Transparency notification
Vleterinvest

Press release
Regulated information
October 23, 2025 – 6.00 PM

Transparency notification
Vleterinvest

SUMMARY

In accordance with the Law of 2 May, 2007 on the disclosure of major shareholdings in listed companies, Qrf publishes this transparency notification. Qrf has received the transparency notification on October 23, 2025 showing that the voting rights of Shopinvest NV, with the Private Stichting Administratiekantoor Vleterinvest as controlling person, shareholder of Qrf NV, fell below the threshold of 5% of the total existing voting rights as of October 13, 2025.

CONTENT OF THE DECLARATION

The declaration contains the following information:

» Reason for the declaration: passive threshold exceedance; falling below the lowest threshold

» Notification by a parent undertaking or a controlling person

» Persons subject to the notification requirement: Private Stichting Administratiekantoor Vleterinvest

» Declaration date: October 22, 2025

» Transaction date: October 13, 2025

» Threshold undershot: 5%

» Denominator: 10,398,514

» Details of the notification: Shopinvest NV previously held 475,000 voting rights, representing 6.09% of the total voting rights, and has not participated in the capital increase of Qrf NV. On the transaction date, Shopinvest NV retains 475,000 shares, representing 4.57% of the total voting rights, and has thus fallen below the threshold of 5% of the total existing voting rights.

» Chain of controlled undertakings: Shopinvest NV holds a qualifying participation in Qrf NV. The shares of Shopinvest NV were transferred for certification; the Private Stichting Administratiekantoor Vleterinvest is the controlling person of Shopinvest NV as a result of this certification.

» Related information: Due to the capital increase of Qrf NV on October 13, 2025, and because Shopinvest NV has decided not to participate in this capital increase, the participation of Qrf NV held by Shopinvest NV falls below 5%.

The notification as received is available on the Qrf website:

https://qrf.be/shareholder-structure/?lang=en.

For more information:

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About Qrf:

Qrf is a listed Belgian REIT (BE-REIT) specializing in the niche market of inner-city properties in Belgium. More specifically, the company focuses on the acquisition, development and leasing of commercial real estate focused on retail, leisure and hospitality. On September 30, 2025, the portfolio consists of 41 shopping sites with a total Fair Value of MEUR 262. Qrf has been listed on Euronext Brussels (QRF:BB) since December 2013. On September 30, 2025, the market capitalization is MEUR 80.

www.qrf.be