

Schedule of properties

Properties located in Croatia, Czech Republic, Hungary 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).

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						2,387,200	7,608.9	558.8	19.9	98.3%
RETAIL						2,322,900	7,527.8	552.9	20.1	98.4%
1 Silesia City Center	2005/2024		Super-Regional Mall	Poland	100%	88,400	421.5	30.0	28.3	99.7%
2 Bonarka City Center *	2009/2016	2020-2024	Super-Regional Mall	Poland	100%	76,300	412.7	25.4	28.2	97.1%
3 Magnolia Park	2007/2024	2015	Super-Regional Mall	Poland	100%	100,300	375.1	25.0	20.9	98.8%
4 Mega Mall	2015	2019	Super-Regional Mall	Romania	100%	75,900	333.4	22.3	24.6	99.7%
5 Forum Gdansk Shopping Center	2018/2022		Lifestyle Centre	Poland	100%	63,500	328.0	19.5	25.6	100.0%
6 Paradise Center	2013/2017	2019/2020/2021/2024	Super-Regional Mall	Bulgaria	100%	85,200	320.4	26.2	25.6	100.0%
7 Arena Mall	2007/2017		Super-Regional Mall	Hungary	100%	65,900	300.3	19.8	25.2	98.7%
8 Arena Centar And Retail Park	2010/2016/2019	2019	Super-Regional Mall	Croatia	100%	75,300	287.6	21.6	25.5	92.6%
9 Mammut Shopping Centre**	1998-2001/2018		Regional Mall	Hungary	100%	57,400	250.8	16.2	25.9	93.1%
10 City Park	2008/2013	2015/2016	Regional Mall	Romania	100%	51,900	249.5	16.8	27.0	99.7%
11 Promenada Bucharest	2013/2014	2022	Lifestyle Centre	Romania	100%	39,300	211.3	14.7	31.5	99.5%
12 Serdika Center	2010/2017		Regional Mall	Bulgaria	100%	52,200	198.0	15.9	25.4	99.6%
13 Aupark Kosice Mall	2011/2014		Regional Mall	Slovakia	100%	33,100	175.9	11.9	30.6	97.7%
14 Shopping City Ploiesti	2012/2022	2024	Regional Mall	Romania	100%	52,300	165.4	11.6	18.6	99.3%
15 Ozas Shopping and Entertainment Centre	2009/2018	2020/2024	Regional Mall	Lithuania	100%	70,600	163.8	15.4	18.2	99.7%
16 Galeria Warminska	2014/2016		Regional Mall	Poland	100%	42,900	163.5	10.9	21.2	100.0%
17 Focus Mall Zielona Gara	2008/2016	2021	Regional Mall	Poland	100%	44,100	160.4	11.6	22.8	95.6%
18 Promenada Craiova	2023		Regional Mall	Romania	100%	63,700	158.3	11.4	15.1	99.0%
19 Karolinka Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	67,500	157.4	12.1	14.9	100.0%
20 Shopping City Timisoara	2015-2016		Regional Mall	Romania	100%	57,000	155.5	12.0	17.6	99.8%
21 Shopping City Sibiu	2006/2016	2019	Super-Regional Mall	Romania	100%	83,200	153.5	12.6	13.0	98.1%
22 Shopping City Galati	2013	2017	Regional Mall	Romania	100%	49,200	152.5	11.1	18.8	99.7%
23 Galeria Mlyny	2009/2018		Regional Mall	Slovakia	100%	32,500	137.1	9.0	24.6	94.4%
24 Aupark Zilina	2010/2013		Regional Mall	Slovakia	100%	25,100	136.0	9.3	31.4	98.6%
25 Copernicus Shopping Centre	2005/2015/2022		Regional Mall	Poland	100%	48,000	127.8	9.9	17.3	99.7%
26 Promenada Sibiu	2019		Regional Mall	Romania	100%	42,500	117.8	9.6	19.4	98.1%
27 Shopping City Targu Mures	2020		Regional Mall	Romania	100%	40,200	111.0	8.6	17.8	100.0%
28 Iris Titan Shopping Center	2008/2015		Community Centre	Romania	100%	43,100	109.8	9.7	18.8	99.9%
29 Shopping City Deva	2007/2013	2015	Regional Mall	Romania	100%	50,700	104.2	8.3	13.6	100.0%
30 Braila Mall	2008/2009	2011/2012/2016/2019	Regional Mall	Romania	100%	52,900	101.1	8.2	12.9	100.0%
31 Forum Liberec Shopping Centre	2009/2016	2019/2020	Regional Mall	Czech Republic	100%	46,400	92.8	6.5	12.1	96.9%
32 Forum Usti nad Labem	2009/2016	2019	Regional Mall	Czech Republic	100%	27,800	90.9	6.3	19.1	98.6%
33 Alfa Centrum Bialystok	2008/2017		Regional Mall	Poland	100%	38,200	85.5	8.1	18.1	97.6%
34 Vulcan Value Centre	2014	2020	Community Centre	Romania	100%	25,000	80.3	5.7	19.0	100.0%
35 Solaris Shopping Centre	2009/2015	2019	Regional Mall	Poland	100%	26,400	76.1	6.2	19.8	97.6%
36 Shopping City Buzau	2008/2014	2019/2020	Regional Mall	Romania	100%	23,700	73.2	5.4	19.0	100.0%
37 Shopping City Satu Mare	2018		Regional Mall	Romania	100%	29,400	70.3	5.5	15.7	98.6%
38 Shopping City Piatra Neamt	2016		Regional Mall	Romania	100%	28,000	67.6	5.1	15.2	100.0%
39 Shopping City Ramnicu Valcea	2017	2023	Regional Mall	Romania	100%	29,200	67.3	5.1	14.7	99.1%
40 Shopping City Targu Jiu	2014		Regional Mall	Romania	100%	27,200	66.7	4.8	14.8	99.3%
41 Pogoria Shopping Centre	2008/2015	2019	Regional Mall	Poland	100%	37,700	63.8	5.9	13.2	98.5%
42 Aura Centrum	2005/2018		Regional Mall	Poland	100%	25,400	62.9	6.2	20.4	99.9%
43 Platan Shopping Centre	2003/2015	2018	Regional Mall	Poland	100%	39,900	56.5	5.6	11.8	97.0%
44 Galeria Wolomin	2016	2017/2024	Regional Mall	Poland	100%	33,600	55.5	4.8	12.0	99.2%
45 Severin Shopping Center	2009/2013	2015/2016	Regional Mall	Romania	100%	23,200	48.0	3.7	13.3	99.9%
46 Aupark Shopping Center Piestany	2010/2016		Community Centre	Slovakia	100%	10,300	43.7	2.8	25.3	94.9%
47 Korzo Shopping Centrum	2010-2011/2016		Community Centre	Slovakia	100%	16,300	41.8	3.6	18.4	100.0%
48 Focus Mall Piotrkow Trybunalski	2009/2016		Regional Mall	Poland	100%	35,100	40.4	5.4	12.9	98.7%
49 Pitesti Retail Park	2007/2010	2011	Community Centre	Romania	100%	21,500	30.9	2.6	10.1	100.0%
50 Galeria Tomaszow	2016		Regional Mall	Poland	100%	18,200	25.0	3.0	13.8	99.1%
51-57 Regional strip centres	2007-2014	2018/2019	Strip Centres	Romania	100%	30,200	49.0	4.0	11.2	99.1%
OFFICE						41,300	68.8	4.8	12.7	79.3%
58 Serdika Office	2011/2017		Office	Bulgaria	100%	28,500	46.9	3.0	13.3	70.7%
59 Aupark Kosice Tower	2012/2014		Office	Slovakia	100%	12,800	21.9	1.8	11.8	99.7%
INDUSTRIAL						23,000	12.3	1.1	5.5	73.3%
60 Rasnov Industrial Facility	2007		Industrial	Romania	100%	23,000	12.3	1.1	5.5	73.3%

