SELECTIRENTE

THE LISTED PURE-PLAY SPECIALIZED IN URBAN RETAIL

H1 2026 results presentation

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SPEAKERS

Jean-Marc PETER

Chairman of SELECTIRENTE Gestion

Audrey MILLERET

CFO of SELECTIRENTE Gestion

SUMMARY

SELECTIRENTE: THE LISTED PURE-PLAY SPECIALIZED IN URBAN RETAIL

Company snapshot

- Founded in 1997
- SIIC listed on Euronext Paris specialized on city-center retail assets
- Granular and diversified portfolio focused on high-street retail with a strong urban bias
- 64% of assets located in Paris

Strategy

- Selective acquisitions
- Portfolio management
- Disciplined capital allocation

Key figures (as of 30 June 2026)

€583m
Portfolio value(1)

403
Assets

522
Leases

€88.6
EPRA NTA NAV (per share)

35.5%
EPRA LTV debt ratio

(1) Including €574m of direct portfolio and €9m of indirect portfolio.

A RESILIENT URBAN RETAIL SEGMENT SUPPORTED BY STRUCTURAL DEMAND DRIVERS

Local retail remains deeply embedded in consumption habits

Public policy continues to support town-center revitalisation

The "15-minute city" model reinforces the relevance of urban retail

Physical retail and e-commerce are increasingly complementary

Tourism and improving purchasing power provide additional support to footfall and sales

Sources: Insee, Banque de France, Cushman & Wakefield, Banque des territoires + Macarez-Schelcher-Saintoyant report

KEY FIGURES & HIGHLIGHTS

1

SELECTIRENTE CONFIRMS THE RESILIENCE OF ITS MODEL IN H1 2026

- **Dynamic leasing management activity** with 31 relettings and lease renewals since the start of 2026
- **Selective growth strategy remained on track**, with €5.8m of acquisitions completed in H1 2026 and €7.9m of committed investments, focused on city-center retail assets in core locations
- **Resilient rental income**, with gross rental income up 2% to €15.4m
- **Portfolio values remained solid**, with appraisal values up 0.7% on a LFL basis as of end-June 2026
- **Robust financial profile,** with EPRA earnings per share up 4%, a 35.5% EPRA LTV, and €44m of available liquidity

H1 2026 KEY FIGURES

SOLID
OPERATING PERFORMANCE

+2%
Gross rental income yoy growth

95.9%
Q2 2026 occupancy rate
+100 bps vs. 2025

ROBUST
BALANCE SHEET

+4%
Direct portfolio value yoy growth

35.5%
EPRA LTV ratio
Stable vs. H1 2025

€44m
Cash and undrawn debt

GROWING
FINANCIAL PERFORMANCE

€9.5m
EPRA recurring earnings

€2.29
EPRA recurring earnings / share
+4% vs. H1 2025

€10.1m
Net recurring cash-flow

€2.42
Net recurring cash-flow / share
+5% vs. H1 2025

OPERATIONAL PERFORMANCE

2

CONTINUED SELECTIVE INVESTMENT MOMENTUM

ACQUISITION OF 8 CITY-CENTER RETAIL ASSETS

In Paris and Paris region, Lyon and Bordeaux

65, avenue Jean Jaurès – LYON 2ème

15, rue de France – Nice (06)

31, boulevard Malesherbes– Paris 8ème

~€6m

Completed acquisitions in H1 2026

~€8m

Committed investments

STRATEGIC DISPOSALS: VALUE CREATION & ASSET OPTIMIZATION

CREATING VALUE

Results through **capital gains** from the sale of mature assets:

- **Value creation** already achieved and **market value** at the top
- **Proven market liquidity** to optimize asset sale price

REFOCUSING THE ASSETS

- **Selling assets** that no longer correspond to our investment target
- Protecting against **future vacancies**
- Assets requiring future **capital expenditure**
- Preferably **sold** to a user or a developer

