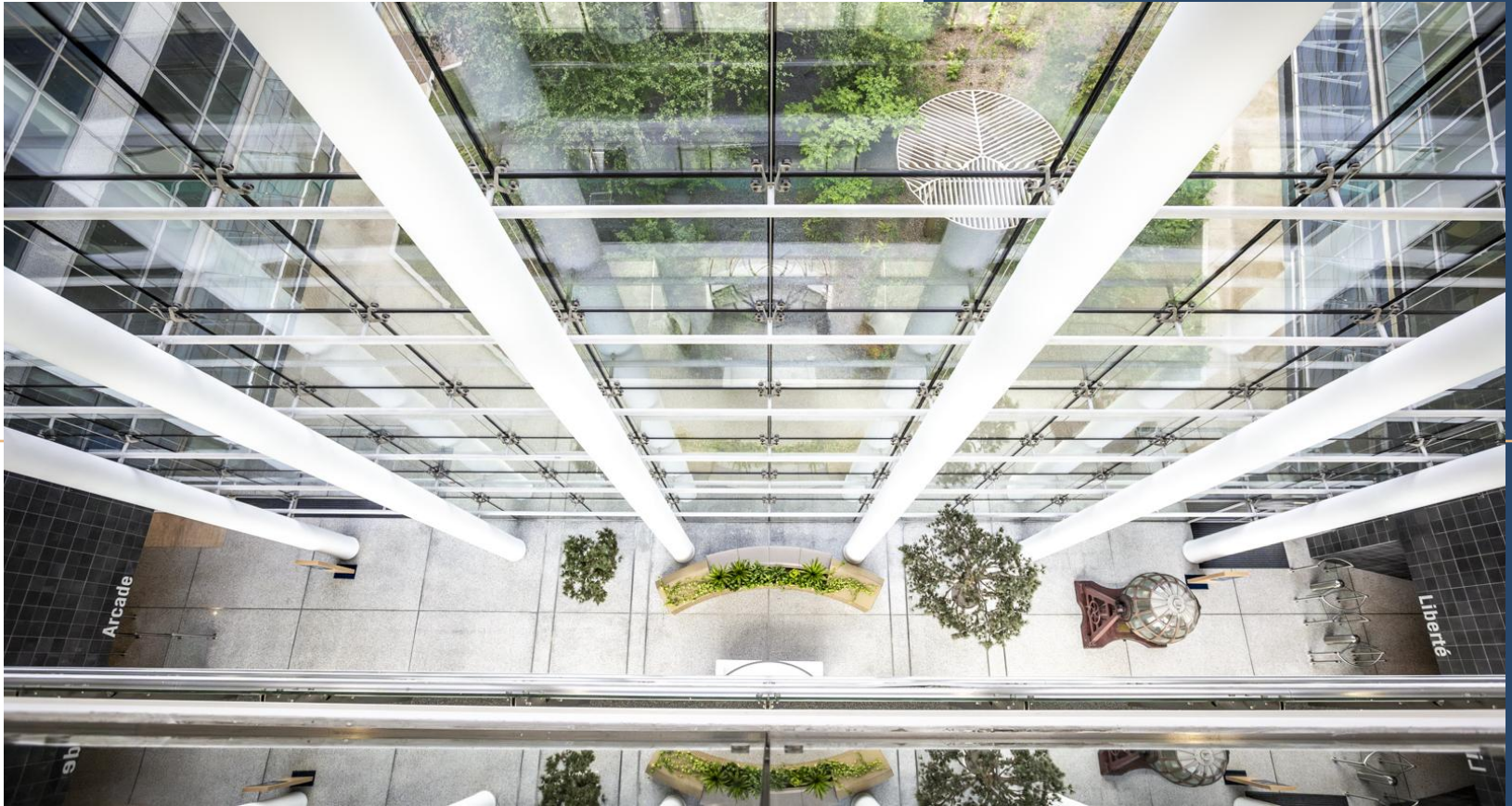


2025 Annual Results

VITURA



2 April 2026

CONT ENT

01 Highlights

02 Market

03 Portfolio

04 CSR Strategy

05 Finance

01



Highlights

€865m

portfolio value

170,000 sq.m

total portfolio surface area

4

large properties

100%

office property

100%

certified NF HQE™ Exploitation
and BREEAM In-Use International



Key events of 2025

34,000 sq.m let in 2025

22% of the portfolio

Occupancy rate of 81% (vs 69% in 2024)

