NEPI ROCKCASTLE



NEPI Rockcastle's Social Story

Building Stronger Communities

Who we are

NEPI Rockcastle is more than the **largest retail property investor in CEE** - we are a dedicated partner to the communities we serve.

Our centers **bring people together**, create opportunities, and strengthen local economies. Working hand in hand with partners, we help **build stronger, more vibrant cities** that flourish well beyond the walls of our malls.

Across **60 properties spanning 45 cities**, we create sustainable places that make a positive difference in people's daily lives.



8
countries across CEE

€182m*
taxes paid in 2025
Corporate Income Tax, Real Estate Taxes, Environmental Tax and VAT.

€8.4bn
total property portfolio value

2.4m
total m² GLA

+350m
annual visits

~65k
direct/indirect employees

** Out of which €120m indirect taxes.*

Shaping Cities, Empowering Communities

We believe every development regenerates the space within and around it. Wherever we go, we don't just build spaces – we build connections and opportunities for sustainable, shared growth in the **urban areas** we serve.

8 countries (including Spain)

60 properties

45 cities

~366m visits/year



Stakeholder Categories

Public Sector and Regional Authorities

Stakeholder Type	Role	Influence Level
National Governments	Policy, labor laws, compliance	High
Local Municipalities	Permits, community integration	High
Economic Development Agencies	Investment promotion, social impact	Medium
Industry Associations	Standards, benchmarking	Medium

Employees and Customers

Stakeholder Group	Expectations	Impact Level
Employees	Wellbeing, training, inclusion	High
Visitors/ Customers	Safety, accessibility, quality	High
Partners' Staff	Fair treatment, compliance	Medium
Future Talent	Career opportunities, internships	Medium

External Partner Network

Stakeholder Type	Role	Engagement Priority
Communities	Social license, job creation	High
NGOs	Advocacy, partnerships	Medium
Authorities & Regulators	Compliance enforcement	High
Tenants	Joint social programs	Medium
Suppliers	Ethical procurement	Medium
Academic Institutions	Research, innovation	Medium
ESG Investors	Transparency, reporting	High

Our social value framework

One concept – urban regeneration – delivered through five pillars

How to read it

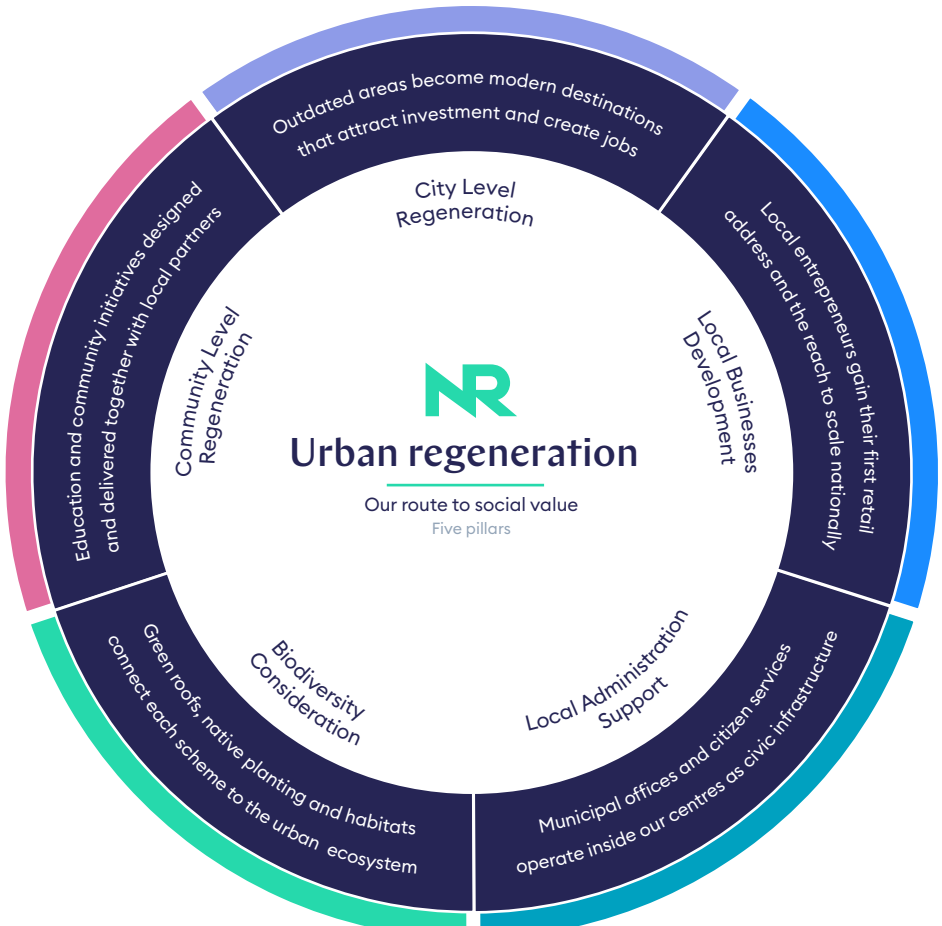
Centre
Urban regeneration – NEPI Rockcastle's route to creating social value.