DISPOSAL OF 2 ASSETS IN H1 2026

In Paris region

~€1m

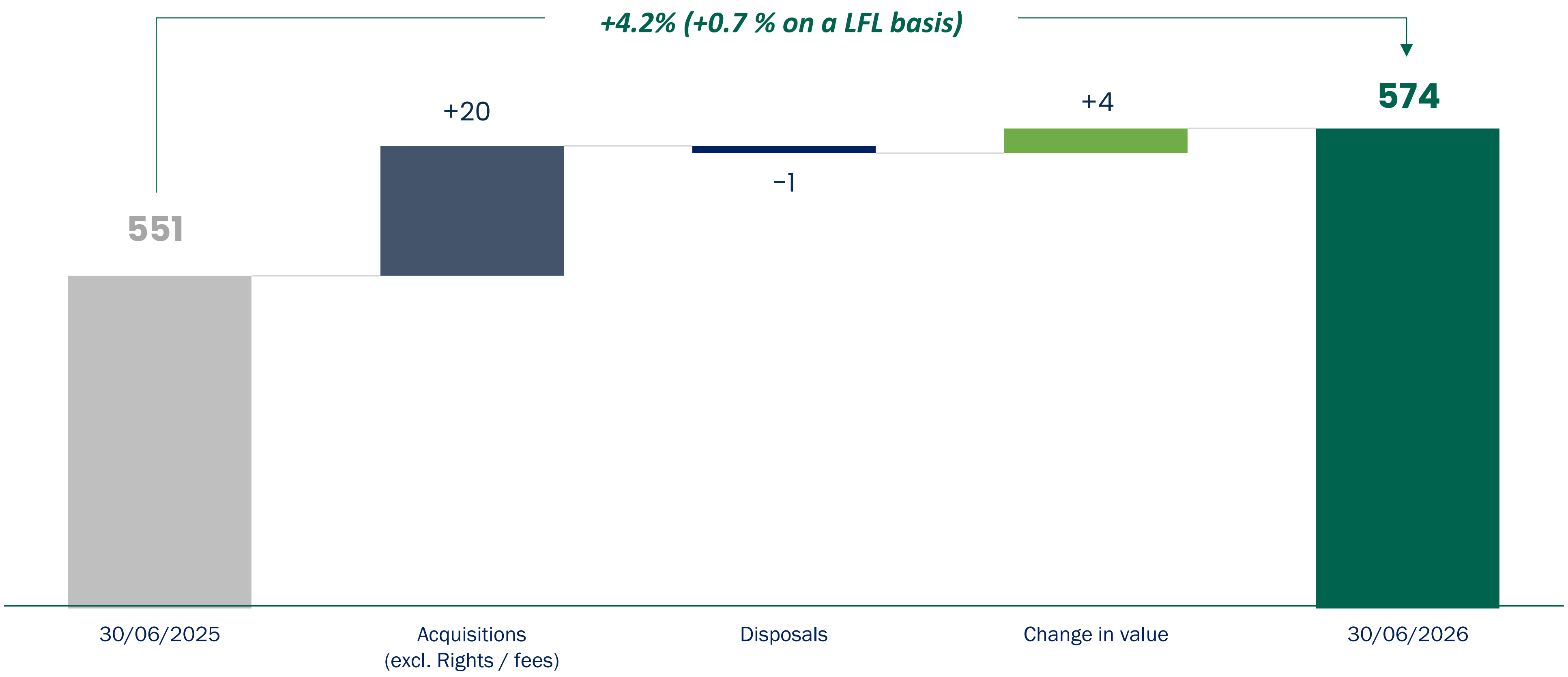
Completed disposals in H1 2026

~€5m

Assets under sale agreements

INCREASE IN ASSET VALUATION
4% growth in Direct portfolio value

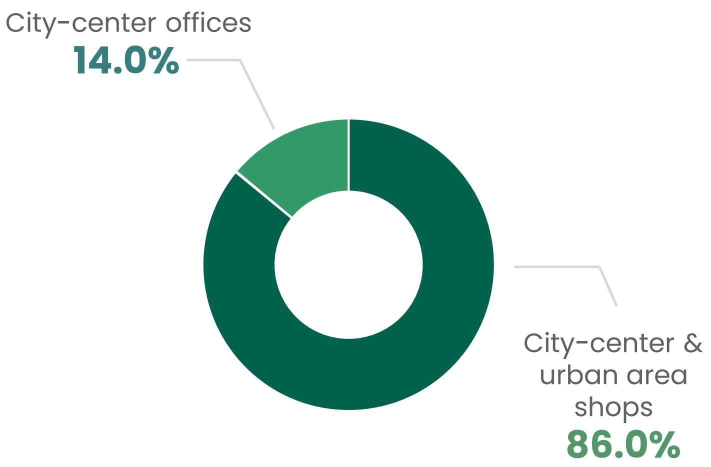
CHANGE IN THE VALUE OF DIRECT REAL ESTATE PORTFOLIO (€M)



