</b>	<b>1,494.2</b>
<b>Excludes<sup>29</sup>:</b>			
v) Deferred tax in relation to fair value gains of IP <sup>34</sup>	0.0	0.0	
vi) Fair value of financial instruments	-9.8	-9.8	
vii) Goodwill as a result of deferred tax	0.0	0.0	0.0
viii.a) Goodwill as per the IFRS balance sheet		0.0	0.0
viii.b) Intangibles as per the IFRS balance sheet		-3.2	
<b>Includes<sup>28</sup>:</b>			
ix) Fair value of fixed interest rate debt			50.8
x) Revaluation of intangibles to fair value	0.0		
xi) Real estate transfer tax <sup>35</sup>	179.3	0.0	
<b>NAV</b>	<b>1,663.8</b>	<b>1,481.2</b>	<b>1,545.0</b>
Fully diluted number of shares at end of period	93,448,370	93,448,370	93,448,370
<b>NAV per share (€)</b>	<b>17.80</b>	<b>15.85</b>	<b>16.53</b>

<sup>28</sup> "Includes" indicates that an asset (whether on or off-balance sheet) should be added to shareholders' equity, whereas a liability should be deducted

<sup>29</sup> "Excludes" indicates that an asset (part of the balance sheet) is reversed, whereas a liability (part of the balance sheet) is added back

<sup>30</sup> Difference between development property held on the balance sheet at cost and fair value of that development property

<sup>31</sup> Revaluation of intangibles to be presented under adjustment (x) Revaluation of intangibles to fair value and not under this line

<sup>32</sup> Difference between finance lease receivables held on the balance sheet at amortized cost and the fair value of those finance lease receivables

<sup>33</sup> Difference between trading properties held on the balance sheet at cost (IAS 2) and the fair value of those trading properties

<sup>34</sup> Deferred tax adjustments are presented on page 15 of the EPRA Best Practices Recommendations Guidelines

<sup>35</sup> Real estate transfer tax adjustments are presented on page 17 of the EPRA Best Practices Recommendations Guidelines

(In millions of euros)	Dec 31, 2024		
	EPRA NRV	EPRA NTA	EPRA NDV
<b>IFRS equity attributable to shareholders</b>	<b>631.1</b>	<b>631.1</b>	<b>631.1</b>
<b>Includes<sup>36</sup> / Excludes<sup>37</sup>:</b>			
i) Hybrid instruments	0.0	0.0	0.0
<b>Diluted EPRA NAV</b>	<b>631.1</b>	<b>631.1</b>	<b>631.1</b>
<b>Includes<sup>34</sup>:</b>			
ii.a) Revaluation of IP (if IAS 40 cost option is used)	880.2	880.2	880.2
ii.b) Revaluation of IPUC <sup>38</sup> (if IAS 40 cost option is used)	0.0	0.0	0.0
ii.c) Revaluation of other non-current investments <sup>39</sup>	10.1	10.1	10.1
iii) Revaluation of tenant leases held as finance leases <sup>40</sup>	0.0	0.0	0.0
iv) Revaluation of trading properties <sup>41</sup>	0.0	0.0	0.0
<b>EPRA diluted NAV at fair value</b>	<b>1,521.4</b>	<b>1,521.4</b>	<b>1,521.4</b>
<b>Excludes<sup>37</sup>:</b>			
v) Deferred tax in relation to fair value gains of IP <sup>42</sup>	0.0	0.0	
vi) Fair value of financial instruments	-2.3	-2.3	
vii) Goodwill as a result of deferred tax	0.0	0.0	0.0
viii.a) Goodwill as per the IFRS balance sheet		0.0	0.0
viii.b) Intangibles as per the IFRS balance sheet		-3.4	
<b>Includes<sup>34</sup>:</b>			
ix) Fair value of fixed interest rate debt			9.6
x) Revaluation of intangibles to fair value	0.0		
xi) Real estate transfer tax <sup>43</sup>	177.5	0.0	
<b>NAV</b>	<b>1,696.6</b>	<b>1,515.6</b>	<b>1,531.0</b>
Fully diluted number of shares at end of period	93,067,643	93,067,643	93,067,643
<b>NAV per share (€)</b>	<b>18.23</b>	<b>16.29</b>	<b>16.45</b>

<sup>36</sup> "Includes" indicates that an asset (whether on or off-balance sheet) should be added to shareholders' equity, whereas a liability should be deducted

<sup>37</sup> "Excludes" indicates that an asset (part of the balance sheet) is reversed, whereas a liability (part of the balance sheet) is added back

<sup>38</sup> Difference between development property held on the balance sheet at cost and fair value of that development property

<sup>39</sup> Revaluation of intangibles to be presented under adjustment (x) Revaluation of intangibles to fair value and not under this line

<sup>40</sup> Difference between finance lease receivables held on the balance sheet at amortized cost and the fair value of those finance lease receivables

<sup>41</sup> Difference between trading properties held on the balance sheet at cost (IAS 2) and the fair value of those trading properties

<sup>42</sup> Deferred tax adjustments are presented on page 15 of the EPRA Best Practices Recommendations Guidelines

<sup>43</sup> Real estate transfer tax adjustments are presented on page 17 of the EPRA Best Practices Recommendations Guidelines



(In millions of euros)	June 30, 2025		
	EPRA NRV	EPRA NTA	EPRA NDV
<b>IFRS equity attributable to shareholders</b>	<b>575.4</b>	<b>575.4</b>	<b>575.4</b>
<b>Includes<sup>44</sup> / Excludes<sup>45</sup>:</b>			
i) Hybrid instruments	0.0	0.0	0.0
<b>Diluted EPRA NAV</b>	<b>575.4</b>	<b>575.4</b>	<b>575.4</b>
<b>Includes<sup>44</sup>:</b>			
ii.a) Revaluation of IP (if IAS 40 cost option is used)	902.8	902.8	902.8
ii.b) Revaluation of IPUC <sup>46</sup> (if IAS 40 cost option is used)	0.0	0.0	0.0
ii.c) Revaluation of other non-current investments <sup>47</sup>	10.0	10.0	10.0
iii) Revaluation of tenant leases held as finance leases <sup>48</sup>	0.0	0.0	0.0
iv) Revaluation of trading properties <sup>49</sup>	0.0	0.0	0.0
<b>EPRA diluted NAV at fair value</b>	<b>1,488.2</b>	<b>1,488.2</b>	<b>1,488.2</b>
<b>Excludes<sup>45</sup>:</b>			
v) Deferred tax in relation to fair value gains of IP <sup>50</sup>	0.0	0.0	
vi) Fair value of financial instruments	-6.5	-6.5	
vii) Goodwill as a result of deferred tax	0.0	0.0	0.0
viii.a) Goodwill as per the IFRS balance sheet		-19.5	-19.5
viii.b) Intangibles as per the IFRS balance sheet		-3.6	
<b>Includes<sup>44</sup>:</b>			
ix) Fair value of fixed interest rate debt			4.7
x) Revaluation of intangibles to fair value	0.0		
xi) Real estate transfer tax <sup>51</sup>	192.9	0.0	
<b>NAV</b>	<b>1,674.6</b>	<b>1,458.7</b>	<b>1,473.4</b>
Fully diluted number of shares at end of period	93,328,694	93,328,694	93,328,694
<b>NAV per share (€)</b>	<b>17.94</b>	<b>15.63</b>	<b>15.79</b>

<sup>44</sup> "Includes" indicates that an asset (whether on or off-balance sheet) should be added to shareholders' equity, whereas a liability should be deducted

<sup>45</sup> "Excludes" indicates that an asset (part of the balance sheet) is reversed, whereas a liability (part of the balance sheet) is added back

<sup>46</sup> Difference between development property held on the balance sheet at cost and fair value of that development property

<sup>47</sup> Revaluation of intangibles to be presented under adjustment (x) Revaluation of intangibles to fair value and not under this line

<sup>48</sup> Difference between finance lease receivables held on the balance sheet at amortized cost and the fair value of those finance lease receivables

<sup>49</sup> Difference between trading properties held on the balance sheet at cost (IAS 2) and the fair value of those trading properties

<sup>50</sup> Deferred tax adjustments are presented on page 15 of the EPRA Best Practices Recommendations Guidelines

<sup>51</sup> Real estate transfer tax adjustments are presented on page 17 of the EPRA Best Practices Recommendations Guidelines

## 2.3. EPRA Net Initial Yield and EPRA “topped-up” Net Initial Yield

The following table presents the transition between the yield rate reported by Mercialys and the yield rates defined by EPRA:

(In millions of euros)	June 30, 2024	Dec 31, 2024	June 30, 2025
Investment property – wholly owned	2,700.0	2,583.7	2,734.0
Assets under development (-)	0.0	0.0	0.0
<b>Completed property portfolio excluding transfer taxes</b>	<b>2,700.0</b>	<b>2,583.7</b>	<b>2,734.0</b>
Transfer taxes	179.3	177.5	192.9
<b>Completed property portfolio including transfer taxes</b>	<b>2,879.4</b>	<b>2,761.2</b>	<b>2,926.9</b>
Annualized rental revenues	181.3	171.1	181.3
Non-recoverable expenses (-)	-7.4	-7.3	-7.6
<b>Annualized net rents</b>	<b>173.9</b>	<b>163.8</b>	<b>173.7</b>
Notional gain relating to expiration of step-up rents, rent-free periods or other lease incentives	2.6	3.0	4.0
<b>Topped-up net annualized rent</b>	<b>176.5</b>	<b>166.9</b>	<b>177.7</b>
<b>EPRA net initial yield</b>	<b>6.04%</b>	<b>5.93%</b>	<b>5.93%</b>
<b>EPRA “Topped-up” Net Initial Yield</b>	<b>6.13%</b>	<b>6.04%</b>	<b>6.07%</b>

## 2.4. EPRA vacancy rate

The vacancy rate is calculated based on: rental value of vacant units / (annualized minimum guaranteed rent on occupied units + rental value of vacant units).