core portfolio

71% occupancy at Rives de Bercy

leases signed on 15,500 sq.m in 2025

A responsible, committed real estate company

energy consumption reduced by 37%



02



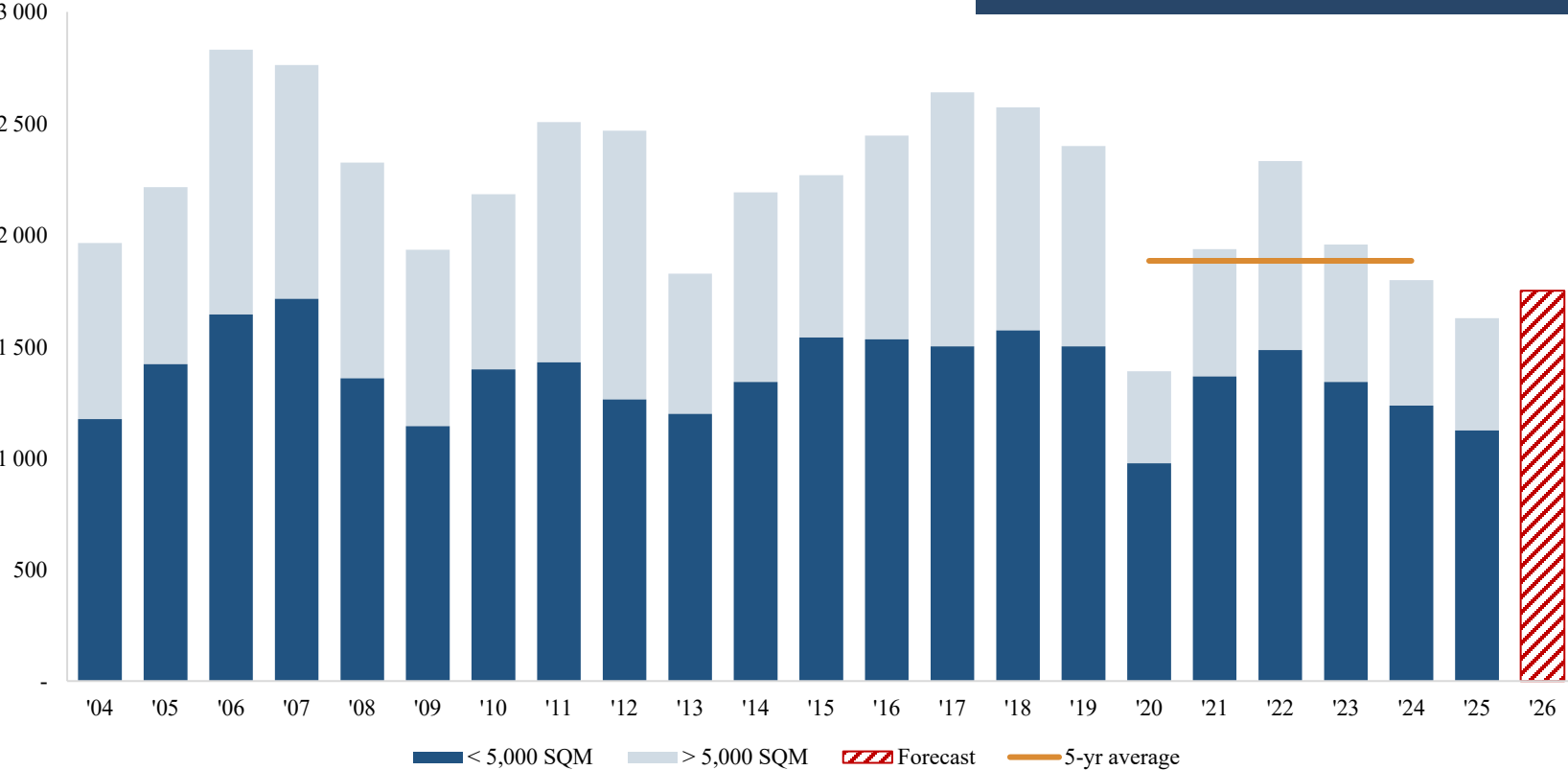
Market

VITURA

Rental market for office buildings in Greater Paris in 2025

Take-up in Greater Paris (in thousands of sq.m)

