

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

APM (Alternative Performance Measures) calculation details used by Cofinimmo as at 31.12.2025

Rental income, net of rental-related expenses*

Definition: Rents, less rent-free periods, concessions granted to tenants and rental-related expenses, plus compensation for early termination of the lease.

Purpose: To measure rental income, net of rent-free periods, concessions, termination indemnities and other rental-related expenses.

(x 1,000 EUR)	31.12.2025	31.12.2024
Rents (gross rental revenues)	354,660	358,498
Cost of rent-free periods	-5,593	-6,329
Concessions granted to tenants	-814	-801
Early lease termination indemnities	5,607	82
I. Rental income (royal decree of 13.07.2014 form)	353,860	351,450
III. Rental-related expenses	-6,286	-526
Rental income, net of rental-related expenses* (analytical form)	347,574	350,924

Rental-related expenses and taxes on rented properties not recovered*

Definition: Difference between rental-related expenses and taxes borne by the owner, and the recuperation of rental-related expenses and taxes borne by the tenant on rented properties.

Purpose: To measure the rental-related expenses and taxes on rented properties which are not charged to tenants.

* For many years, Cofinimmo has used Alternative Performance Measures (APM) in its financial communications, within the meaning of the guidelines issued on 05.10.2015 by ESMA (European Securities and Market Authority). Some of these APMs are recommended by the European Public Real Estate Association (EPRA), while others have been defined by the sector or by Cofinimmo in order to provide the reader with a better understanding of its results and performance. The APMs included in this press release are identified by an asterisk (*). Performance indicators defined by IFRS rules or by law are not considered to be APMs. Nor are indicators that are not based on income statement or balance sheet items. APMs are defined, commented on and reconciled to the most relevant item, total or subtotal in the financial statements in the relevant press release, which can be found on Cofinimmo's website (www.cofinimmo.com/investors/reports-and-presentations) - 'Calculation details of the Alternative Performance Measures at 31.12.2025'. Definitions of APMs may differ from those of other concepts with the same name in the financial statements of other companies.

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

Taxes on refurbishment not recovered*

Definition: Taxes borne by the owner on buildings under renovation and therefore not chargeable to tenants.

Purpose: To measure the taxes relating to properties under renovation.

Analytical form (x 1,000 EUR)	31.12.2025	31.12.2024
Rental-related expenses and taxes on rented properties not recovered*	-5,373	-4,994
Taxes on refurbishment not recovered*	-31	-935
Total	-5,404	-5,929

Royal decree of 13.07.2014 form (x 1,000 EUR)	31.12.2025	31.12.2024
V. Recovery income of charges and taxes normally payable by the tenant on let properties	37,923	43,247
VII. Charges and taxes normally payable by the tenant on let properties	-43,327	-49,177
Total	-5,404	-5,929

Redecoration costs, net of tenant compensation for damages*

Definition: Redecoration costs borne by the owner at the end of the lease, net of compensation for damage received.

Purpose: To measure the costs of redecorating the rental spaces following the departure of tenants, net of compensation for damage received from these tenants.

(x 1,000 EUR)	31.12.2025	31.12.2024
IV. Recovery of property charges	1,263	200
VI. Costs payable by the tenant and borne by the owner for rental damage and redecoration at end of lease	292	-447
Redecoration costs, net of tenant compensation for damages* (analytical form)	1,555	-247

Net result from core activities - group share*

Definition: Net result - group share excluding result on financial instruments - group share and result on portfolio - group share.

Purpose: To measure the result of the strategic operational activities, excluding (i) the change in the fair value of financial instruments, (ii) the cost of restructuring financial instruments, and (iii) realised and unrealised gains and losses on the portfolio, or to measure the result directly impacted by the company's property and financial management, excluding the impact related to the volatility of property and financial markets.

Calculation details as at 31.12.2025: see income statement - analytical form in the body of the press release.

Restructuring costs of financial instruments*

Definition: Impact of the recycling under the income statement of hedging instruments for which the relationship with the hedged risk was terminated, as well as the result relating to the sale of hedging instruments.