Inner ring
The five pillars. This is the framework: everything we do sits in one of them.

Outer ring
The outcome each pillar exists to deliver.

~300
initiatives across
all Social Story themes

50
out of 60 assets are
contributing in all
8 countries



NEPI Rockcastle urban regeneration has five pillars

From the city fabric and its ecosystems to the businesses, institutions and people within it

City Level Regeneration

Outdated areas become modern destinations that attract investment and create thousands of jobs.

Evidence
Governance – Development

Benefits
Community · Society

Local Businesses Development

Local entrepreneurs gain their first retail address and the reach to scale nationally.

Evidence
Tenants & Local Economy

Benefits
Individual · Community

Local Administration Support

Municipal offices and citizen services operate inside our centres as civic infrastructure.

Evidence
Tenants & Local Economy – civic services

Benefits
Individual · Community

Biodiversity Consideration

Green roofs, native planting and habitats connect each scheme to the urban ecosystem.

Evidence
Biodiversity · Textile Pollution Reduction

Benefits
Society

Community Level Regeneration

Education and community initiatives designed and delivered together with local partners.

Evidence
Community Initiatives · Charity & NGO · Youth in the Center

Benefits
Individual · Community

City Level Regeneration

City Level Regeneration



Promenada Craiova, Romania

A former marshland turned into a key commercial and social hub – with a new, nearly 1km long boulevard connecting two areas of the city.



Promenada Bucharest, Romania

Our first mixed-use project – shopping, hotel, offices, theatre and cinema – in what became Bucharest's most important business district.



Arena Centar and Retail Park, Croatia

An urban wasteland reshaped into southern Zagreb's hub for living, shopping, events, sports and entertainment.



Galeria Tomaszow, Poland

A former wool factory preserved – 19th-century chimney included – now a BREEAM-certified center serving 200,000+ residents in the region.



Focus Mall Zielona Gora, Poland

The Polska Wełna textile factory transformed, its heritage preserved – with Poland's biggest mural (60m) by Jarema Drogowski.



Pogoria Shopping Center, Poland

Developed on an old plaza; a major refurbishment and expansion makes it the center of the community.

Promenada Craiova

Promenada Craiova converted to urban land use

The place was reshaped into a buildable site for modern urban infrastructure – including roads, parking spaces, cycling track, public transportation, and eventually Promenada Craiova. This marked a major transformation from neglected area into a commercial and social hub.



Promenada Craiova

Before and after





Promenada Craiova

Local community impact

- **City scale:** Craiova has around 234,000 residents.
- **Catchment area:** 340,240 people within 30 min drive.
- **Direct/indirect employment:** approximately 1,300.
- **Community engagement:** Promenada Craiova was developed as a modern urban hub that extends beyond its traditional retail function. The project serves as a social and leisure destination for city residents and surrounding communities, fully integrated into the urban fabric. Strategic investments in infrastructure, accessibility, and public areas have generated direct social benefits, strengthened community engagement, supported local employment, and contributed to economic development in the region.
- **Road infrastructure.** Moreover, the 990-meter section of a major road built by NEPI Rockcastle plays a crucial role in Craiova's road infrastructure, connecting two parallel busy streets thus supporting local development and citywide connectivity. The modern road has boosted urban and commercial growth in the area, ensuring better accessibility, safety, and smoother traffic flow. It also serves as an effective bypass, reducing congestion in central Craiova. This investment has meaningfully improved mobility and quality of life in Craiova, illustrating the value of private-sector contributions to urban infrastructure.