44 transactions >5,000 sq.m
signed in 2025

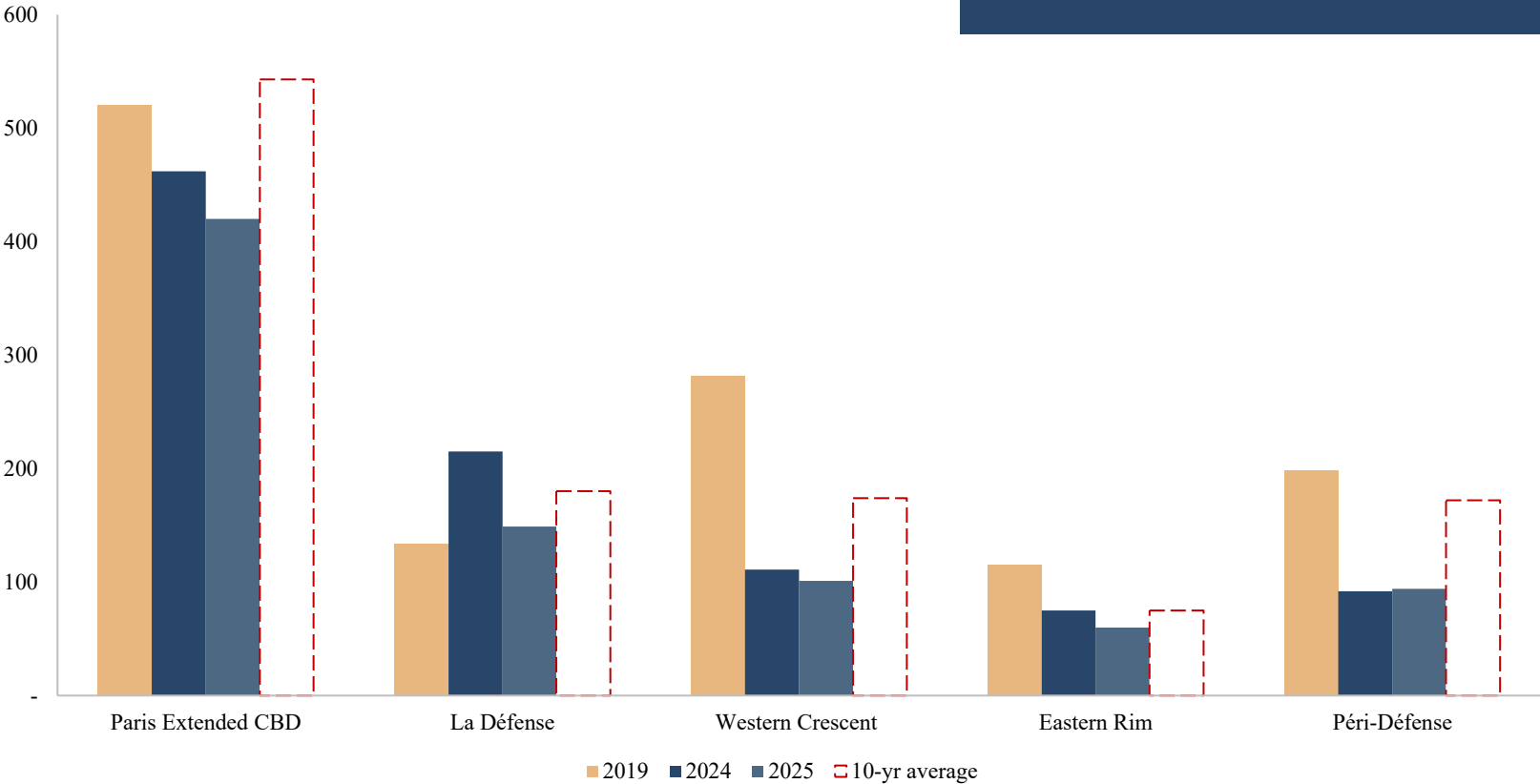


Source: BNP Real Estate

Rental market for office buildings in Greater Paris in 2025

1,627,000 sq.m
signed in 2025

Take-up by sub-market (in thousands of sqm)

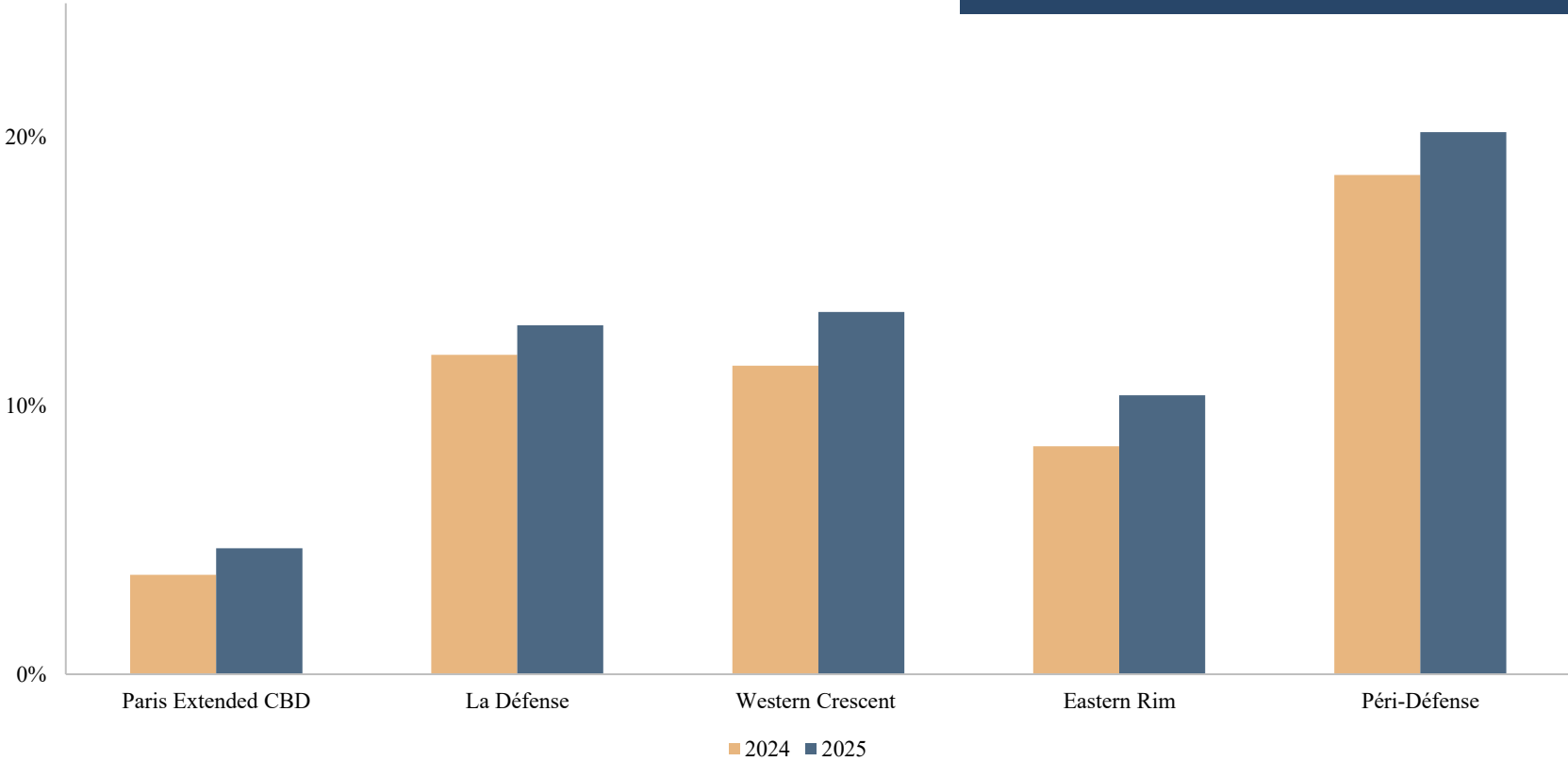


Source : BNP Real Estate

Rental market for office buildings in Greater Paris in 2025

Current vacancy rate by submarket (as a percentage)