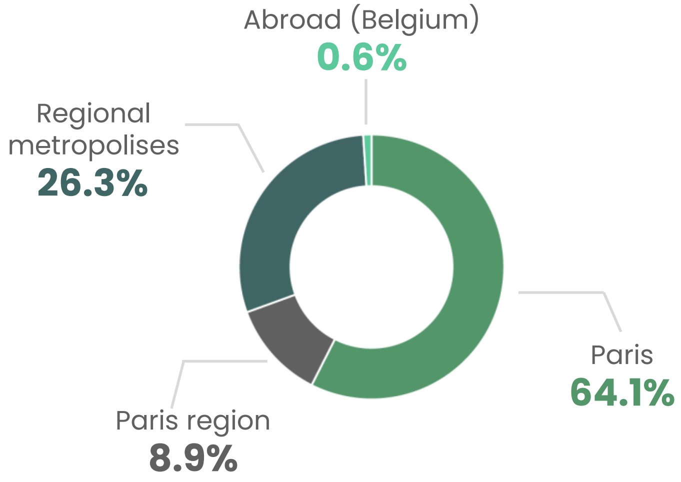
DIVERSIFICATION OF THE PORTFOLIO AS OF 30 JUNE 2026

A granular (403 assets and 522 tenants) & diversified portfolio of high quality, directly owned properties, with 86% of the portfolio consisting of city-center retail properties, including 64% of which are located in Central Paris

Breakdown of direct real estate portfolio by asset type
(in value)



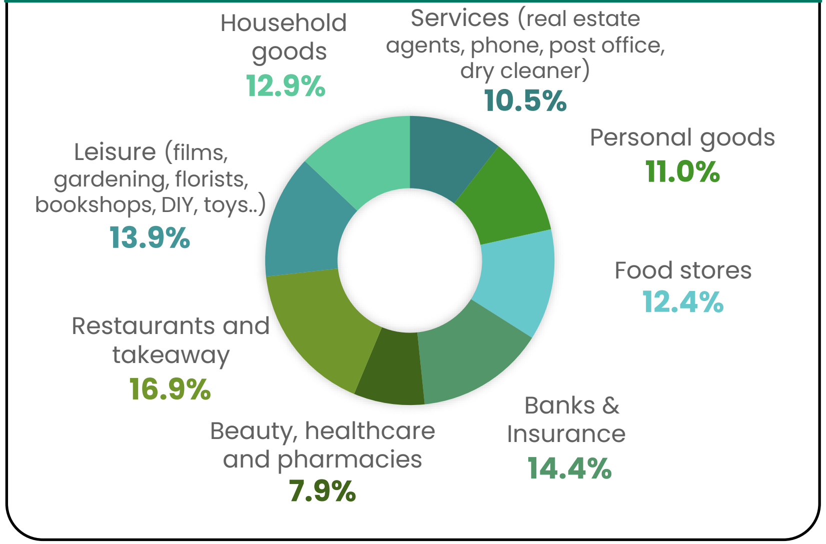
Geographic breakdown of direct real estate portfolio
(in value)



THE GRANULARITY OF OUR PORTFOLIO AS OF 30 JUNE 2026

The granularity & diversification of tenants is in our core DNA and investment strategy

Sector breakdown of direct real estate portfolio
(% of annual rental income)