The EPRA vacancy rate was 4.3% at end-June 2025, stable overall compared with the level from end-June 2024 and slightly higher than end-December 2024 (4.1%). “Strategic” vacancies following decisions to facilitate extension or redevelopment plans represent 140bp within this vacancy rate.

(In millions of euros)	June 30, 2024	Dec 31, 2024	June 30, 2025
Rental value of vacant units	8.3	7.3	8.3
Rental value of the entire portfolio	189.4	179.1	191.5
<b>EPRA vacancy rate</b>	<b>4.4%</b>	<b>4.1%</b>	<b>4.3%</b>

## 2.5. EPRA cost ratios

The EPRA cost ratio for the first half of 2025 was impacted by three unfavorable factors.

Firstly, the disposal in July 2024 of four hypermarkets, whose leases covered the charging of all expenses back to their tenants. Secondly, an investment operation, with the acquisition of the Saint-Genis 2 shopping center, which took place in mid-June 2025 and therefore had a limited accretive impact on this ratio on a prorata temporis basis. Lastly, the EPRA cost ratio calculation does not take into account the management income generated by the investment management company ImocomPartners, which has been fully owned by Mercialys since March 2025, while the expenses relating to this activity are included in this ratio.

(In millions of euros)	June 30, 2024	Dec 31, 2024	June 30, 2025	Comments
Administrative and operating expense line per IFRS income statement	-12.9	-28.4	-13.9	Personnel expenses and other costs
Net service charge costs / fees	-4.3	-6.0	-4.4	Property taxes and non-recovered service charges (including vacancy costs)
Rental management fees	1.7	3.3	1.7	Rental management fees
Other income and expenses	-1.6	-4.5	-2.7	Other property operating income and expenses excluding management fees
Share of joint venture administrative and operating expenses	0.0	0.0	0.0	
<b>Total</b>	<b>-17.0</b>	<b>-35.6</b>	<b>-19.2</b>	
Adjustments to calculate the EPRA cost ratio exclude (if included above):				
- Depreciation and amortization	0.0	0.0	0.0	Depreciation and provisions for fixed assets
- Ground rent costs	0.0	0.0	0.0	Non-group rents paid
- service charges recovered through comprehensive invoicing (with the rent)	0.0	0.0	0.0	
<b>EPRA costs (including vacancy costs) (A)</b>	<b>-17.0</b>	<b>-35.6</b>	<b>-19.2</b>	<b>A</b>
Direct vacancy costs <sup>52</sup>	1.5	3.1	1.4	
<b>EPRA costs (excluding vacancy costs) (B)</b>	<b>-15.6</b>	<b>-32.5</b>	<b>-17.8</b>	<b>B</b>
Gross rental revenues less ground rent costs <sup>53</sup>	91.6	179.5	88.7	Less costs relating to construction leases and long-term ground leases
Less: Service fee and service charge cost components of gross rental revenues	0.0	0.0	0.0	
Plus: Share of joint ventures' gross rental revenues (less ground rent costs)	0.0	0.0	0.0	
<b>Rental revenues (C)</b>	<b>91.6</b>	<b>179.5</b>	<b>88.7</b>	<b>C</b>
<b>EPRA COST RATIO including direct vacancy costs</b>	<b>18.6%</b>	<b>19.8%</b>	<b>21.6%</b>	<b>A / C</b>
<b>EPRA COST RATIO excluding direct vacancy costs</b>	<b>17.0%</b>	<b>18.1%</b>	<b>20.1%</b>	<b>B / C</b>

<sup>52</sup> The EPRA cost ratio deducts all vacancy costs for assets undergoing development/refurbishment if they have been expensed. The costs that can be excluded are property taxes, service charges, contributions to marketing costs, insurance premiums, carbon tax, and any other costs directly related to the property.

<sup>53</sup> Gross rental revenues should be calculated after deducting any ground rent payable. All service charges, management fees and other income in respect of property expenses must be added and not deducted. If the rent includes service charges, these should be restated to exclude them. Tenant incentives may be deducted from rental income, whereas any other costs should be recognized in line with IFRS requirements.

## 2.6. EPRA capital expenditure

The following table presents the property-related capital expenditure for the period:

(In millions of euros)	June 30, 2024			Dec 31, 2024			June 30, 2025		
	Group (excluding joint ventures)	Joint ventures (proportionate share)	Group (excluding joint ventures)	Group (excluding joint ventures)	Joint ventures (proportionate share)	Group total	Group (excluding joint ventures)	Joint ventures (proportionate share)	Group total
Acquisitions	0.0	0.0	0.0	1.2	0.0	1.2	81.3	0.0	81.3
Developments	1.2	0.0	1.2	1.7	0.0	1.7	1.9	0.0	1.9
Investment property	9.1	0.0	9.1	24.7	0.0	24.7	5.3	0.0	5.3
<i>Incremental lettable space</i>	1.4	0.0	1.4	5.4	0.0	5.4	3.5	0.0	3.5
<i>No incremental lettable space</i>	6.5	0.0	6.5	15.0	0.0	15.0	1.4	0.0	1.4
<i>Tenant incentives</i>	1.0	0.0	1.0	3.1	0.0	3.1	0.4	0.0	0.4
<i>Other material non-allocated types of expenditure</i>	0.2	0.0	0.2	1.2	0.0	1.2	0.0	0.0	0.0
Capitalized interest (if applicable)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total Capex</b>	<b>10.3</b>	<b>0.0</b>	<b>10.3</b>	<b>27.5</b>	<b>0.0</b>	<b>27.5</b>	<b>88.5</b>	<b>0.0</b>	<b>88.5</b>
Conversion from accrual to cash basis	0.7	0.0	0.7	1.3	0.0	1.3	0.0	0.0	0.0
<b>Total CapEx on cash basis</b>	<b>11.0</b>	<b>0.0</b>	<b>11.0</b>	<b>28.8</b>	<b>0.0</b>	<b>28.8</b>	<b>88.5</b>	<b>0.0</b>	<b>88.5</b>

**Development** capital expenditure remained non-significant over the period.

Capital expenditure relating to **investment property** includes:

- Under “incremental lettable space”, primarily work relating to the traditional project portfolio (shopping center transformations, mixed-use urban projects) and the strategic projects rolled out at various sites (architectural fit-out work);
- Under “no incremental lettable space”, primarily maintenance capex.

## 2.7. EPRA LTV

The following table details the loan to value (LTV) ratio, as determined by EPRA. This indicator differs from the calculation carried out by the Company, as detailed above, which represents the reference for the various bank covenants.

Ratio at June 30, 2024

(In millions of euros)		Group	Share of joint-ventures	Interests held	Non-controlling interests	Total
Includes	Borrowings from financial institutions		40.5			40.5
	Commercial paper	42.0				42.0
	Hybrids					
	Bond loans	1,142.8				1,142.8
	Foreign currency derivatives (futures, swaps, options and forwards)	-7.5				-7.5
	Net payables		0.1		-1.1	-1.0
	Owner-occupied property (debt)					
Excludes	Current accounts (equity characteristic)					
	Cash and cash equivalents:	-88.2	-3.8		15.6	-76.4
<b>Net debt (a)</b>		<b>1,089.1</b>	<b>36.8</b>		<b>14.5</b>	<b>1,140.4</b>
Includes	Owner-occupied property:					
	Investment properties at fair value:	2,578.2	86.6		-95.4	2,569.3
	Properties held for sale	121.9			-55.0	66.8
	Properties under development					
	Intangibles	3.2				3.2
	Net receivables	24.9				24.9
	Financial assets	23.4	-4.6	5.5		24.3
<b>Total property value (b)</b>		<b>2,751.5</b>	<b>81.9</b>	<b>5.5</b>	<b>-150.5</b>	<b>2,688.5</b>
<b>EPRA LTV (a) / (b)</b>						<b>42.4%</b>
<b>Real estate transfer taxes (c)</b>		<b>179.3</b>	<b>6.1</b>		<b>-10.4</b>	<b>175.0</b>
<b>EPRA LTV including real estate transfer taxes (a) / (b) + (c)</b>						<b>39.8%</b>

Ratio at December 31, 2024

(In millions of euros)		Group	Share of joint-ventures	Interests held	Non-controlling interests	Total
Includes	Borrowings from financial institutions		40.7			40.7
	Commercial paper	42.0				42.0
	Hybrids					
	Bond loans	1,244.6				1,244.6
	Foreign currency derivatives (futures, swaps, options and forwards)	-0.4				-0.4
	Net payables					
	Owner-occupied property (debt)					
Excludes	Current accounts (equity characteristic)					
	Cash and cash equivalents:	-283.7	-3.7		15.9	-271.5
<b>Net debt (a)</b>		<b>1,002.6</b>	<b>37.0</b>		<b>15.8</b>	<b>1,055.4</b>
Includes	Owner-occupied property:					
	Investment properties at fair value:	2,583.6	85.9		-95.7	2,573.8
	Properties held for sale					
	Properties under development					
	Intangibles	3.4				3.4
	Net receivables	21.5	0.8		-0.7	21.6
	Financial assets	23.1	-4.6	6.5		25.0
<b>Total property value (b)</b>		<b>2,631.7</b>	<b>82.0</b>	<b>6.5</b>	<b>-96.4</b>	<b>2,623.8</b>
<b>EPRA LTV (a) / (b)</b>						<b>40.2%</b>
<b>Real estate transfer taxes (c)</b>		<b>177.5</b>	<b>6.0</b>		<b>-6.6</b>	<b>177.0</b>
<b>EPRA LTV including real estate transfer taxes (a) / (b) + (c)</b>						<b>37.7%</b>

## Ratio at June 30, 2025

(In millions of euros)		Group	Share of joint-ventures	Interests held	Non-controlling interests	Total
	Borrowings from financial institutions	107.1	40.7			147.7
	Commercial paper	42.0				42.0
	Hybrids					
	Bond loans	1,544.1				1,544.1
Includes	Foreign currency derivatives (futures, swaps, options and forwards)	-3.1				-3.1
	Net payables				0.2	0.2
	Owner-occupied property (debt)					
	Current accounts (equity characteristic)					
Excludes	Cash and cash equivalents:	-442.1	-3.9		4.2	-441.8
<b>Net debt (a)</b>		<b>1,248.0</b>	<b>36.8</b>		<b>4.4</b>	<b>1,289.2</b>
	Owner-occupied property:					
	Investment properties at fair value:	2,729.5	85.1		-56.4	2,758.2
	Properties held for sale	4.5				4.5
Includes	Properties under development					
	Intangibles	3.6				3.6
	Net receivables	20.4	0.3			20.7
	Financial assets	23.3	-4.6	0.9		19.6
<b>Total property value (b)</b>		<b>2,781.3</b>	<b>80.7</b>	<b>0.9</b>	<b>-56.4</b>	<b>2,806.6</b>
<b>EPRA LTV (a) / (b)</b>						<b>45.9%</b>
	Real estate transfer taxes (c)	192.9	6.4		-4.4	194.9
<b>EPRA LTV including real estate transfer taxes (a) / (b) + (c)</b>						<b>43.0%</b>

### 3. CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

#### 3.1. Condensed consolidated income statement

Interim statements at June 30, 2025 and 2024.