Promenada Bucharest

The Central Business District area

The site where Promenada Bucharest now stands, at a major intersection in the city, was not previously home to any landmark building.

Before the mall was built, the site was part of a less developed, mostly industrial area, especially in the early 2000s. Before Promenada Bucharest, there were mostly vacant plots, industrial halls, warehouses, and utility buildings.

Over time, the area evolved into Bucharest's main business district.

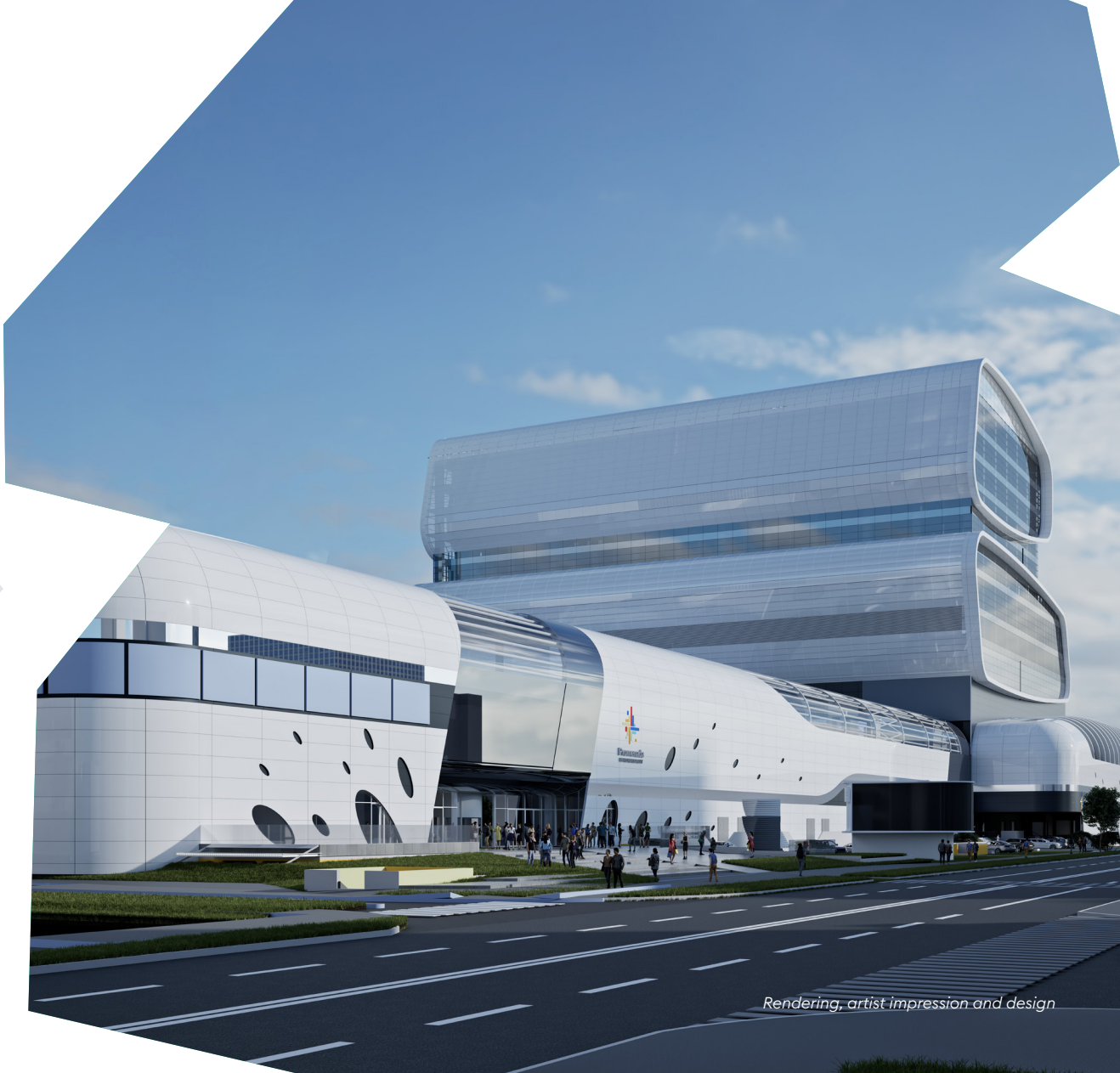
After the extension that NEPI Rockcastle is currently developing, Promenada will become a corporate ecosystem in the middle of the business district, offering shopping, food, culture, offices, hotel and amenities.



