

Schedule of income-producing properties as at 31 December 2019

All properties located in Lithuania and Poland have been fair valued by Cushman and Wakefield. All properties located in Bulgaria, Croatia, Czech Republic, Serbia and Slovakia have been fair valued by Jones Lang La Salle. All properties located in Romania have been fair valued by Colliers International and DTZ (Cushman and Wakefield affiliate partners). Properties located in Hungary have been fair valued by Jones Lang La Salle and Cushman and Wakefield.

Crt no.	Property name	Year opened/ acquired	Type	Location	Ownership	GLA m ²	Valuation/Cost to date €m	Passing rent €m	Average rental €/m ² /month	EPRA Occupancy-
INCOME PRODUCING PROPERTIES						2 103 200	6 076.4	414.2	16.4	97.9%
RETAIL						1 916 800	5 677.2	381.8	16.6	97.8%
1	Bonarka City Center ^	2009/ 2016	Super-Regional Mall	Poland	100%	74 400	393.6	20.8	27.4	94.0%
2	Mega Mall	2015	Super-Regional Mall	Romania	100%	75 800	320.4	20.5	22.9	99.0%
3	Arena Mall	2007/ 2017	Super-Regional Mall	Hungary	100%	65 800	316.2	20.9	26.6	99.3%
4	Mammut Shopping Centre^^	1998-2001/ 2018	Regional Mall	Hungary	100%	56 400	283.6	16.1	26.6	90.1%
5	Paradise Center	2013/ 2017	Super-Regional Mall	Bulgaria	100%	81 300	267.5	18.8	20.7	97.5%
6	Arena Centar and Retail Park	2010/ 2016/ 2019	Super-Regional Mall	Croatia	100%	75 200	266.2	18.3	21.1	98.0%
7	Promenada Mall	2013/ 2014	Lifestyle Centre	Romania	100%	39 400	209.3	13.7	29.0	100.0%
8	City Park	2008/ 2013	Regional Mall	Romania	100%	52 200	196.3	13.8	22.1	99.8%
9	Aupark Kosice Mall	2011/ 2014	Regional Mall	Slovakia	100%	33 000	172.1	10.4	26.9	98.0%
10	Serdika Center	2010/ 2017	Regional Mall	Bulgaria	100%	51 500	167.4	13.0	21.1	99.9%
11	Galeria Warminska	2014/ 2016	Regional Mall	Poland	100%	42 800	167.0	9.9	19.4	99.4%
12	Karolinka Shopping Centre	2008/ 2015	Regional Mall	Poland	100%	70 700	155.1	9.6	13.4	90.1%
13	Shopping City Sibiu	2006/ 2016	Super-Regional Mall	Romania	100%	83 200	146.5	11.3	11.4	98.8%
14	Shopping City Timisoara	2015-2016	Regional Mall	Romania	100%	56 900	135.8	9.5	14.0	99.4%
15	Ozas Shopping and Entertainment Centre	2009/ 2018	Regional Mall	Lithuania	100%	61 700	132.3	10.4	14.0	100.0%
16	Galeria Mlyny	2009/ 2018	Regional Mall	Slovakia	100%	32 400	131.0	8.4	22.3	98.5%
17	Aupark Zilina	2010/ 2013	Regional Mall	Slovakia	100%	25 000	130.1	8.2	27.4	99.9%
18	Promenada Novi Sad	2018	Regional Mall	Serbia	100%	49 200	129.7	9.9	17.2	98.6%
19	Focus Mall Zielona Gora	2008/ 2016	Regional Mall	Poland	100%	29 300	125.5	6.7	19.1	100%**
20	Shopping City Galati	2013	Regional Mall	Romania	100%	49 200	120.6	8.6	14.6	99.7%
21	Iris Titan Shopping Center	2008/ 2015	Community Centre	Romania	100%	43 000	107.7	8.5	16.5	99.7%
22	Promenada Sibiu	2019	Regional Mall	Romania	100%	42 500	103.6	7.9	15.8	98.8%
23	Alfa Centrum Bialystok	2008/ 2017	Regional Mall	Poland	100%	36 900	99.7	6.6	16.3	93.8%
