

Schedule of properties as at 30 June 2021

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.

INCOME PRODUCING PROPERTIES

Country	GLA m ²	Valuation/ Cost to date €m	Annualised Passing rent [^] €m	EPRA Occupancy ^{^^}
INCOME PRODUCING PROPERTIES	2,030,500	5,592	391	95.6%
RETAIL	1,961,900	5,504	384	95.7%
Romania	827,900	1,936	145	96.9%
Poland	465,000	1,333	86	95.9%
Hungary	122,000	570	34	89.2%
Slovakia	117,200	495	33	96.1%
Bulgaria	132,300	415	31	95.3%
Croatia	75,300	256	18	97.9%
Serbia*	80,100	181	15	97.6%
Czech Republic	74,300	174	11	91.2%
Lithuania	67,800	144	11	98.7%
OFFICE	41,300	71	5	87.4%
Bulgaria	28,500	52	4	89.4%
Slovakia	12,800	19	1	82.6%
INDUSTRIAL	27,300	17	2	97.1%
Romania	27,300	17	2	97.1%

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 €54 million (weighted by ownership), and Romanian non-core properties held for sale fair valued at €1.8 million as at 30 June 2021.

[^] Annualised passing rent was computed based on the contractual rents effective as at 30 June 2021.

^{^^} Occupancy ratio = 1 - EPRA Vacancy ratio.

* EPRA Occupancy excludes 3,300m² GLA under refurbishment in Poland.

* Including Serbian retail properties held for sale, fair valued at €56.3 million, and representing 30,900m² of GLA and €4.6 million of annualised passing rent.

TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

	Country	Type	Category	Ownership %	GLA* m ²	Gross Built Area (GBA) m ²	Valuation / Cost to date €m
Developments under construction							
Focus Mall Zielona Gora	Poland	Mall	Extension and Refurbishment	100%	19 300	28 000	63
Bonarka City Center	Poland	Mall	Refurbishment	100%	15 700	-	59
Vulcan Residential	Romania	Residential	Development	100%	3 600	-	-
					-	28 000	4
Developments under permitting and pre-leasing							
Promenada Mall	Romania	Mall/Office	Extension	100%	173 200	31 000	109
Promenada Craiova	Romania	Mall	Development	100%	58 400	-	41
Promenada Plovdiv	Bulgaria	Mall	Development	100%	56 500	-	40
Mega Mall Residential	Romania	Residential	Development	100%	58 300	-	26
					-	31 000	2
Land held for development**							
							52
TOTAL DEVELOPMENTS					192 500	59 000	224

* 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 development related to joint ventures with cost to date of €1.7 million (weighted by ownership); it includes land held for development associated to the Serbian properties held for sale of €2.6 million.