

Schedule of properties

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

Property name	Year opened/ acquired	Extension/ Refurbishment	Type	Location	Ownership	GLA m ²	Valuation/ Cost to date €m	Annualised Passing Rent* €m	Average rental €/ m ² / month	EPRA Occupancy	
INCOME PRODUCING PROPERTIES AND HELD FOR SALE						2,238,800	6,721.9	497.0	19.0	97.8%	
INCOME PRODUCING PROPERTIES						2,185,300	6,570.7	484.2	19.0	97.8%	
RETAIL						2,121,000	6,491.7	478.8	19.2	97.9%	
1	Bonarka City Center ^	2009/2016	2020/2021/2022/2023	Super-Regional Mall	Poland	100%	76,300	398.0	24.3	27.2	97.6%
2	Mega Mall	2015	2019	Super-Regional Mall	Romania	100%	75,900	322.3	21.7	24.2	98.6%
3	Arena Mall	2007/2017		Super-Regional Mall	Hungary	100%	65,900	305.6	20.2	26.1	96.0%
4	Forum Gdansk Shopping Center	2018/2022		Lifestyle Centre	Poland	100%	63,500	296.2	18.7	25.5	97.9%
5	Paradise Center	2013/2017	2019/2020/2021	Super-Regional Mall	Bulgaria	100%	83,100	284.5	23.4	23.5	100.0%
6	Arena Centar And Retail Park	2010/2016/2019	2019	Super-Regional Mall	Croatia	100%	75,300	281.8	20.7	24.2	92.4%
7	Mammot Shopping Centre^^	1998-2001/2018		Regional Mall	Hungary	100%	57,400	265.3	16.2	26.0	92.3%
8	City Park	2008/2013	2015/2016	Regional Mall	Romania	100%	51,900	229.6	16.2	26.1	99.6%
9	Promenada Bucharest	2013/2014	2022	Lifestyle Centre	Romania	100%	39,300	201.0	14.5	31.0	99.2%
10	Serdika Center	2010/2017		Regional Mall	Bulgaria	100%	52,200	188.3	14.9	23.8	100.0%
11	Aupark Kosice Mall	2011/2014		Regional Mall	Slovakia	100%	33,100	174.6	11.5	30.5	94.7%
12	Focus Mall Zielona Gora	2008/2016	2021	Regional Mall	Poland	100%	44,100	160.8	11.0	21.9	95.1%
13	Karolinka Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	67,500	159.5	11.5	14.3	99.1%
14	Galeria Warminska	2014/2016		Regional Mall	Poland	100%	42,900	159.5	11.0	21.5	99.8%
15	Promenada Craiova	2023		Regional Mall	Romania	100%	63,700	157.9	10.3	13.8	98.6%
16	Ozas Shopping and Entertainment Centre	2009/2018	2020	Regional Mall	Lithuania	100%	68,400	155.9	14.0	17.1	100.0%
17	Shopping City Sibiu	2006/2016	2019	Super-Regional Mall	Romania	100%	83,700	151.8	12.7	12.8	98.1%
18	Shopping City Timisoara	2015-2016		Regional Mall	Romania	100%	57,000	146.4	11.5	16.9	99.4%
19	Shopping City Galati	2013	2017	Regional Mall	Romania	100%	49,200	144.9	10.9	18.8	98.5%
20	Ploiesti Shopping City	2012/2022		Regional Mall	Romania	100%	46,800	139.5	10.0	17.9	99.8%
21	Galeria Mlyny	2009/2018		Regional Mall	Slovakia	100%	32,500	133.7	9.0	25.2	93.2%
22	Aupark Zilina	2010/2013		Regional Mall	Slovakia	100%	25,100	133.2	9.3	31.8	97.5%
23	Copernicus Shopping Centre	2005/2015/2022		Regional Mall	Poland	100%	48,000	123.5	9.9	17.3	99.2%
24	Promenada Sibiu	2019		Regional Mall	Romania	100%	42,500	116.2	9.3	18.8	97.8%
25	Iris Titan Shopping Center	2008/2015		Community Centre	Romania	100%	43,100	112.7	9.7	18.8	100.0%
26	Shopping City Targu Mures	2020		Regional Mall	Romania	100%	40,200	103.3	8.0	16.7	99.7%
27	Shopping City Deva	2007/2013	2015	Regional Mall	Romania	100%	50,700	99.7	8.0	13.1	100.0%
28	Braila Mall	2008/2009	2011/2012/2016/2019	Regional Mall	Romania	100%	52,900	96.7	7.8	12.3	99.6%
29	Forum Liberec Shopping Centre	2009/2016	2019/2020	Regional Mall	Czech Republic	100%	46,400	90.5	5.9	11.0	96.0%
30	Alfa Centrum Bialystok	2008/2017		Regional Mall	Poland	100%	37,200	90.1	7.8	18.1	97.2%
31	Forum Ústí nad Labem	2009/2016	2019	Regional Mall	Czech Republic	100%	27,800	89.3	6.2	18.8	98.1%
32	Vulcan Value Centre	2014	2020	Community Centre	Romania	100%	25,000	79.1	5.7	19.1	99.2%
33	Solaris Shopping Centre	2009/2015	2019	Regional Mall	Poland	100%	26,400	77.0	6.4	20.6	97.3%
34	Shopping City Buzau	2008/2014	2019/2020	Regional Mall	Romania	100%	23,700	69.5	5.0	17.8	99.1%
35	Shopping City Satu Mare	2018		Regional Mall	Romania	100%	29,400	65.4	5.1	14.7	97.6%
36	Shopping City Piatra Neamt	2016		Regional Mall	Romania	100%	28,000	64.7	4.9	14.6	99.7%
37	Shopping City Ramnicu Valcea	2017	2023	Regional Mall	Romania	100%	29,200	63.3	4.8	13.8	98.6%
38	Pogoria Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	37,700	62.2	5.8	13.1	97.1%
39	Shopping City Targu Jiu	2014		Regional Mall	Romania	100%	27,200	61.0	4.8	14.8	99.4%
40	Platan Shopping Centre	2003/2015	2018	Regional Mall	Poland	100%	39,900	58.4	5.4	11.5	96.0%
41	Aura Centrum	2005/2018		Regional Mall	Poland	100%	25,400	57.4	5.8	19.3	99.3%
42	Galeria Wolomin	2016	2017/2022	Regional Mall	Poland	100%	30,700	50.5	4.5	12.4	97.7%
43	Severin Shopping Center	2009/2013	2015/2016	Regional Mall	Romania	100%	23,200	46.3	3.5	12.7	99.1%
44	Aupark Shopping Center Piestany	2010/2016		Community Centre	Slovakia	100%	10,300	43.1	2.8	23.9	94.3%
45	Korzo Shopping Centrum	2010-2011/2016		Community Centre	Slovakia	100%	16,300	40.5	3.5	18.1	97.9%
46	Focus Mall Piotrkow Trybunalski	2009/2016		Regional Mall	Poland	100%	35,100	39.6	5.0	12.3	97.5%
47	Pitesti Retail Park	2007/2010	2011	Community Centre	Romania	100%	21,500	27.1	2.7	10.5	98.0%
48	Galeria Tomaszow	2016		Regional Mall	Poland	100%	18,200	25.4	3.0	13.8	99.8%
49-55	Regional strip centres	2007-2014	2018/2019	Strip Centres	Romania	100%	30,200	48.9	4.0	11.0	99.5%
OFFICE						41,300	66.6	4.2	12.7	92.4%	
56	Serdika Office	2011/2017		Office	Bulgaria	100%	28,500	45.7	2.5	14.0	89.7%
57	Aupark Kosice Tower	2012/2014		Office	Slovakia	100%	12,800	20.9	1.7	11.1	98.9%
INDUSTRIAL						23,000	12.4	1.2	6.0	72.9%	
58	Rasnov Industrial Facility	2007		Industrial	Romania	100%	23,000	12.4	1.2	6.0	72.9%
HELD FOR SALE						53,500	151.2	12.8	20.6	99.9%	
59	Promenada Novi Sad	2018		Regional Mall	Serbia	100%	49,200	145.6	12.3	21.6	100.0%
60	Otopeni Warehouse	2010		Industrial	Romania	100%	4,300	5.6	0.5	9.8	98.6%