11.2%
vacancy rate in Greater Paris: up 100pdb vs 2025

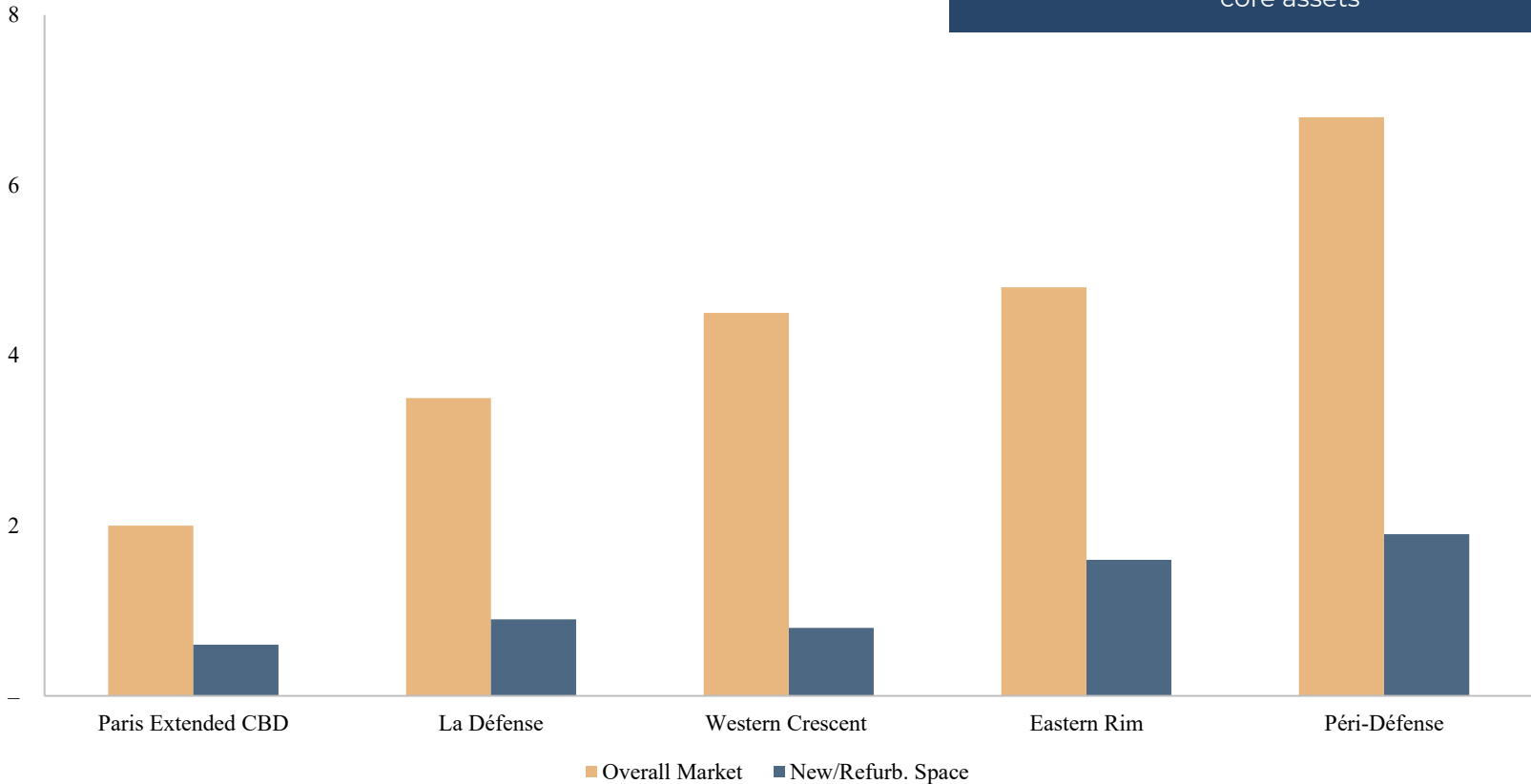


Source : BNP Real Estate

Rental market for office buildings in Greater Paris in 2025

Theoretical absorption rate⁽¹⁾ by sub-market

0.6 year
theoretical absorption rate⁽¹⁾ in Paris for core assets

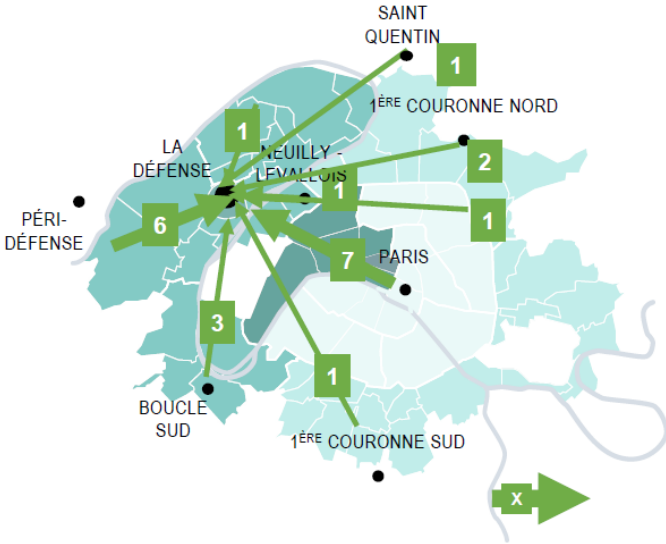


Source : BNP Real Estate

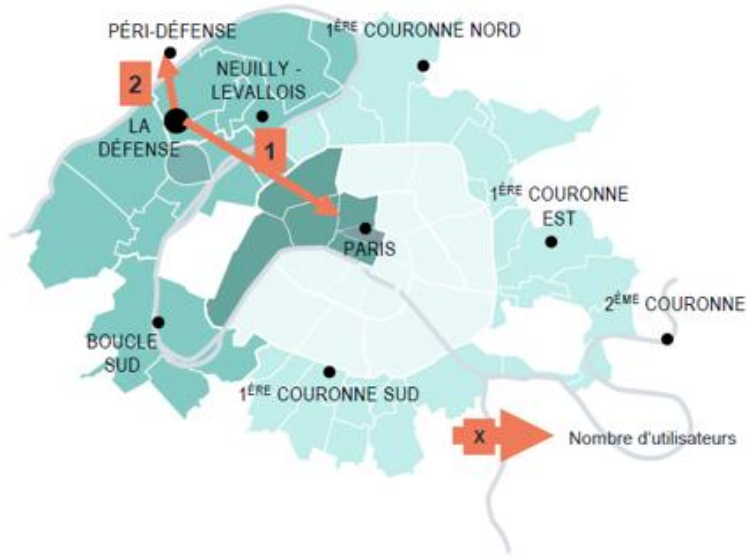
(1) Ratio of current vacancies to future demand relative to the average take up over the past five years