STABLE LEVEL OF RENTS ON A LIKE-FOR-LIKE BASIS

Stable

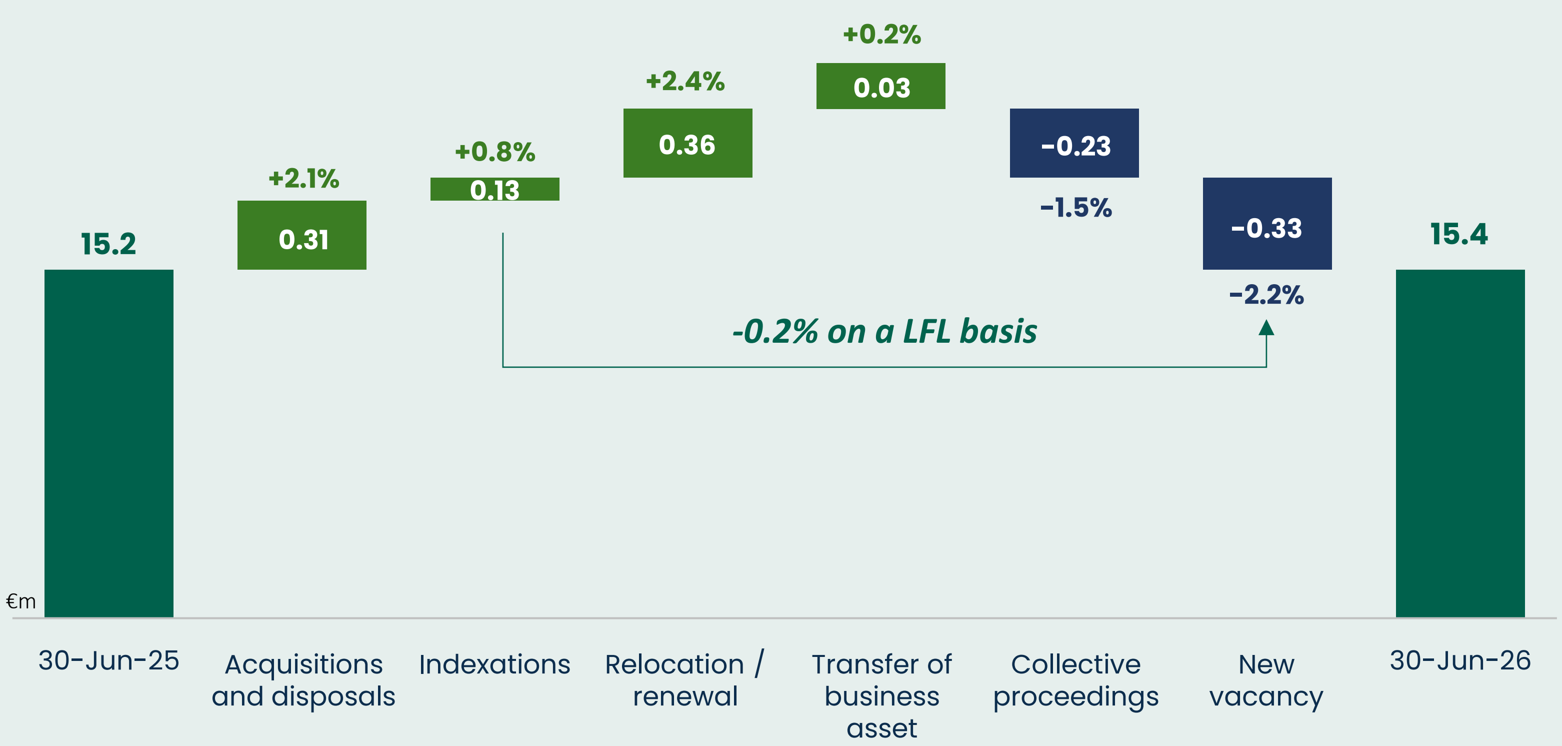
Level of rents on a LFL basis (-0.2%)

€15.4m

Gross rental income

+2% yoy growth

CHANGE IN IFRS RENTS (in €m)



DYNAMIC AND RIGOROUS RENTAL MANAGEMENT

SELECTIRENTE : excellent **track record** in the retail sector, recognized in the property industry

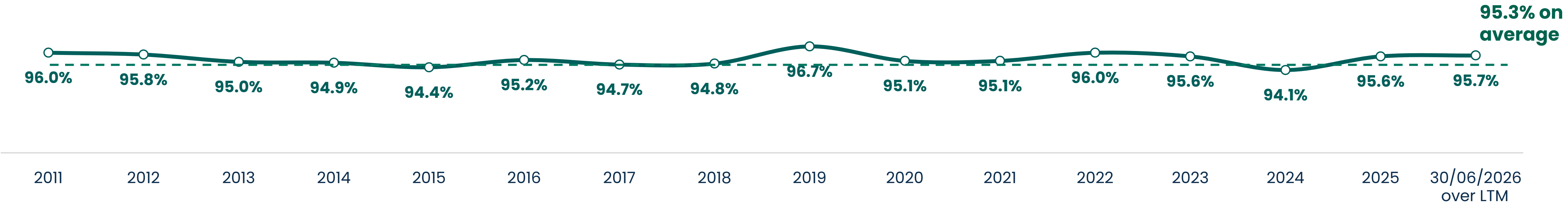
Manager SELECTIRENTE Gestion: in-depth knowledge of the rental market based on **proven expertise**

Property management entrusted to a subsidiary of **Tikehau Investment Management**

Closeness to tenants and retailers

Disposal policy: strategic, active and continuous, creating value and performance

