

Schedule of properties as at 30 June 2022

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	2,014,200	5,716	402	96.6%
RETAIL	1,945,500	5,627	395	96.8%
Romania	826,200	2,016	152	98.6%
Poland*	479,900	1,385	91	95.3%
Hungary	123,200	587	34	92.7%
Slovakia	117,400	498	33	95.5%
Bulgaria	132,300	426	33	96.4%
Croatia	75,200	264	19	98.2%
Czech Republic	74,200	176	11	93.6%
Lithuania	67,900	146	12	100.0%
Serbia	49,200	129	10	97.4%
OFFICE	41,400	71	5	84.3%
Bulgaria	28,500	52	4	89.2%
Slovakia	12,900	19	1	72.6%
INDUSTRIAL	27,300	18	2	98.1%
Romania	27,300	18	2	98.1%

The Schedule of properties excludes joint venture property fair valued at €55.4 million and with a passing rent of €4.4 million (both measures weighted by ownership). Assets held for sale are excluded from this Schedule of properties.

* The right of use assets of €33.1 million associated to the Group's properties are not included in the above fair values.

[^] Annualised passing rent was computed based on the contractual rents effective as at 30 June 2022.

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

TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

	Country	Type	Category	Ownership %	GLA of development m ²	Valuation/ Cost to date €m
TOTAL DEVELOPMENT AND LAND BANK					217,100	202
RETAIL DEVELOPMENTS UNDER CONSTRUCTION					126,200	122
Promenada Craiova	Romania	Mall	Development	100	63,700	66
Promenada Bucharest	Romania	Mall/Office	Extension	100	58,400	56
Bonarka City Center	Poland	Mall	Refurbishment	100	4,500	-
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING*					90,900	44
Promenada Plovdiv	Bulgaria	Mall	Development	100	57,700	27
Galati Retail Park	Romania	Retail Park	Development	100	33,200	17
LAND HELD FOR DEVELOPMENTS						36
RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION (INVENTORY PROPERTY)						
Vulcan Residence	Romania	Residential	Residential New Development	100	18,300 ^{^^}	13

LAND HELD FOR DEVELOPMENTS

	Country	Type	Category	Ownership %	GSA [^] of development m ²	Valuation / Cost to date €m
RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION (INVENTORY PROPERTY)						
Vulcan Residence	Romania	Residential	Residential New Development	100	18,300 ^{^^}	13

The Schedule of developments excludes land held for development related to joint ventures with cost to date of €1 million (weighted by ownership).

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

[^] GSA - Gross sellable area.

^{^^} GSA of 18,300 m² representing 252 apartments (parking bays not included).