



# ARCONA CAPITAL

REAL ESTATE INVESTMENT MANAGEMENT

Extraordinary General Meeting

**Arcona Property Fund N.V.**

4 December 2025 | 11:00



# Agenda | Extraordinary General Meeting



1. Opening
2. Portfolio management update
3. Proposal of the Priority Shareholder to appoint Mr. E. van Erkelens as a member of the Supervisory Board for a period of 4 years **[vote]**
4. Proposal of the Priority Shareholder to appoint Mr. E. Korteweg as a member of the Supervisory Board for a period of 4 years **[vote]**
5. Questions
6. Closing

# 1. Opening

## 2. Portfolio management update | Subjects

Highlights | Portfolio | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

- Highlights.
- Portfolio update.
- Financial performance.
- Debt structure.
- Valuation cycle.
- Outlook.
- Search for new SB-members.

## 2. Portfolio management update | Highlights

Highlights | Portfolio | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

### 1. Real estate sold

- Palmovka sold for EUR 5.5 million (29% above YE 2024 valuation).

### 2. Improving debt structure

- Refinancing of largest bank loan underway (Hypo Noe).

### 3. Active marketing of assets

- EOS (Romania).
- Letná 45 (Slovakia).
- Słupsk (Poland).

### 4. Strengthening corporate governance

- Meetings with candidates for the two open SB positions.

## 2. Portfolio management update | Summary Portfolio

Highlights | **Portfolio** | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

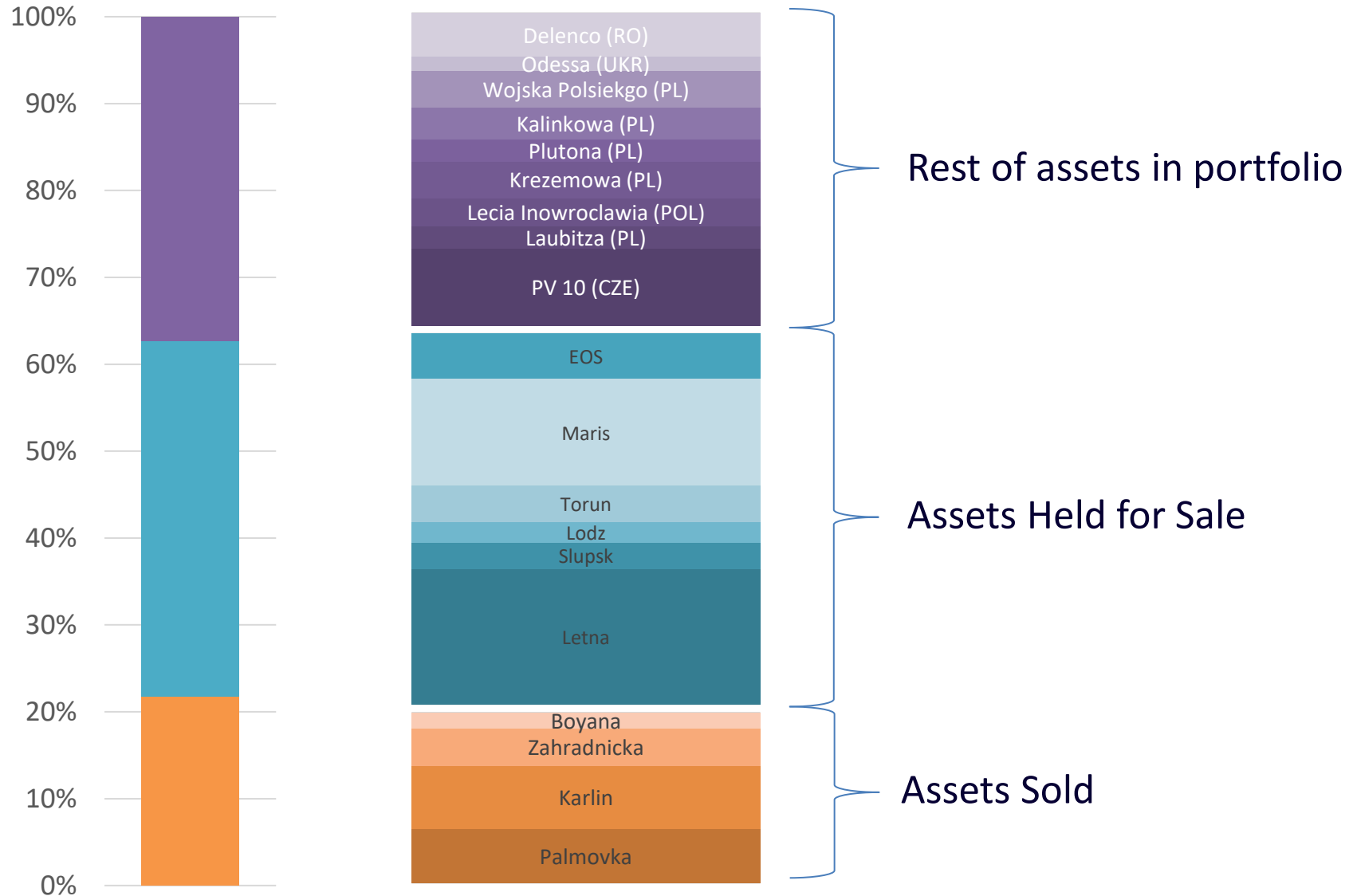


- Investment properties
- Assets held for sale

Metric (as of H1 2025)	Value
Number of assets	17
Number of assets held for sale	6
Total assets	EUR 71.2 million
Occupancy rate	74.7 %

