

Schedule of income producing properties as at 31 December 2020

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

Property name	Year opened/ acquired	Extension/ Refurbishment	Type	Location	Ownership	GLA	Valuation/ Cost to date	Annualised passing rent [^]	Average rental	EPRA Occupancy [#]	
						m ²	€m	€m	€/m ² /month		
INCOME PRODUCING PROPERTIES						2 029 700	5 557.6	390.4	16.0	95.7%	
RETAIL						1 961 100	5 467.4	382.6	16.3	95.8%	
1	Bonarka City Center ^{^^}	2009/ 2016	2020	Super-Regional Mall	Poland	100%	74 700	388.5	19.9	27.2	90.1%
2	Arena Mall	2007/ 2017		Super-Regional Mall	Hungary	100%	65 900	302.9	19.8	25.6	97.9%
3	Mega Mall	2015	2019	Super-Regional Mall	Romania	100%	75 900	279.0	17.6	20.3	93.7%
4	Mammut Shopping Centre ^{^^^}	1998-2001/2018		Regional Mall	Hungary	100%	56 200	269.0	15.0	26.2	83.1%
5	Paradise Center	2013/ 2017	2019/2020	Super-Regional Mall	Bulgaria	100%	80 500	255.1	18.8	20.9	93.9%
6	Arena Centar And Retail Park	2010/ 2016/2019	2019	Super-Regional Mall	Croatia	100%	75 300	254.3	18.2	21.2	97.7%
7	City Park	2008/ 2013	2015/2016	Regional Mall	Romania	100%	51 900	187.5	13.2	22.0	96.2%
8	Promenada Mall	2013/ 2014		Lifestyle Centre	Romania	100%	39 400	181.6	12.8	28.2	96.8%
9	Aupark Kosice Mall	2011/ 2014		Regional Mall	Slovakia	100%	33 100	162.5	10.6	27.6	96.2%
10	Galeria Warminska	2014/ 2016		Regional Mall	Poland	100%	42 800	158.3	10.0	19.6	99.2%
11	Serdika Center	2010/ 2017		Regional Mall	Bulgaria	100%	51 600	153.7	12.2	20.0	98.6%
12	Karolinka Shopping Centre	2008/ 2015	2019	Regional Mall	Poland	100%	67 500	150.4	9.4	12.8	93.3%
13	Ozas Shopping and Entertainment Centre	2009/2018	2020	Regional Mall	Lithuania	100%	67 700	141.7	10.8	13.3	99.5%
14	Shopping City Sibiu	2006/ 2016	2019	Super-Regional Mall	Romania	100%	83 400	140.5	11.5	11.6	98.8%
15	Shopping City Timisoara	2015-2016		Regional Mall	Romania	100%	57 000	129.9	9.5	14.1	97.9%
16	Galeria Mlyny	2009/2018		Regional Mall	Slovakia	100%	32 500	124.6	8.3	22.3	96.7%
17	Aupark Zilina	2010/ 2013		Regional Mall	Slovakia	100%	25 000	123.6	8.4	28.8	98.8%
18	Promenada Novi Sad	2018		Regional Mall	Serbia	100%	49 200	123.1	9.7	17.2	97.3%
19	Focus Mall Zielona Gora	2008/ 2016		Regional Mall	Poland	100%	29 100	120.2	6.7	19.4	99.6%
20	Shopping City Galati	2013	2017	Regional Mall	Romania	100%	49 200	112.4	8.5	14.6	97.9%
21	Promenada Sibiu	2019		Regional Mall	Romania	100%	42 500	102.1	8.3	16.8	97.0%
22	Iris Titan Shopping Center	2008/ 2015		Community Centre	Romania	100%	43 000	101.0	8.7	16.9	99.7%
23	Alfa Centrum Bialystok	2008/ 2017		Regional Mall	Poland	100%	37 000	92.6	6.7	17.2	91.0%
24	Forum Ústí nad Labem	2009/ 2016	2019	Regional Mall	Czech Republic	100%	27 800	88.6	5.8	17.6	98.5%
25	Shopping City Deva	2007/ 2013	2015	Regional Mall	Romania	100%	52 700	88.0	6.9	11.1	98.1%
26	Shopping City Targu Mures	2020		Regional Mall	Romania	100%	40 200	86.3	6.4	14.0	95.8%
27	Braila Mall	2008/ 2009	2011/2012/2016/2019	Regional Mall	Romania	100%	52 900	83.3	6.7	10.8	98.1%
28	Solaris Shopping Centre	2009/ 2015	2019	Regional Mall	Poland	100%	26 400	83.1	5.8	19.6	93.3%
29	Forum Liberec Shopping Centre	2009/ 2016	2019/2020	Regional Mall	Czech Republic	100%	46 500	82.4	4.7	11.1	80.3%
30	Pogoria Shopping Centre	2008/ 2015	2019	Regional Mall	Poland	100%	37 700	71.6	5.2	11.6	97.5%
31	Platan Shopping Centre	2003/ 2015	2018	Regional Mall	Poland	100%	39 900	71.3	4.7	10.3	91.5%
32	Vulcan Value Centre	2014	2020	Community Centre	Romania	100%	25 000	69.2	4.5	15.1	99.5%
33	Aura Centrum	2005/2018		Regional Mall	Poland	100%	25 400	65.8	5.8	20.3	95.4%
34	Galeria Wolomin*	2016	2017	Regional Mall	Poland	90%	30 700	56.4	4.1	11.4	97.9%
35	Shopping City Buzau	2008/ 2014	2019/2020	Regional Mall	Romania	100%	23 700	55.5	4.0	14.3	97.5%
36	Shopping City Satu Mare	2018		Regional Mall	Romania	100%	29 400	52.1	4.3	12.3	98.8%
37	Shopping City Piatra Neamt	2016		Regional Mall	Romania	100%	28 000	51.0	3.9	11.7	98.9%
38	Shopping City Targu Jiu	2014		Regional Mall	Romania	100%	27 200	51.0	3.8	11.8	99.6%
39	Shopping City Ramnicu Valcea	2017		Regional Mall	Romania	100%	28 200	47.3	4.0	11.9	99.0%
40	Kragujevac Plaza	2012/ 2014		Regional Mall	Serbia	100%	22 300	44.5	4.0	15.3	98.5%
41	Focus Mall Piotrkow Trybunalski	2009/ 2016		Regional Mall	Poland	100%	35 100	44.2	4.3	11.2	90.6%
42	Aupark Shopping Center Piastany	2010/ 2016		Community Centre	Slovakia	100%	10 300	39.2	2.6	21.6	96.3%
43	Korzo Shopping Centrum	2010-2011/ 2016		Community Centre	Slovakia	100%	16 100	38.9	3.1	16.3	97.9%
44	Severin Shopping Center	2009/ 2013	2015/2016	Regional Mall	Romania	100%	23 200	35.8	2.7	9.9	98.2%
45	Galeria Tomaszow*	2016		Regional Mall	Poland	85%	18 400	28.3	2.6	12.2	96.7%
46	Pitesti Retail Park	2007/ 2010	2011	Community Centre	Romania	100%	24 800	26.3	4.0	13.5	99.7%
47	Krusevac Shopping Park	2019		Community Centre	Serbia	100%	8 600	11.3	1.0	9.7	100.0%
48-54	Regional strip centres	2007-2014	2018/2019	Strip Centres	Romania	100%	30 200	41.5	3.1	8.6	100.0%
OFFICE						41 300	73.7	5.9	11.9	90.8%	
55	Serdika Office	2011 / 2017		Office	Bulgaria	100%	28 500	52.8	4.2	13.8	89.7%
56	Aupark Kosice Tower	2012/ 2014		Office	Slovakia	100%	12 800	20.9	1.7	11.9	93.3%
INDUSTRIAL						27 300	16.5	1.9	5.8	97.0%	
57	Rasnov Industrial Facility	2007		Industrial	Romania	100%	23 000	11.9	1.4	5.2	97.4%
58	Otopeni Warehouse	2010		Industrial	Romania	100%	4 300	4.6	0.5	10.0	95.7%

