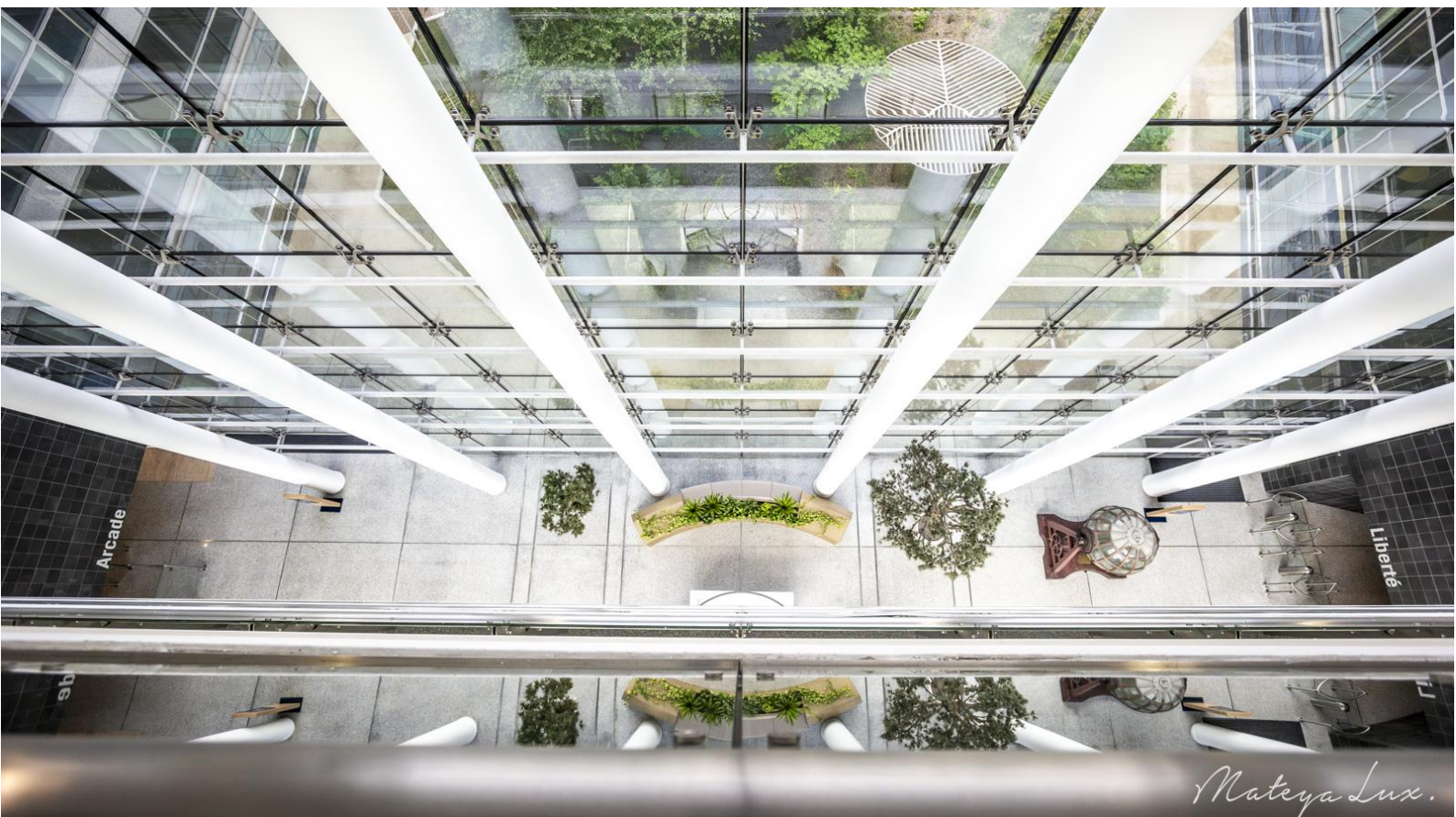


VITURA



Mateya Lux.

Press release
2025 Annual Results – Regulated Information
Paris, April 2, 2026 – 7:30 a.m.

