

# Schedule of income producing properties as at 31 December 2022

Properties located in Hungary, Lithuania and Poland have been fair valued by Cushman & 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 m <sup>2</sup>	Valuation/ Cost to date €m	Annualised Passing Rent* €m	Average rental €/ m <sup>2</sup> / month	EPRA Occupancy**
<b>INCOME PRODUCING PROPERTIES</b>						<b>2,168,700</b>	<b>6,294.6</b>	<b>453.6</b>	<b>18.0</b>	<b>97.3%</b>
<b>RETAIL</b>						<b>2,100,100</b>	<b>6,206.3</b>	<b>446.2</b>	<b>18.2</b>	<b>97.5%</b>
1 Bonarka City Center ^	2009/2016	2020/2021/2022	Super-Regional Mall	Poland	100%	74,700	399.5	22.3	25.6	96.9%
2 Arena Mall	2007/2017		Super-Regional Mall	Hungary	100%	65,900	304.0	19.2	24.7	97.1%
3 Mega Mall	2015	2019	Super-Regional Mall	Romania	100%	75,900	301.6	20.1	22.5	98.2%
4 Mammut Shopping Centre^^	1998-2001/2018		Regional Mall	Hungary	100%	57,400	276.6	15.3	24.1	92.5%
5 Forum Gdansk Shopping Center	2018/2022		Lifestyle Centre	Poland	100%	63,500	268.0	17.2	23.6	96.4%
6 Paradise Center	2013/2017	2019/2020/2021	Super-Regional Mall	Bulgaria	100%	80,400	265.8	21.3	23.0	96.1%
7 Arena Centar And Retail Park	2010/2016/2019	2019	Super-Regional Mall	Croatia	100%	75,300	264.7	19.7	23.1	97.8%
8 City Park	2008/2013	2015/2016	Regional Mall	Romania	100%	51,900	207.0	14.9	24.0	99.6%
9 Promenada Mall	2013/2014	2022	Lifestyle Centre	Romania	100%	39,300	189.7	13.8	29.6	98.6%
10 Aupark Kosice Mall	2011/2014		Regional Mall	Slovakia	100%	33,100	168.6	10.6	28.1	95.5%
11 Focus Mall Zielona Gora	2008/2016	2021	Regional Mall	Poland	100%	44,100	168.0	9.7	20.0	91.8%
12 Galeria Warminska	2014/2016		Regional Mall	Poland	100%	42,900	162.5	10.0	19.6	98.8%
13 Serdika Center	2010/2017		Regional Mall	Bulgaria	100%	51,700	162.3	13.8	22.3	99.6%
14 Karolinka Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	67,500	156.3	10.2	12.6	99.6%
15 Ozas Shopping and Entertainment Centre	2009/2018	2020	Regional Mall	Lithuania	100%	67,800	151.7	12.7	15.6	100.0%
16 Shopping City Sibiu	2006/2016	2019	Super-Regional Mall	Romania	100%	83,700	147.5	12.2	12.3	97.5%
17 Shopping City Timisoara	2015-2016		Regional Mall	Romania	100%	57,000	135.9	10.7	15.8	98.3%
18 Shopping City Galati	2013	2017	Regional Mall	Romania	100%	49,200	130.4	10.1	17.2	99.3%
19 Promenada Novi Sad	2018		Regional Mall	Serbia	100%	49,200	129.4	11.2	19.7	97.9%
20 Aupark Zilina	2010/2013		Regional Mall	Slovakia	100%	25,100	127.1	8.9	31.3	98.6%
21 Galeria Mlyny	2009/2018		Regional Mall	Slovakia	100%	32,500	125.4	8.6	24.1	92.7%
22 Copernicus Shopping Centre	2005/2015/2022		Regional Mall	Poland	100%	48,000	125.4	9.1	16.0	98.4%
23 Ploiesti Shopping City	2012/2022		Regional Mall	Romania	100%	46,800	120.6	9.0	16.0	100.0%
24 Promenada Sibiu	2019		Regional Mall	Romania	100%	42,500	106.6	8.6	17.3	97.5%
25 Iris Titan Shopping Center	2008/2015		Community Centre	Romania	100%	43,100	105.4	8.9	17.2	100.0%
26 Shopping City Targu Mures	2020		Regional Mall	Romania	100%	40,200	96.8	7.5	15.7	98.7%
27 Shopping City Deva	2007/2013	2015	Regional Mall	Romania	100%	50,700	92.9	7.6	12.5	100.0%
28 Braila Mall	2008/2009	2011/2012/2016/2019	Regional Mall	Romania	100%	52,900	90.6	7.5	11.9	99.3%
29 Forum Ústi nad Labem	2009/2016	2019	Regional Mall	Czech Republic	100%	27,800	89.0	5.7	17.5	97.0%
30 Alfa Centrum Bialystok	2008/2017		Regional Mall	Poland	100%	37,200	88.3	7.0	16.9	94.8%
31 Forum Liberec Shopping Centre	2009/2016	2019/2020	Regional Mall	Czech Republic	100%	46,400	86.2	5.3	10.9	91.8%
32 Solaris Shopping Centre	2009/2015	2019	Regional Mall	Poland	100%	26,400	77.5	6.2	20.0	97.0%
33 Vulcan Value Centre	2014	2020	Community Centre	Romania	100%	25,000	72.4	5.3	17.7	100.0%
34 Pogoria Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	37,700	68.3	5.3	11.8	99.5%
35 Platan Shopping Centre	2003/2015	2018	Regional Mall	Poland	100%	39,900	65.5	4.9	10.8	91.8%
36 Aura Centrum	2005/2018		Regional Mall	Poland	100%	25,400	63.0	5.3	18.4	94.3%
37 Shopping City Buzau	2008/2014	2019/2020	Regional Mall	Romania	100%	23,700	62.6	4.8	17.0	99.0%
38 Shopping City Satu Mare	2018		Regional Mall	Romania	100%	29,400	62.5	4.9	13.9	100.0%
39 Shopping City Piatra Neamt	2016		Regional Mall	Romania	100%	28,000	59.0	4.6	13.7	100.0%
40 Shopping City Targu Jiu	2014		Regional Mall	Romania	100%	27,200	58.5	4.5	13.8	100.0%
41 Shopping City Ramnicu Valcea	2017		Regional Mall	Romania	100%	28,200	56.8	4.5	13.4	99.2%
42 Galeria Wolomin	2016	2017/2022	Regional Mall	Poland	100%	30,700	52.4	4.2	11.7	96.8%
43 Focus Mall Piotrkow Trybunalski	2009/2016		Regional Mall	Poland	100%	35,100	42.2	4.7	11.3	97.8%
44 Aupark Shopping Center Piestany	2010/2016		Community Centre	Slovakia	100%	10,300	41.9	2.6	24.0	95.4%
45 Severin Shopping Center	2009/2013	2015/2016	Regional Mall	Romania	100%	23,200	41.0	3.3	11.9	99.5%
46 Korzo Shopping Centrum	2010-2011/2016		Community Centre	Slovakia	100%	16,300	39.6	3.3	17.1	98.0%
47 Galeria Tomaszow	2016		Regional Mall	Poland	100%	18,200	26.8	2.8	12.9	99.2%
48 Pitesti Retail Park	2007/2010	2011	Community Centre	Romania	100%	21,500	26.0	2.5	9.9	94.8%
49-55 Regional strip centres	2007-2014	2018/2019	Strip Centres	Romania	100%	30,200	46.5	3.8	10.5	99.5%
<b>OFFICE</b>						<b>41,300</b>	<b>69.8</b>	<b>5.4</b>	<b>13.6</b>	<b>82.8%</b>
56 Serdika Office	2011/2017		Office	Bulgaria	100%	28,500	50.1	3.8	14.2	81.8%
57 Aupark Kosice Tower	2012/2014		Office	Slovakia	100%	12,800	19.7	1.6	12.5	85.2%
<b>INDUSTRIAL</b>						<b>27,300</b>	<b>18.5</b>	<b>2.0</b>	<b>6.2</b>	<b>98.0%</b>
58 Rasnov Industrial Facility	2007		Industrial	Romania	100%	23,000	13.2	1.4	5.2	97.4%
59 Otopeni Warehouse	2010		Industrial	Romania	100%	4,300	5.3	0.6	11.7	99.6%