## 2. Portfolio management update | Summary Portfolio

Highlights | **Portfolio** | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members



## 2. Portfolio management update | EOS property

Highlights | **Portfolio** | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

### Key facts

- ▶ Property was fully let to multinational Danone.
- ▶ Vacancy event: Tenant vacated in May 2025.
- ▶ Compensation paid until September 2025.
- ▶ Financing: Outstanding bank loan approx. EUR 2.4 million.
- ▶ Market interest: negotiations under way with potential end-user purchasers.










- ▶ EOS building
- ▶ Northwest Bucharest
- ▶ 3,386 m<sup>2</sup> lettable area



## 2. Portfolio management update | Słupsk property

Highlights | **Portfolio** | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

### Key facts

-  Rentable area: 1,831 m<sup>2</sup>.
-  Occupancy: 100%.
-  Fair value: EUR 2.26 million.
-  Location: Dense residential district with strong local demand.
-  Footfall driver: Adjacent supermarket (opened 2022) significantly boosted visitor flows.
-  Transaction status: deal agreed with potential purchaser but he is struggling to obtain financing.
-  Accessibility: 10 minutes from Słupsk Old Town.



## 2. Portfolio management update | Letna 45 property

Highlights | **Portfolio** | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

### Key facts

- ▶ Total area: 11,169 m<sup>2</sup>.
- ▶ Main tenant: AT&T (partly renewed until 2030).
- ▶ Current occupancy: 60%.
- ▶ Includes AT&T break options that influence valuation.
- ▶ Sale negotiations in final stage following an open marketing campaign.
- ▶ Detailed contractual negotiations in progress.



## 2. Portfolio management update | Bydgoszcz claim

Highlights | **Portfolio** | Financial Performance | Debt | Valuation Cycle | Outlook | SB-members

### Key facts

- ▶ Leasehold expired in January 2025.
- ▶ Property transferred to the landowner.
- ▶ Initial compensation: PLN 627,739 (EUR 148,000).
- ▶ Settlement talks stalled, hence formal legal proceedings now initiated.
- ▶ Fund claims EUR 1.38 million, supported by external valuations and legal opinion.
- ▶ Landowner disputes valuation and argues for substantially lower amounts.



## 2. Portfolio management update | Financial performance



Highlights | Portfolio | **Financial Performance** | Debt | Valuation Cycle | Outlook | SB-members

### Main indicators

- Gross rent: EUR 3.91 million (Q3'24: EUR 4.89 million).
- Net rent: EUR 2.52 million (Q3'24: EUR 3.40 million).
- Net (comparable) rent: EUR 2.48 million (Q3'24: EUR 2.93 million).
- Result: EUR 290,000 (Q3'24: EUR 1.24 million).

### Main drivers

- Palmovka: Sale reduced the rental base.
- EOS: Danone departure depressed the income.
- Bydgoszcz: Provisions for claim impacts results.



## 2. Portfolio management update | Debt overview

Highlights | Portfolio | Financial Performance | **Debt** | Valuation Cycle | Outlook | SB-members

Bank (country)	Size EUR m	Maturity	Remark
<b>Slovenska Sporiteľňa</b> (SLSP) (Slovakia)	3.0	Dec '25	Repayment dependent on sale of Letná 45.
<b>Patria Bank</b> (Romania)	2.4	Dec '31	EOS vacancy caused covenant breach; instalment must be met, potentially through a timely sale.
<b>Hypo Noe</b> (Poland)	11.5	Mar '26	Bank has positive stance toward a 5-year extension.
<b>UniCredit</b> (Czechia)	2.5	Dec '28	PV10 performing strongly. LTV is very healthy.

## 2. Portfolio management update | Debt overview

Highlights | Portfolio | Financial Performance | **Debt** | Valuation Cycle | Outlook | SB-members

### Interest-bearing loans

- Decreased from EUR 22.5 million to EUR 19.3 million, driven by regular amortisation and bank instalments funded by the Palmovka sale.

### Financing Costs

- Reduced from EUR 2.1 million to EUR 1.3 million following repayment of an investor loan and bank instalments financed by the Palmovka proceeds.