\ Vitura: 2025 Annual Results \

- 34,000 sq.m of offices let in 2025
- Core portfolio occupancy rate of 81%, up 12 points
- EPRA earnings of €8.5 million (vs negative €5,1 million in 2024)
- EPRA NTA of €15.9/share (vs €16.1/share in 2024)
- 5-star rating in the GRESB ranking (top 20% globally)
- 37% reduction in portfolio energy consumption since 2013

Appeal of the portfolio confirmed by leases signed with major names

As part of an ambitious strategy to reposition its property portfolio, Vitura has chosen to reinvent its offices to design workplaces that combine a welcoming atmosphere, flexibility and a commitment to sustainability. Its properties are faithful to the latest trends – with direct access to low-impact mobility solutions and private gardens – and are perfectly suited to the needs of international groups, which require medium to large units.

Over the course of 2025, Vitura welcomed a number of prestigious tenants, testifying to its appeal. BPCE Group took up space at Rives de Bercy, a 31,000 sq.m redesigned campus in Charenton-Le-Pont, bringing its occupancy rate to 71%. The Dauphine Executive Education program's teams

moved into Europlaza, a tower located in the heart of La Défense, Europe's leading business district.

Thanks to these signings, the Group has extended the average remaining lease term to over six years, posting an EPRA yield of over 5% for the portfolio.

The overall core portfolio occupancy rate was 81% at December 31, 2025, compared with 69% at December 31, 2024, an increase of 12 points.

The start of 2026 was also marked by the renewal of a number of leases with first-rate tenants at Arcs de Seine in Boulogne-Billancourt, for a total of 16,000 sq.m, representing a third of the building. For example, Huawei, one of the world's leading telecommunications providers, extended its lease for a non-cancelable term of nine years. These transactions have increased the average remaining lease term for the property to over seven years, with an occupancy rate of 80%.

The satisfaction and loyalty of the Company's tenants are also important performance indicators. Since 2017, leases have been extended or renewed on 87% of leased space.

Key financial figures

Rental income remained stable at €43.8 million, up almost 2% year on year, with index-linked rent increases contributing 3.5%.

EPRA earnings represented €8.5 million at December 31, 2025 vs. €2.7 million at December 31, 2024 on a like-for-like basis (excluding the companies holding the Passy Kennedy and Office Kennedy assets, which were deconsolidated). The €5.8 million increase corresponds to higher operating income (positive €3.1 million impact) and lower financial expenses (positive €2.8 million impact).

The estimated value (excluding transfer duties) of the core portfolio stood at €794 million, up 1.7% year on year. With Hanami, the estimated value (excluding transfer duties) of the portfolio stood at €865 million, down 1.3%.

Net income (expense) progressed to an expense of €21 million vs. an expense of €104 million in 2024 (excluding the gain on the disposal of the companies holding the Passy Kennedy and Office Kennedy properties), driven by an improvement in the change in fair value of properties and financial instruments.

EPRA NTA stood at €271.6 million at December 31, 2025, representing €15.9 per share, stable compared with €275 million one year earlier.

The Group's IFRS consolidated net debt stood at €593 million at December 31, 2025, down €7 million compared with 2024, due to the repayment of borrowings over the period. 85% of the Group's borrowings is made up of green loans.

Prothin's outstanding loans amounted to €506 million at December 31, 2025. The refinancing process for debt maturing in July 2026 has been initiated with the existing banking pool as well as prospective new lenders. The Group is confident that the refinancing will have a positive outcome, given the quality of the assets, the rental performance and the portfolio's 81% occupancy rate.

Vitura is taking various steps to improve the rental situation at the Hanami campus. Discussions are underway with the banking pool to extend the maturity of the debt due in June 2026 (representing 15% of Group debt).

On April 1, 2026, the Board of Directors approved the parent company and consolidated financial statements as at December 31, 2025 and the statutory audit reports are currently being issued.

A recognized proactive CSR commitment

In 2025, Vitura remained committed to achieving carbon neutrality by 2050, posting a 56% reduction in CO2 emissions since 2013, exceeding the 53% reduction target set for 2030.

Thanks to a concerted, on-the-ground approach, and the close relationship Vitura has with its tenants, energy consumption has fallen by 37% since 2013.

This ongoing, committed approach has been recognized. Vitura has once again received a 5-star rating in the 2025 Global Real Estate Sustainability Benchmark (GRESB). Each year, the GRESB assesses and compares the performance of real estate companies worldwide, providing reliable information for the financial markets.

