SOCIETE DE LA TOUR EIFFEL

INHERIT. TRANSFORM. COMMIT.

# COMPLETION OF THE FIRST DELIVERY CYCLE, PAVING THE WAY FOR THE NEXT PHASE OF TRANSFORMATION

## 2026 Half-Year Results

# SPEAKERS PRESENTATION

Christel ZORDAN
Chief Executive Officer

Frank LUTZ
Chief Financial Officer

# KEY FIGURES AND HIGHLIGHTS

## H1 2026 OVERVIEW

### Results

- EPRA earnings: €8.7m - Recurring Cash-Flow: €10.1m
- EPRA NTA / share: €7.7 - EPRA NDV / share: €7.6
- Dividend: suspension

### Diversified geographic location

- Greater Paris: €249/sqm average annualised rental income
- Major Regional Cities: €194/sqm average annualised rental income

### Pursuit of the roadmap

- Sustained rental activity: €3.8m signed or renewed
- Acquisitions: -
- Developments: €11.2m
- Disposals: -

### Portfolio

- 1.6bn a like-for-like 2.9% decrease


*Lilleurope*
Lille (59)

# TENDER OFFER FOR WITHDRAWAL & SQUEEZE-OUT

**PRICE PER SHARE**
**€8.20**
*In line with the EPRA NTA (€8.16)*

**PREMIUM / LAST SHARE PRICE**
**+115.2%**
*vs. last closing price before announcement*

**PREMIUM / 60-DAY VWAP**
**+101.8%**
*Volume-weighted average price*

**SMABTP OWNERSHIP**
**95.35%**
*of the capital – threshold crossed on 09/04/2026*

## TRANSACTION STRUCTURE

### Offerors

SMABTP & SMAvie BTP acting in concert with SMA SA and Imperio

### Blocks acquired

2,036,058 shares (1.53% – executed on 9 and 14 April)

- AG Real Estate (0.67%) and
- Suravenir (0.86%),

### Scope of the offer

- 6,162,673 shares (4.65% of the capital),
- excluding 14,926 treasury shares

## BACKGROUND AND RATIONALE

### Shareholding & Liquidity

- Groupe SMABTP crossed the 90% threshold in early 2025 (exit from the SIIC regime), then the 95% threshold on 9 April 2026
- Residual free float < 5% of the share capital
- Immediate liquidity for minority shareholders

### Presenting bank and offer duration

- BNP Paribas (Portzamparc)
- 10 trading days, followed by the mandatory squeeze-out

https://societetoureiffel.com/investisseurs/offre-publique-de-retrait/

# GOVERNANCE AND INDEPENDENCE

## AD HOC COMMITTEE OF THE BOARD

### Three independent directors

- Bibiane de Cazenove – Chair of the Committee
- Christine Sonnier
- Marie Wiedmer-Brouder

**Remit**
selection of the expert, supervision of the valuation work, preparation of the reasoned opinion

## INDEPENDENT EXPERT

### Sorgem Evaluation firm

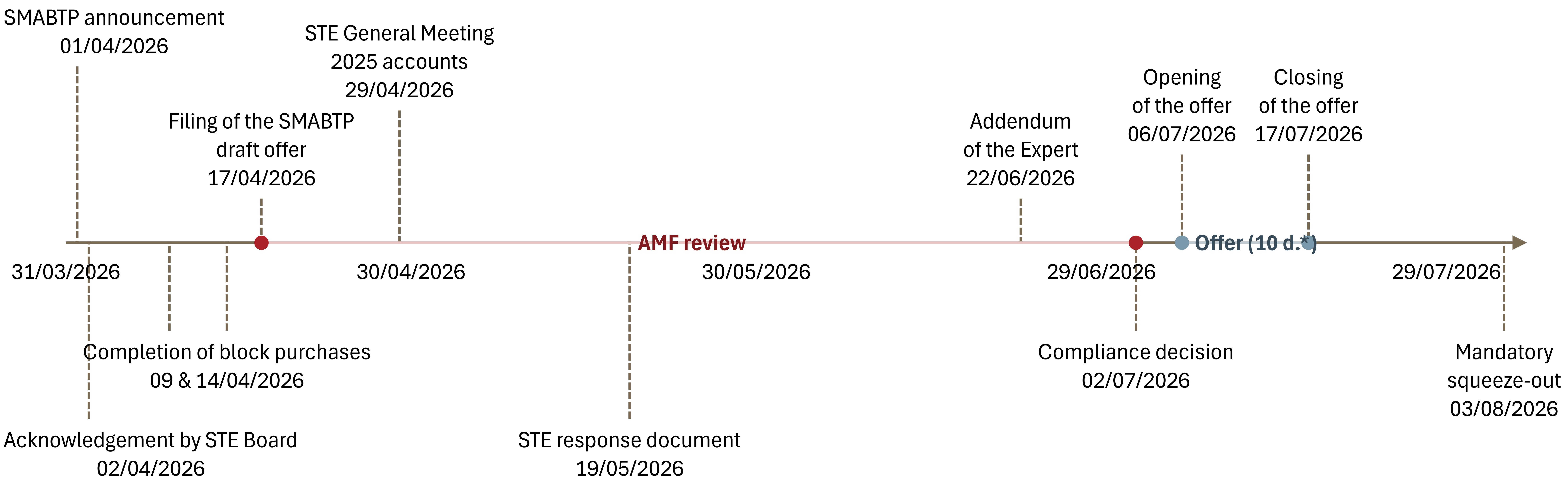
**Represented by Thomas Hachette**

- **Mandate**
  To issue a fairness opinion on the financial terms of the Offer
- **Multi-criteria approach**
  EPRA NAV, DCF, listed comparables, comparable transactions, share price
- **Appointed by the Board**
  on the recommendation of the ad hoc committee

https://societetoureiffel.com/investisseurs/offre-publique-de-retrait/

# INDICATIVE TIMETABLE

## AND NEXT STEPS




(*) 10 trading days
https://societetoureiffel.com/investisseurs/offre-publique-de-retrait/


