ARCONA CAPITAL

P R E S S R E L E A S E

Amsterdam, August 31, 2026

Arcona Property Fund results for the first half of 2026

Arcona Property Fund N.V. (the Fund), a listed fund specializing in commercial real estate in Central Europe, recorded a pre-tax result of EUR 1.21 million for the first half of 2026 (H1 2025: EUR 280,000). The net asset value (NNNAV) per share rose to EUR 9.83 (year-end 2025: EUR 9.66), and the loan-to-value (LTV) ratio improved to 26.5% (year-end 2025: 33.3%).

The result before tax increased due to a positive net valuation result and significantly lower financing costs resulting from refinancing and loan repayments during the first half of the year. Gross rental income fell to EUR 1.70 million (H1 2025: EUR 2.79 million). On a like-for-like portfolio basis, gross rental income declined by 15.2% due to Danone’s departure from the EOS Business Park (EOS) in Bucharest. Net rental income fell to EUR 0.98 million (H1 2025: EUR 1.82 million), driven by vacancies at EOS and a smaller portfolio following earlier disposals.

The direct result stood at a negative EUR 166,000 (H1 2025: EUR 275,000), while the indirect result improved sharply to EUR 1.37 million (H1 2025: EUR 5,000) due to the positive valuation result. Fund costs decreased to EUR 799,000 (H1 2025: EUR 888,000), and financial expenses fell to EUR 641,000 (H1 2025: EUR 932,000).

Equity rose to EUR 39.5 million (year-end 2025: EUR 38.8 million). Total assets declined to EUR 57.6 million (year-end 2025: EUR 64.4 million), primarily due to the sale of Letná. The occupancy rate stood at 79.3% (year-end 2025: 82.1%), reflecting a slight increase in vacancy at the Maris office building in the Polish city of Szczecin. Investments amounted to EUR 0.80 million (full-year 2025: EUR 0.73 million), primarily in the renovation of Newton House in Prague.

Outlook for the remainder of 2026

The Fund's management is making progress on the sale of real estate. The proceeds of sales will primarily be used for debt reduction and distributions to shareholders.

The 2026 half-year report is available at www.arconapropertyfund.nl.

E N D O F P R E S S R E L E A S E

Arcona Property Fund N.V. invests in commercial real estate in Central Europe. Shares of the Fund (ISIN code NL0006311706) are tradable daily on Euronext Amsterdam as a closed-end investment fund.

For more information:
Arcona Capital Fund Management B.V.
Tel: 020 – 820 4 720
E-mail: info@arconacapital.com
www.arconapropertyfund.com