This year, Vitura once again received two Gold Awards from the European Public Real Estate Association (EPRA) for the quality and transparency of its financial and non-financial reporting.

Key figures

<i>In millions of euros</i>	2025	2024	Change
Rental income (IFRS)	43.8	43.1	+1.7%
EPRA earnings	8.5	(5.1)	+268%
EPRA earnings on a like-for-like basis	8.5	2.7	+219%
Like-for-like cash flow	11.3	6.5	+73%
Portfolio (excl. transfer duties)	865	877	-1.3%
Core occupancy rate	81%	69%	+12 pts
Net income (expense) for the period	(20.8)	(104.4)	+80%
EPRA NTA (in €)	15.9	16.1	-0.01%
Net debt (IFRS)	593	600	-7

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About Vitura

Created in 2006, Vitura is a listed real estate company (“SIIC”) that invests in prime office properties in Paris and Greater Paris. The total value of the portfolio was estimated at €865 million at December 31, 2025 (excluding transfer duties).

Thanks to its strong commitment to sustainable development, the Company’s leadership position is recognized by ESG rating agencies. Vitura ranks in the top 20% of the 2025 Global Real Estate Sustainability Benchmark (GRESB) ranking and has been ranked world number 1 four times. It has also received two Gold Awards from the European Public Real Estate Association (EPRA) for the quality and transparency of its financial and non-financial reporting.

Vitura is a REIT listed on Euronext Paris since 2006, in compartment B (ISIN: FR0010309096).

Visit our website to find out more: www.vitura.fr/en

Find us on:



APPENDICES

Reconciliation of Alternative Performance Measures (APM)

Recurring cash flow		
<i>In thousands of euros</i>	2025	2024
Net income under IFRS	(20,755)	(243,003)
Restatement of changes in fair value of investment property	20,762	87,322
Restatement of changes in fair value of financial property	8,494	11,972
Restatement of net income/expense from discontinued operations	0	138 645
EPRA Earnings	8,502	(5,064)
Kennedy contribution to EPRA earnings ⁽¹⁾	0	7 727
Like-for-like EPRA earnings	8, 502	2, 662
Restatement of deferred lease incentives (IAS 17)	1,237	2,130
Restatement of deferred finance costs	1,543	1,724
Like-for-like cash flow	11,282	6,517

(1) Deconsolidation of CGR Propco and Office Kennedy (the companies holding the Passy Kennedy and Office Kennedy assets) on July 9, 2024.

Other indicators of recurring EPRA earning		
<i>In thousands of euros</i>	2025	2024
Net operating income	32,892	29,841
Net financial expenses	(24,391)	(27,179)

EPRA NTA		
<i>In thousands of euros</i>	2025	2024
Shareholders' equity under IFRS	248,147	268,907
Portion of rent-free periods ⁽¹⁾	(12,539)	(17,617)
Elimination of fair value of share subscription warrants	0	0
Fair value of diluted NAV	235,608	251,290
Transfer duties ⁽²⁾	39,411	35,903
Fair value of financial instruments	(3,470)	(11,965)
EPRA NTA	271,549	275,228
EPRA NTA per share	15.9	16.1

(1) Lease incentives recorded in assets in the IFRS consolidated financial statements under "Non-current loans and receivables" and "Other operating receivables".

(2) Transfer duties of 5% applied to the net assets of the subsidiaries holding the properties to allow for the sale of the shares in these entities. 2020 EPRA NTA has been adjusted accordingly.

Debt ratio

The debt ratio is defined as the percentage of financial debt (as shown in the balance sheet of the statutory accounts) relative to the value of investment properties, excluding transfer duties.

The core debt ratio is 63%.

Occupancy rate

The occupancy rate is the ratio of space for which the Company receives rent under a lease agreement to the total amount of available space.

The core occupancy rate of 81% includes strategic assets (excluding Hanami).