Promenada Bucharest

Before and after





Rendering, artist impression and design

Promenada Bucharest

Local community impact

- **City scale:** Bucharest has around 2.2 million residents with metropolitan area included.
- **Catchment area:** Promenada Bucharest catchment area covers 940,400 people within 30 min drive.
- **Direct/indirect employment:** approximately 1,900.
- **Community engagement:** Promenada Bucharest acts as a platform for cooperation with the local community, enabling social, educational and community-oriented initiatives.
- **Social role:** One-of-a-kind 7,000m² rooftop terrace for movie nights, concerts and outdoor events.



Arena Centar and Retail Park

The area where Arena Centar and Retail Park stands today was previously undeveloped, lacking a clear urban purpose or infrastructure for citizens. With the construction of Arena Centar in 2010, alongside the development of the multifunctional Arena Zagreb Hall, this part of New Zagreb underwent a significant urban transformation.

This transformation continued in 2018 when the Group acquired the mall and developed Arena Park, further expanding the area into a dynamic urban zone. Together, Arena Centar, Arena Park, and the neighboring Arena Zagreb Hall reshaped the city's skyline, creating a new urban hub that has become a recognizable destination for living, shopping, events, sports and entertainment.

This development revitalized the area and also had a long-term positive impact on the quality of life of the local community, positioning the southern part of Zagreb as an important focal point of city life.







Arena Centar and Retail Park

Before and after





Arena Centar and Retail Park

Local community impact

- **City scale:** Zagreb has around 770,000 residents.
- **Catchment area:** Because of its position and good highway connection, Arena Centar is accessible to more than 1,500,000 inhabitants who can reach the site by car within 1 hour.
- **Direct/indirect employment:** approximately 2,150.
- **Community engagement:** Beyond its commercial role, Arena Centar plays an active social role within the local community. Through continuous collaboration with local partners, institutions, and organizations, the shopping center supports projects focused on education and community wellbeing.
- **Social role:** Arena Centar and Retail Park regularly engages with the community by hosting educational initiatives, supporting youth and sports programs, and creating platforms for socially responsible projects. By opening its space to meaningful initiatives and fostering partnerships that go beyond retail, Arena Centar and Retail Park acts as a community hub that encourages connection, learning, and positive social impact, contributing to the long-term development of the local area.



Galeria Tomaszów

From industrial heritage to modern retail:
the transformation of Mazovia in Tomaszów Mazowiecki

The Wool Industry Plant “Mazovia” in Tomaszów Mazowiecki was established in the 1950s as part of Poland's post-war industrial development. The factory specialized in woolen production and gradually became one of the country's leading manufacturers. In the 1970s and 1980s, “Mazovia” reached its peak, producing shoes for both domestic markets and export. After the political transformation in the 1990s, the plant began to lose competitiveness and faced financial difficulties.

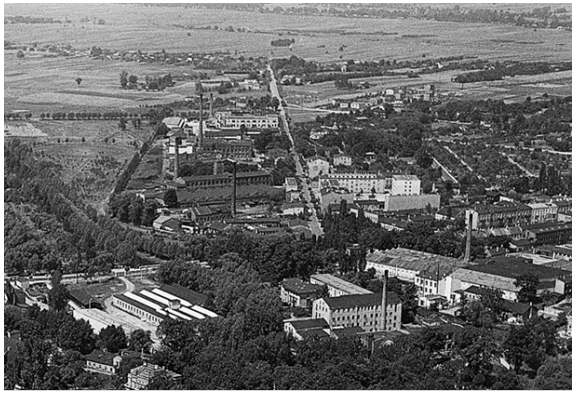
In 2005, the factory ceased operations, and its industrial buildings gradually fell into ruin. A new project – the Gallery – was created on the site of the former factory, integrating seamlessly into the city's urban layout.