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 €85.9 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 2024

** Auchan, a major tenant, owns their premises of 20,600m². Total GLA of the property including these premises is 96,900m²

** The centre offers 61,200m² of total GLA, out of which 57,400m² owned by the Group

Country	Type	Category	GLA of development m ²	Valuation/Cost to date €m
TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS AND PHOTOVOLTAIC PROJECTS)				
				245
				232
			187,900	229
RETAIL DEVELOPMENTS UNDER CONSTRUCTION				
			64,900	142
11 Promenada Bucharest	Romania	Mixed-use	Extension	142
2 Bonarka City Center*	Poland	Mall	Refurbishment	-
41 Pogoria Shopping Center	Poland	Mall	Extension	-
7 Arena Mall*	Hungary	Mall	Refurbishment	-
RETAIL DEVELOPMENTS UNDER CONSTRUCTION - PHOTOVOLTAIC PANELS UNDER CONSTRUCTION				
Photovoltaic projects***	all countries	Green energy	Development	13
			123,000	57
				34
61 Promenada Plovdiv	Bulgaria	Mall	Development	34
62 Galati Retail Park**	Romania	Mixed-use	Development	23
Land held for developments				
30				
Country	Type	Category	GSA** of development m ²	Valuation/Cost to date*** €m
DEVELOPMENTS UNDER PERMITTING* - RESIDENTIAL PROJECTS				
			33,000	3
Craiova Residential	Romania	Residential	Development	1
Brasov Residential	Romania	Residential	Development	2

* Refurbishment 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

*** Cost to date is presented in Property, plant and equipment, as Photovoltaic panels under construction

*** Including residential project with 21,500m² GSA

*** Cost of land for residential projects is included in Investment property under development. As the permitting is obtained, the cost of land is transferred to Inventory property