IFRS Income Statement (consolidated)

In thousands of euros, except per share data

	2025	2024
	<i>12 months</i>	<i>12 months</i>
Rental income	43,834	43,103
Income from other services	16,482	14,768
Building-related costs	(22,558)	(24,960)
Net rental income	37,757	32,911
Sale of building	0	0
Administrative costs	(4,865)	(6,365)
Other operating expenses	0	298
Other operating income	0	0
Total change in fair value of investment property	(20,762)	(87,322)
Net operating income	12,130	(60,478)
Financial income	9,731	8,502
Financial expenses	(42,617)	(52,383)
Net financial expenses	(32,885)	(43,880)
Net income (expense) from discontinued operations	0	(138,645)
Corporate income tax	0	0
CONSOLIDATED NET INCOME	(20,755)	(243,003)
<i>of which attributable to owners of the Company</i>	<i>(20,755)</i>	<i>(243,003)</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>
Other comprehensive income		
TOTAL COMPREHENSIVE INCOME	(20,755)	(243,003)
<i>of which attributable to owners of the Company</i>	<i>(20,755)</i>	<i>(243,003)</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>
<i>Basic earnings per share (in euros)</i>	<i>(1.22)</i>	<i>(14.25)</i>
<i>Diluted earnings per share (in euros)</i>	<i>(1.22)</i>	<i>(14.25)</i>

IFRS Balance Sheet (consolidated)

In thousands of euros

	Dec. 31, 2025	Dec. 31, 2024
<u>Non-current assets</u>		
Property, plant and equipment	3	3
Investment property	865,230	876,750
Non-current loans and receivables	6,270	12,357
Financial instruments	3,911	13,197
Total non-current assets	875,414	902,308
<u>Current assets</u>		
Trade accounts receivable	13,899	12,153
Other operating receivables	9,636	6,674
Prepaid expenses	321	379
Total receivables	23,856	19,206
Financial instruments	5,348	5,470
Cash and cash equivalents	16,297	13,488
Total cash and cash equivalents	21,645	18,958
Total current assets	45,502	38,164
TOTAL ASSETS	920,916	940,472
<u>Shareholders' equity</u>		
Share capital	64,933	64,933
Legal reserve and additional paid-in capital	60,047	60,047
Consolidated reserves and retained earnings	143,923	386,930
Net attributable income	(20,755)	(243,003)
Total shareholders' equity	248,147	268,907
<u>Non-current liabilities</u>		
Non-current borrowings	0	498,591
Other non-current borrowings and debt	7,559	7,275
Non-current corporate income tax liability	0	0
Financial instruments	0	0
Total non-current liabilities	7,559	505,866
<u>Current liabilities</u>		
Current borrowings	600,018	105,777
Financial Instruments	0	0
Other non-current borrowings and debt	37,112	32,560
Trade accounts payable	6,605	5,177
Corporate income tax liability	0	0
Other operating liabilities	7,598	7,628
Prepaid revenue	13,877	14,558
Total current liabilities	665,208	165,699
Total liabilities	672,768	671,565
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	920,916	940,472

IFRS Statement of Cash Flows (consolidated)

In thousands of euros

	2025	2024
OPERATING ACTIVITIES		
Consolidated net income	(20,755)	(243,003)
<i>Elimination of items related to the valuation of buildings:</i>		
Fair value adjustments to investment property	20,762	87,322
Annulation des dotations aux amortissement	0	0
Indemnité perçue des locataires pour le remplacement des composants	0	0
<i>Elimination of other income/expense items with no cash impact:</i>		
Depreciation of property, plant and equipment (excluding investment property)	0	0
Free share grants not vested at the reporting date	0	0
Fair value of financial instruments (share subscription warrants, interest rate caps and swaps)	9,408	14,081
Adjustments for loans at amortized cost	1,543	2,443
Contingency and loss provisions	0	0
Corporate income tax	0	0
Penalty interest	0	0
Cash flows from operations before tax and changes in working capital requirements	10,959	(512)
Other changes in working capital requirements	420	13 122
Working capital adjustments to reflect changes in the scope of consolidation		
Change in working capital requirements	420	13 122
Net cash flows from operating activities	11,379	12,610
INVESTING ACTIVITIES		
Acquisition of fixed assets	(7,393)	(7,119)
Impact of changes in the scope of consolidation	0	6,093
Net increase in amounts due to fixed asset suppliers	(116)	(1,664)
Net cash flows used in investing activities	(7,509)	(2,690)
FINANCING ACTIVITIES		
Capital increase	0	0
Capital increase transaction costs	0	0
Change in bank debt	(3,926)	(12,577)
Issue of financial instruments (share subscription warrants)	0	0
Refinancing/financing transaction costs	0	0
Net increase in liability in respect of refinancing	0	0
Purchases of hedging instruments	0	0
Net increase in current borrowings	(1,967)	(2,475)
Net decrease in current borrowings	0	0
Net increase in other non-current borrowings and debt	4,836	6,898
Net decrease in other non-current borrowings and debt	0	0
Purchases and sales of treasury shares	(4)	2
Dividends paid	0	0
Net cash flows from financing activities	(1,061)	(8,152)
Change in cash and cash equivalents	2,809	1,769
Cash and cash equivalents at beginning of period*	13 488	11 720
CASH AND CASH EQUIVALENTS AT END OF PERIOD	16,297	13,488

* There were no cash liabilities for any of the periods presented above.