1 OPERATIONAL ACTIVITY

2 FINANCIAL COMPONENTS

3 PROGRESS OF THE ROADMAP

PORTFOLIO CHANGE

CSR APPROACH

RENTAL ACTIVITY

# 1

# OPERATIONAL ACTIVITY

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# 1 OPERATIONAL ACTIVITY

## PORTFOLIO CHANGE

# PORTFOLIO BREAKDOWN

Portfolio: €1,563m

Buildings: 133

Floor area: 530,840sqm

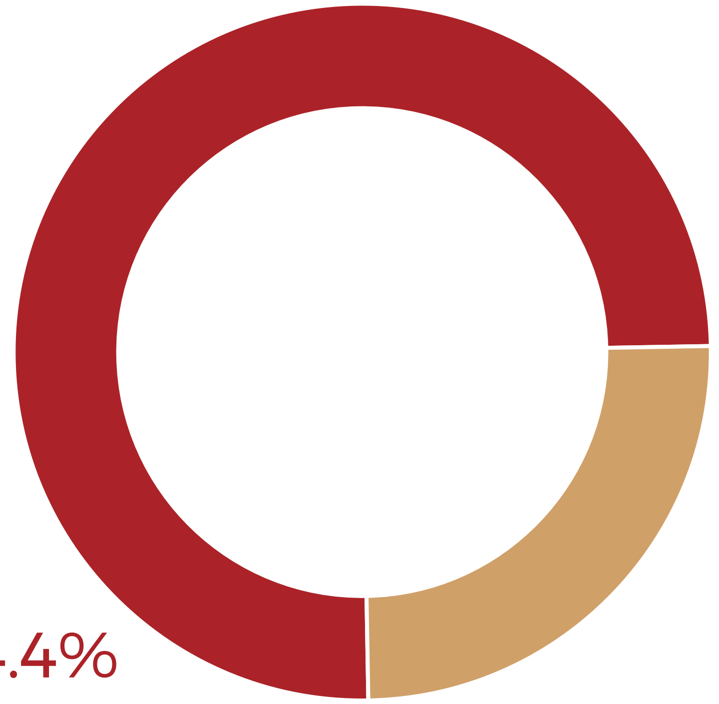
Occupancy rate[1]: 72.4%

Yield[2]: 4.4%

## GREATER PARIS

75%

€1,169m
84 buildings
381,320sqm
EPRA OR 69.8%
Topped-up yield 4.4%



## MAJOR REGIONAL CITIES

25%

€394m
49 buildings
149,520sqm
EPRA OR 74.7%
Rdt Topped-up yield 4.2%

## OFFICES

75%

INDUSTRIAL & LOGISTIC 12%
MIXED-USED 11%
RESIDENTIAL 1%
RETAIL 0.2%
LAND 0.9%

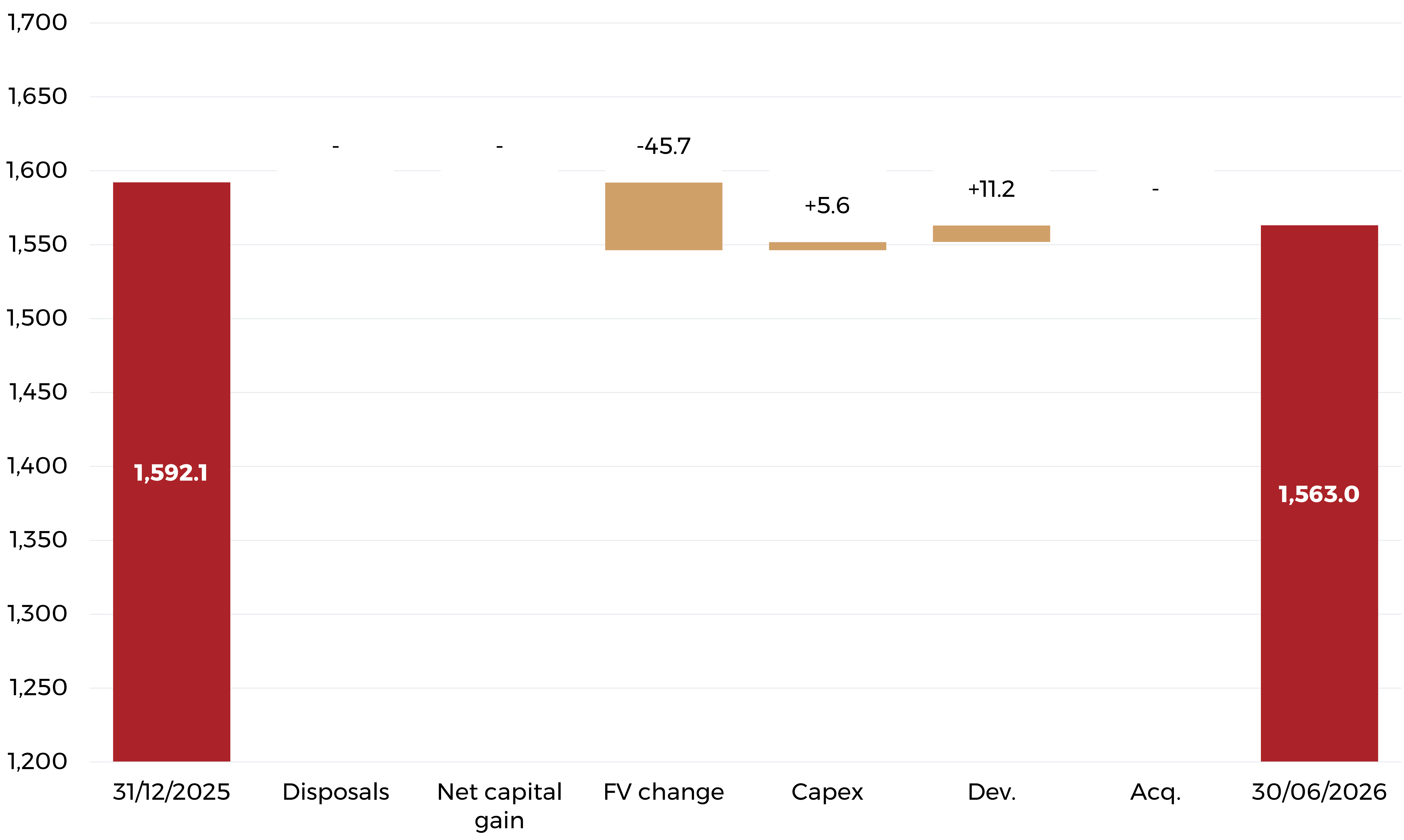
## CERTIFIED

85%

(1) Secured occupancy rate / EPRA occupancy rate: 71.0%
(2) EPRA Topped-up

# THE PORTFOLIO

## Change in the value of the property portfolio (€m)



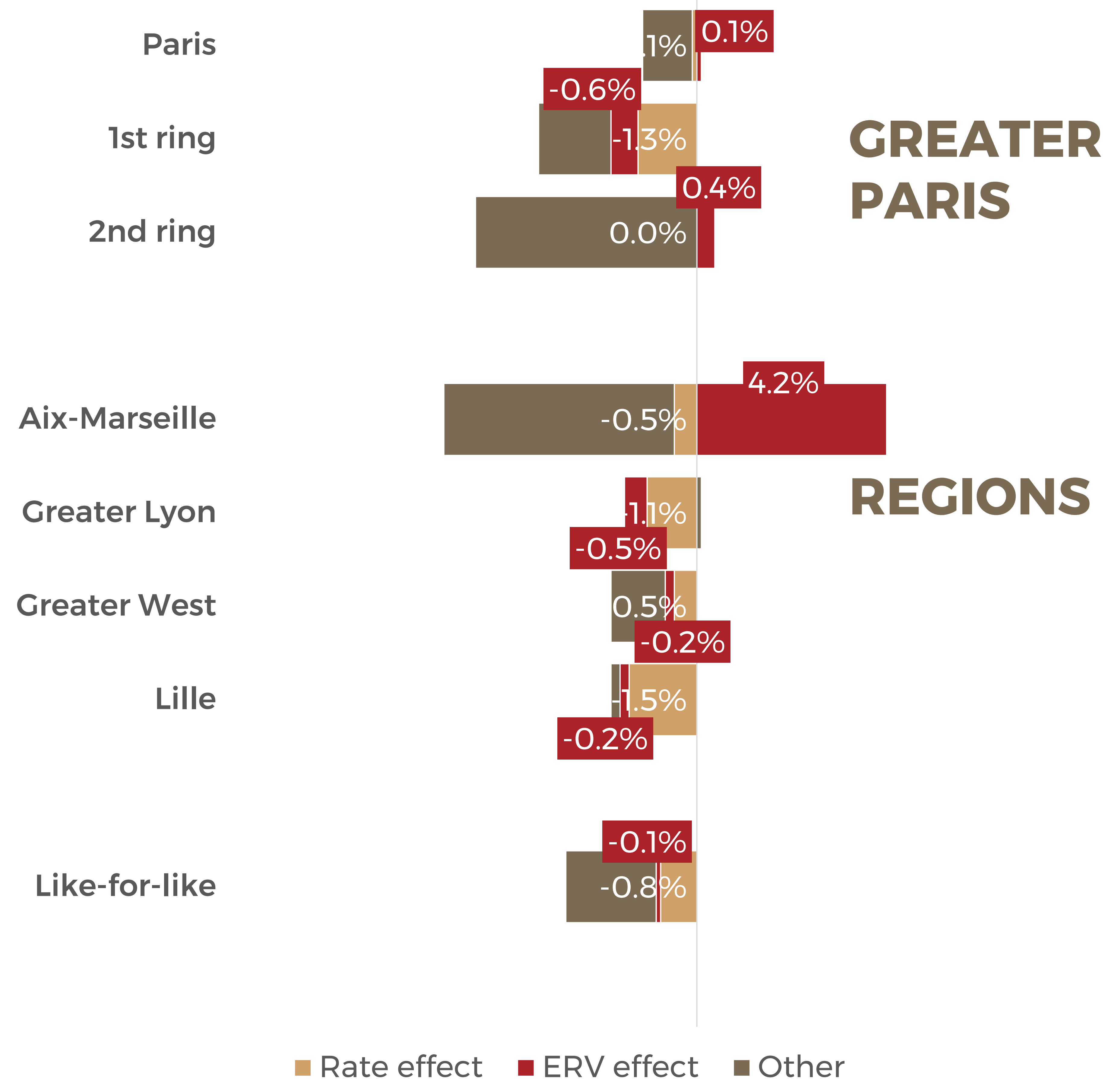

### Like-for-like
- -2.9%

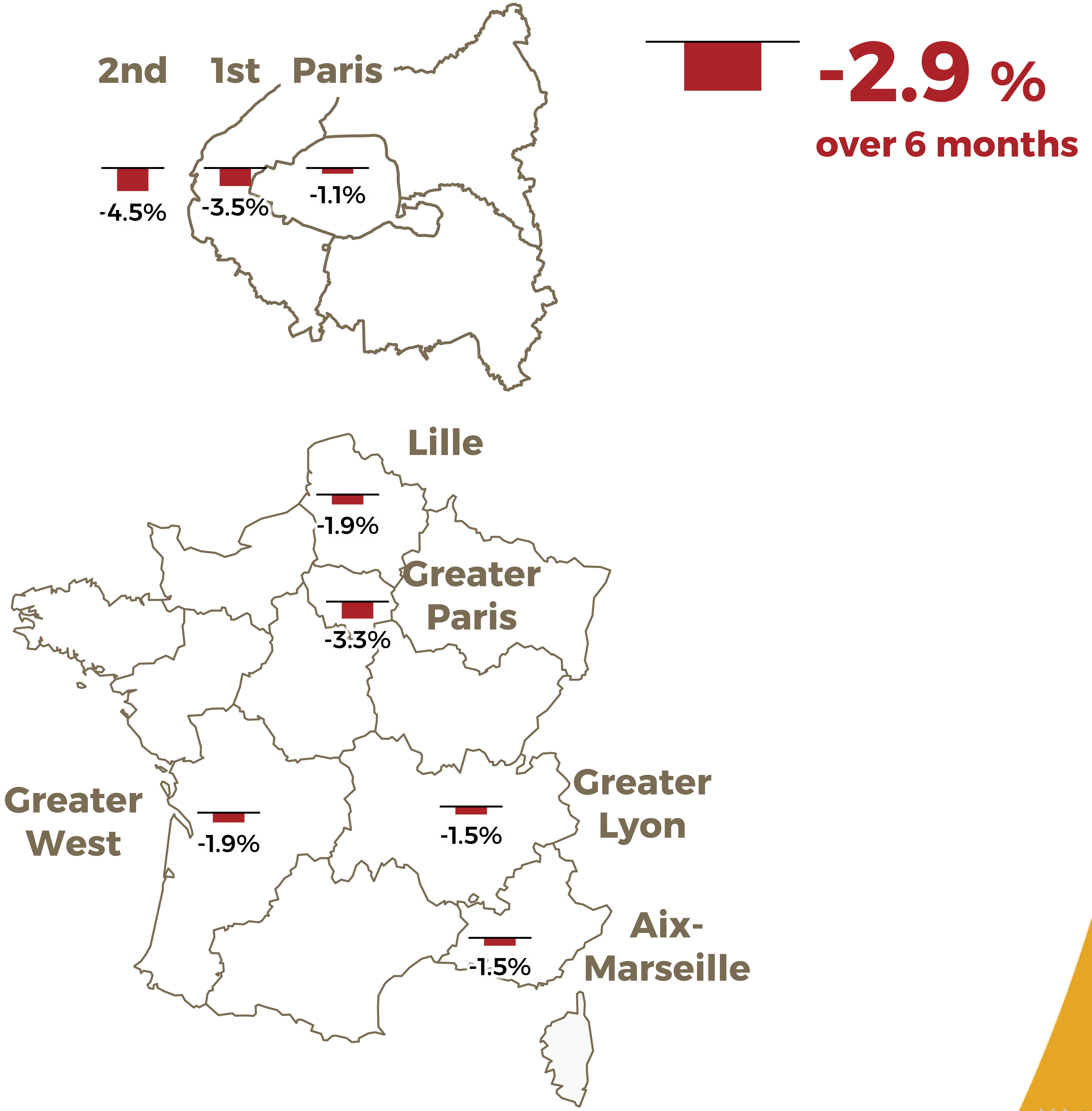
### Acquisition/Disposal
- None

### Development
- Puteaux – Rivage

# A DIVERSIFIED PORTFOLIO

## Change by location

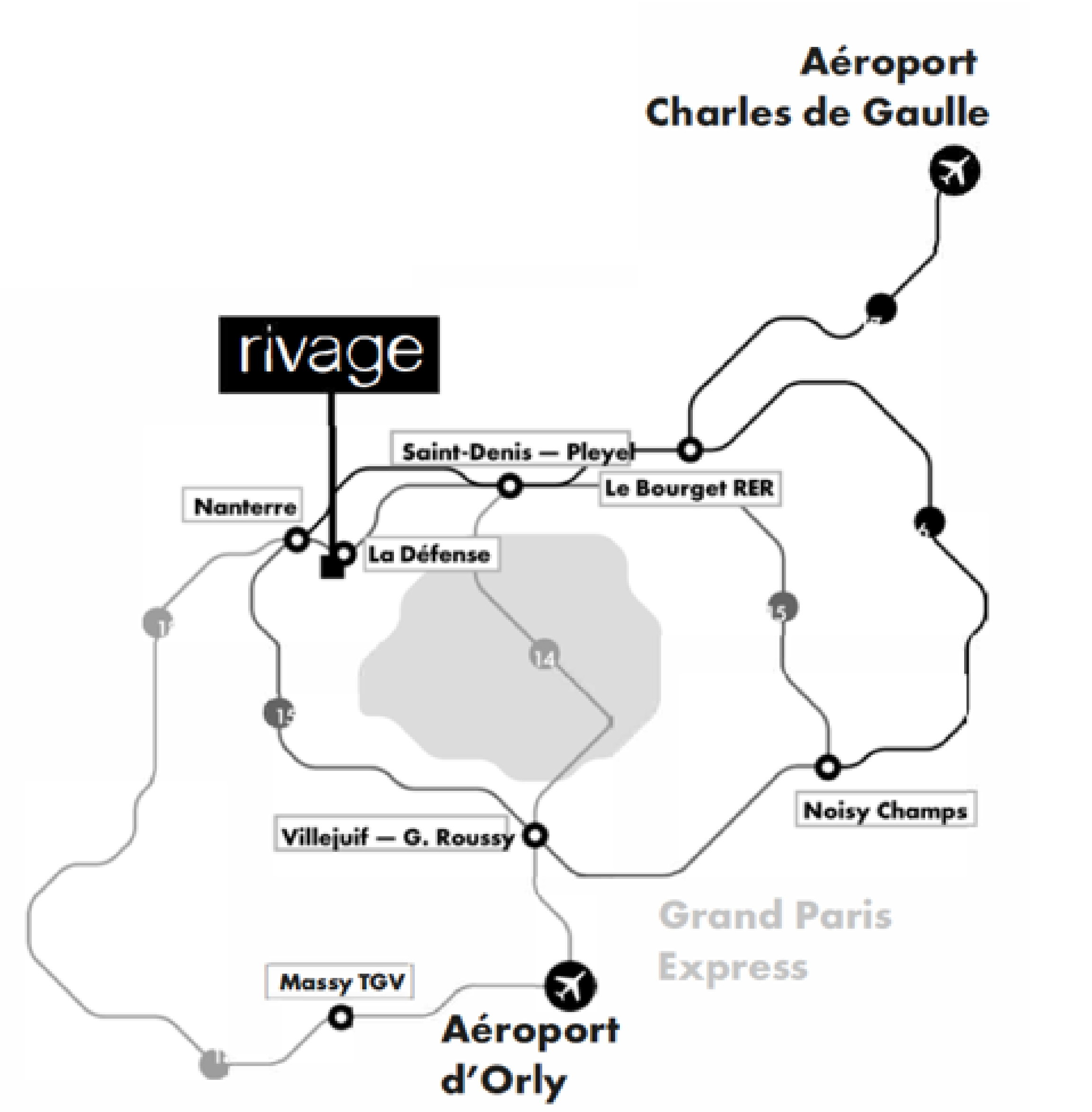



Other : (+) Free rent period consumption, (-) Vacancy, free rent period, Capex, Transfer taxes, (+/-) Other valuation methods

# DELIVERY SCHEDULED IN 2026

## RIVAGE – HAUTS-DE-SEINE (PUTEAUX)




### An ambitious architectural project

- Ideal location: located on the banks of the Seine, excellent accessibility
- Delivery end of Q3 2026

**9,850** sqm
Including 100 sqm of retail space
8 floors / 1 mezzanine

**600** sqm
Outdoor garden

**500** sqm
Terraces

**>250**
Parking spaces
+ 167 sqm bicycle storage

### A low-carbon office building focused on well-being and integrated into its surroundings

- Low-impact integration into a residential area
- Timber structure, transparency and volume
- Spaces dedicated to well-being and with a wide range of services offered
- High level of targeted certifications

# CONTINUED DIVERSIFICATION

## LOGISTICS PROJECTS UNDER THE LILK PROPRIETARY BRAND

### Nanturra, in the heart of Parc Nanterre Seine

- Delivery late 2024
- Certification: BREEAM EXCELLENT

**5,400** sqm
Logistic & Industrial
10 lots from 200sqm to 1,000sqm

**6.3** m / **3** t/sqm
Clear height / Ground floor load capacity

### A resilient product suitable for

- Storage
- Last-mile logistics
- Tertiary activities

| | GF | G+1 | G+2 |
|---|---|---|---|
| Clearance height (m) | 6.3 | 5.0 | 4.5 |
| Floor load (t/m²) | 3.0 | 1.5 | 0.7 |

### Bobigny (Syrah), Les Vignes industrial area

- Delivery June 2026
- Targeted certification: BREEAM EXCELLENT

**10.6** m / **19** t/sqm
Clear height / Maximum load capacity

**8,000** sqm
Logistic & Industrial
12 lots from 100 sqm and 1,550 sqm

### A new optimised business hotel

- Strategic location
- Versatility & diverse tenants

Société de la Tour Eiffel

# 1 OPERATIONAL ACTIVITY

## CSR APPROACH

# CSR STRATEGY

## Our 4 core pillars – 2025 results

### 1. Decarbonising our operations

**-10%**

in energy consumption on the controlled scope vs 2023, in line with the DEET 2030 trajectory

**26%**

of our assets have on-site renewable energy production

### 2. Adapting to climate change

**85%**

of our assets are BREEAM or HQE certified

**91%**

of our assets have undergone a climate adaptation study

### 3. Preserving resources and biodiversity

**48%**

of worksites (in operation) used circular economy or bio-based materials

**54%**

of our eligible assets are EcoJardin or BiodiverCity labelled

### 4. Integrating social issues

**4%**

of payroll is dedicated to training

**67%**

of Executive Committee members are women

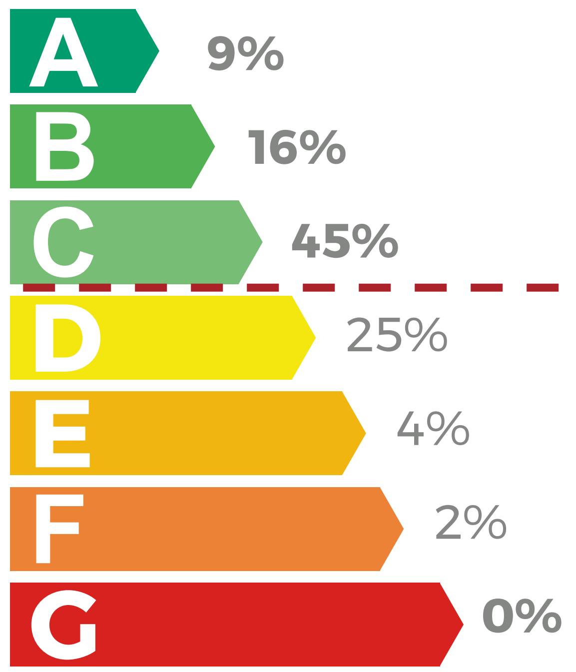
**96%**

of employees trained in ESG issues

# CSR STRATEGY FOR PORTFOLIO PERFORMANCE

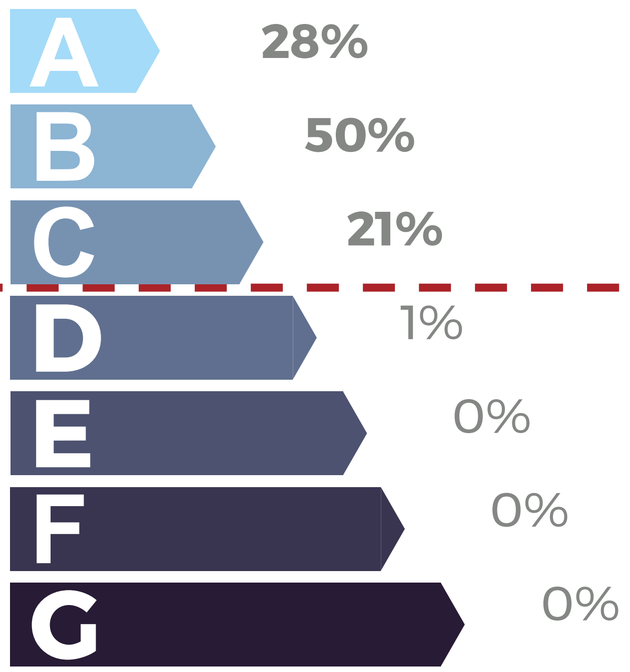
## Energy and carbon performance in 2025

### Energy performance [1]




**70%**
Of floor area ≥ C

### Carbon performance [1]




**99%**
Of floor area ≥ C

### Tertiary Decree

**Compliance**
100% of reporting entities contacted, landlord declarations completed for 2025

**Progress**
48% of tenants aligned with the 2030 threshold, support under way for the remainder

### Recognised performance

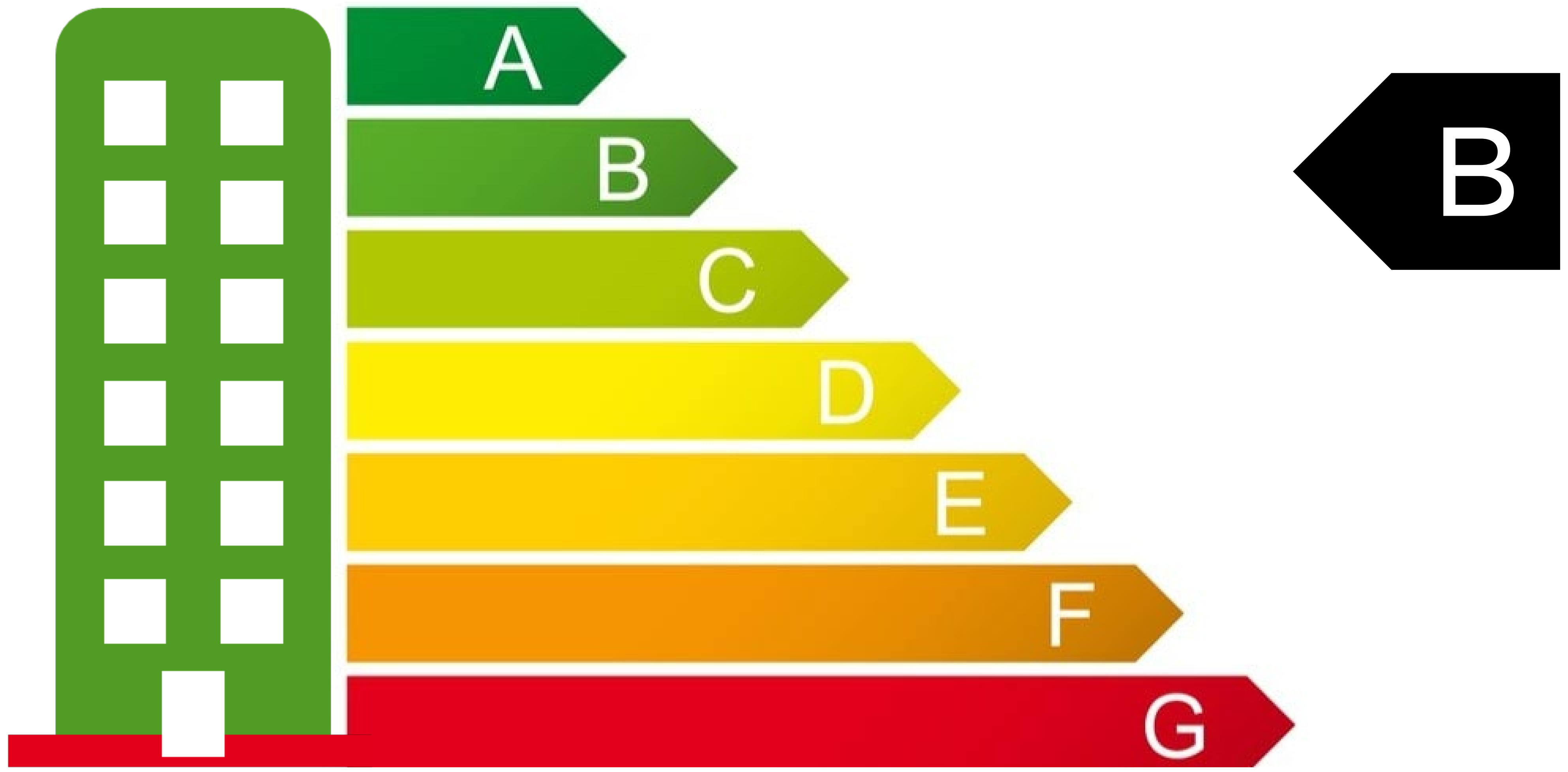
**+8%**
Points above the OID average energy performance. The portfolio outperforms thanks to the continuous improvement in the management of our assets.

