

ARTICLES OF ASSOCIATION

of:

Stichting Administratiekantoor Eurocommercial Properties
with seat in Amsterdam
dated 18 June 2020

Name and registered office

Article 1

The name of the foundation is: **Stichting Administratiekantoor Eurocommercial Properties**, having its registered office in Amsterdam.

Objects

Article 2

The objects of the foundation are:

- a. to acquire, for the purpose of administration the legal title to, and administer registered shares in the share capital of Eurocommercial Properties N.V., a limited liability company with corporate seat in Amsterdam (the "company") and any bonus shares to be distributed or shares obtained by means of stock dividend or subscription rights, against assignment of convertible registered depositary receipts (the "depositary receipts"), to exercise all rights attached to said shares, as well as to exercise the voting rights and subscription rights and rights to receive dividend and other payments, including any liquidation distributions, under the obligation to pay what has been received to the depositary receipts holders, provided that depositary receipts shall be assigned for bonus shares or shares obtained by means of stock dividend and for shares which are obtained for a depositary receipt holder through exercising a subscription right, and furthermore to perform anything related to the above, provided that all acts involving commercial risk are excluded from the objects of the foundation;
- b. to exercise all other rights attached to the aforementioned shares, such as voting rights and subscription rights;
- c. to perform any and all such other acts as relate to the above objects in the broadest sense or as may be conducive thereto.

Duration

Article 3

The foundation has been formed for an indefinite period of time.

Article 4

1. The administration of the shares referred to in article 2, as well as the exercise of the rights attached thereto, shall take place in accordance with the applicable terms and conditions of administration.
2. The foundation may not encumber the shares held by it, and may not dispose of the shares other than by way of conversion of the depositary receipts assigned by it or by way of transfer of its administration of the shares to a successor appointed by the company in consultation with the foundation, may not dispose of the shares.

Financial resources and financial year

Article 5

1. The financial resources of the foundation shall consist of all lawful revenues.
2. The financial year is the same as the calendar year.

Depository receipts

Article 6

1. In exchange for any package of ten (10) shares in the share capital of the company, each share having a nominal value of fifty eurocent (EUR 0.50), the foundation shall in case of a transfer assign to the transferee, or in the case of issue of shares, bonus shares or subscription rights assign to the depository receipt holder concerned, convertible registered depository receipts, each depository receipt representing a nominal value of five euro (EUR 5) in the share capital and bearing similar references as the shares or subscription rights corresponding to the depository receipts.
2. Depository receipts may be converted without limitation.
3. The rights and obligations attached to depository receipts are further specified in the aforementioned conditions of administration.

Board

Article 7

1. The board of the foundation consists of at least two members, to be appointed by the board of the foundation itself, subject to the approval of the company's board of management. The foundation shall be independent from the company within the meaning of section 5:71, subsection 1 sub d of the Act on financial supervision. A person is not eligible to become a member of the board, if:
 - a. they are members or former members of the board of management or board of supervisory directors of the company or its group companies;
 - b. they are natural persons employed by the company or its group companies;
 - c. they are permanent advisors of the company or its group companies.The meeting of depository receipt holders may recommend candidates for appointment as members of the board of the foundation.
2. Board members shall be appointed for a maximum period of four years, according to a rotation schedule laid down by the board. A resigning board member may immediately be reappointed. A board member may have a seat on the board of the trust office twice for a maximum period of four years and subsequently twice for a maximum period of two years.
3. The board shall elect a chairman, a secretary and a treasurer from among their midst. The posts of secretary and treasurer may be fulfilled by the same person.
4. In the event that the number of board members drops below the number determined in the articles of association, the board shall only be authorised to carry out urgent acts and is obliged to take such measures as shall result in a prompt filling of the vacancy or vacancies on the board.
5. If no board member is appointed within two months after the vacancy has arisen, any interested party shall be allowed to request the district court in whose district the foundation's registered office pursuant to the articles of association is located to appoint a board member, without prejudice to the option to seek a provisional judgment from the President of that district court. The board member appointed by (the President of) the district court shall resign by operation of law at the time when the vacancy is filled in the way specified in the preceding paragraph. Resigning board members may immediately be

reappointed, provided, however, that board members dismissed by the district court may not be reappointed within five years of their dismissal.