(In thousands of euros)	Notes	June 30, 2025	June 30, 2024
<b>Rental revenues</b>		<b>88,735</b>	<b>91,560</b>
Service charges and property tax		-29,635	-32,391
Charges and taxes billed to tenants		25,268	28,069
Net property operating expenses		-942	171
<b>Net rental income</b>	<i>Note 11</i>	<b>83,426</b>	<b>87,408</b>
Management, administrative and other activities income		3,205	1,526
Other income	<i>Note 12</i>	-	-
Other expenses	<i>Note 13</i>	-3,402	-3,380
Personnel expenses		-10,486	-9,496
Depreciation and amortization		-18,449	-19,097
Reversals of / (Allowances for) provisions		3,534	761
Other operating income	<i>Note 14</i>	6,201	10,635
Other operating expenses	<i>Note 14</i>	-30,579	-9,289
<b>Operating income</b>		<b>33,449</b>	<b>59,069</b>
Income from cash and cash equivalents		4,189	2,210
Gross finance costs		-21,525	-19,800
<b>(Expenses) / Income from net financial debt</b>	<i>Note 17.3.1</i>	<b>-17,336</b>	<b>-17,590</b>
Other financial income	<i>Note 17.3.2</i>	1,013	755
Other financial expenses	<i>Note 17.3.2</i>	-1,894	-1,812
<b>Net financial items</b>		<b>-18,217</b>	<b>-18,647</b>
Tax expense	<i>Note 18</i>	-457	-400
Share of net income from associates and joint ventures	<i>Note 5</i>	703	1,466
<b>Consolidated net income</b>		<b>15,478</b>	<b>41,488</b>
Attributable to non-controlling interests		1,546	5,236
Attributable to owners of the parent		13,932	36,251
<b>Earnings per share <sup>54</sup></b>			
Net income attributable to owners of the parent (€)		0.15	0.39
Diluted net income attributable to owners of the parent (€)		0.15	0.39

<sup>54</sup> Based on the weighted average number of shares over the period adjusted for treasury shares:

- Undiluted weighted average number of shares for the first half of 2025 = 93,308,989 shares
- Fully diluted weighted average number of shares for the first half of 2025 = 93,308,989 shares



### 3.2. Condensed consolidated statement of comprehensive income

Interim statements at June 30, 2025 and 2024.

<i>(In thousands of euros)</i>	Notes	June 30, 2025	June 30, 2024
Consolidated net income		15,478	41,488
<b>Items that may be reclassified subsequently to profit or loss</b>		<b>2,242</b>	<b>1,787</b>
Cash flow hedges	Note 17.4	2,346	1,831
Tax effects		-103	-44
<b>Items that may not be reclassified subsequently to profit or loss</b>		<b>134</b>	<b>155</b>
Change in fair value of financial assets measured at fair value through other comprehensive income	Note 17.4	-7	-13
Actuarial gains or losses		190	226
Tax effects		-49	-58
<b>Other comprehensive income for the period, net of tax</b>		<b>2,377</b>	<b>1,941</b>
<b>Consolidated comprehensive income</b>		<b>17,855</b>	<b>43,429</b>
Attributable to non-controlling interests		1,546	5,236
Attributable to owners of the parent		16,309	38,193

### 3.3. Condensed consolidated statement of financial position

Interim statement at June 30, 2025 and for the year ended December 31, 2024.

#### ASSETS

<i>(In thousands of euros)</i>	Notes	June 30, 2025	Dec 31, 2024
Goodwill		19,473	-
Intangibles		3,561	3,424
Property, plant and equipment other than investment property		8,346	7,445
Investment property	Note 9	1,701,866	1,720,595
Right-of-use assets	Note 10	146,472	14,784
Investments in associates	Note 5	33,647	40,315
Other non-current assets	Note 15	32,439	30,604
Deferred tax assets		1,573	1,700
<b>Non-current assets</b>		<b>1,947,378</b>	<b>1,818,867</b>
Trade receivables	Note 16	28,511	30,766
Other current assets		41,830	27,048
Cash and cash equivalents	Note 17	442,109	283,653
Investment property held for sale	Note 9	4,545	0
<b>Current assets</b>		<b>516,996</b>	<b>341,467</b>
<b>TOTAL ASSETS</b>		<b>2,464,374</b>	<b>2,160,334</b>

#### EQUITY AND LIABILITIES

<i>(In thousands of euros)</i>	Notes	June 30, 2025	Dec 31, 2024
Share capital	Note 6	93,887	93,887
Additional paid-in capital, treasury shares and other reserves		481,530	537,179
<b>Equity attributable to owners of the parent</b>		<b>575,417</b>	<b>631,065</b>
Non-controlling interests		70,067	130,957
<b>Shareholders' equity</b>		<b>645,484</b>	<b>762,022</b>
Non-current provisions		1,424	1,390
Non-current financial liabilities	Note 17	1,237,272	1,237,529
Deposits and guarantees		31,846	29,424
Non-current lease liabilities	Note 10	77,988	13,991
Other non-current liabilities		4,106	4,675
<b>Non-current liabilities</b>		<b>1,352,636</b>	<b>1,287,010</b>
Trade payables		22,089	10,916
Current financial liabilities	Note 17	387,611	50,765
Current lease liabilities	Note 10	7,585	1,204
Current provisions		16,359	16,644
Other current liabilities		32,554	31,384
Current tax liabilities		56	390
<b>Current liabilities</b>		<b>466,254</b>	<b>111,303</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>2,464,374</b>	<b>2,160,334</b>

### 3.4. Consolidated cash flow statement

#### Impact on key aggregates for the consolidated cash flow statement

Interim statements at June 30, 2025 and 2024.

<i>(In thousands of euros)</i>	Notes	June 30, 2025	June 30, 2024
Net income attributable to owners of the parent		13,932	36,251
Non-controlling interests		1,546	5,236
<b>Consolidated net income</b>		<b>15,478</b>	<b>41,488</b>
Depreciation, amortization <sup>(1)</sup> and provisions, net of reversals		43,656	15,770
Calculated expenses/(income) relating to stock options and similar		451	300
Other calculated expenses/(income) <sup>(2)</sup>		-489	-193
Share of net income from associates and joint ventures		-703	-1,466
Dividends received from associates and joint ventures		1,263	2,499
Income from asset disposals		662	934
Expenses/(income) from net financial debt	Note 17.3	17,336	17,590
Net financial interest in respect of lease agreements	Note 10	428	169
Tax expense (including deferred tax)	Note 18	457	400
<b>Cash flow</b>		<b>78,540</b>	<b>77,491</b>
Taxes received/(paid)		-720	-419
Change in working capital requirement relating to operations, excluding deposits and guarantees <sup>(3)</sup>		1,473	7,921
Change in deposits and guarantees		2,421	6,665
<b>Net cash flow from operating activities</b>		<b>81,713</b>	<b>91,657</b>
Cash payments on acquisitions of:			
investment properties and other fixed assets	Note 9	-81,350	-11,035
non-current financial assets		-279	-19
Cash receipts on disposals of:			
investment properties and other fixed assets		-	1,752
non-current financial assets		635	575
Impact of changes in scope with change of control		-24,272	-
<b>Net cash flow from investing activities</b>		<b>-105,267</b>	<b>-8,727</b>
Dividends paid to shareholders of the parent company (final)	Note 7	-93,462	-92,643
Dividends paid to non-controlling interests		-6,795	-6,199
Change in treasury shares		1,110	518
Increase in borrowings and financial debt	Note 17	422,477	96,000
Decrease in borrowings and financial debt	Note 17	-126,000	-96,000
Repayment of lease liabilities	Note 10	-617	-678
Interest received		8,846	10,075
Interest paid		-23,550	-23,956
<b>Net cash flow from financing activities</b>		<b>182,009</b>	<b>-112,883</b>
<b>Change in cash position</b>		<b>158,456</b>	<b>-29,953</b>
Net cash at start of period	Note 17	283,653	118,155
Net cash at end of period	Note 17	442,109	88,202
of which cash and cash equivalents		442,109	88,202
of which bank overdrafts		-	-

(1) Depreciation and amortization exclude the impact of impairments on current assets

		June 30, 2025	June 30, 2024
(2) Other calculated expenses and income mainly comprise:			
discounting adjustments to construction leases	Note 15	-80	-102
lease rights received from tenants and spread over the firm term of the lease		-27	-19
deferred financial expenses		347	333
interest on non-cash loans and other financial income and expenses		-911	-586
(3) The change in working capital requirement breaks down as follows:			
		1,473	7,921
Trade receivables	Note 16	4,420	-819
Trade payables		11,011	8,868
Other receivables and payables		-13,959	-129

### 3.5. Statement of changes in consolidated equity

Interim statements at June 30, 2025 and 2024.