(1) DPE energy performance rating thresholds
(2) Based on the review of 2024 declarations in June 2025

# ENERGY PERFORMANCE

## 2024-2025 CHANGE IN PORTFOLIO PERFORMANCE

### Main DPE rating [1]




### 16 sites achieved a better DPE rating in 2025

- Close quarterly monitoring of energy consumption with the Energy Manager
- Energy performance clauses included in multi-technical maintenance contracts

(1) after taking smoothed occupancy rates into account

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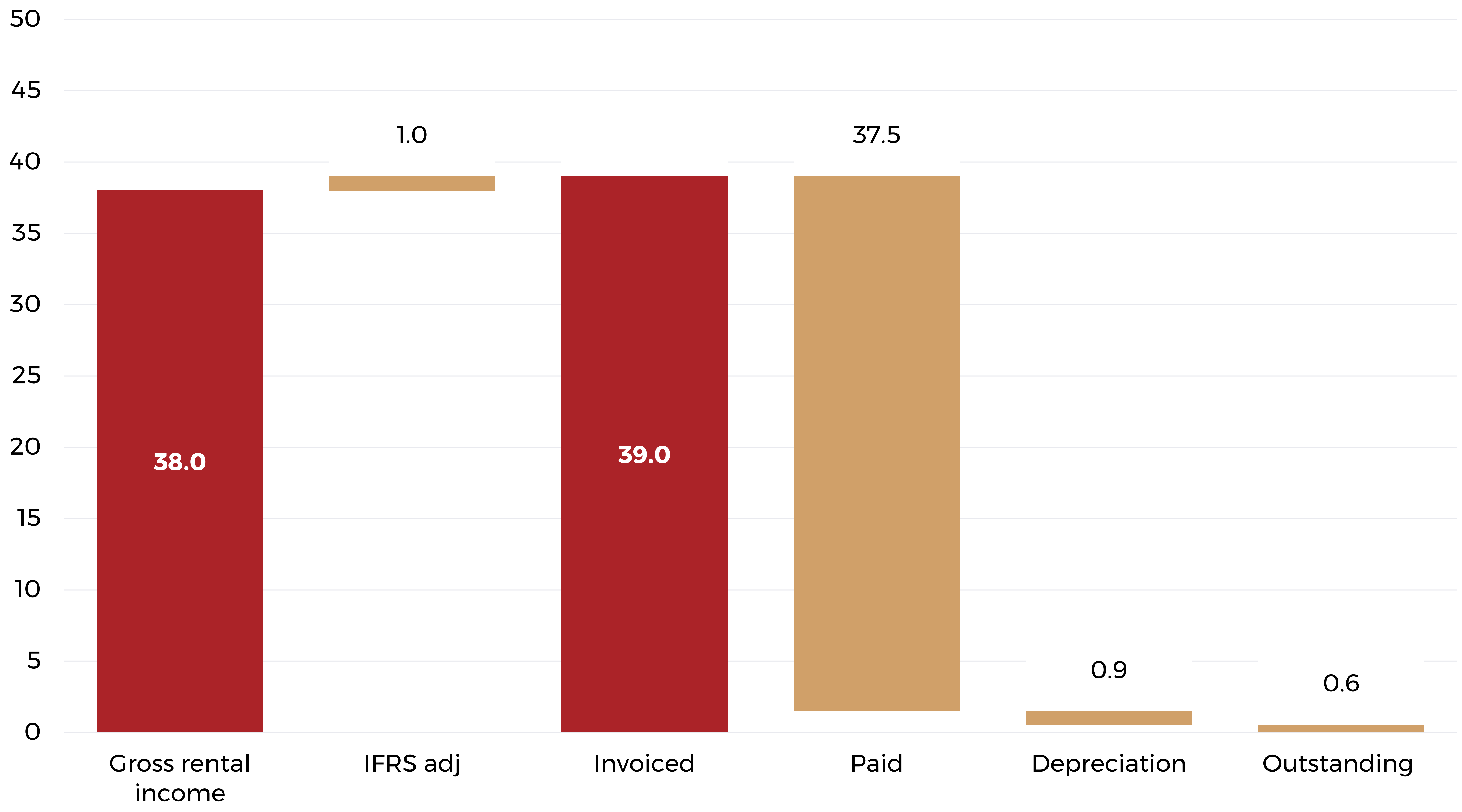
# 1 OPERATIONAL ACTIVITY

