

Schedule of properties as at 30 June 2024

Properties located in Hungary, Croatia, Czech Republic and Slovakia have been fair valued by Cushman and Wakefield. Properties located in Romania and Bulgaria have been fair valued by Colliers International. Properties located in Poland and Lithuania have been valued by Jones Lang LaSalle (JLL).

INCOME PRODUCING PROPERTIES

| Country | GLA m ² | Valuation/ Cost to date €m | Annualised Passing rent [^] €m | EPRA Occupancy % |
|--|-----------------------|----------------------------------|---|------------------------|
| INCOME PRODUCING PROPERTIES AND HELD FOR SALE | 2,241,700 | 6,869 | 506 | 97.3% |
| INCOME PRODUCING PROPERTIES | 2,192,500 | 6,723 | 494 | 97.3% |
| RETAIL | 2,128,200 | 6,644 | 489 | 97.7% |
| Romania | 934,300 | 2,613 | 193 | 99.1% |
| Poland* | 595,800 | 1,802 | 134 | 97.3% |
| Bulgaria | 137,400 | 507 | 41 | 99.9% |
| Hungary | 123,300 | 556 | 36 | 93.4% |
| Slovakia | 117,300 | 534 | 37 | 96.9% |
| Croatia | 75,300 | 286 | 21 | 88.9% |
| Czech Republic | 74,200 | 181 | 12 | 96.3% |
| Lithuania | 70,600 | 165 | 15 | 99.9% |
| OFFICE | 41,300 | 66 | 4 | 70.4% |
| Bulgaria | 28,500 | 45 | 2 | 57.5% |
| Slovakia | 12,800 | 21 | 2 | 100.0% |
| INDUSTRIAL | 23,000 | 13 | 1 | 73.3% |
| Romania | 23,000 | 13 | 1 | 73.3% |
| HELD FOR SALE | 49,200 | 146 | 12 | 98.0% |
| Serbia | 49,200 | 146 | 12 | 98.0% |

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 €55.5 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 at 30 June 2024.

TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

| | Country | Type | Category | GLA for development m ² | Valuation / Cost to date €m |
|--|---------------|--------------|---------------|--|-----------------------------------|
| TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS) | | | | | 244 |
| TOTAL DEVELOPMENTS AND LAND BANK (EXCLUDING RESIDENTIAL PROJECTS) | | | | 195,200 | 241 |
| DEVELOPMENTS UNDER CONSTRUCTION | | | | 72,300 | 155 |
| Promenada Bucharest | Romania | Mixed-use | Extension | 55,400 | 129 |
| Bonarka City Center [^] | Poland | Mall | Refurbishment | 4,700 | - |
| Ploiesti Shopping City | Romania | Mall | Extension | 7,400 | 26 |
| Pogoria Shopping Center [^] | Poland | Mall | Extension | 4,800 | - |
| Arena Mall [^] | Hungary | Mall | Refurbishment | - | - |
| Photovoltaic projects | All countries | Green energy | Development | - | - |
| DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING* (EXCLUDING RESIDENTIAL PROJECTS) | | | | 122,900 | 56 |
| Promenada Plovdiv | Bulgaria | Mall | Development | 60,500 | 32 |
| Galati Retail Park ^{^^} | Romania | Mixed-use | Development | 62,400 | 24 |
| Land held for developments | | | | | 30 |

| | Country | Type | Category | GSA** for development m ² | Valuation / Cost to date ^{^^^} €m |
|--|---------|-------------|-------------|--|--|
| DEVELOPMENTS UNDER PERMITTING* - RESIDENTIAL PROJECTS | | | | 33,000 | 3 |
| Craiova Residential | Romania | Residential | Development | 11,800 | 1 |
| Brasov Residential | Romania | Residential | Development | 21,200 | 2 |

[^] 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.

** GSA - Gross sellable area.

^{^^} Including residential project with 21,500m² GSA.

^{^^^} Cost of land for residential projects is included in Investment property under development until permitting is obtained.