HIGH AND STABLE FINANCIAL OCCUPANCY RATE OVER TIME, GENERATING SUSTAINABLE INCOME



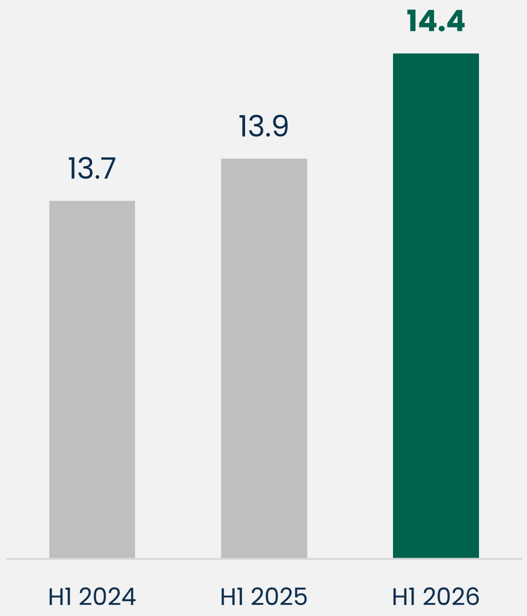
FINANCIAL HIGHLIGHTS

3

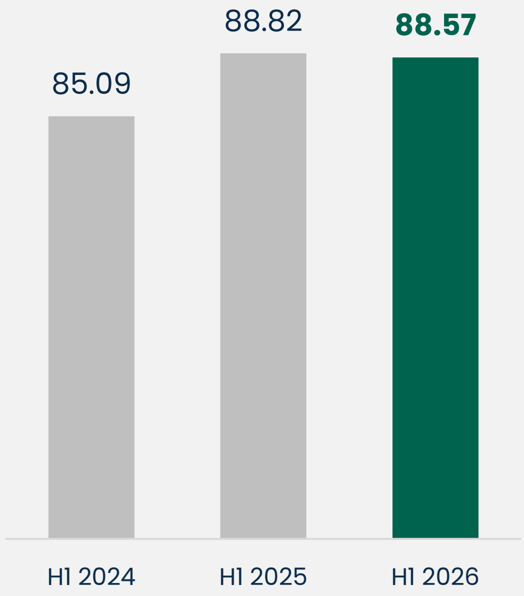
RESILIENCE OF FINANCIAL KPIs

STRONG FINANCIAL KPIs IN A DEMANDING REAL ESTATE ENVIRONMENT

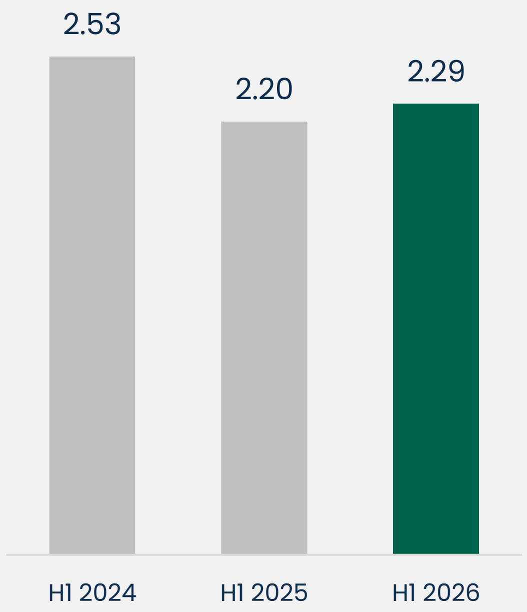
Net rental income (€m)



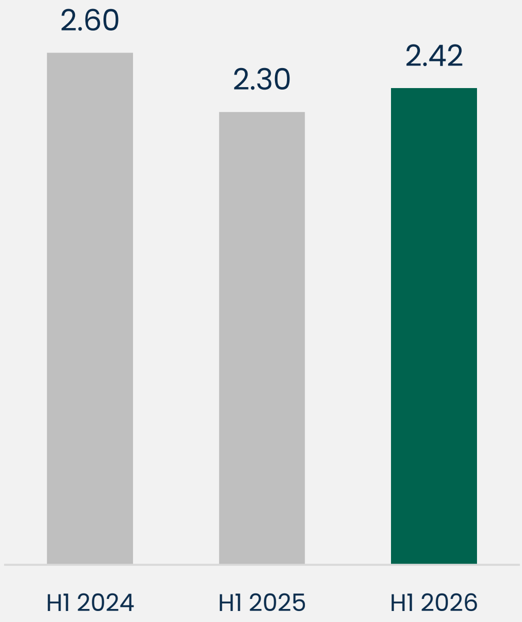
EPRA NTA NAV (€/share)



EPRA earnings (€/share)