## RENTAL ACTIVITY

*Rivage*
Puteaux

# A QUALITY RENTAL BASE

## Invoiced (€m)

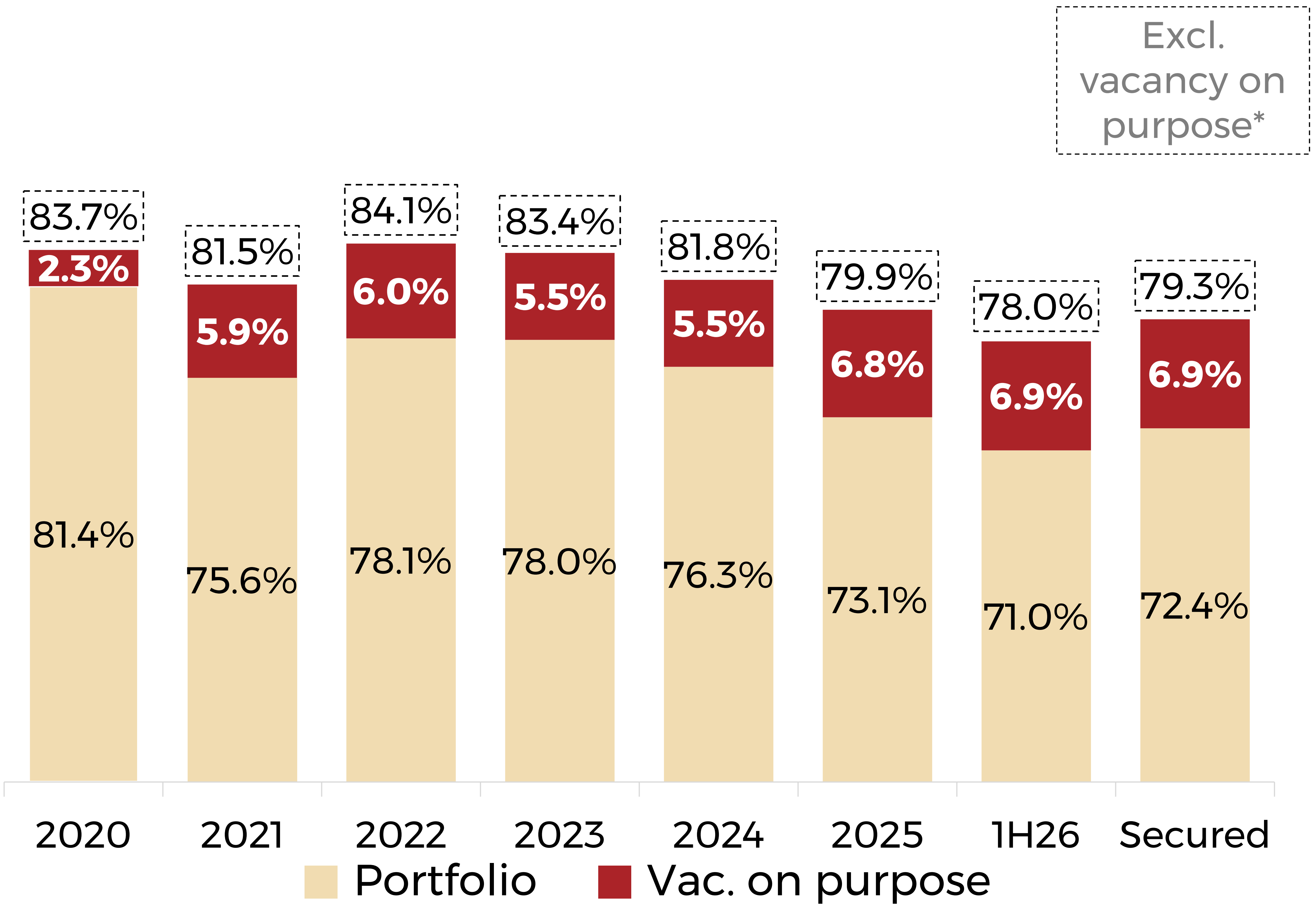



**96% of invoiced rents** collected over 412 leases

**85% of tenants** classified in the top 2 risk categories (Coface, Credit Safe)

# THE OCCUPANCY RATE, A MAJOR CHALLENGE

## OCCUPANCY RATE CHANGE (EPRA)

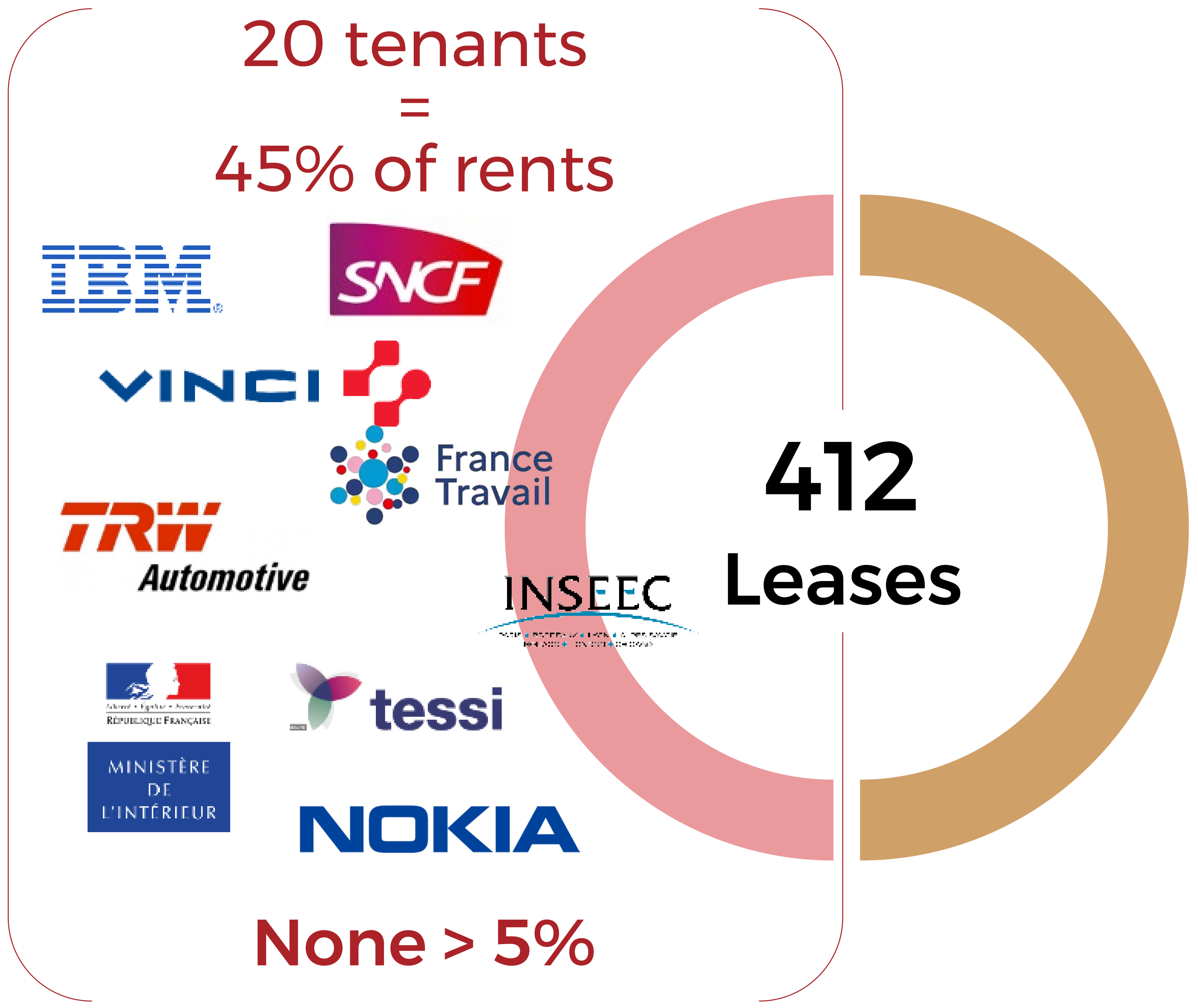



WALT
5.5
YEARS

WALB
3.3
YEARS

* Of which Aubervilliers, Champigny, Bagneux, Orsay and Saint Cloud

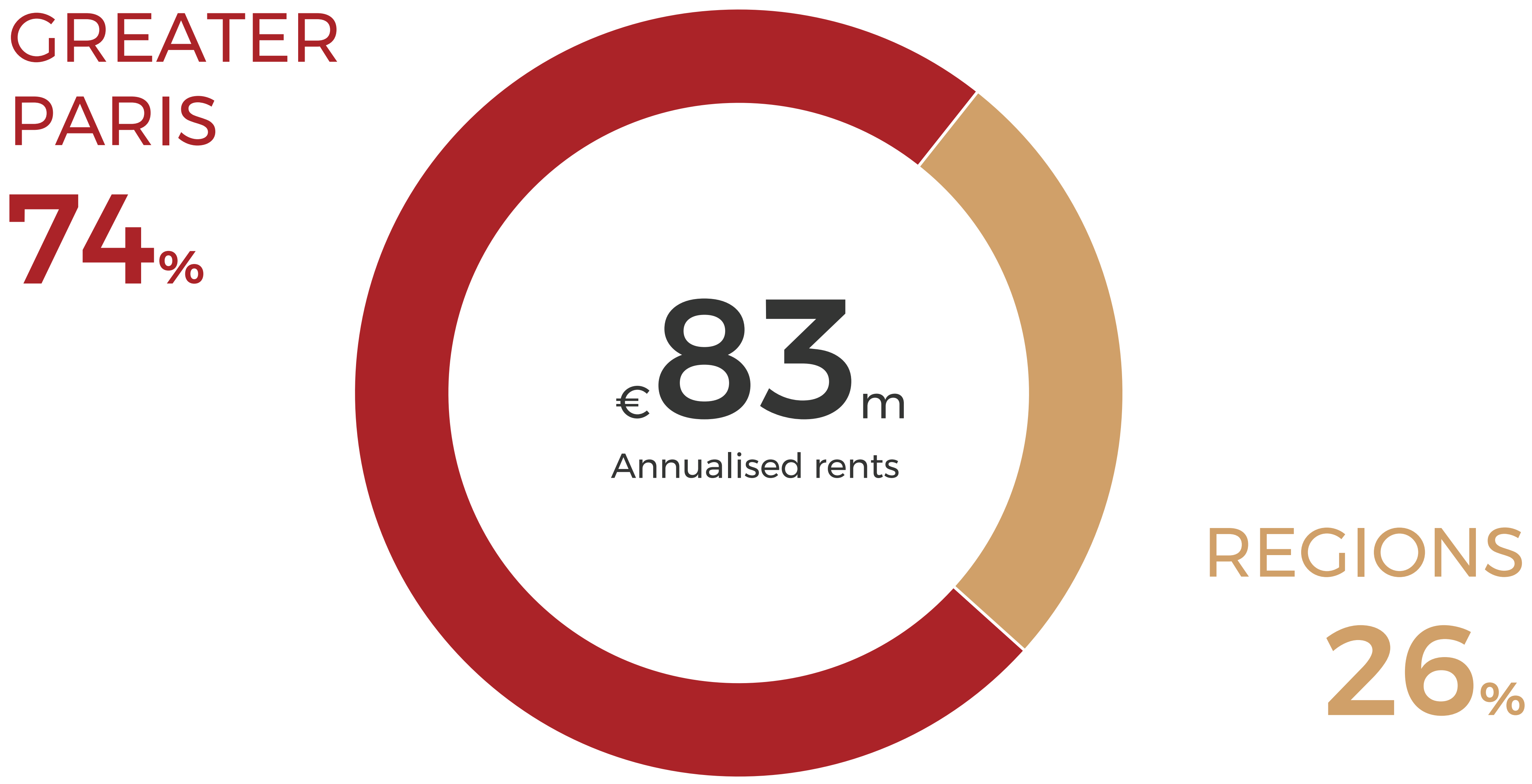
## SOLID AND DIVERSIFIED CUSTOMER BASIS



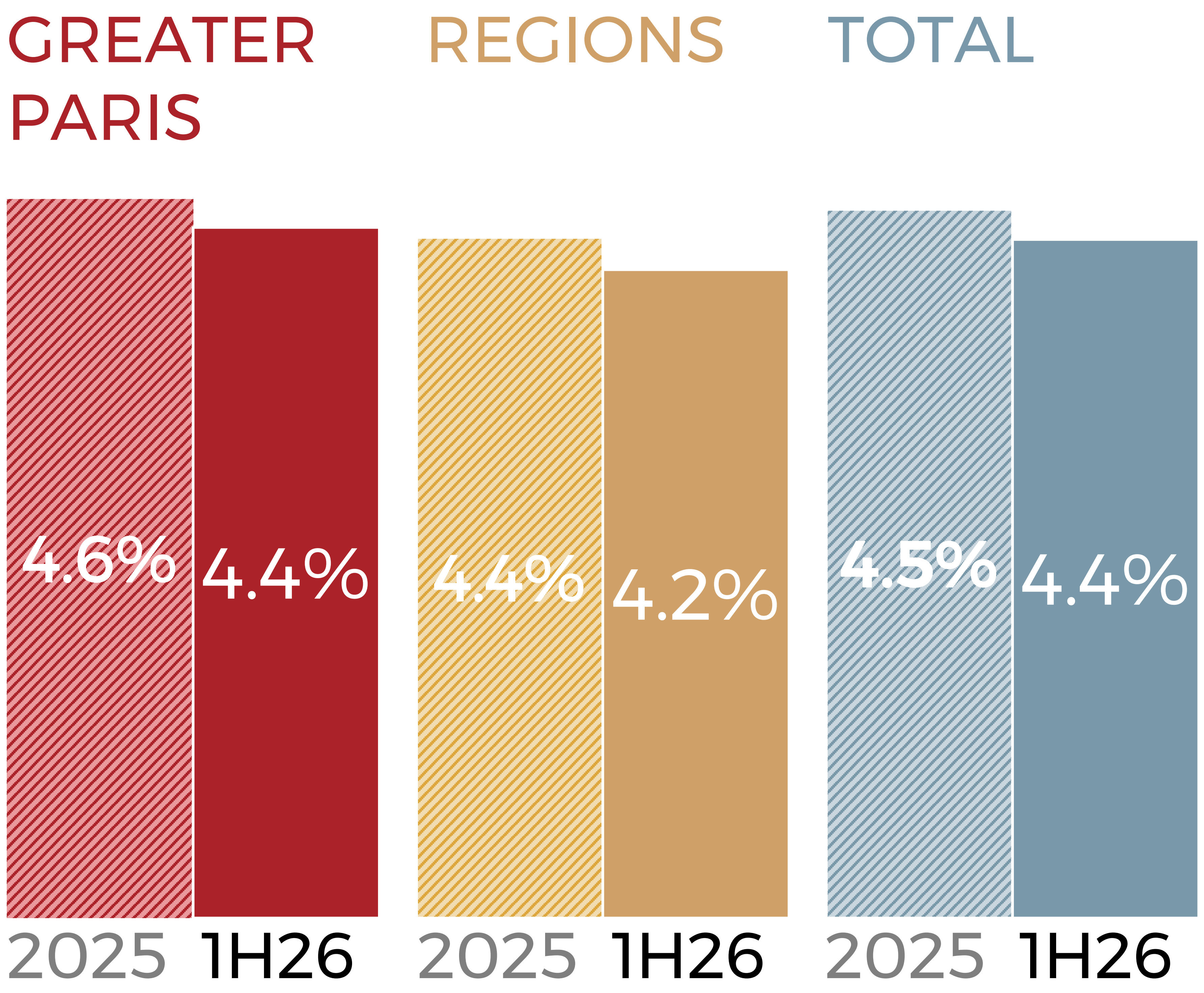

**A multi-tenant model for enhanced risk dilution**

# RENTAL AND EPRA TOPPED-UP YIELD

## RENTAL BREAK-UP



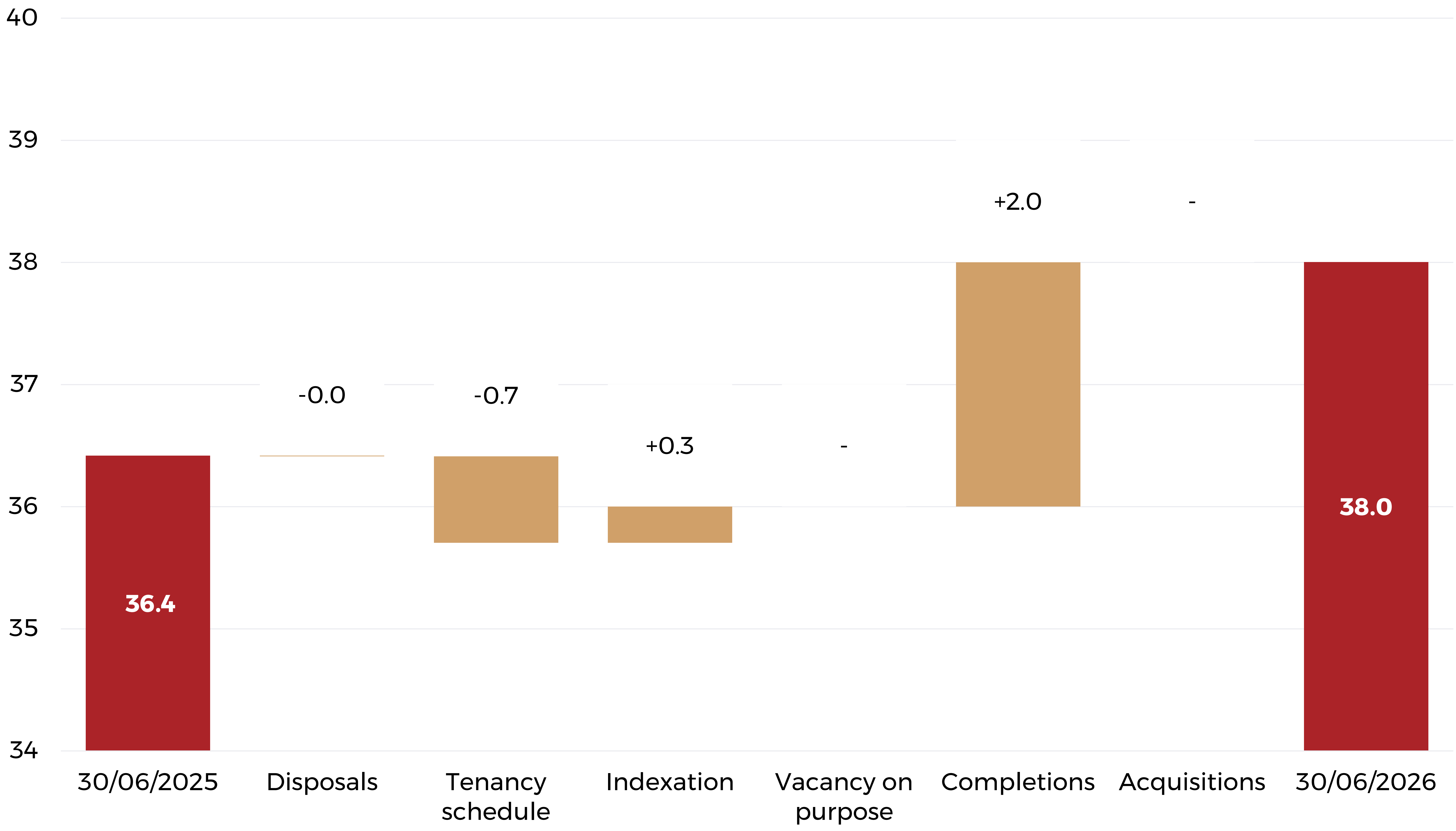

## EPRA TOPPED-UP YIELD




(1) Annualised net rent excluding the effect of improvements, expressed as a percentage of the fair value of the portfolio in operation, including transfer taxes.

# RENTAL INCOME

## Rental income change (€m)




### Like-for-like

- -1.1% like-for-like
- Indexation: +€0.3m (+0.8%)
- Net renewal: -€0.7m

### Scope

**Completion**

- Issy – Millésime
- Lyon – Manufacture
- Aix – Jade

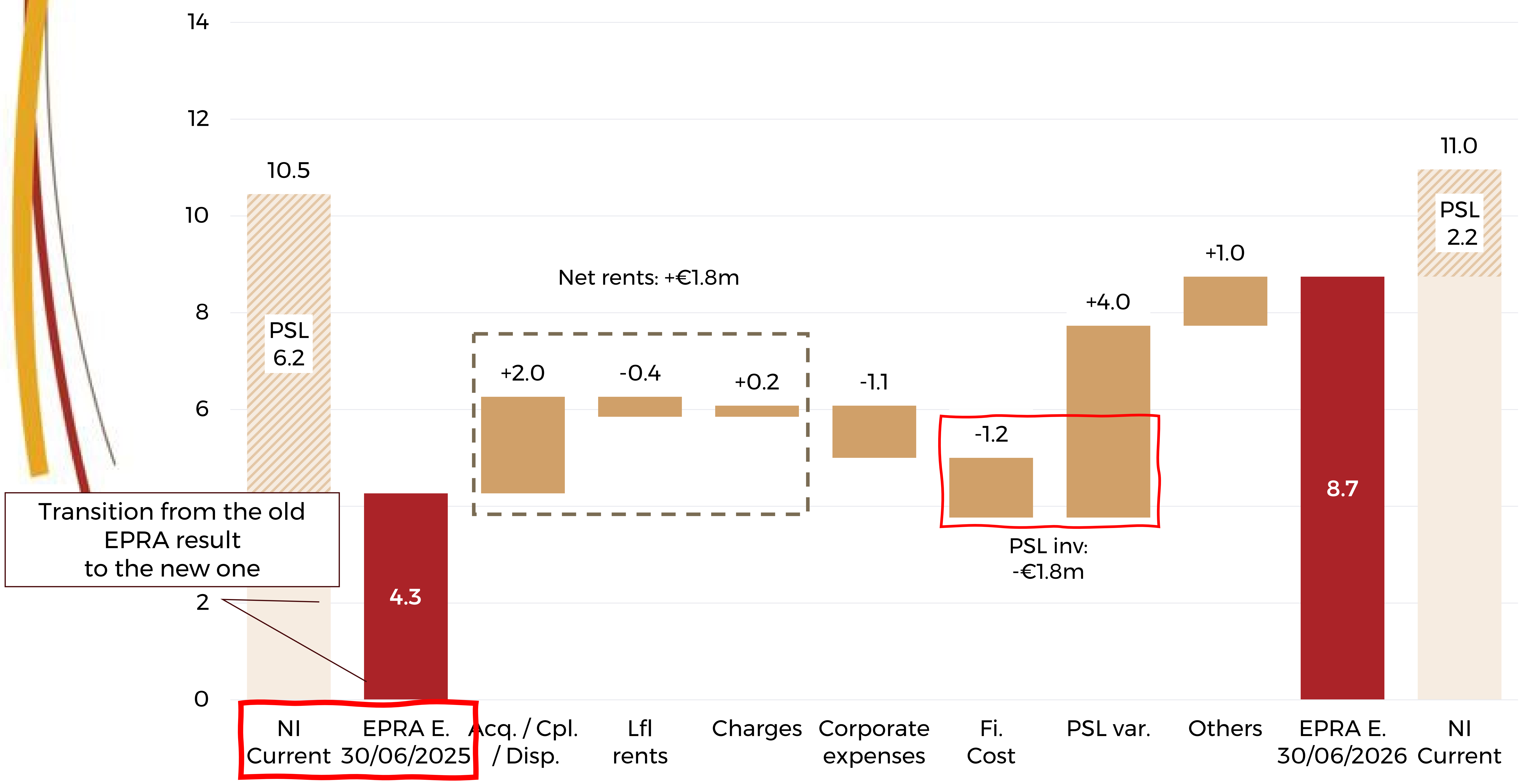
# 2

# FINANCIAL COMPONENTS

*Nanturra*
Nanterre
BREEAM® EXCELLENT

# EPRA EARNINGS

## NEW EPRA EARNINGS CHANGE[1] (€M)




### +€1.8m net rents

- Scope effect: +€2.0m
- Like-for-like: -1.1%
- Service charge adj: +€0.2m

### -€1.1m Corporate Exp.

- Procedures
- Business tools
- Heading office rent (IFRS16)

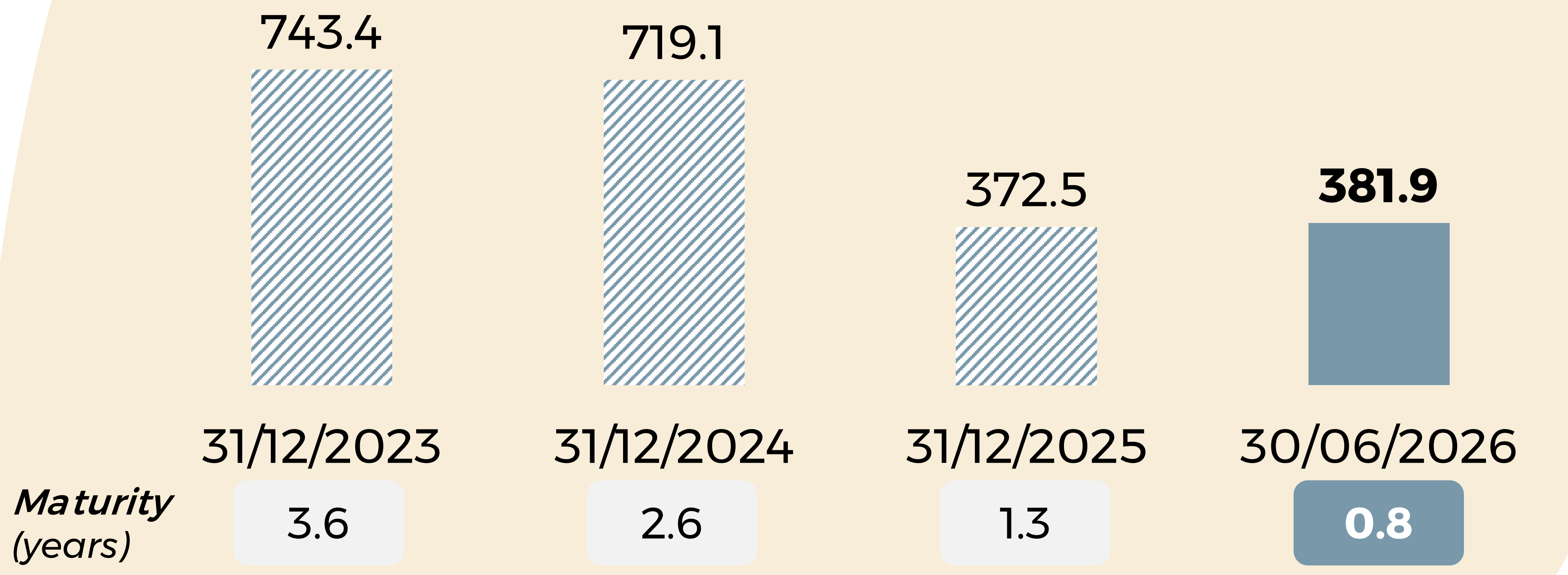
### -€1.2m Financial costs

- Cash inv.: -€5.7m (o/w -€1.8m PSL)
- Hedging: -€0.9m
- Volume effect: +€4.7m
- Interest rate effect: +€0.6m

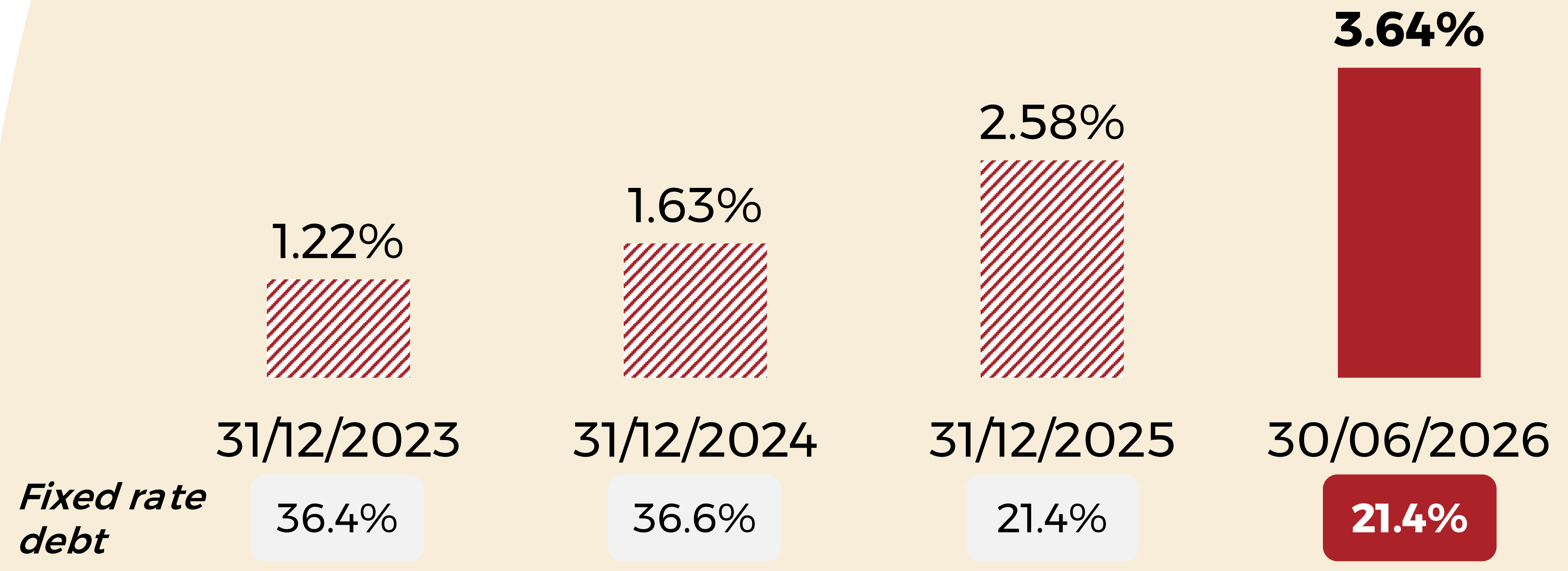
(1) EPRA earnings includes the PSL costs.

