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Paris, 8th of july 2026

€464 MILLION OF NEW FINANCING TO SUPPORT FREY'S GROWTH

FREY announces the signing of a €54 million mortgage financing, secured against its premium Spanish retail park Parc Vallès. This transaction brings the total amount of new financing secured by the Group since the beginning of the year to €464 million, reinforcing the resources underpinning FREY's European growth strategy.

This new seven-year financing complements the €250 million corporate financing and **€160 million of mortgage financing** already secured by the Group since the beginning of the year. Within just a few months, FREY has successfully secured a total of €464 million in new financing, significantly enhancing its financial flexibility to support its continued development.

These transactions have also broadened the Group's banking pool with **four new international banking partners**, alongside FREY's long-standing banking partners. This growing diversification of the Group's funding sources reflects lenders' continued confidence in the quality of FREY's assets, the resilience of its business model and its long-term growth strategy.

As a result of this active liability management strategy, FREY **has increased its available liquidity** (cash and undrawn committed credit facilities) **to nearly €800 million, up from €384 million at year-end 2025,** giving the Group additional headroom to keep executing its European growth strategy.

Sébastien Eymard, Deputy Chief Executive Officer of FREY, commented:
"The financing transactions completed since the beginning of the year reflect our banking partners' continued confidence in the strength of our business model and the quality of our assets. They reinforce both our liquidity position and our financial structure, giving us the resources to support FREY's long-term growth strategy across Europe."

About FREY
FREY is a listed property company and leading European operator of premium shopping destinations in the retail park and outlet village segments. The Group develops, invests in and operates more than 40 destinations spanning 10 different countries, corresponding to over 1.2 million sqm of retail space and €2.6 billion of assets (Group share). Its sites host around 140 million visitors each year, making FREY a European retail platform that delivers strong performances on behalf of brands, investors and the regions in which it operates. As a B Corp-certified company, FREY combines a long-term investment horizon with low-carbon development. FREY is renowned for being a pioneer in new-generation retail real estate and leverages innovation, data and an intimate knowledge of European lifestyles and tourism flows to design destinations that can help international and local brands alike to grow. Founded in France and taking its inspiration from the European way of life, FREY is the French property firm shaping a new generation of retail and lifestyle destinations, in the very places where Europe comes alive. FREY is listed on compartment B of the Euronext Paris stock exchange. ISIN code: FR0010588079 — Ticker code: FREY.

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