French GAAP Income Statement

In thousands of euros

	Dec. 31, 2025 12 months	Dec. 31, 2024 12 monhs
Sales of services	490	263
NET REVENUE	490	263
Reversal of depreciation and amortization charges, impairment and expense transfers	0	0
Other revenue	34	59
Total operating revenue	524	322
Purchases of raw materials and other supplies	0	0
Other purchases and external charges	1,555	3,085
Taxes, duties and other levies	71	70
Wages and salaries	399	555
Social security charges	226	226
Fixed assets: depreciation and amortization	0	0
Contingency and loss provisions	0	0
Other expenses	83	215
Total operating expenses	2,336	4,153
OPERATING LOSS	(1,812)	(3,831)
Financial income from controlled entities	315	514
Other interest income	0	0
Reversals of impairment and provisions, and transferred charges	272	0
Total financial income	587	514
Interest expenses	4,552	3,947
Depreciation, amortization, provisions for impairment and other provisions	6,477	20,424
Carrying amount of non-current financial assets sold	204	0
Other financial expenses	101	0
Total financial expenses	11,334	24,371
NET FINANCIAL INCOME	(10,746)	(23,858)
RECURRING LOSS BEFORE TAX	(12,557)	(27,689)
Non-recurring income on capital transactions	0	6,093
Reversal of impairment, provisions and non-recurring expense transfers	0	0
Total non-recurring income	-	6,094
Non-recurring expenses on management transactions	0	6
Non-recurring expenses on capital transactions	0	89,731
Total non-recurring expenses	-	89,736
NET NON-RECURRING INCOME	-	(83 643)
Corporate income tax	0	0
TOTAL INCOME	1,111	6,929
TOTAL EXPENSES	13,668	118,261
NET LOSS	(12,557)	(111,332)

French GAAP Balance Sheet

In thousands of euros

ASSETS	Gross amount	Depr., amort & prov.	Dec. 31, 2025	Dec. 31, 2024
Property, plant and equipment				
Other property, plant and equipment	34	(31)	3	3
Financial fixed assets				
Receivables from controlled entities	215,174	(43,117)	172,057	173,961
Loans	-	-	-	-
Other financial fixed assets	970	(769)	202	230
FIXED ASSETS	216 178	(43 917)	172 262	174 194
Receivables				
Trade accounts receivable	1,693	-	1,693	1,127
Other receivables	7,909	-	7,909	8,136
Prepaid expenses	81	-	81	98
Cash and cash equivalents	754	-	754	7,118
Short-term investment securities	-	-	-	-
CURRENT ASSETS	10,438	-	10,438	16,479
TOTAL ASSETS	226,616	(43,917)	182,699	190,674

In euros

PASSIF	31/12/25	31/12/24
Capital		
Share capital (including paid-up capital: 66,862,500)	64,933	64,933
Additional paid-in capital	54,814	54,814
Revaluation reserve	152,342	152,342
Reserves		
Legal reserve	6,694	6,694
Other reserves	-	-
Retained earnings		
Retained earnings	(121,854)	-10,522
Net loss for the year	(12,557)	(111,332)
SHAREHOLDERS' EQUITY	144,373	156,930
OTHER EQUITY	-	-
Loss provisions	-	-
CONTINGENCY AND LOSS PROVISIONS	-	-
Non-current borrowings and debt		
Miscellaneous borrowings and debt	37,112	32,560
Trade accounts payable and other current liabilities		
Trade accounts payable	539	451
Tax and social liabilities	675	733
Amounts owed to fixed asset suppliers	-	-
Other debts	-	-
LIABILITIES	38,326	33,744
TOTAL EQUITY AND LIABILITIES	182,699	190,674