Rental market for office buildings in La Défense in 2025

New tenants moving into La Défense



Tenants moving out of La Défense



Source: BNP Real Estate

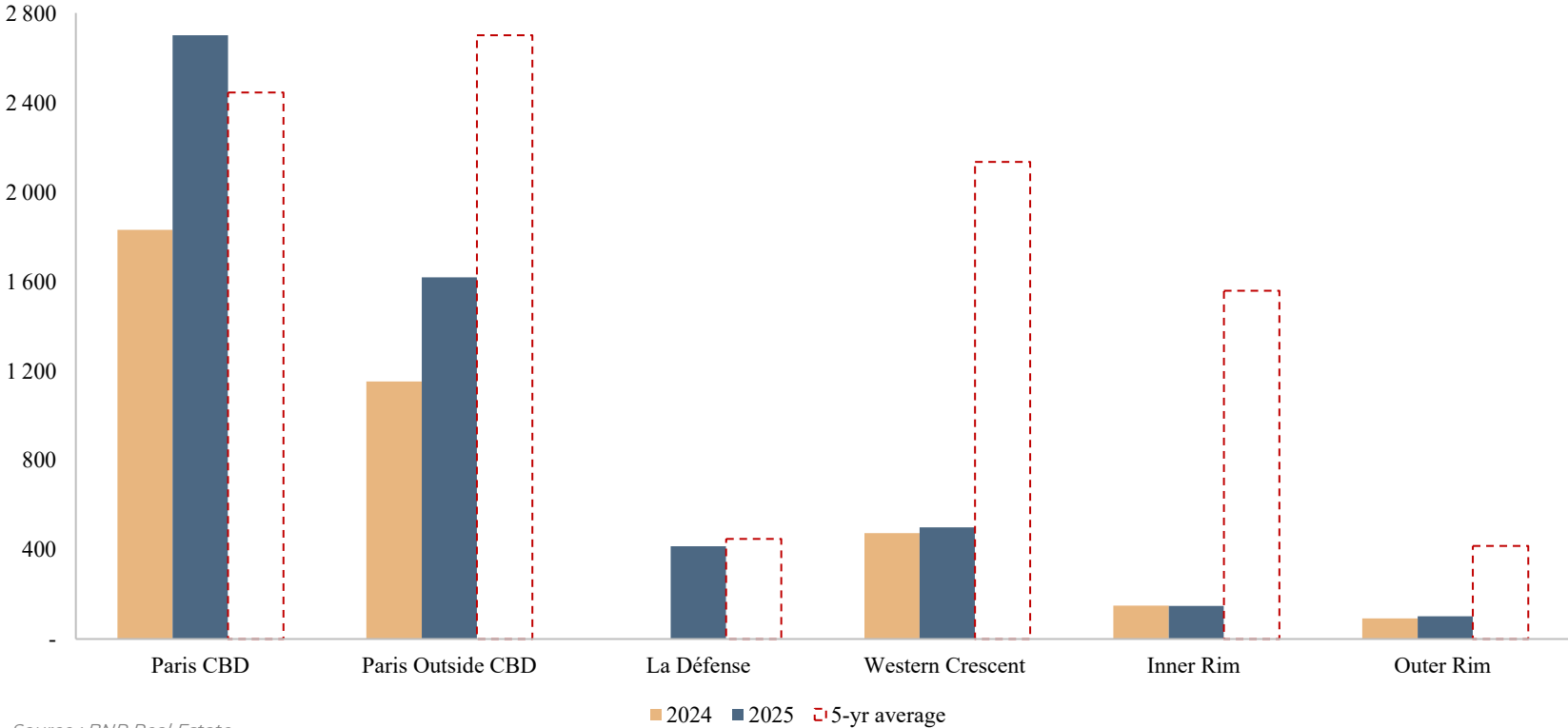
100,000 sq.m or 62%
of new tenants in La Défense come from other sectors

Investment market for office buildings in Greater Paris in 2025

€5.6bn

invested in Greater Paris
(+51% vs 2024)