24	Forum Usti nad Labem	2009/ 2016	Regional Mall	Czech Republic	100%	27 700	93.0	5.9	17.7	99.2%
25	Forum Liberec Shopping Centre	2009/ 2016	Regional Mall	Czech Republic	100%	46 600	89.9	4.9	9.2	97.8%**
26	Shopping City Deva	2007/ 2013	Regional Mall	Romania	100%	52 500	89.7	6.8	10.8	99.8%
27	Solaris Shopping Centre	2009/ 2015	Regional Mall	Poland	100%	26 400	88.5	5.5	18.3	94.1%
28	Braila Mall	2008/ 2009	Regional Mall	Romania	100%	53 000	84.2	6.4	10.4	97.4%
29	Platan Shopping Centre	2003/ 2015	Regional Mall	Poland	100%	39 900	84.1	4.5	9.8	93.0%
30	Pogoria Shopping Centre	2008/ 2015	Regional Mall	Poland	100%	37 700	81.1	5.3	11.8	98.6%
31	Aura Centrum	2005/ 2018	Regional Mall	Poland	100%	25 400	69.3	5.8	20.1	94.8%
32	Vulcan Value Centre	2014	Community Centre	Romania	100%	24 600	68.8	4.4	14.9	100.0%
33	Galeria Wolomin*	2016	Regional Mall	Poland	90%	30 700	61.2	4.2	11.4	99.3%
34	Shopping City Satu Mare	2018	Regional Mall	Romania	100%	29 200	54.6	4.1	11.8	99.0%
35	Shopping City Piatra Neamt	2016	Regional Mall	Romania	100%	28 000	53.4	3.9	11.6	100.0%
36	Shopping City Targu Jiu	2014	Regional Mall	Romania	100%	27 100	52.8	3.7	11.4	100.0%
37	Shopping City Râmnicu Vâlcea	2017	Regional Mall	Romania	100%	28 200	50.1	3.9	11.6	99.4%
38	Shopping City Buzau	2008/ 2014	Regional Mall	Romania	100%	23 700	49.2	3.6	14.3	100.0%**
39	Focus Mall Piotrkow Trybunalski	2009/ 2016	Regional Mall	Poland	100%	35 100	48.5	4.4	11.3	92.0%
40	Kragujevac Plaza	2012/ 2014	Regional Mall	Serbia	100%	22 300	45.8	3.6	13.6	99.1%
41	Aupark Shopping Center Piestany	2010/ 2016	Community Centre	Slovakia	100%	10 300	42.7	2.6	21.8	97.6%
42	Korzo Shopping Centrum	2010-2011/ 2016	Community Centre	Slovakia	100%	16 100	41.9	3.1	16.0	99.4%
43	Severin Shopping Center	2009/ 2013	Regional Mall	Romania	100%	22 600	36.6	2.6	9.6	99.6%
44	Galeria Tomaszow*	2016	Regional Mall	Poland	85%	18 400	32.4	2.7	12.4	96.9%
45	Pitesti Retail Park	2007/ 2010	Community Centre	Romania	100%	24 800	28.3	4.0	13.4	100.0%
46	Krusevac Shopping Park	2019	Community Centre	Serbia	100%	8 600	11.3	0.9	8.7	100.0%
47-53	Regional strip centres	2007-2014	Strip Centres	Romania	100%	30 100	42.6	3.2	8.9	100.0%
OFFICE						41 300	74.5	6.2	12.5	99.7%
54	Serdika Office	2011 / 2017	Office	Bulgaria	100%	28 500	52.8	4.4	13.0	99.5%
55	Aupark Kosice Tower	2012/ 2014	Office	Slovakia	100%	12 800	21.7	1.8	11.7	100.0%
INDUSTRIAL						27 300	16.9	1.9	5.8	95.5%
56	Rasnov Industrial Facility	2007	Industrial	Romania	100%	23 000	12.1	1.4	5.2	97.4%
57	Otopeni Warehouse	2010	Industrial	Romania	100%	4 300	4.8	0.5	10.5	90.1%
OFFICE HELD FOR SALE						117 800	307.8	24.3	17.2	99.6%
58	Floreasca Business Park	2009/ 2010	Office	Romania	100%	36 300	105.3	8.0	18.4	99.9%
59	City Business Centre	2007-2015/ 2015	Office	Romania	100%	48 000	92.4	8.1	14.1	99.7%
60	The Lakeview	2010/ 2013	Office	Romania	100%	25 700	69.3	5.3	17.4	98.6%
61	Victoriei Office	2017	Office	Romania	100%	7 800	40.8	2.9	31.0	100.0%