<i>(In thousands of euros)</i>	Share capital	Capital reserves <sup>55</sup>	Treasury shares	Consolidated reserves and retained earnings	Actuarial gains or losses	Change in financial assets through other comprehensive income	Equity attributable to owners of the parent <sup>56</sup>	Non-controlling interests	Total equity
<b>At December 31, 2023</b>	<b>93,887</b>	<b>498,102</b>	<b>-5,323</b>	<b>97,962</b>	<b>-257</b>	<b>-7,147</b>	<b>677,224</b>	<b>188,871</b>	<b>866,095</b>
Other comprehensive income for the period	-	-	-	1,787	167	-13	1,941	-	1,941
Net income for the period	-	-	-	36,252	-	-	36,252	5,236	41,488
<b>Consolidated comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>38,038</b>	<b>167</b>	<b>-13</b>	<b>38,193</b>	<b>5,236</b>	<b>43,429</b>
Treasury share transactions	-	-	1,065	-547	-	-	518	-	518
Dividends paid for 2023	-	-	-	-92,643	-	-	-92,643	-6,199	-98,842
Share-based payments	-	-	-	300	-	-	300	-	300
<b>At June 30, 2024</b>	<b>93,887</b>	<b>498,102</b>	<b>-4,258</b>	<b>43,109</b>	<b>-89</b>	<b>-7,159</b>	<b>623,591</b>	<b>187,908</b>	<b>811,499</b>
<b>At December 31, 2024</b>	<b>93,887</b>	<b>498,102</b>	<b>-7,974</b>	<b>54,338</b>	<b>-125</b>	<b>-7,161</b>	<b>631,065</b>	<b>130,957</b>	<b>762,022</b>
Other comprehensive income for the period	-	-	-	2,242	141	-7	2,377	-	2,377
Net income for the period	-	-	-	13,932	-	-	13,932	1,546	15,478
<b>Consolidated comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,174</b>	<b>141</b>	<b>-7</b>	<b>16,309</b>	<b>1,546</b>	<b>17,855</b>
Treasury share transactions	-	-	2,156	-1,047	-	-	1,110	-	1,110
Dividends paid for 2024	-	-	-	93,462	-	-	93,462	-6,795	-100,257
Share-based payments	-	-	-	451	-	-	451	-	451
Other <sup>57</sup>	-	-	-	19,943	-	-	19,943	-55,641	-35,698
<b>At June 30, 2025</b>	<b>93,887</b>	<b>498,102</b>	<b>-5,818</b>	<b>-3,602</b>	<b>16</b>	<b>-7 168</b>	<b>575,417</b>	<b>70,067</b>	<b>645,484</b>

<sup>55</sup> Capital reserves = premiums on shares issued for cash or assets, merger premiums and legal reserves

<sup>56</sup> Attributable to Mercialis SA shareholders

<sup>57</sup> The commitment to purchase the 49% stake in Hyperthetis Participations represents Euro 35.7 million, corresponding to the price of Euro 27.4 million and the commitment to distribute the dividend to minority shareholders for Euro 8.3 million.

## 4. NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### Information relating to the Mercialys Group

Mercialys is a French-law limited liability company (*société anonyme*), specialized in retail property. Its registered office is located at 16-18 rue du Quatre Septembre, 75002 Paris.

Mercialys SA's shares are listed on Euronext Paris Compartment A.

The Company and its subsidiaries are hereafter referred to as the "Group" or the "Mercialys Group".

The condensed half-year consolidated financial statements at June 30, 2025 reflect the accounting position of the Company and its subsidiaries and joint ventures, as well as the Group's interests in associates.

On July 24, 2025, the Board of Directors drew up and authorized publication of the Mercialys Group's condensed consolidated financial statements for the half-year ended June 30, 2025.

### Note 1 : Basis of preparation of the financial statements and accounting methods

#### Note 1.1 : Statement of compliance

In accordance with Regulation (EC) No. 1606/2002 of July 19, 2002, the Mercialys Group's condensed consolidated financial statements were prepared in accordance with *International Financial Reporting Standards* (IFRS) issued by the International Accounting Standards Board (IASB), as adopted by the European Union at the date on which the financial statements were approved by the Board of Directors and applicable at June 30, 2025.

These standards are available on the European Commission website at: [https://finance.ec.europa.eu/capital-markets-union-and-financial-markets/company-reporting-and-auditing/company-reporting/financial-reporting\\_en](https://finance.ec.europa.eu/capital-markets-union-and-financial-markets/company-reporting-and-auditing/company-reporting/financial-reporting_en)

#### Note 1.2 : Basis of preparation

The half-year consolidated financial statements, presented in summary form, have been prepared in accordance with IAS 34 ("Interim Financial Reporting").

They do not include all the information and notes presented in the annual financial statements. As such, they should be read together with the Group's consolidated financial statements at December 31, 2024.

They are available on request from the Communications Department, 16-18 rue du Quatre Septembre, 75002 Paris, or online at [www.mercialys.com](http://www.mercialys.com).

The Group's condensed consolidated financial statements are presented in thousands of euros. The euro is the Group's reporting and functional currency. The statements have been prepared based on the historical cost method, with the exception of financial assets stated at fair value through other comprehensive income and hedging derivatives, which are stated at fair value.

The tables contain figures that have been rounded individually. There may be differences between the arithmetic totals of these figures and the aggregates or subtotals shown.

### Note 1.3 : Accounting principles

The accounting principles used for the preparation of the condensed consolidated financial statements at June 30, 2025 are identical to those applied for the annual consolidated financial statements for 2024.

From January 1, 2025, only one compulsory change to IFRS came into force: Amendments to IAS 21 - The Effects of Changes in Foreign Exchange Rates. This standard has not had any impact on the Group's condensed consolidated financial statements.

### Note 1.4 : Use of estimates and judgments

In preparing the condensed consolidated financial statements, management is required to make a number of judgments, estimates and assumptions that affect the amount of certain assets and liabilities, income and expense items, and certain information provided in the notes to the financial statements. As assumptions are inherently uncertain, actual results may differ from these estimates.

The Group reviews its estimates and assessments on a regular basis to take into account past experience and incorporate factors considered relevant under current economic conditions.

The material judgments made by management to apply the Group's accounting methods and the main sources of uncertainty linked to estimates are identical to those described in the latest annual financial statements.

The main line items in the financial statements that may depend on estimates and judgments are:

- Financial assets stated at fair value through other comprehensive income whose fair value was determined on the basis of their net asset value;
- The fair value of investment properties whose valuations, as determined by independent assessors, are based on unobservable data;
- The impairment of trade receivables;
- The classification as investment property held for sale;
- The procedures used for the application of IFRS 16, in particular the determination of discount rates and the lease duration used for the measurement of lease liabilities.

Mercialys' financial statements take into account the stakes involved with climate change, based on current practices and knowledge. The Company's expenditure in connection with its CSR policy looking ahead to 2030, linked in particular to environmental stakes (carbon neutrality, rationalized use of natural resources, effective control over artificial ground cover), is recognized as investments (heating and air conditioning systems, changes to lighting systems, waste management-related equipment, etc.) or as expenses (consulting, studies, etc.). In

addition, the valuation of investment properties incorporates this dimension by factoring in multi-year work plans taking into account the expenditure relating to changes in buildings and their uses.

Lastly, all of Mercialis' undrawn bank lines at end-June 2025 include ESG criteria, linked in particular to climate change stakes (e.g. carbon trajectory, BREEAM rating of assets), that increase or decrease the cost of these financing facilities.

The Group, notably through its Audit, Risks and Sustainable Development Committee, regularly monitors the risks relating to climate change, and specifically the transition risks, which refer to the financial impacts resulting from the effects of putting in place a low-carbon business model on economic stakeholders.

## Note 2 : Significant events

### Investment operations

In March 2025, Mercialis acquired the **remaining 70% stake in the regulated investment management company (SGP) ImocomPartners**. To date, the SGP investment management company manages the OPPCI fund ImocomPark, which holds a portfolio of 33 retail parks in France, with a value of around Euro 650 million.

In June 2025, Mercialis acquired the **Saint-Genis 2 shopping center**, under a finance lease agreement maturing on October 15, 2031.

This leading site in western Lyon covers a catchment area of 700,000 inhabitants. This site meets Mercialis' requirements thanks to its size (90 stores and 10 restaurants spread over more than 18,000 sq.m), its excellent rental diversification, built around high-profile retailers, and its potential for optimizing the retail mix and the corresponding real estate formats.

### Change in the rental base

In June 2025, an agreement was reached with the Casino group, following approval from the Competition Authorities, making it possible to re-let the hypermarket previously operated by the Géant Casino banner at the Brest site to Leclerc (Brest Eurodis). In addition to the hypermarket, which is scheduled to open before the end of 2025 with an optimized surface area, Leclerc will also set up two mid-size units for a drugstore and toy store. The space vacated by Géant Casino will also enable a Grand Frais store to be opened at this site.

A bilateral sales agreement has been signed for the spaces occupied by Leclerc. This preliminary agreement commits both the seller, Hyperthetis, and the buyer to finalize the sale between July 1, 2026 and June 30, 2027. The purchase price will be determined based on the average of two appraisal values. As of June 30, 2025, the average of the range used for the financial statements is Euro 9.8 million. As a result, an impairment test was carried out as of June 30, 2025 for the site being sold, rather than the CGU (note 9). The asset concerned has been recognized under "Investment property held for sale" (note 9).

Lastly, Mercialis and SPF2 Hyperthe have signed a draft agreement for SPF2 Hyperthe to sell its stake in Hyperthetis Participations. On June 13, 2025, Mercialis informed SPF2 that it was waiving the condition precedent, removing any possibility for either party to withdraw from the transaction. As a result, a financial liability of Euro 35.7 million, corresponding to the price of Euro 27.4 million and the share of dividends attributable to the minority interests for Euro 8.3 million, was recognized concerning the buyout commitment in accordance with IAS 32.23, with a corresponding transfer from non-controlling interests to Group equity. Mercialis acquired the remaining 49% stake on July 11, 2025 (note 22).