Investment volumes in Greater Paris - Office space

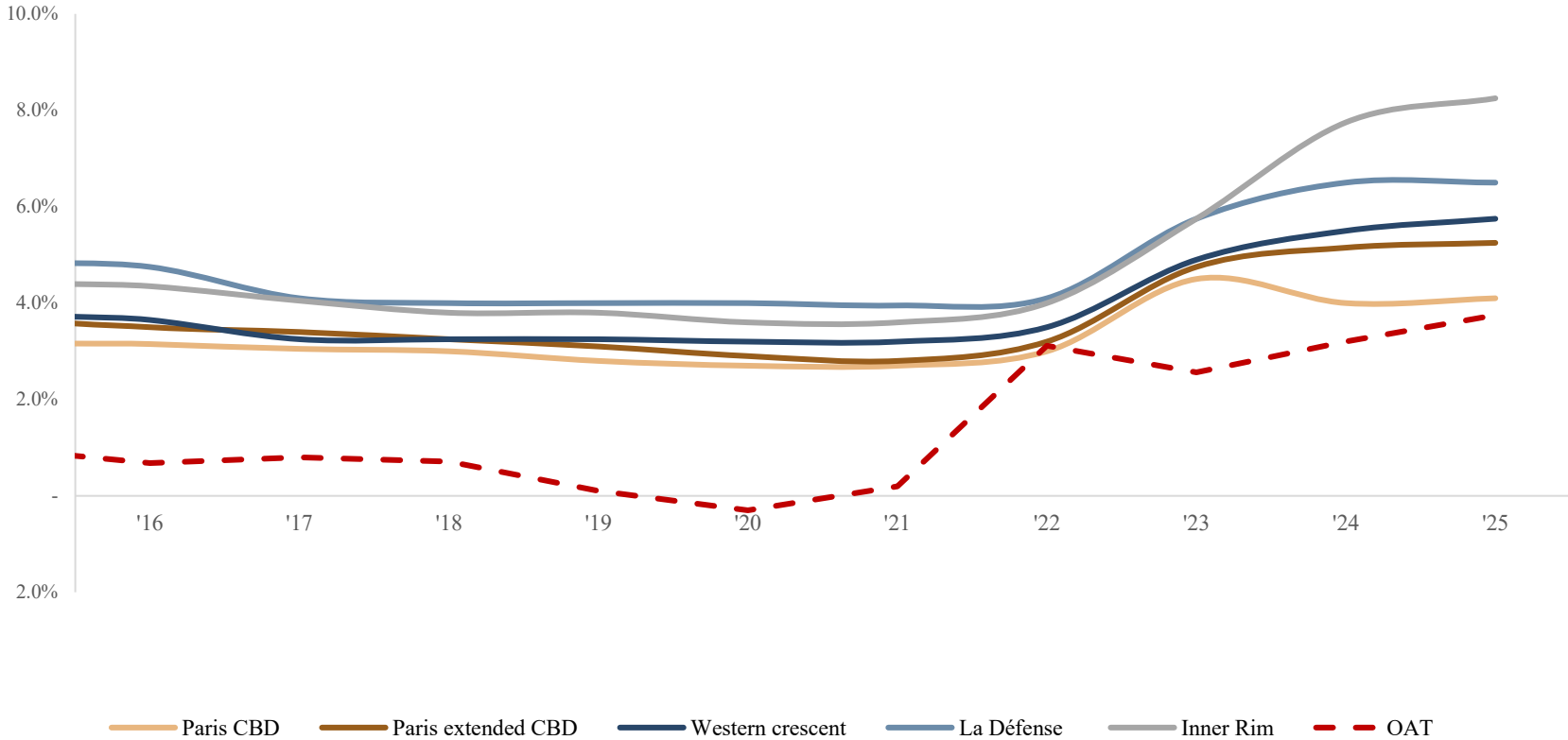


Source : BNP Real Estate

Investment market for office buildings in **Greater Paris** in 2025

Prime Yield – Office spaces (as a percentage)

4,1%
« prime » yield Paris CBD



Source : BNP Real Estate

03



Portfolio

VITURA



Hanami

Europlaza

Rives de Bercy

Arcs de Seine

Sustainable living spaces offering the functionalities, amenities and services needed to unlock people’s potential and meet tenants’ current and medium-term expectations.

