

# 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 fair valued by Jones Lang LaSalle (JLL).

## INCOME PRODUCING PROPERTIES AND HELD FOR SALE

Property name	Year opened/ acquired	Extension/ Refurbishment	Type	Location	Ownership	GLA m <sup>2</sup>	Valuation €m	Annualised Passing Rent <sup>1</sup> €m	Average rental €/ m <sup>2</sup> / month	EPRA Occupancy %
<b>INCOME PRODUCING PROPERTIES AND HELD FOR SALE</b>						<b>2,385,700</b>	<b>7,865.7</b>	<b>574.9</b>	<b>20.4</b>	<b>98.8%</b>
<b>INCOME PRODUCING PROPERTIES</b>						<b>2,361,700</b>	<b>7,856.1</b>	<b>573.7</b>	<b>20.5</b>	<b>98.8%</b>
<b>RETAIL</b>						<b>2,320,400</b>	<b>7,787.0</b>	<b>569.1</b>	<b>20.6</b>	<b>99.0%</b>
1	Silesia City Center	2005/2024	Super-Regional Mall	Poland	100%	85,300	447.8	31.0	30.3	100%
2	Bonarka City Center <sup>2</sup>	2009/2016	Super-Regional Mall	Poland	100%	76,300	429.9	26.5	29.2	99.1%
3	Magnolia Park	2007/2024	Super-Regional Mall	Poland	100%	100,900	397.3	25.2	20.8	100%
4	Paradise Center	2013/2017	Super-Regional Mall	Bulgaria	100%	85,200	347.2	27.7	27.2	99.9%
5	Forum Gdansk Shopping Center	2018/2022	Lifestyle Centre	Poland	100%	63,500	346.0	19.8	26.3	98.8%
6	Mega Mall	2015	Super-Regional Mall	Romania	100%	75,900	346.0	22.6	25.1	98.8%
7	Arena Centar And Retail Park	2010/2016/2019	Super-Regional Mall	Croatia	100%	75,300	301.2	23.7	26.4	98.6%
8	Arena Mall	2007/2017	Super-Regional Mall	Hungary	100%	65,900	299.4	19.9	25.2	99.6%
9	City Park	2008/2013	Regional Mall	Romania	100%	51,900	254.1	17.1	27.5	99.8%
10	Mammut Shopping Centre <sup>3</sup>	1998-2001/2018	Regional Mall	Hungary	100%	57,400	238.4	16.1	25.7	92.7%
11	Promenada Bucharest	2013/2014	Lifestyle Centre	Romania	100%	39,300	232.1	15.2	32.3	100%
12	Serdika Center	2010/2017	Regional Mall	Bulgaria	100%	52,200	213.1	17.0	27.1	100%
13	Aupark Kosice Mall	2011/2014	Regional Mall	Slovakia	100%	33,100	176.8	11.7	31.1	95.4%
14	Ozas Shopping and Entertainment Centre	2009/2018	Regional Mall	Lithuania	100%	70,600	169.4	15.5	18.3	100%
15	Galeria Warminska	2014/2016	Regional Mall	Poland	100%	42,900	167.2	11.3	22.0	100%
16	Focus Mall Zielona Gora	2008/2016	Regional Mall	Poland	100%	44,100	166.2	12.2	23.6	97.1%
17	Karolinka Shopping Centre	2008/2015	Regional Mall	Poland	100%	67,500	161.4	12.4	15.3	99.5%
18	Promenada Craiova	2023	Regional Mall	Romania	100%	63,700	160.8	12.4	16.3	99.4%
19	Shopping City Timisoara	2015-2016	Regional Mall	Romania	100%	57,000	158.7	12.3	18.1	99.6%
20	Shopping City Ploiesti	2012/2022	Regional Mall	Romania	100%	52,300	155.2	11.6	18.5	99.9%
21	Shopping City Galati	2013	Regional Mall	Romania	100%	49,200	155.1	11.4	19.3	99.8%
22	Shopping City Sibiu	2006/2016	Super-Regional Mall	Romania	100%	83,200	149.9	12.5	12.8	98.4%
23	Galeria Mlyny	2009/2018	Regional Mall	Slovakia	100%	32,500	137.3	9.3	25.0	95.3%
24	Aupark Zilina	2010/2013	Regional Mall	Slovakia	100%	25,100	136.8	9.5	32.4	98.0%