**Financing**

In June 2025, Mercialys successfully placed a Euro 300 million bond issue with a 7-year maturity and 4.0% coupon. Specifically, this additional liquidity will help refinance the Euro 300 million bond issue due to mature in February 2026, while supporting the Company's investment policy.

In addition, Mercialys extended the maturity of 57% of its confirmed undrawn bank lines during the first half of the year.

**Note 3 : Seasonality of the business**

The Group's business is not affected by seasonality.

**Note 4 : Segment reporting**

Segment reporting reflects management's views and is prepared based on the internal reporting used by the chief operating decision maker (the Chief Executive Officer) to allocate resources and assess the Group's performance.

As the Group's Senior Management does not use a breakdown of operations to review operational results, no segment reporting is provided in the financial statements.

To date, there is only one geographic segment, given that the Group's portfolio consists exclusively of assets located in France. However, in the future, the Group does not rule out making investments outside of France, in which case information would be disclosed for other geographic segments as well.

**Note 5 : Basis for consolidation****Note 5.1 : List of consolidated companies**

At June 30, 2025, the Mercialys Group consolidated the following companies:

Name	June 30, 2025			June 30, 2024		
	Method	% interest	% control	Method	% interest	% control
<b>Mercialys SA</b>	<b>FC</b>	<b>Parent company</b>	<b>Parent company</b>	<b>FC</b>	<b>Parent company</b>	<b>Parent company</b>
Mercialys Gestion SAS	FC	100.00%	100.00%	FC	100.00%	100.00%
SNC Kerbernard	FC	100.00%	100.00%	FC	100.00%	100.00%
Point Confort SA	FC	100.00%	100.00%	FC	100.00%	100.00%
Corin Asset Management SAS	EM	40.00%	40.00%	EM	40.00%	40.00%
Société du Centre Commercial de Narbonne SNC	FC	100.00%	100.00%	FC	100.00%	100.00%
FISO SNC	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS des Salins	FC	100.00%	100.00%	FC	100.00%	100.00%
SCI Timur	FC	100.00%	100.00%	FC	100.00%	100.00%
SNC Géante Periaz	FC	100.00%	100.00%	FC	100.00%	100.00%
SNC Dentelle	FC	100.00%	100.00%	FC	100.00%	100.00%
SCI Caserne de Bonne	FC	100.00%	100.00%	FC	100.00%	100.00%
SCI AMR	EM	25.00%	25.00%	EM	25.00%	25.00%
SNC Aix2	EM	50.00%	50.00%	EM	50.00%	50.00%
SNC Fenouillet Participation	FC	100.00%	100.00%	FC	100.00%	100.00%
SNC Fenouillet Immobilier	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Hyperthetis Participations (1)	FC	51.00%	100.00%	FC	51.00%	51.00%
SAS Immosiris	FC	51.00%	51.00%	FC	51.00%	51.00%
SAS Epicanthe	-	-	-	FC	100.00%	100.00%
SARL Cypérus Saint-André (previously Toutoune)	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Mercialys Exploitation	FC	100.00%	100.00%	FC	100.00%	100.00%
SCI Rennes-Anglet	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Astuy	FC	100.00%	100.00%	FC	100.00%	100.00%
SNC Sacré-Cœur	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Ocitô la Galerie	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Cap Cowork Mercialys	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Saint-Denis Genin	EM	30.00%	30.00%	EM	30.00%	30.00%
SAS Mercialys Participations	FC	100.00%	100.00%	FC	100.00%	100.00%
SNC The Next Horizon	FC	100.00%	100.00%	FC	100.00%	100.00%
SAS Hillel	EM	22.88%	22.88%	EM	22.88%	22.88%
SAS ImocomPartners	FC	100.00%	100.00%	EM	30.00%	30.00%
SARL Gaymard	FC	100.00%	100.00%	-	-	-
SCI Boule	FC	100.00%	100.00%	-	-	-
Mercialys Campagne 13 SAS	FC	100.00%	100.00%	-	-	-
SEP	FC	100.00%	100.00%	-	-	-

FC: full consolidation / EM: equity method

<sup>(1)</sup> The firm commitment to purchase securities was recognized at June 30, 2025, in accordance with IAS 32. The legal transfer will take place at a later date.

On March 3, 2025, the company Epicanthe was merged into Mercialys SA through a dissolution without liquidation.

Mercialys, through its wholly owned subsidiary Mercialys Campagne 13, created in 2025, acquired all the shares in SCI Boule and SARL Gaymard. This operation enabled Mercialys to gain full ownership of part of the land at the Marseille Plan de Campagne site, where it was previously a tenant (note 8).

On March 6, 2025, Mercialys Gestion acquired the remaining 70% stake in ImocomPartners. As a result, ImocomPartners has been fully consolidated from this date (note 5.2).

As part of the acquisition of the Saint Genis 2 site, Mercialys also acquired the joint venture (SEP), with a 58.03% stake for Mercialys. The SEP will be fully consolidated (note 5.2).

## Note 5.2 : Assessment of control

### ImocomPartners

As of March 6, 2025, Mercialys became the sole partner in ImocomPartners, holding 100% of the capital and having exclusive control over the company's financial and operational policies. Control was therefore obtained as defined by IFRS 10 on this date. As a result, ImocomPartners is fully consolidated (note 8).

### SEP

As part of the acquisition of the St Genis2 site, Mercialys acquired the shares in the SEP joint venture previously held by LSGI (58.03%). The purpose of this company is to pool revenues, expenses and any other amounts arising from the management, leasing and administration of the premises, spaces and communal areas covered by the civil lease and its potential amendments.

Mercialys holds 58.03%, giving it a majority in all decisions made by simple majority, while noting that the manager cannot take any significant decisions and may be dismissed by Mercialys.

As such, Mercialys has control over the SEP, which will be fully consolidated.

No other events that occurred during the first half of 2025 called into question the assessments of control of the consolidated entities described at December 31, 2024.

## Note 6 : Shareholders' equity

At June 30, 2025, the share capital comprised 93,886,501 fully paid-up ordinary shares with a par value of Euro 1.

## Note 7 : Dividends paid, proposed or approved

Out of 93,886,501 shares at December 31, 2024, 93,462,222 shares benefited from the dividend awarded for the year ended December 31, 2024 (with 424,279 treasury shares not entitled to dividends).

The Company paid its shareholders a gross dividend of Euro 1 per share for the year ended December 31, 2024, representing a total of Euro 93,462,000.

## Note 8 : Business combinations

**ImocomPartners**

On March 6, 2025, Mercialys Gestion acquired the remaining 70% stake in ImocomPartners. As a result, ImocomPartners has been fully consolidated from this date.

As of the date when control was acquired, the fair value assigned to the identifiable assets of ImocomPartners is summarized below:

<i>(In millions of euros)</i>	Notes	June 30, 2025
Fixed assets		0.2
Current assets		3.0
<b>TOTAL ASSETS</b>		<b>3.2</b>
Current liabilities		0.7
<b>TOTAL LIABILITIES</b>		<b>0.7</b>
<b>Equity</b>		<b>2.5</b>
<i>Fair value</i>		<i>20.6</i>
<i>Goodwill allocated to intangible assets</i>		<i>18.2</i>

The acquisition price of the SAS ImocomPartners securities acquired in March 2025 for the remaining 70% interest totaled Euro 14.4 million. On this basis, the fair value of the acquisition price was determined at Euro 20.6 million. The provisional goodwill will be allocated over the period defined by IFRS, i.e. a maximum of 12 months.

The acquisition is recognized as a business combination in accordance with IFRS 3. The remeasurement of the interest held previously prior to obtaining control of SAS ImocomPartners is recognized under other operating income for Euro 80,000.

**SCI Boule and SARL Gaymard**

Mercialys, through its wholly owned subsidiary Mercialys Campagne 13, acquired 100% of the shares in two companies:

- SCI Boule, which owns a 22,046 sq.m plot of land located in Les Pennes-Mirabeau, leased under two long-term ground leases, one of which has Mercialys as the lessee;
- SARL Établissement S. GAYMARD, which holds 90% of SCI Boule's shares and serves primarily as a holding structure.
- As of the date when control was acquired, the fair value assigned to the identifiable assets of SARL Gaymard and SCI Boule is summarized below:

<i>(In thousands of euros)</i>	Notes	June 30, 2025	
		SARL Gaymard	SCI Boule
Investments		33.2	-
Current assets		75.0	81.0
<b>TOTAL ASSETS</b>		<b>108.2</b>	<b>81.0</b>
Current liabilities		54.2	102.0
<b>TOTAL LIABILITIES</b>		<b>54.2</b>	<b>102.0</b>
<b>Equity</b>		<b>54.0</b>	<b>-21.0</b>
<i>Fair value</i>		<i>10,464.8</i>	
<i>Goodwill allocated to investment properties</i>		<i>10,431.3</i>	

## Note 9 : Investment properties and investment properties held for sale

### Acquisitions and disposals

Mercialys acquired SCI Boule, which owns a 22,046 sq.m plot of land at the Marseille Barnéoud site, for Euro 10.4 million.

### Investment property held for sale

As of June 30, 2025, the investment property held for sale corresponds to the Brest site, for which Leclerc and Mercialis have signed a bilateral sales agreement. In accordance with IFRS 5, these assets are recognized at the planned transaction value, adjusted for the costs directly incurred in connection with the sale (notably the work to be carried out by Mercialis for the sale).

### Impairment of investment property

Tests for the impairment of investment properties are carried out at cash-generating unit level, i.e. for the site comprising shopping centers, mid-size units and hypermarkets.

When Mercialis plans to sell assets individually, these tests may be carried out on the asset to be sold, as the cash-generating unit approach is no longer applicable.

A provision for the impairment of investment property is recognized when the appraisal value excluding transfer taxes is more than 5% below the net book value of the assets and when this difference can be considered as significant.

Additional impairments on investment properties were recorded at end-June 2025 for Euro 25.5 million, taking the total amount of impairments to Euro 94.2 million.

The change observed is linked primarily to the impairment of the Brest site, for which the impairment test at June 30, 2025 was carried out for the site to be sold, rather than at the cash generating unit (CGU) level.