# DEBT AND KEY RATIOS

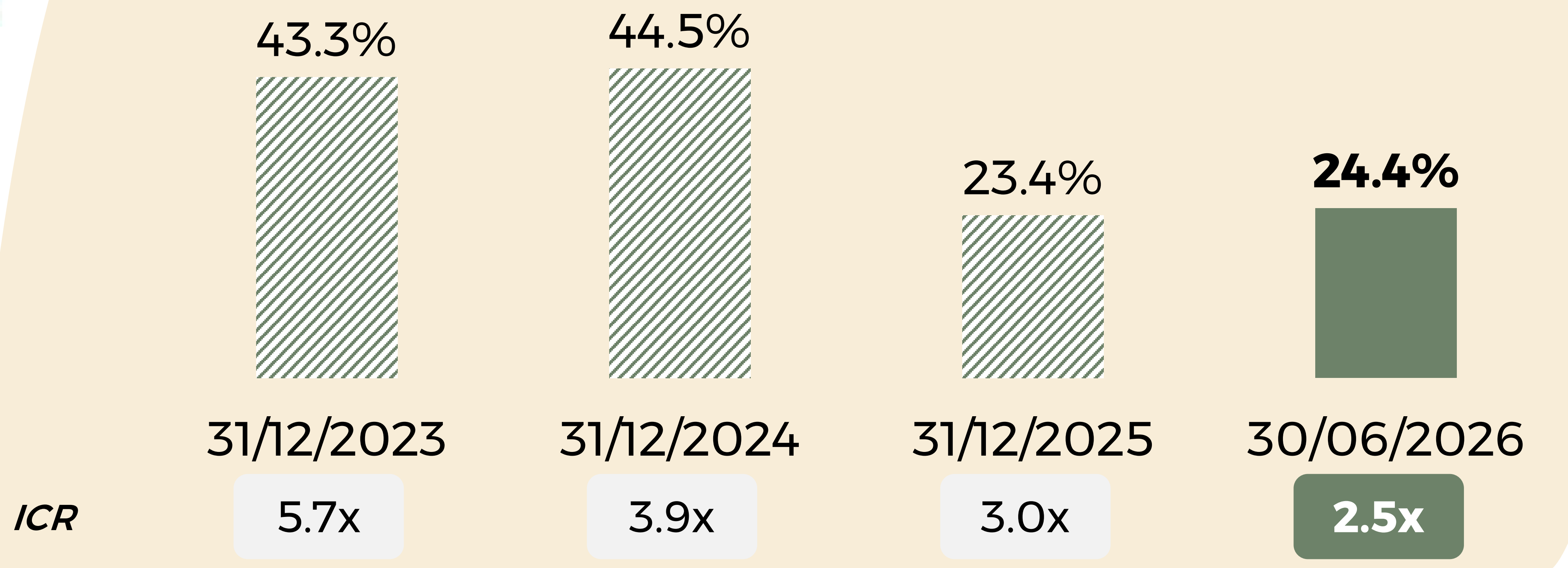
## Net financial debt (€m)



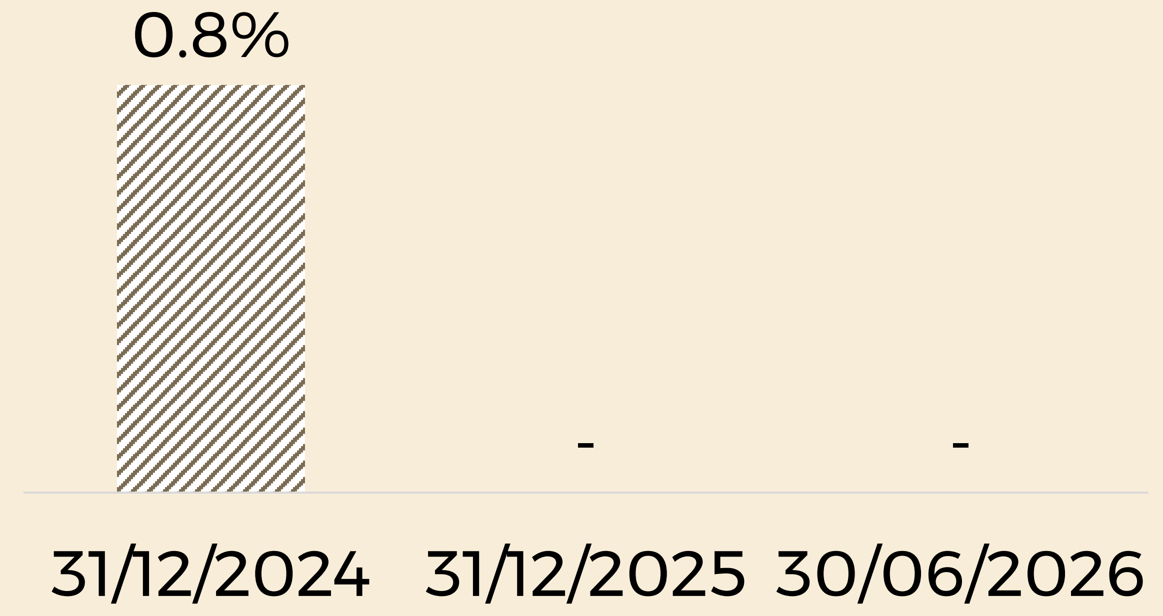

## Average debt rate



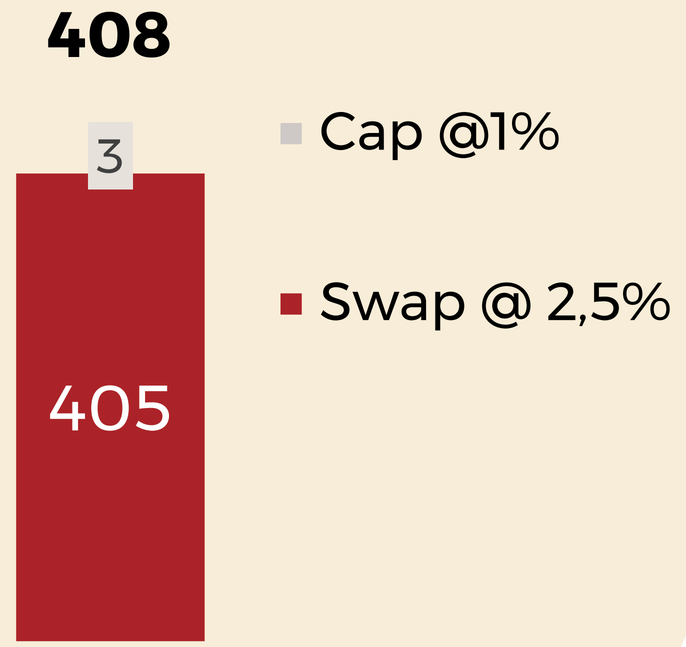

## LTV(1)




## Mortgage




## Hedging (€m)

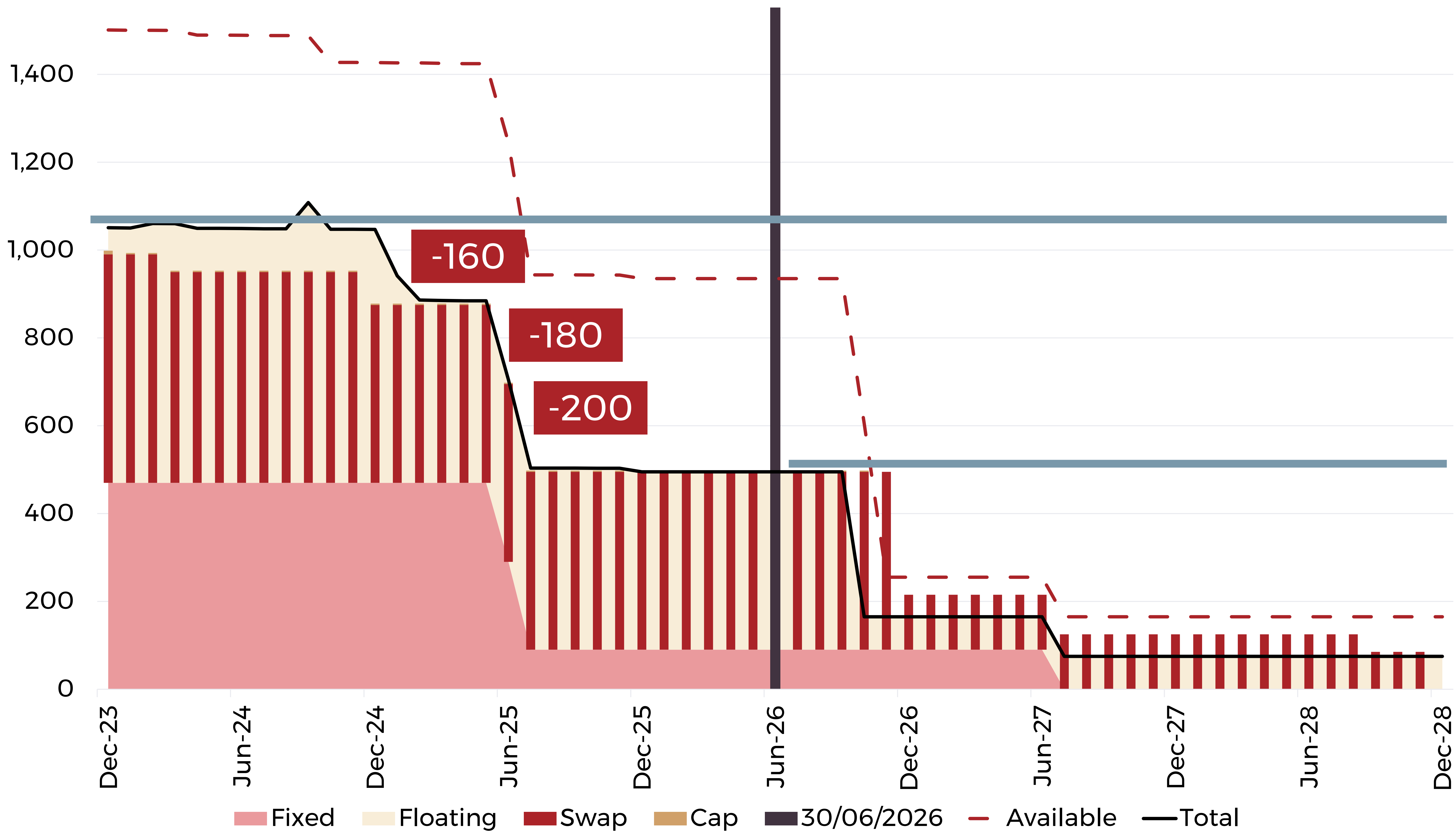



(1) LTV excl. transfer taxes and PSL

# INTEREST RATE HEDGING INSTRUMENTS

## FINANCIAL INSTRUMENTS CHANGE

### Maturity of financial (including PSL) and hedging instruments (€m)




### Hedging

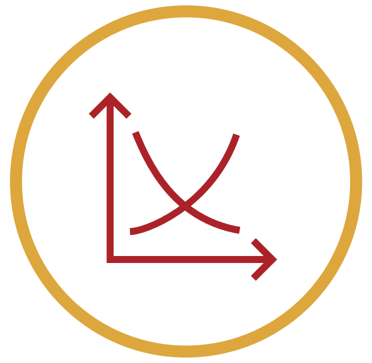
- 100% hedged → 31/12/2026

### Sustainable financing

- €330m to adjust
- ESG criteria

### Rate

- Swap: €405m @ +2.50% (Dec-24→Dec-26)



### Sensitivity

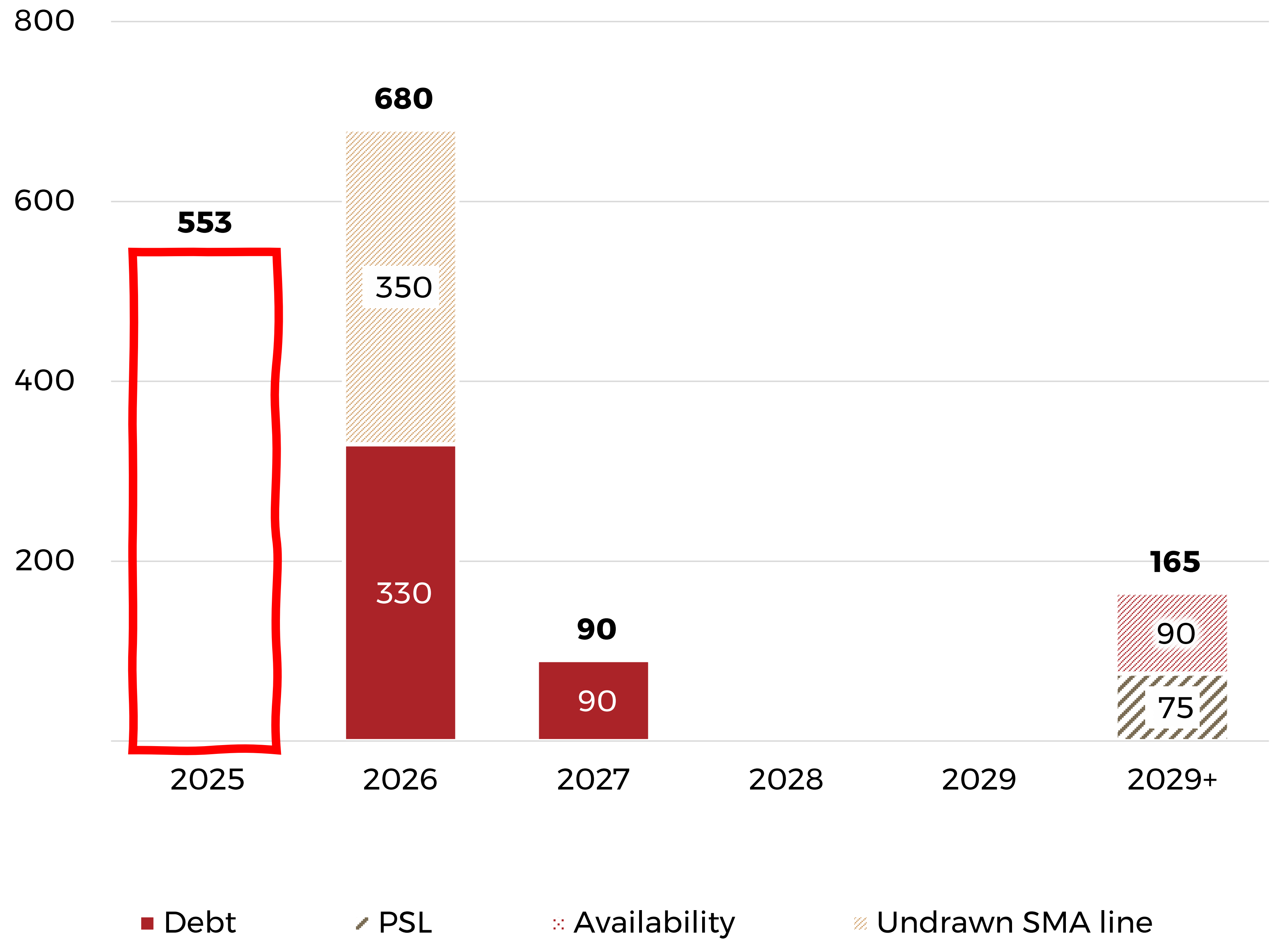
- +100bp: -€0.3m(1)
- -100bp: +€0.3m(1)

(1) Estimated impact on H2 2026 financial costs post hedging

# FINANCING

## CHANGE IN FINANCING SCHEDULE

### Scheduling as at 30/06/2026 (€m)




### 2025 Change

**€553m reimbursement**

- €100m drawn on the €100m RCF CADIF 2018 facility
- €60m drawn on the €90m SLL CADIF 2024 facility
- €180m 2020 PSL
- €200m 2015 EuroPP
- €12.5m secured financing

**Cash investment**

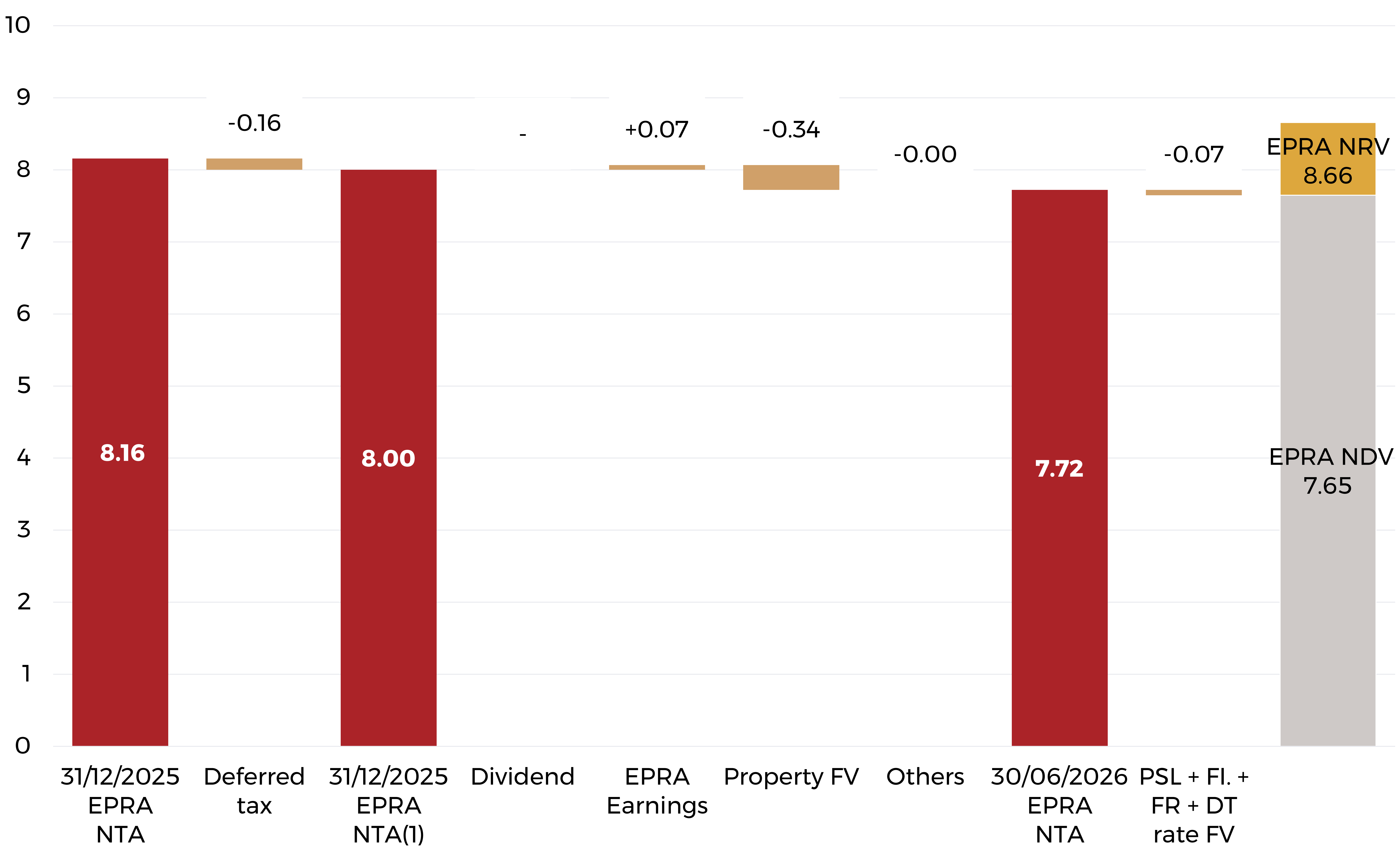
- €180m maturing 13 June 2025 → PSL 2020
- €200m maturing 10 July 2025 → EuroPP 2015