The design preserved historical elements such as the 19th-century chimney and faithfully reconstructed the brick details of the spinning mill. By re-purposing and reusing significant parts of the original industrial structures, the project extended the life of existing materials and reduced the need for new resources. The shopping center revitalized a neglected part of the city and incorporated references to the textile heritage in its logo.
The Gallery obtained the BREEAM certificate, offers modern amenities, and serves over Tomaszów County (powiat tomaszowski): ~121k residents (total across the town and rural districts).



Galeria Tomaszów

Before and after







Galeria Tomaszów

Local community impact

Galeria Tomaszów is located in the very heart of Tomaszów Mazowiecki, at the busiest transport hub between the main arteries – Barlickiego Street and Warszawska Street – right next to the Wolbórka River, the site offers excellent connectivity with the city's infrastructure and the region via the national road linking Warsaw, Wrocław, and Katowice.

- **City scale:** Tomaszów Mazowiecki has around 57,500 residents.
- **Catchment area:** Galeria Tomaszów reaches 282,832 people within 30 minute drive.
- **Direct/indirect employment:** approximately 500.
- **Community engagement:** Galeria Tomaszów acts as a platform for cooperation with the local community, enabling social, educational and community-oriented initiative (e.g., Summer Youth Stage – a project that promotes young artists through a series of concerts and cultural events. The initiative actively engages local youth and offers additional attractions, including competitions, exhibitions, and a dedicated chill-out zone.).
- **Social role:** a central, accessible place that supports everyday needs, meetings and social activity in the city centre. One of the most important places on the city plan, where residents of a small town can experience the big city life.



Focus Mall Zielona Gora

The „Polska Wełna” factory

The textile factory located on Wrocławska Street was established in the 1830s, during the flourishing period of the textile industry in Zielona Góra. The modern factory complex was built between 1920 and 1926. It remained in operation in its original form when it came under Polish ownership in 1945.

Known as Polska Wełna (Polish Wool), it was one of the largest wool industry plants in the country. During its heyday, the factory employed three thousand people. However, it faced a decline and eventually went bankrupt in 1999.

Many of its structures and materials, despite falling into disuse, later offered significant opportunities for re-purposing and reuse, enabling the site's industrial heritage to be preserved while reducing the environmental impact of the new construction.









Focus Mall Zielona Gora

Before and after





Focus Mall Zielona Gora

Local community impact

- **City scale:** Zielona Góra has around 140,000 residents.
- **Catchment area:** Focus Mall reaches 205,774 people within 30 minute drive.
- **Direct/indirect employment:** approximately 1,900.
- **Community engagement:** Focus Mall acts as a platform for cooperation with the local community, enabling social, educational and community-oriented initiatives.
- **Social role:** a central, accessible place that supports everyday needs, meetings and social activity in the city centre. The team regularly organizes the Legal or Notarial advise and consultations for local community, benefiting those that can not afford the service.



Pogoria Shopping Centre

- **Pogoria Shopping Centre** is located in the heart of Dąbrowa Górnicza, one of the key cities of the Upper Silesian and Zagłębie Metropolis. Situated near the Palace of Culture Zagłębie and the city's railway station, the centre enjoys excellent accessibility and strong connections with the local transport network. As many as 33 bus lines and 3 tram lines stop directly in front of the main entrance, making Pogoria a convenient destination for residents across the city and surrounding municipalities.

- **City scale:** Dąbrowa Górnicza has over 112,000 residents.

- **Direct/indirect employment:** approximately 650.

- **Social role:** a central, accessible place that supports everyday needs, meetings and social activity in the city centre. One of the most important places on the city plan, where residents of a small town can experience the big city life.