About the core portfolio

81%
occupancy rate

€794m
+1.7% increase vs 2024

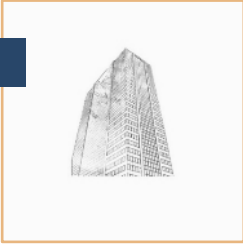
+3.1%
rental income increase

6.9 years
WALT⁽¹⁾



Arcs de Seine

48,000 sq.m
€354m
80% OR



Europlaza

52,700 sq.m
€326m
88% OR

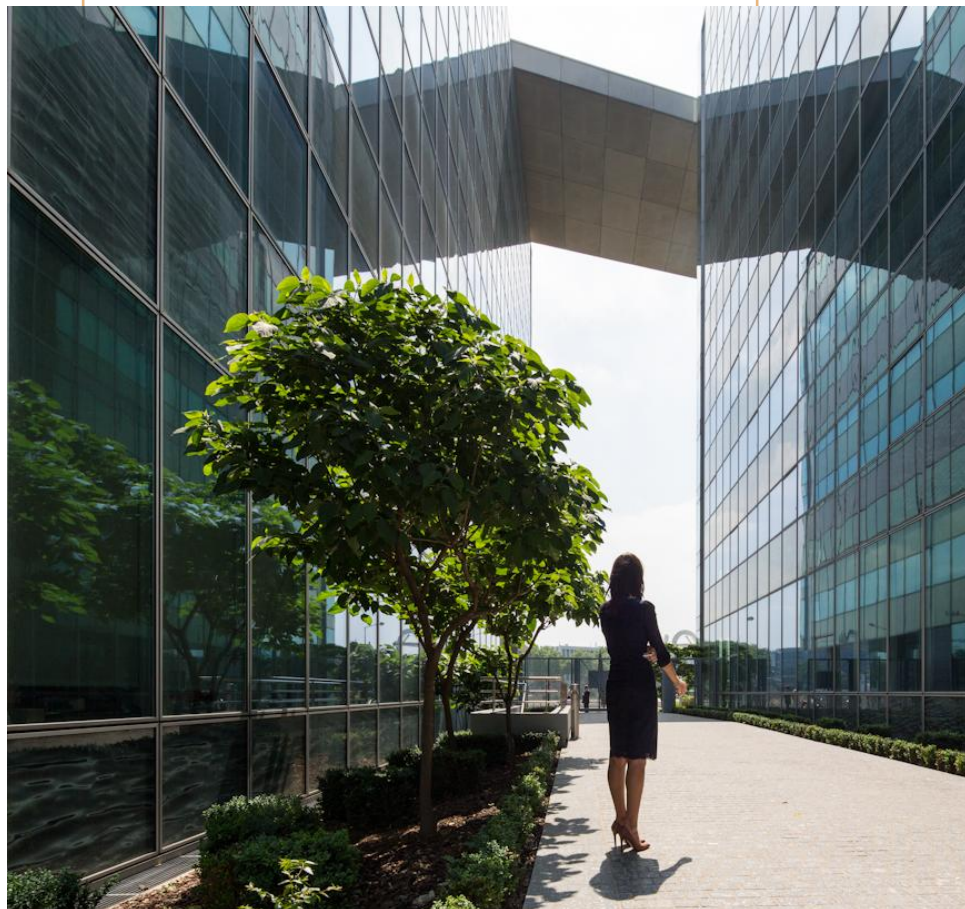


Rives de Bercy

34,500 sq.m
€114m
71% OR

(1) Weighted Average Lease Term

Dynamic asset management



34,000 sq.m

let in 2025,
with 45% new tenants

25,000 sq.m per year

signed, on average over 10 years

Controlled service charges

support with energy consultancy

87%

of the space has been subject to a lease extension or
renewal over 10 years

+1 year

WALT extended by 12 months

Rives de Bercy

Riverside **views** and **picturesque gardens**



22,200 sq.m let
6,700 sq.m in 2024, 15,500 sq.m in 2025

71% occupancy rate
leasing 12 months after delivery

Renowned tenants
Air Liquide & BPCE

Where excellence comes together



Dauphine | PSL 
UNIVERSITÉ PARIS

Dauphine Executive Education moving into Europlaza

signing of a 9-year lease

Close collaboration between the property owner, tenant and architect

renovation of the floors

2,500 sq.m, including 1,300 sq.m with direct access to the patio and gardens

440 training places / 20 rooms

“Our employees’ working conditions have been transformed. They appreciate having access to a gym, a high-quality restaurant, a lounge and a cafeteria. For our clients, this site is a fantastic showcase within a thriving ecosystem.”

Sean Kilbride, Director of the Continuing Education Department at Paris-Dauphine-PSL University

04



CSR Strategy

Key figures on the portfolio's CSR performance



100%

energy data collected and analysed

-37%

in energy consumption since 2013

Tertiary Green Energy Decree

in line with the target for a 40% reduction by 2030

Green committees

across 100% of assets

38,500 sq.m

outdoor spaces

460 bicycle parking spaces

across the entire portfolio

Industry recognition

Two EPRA Gold Awards

For the quality of the financial and non-financial information published.

EPRA aims to promote, develop and represent listed property companies at European level. Its mission is to encourage the consistent publication of financial and non-financial information within the real estate sector.



GRESB Five Stars

Having been named 'Global Sector Leader' four years running in the listed property companies category, the company has been among the top performers in the property sector since 2014.

GRESB is a recognised index that analyses the environmental, social and governance (ESG) practices and policies of property companies. GRESB has established itself as an international benchmark for assessing ESG performance in the real estate sector.