### 2016 Refinancing

- €330m TL BNPP/SG 2019
- €350m SMABTP 2021

# EPRA NAV

## EPRA NTA change (€/share)




### 2026 Dividend

**Suspended**

### NAV

- **EPRA NTA** (1) (Going concern NAV)
- **EPRA NRV** (Reconstitution NAV)
- **EPRA NDV** (1) (Liquidation NAV)

(1) After restatement of deferred taxes on unrealised capital gains (50% for the EPRA NTA and 100% for the EPRA NDV)

# 3

# PROGRESS OF THE ROADMAP

*Eiffel O$^2$* Montrouge

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# CHANGE IN THE PROPERTY COMPANY

## TO ACCOMPANY URBAN TRANSFORMATIONS
## AND MEET THE CHALLENGES OF ITS CLIENTS AND TERRITORIES

3 leverages:
- **Disposals**
- **Acquisitions**
- **Developments**

### Initiate an adaptation strategy of the portfolio by:

| 31 DECEMBER 2021 | | | TARGET PORTFOLIO | |
|---|---|---|---|---|
| GREATER PARIS 76% | REGIONS 24 % | **LOCATION** Strenghtening of the regional network | GREATER PARIS 67% | REGIONS 33% |
| OFFICES 81% | DIVERSIFIED 19% | **ASSET TYPOLOGY** Diversity and mixed-used | OFFICES 67% | DIVERSIFIED 33% |
| CERTIFIED 80 % | NON-CERTIFIED 20 % | **CERTIFICATION** Environmental performance | CERTIFIED 80 % | NON-CERTIFIED 20 % |

**CLEAR AND AMBITIOUS ORIENTATIONS**

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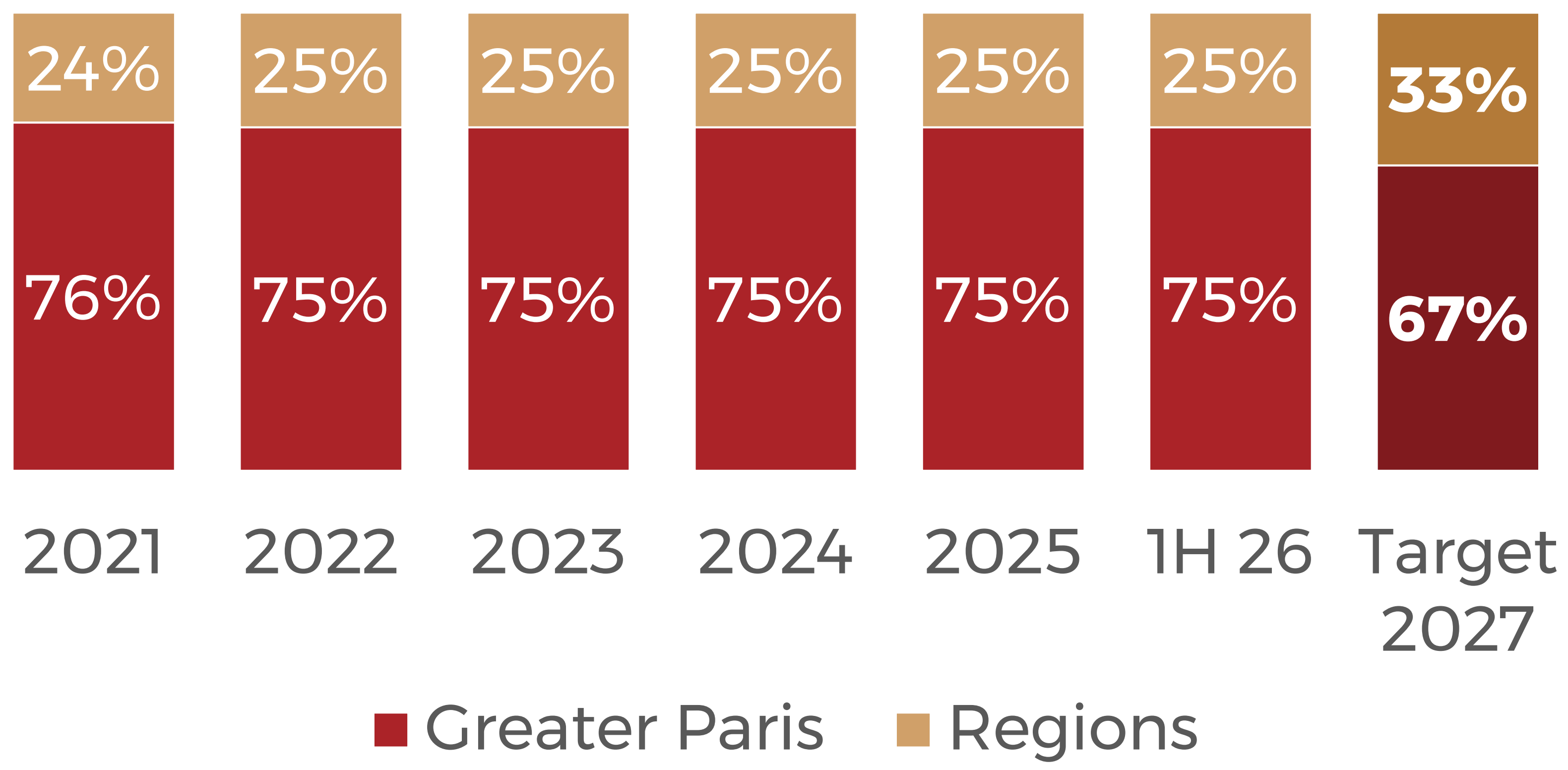
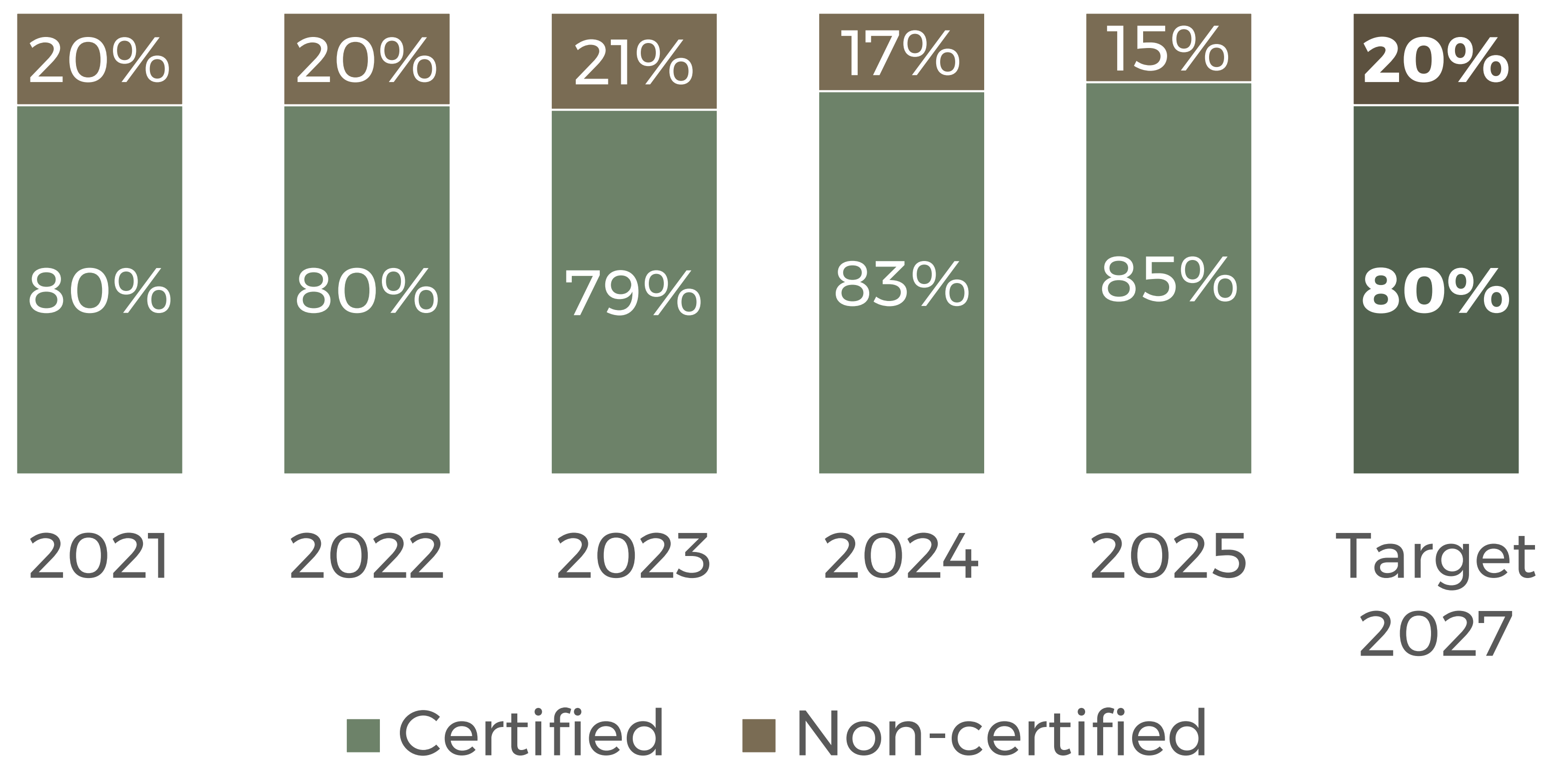
# CONTINUATION OF THE ROADMAP

## AN ASSET ADAPTATION STRATEGY BACKED BY THE BOARD

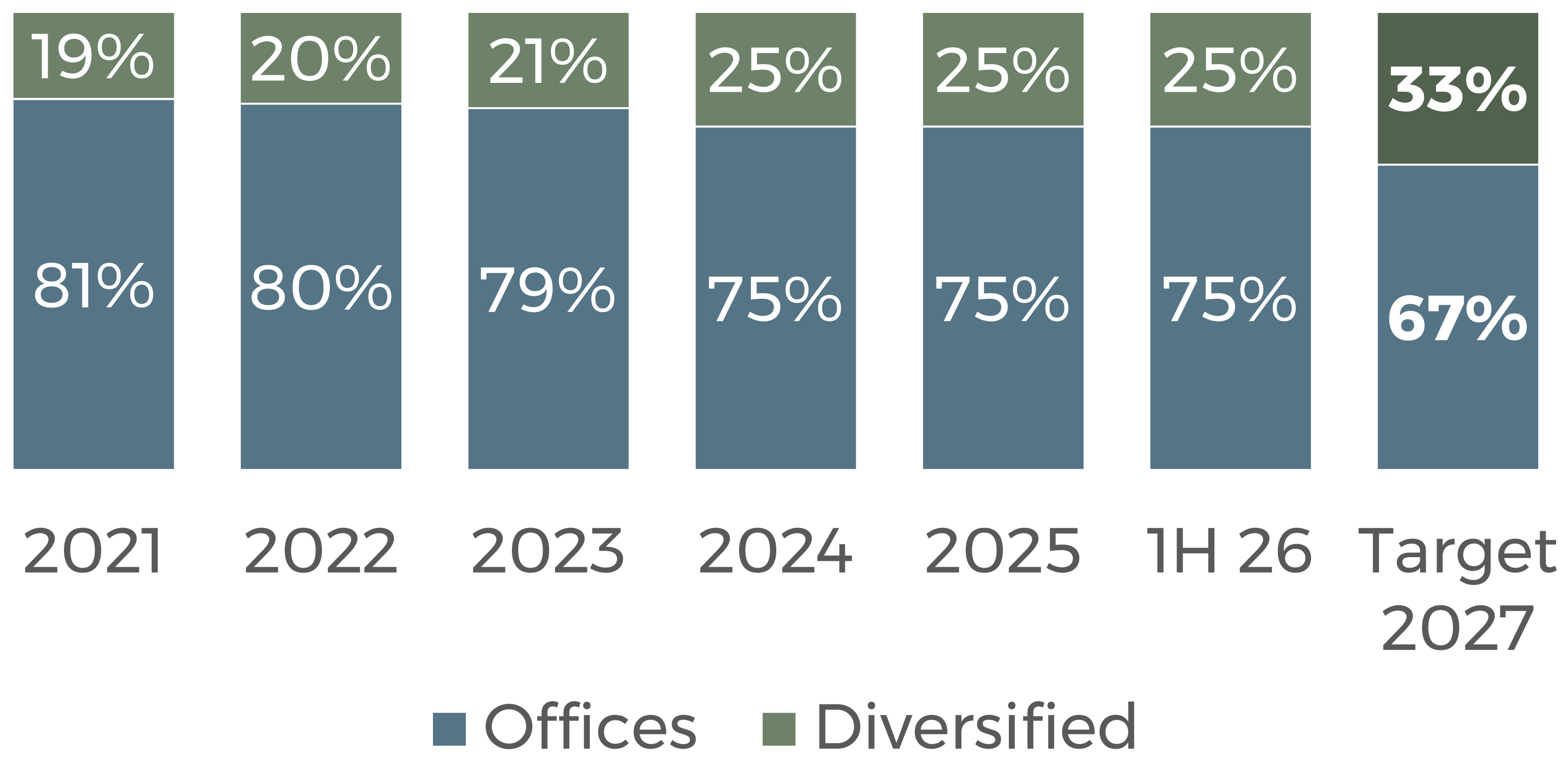
### Strengthening the regional network




### Environmental quality (1)




### Diversified and mixed-use




### Staying the course

**To support urban transformation and meet the challenges faced by customers and local authorities**

- A roadmap supported by the Board of Directors
- A strengthened financial structure
- Market opportunities to be seized

(1) Maintained despite more stringent label eligibility criteria – Certified or eligible for certification

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# QUESTIONS & ANSWERS

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# APPENDIX

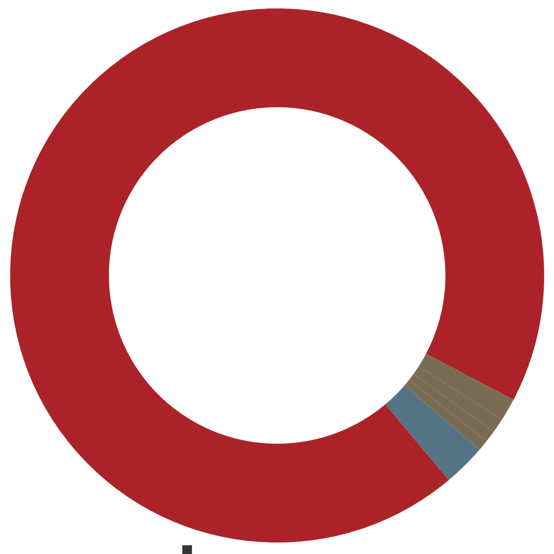
# IMPACT OF THE CAPITAL INCREASE

## SIIC REGIME AND DIVIDENDS

### Exiting SIIC status

- Ownership threshold: 60%
- Suspension in 2025

### Shareholding




(1) Malakoff Humanis 1.4%

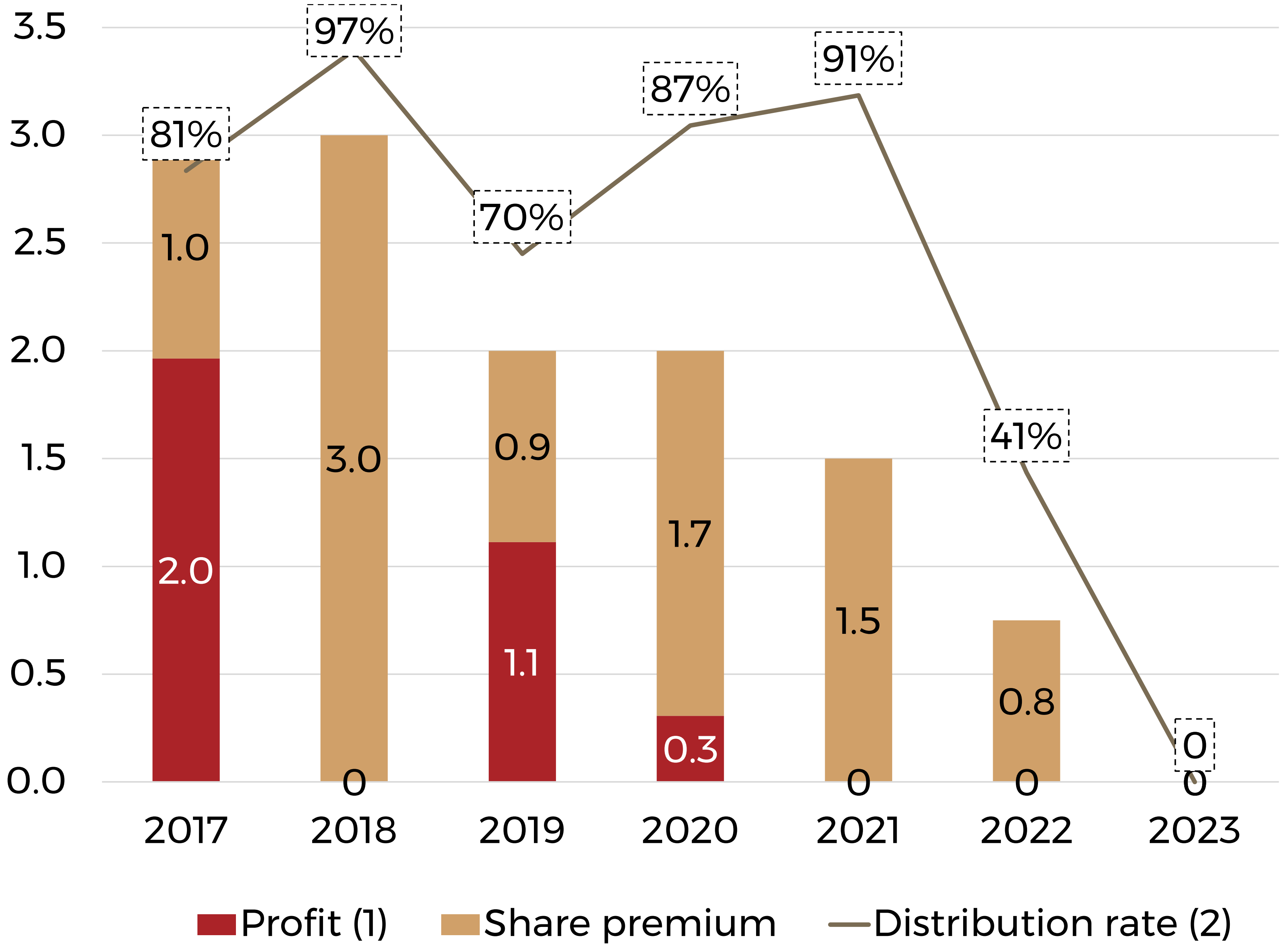
### Measured financial impact

- Contained exit cost
- Limited corporate income tax

### An operation aiming at

- Strengthening the financial structure
- Rebalancing the portfolio around assets in line with the roadmap
- Restoring sustainable distribution capacity for shareholders