The Schedule of properties excludes non-core property held for sale with a market value of €0.6 million, from Romania. The right-of-use assets of €56.5 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.
 *Annualised passing rent was computed based on the contractual rents effective as of 31 December 2023. This amount includes €3.2 million additional variable rent of a permanent nature related to Romanian properties. This €3.2 million are not included in EPRA NIY and "topped-up" NIY.
 ^ Auchan, a major tenant, owns their premises of 20,600m². Total GLA of the property including this premises is 96,900m².
 ^^ The centre offers 61,200m² of total GLA, out of which 57,400m² owned by the Group.

	Type	Location	Ownership	GLA of existing property m ²	GLA of development m ²	Valuation/Cost to date €m
TOTAL DEVELOPMENTS AND LAND BANK						
				296,700	168,800	198
RETAIL DEVELOPMENTS UNDER CONSTRUCTION						
				296,700	75,100	106
9	Promenada Bucharest	Extension	Romania	100%	39,300	55,400
1	Bonarka City Center ^	Refurbishment	Poland	100%	76,300	4,700
20	Ploiesti Shopping City	Extension	Romania	100%	46,800	7,400
42	Galeria Wolomin	Extension	Poland	100%	30,700	2,800
38	Pogoria Shopping Center^	Extension	Poland	100%	37,700	4,800
3	Arena Mall^	Refurbishment	Hungary	100%	65,900	-
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING*						
				-	93,700	57
61	Promenada Plovdiv	New development	Bulgaria	100%	-	60,500
62	Galati Retail Park	New development	Romania	100%	-	33,200
Land held for developments						
35						

* Refurbishment and extension costs are allocated on the existing properties, which are presented above in the Schedule of income producing properties. The properties (including the refurbishment costs) are 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 final configuration of the completed development projects.