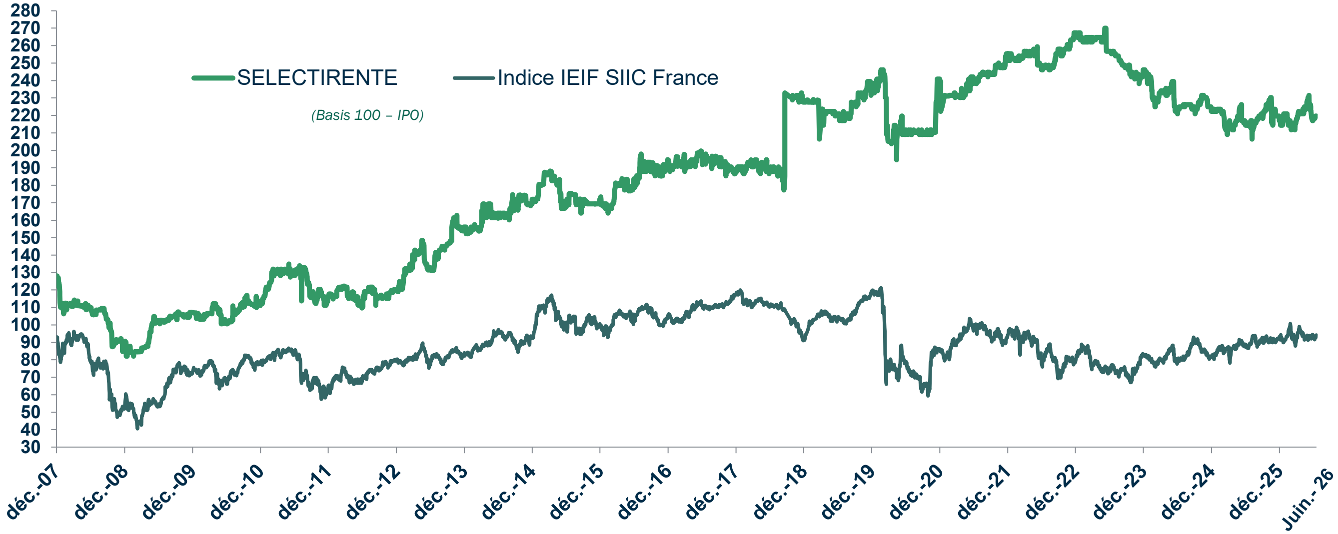


Net cash flow (€/share)

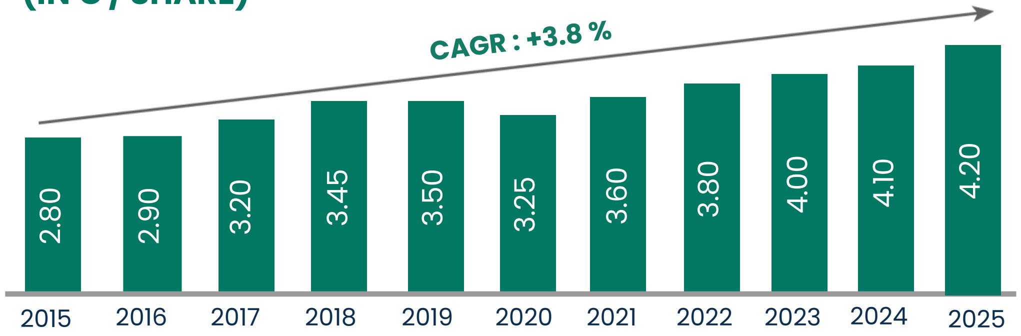


CREATION OF VALUE FOR SHAREHOLDERS

Outperformance of the stock compared to its benchmark



CHANGE IN DIVIDEND (IN € / SHARE)



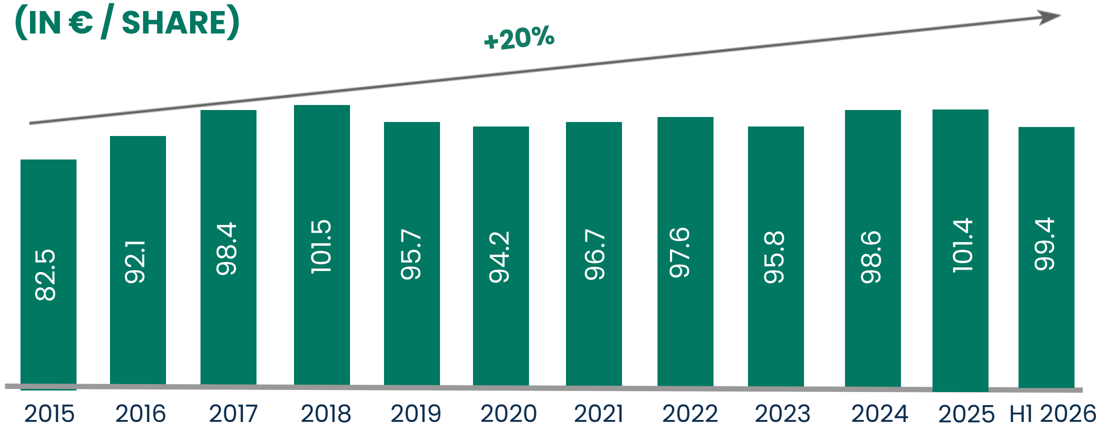
MARKET CAPITALIZATION ~€350m (June 2026)

