

# Schedule of properties as at 30 June 2023

Properties located in Hungary, Lithuania, Poland, Croatia, Czech Republic, Serbia and Slovakia have been fair valued by Cushman & Wakefield and Affiliate Partners. Properties located in Romania and Bulgaria have been fair valued by Colliers International.

## INCOME PRODUCING PROPERTIES

Country	GLA m <sup>2</sup>	Valuation/ Cost to date €m	Annualised Passing rent <sup>^</sup> €m	EPRA Occupancy
<b>INCOME PRODUCING PROPERTIES</b>	<b>2,168,700</b>	<b>6,428</b>	<b>475</b>	<b>97.2%</b>
<b>RETAIL</b>	<b>2,100,100</b>	<b>6,341</b>	<b>468</b>	<b>97.5%</b>
Romania	869,600	2,315	175	99.0%
Poland*	591,300	1,745	127	97.5%
Bulgaria	132,100	458	37	99.5%
Hungary	123,300	570	37	95.3%
Slovakia	117,300	515	35	92.3%
Croatia	75,300	273	20	91.6%
Czech Republic	74,200	180	12	96.1%
Lithuania	67,800	151	14	100.0%
Serbia	49,200	134	11	97.8%
<b>OFFICE</b>	<b>41,300</b>	<b>69</b>	<b>5</b>	<b>82.8%</b>
Bulgaria	28,500	49	3	78.1%
Slovakia	12,800	20	2	94.3%
<b>INDUSTRIAL</b>	<b>27,300</b>	<b>18</b>	<b>2</b>	<b>82.6%</b>
Romania	27,300	18	2	82.6%

The Schedule of properties excludes non-core properties held for sale with a market value of €0.6 million.

\* The right-of-use assets of €36.5 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.

<sup>^</sup> Annualised passing rent was computed based on the contractual rents effective as at 30 June 2023.

## TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

	Country	Type	Category	Ownership %	GLA for development m <sup>2</sup>	Valuation / Cost to date €m
<b>TOTAL DEVELOPMENTS AND LAND BANK</b>					<b>230,800</b>	<b>314</b>
<b>RETAIL DEVELOPMENTS UNDER CONSTRUCTION</b>					<b>129,700</b>	<b>231</b>
Promenada Craiova	Romania	Mall	Development	100	63,700	130
Promenada Bucharest	Romania	Mall/Office	Extension	100	58,400	87
Bonarka City Center*	Poland	Mall	Refurbishment	100	4,700	-
Galeria Wolomin	Poland	Mall	Extension	100	2,900	1
Photovoltaic projects	Romania	Green Energy Project	Development	100	-	13
<b>DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING**</b>					<b>101,100</b>	<b>51</b>
Promenada Plovdiv	Bulgaria	Mall	Development	100	60,500	30
Galati Retail Park	Romania	Retail Park	Development	100	33,200	19
Ploiesti Shopping City	Romania	Mall	Extension	100	7,400	2
<b>Land held for developments***</b>						<b>32</b>

\* Bonarka refurbishment costs are allocated on the existing property, which is presented above in the Poland portfolio. The property (including the refurbishment costs) is subject to fair valuation at half year and year-end.

\*\* Amounts included in this schedule are estimates and may vary according to permitting, pre-leasing and actual physical configuration of the finished developments.

\*\*\* Land held for developments excludes land held for sale with a market value of €10.3 million.