The Schedule of properties excludes non-core properties held for sale with a market value of €1.7 million and a passing rent of €0.2 million. The right-of-use assets of €37.2 million, representing long-term land concessions associated to part of the Group's properties located in Poland are not included in the above fair values.

\* Annualised passing rent was computed based on the contractual rents effective as of 31 December 2022.

\*\* Occupancy ratio = 1 - EPRA Vacancy ratio

^ Auchan, a major tenant, owns their premises of 20,600m<sup>2</sup>. Total GLA of the property including this premises is 95,000m<sup>2</sup>.

^^ The centre offers 61,200m<sup>2</sup> of total GLA, out of which 57,400m<sup>2</sup> owned by the Group.

# Schedule of developments as at 31 December 2022

	Type	Location	Ownership	GLA of existing property m <sup>2</sup>	GLA of development m <sup>2</sup>	Valuation/ Cost to date €m
<b>TOTAL DEVELOPMENTS AND LAND BANK</b>				<b>114,000</b>	<b>220,600</b>	<b>264</b>
<b>RETAIL DEVELOPMENTS UNDER CONSTRUCTION</b>				<b>114,000</b>	<b>129,700</b>	<b>180</b>
9	Promenada Mall	Romania	100%	39,300	58,400	79
60	Promenada Craiova	Romania	100%	-	63,700	98
1	Bonarka City Center	Poland	100%	74,700	4,700	-
42	Galeria Wolomin	Poland	100%	-	2,900	-
	Photovoltaic plants	Romania	100%	-	-	3
<b>DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING*</b>				<b>-</b>	<b>90,900</b>	<b>45</b>
61	Promenada Plovdiv	Bulgaria	100%	-	57,700	27
62	Galati Retail Park	Romania	100%	-	33,200	18
<b>Land held for developments**</b>						<b>39</b>
					<b>GSA<sup>^</sup> of development m<sup>2</sup></b>	
<b>RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION (INVENTORY PROPERTY)</b>					<b>18,300</b>	<b>21</b>
	Vulcan Residential	Romania	100%		18,300 <sup>^^</sup>	21

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

\*\* Land held for developments excludes land held for sale with a market value of €17 million.

<sup>^</sup> GSA - Gross sellable area.

<sup>^^</sup> GSA of 18,300m<sup>2</sup> represent 254 apartments (parking bays not included).