25	Copernicus Shopping Centre	2005/2015/2022	Regional Mall	Poland	100%	48,000	134.8	10.3	17.9	99.8%
26	Shopping City Targu Mures	2020	Regional Mall	Romania	100%	40,200	116.9	8.9	18.5	99.9%
27	Promenada Sibiu	2019	Regional Mall	Romania	100%	42,500	115.8	9.7	19.4	98.2%
28	Iris Titan Shopping Center	2008/2015	Community Centre	Romania	100%	43,100	113.3	10.0	19.3	100%
29	Shopping City Deva	2007/2013	Regional Mall	Romania	100%	50,700	109.6	8.6	14.1	100%
30	Braila Mall	2008/2009	Regional Mall	Romania	100%	52,900	100.7	8.0	12.7	99.1%
31	Forum Liberec Shopping Centre	2009/2016	Regional Mall	Czech Republic	100%	46,400	99.1	6.6	12.0	97.4%
32	Forum Usti nad Labem	2009/2016	Regional Mall	Czech Republic	100%	27,800	95.5	6.3	19.0	99.1%
33	Alfa Centrum Bialystok	2008/2017	Regional Mall	Poland	100%	38,200	90.3	8.6	19.1	97.0%
34	Vulcan Value Centre	2014	Community Centre	Romania	100%	25,000	82.3	6.0	20.0	100%
35	Shopping City Buzau	2008/2014	Regional Mall	Romania	100%	23,700	76.0	5.7	20.1	99.2%
36	Shopping City Satu Mare	2018	Regional Mall	Romania	100%	29,400	72.7	5.8	16.4	100%
37	Solaris Shopping Centre	2009/2015	Regional Mall	Poland	100%	26,400	72.0	6.2	19.7	99.5%
38	Shopping City Piatra Neamt	2016	Regional Mall	Romania	100%	28,000	68.5	5.8	15.8	100%
39	Shopping City Ramnicu Valcea	2017	Regional Mall	Romania	100%	29,200	67.3	5.1	14.7	98.8%
40	Shopping City Targu Jiu	2014	Regional Mall	Romania	100%	27,200	66.7	4.8	14.7	100%
41	Pogoria Shopping Centre	2008/2015	Regional Mall	Poland	100%	37,700	65.5	6.0	13.3	99.8%
42	Aura Centrum	2005/2018	Regional Mall	Poland	100%	25,400	65.2	6.3	20.7	100%
43	Galeria Wolomin	2016	Regional Mall	Poland	100%	33,600	59.5	5.2	12.9	100%
44	Platan Shopping Centre	2003/2015	Regional Mall	Poland	100%	39,900	59.2	5.6	11.8	98.6%
45	Severin Shopping Center	2009/2013	Regional Mall	Romania	100%	23,200	49.5	3.9	14.0	100%
46	Aupark Shopping Center Piestany	2010/2016	Community Centre	Slovakia	100%	10,300	43.2	2.7	24.7	93.6%
47	Focus Mall Piotrkow Trybunalski	2009/2016	Regional Mall	Poland	100%	35,100	42.4	5.7	13.6	99.1%
48	Korzo Shopping Centrum	2010-2011/2016	Community Centre	Slovakia	100%	16,300	41.4	3.8	19.4	100%
49	Pitesti Retail Park	2007/2010	Community Centre	Romania	100%	21,500	39.9	3.1	12.3	96.8%
50	Galeria Tomaszow	2016	Regional Mall	Poland	100%	18,200	25.7	3.0	13.7	100%
51-57	Regional strip centres	2007-2014	Strip Centres	Romania	100%	30,200	49.2	4.0	11.2	99.1%
<b>OFFICE</b>						<b>41,300</b>	<b>69.1</b>	<b>4.6</b>	<b>11.9</b>	<b>84.6%</b>
58	Serdika Office	2011/2017	Office	Bulgaria	100%	28,500	47.6	3.0	12.2	81.5%
59	Aupark Kosice Tower	2012/2014	Office	Slovakia	100%	12,800	21.5	1.6	11.5	92.3%
<b>HELD FOR SALE</b>						<b>24,000</b>	<b>9.6</b>	<b>1.2</b>	<b>5.9</b>	<b>76.5%</b>
60	Rasnov Industrial Facility	2007	Industrial	Romania	100%	23,000	9.1	1.2	6.0	75.3%
61	Alexandria Building	2003/2008	Non-core	Romania	100%	1,000	0.5	0.0	4.1	100%