### Dividend and distribution since 2017




### Breakdown of the distribution

- Limited distributable profit
- Distribution mainly taken from the share premium

(1) Distributable income
(2) Distribution rate = Dividend / Current cash flow

# IFRS CONSOLIDATED STATEMENTS

| (€m) | 30/06/2025 | 31/12/2025 | 30/06/2026 |
|---|---|---|---|
| Gross rental income | 36.4 | 74.7 | 38.0 |
| **Net rental income** | **25.5** | **58.8** | **27.3** |
| Corporate expenses | (7.3) | (15.5) | (8.4) |
| **Current EBITDA** | **18.1** | **43.3** | **18.9** |
| **Current EBIT** | **16.8** | **40.5** | **18.0** |
| Other income and expenses | 0.2 | (0.1) | 0.7 |
| Net financial costs | (6.4) | (14.2) | (7.6) |
| Miscellaneous (current) | (0.2) | (0.3) | (0.2) |
| Taxes (current) | - | (0.1) | - |
| Associates | - | (0.0) | - |
| Net current earnings | 10.5 | 25.8 | 11.0 |
| Other costs related to the funding structure | (6.2) | (8.4) | (2.2) |
| **EPRA earnings (Group share)** | **4.3** | **17.4** | **8.7** |
| Depreciation and amortisation on IP | (54.7) | (90.2) | (36.1) |
| Net profit or loss on disposals | (1.1) | (1.1) | (0.1) |
| Cancellation of other costs related to the funding structure | 6.2 | 8.4 | 2.2 |
| Fair value adjustments of hedging instr. | (0.7) | 1.6 | 2.1 |
| Taxes (non-current) | - | - | - |
| Miscellaneous (non-current) | - | - | - |
| Net non-current profit | (50.3) | (81.2) | (31.8) |
| **Net non-current profit - Group share** | **(50.3)** | **(81.2)** | **(31.8)** |
| **Net profit/loss (Group share)** | **(46.0)** | **(63.9)** | **(23.0)** |
| Earnings per share (€) | (0.43) | (0.57) | (0.19) |
| Diluted earnings per share (€) | (0.43) | (0.57) | (0.19) |
| **EPRA Earnings per share (€)** | **0.04** | **0.14** | **0.07** |

# BALANCE SHEET

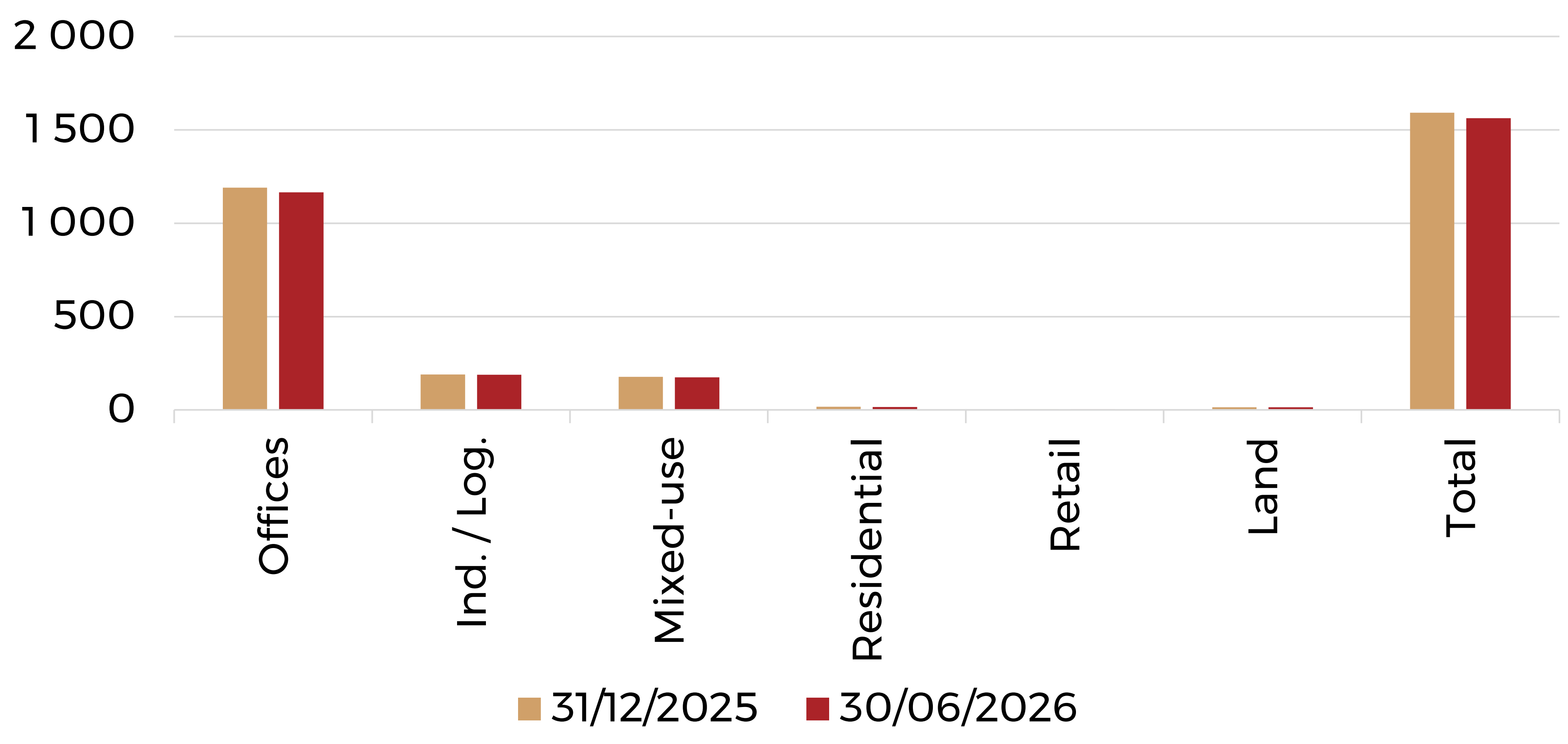
| (€m) | 30/06/2025 | 31/12/2025 | 30/06/2026 |
|---|---|---|---|
| **ASSETS** | **1,707.5** | **1,458.4** | **1,442.6** |
| Goodwill | - | - | - |
| Investment properties | 1,279.2 | 1,318.8 | 1,279.5 |
| Assets earmarked for disposal | 36.5 | 13.0 | 33.1 |
| Tangible fixed assets | 0.6 | 0.6 | 0.6 |
| Intangible fixed assets | 0.3 | 0.2 | 0.1 |
| Right to use the leased asset | 12.1 | 11.7 | 11.5 |
| Receivables | 70.9 | 64.2 | 75.6 |
| Cash and equivalent | 307.8 | 50.0 | 42.1 |
| | | | |
| **LIABILITIES** | **1,707.5** | **1,458.4** | **1,442.6** |
| Share capital and reserves | 936.8 | 916.7 | 891.3 |
| - including result | (46.0) | (63.9) | (23.0) |
| Long term debt | 639.6 | 422.5 | 424.0 |
| Other liabilities | 131.1 | 119.3 | 127.2 |

# PORTFOLIO VALUE VARIATION

## (Fair Value)

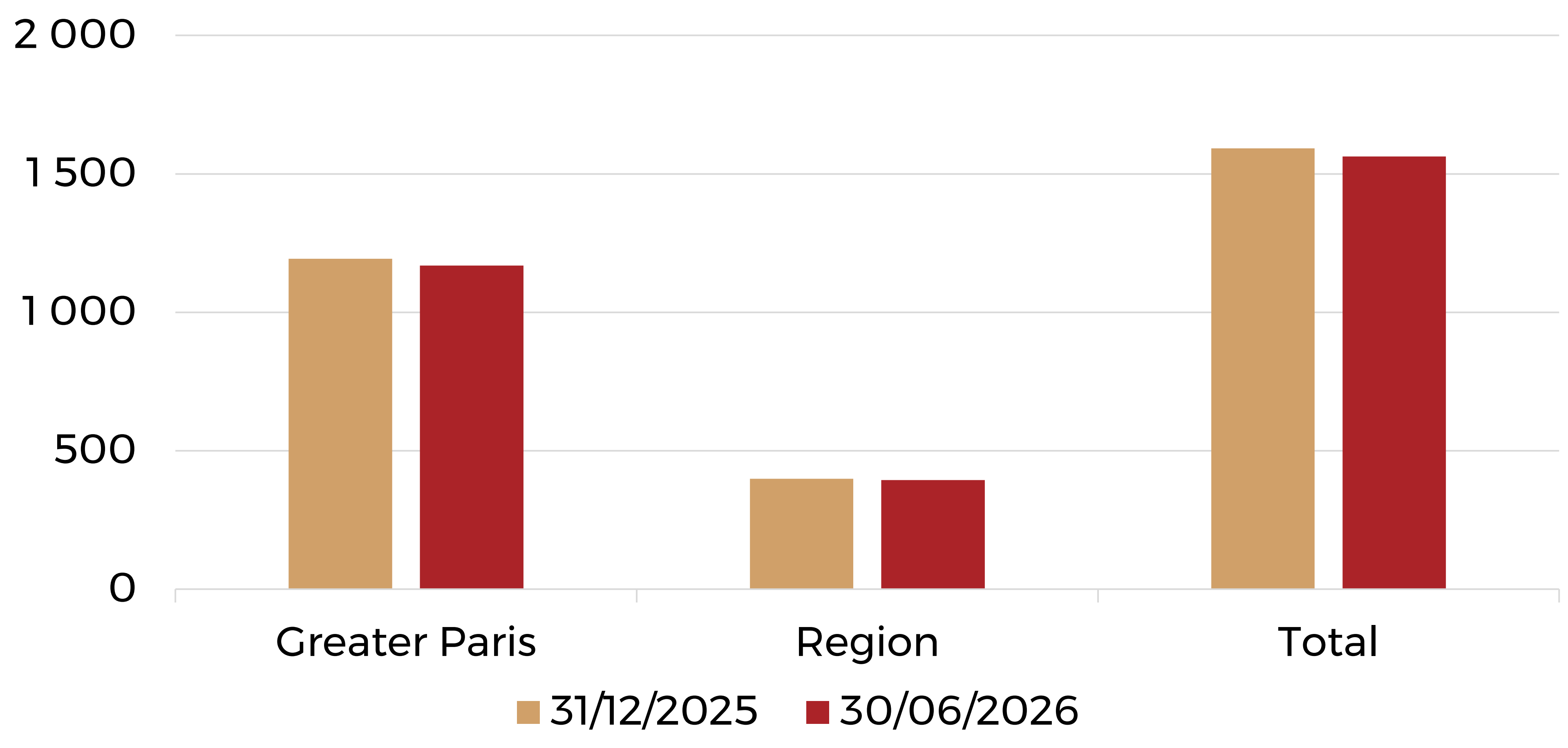
### Valuation of the property portfolio (Fair Value) – per type of assets

| (€m) | 31/12/2025 | 30/06/2026 | Var (%) |
|---|---|---|---|
| Offices | 1,190.6 | 1,166.0 | -2.1% |
| Ind. / Log. | 189.8 | 188.8 | -0.5% |
| Mixed-use | 177.4 | 174.7 | -1.5% |
| Residential | 16.8 | 16.4 | -2.6% |
| Retail | 3.6 | 3.5 | -4.1% |
| Land | 13.9 | 13.7 | -1.4% |
| **Total portfolio** | **1,592.1** | **1,563.0** | **-1.8%** |




### Valuation of the property portfolio (Fair Value) – by area

| (€m) | 31/12/2025 | 30/06/2026 | Var (%) |
|---|---|---|---|
| Greater Paris | 1,193.1 | 1,168.8 | -2.0% |
| Region | 399.0 | 394.3 | -1.2% |
| **Total portfolio** | **1,592.1** | **1,563.0** | **-1.8%** |

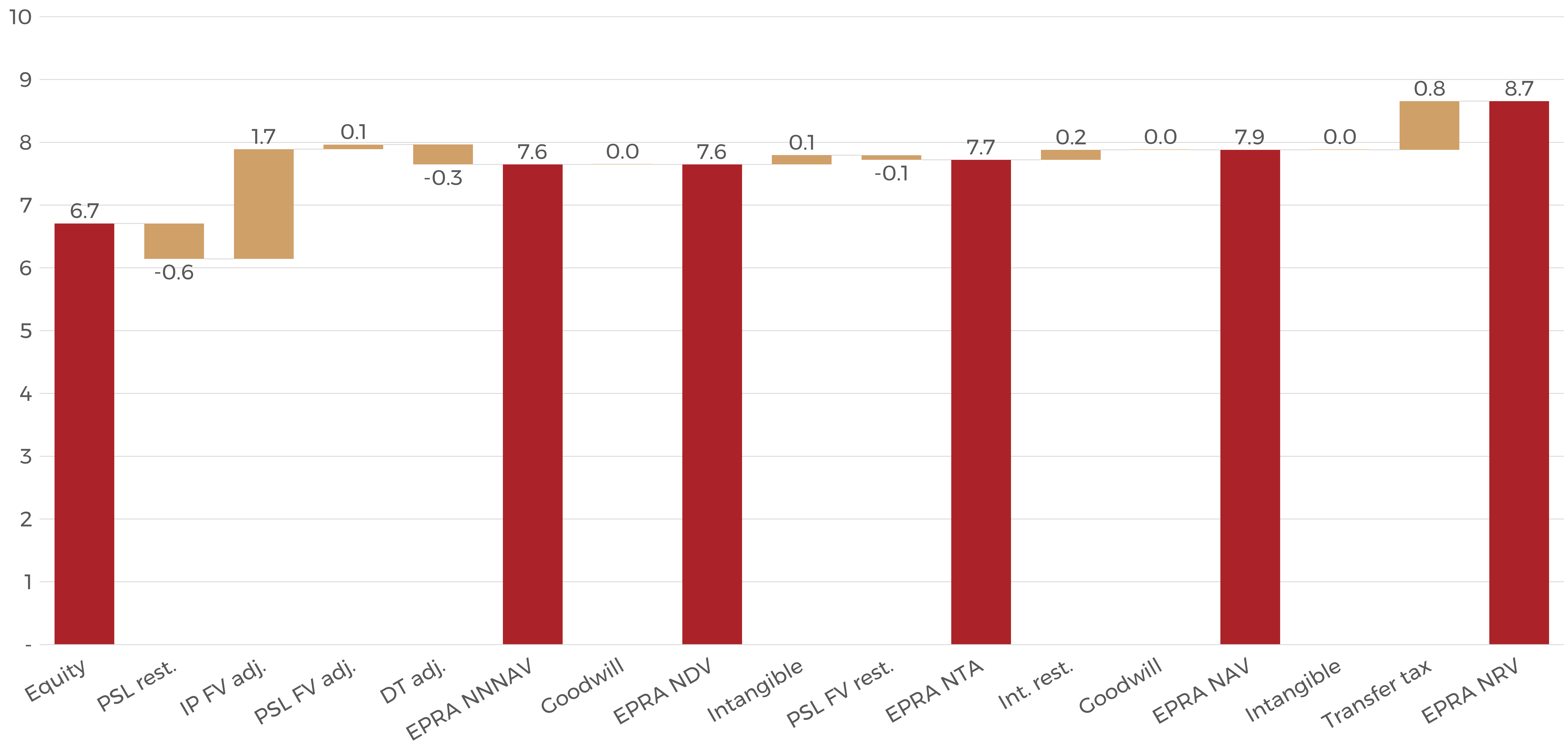


# EPRA INDICATORS

| €m | 30/06/2025 | 31/12/2025 | 30/06/2026 |
|---|---|---|---|
| EPRA Earnings | 4.3 | 17.4 | 8.7 |
| EPRA NNNAV | 1,118.9 | 1,080.4 | 1,016.2 |
| EPRA NDV | 1,118.9 | 1,080.4 | 1,016.2 |
| EPRA NTA | 1,119.3 | 1,084.0 | 1,025.9 |
| EPRA NAV | 1,119.6 | 1,084.2 | 1,047.2 |
| EPRA NRV | 1,222.6 | 1,189.1 | 1,150.3 |
| EPRA Initial Yield | 3.7% | 4.0% | 3.8% |
| EPRA "Topped-up" Net Initial Yield | 4.3% | 4.5% | 4.4% |
| EPRA Vacancy Rate | 28.9% | 26.9% | 29.0% |
| EPRA Cost Ratio (including direct vacancy costs) | 53.8% | 45.5% | 52.3% |
| EPRA Cost Ratio (excluding direct vacancy costs) | 29.1% | 30.7% | 29.7% |
| EPRA LTV | 28.5% | 30.8% | 31.9% |
| EPRA Property Investments | 31.0 | 82.2 | 16.7 |
| ***In euros per share*** | **30/06/2025** | **31/12/2025** | **30/06/2026** |
| EPRA Earnings * | 0.04 | 0.14 | 0.07 |
| EPRA NNNAV ** (previous version) | 8.42 | 8.13 | 7.65 |
| EPRA NDV ** | 8.42 | 8.13 | 7.65 |
| EPRA NTA ** | 8.42 | 8.16 | 7.72 |
| EPRA NAV ** (previous version) | 8.43 | 8.16 | 7.88 |
| EPRA NRV ** | 9.20 | 8.95 | 8.66 |
| Average number of diluted shares (excl. Tr. shares) * | 121,223,325 | 126,562,550 | 132,876,484 |
| Fully diluted number of shares ** | 132,879,084 | 132,881,205 | 132,878,802 |