### Leverage metrics

- LTV improved to 31.0% (YE 2024: 33.4%).
- Solvency ratio increased to 62.7% (YE 2024: 57.7%).

### Overall conclusion:

- While overall leverage is healthy, several loans (SLSP and Patria) require a structured solution (additional instalments or an asset sale).

## 2. Portfolio management update | Debt overview

Highlights | Portfolio | Financial Performance | **Debt** | Valuation Cycle | Outlook | SB-members

### Update on status of discussion with banks:

- Hypo Noe open to 5-year extension.
- Slovenska Sporitelna acknowledges intention to repay through Letná sale.
- Patria Bank engaged in dialogue, but is pushing for full loan repayment.

### Targeted asset sales to reduce bank exposure:

- Słupsk -> to improve DSCR.
- Letná 45 -> to repay Slovenska Sporiteľňa.
- EOS -> to repay Patria Bank.

### Free Cashflow Forecast (FCF) after a sale:

- Słupsk – minimal; expected to be used for HYPO NOE instalments.
- Letná – substantial; allocation of proceeds depends on progress EOS sale.
- EOS – dependent on achieved sale price; pressure from Patria increases.

**Goal:** Maintain stable liquidity, finalize disposals & enable controlled refinancing.

## 2. Portfolio management update | Valuation cycle

Highlights | Portfolio | Financial Performance | Debt | **Valuation Cycle** | Outlook | SB-members

### Valuation process – Year-end 2025

- Year-end valuations underway for all assets.
- Appointed valuers:
  - Romania: CBRE.
  - Slovakia & Czechia: Knight Frank.
  - Poland: Knight Frank.
  - Ukraine: Nexia.

### PV10 – Renovation update

- Renovation and extension works started in June.
- Completion targeted for Q3 2026.



## 2. Portfolio management update | Outlook

Highlights | Portfolio | Financial Performance | Debt | Valuation Cycle | **Outlook** | SB-members

### Transaction pipeline

- Active discussions with multiple parties across several assets.
- Select disposals in the coming months are realistic.
- Execution will remain disciplined - no accelerated or forced sales.

### Use of proceeds – clear priority

- Strengthening the Fund's financial structure remains the primary objective.
- Expected allocation of disposal proceeds:
  - De-risking 2026 refinancing requirements (Hypo Noe, SLSP, Patria).
  - Returning money to shareholders.

### Positioning for 2026

- Managing loan maturities and negotiating improved refinancing terms.
- Continued focus on selective sales to improve portfolio balance and risk

## 2. Portfolio management update | Search SB-members



Highlights | Portfolio | Financial Performance | Debt | Valuation Cycle | Outlook | **SB-members**

### Status end of June

- One SB-member withdrew from re-election.
- One SB-member was not re-elected.
- The Chair remained in office.
- Chair SB has specific experience in law and corporate governance, but requested support from new independent candidates with relevant regional real estate and repositioning experience.

### During Q3 2025

- The Priority initiated a search for suitable additional independent SB members.
- Shareholders also proposed candidates.
- 3 candidates were interviewed separately by the Priority and the Chair.
- Objective: compose an independent SB with all required qualifications.
- The Board and the SB Chair support the two candidates proposed today and consider that, if they are approved, the new SB will be appropriately staffed for the next phase of the Fund's development.

## 2. Management update | Introducing Mr. Erkelens

Highlights | Portfolio | Financial Performance | Debt | Valuation Cycle | Outlook | **SB-members**



### Introduction of Mr. E. van Erkelens

#### **Profile Highlights:**

Extensive experience in listed and private real estate structures.

Current leadership role at:

- Equity Estate.

Former leadership roles at:

- Sarakreek Holding.
- European City Estates.
- Capa City Realty.

Recommended by Stichting Prioriteit APF

## 2. Management update | Introducing Mr. Korteweg

Highlights | Portfolio | Financial Performance | Debt | Valuation Cycle | Outlook | **SB-members**



### Introduction of Mr. E. Korteweg

#### **Profile Highlights:**

Strong background in transactions and the CEE property market.

Experience at:

- Greystar.
- ING Real Estate Development.
- Redevco.

Recommended by Stichting Prioriteit APF

### 3. Proposal to appoint | Mr. E. van Erkelens

Proposal of the Priority Shareholder to appoint Mr. E. van Erkelens as a member of the Supervisory Board for a period of 4 years.

 Vote

## 4. Proposal to appoint | Mr. E. Korteweg

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Proposal of the Priority Shareholder to appoint Mr. E. Korteweg as a member of the Supervisory Board for a period of 4 years.

 Vote

## 5. Questions

## 6. Closure & Disclaimer

### **Disclaimer:**

This presentation, sourced from APF's financial reports and press releases, does not replace these documents' full content. It is crucial to view the data, management's remarks, and graphs as interconnected parts of a whole. Note that it may contain management's forward-looking statements, subject to uncertainties and risks, which could lead to significant discrepancies between expected and actual results.



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