

# Schedule of properties as at 30 June 2020

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.

## INCOME PRODUCING PROPERTIES

Country	GLA m <sup>2</sup>	Valuation/ Cost to date €m	Annualised Passing rent <sup>^</sup> €m	EPRA Occupancy <sup>^^</sup>
<b>RETAIL</b>	<b>1 960 700</b>	<b>5 554</b>	<b>381</b>	<b>95.9%</b>
Romania	825 700	1 961	144	98.0%
Poland	468 400	1 366	86	94.2% <sup>-</sup>
Hungary	122 000	580	36	93.1%
Slovakia	116 900	497	33	98.4%
Bulgaria	132 400	409	29	91.2%
Croatia	75 200	254	18	97.4%
Serbia	80 200	179	14	97.5%
Czech Republic	73 900	170	10	90.1% <sup>-</sup>
Lithuania	66 000	138	11	99.1%
<b>OFFICE</b>	<b>159 100</b>	<b>381</b>	<b>29</b>	<b>94.2%</b>
Romania*	117 800	307	23	94.3%
Bulgaria	28 500	53	4	94.1%
Slovakia	12 800	21	2	93.1%
<b>INDUSTRIAL</b>	<b>27 300</b>	<b>17</b>	<b>2</b>	<b>96.8%</b>
Romania	27 300	17	2	96.8%

<b>TOTAL INVESTMENT PROPERTY</b>	<b>2 147 100</b>	<b>5 952</b>	<b>412</b>	<b>95.8%</b>
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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.

The Schedule of properties excludes joint venture property fair valued at €53million (weighted by ownership), and non-core properties held for sale fair valued at €5.7million as at 30 June 2020

\* The Schedule of properties includes the Romanian office portfolio held for sale with a fair value of €307 million as at 30 Jun 2020

<sup>^</sup> Annualised passing rent was computed based on the contractual rents effective as at 30 June 2020

<sup>^^</sup> Occupancy ratio = 1 - EPRA Vacancy ratio

<sup>-</sup> EPRA Occupancy excludes 11,400m<sup>2</sup> GLA under refurbishment in Poland and Czech Republic

## TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

	Country	Type	Category	Ownership %	GLA* m <sup>2</sup>	Valuation / Cost to date €m	Estimated Passing rent* €m
<b>Developments under construction</b>						<b>18 900</b>	<b>10.7</b>
Bonarka City Center	Poland	Mall	Refurbishment	100%	3 200	-	5.5
Focus Mall Zielona Gora	Poland	Mall	Extension and Refurbishment	100%	15 700	38	5.2
<b>Developments under permitting and pre-leasing</b>						<b>215 450</b>	<b>90</b>
Promenada Mall	Romania	Mall/Office	Extension	100%	62 300	34	
Promenada Plovdiv	Bulgaria	Mall	Development	100%	58 300	25	
Promenada Craiova	Romania	Mall	Development	100%	56 500	24	
Arena Mall	Hungary	Mall	Extension	100%	25 900	4	
Ozas Shopping and Entertainment Centre	Lithuania	Mall	Refurbishment	100%	11 250	3	
Alfa Centrum Bialystok	Poland	Mall	Refurbishment	100%	1 200	-	
<b>Land held for future developments and extensions</b>						<b>59</b>	
<b>TOTAL DEVELOPMENTS</b>						<b>234 350</b>	<b>187</b>

\* Amounts included in this schedule are estimates and may vary according to permitting, pre-leasing and final configuration of the completed development projects.

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