

MERCIALYS

PRESS RELEASE

Paris, April 15, 2026

Mercialys accelerates the transformation of its portfolio with the inauguration of SHOP•PARK in Nîmes

A process initiated in fall 2025

On the occasion of its 20th anniversary, celebrated last October, the listed real estate company Mercialys opened a new chapter in its development by unveiling the transformation strategy for its portfolio. This strategy refocuses the portfolio on France's fast-growing metropolitan areas, around assets that are dominant in their catchment areas and offer the retailers and services that precisely meet consumer needs.

This structural repositioning reflects a clear commitment: to adapt the Group's portfolio and create long-term value by strengthening the economic performance of its sites, for the benefit of retailers, customers and local communities.

To embody this momentum, Mercialys launched SHOP•PARK, a hybrid retail real estate concept designed to respond to profound shifts in consumption patterns. Combining the strengths of a destination shopping center and a retail park, SHOP•PARK delivers an offering tailored both to purchasing power and to the new expectations of French consumers, full accessibility and a clear, high-quality, omnichannel customer experience.

Nîmes Cap Costières: a site transformed to the new Mercialys standard

In Nîmes, SHOP•PARK Cap Costières fully embodies Mercialys' ambition. Located at the southern entrance to the city, at the heart of a well-established and particularly well-connected retail hub, the site is set within a thriving catchment area with high-quality infrastructure, driven both by a loyal local customer base and by regular flows linked to daily and seasonal mobility.

To better meet the expectations of Nîmes residents, SHOP•PARK Cap Costières constantly renews its retail offering, welcoming brands favored by consumers (Adidas, Picard, H&M, Auchan, Mango, Sephora, Pull&Bear, Normal, etc.) and placing purchasing power at the top of its priorities.

Launched in fall 2025, the modernization of the site focuses on redesigning the customer journey, renovating walkways and access points, refurbishing common areas and enhancing the architectural appeal of the retail façades.

The site also offers a wide range of everyday services, such as charging stations (for vehicles, phones, etc.), parcel lockers (Vinted, Pick Up, etc.), as well as a coworking space comprising 15 offices, 2 open-plan areas and various functional and convivial spaces (cafeteria/shared kitchen, etc.).

Statement by Vincent Ravat, Chief Executive Officer of Mercialys:

"With the inauguration of SHOP•PARK Cap Costières in Nîmes, we are highlighting a transformation process currently underway across our entire portfolio. This process represents a major milestone in our strategy and is a concrete illustration of our vision of retail that is useful, accessible and rooted in local communities. The performance achieved by our Group in recent months confirms the relevance of this model, which is being rolled out throughout France."

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This press release is available on www.mercialys.fr.

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About Mercialys

Mercialys is one of France's leading real estate companies. It specializes in the holding, management and transformation of retail spaces, anticipating consumer trends, on its own behalf and for third parties. At December 31, 2025, the Company had a real estate portfolio valued at €3.0 billion (including transfer taxes) and an annualized rental base of €178.6 million. Mercialys has been listed on the stock market since October 12, 2005 (ticker: MERY) and has real estate investment trust (SIIC) tax status. Part of the SBF 120 and Compartment A of Euronext Paris, it had 93,886,501 shares outstanding at December 31, 2025.