6. Without prejudice to the provisions laid down by law, a board member shall resign:
 - a. upon his/her death;
 - b. in the event of his/her voluntary or periodical resignation;
 - c. as a result of his/her dismissal by the board;
 - d. in the event that he/she loses the free disposal of his/her assets in any way by final judgment;
 - e. in the event of his/her dismissal by the district court in the events prescribed by law; and/or
 - f. after the expiry of the period for which he/she was appointed in conformity with paragraph 2 of this article.
7. Within six months of the end of a financial year, the board shall draw up a report on the work carried out by it during that financial year. The report will include a balance sheet and a statement of income and expenditure.
8. The board may appoint an auditor to examine the balance sheet and statement of income and expenditure referred to in the preceding paragraph and to make a statement in this respect.
9. The documents referred to in paragraph 7 and the statement, if any, as referred to in paragraph 8 will be available for inspection by depositary receipt holders at the foundation's offices and will be available for depositary receipt holders free of charge.
10. The board must keep note of the foundation's assets in such a way that its rights and obligations may be derived from such notes at any time.
11. The board must keep the records referred to in paragraphs 7, 8 and 10 for at least seven years.

Resolutions of the board

Article 8

1. The board shall pass its resolutions with an absolute majority of the votes cast in a meeting at which all the board members are present or represented. If not all board members are present or represented, a new board meeting shall be convened, to be held not earlier than two and not later than four weeks after the first meeting, which second meeting shall pass resolutions with an absolute majority of the votes cast.
2. Board meetings shall be held in the Netherlands at a location determined by the chairman, and whenever at least one board member so demands. Notice of board meetings shall be given by or on behalf of the chairman in writing to the home addresses of the other board members. The term of notice shall be at least seven days, not including the day notice is given and the day of the meeting.
3. The deliberations at and resolutions of the board meetings shall be recorded in minutes, to be signed by all board members.
4. If the votes tie, the matter shall be decided by a person to be appointed for that purpose, at the request of any of the board members, by the chairman of the Royal Dutch Association of Civil Law Notaries.
5. A board member may be represented at a meeting by another board member, provided that a written power of attorney is issued in respect of that particular meeting.

6. The board may also pass resolutions outside meetings, provided that the board members/initiators have informed the other board members of the motion to be put to the vote in writing, by telefax or email and all board members have cast their vote in favour of the motion in writing, by telefax or email.

Representation

Article 9

The foundation shall be represented in and out of court by the board or by two board members acting jointly.

Delegation

Article 10

The foundation may delegate the duties associated with the administration of the shares to another body ('administratiekantoor') authorised by the foundation for that purpose. Such body may be referred to as 'administrator'.

Amendments to the Articles of Association and dissolution of the company

Article 11

1. The board shall have the power to amend these articles of association and to dissolve the foundation.
2. The board may pass a resolution to amend the articles of association or to dissolve the foundation only with a majority of at least two-thirds of the votes cast at a board meeting at which all the board members are present or represented. Should the required number of board members not be present or represented at a meeting at which the motion to amend the articles of association or to dissolve the foundation is discussed, a second meeting shall be convened within six weeks of that meeting. This second meeting, which cannot be held within two weeks of the first meeting, may pass resolutions on the motion with a majority of at least two-thirds of the votes cast.
3. A resolution to amend the articles of association or to dissolve the foundation shall require the prior approval of the board of management of the company, and may only be passed if there are no vacancies on the board of the foundation.
4. Each of the board members of the foundation and any such other person the board may designate for that purpose shall be authorised to have the deed of amendment of the articles of association executed before a civil law notary to be designated by the board; the amendment to the articles of association shall enter into effect by this deed.
5. A resolution to dissolve the foundation may not be adopted until the ownership of the shares acquired by the foundation for the purpose of administration has been transferred to the depositary receipt holders for the purpose of termination of administration, by which act the depositary receipts shall be cancelled, or until the ownership of the shares, again for the purpose of administration, has been transferred to the successor referred to in article 4, paragraph 2, who shall then be required to assume the foundation's obligations to the depositary receipt holders.
6. In the event the foundation is dissolved, the liquidation shall be carried out by the board. Any surplus arising from the dissolution shall be used for a non-profit purpose or good cause, to be determined by the liquidators.
7. After completion of the liquidation the books and records of the foundation shall remain in the custody of the person designated for that purpose by the liquidators during the period

prescribed by law.

TRANSITIONAL PROVISION

Article 12.

The current financial year will end on the thirty-first day of December two thousand and twenty.
This article and its heading will lapse upon the ending of the current financial year.