Purpose: To measure the impact on the result for the period of the restructuring of financial instruments.

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

(x 1,000 EUR)	31.12.2025	31.12.2024
Impact of the recycling under the income statement of hedging instruments for which the relationship with the hedged risk was terminated	0	0
Others	0	0
Restructuring costs of financial instruments*	0	0

Result on financial instruments - group share*

Definition: Change in the fair value of financial instruments, plus the restructuring costs of financial instruments and the share in the result on financial instruments of associates and joint ventures, and less minority interests related to the items listed above.

Purpose: To measure unrealised gains and losses related to financial instruments, as well as the costs related to their restructuring.

Calculation details as at 31.12.2025: see income statement - analytical form in the body of the press release.

Result on the portfolio - group share*

Definition: Gains or losses on disposals of investment properties and other non-financial assets, plus/less the change in the fair value of investment properties, plus the share in the result on the portfolio of associates and joint ventures, and other items related to the portfolio and less minority interests related to the items listed above.

Purpose: To measure realised and unrealised gains and losses related to the portfolio, based on the last valuation by independent real estate valuers.

Calculation details as at 31.12.2025: see income statement - analytical form in the body of the press release.

Result per share

Definition: Results (net results from core activities – group share*, result on financial instruments - group share*, result on portfolio - group share*) divided by the average number of outstanding shares.

Purpose: To measure the results per share and enable a comparison with the dividend paid per share.

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

	31.12.2025	31.12.2024
Net result from core activities - Group share* (x 1,000 EUR)	245,630	243,840
Average number of outstanding shares	38,080,889	37,523,642
Net result from core activities - Group share - per share*	6.45	6.50

	31.12.2025	31.12.2024
Result on financial instruments - Group share* (x 1,000 EUR)	-9,628	-28,345
Average number of outstanding shares	38,080,889	37,523,642
Result on financial instruments - Group share - per share*	-0.25	-0.76

	31.12.2025	31.12.2024
Result on portfolio - Group share* (x 1,000 EUR)	-22,539	-151,606
Average number of outstanding shares	38,080,889	37,523,642
Result on portfolio - Group share - per share*	-0.59	-4.04

Net assets per share*

Definition: Book value of the share based on the IFRS accounts, which take account of the fair value of investment properties. Amount of shareholders' equity attributable to shareholders of the parent company, divided by the number of outstanding shares.

Purpose: To measure the value of the share based on the fair value of investment properties and enable a comparison with its share price.

	31.12.2025	31.12.2024
Shareholders' equity attributable to shareholders of the parent company (x 1,000 EUR)	3,511,286	3,534,991
Number of outstanding shares	38,084,819	38,077,919
Revalued net assets per share at fair value* (in EUR/share)	92.20	92.84

Change in gross rental revenues on a like-for-like basis*

Definition: Change from one year to the next, expressed as a percentage, of the gross rental revenues, excluding variations related to changes in scope (major renovations, acquisitions and disposals) occurring during the period.

Purpose: To identify changes in gross rental revenues which do not result from major renovations, acquisitions or disposals.

(x 1,000 EUR)	
Gross rental revenues at 31.12.2024 at comparable scope	338,927
To include:	
Variations not related to changes in scope	9,678
Gross rental revenues at 31.12.2025 at comparable scope	348,605
Change in gross rental revenues on a like-for-like basis*	2.9%

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

Operating costs/average value of the portfolio under management*

Definition: Direct and indirect operating costs (direct property costs, property management costs and corporate management costs, corrected in the 1st, 2nd and 3rd quarters as per the effect of the application of IFRIC 21, which stipulates that taxes for which the triggering event has already occurred are recognised as at January 1st for the entire year), divided by the average value of the portfolio under management over the period, taking into account the scope inflows and outflows.

Purpose: To measure the level of operating costs compared to the average value of the property portfolio under management.