SELECTIRENTE - EURONEXT Paris Compartment B

MNEMO – SELER

ISIN – FR0004175842

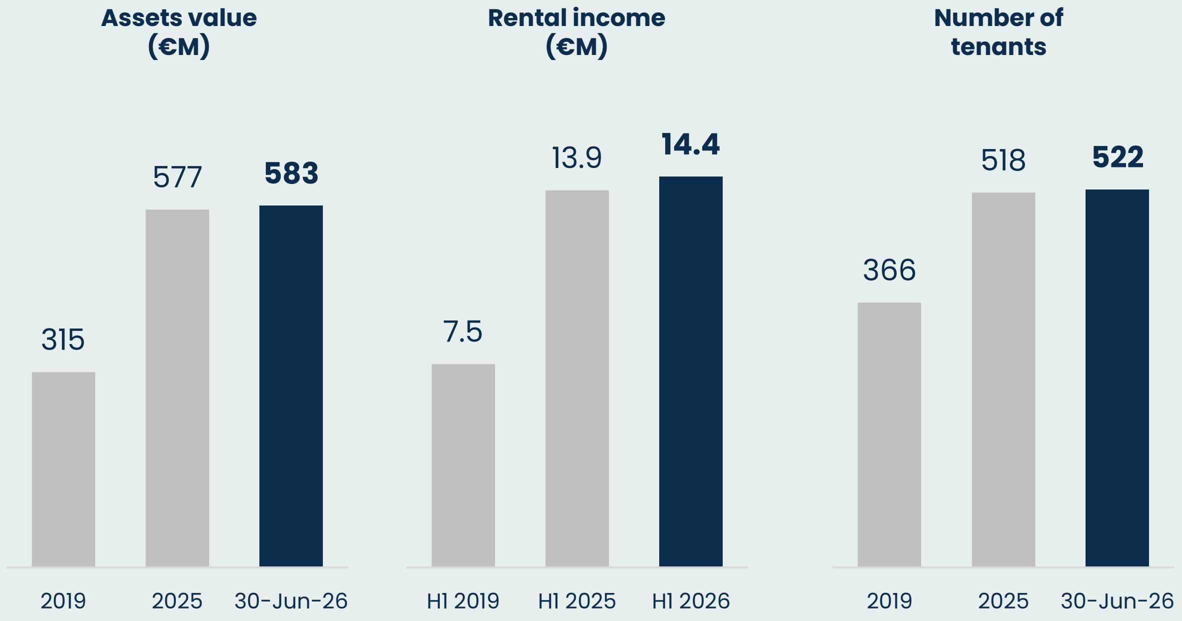
CHANGE IN EPRA NRV (IN € / SHARE)



Past performance is not a reliable indicator of future performance.

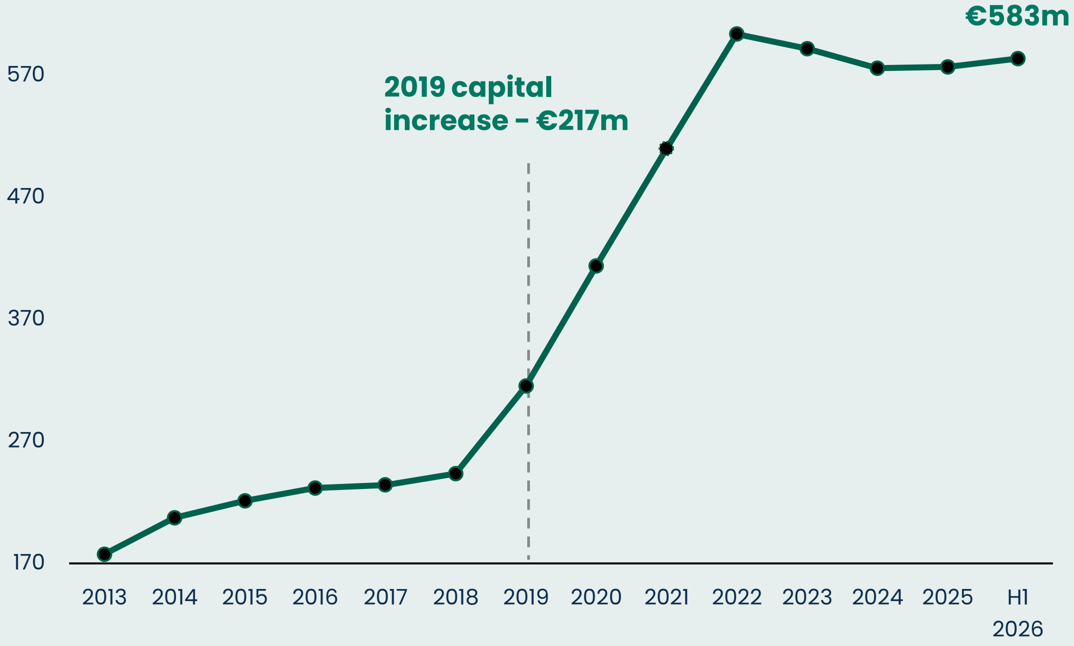
SUSTAINED STRONG GROWTH SINCE 2019

STRONG GROWTH TRAJECTORY (2019 – END JUNE 2026)