* The Group holds 90% interest in Galeria Wolomin and 85% in Galeria Tomaszow. Galeria Wolomin and Galeria Tomaszow are accounted for at 100% in the IFRS financial statements and a corresponding 10% and 15% non-controlling interest is included in Equity.

** EPRA occupancy excludes 14,000m² GLA under refurbishment at Focus Mall Zielona Gora, Shopping City Buzau and Forum Liberec Shopping Centre.

^ Auchan, a major tenant, owns their premises of 20,600m². Total GLA of the property including this premises is 95,000m².

^^ The centre offers 61,300m² of total GLA, out of which 56,400m² owned by the Group.

- EPRA Occupancy ratio = 1 - EPRA Vacancy ratio

The Schedule of properties excludes joint ventures properties valued at €55.1 million, generating a passing rent of €4.0 million (weighted by ownership), and non-core properties held for sale with a market value of €9.4m, generating a passing rent of €0.5 million.

Schedule of developments as at 31 December 2019

Crt no.	Property name	Type	Location	Ownership	GLA of	GLA of	Valuation/	Estimated
					existing property	development	Cost to date	rental value
					m ²	m ²	€m	€m
TOTAL DEVELOPMENTS AND LAND BANK					377 800	278 650	221	16.4
DEVELOPMENTS UNDER CONSTRUCTION					174 000	59 000	72	16.4
62	Shopping City Targu Mures	Development	Romania	100%	-	39 800	46	6.5
19	Focus Mall Zielona Gora	Extension and Refurbishment	Poland	100%	29 300	15 600	26	5.2
1	Bonarka City Center	Refurbishment	Poland	100%	74 400	3 600	-	4.7
38	Shopping City Buzau*	Refurbishment	Romania	100%	23 700	-	-	-
25	Forum Liberec Shopping Centre*	Refurbishment	Czech Republic	100%	46 600	-	-	-
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING[^]					203 800	219 650	94	
7	Promenada Mall	Extension	Romania	100%	39 400	62 300	38	
63	Promenada Plovdiv	Development	Bulgaria	100%	-	58 300	27	
64	Promenada Craiova	Development	Romania	100%	-	56 500	25	
3	Arena Mall	Extension	Hungary	100%	65 800	25 900	4	
15	Ozas Shopping and Entertainment Centre	Extension and Refurbishment	Lithuania	100%	61 700	15 450	-	
23	Alfa Centrum Bialystok	Refurbishment	Poland	100%	36 900	1 200	-	
Land held for developments							55	

*Forum Liberec Shopping Centre and Shopping City Buzau are existing projects subject to ongoing refurbishments. The costs incurred by 31 December 2019 related to the refurbishments of the properties were already capitalised on the existing property in use, subject to fair valuation at year-end. After the refurbishment, Forum Liberec Shopping Centre and Shopping City Buzau will generate a total passing rent of €5.7 million and €3.9 million respectively.

[^] The developments under permitting and pre-leasing's GLA depends on permitting.

The schedule of developments excludes land held for developments related to joint ventures valued at €1.8 million.