(x 1,000 EUR)	31.12.2025	31.12.2024
Direct property costs	11,788	13,747
<i>Of which:</i>		
- Direct property costs according to income statement	11,788	13,747
- IFRIC 21 effect	-	-
Corporate management costs	44,976	44,736
<i>Of which:</i>		
- Property management costs and corporate management costs according to income statement	49,695	44,736
- IFRIC 21 effect	-	-
- Non-recurring effects arising from the proposed combination with Aedifica	-4,719	-
Direct and indirect operating costs	56,764	58,484
Annualised direct and indirect operating costs	56,764	58,484
Average value of the portfolio under management over the period	6,180,909	6,296,212
Operating costs/average value of the portfolio under management*	0.92%	0.93%

Operating margin*

Definition: Operating result (before result on the portfolio) divided by the property result, corrected in the 1st, 2nd and 3rd quarters as per the effect of the application of IFRIC 21, which stipulates that taxes for which the triggering event has already occurred are recognised as at January 1st for the entire year.

Purpose: To evaluate the company's ability to generate profit from its sole operating activity without taking into account the financial result, taxes and result on the portfolio.

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

(x 1,000 EUR)	31.12.2025	31.12.2024
Property result	344,343	345,307
<i>Of which:</i>		
- Direct property costs according to income statement	344,343	345,307
- IFRIC 21 effect	-	-
Operating result (before result on the portfolio)	287,579	286,823
<i>Of which:</i>		
- Operating result (before result on the portfolio) according to income statement	282,859	286,823
- IFRIC 21 effect	-	-
- Non-recurring effects arising from the proposed combination with Aedifica	4,719	-
Operating margin*	83.5%	83.1%

Average cost of debt*

Definition: Average interest rate of debt, obtained by dividing the interest charges recorded by the group for its various loans (on an annual basis) by the weighted average debt of the current period. The numerator corresponds to annualised net interest charges as shown in the income statement. The denominator corresponds to the average debt of the current period calculated by taking into account the daily drawdowns on loans (bank loans, bonds, commercial paper, etc.).

Purpose: To measure the average interest rate of the debt and analyse its evolution over time.

(x 1,000 EUR)	31.12.2025	31.12.2024
Interest charges recorded by the group, annualised	37,580	39,532
Weighted average debt over of the period	2,558,806	2,726,401
Average cost of debt*	1.5%	1.4%

Property operating result after direct property costs*

Definition: Property result less direct property costs (technical costs, commercial costs, and taxes and charges on unlet properties).

Purpose: To measure the property operating result after direct property charges, but before property management costs and corporate management costs.

(x 1,000 EUR)	31.12.2025	31.12.2024
Property result	344,343	345,307
IX. Technical costs	-5,060	-6,633
X. Commercial costs	-4,339	-4,060
XI. Taxes and charges on unlet properties	-2,390	-3,054
Property operating result after direct property costs*	332,554	331,559

REGULATED INFORMATION

Brussels, 20.02.2026, 07:30 CET

Pay-out ratio*

Definition: Percentage of the net result from core activities – group share – per share distributed by way of a dividend.

Purpose: To measure the share of the net result from core activities – group share – per share, distributed by way of a dividend. This ratio is only calculated at the end of the financial year on the basis of data for the full year.

(EUR/share)	31.12.2025	31.12.2024
Dividend per share	5.20	6.20
Net result from core activities – Group share – per share	6.45	6.50
Pay-out ratio*	81%	95%

EPRA performance indicators calculation details used by Cofinimmo as at 31.12.2025

Cofinimmo is part of the trend towards standardised reporting, aimed at improving the quality and comparability of information, and provides investors with most of the indicators calculated according to the recommendations of the EPRA. The following indicators are considered to be APM: EPRA Earnings, EPRA Diluted Earnings, EPRA NRV, EPRA NTA, EPRA NDV, EPRA Net Initial Yield (NIY), EPRA ‘topped-up’ NIY, EPRA vacancy rate, EPRA Costs (direct vacancy costs included), EPRA Costs (direct vacancy costs excluded), and EPRA LTV. Their definition and calculation details are available on Cofinimmo’s website (<https://www.cofinimmo.com/investors/reports-and-presentations/> – “Calculation details of the EPRA Key Performance Indicators at 31.12.2025”).