# EPRA NAV

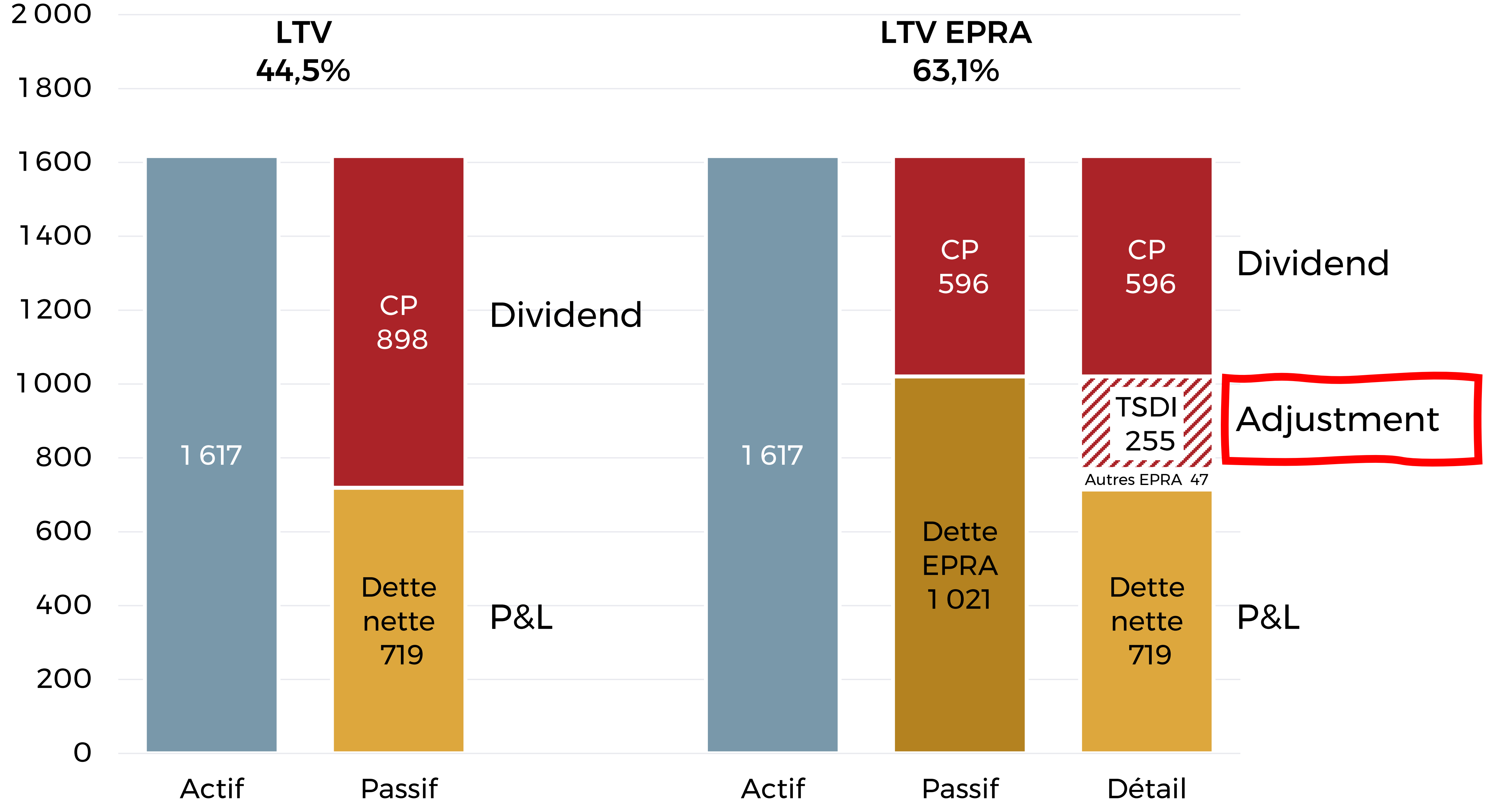
## CALCULATION OF THE DIFFERENT NAV (EUROS PER SHARE)



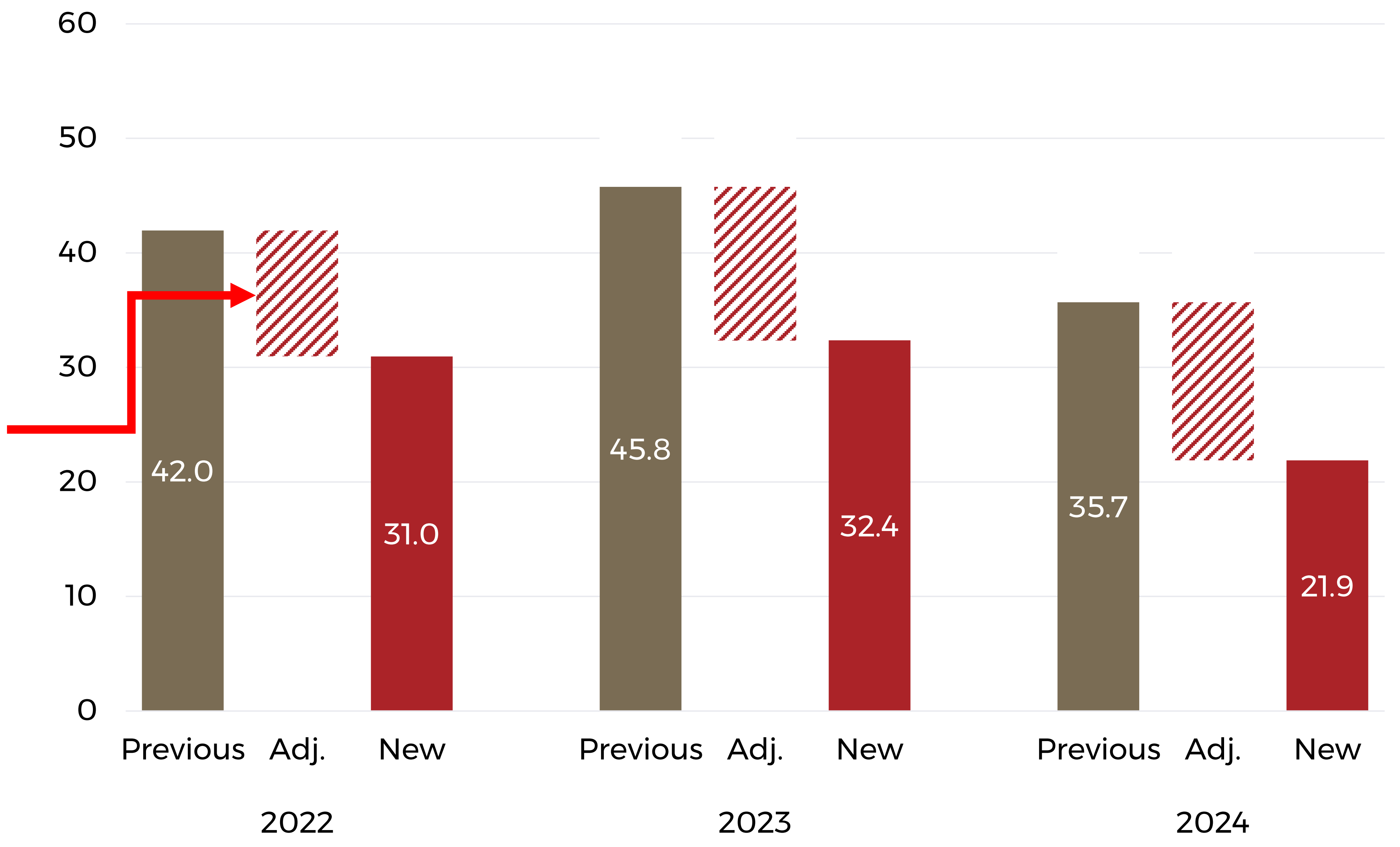
# EPRA LTV AND NEW EPRA EARNINGS

## Update of the EPRA best performance recommandation guidelines

### 2024 EPRA LTV (since 2022)




### New EPRA Earnings (since 2024)




**A completed vision for equity investors**

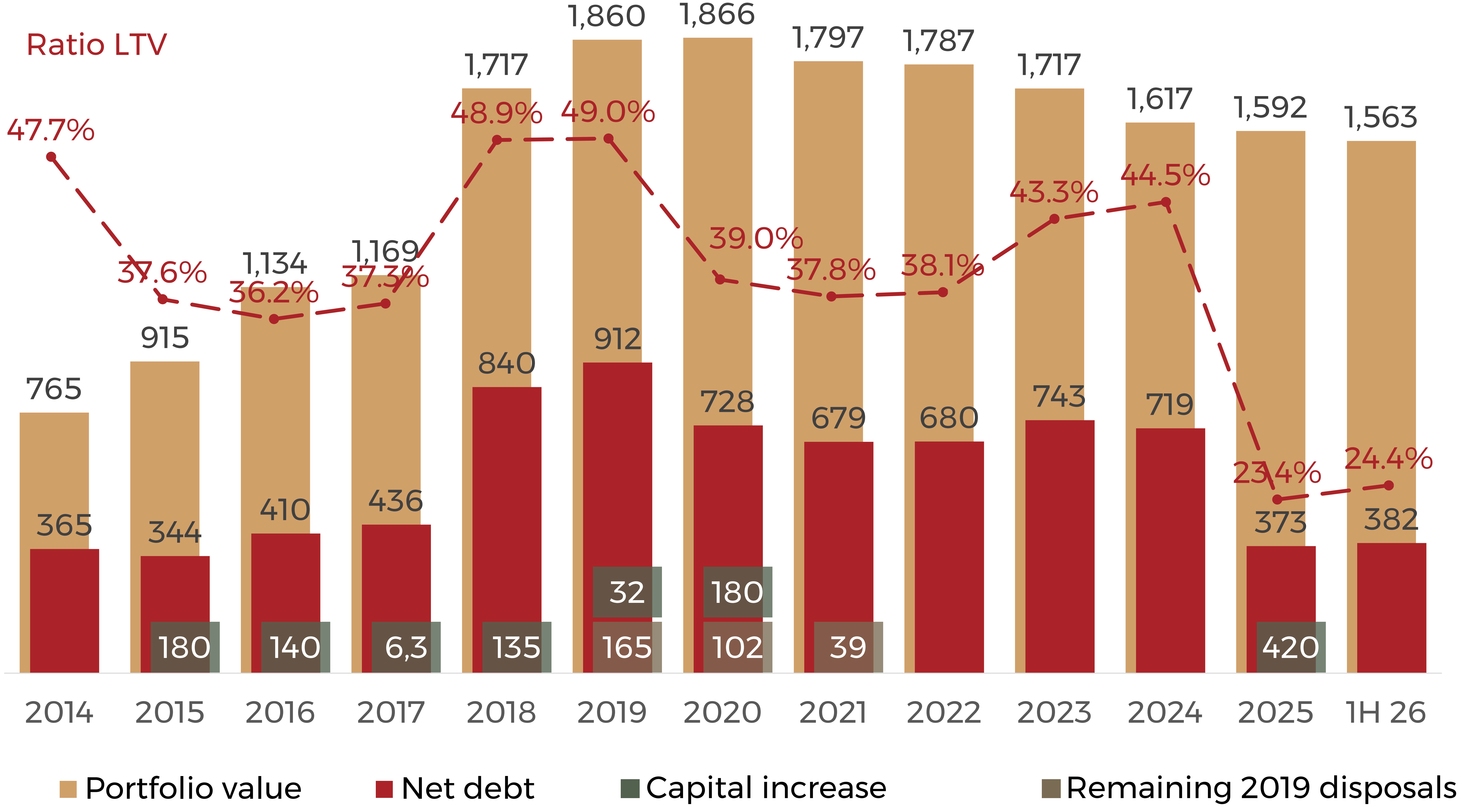
- LTV: Financial leverage for holders of senior/conventional debt (as opposed to hybrid)
- EPRA LTV: Financial leverage for holders of ordinary shares

**Since September 2024, 2 new adjustments:**

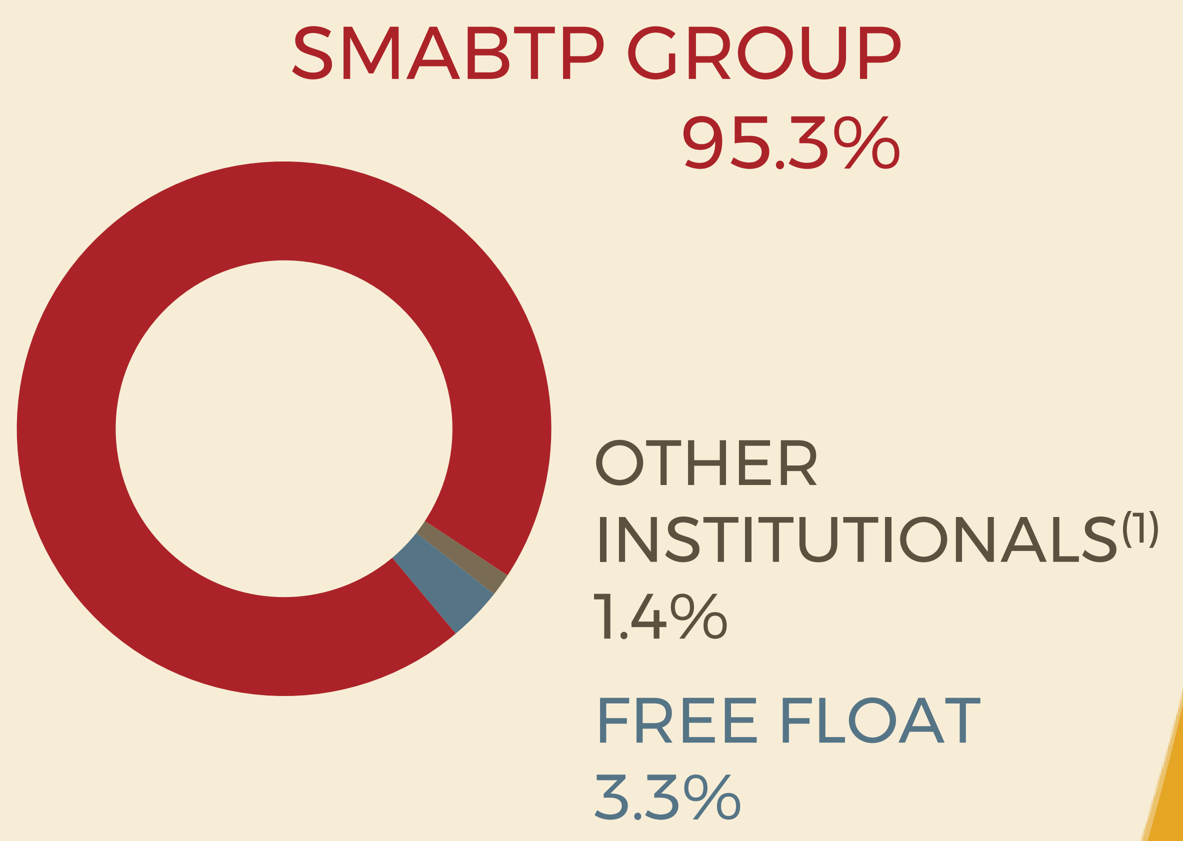
- Other costs related to the funding structure (PSL). As PSLs are accounted for as equity, their cost is treated as a dividend
- Non-operating and exceptional items
- No impact on EPRA Earnings per share for STE

# FINANCIAL STRUCTURE

## Financial structure change (€m)




**A solid, stable and reliable shareholder base**




(1) Malakoff Humanis 1,4%

# ACTIONS FOR SUSTAINABLE REAL ESTATE

## Strengthening the portfolio's climate resilience

### Alignment with the STE Roadmap

**Completed**

- Multi-level analysis: from building to asset portfolio over 2018-2050

**In progress**

- Paris Agreement: setting ambitious carbon targets (2°C or 1.5°C)
- Defining a 2026-2035 carbon trajectory
- Climate resilience: study and formulation of action plans
- Control of transition costs and timetable

### Compliant and comparable ESG reporting

- CSRD statement published without qualifications or observations, Q1 2026
- Comparability with the real estate sector (Taxonomy, CRREM)
- CRREM initiative aligned with EPRA expectations

CRREM

EPRA
EUROPEAN PUBLIC REAL ESTATE ASSOCIATION

Environmental Finance
Sustainable Investment Awards
2022 Winner
ESG data initiative of the year

CRREM: Carbon Risk Real Estate Monitor - https://www.crrem.eu/

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- Julien Ventalon

## Calendar

- 3rd August 2026: Squeeze-out


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