The right-of-use assets of €91.3 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>1</sup> Annualised passing rent was computed based on the contractual rents effective as of 31 December 2025

<sup>2</sup> Auchan, a major tenant, owns their premises of 20,600m<sup>2</sup>. Total GLA of the property including these premises is 96,900m<sup>2</sup>

<sup>3</sup> The centre offers 61,200m<sup>2</sup> of total GLA, out of which 57,400m<sup>2</sup> owned by the Group

## TOTAL DEVELOPMENTS AND LAND FOR DEVELOPMENT

Country	Type	Category	GLA of development m <sup>2</sup>	Valuation/Cost to date €m			
<b>TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS AND PHOTOVOLTAIC PROJECTS)</b>							
			<b>320</b>	<b>320</b>			
<b>TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS)</b>				<b>285</b>			
<b>TOTAL DEVELOPMENTS AND LAND BANK (EXCLUDING RESIDENTIAL PROJECTS)</b>			<b>194,000</b>	<b>282</b>			
<b>RETAIL DEVELOPMENTS UNDER CONSTRUCTION</b>							
11	Promenada Bucharest	Romania	Mixed-use	Extension	55,400	178	
2	Bonarka City Center <sup>1</sup>	Poland	Mall	Refurbishment	4,700	-	
41	Pogoria Shopping Centre <sup>2</sup>	Poland	Mall	Extension	4,800	7	
8	Arena Mall <sup>3</sup>	Hungary	Mall	Refurbishment	-	-	
<b>PHOTOVOLTAIC PROJECTS UNDER CONSTRUCTION</b>							
Photovoltaic projects <sup>4</sup>			all countries	Green energy	Development	n/a	<b>35</b>
<b>DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING<sup>5</sup> (EXCLUDING RESIDENTIAL PROJECTS)</b>							
62	Promenada Plovdiv	Bulgaria	Mall	Development	60,500	39	
63	Galati Retail Park <sup>6</sup>	Romania	Mixed-use	Development	59,800	25	
17	Karolinka Shopping Centre	Poland	Mall	Extension	8,800	-	
Battery Energy Storage Systems			Romania	Green energy	Development	n/a	-
<b>Land held for developments</b>					-	<b>33</b>	
Country	Type	Category	GSA <sup>7</sup> of development m <sup>2</sup>	Valuation/Cost to date <sup>7</sup> €m			
<b>DEVELOPMENTS UNDER PERMITTING<sup>5</sup> - RESIDENTIAL PROJECTS</b>							
Craiova Residential			Romania	Residential	Development	11,800	1
Brasov Residential			Romania	Residential	Development	21,200	2

<sup>1</sup> Refurbishment costs of approximately €65 million have been allocated to the existing properties, which are presented above in the Schedule of income producing properties

<sup>2</sup> Opened in February 2026

<sup>3</sup> Amounts included in this schedule are estimates and may vary according to permitting, pre-leasing and final configuration of the completed development projects

<sup>4</sup> Cost to date is presented in Property, plant and equipment, as Photovoltaic panels under construction

<sup>5</sup> GSA - Gross sellable area

<sup>6</sup> Including residential project with 21,500m<sup>2</sup> GSA

<sup>7</sup> 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