Alongside this, under a private agreement dated April 9, 2009, including the agreement for contributions in kind, Immobilière Groupe Casino transferred various assets to Mercialis including real estate assets and rights for the use of commercial premises located in a real estate complex in Arles. This shopping center was subject to an Agreement dated October 18, 1977 between the municipality of Arles and SCI Arles Sud (the company which initially built the site), providing for a conditional reversion of the site to the urban community after a period of 45 years since it opened to the public, i.e. on June 20, 2024. Mercialis is challenging the validity of this Agreement and the resulting loss of ownership of the site with the administrative authorities. Meanwhile, the Company is continuing to manage the units that it owns on the site.

However, to take into account the risk of not prevailing in the various proceedings, the following impacts are reflected in the consolidated financial statements:

- The very specific legal situation of this site has been taken into account, with a provision for impairment recorded on this asset. The asset's appraisal value is determined by discounting future cash flows and therefore factors in, on a cautious basis, the legal deadline, even though it is being disputed. As a result, this valuation is set at zero since June 30, 2024. Alongside this, the buildings are depreciated on a straight-line basis. At June 30, 2025, the provision represents Euro 15.5 million.
- Recognition of a provision for liabilities and charges corresponding to the cancellation of the net income received by Mercialis for the management of this asset. This provision would be reversed in

exchange for a reversion of this aggregate net income to the municipality if Mercialys were to lose ownership following the legal disputes that are underway. It would be reversed without compensation if the Company prevails.

## Fair value of investment property and investment properties held for sale

Mercialys' property portfolio is appraised twice yearly by independent experts.

These valuations concerned all of the investment properties held at June 30, 2025. The valuation methods applied, presented in the Group's consolidated financial statements at December 31, 2024, remain unchanged. The assumptions retained have changed in order to notably take into account (i) potential changes in rates, (ii) possible inflation, and (iii) difficulties recovering trade receivables.

The fair value of investment properties as of June 30, 2025, includes Euro 146.4 million including transfer taxes (Euro 143.2 million excluding transfer taxes) related to the Saint Genis Laval asset, acquired in 2025 for Euro 70.8 million in cash (note 17.2) and Euro 71.4 million through lease financing debt recognized as a lease liability. The asset is recorded as a right-of-use asset for Euro 132.8 million (note 10.1).

Based on these elements, the portfolio was valued at Euro 2926.9 million including transfer taxes at June 30, 2025, compared with Euro 2,761.2 million at December 31, 2024. Excluding transfer taxes, this value was Euro 2,734.0 million at end-June 2025, compared with Euro 2,583.7 million at end-December 2024.

The portfolio value including transfer taxes is therefore up 6.0% over six months (0.7% like-for-like <sup>[4]</sup>) and 1.6% over 12 months (1.6% like-for-like <sup>[4]</sup>).

The portfolio value excluding transfer taxes is therefore up 5.8% over six months (0.3% like-for-like <sup>[4]</sup>) and 1.3% over 12 months (1.0% like-for-like <sup>[4]</sup>).

The average appraisal yield rate was 6.79% at June 30, 2025, up +14bp compared with December 31, 2024.

The change in the fair value of assets excluding transfer taxes of Euro +150.3 million over six months is due to:

- The increase in rents on a like-for-like basis: Euro +43.6 million;
- The reduction in the average capitalization rate: Euro -36.4 million;
- The change in scope: Euro +143.2 million.

Assuming annual appraised rents of Euro 198.8 million and a capitalization rate of 7.27%, the sensitivity of the appraisal value of Mercialys' portfolio is as follows:

Sensitivity criteria	Impact on appraisal value (excluding transfer taxes)
	(€m)
-0.5% decrease in the capitalization rate	201.9
+10% increase in rents	273.4
+0.5% increase in the capitalization rate	-175.9
-10% decrease in rents	-273.4

<sup>4</sup> Sites on a constant scope and constant surface area basis

## Note 10 : Leases

The leases for which Mercialys is a lessee fall into three categories:

- Leases for plots of land linked to investment properties (mainly construction leases and emphyteutic leases);
- Commercial leases for offices;
- Finance leases.

The Group applies one of the capitalization exemptions proposed by the standard for short-term equipment leases (12 months).

The term of the lease corresponds to the legally enforceable period of the contract and takes into account the options for termination and renewal whose use by the Group is reasonably certain.

The information relating to leases is presented hereafter.

### Note 10.1 : Information relating to the balance sheet

Composition and change in right-of-use assets

<i>(In thousands of euros)</i>	Land and land improvements	Buildings, fixtures and fittings	Other right-of-use assets	Total
<b>At December 31, 2024</b>	<b>5,919</b>	<b>8,598</b>	<b>268</b>	<b>14,784</b>
Increases and reappraisals during the period	38,910	87,374	6,141	132,426
Disposals for the period	-	-	-	-
Depreciation and amortization	-162	-523	-54	-739
<b>June 30, 2025</b>	<b>44,667</b>	<b>95,449</b>	<b>6,355</b>	<b>146,472</b>

The indexation of rents results in a reassessment of lease liabilities in relation to the right-of-use assets.

On June 5, 2025, Mercialys acquired part of the Saint-Genis 2 shopping center in Saint-Genis-Laval from LSGI – La Société Générale Immobilière, through the transfer of a real estate finance lease. The finance lease acquired as part of this transaction comprised four tranches:

- Tranches 1, 2 and 4 were acquired by Mercialys.
- Tranche 3 was transferred to SNC du Centre Commercial de Narbonne.

For the recognition of this operation in the consolidated financial statements:

- A right-of-use asset was recorded using the cost model (IFRS 16.29).
- The breakdown between depreciable and non-depreciable components was determined based on the initial contract terms and the lease payment schedule.
- For the depreciable component (buildings), the depreciation schedule was set at 50 years, i.e. from 2017 to 2067, in line with the estimated useful life.

**Note 10.2 : Information relating to the income statement**

At June 30, 2025, restated lease charges totaled Euro 1,054,000. These lease charges are replaced by a depreciation expense on right-of-use assets for Euro 685,000 and a financial interest expense on lease liabilities for Euro 428,000.

The amounts recognized in profit and loss for the first half of the year concerning agreements excluded from lease liabilities represent Euro 19,000 and primarily concern short-term agreements.

**Note 10.3 : Information relating to the cash-flow statement**

The total amount paid out for leases during the first half of the year came to Euro 617,000.

**Note 11 : Net rental income**

Net rental income corresponds to the difference between rental revenues and the costs that are directly allocated to the sites. These costs include property taxes and service charges that are not billed back to tenants, as well as property operating expenses (primarily various charges relating directly to site operations).

**Note 12 : Other income**

No other income was recorded during the first half of 2025.

**Note 13 : Other expenses**

Other current expenses mainly comprise overheads. Overheads primarily include financial communications costs, remuneration paid to members of the Board of Directors, corporate communications costs, marketing research costs, professional fees (statutory auditors, consulting, research) and real estate portfolio appraisal costs.

For the first half of 2025, these expenses totaled Euro 3.4 million, compared with Euro 3.4 million for the first half of 2024.



## Note 14 : Other operating income and expenses

Other operating income and expenses came to Euro -24.4 million at end-June 2025, compared with Euro 1.3 million at end-June 2024.

The changes primarily relate to impairments on investment properties for Euro -25.5 million, allocations to provisions concerning disputes for Euro -3.3 million, and Euro 5.2 million of proceeds from compensation relating to rental matters.

## Note 15 : Other non-current assets

At June 30, 2025, other non-current assets can be broken down as follows:

(In thousands of euros)	Financial assets							
	Total other non-current assets	at fair value through other comprehensive income <sup>(1)</sup>	Construction leases	Other investments	Real estate guarantees	Non-current hedging assets <sup>(2)</sup>	Loans and interest <sup>(3)</sup>	Prepaid expenses <sup>(4)</sup>
<b>At December 31, 2024</b>	<b>30,604</b>	<b>467</b>	<b>3,744</b>	<b>-</b>	<b>296</b>	<b>4,171</b>	<b>18,873</b>	<b>3,050</b>
Increase	831	-	-	-	277	-	554	-
Change in fair value	1,862	-7	-	-	-	1,868	-	-
Decrease	-635	-	-	-	-260	-	-375	-
Discounting / Accretion	42	-	42	-	-	-	1	-
Other reclassifications and other movements	-265	-	-	37	37	-	-	-340
<b>June 30, 2025</b>	<b>32,439</b>	<b>460</b>	<b>3,787</b>	<b>37</b>	<b>350</b>	<b>6,039</b>	<b>19,053</b>	<b>2,711</b>

(1) Financial assets at fair value through other comprehensive income primarily comprise shares in the OPCI fund UIR II. This mutual fund's ownership is split between Union Investment with an 80.01% stake and Mercialys with 19.99%. It operated an asset in Pessac which provided it with rental income. This asset was sold on April 29, 2022. This company is currently being liquidated.

(2) The fair value hedging derivatives (interest rate risk hedge) are due to mature on August 28, 2025, February 27, 2026, November 3, 2027 and February 28, 2029.

(3) Loans and interest correspond primarily to the Euro 18.6 million loan granted by Mercialys to SCI AMR in December 2020.

(4) Prepaid expenses primarily concern SaaS software implementation costs when they are not distinct from the software.

## Note 16 : Trade receivables

<i>(In thousands of euros)</i>	June 30, 2025	Dec 31, 2024
Trade receivables and related	54,763	55,687
Depreciation	-26,252	-24,921
<b>Trade receivables and related, net</b>	<b>28,511</b>	<b>30,766</b>

The provisions for doubtful receivables determined by Mercialys and based on the legal framework for disputes with tenants in arrears totaled Euro 24.9 million at June 30, 2025.