PORTFOLIO (appraisal value excluding duties transfer)

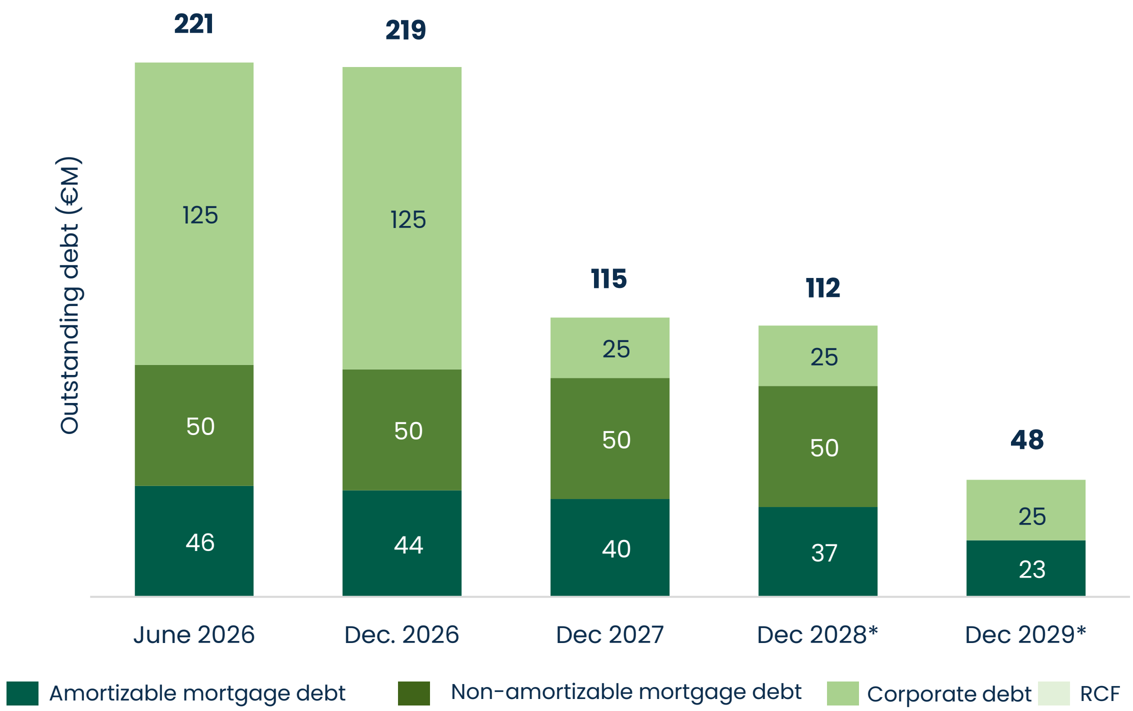
(in €m)



- **Investment to regain momentum**: €5.8m signed and €7.9m committed, for a **total investment** to date of **€13.7m**
- Strong presence in Paris and major French cities (Bordeaux, Lyon, Toulouse, Nice, Marseille, Nantes)
- Financial structure strengthened in December 2025 with the signing of new Sustainability-Linked Loan of €25m

DEBT MATURITY

Evolution of the outstanding capital by year and by type of debt



* Without taking into account the different extension options on the Corporate loan and the RCF

As of 30 June 2026

- **EPRA LTV : 35.5%**
- **Average residual maturity :** ~3 years
- Share of debt at fixed rate and/or hedged: 100%
- **Average cost of debt: 2.6%**
- **No significant debt maturities until 2027**
- Cash and cash equivalents: ~€14m
- Undrawn bank financing: €30m

OUTLOOK

4

OUTLOOK AND STRATEGIC PRIORITIES

- **Accelerate growth** by capitalizing on the current real estate cycle and attractive investment opportunities
- **Deploy available investment capacity selectively**, with a focus on high-quality city-center retail assets
- **Pursue larger-scale acquisitions**, including portfolio transactions, to support the next phase of growth
- **Expand geographical diversification** beyond France into selected major European cities
- **Further strengthen profitability** through disciplined investment, active asset management and portfolio optimization

SELECTIRENTE

Gérant et associé commandité : SELECTIRENTE GESTION

Follow us on LinkedIn
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Audrey MILLERET – CFO
+33 (0)1 85 29 13 10 – audrey.milleret@selectirente.com

Claire HILBERT – SHAN Financial Communication
+33 (0)6 15 80 91 30 – claire.hilbert@shan.fr