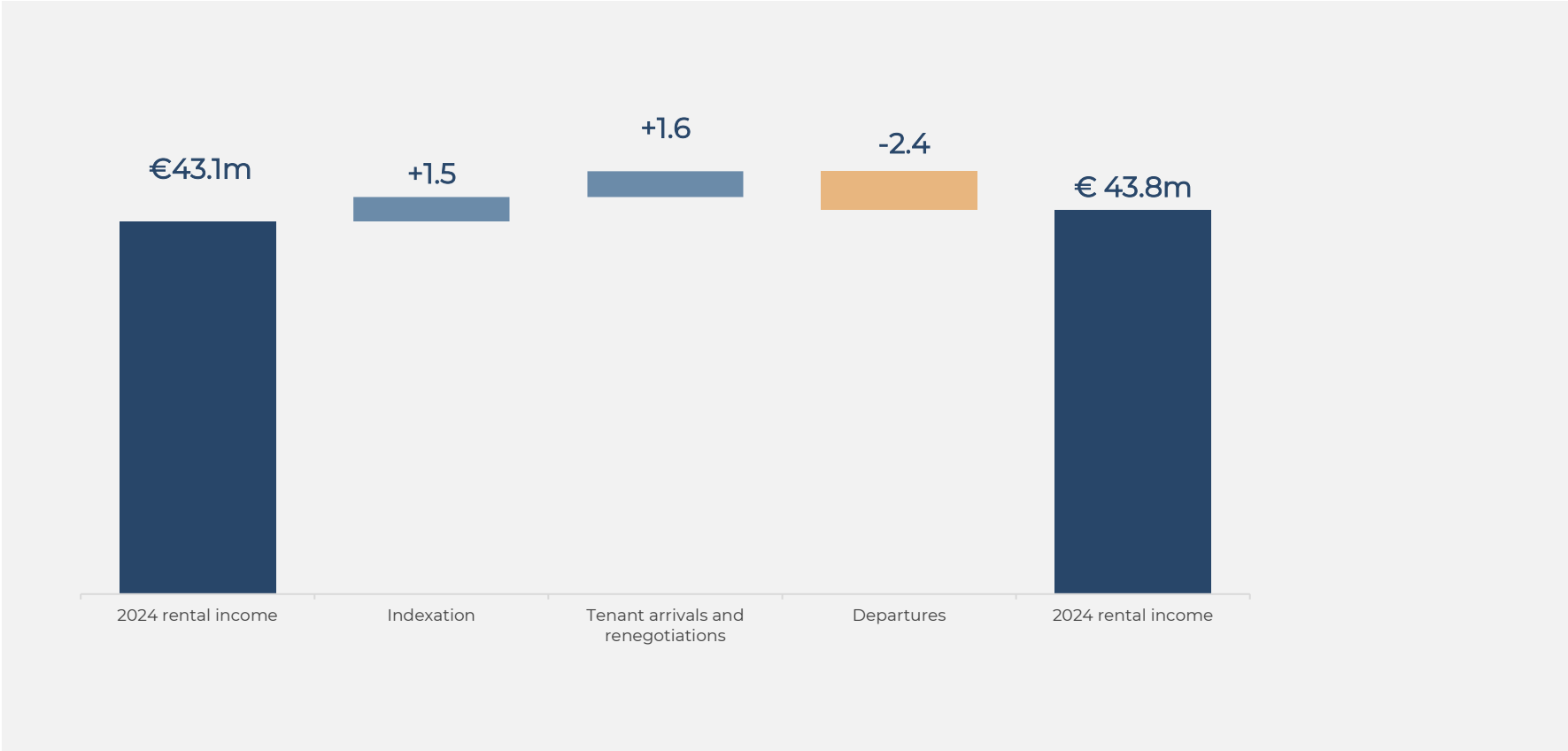


05



Finance

Rental income up in 2025



Core portfolio debt profile



€504 million

bank borrowings

Refinancings

ongoing negotiations

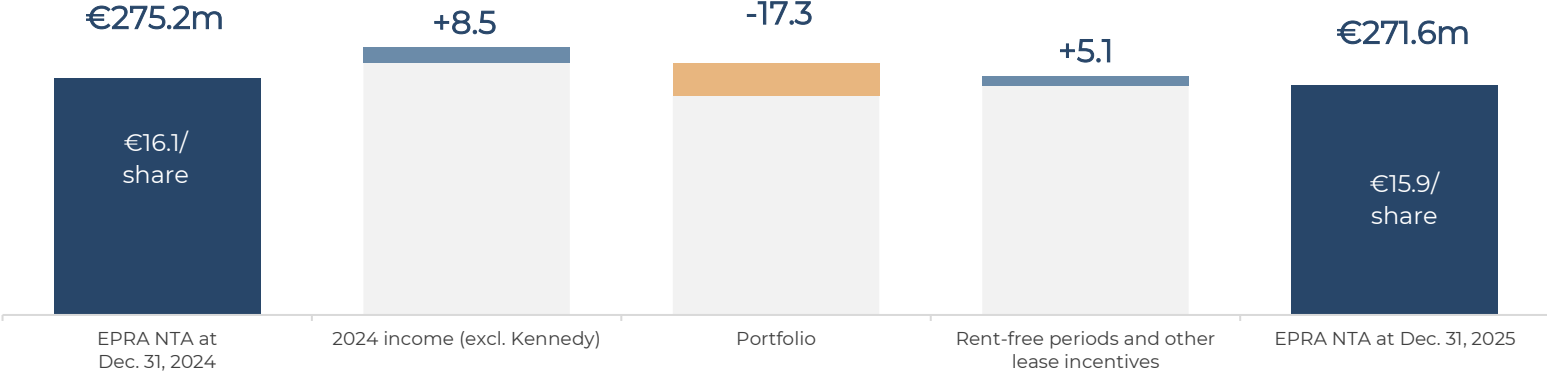
2.6%

cost of debt (margin + capped interest)

63%

loan-to-value ratio

Change in EPRA NTA



Outlook



Portfolio expansion

Proactive asset management

leasing of vacant units

Value creation on assets

Increasingly pro-active

environmental approach



Q&A

VITURA

06



Appendix

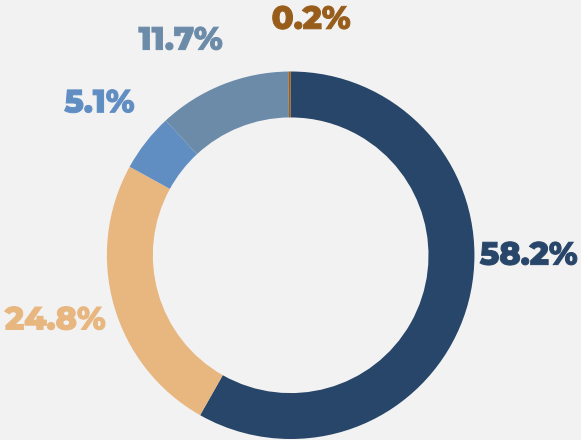
Consolidated net income

<i>In thousands of euros</i>	2025	2024	Δ 25 / 24
Rental income	43,834	43,103	730
Income from other services	16,482	14,768	1,714
Building-related costs and taxes	(22,558)	(24,960)	2,402
Net rental income	37,757	32,911	4,846
Asset management fees	(4,865)	(6,365)	1,500
Net provisions	-	303	(303)
Other operating expenses	-	(5)	5
Total changes in the fair value of investment properties	(20,762)	(87,322)	66,560
Net operating income	12,130	(60,478)	72,608
Financial income	9,731	8,502	1,229
Financial expenses	(42,617)	(52,383)	9,766
Financial result	(32,884)	(43,880)	10,996
Net income (expense) from discontinued operations	-	(138,645)	138,645
Consolidated net income	(20,755)	(243,003)	222,248

EPRA earnings and recurring cash flow

<i>In thousands of euros</i>	2025	2024	Δ 25 / 24
Net income under IFRS	(20,755)	(243,003)	222,248
Restatement of changes in fair value of investment property	20,762	87,322	(66,560)
Restatement of changes in fair value of financial instruments	8,494	11,972	(3,478)
Restatement of net income/expense from discontinued operations	-	138,645	(138,645)
EPRA earnings	8,502	(5,064)	13,566
Kennedy contribution to EPRA earnings ⁽¹⁾	-	7,727	(7,727)
Like-for-like EPRA earnings	8,502	2,663	5,839
Restatement of deferred lease incentives (IAS 17)	1,237	2,130	(893)
Restatement of deferred finance costs	1,543	1,724	(181)
Like-for-like cash flow	11,282	6,517	4,765

Ownership structure and governance



- Northwood Investors
- AXA
- Treasury shares
- GIC
- Free float

Vitura is owned by leading international investors, who ensure the Company’s financial robustness, and a panel of private and institutional shareholders.

Share details

Name	Vitura
Listing market	Euronext Paris
ISIN	FR0010309096
Symbol	VTR
CFI	ESVUFB
Type	REIT
Section	Eurolist compartment B
Indices	CAC All Shares IEIF SIIC France
Registrar	BNPP Securities Services

Investor Relations

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Tel.: +33 (0)1 42 25 76 42
Email: info@vitura.fr

Registrar

BNPP Securities Services
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93761 Pantin Cedex
Tel.: +33 (0)1 42 98 10 00

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2 April 2026