## Note 17 : Financial structure and financial costs

### Note 17.1 : Net cash

The breakdown of net cash is presented below:

<i>(In thousands of euros)</i>	June 30, 2025	Dec 31, 2024
Cash	77,612	80,030
Cash equivalents	364,497	203,623
<b>Gross cash</b>	<b>442,109</b>	<b>283,653</b>
Bank overdrafts	-	-
<b>Cash net of bank overdrafts</b>	<b>442,109</b>	<b>283,653</b>

Under the liquidity agreement with Oddo & Cie, managed funds are invested in money market UCITS. These funds, which meet the criteria defined for classification as cash equivalents, are part of the net cash position.

### Note 17.2 : Borrowings and financial liabilities

#### Note 17.2.1 : Composition

Net financial debt comprises financial debt and borrowings, including fair value hedging derivative liabilities, excluding cash and cash equivalents and fair value hedging derivative assets.

<i>(In thousands of euros)</i>	June 30, 2025			Dec 31, 2024		
	Non-current portion	Current portion	Total	Non-current portion	Current portion	Total
Bonds	-1,242,342	-316,546	-1,558,889	-1,244,600	-17,700	-1,262,300
Other borrowings and financial debt	-	-77,698	-77,698	-	-42,000	-42,000
Bank overdrafts	-	-	-	-	-	-
Fair value of liabilities	5,070	6,633	11,703	7,071	8,935	16,006
<b>Gross financial debt</b>	<b>-1,237,272</b>	<b>-387,611</b>	<b>-1,624,884</b>	<b>-1,237,529</b>	<b>-50,765</b>	<b>-1,288,294</b>
Fair value hedging derivatives – assets	-72	3,112	3,041	-10	1,728	1,717
Cash and cash equivalents		442,109	442,109	-	283,653	283,653
<b>Cash and cash equivalents and other financial assets</b>	<b>-72</b>	<b>445,221</b>	<b>445,150</b>	<b>-10</b>	<b>285,381</b>	<b>285,371</b>
<b>NET FINANCIAL DEBT</b>	<b>-1,237,344</b>	<b>57,610</b>	<b>-1,179,734</b>	<b>-1,237,539</b>	<b>234,616</b>	<b>-1,002,923</b>

**Note 17.2.2 : Change in financial liabilities**

In June 2025, Mercialys successfully placed a Euro 300 million bond issue with a 7-year maturity and 4.0% coupon. With this latest issue, a premium was recorded for Euro -2.1 million, along with Euro -1.4 million of costs. These costs relating to the issue are spread in line with the effective interest method over the term of the bond issue.

A financial liability of Euro 35.7 million, relating to the commitment to buy out the minority interests in the company Hyperthetis participations, was recorded at June 30, 2025 (note 2).

**Note 17.2.3 : Financial covenants**

Mercialys' financial liabilities are subject to default clauses (early repayment) in the event of failure to comply with the following financial ratios:

- Loan to value (LTV): Net financial debt / (market value of the portfolio excluding transfer taxes + market value of investments in associates) <55% at each reporting date;
- Interest coverage ratio (ICR): consolidated EBITDA<sup>6</sup> / net finance costs > 2x, at each reporting date;
- Secured debt / consolidated fair value of investment properties excluding transfer taxes < 20% at all times;
- Consolidated fair value of investment properties excluding transfer taxes > Euro 1 billion at all times.

Change of control clauses also apply.

	Covenants	June 30, 2025	Dec 31, 2024
Loan to value (LTV)	<55 %	42.5%	38.2%
Interest coverage ratio (ICR)	>2x	5.7x	5.5x

These ratios do not include the lease financing for the Saint-Genis asset for Euro 71.4 million, with this item not recognized as net financial debt for calculating the LTV. Taking into account this item, the LTV represents 42.0% (including transfer taxes) and 45.1% (excluding transfer taxes).

Note that the LTV at June 30, 2025 already included the commitment by Mercialys to acquire the 49% interest in the company Hyperthetis (operation carried out in July 2025) for Euro 35.7 million.

At June 30, 2025, the other contractual covenants (secured debt / consolidated fair value of investment properties excluding transfer taxes, and consolidated fair value of investment properties excluding transfer taxes), as well as the commitment and default clauses, were also complied with.

<sup>6</sup> EBITDA: earnings before interest, tax, depreciation and amortization.

**Note 17.3 : Net financial items****Note 17.3.1 : Net finance costs**

<i>(In thousands of euros)</i>	June 30, 2025	June 30, 2024
Cost of debt put in place	-18,696	-17,199
Impact of hedging instruments	-2,829	-2,600
<b>Gross finance costs</b>	<b>-21,525</b>	<b>-19,800</b>
Net proceeds from sales of investment securities	4,189	2,210
<b>Income from net cash / (net finance costs)</b>	<b>-17,336</b>	<b>-17,590</b>

**Note 17.3.2 : Other financial income and expenses**

<i>(In thousands of euros)</i>	June 30, 2025	June 30, 2024
Other financial income	1,013	755
<b>Financial income</b>	<b>1,013</b>	<b>755</b>
Other financial expenses	-1,894	-1,812
<b>Financial expenses</b>	<b>-1,894</b>	<b>-1,812</b>
<b>Total other financial income and expenses</b>	<b>-881</b>	<b>-1,057</b>

Other financial expenses primarily concern non-use fees relating to the undrawn bank lines and the fair value of derivatives held for trading. Other financial income concerns remuneration from loans and partner current accounts for companies in which Mercialys has a minority interest.

**Note 17.4 : Fair value of financial instruments**

The following tables present a comparison of the book value and fair value of financial assets and liabilities, other than those whose book values correspond to reasonable approximations of their fair values, such as trade receivables, trade payables and cash and cash equivalents.

At June 30, 2025	Book value	Fair value	Market price	Models with observable inputs	Models with non-observable inputs
(In thousands of euros)			= level 1	= level 2	= level 3
<b>ASSETS</b>					
Financial assets at fair value through other comprehensive income <sup>7</sup>	460	460	-	-	460
Fair value hedging derivatives – assets (current and non-current) <sup>8</sup>	3,041	3,041	-	3,041	-
Other derivative assets (current and non-current) <sup>8</sup>	6,966	6,966	-	6,966	-
Cash equivalents	442,109	442,109	442,109	-	-
<b>LIABILITIES</b>					
Bonds	1,558,889	1,544,342	1,544,342	-	-
Other derivative liabilities (current and non-current) <sup>8</sup>	3,882	3,882	-	3,882	-
Fair value hedging derivatives – liabilities (current and non-current) <sup>8</sup>	7,814	7,814	-	7,814	-

The counterparty risk, assessed based on the Credit Valuation Adjustment (CVA) and Debit Valuation Adjustment (DVA), adjusts the mark to market. It therefore reduces the assets or liabilities. At June 30, 2025, the credit risk (CVA) totaled Euro -84,000, while the Debit Valuation Adjustment (DVA) represented Euro 213,000.

At December 31, 2024	Book value	Fair value	Market price	Models with observable inputs	Models with non-observable inputs
(In thousands of euros)			= level 1	= level 2	= level 3
<b>ASSETS</b>					
Financial assets at fair value through other comprehensive income <sup>7</sup>	467	467	-	-	467
Fair value hedging derivatives – assets (current and non-current) <sup>8</sup>	1,717	1,717	-	1,717	-
Other derivative assets (current and non-current) <sup>8</sup>	4,474	4,474	-	4,474	-
Cash equivalents	283,653	283,653	283,653	-	-
<b>LIABILITIES</b>					
Bonds	1,262,300	1,245,714	1,245,714	-	-
Other derivative liabilities (current and non-current)	4,113	4,113	-	4,113	-
Fair value hedging derivatives – liabilities (current and non-current) <sup>8</sup>	-16,006	-16,006	-	-16,006	-

<sup>7</sup> Financial assets at fair value through other comprehensive income primarily comprise shares in OPCI funds. Their fair value was determined on the basis of their net asset value. This is a level 3 valuation.

<sup>8</sup> Derivative instruments are valued externally based on the usual valuation techniques for financial instruments of this kind. The valuation models include observable market inputs – in particular the yield curve – and the quality of the counterparty. These fair value measurements are generally level 2.

## Note 18 : Tax

The tax expense recorded is determined based on management's best estimate of the expected weighted average annual tax rate for the full year, multiplied by the income before tax for the interim period.

The tax regime for French real estate investment trusts (SIIIC) exempts them from paying tax on their income from real estate activities, provided that at least 95% of income from rental activities and 70% of gains on the disposal of real estate assets are distributed to shareholders.

The Euro -457,000 tax expense comprises the CVAE corporate value-added tax for Euro -118,000, corporate income tax for Euro -259,000 and deferred tax for Euro -80,000.

## Note 19 : Related-party transactions

### With SCI AMR

Mercialys entered into the following agreements with SCI AMR:

- Real estate advisory service agreement: under this agreement, SCI AMR entrusts Mercialis with general assistance for managing its real estate assets. This agreement, initially entered into on April 23, 2013, was extended at an early date to cover the period from January 1, 2017 to March 15, 2024, then from December 23, 2020 to December 31, 2025. When it expires, the agreement will be automatically renewed for one-year periods, and it will automatically end by December 31, 2030.
- Exclusive letting mandate for a five-year period. This mandate, initially entered into on April 23, 2013, was extended at an early date to cover the period from January 1, 2017 to March 15, 2024, before being extended again on December 23, 2020 through to December 31, 2025.

These transactions totaled Euro 334,000 for the first half of 2025.

For the real estate asset purchase and sales operations carried out in December 2020 between Mercialis and SCI AMR, Mercialis granted a loan to SCI AMR.

This loan represented Euro 18,959,000 at end-June 2025, including Euro 369,000 of accrued interest.

### Other related-party transactions

Excluding the amounts indicated above, the other related-party transactions for the periods ended June 30, 2025 and 2024 were as follows:

Other transactions with associates:

	Income	Expenses	Payables	Receivables
(In thousands of euros)	concerning related parties			
June 30, 2024	89	-36	-	-
June 30, 2025	14	-	-	395

## Note 20 : Off-balance sheet commitments

Commitment relating to the acquisition of the **Saint-Genis 2 shopping center**:

In connection with the sale, a base price adjustment clause was agreed between the parties, which will be determined, dependent on the asset's yield trajectory, at the end of a four-year period following the signing date of June 5, 2025, which may be extended by four months.