The Schedule of properties excludes joint venture property valued at €53 million, generating a passing rent of €3.9 million (weighted by ownership), and non-core properties held for sale with a market value of €1.8 million.

* 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.

[^] Annualised passing rent was computed based on the contractual rents effective as at 31 Dec 2020

^{^^} Auchan, a major tenant, owns their premises of 20,600m². Total GLA of the property including this premises is 95,300m².

^{^^^} The centre offers 61,200m² of total GLA, out of which 56,200m² owned by the Group.

[#] EPRA Occupancy excludes 3,300m² GLA under refurbishment in Poland.

Occupancy ratio = 1 - EPRA Vacancy ratio

Schedule of developments as at 31 December 2020

Property name	Extension/ Refurbishment	Location	Ownership	GLA of existing property	GLA of development	Valuation/ Cost to date
TOTAL DEVELOPMENTS AND LAND BANK				143 200	196 900	211
DEVELOPMENTS UNDER CONSTRUCTION				103 800	19 800	55
19 Focus Mall Zielona Gora	Extension and Refurbishment	Poland	100%	29 100	15 700	55
1 Bonarka City Center	Refurbishment	Poland	100%	74 700	4 100	-
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING*				39 400	177 100	99
8 Promenada Mall	Extension	Romania	100%	39 400	62 300	39
59 Promenada Plovdiv	Development	Bulgaria	100%	-	58 300	25
60 Promenada Craiova	Development	Romania	100%	-	56 500	35
Land held for developments**						57

* 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 €0.8 million (weighted by ownership).