

MERCIALYS

16-18 rue du Quatre-Septembre, 75002 Paris, France
CS 36812 - 75082 Paris Cedex 02, France

Related-party agreements

(Published in accordance with Articles L. 22-10-13 and R. 22-10-17 of the French Commercial Code)

Real estate deeds of exchange

The Board of Directors, on December 6, 2023, authorized the signing of deeds of exchange for real estate assets between Hyperthetis Participations and Mercialys. These agreements were entered into on June 26, 2024, with effect from the same day.

In connection with the disposal of the Aix-en-Provence and Nîmes hypermarkets, as the surveyor reports identified mutual encroachments between the properties of Hyperthetis Participations and Mercialys, these encroachments were resolved with a view to selling the entire areas operated by the hypermarkets tenant.

The prices for these exchanges of real estate assets, including balancing payments, between the two companies were determined based on the appraisal values from the second quarter of 2023.

In a real estate complex located in Champsaur, 210 avenue de Bredasque, Aix-en-Provence (13090), Hyperthetis Participations exchanged the following lots and volumes:

- Lot no.276 with an area of 51 sq.m for a price excluding transfer taxes of Euro 108,885
- Volume no.18 with an area of 199 sq.m for a price excluding transfer taxes of Euro 424,865

For the following lots and volumes belonging to Mercialys:

- Lot no.277 with an area of 33 sq.m for a price excluding transfer taxes of Euro 70,455
- Volume no.20 with an area of 8 sq.m for a price excluding transfer taxes of Euro 17,080

This exchange was carried out with a balancing payment of Euro 446,215 covered by Mercialys.

In a real estate complex located at 400 avenue Claude Baillet, Chemins de Coudou, Mas de Vignole Nord, Le Viol du Plan and Chemin de la Fabrique de Gaza, Nîmes (30000), Hyperthetis Participations exchanged volume no.36 with an area of 48 sq.m for a price excluding transfer taxes of Euro 89,629 for Mercialys' volume no.37 with an area of 578 sq.m for a price excluding transfer taxes of Euro 1,078,355.

This exchange was carried out with a balancing payment of Euro 988,726 covered by Hyperthetis Participations.

Mercialys holds 51% of the capital of Hyperthetis Participations, with the balance held by SPF2 Hyperthe. Hyperthetis Participations is Chaired by Mercialys, which is represented by its legal representatives, Mr Vincent Ravat, Chief Executive Officer, and Ms Elizabeth Blaise, Deputy Chief Executive Officer.



www.mercialys.com

MERCIALYS

16-18 rue du Quatre-Septembre, 75002 Paris, France
CS 36812 - 75082 Paris Cedex 02, France

Officers concerned:

- Mr Vincent Ravat:
Chief Executive Officer and Director of Mercialys,
representing Mercialys in connection with its position as Chair of Hyperthetis Participations;
- Ms Elizabeth Blaise:
Deputy Chief Executive Officer of Mercialys,
representing Mercialys in connection with its position as Chair of Hyperthetis Participations.



www.mercialys.com