

# Schedule of properties as at 30 June 2025

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 fair valued by Jones Lang LaSalle (JLL).

## INCOME PRODUCING PROPERTIES

Country	GLA m²	Valuation €m	Annualised Passing rent* €m	EPRA Occupancy %
INCOME PRODUCING PROPERTIES				
RETAIL	2,322,900	7,666	564	98.4%
Romania	939,300	2,725	203	99.4%
Poland*	785,500	2,670	193	98.4%
Bulgaria	137,400	545	43	99.7%
Hungary	123,300	542	36	95.0%
Slovakia	117,300	535	37	96.4%
Croatia	75,300	298	24	94.1%
Czech Republic	74,200	187	13	98.4%
Lithuania	70,600	164	15	99.7%
OFFICE	41,300	70	5	83.9%
Bulgaria	28,500	48	3	77.1%
Slovakia	12,800	22	2	99.8%
INDUSTRIAL	23,000	9	1	74.7%
Romania	23,000	9	1	74.7%

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 €89 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 2025.

## TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

	Country	Type	Category	GLA for development m²	Valuation / Cost to date €m
TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS AND PHOTOVOLTAIC PROJECTS)					274
TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS)					239
TOTAL DEVELOPMENTS AND LAND BANK (EXCLUDING RESIDENTIAL PROJECTS)					187,900
RETAIL DEVELOPMENTS UNDER CONSTRUCTION					64,900
Promenada Bucharest	Romania	Mixed-use	Extension	55,400	142
Bonarka City Center^	Poland	Mall	Refurbishment	4,700	-
Pogoria Shopping Center	Poland	Mall	Extension	4,800	3
Arena Mall^	Hungary	Mall	Refurbishment	-	-
RETAIL DEVELOPMENTS UNDER CONSTRUCTION - PHOTOVOLTAIC PANELS UNDER CONSTRUCTION					
Photovoltaic projects***	all countries	Green energy	Development	n/a	35
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING* (EXCLUDING RESIDENTIAL PROJECTS)					123,000
Promenada Plovdiv	Bulgaria	Mall	Development	60,500	36
Galati Retail Park^^	Romania	Mixed-use	Development	62,500	24
Land held for developments					-
					31
	Country	Type	Category	GSA** for development m²	Valuation / Cost to date*** €m
DEVELOPMENTS UNDER PERMITTING* - RESIDENTIAL PROJECTS					33,000
Craiova Residential	Romania	Residential	Development	11,800	1
Brasov Residential	Romania	Residential	Development	21,200	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.