Alongside this, a rental guarantee was provided by the seller for Mercialys, covering a three-year period from July 1, 2025.

Commitment to purchase the spaces occupied by Leclerc at the **Brest site**:

A bilateral sales and purchase agreement was signed on June 5, 2025 between Hyperthetis Participations, the owner of the hypermarket premises, and Leclerc, the tenant. The sale is expected to take place between July 1, 2026 and June 30, 2027, at a price based on the average of two appraisal values. As of June 30, 2025, the average of the range used for the financial statements is Euro 9.8 million. The site has been reclassified under investment property held for sale.

Commitment in connection with the acquisition of the 49% minority interest in Hyperthetis:

The acquisition price paid by Mercialys when purchasing the remaining 49% stake was Euro 26.1 million (following distribution of Euro 16.9 million), representing 95% of the reference price calculated based on provisional accounts. An earnout may be applied based on the final accounts. The balance is expected to total Euro 1.4 million.

With the exception of the commitments described above, the Group's other commitments at June 30, 2025 are those mentioned in the annual financial statements for the year ended December 31, 2024, in addition to the commitments presented below. They also include preexisting commitments for which the amounts are subject to change.

## Note 21 : Identification of the consolidating company

The Mercialys Group does not have a consolidating company.

**Note 22 : Subsequent events**

In July 2025, Mercialys acquired the 49% minority interest in Hyperthetis Participations, which owns 66,000 sq.m of rental space across five sites, for a net total of Euro 26.1 million, corresponding to 95% of the provisional price, after taking into account the distribution of an issue premium for Euro 16.7 million. This operation gives Mercialys full real estate control over these sites, which will be able to be restructured.

In July 2025, Mercialys extended the maturity of a confirmed credit line representing 8% of its undrawn liquidity arrangements. This operation follows the maturity extensions covering 57% of its facilities during the first half of 2025.

In July 2025, Mercialys let part of the space previously occupied by Géant Casino to Lidl at its Niort site.



## 5. STATUTORY AUDITORS' REVIEW REPORT

**Mercialys**

16-18 rue du Quatre-Septembre, 75002 Paris, France

### **Statutory auditors' review report on the half-year financial information**

For the period from January 1, 2025 to June 30, 2025

To the Shareholders,

In compliance with the assignment entrusted to us by your General Meeting and in accordance with the requirements of Article L. 451-1-2 III of the French Monetary and Financial Code (Code monétaire et financier), we hereby report to you on:

- the limited review of the Company's condensed consolidated interim financial statements for the period from January 1, 2025 to June 30, 2025, as appended to this report;
- the verification of the information presented in the half-year activity report.

These condensed consolidated half-year financial statements were prepared under the responsibility of your Board of Directors. Our responsibility is to express a conclusion concerning these financial statements based on our limited review.

#### **I. Conclusion on the financial statements**

We conducted our review in accordance with the professional standards applicable in France.

A limited review primarily involves holding discussions with the members of the management team in charge of accounting and financial aspects, and applying analytical procedures. Such a review is less comprehensive than the investigations required for a full audit under French industry standards. As such, the assurances obtained through a limited review that the accounts in general are free from any material misstatements represent moderated assurances, lesser than those obtained with a full audit.

Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated half-year financial statements have not been prepared, in all material respects, in accordance with IAS 34 - IFRS standard as adopted by the European Union applicable to interim financial information.

**II. Specific verification**

We also verified the information presented in the half-year activity report concerning the condensed consolidated half-year financial statements subject to our limited review.

We do not have any observations to make regarding its fair presentation and consistency with the condensed consolidated half-year financial statements.

Lyon and Paris-La Défense, July 24, 2025

The Statutory Auditors

KPMG S.A.

Régis Chemouny  
*Partner*

Ernst & Young et Autres

Sylvain Lauria  
*Partner*

## 6. STATEMENT BY THE PERSON RESPONSIBLE FOR THE HALF-YEAR FINANCIAL REPORT

# MERCIALYS

French limited company (société anonyme) with capital of Euro 93,886,501

Registered office: 16-18 rue du Quatre Septembre

75002 Paris, France

Paris trade and companies register: 424 064 707

### STATEMENT BY THE PERSON RESPONSIBLE FOR THE HALF-YEAR FINANCIAL REPORT

“To the best of my knowledge, the condensed interim financial statements have been prepared in accordance with applicable accounting standards and give a fair view of the assets and financial position of the company and all subsidiaries included in the scope of consolidation and that the enclosed interim financial review gives a true and fair view of key events for the first six months of the year, their impact on the financial statements and the main related-party transactions, as well as a description of the main risks and uncertainties for the remaining six months of the year”.

Paris, July 24, 2025

Vincent Ravat

Chief Executive Officer



## 7. GLOSSARY

### ▪ Cost of debt

The cost of debt is the average cost of debt drawn down by Mercialis. It incorporates all financial instruments issued in the short and long term.

### ▪ EBITDA

Earnings before interest, taxes, depreciation and amortization. The equivalent term in French accounting is “*excédent brut d’exploitation*”.

### ▪ EPRA NDV (Net Disposal Value)

Shareholders are interested in understanding the full extent of liabilities and resulting shareholder value if company assets are sold and/or if liabilities are not held until maturity. For this purpose, the EPRA NDV provides a scenario where deferred tax, financial instruments, and certain other adjustments are calculated based on their full impact on liabilities, including tax exposure not reflected in the Balance Sheet, net of any resulting tax. This measure should not be viewed as a “liquidation net asset value” because, in many cases, fair values do not represent liquidation values.

### ▪ EPRA NRV (Net Reinstatement Value)

EPRA NRV measures the value of net assets on a long-term basis. Assets and liabilities that are not expected to crystallize in normal circumstances, such as the fair value movements on financial derivatives and deferred taxes on property valuation surpluses, are therefore excluded. Since the aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, related costs such as real estate transfer taxes should be included.

### ▪ EPRA Net Tangible Assets (NTA)

The EPRA NTA calculation assumes that entities buy and sell assets, thereby crystallizing certain levels of deferred tax liabilities.

### ▪ Net recurrent earnings

NRE is the recurrent income reported by Mercialis. This management indicator corresponds to net profit adjusted for amortization, net capital gains or losses on disposals, potential asset impairments and other non-recurring items.

### ▪ Interest Coverage Ratio (ICR)

Indicating the rate of coverage of financial expenses, ratio between EBITDA and the net cost of financial debt.

### ▪ Minimum Guaranteed Rent (MGR)

The leases signed with tenants include either a fixed rent or a double-component rent (“variable rent”). Variable rents are composed of a fixed portion, known as the minimum guaranteed rent, and a portion pegged to the revenue of the tenant operating the retail premises. The minimum guaranteed rent is based on the rental value of the premises.

### ▪ Loan to value (LTV)

This indicator measures the level of debt of real estate companies. It is calculated by dividing consolidated net debt by the appraisal value of total assets, including or excluding transfer taxes, plus the value of equity associates’ securities.

### ▪ Invoiced rents

Rents invoiced by Mercialis to its tenants, excluding lease rights and despecialization indemnities.

### ▪ Net rental income

Rental revenues, net of expenses on buildings and rental charges and property taxes not rebillable to tenants.

### ▪ Variable rents

Rents that meet specific contractual clauses, generally established as a percentage of the revenue generated by the tenant. Variable rents are generally in addition to the Minimum Guaranteed Rent (MGR) and are triggered if a tenant reaches certain performance thresholds.

### ▪ Current scope / like-for-like basis

The current scope includes all of Mercialis’ portfolio at a given date, i.e. all assets held in the portfolio over the period analyzed.

The like-for-like basis restates the impact of consolidations (acquisitions and disposals) over the period analyzed, to ensure a stable basis for comparison over time.

### ▪ Portfolio of development projects or pipeline

The portfolio of development projects, or pipeline, comprises all of the investments that Mercialis plans to make over a given period. These may be renovations,

transformations, extensions, creations or acquisitions of assets or companies holding assets.

Mercialys splits its pipeline into three categories:

- Committed projects: projects fully secured in terms of land management, planning and related development permits;
- Controlled projects: projects effectively under control in terms of land management, with various points to be finalized for regulatory urban planning (constructability), planning or administrative permits;
- Identified projects: projects currently being structured, in emergence phase.

#### ▪ Rental revenues

Rents invoiced by Mercialys to its tenants, including lease rights and despecialization indemnities.

#### ▪ Occupancy cost ratio (OCR)

The occupancy cost ratio is the ratio between rent, charges (included marketing funds) and re-invoiced works, including tax, paid by retailers and their sales revenue including tax. Note that the consolidated occupancy cost ratio reported by Mercialys does not include large food stores.

#### ▪ Capitalization rate

The capitalization rate is the ratio between net rents from premises leased + the rental value of vacant premises + income from casual leasing, relative to the value of assets excluding transfer taxes.

#### ▪ Collection rate

The collection rate corresponds, at the end of a period, to the proportion of rents, charges and work invoiced by Mercialys to its tenants that has actually been collected.

#### ▪ Yield rate

The yield rate is the ratio between net rent from premises leased + the rental value of vacant premises + income from casual leasing, relative to the value of assets including transfer taxes.

#### ▪ EPRA net initial yield

The EPRA net initial yield is the ratio of annualized net rent in relation to the fair value of the asset portfolio including transfer taxes.

#### ▪ EPRA topped-up net initial yield

The EPRA “topped-up” net initial yield is annualized net rent adjusted for rental gains on rent-free periods, step-up rents and other benefits granted to tenants, relative to the fair value of the asset portfolio including transfer taxes.

#### ▪ Total vacancy rate

The total vacancy rate is the rental value of all vacant premises relative to the annualized minimum guaranteed rent for occupied premises + the rental value of all vacant premises. The total vacancy rate includes the current financial vacancy rate + the “strategic” vacancy rate which relates to premises deliberately left vacant to facilitate extension / redevelopment plans.

