Disclosure pursuant to Article 15 of the Act of May 2, 2007

Press release
Regulated information
October 13, 2025 - 6.00 PM

Completion of capital increase

DISCLOSURE PURSUANT TO ARTICLE 15 OF THE ACT OF MAY 2, 2007

On September 30, Qrf NV announced a capital increase in cash within the authorized capital, with the cancellation of the statutory preferential rights in favor of a specific person who is not a member of staff.

Following the successful completion of this capital increase on October 13, 2025, and the issuance of 2,599,628 new shares at a total issue price of EUR 25,008,421.36 (specifically EUR 2,599,628.00 in capital and EUR 22,408,793.36 issue premiums), Qrf's capital will amount to EUR 10,398,514.00.

As from the same date, the capital will be represented by 10,398,514 fully paid-up ordinary shares. There are no preference shares and each of these shares confers one voting right at the General Meeting. These shares constitute the denominator in notifications under the transparency regulations.

Caution about predictions

This press release contains forward-looking statements that involve risks and uncertainties, including statements about Qrf's plans, objectives, expectations and intentions. Readers are cautioned that such forward-looking statements involve known and unknown risks and are subject to significant business, economic and competitive uncertainties, many of which are beyond Qrf's control. If one or more of these risks or uncertainties should arise or if the basic assumptions used prove incorrect, the final results may deviate significantly from the predetermined expected, estimated or extrapolated results. As a result, Qrf does not assume any responsibility for the accuracy of these forecasts.

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About Qrf:

Qrf is a listed Belgian REIT (BE-REIT) specializing in the niche market of inner-city real estate in Belgium. More specifically, the company focuses on the acquisition, development and leasing of commercial real estate focused on retail, leasure and hospitality. On June 30, 2025, the portfolio consists of 25 shopping sites with a total Fair Value of MEUR 210. Qrf has been listed on Euronext Brussels (QRF:BB) since December 2013. On June 30, 2025, the market capitalization is MEUR 80.

www.qrf.be