Pogoria Shopping Centre

- **Community engagement:** Pogoria Shopping Centre serves as an important hub for community-focused initiatives and local partnerships. For over 15 years, the centre has hosted the annual MotoSerce blood-donation campaign, promoting voluntary blood donation and civic engagement. In 2026, the event was held under the honorary patronage of the Marshal of the Silesian Voivodeship and the Mayor of Dąbrowa Górnicza.

- The centre also delivers the **Youth at the Centre** programme, offering free activities and workshops for young people who spend their leisure time at the mall, creating a safe and engaging environment for education, creativity and social interaction.

- As part of its partnership with the City of Dąbrowa Górnicza, Pogoria became the official starting point of the city's **Critical Mass Cycling Ride** in 2026. While the event has been organised in Dąbrowa Górnicza for many years, 2026 marked the first time it started from the shopping centre's car park, as part of the **European Mobility Week** and under the patronage of the Mayor of Dąbrowa Górnicza.

- In addition, Pogoria hosts regular educational workshops for local schools at the cinema. More than 350 students from Dąbrowa Górnicza participate each year in expert lectures addressing contemporary social challenges. Topics have included online disinformation (2025) and digital wellbeing and healthy technology habits (2026).



Local Business Development

Local Businesses Development

From a first local store to a CEE-wide footprint

Polish champions scaling across CEE

LPP (Reserved, Sinsay, Cropp, House, Mohito), CCC and Smyk grow from Polish flagships into our Romanian, Bulgarian and Hungarian centres.

Romanian champions going regional

Teilor and Musette expand from Romanian roots into new CEE markets alongside our portfolio.

Local brands hold their ground

Around 40% of tenants at Forum Gdańsk are Polish companies – local brands trading beside international anchors.

Room for small local retailers

Short-term leases, pop-ups and kiosks give small retailers, and service providers affordable access to prime footfall.
Smaller regional tenants represent 27% of our tenant base.



Tenants & Local Economy

An enabler of local private business

- **From local to national and international.**
  The NEPI Rockcastle platform has helped tenants scale regionally: Medicine and 4F (Kraków), Lepione and SFD (Wrocław), and e-obuwie, CCC, HalfPrice and SAVICKI (Lubusz) all grew in our network. In Croatia and Bulgaria, dozens of homegrown brands have scaled with us too, from Croata to Pause Jeans, winner of Best Bulgarian Brand 2021–22.

- **Romanian design.**
  Factory Lab at Promenada hosts 20–30 Romanian designers; MURMUR and Hardot are worn by global celebrities.

- **Markets for local local artisans.**
  Local & handcraft fairs across Poland; Severin Days together with the municipality (~50,000 visitors); Mărțișor fair (9,250+); Happy Market in Ploiești; Wedding Days, CeliaFest and Days of Originality in Slovakia.

- **Local anchors with global reach.**
  At Arena Centar and Retail Park, Lush runs one of six global manufacturing sites (~400 jobs); bio&bio is led by the EU Best Organic Farmer award winner.



Local Administration Cooperation

Local Administration collaboration

Private space carrying public functions

Municipal offices in three centres

3
centres host municipal offices with full citizen services – documents, payments and registrations handled in the place people already visit every week.

Parking as civic infrastructure

Portfolio car parks host municipal events, mobile clinics, blood-donation drives and emergency-service exercises alongside everyday shopper use.
~2.5million m^2 of parking among the Group assets.

The region's shift to electric vehicles

114
ultra-fast charging points (up to 400kW) are being deployed with Eleport across 11 Polish centres in 2026–27, adding to existing network in Romania.

Accessibility infrastructure

Parking accessible for all visitor categories, spaces for families and disabled people, underground parking as shelter in case of emergency, bike lanes, accessibility improvements in our assets.
Over 70k parking spaces across the Group.

Biodiversity Consideration

Biodiversity Considerations

Green space designed into the asset, not just around it



Focus Mall Piotrków Trybunalski, Poland

An extensive green roof providing pollinator habitat through a diverse sedum, herb and wildflower mix, contributing to green infrastructure connectivity in an otherwise sealed urban catchment, with co-benefits for storm-water retention.



Shopping City Târgu Mureș, Romania

A new park in the immediate proximity of the centre, giving the neighbourhood everyday green space.



City Park, Romania

A lakeside green area featuring lawns and mature trees, vertical living green walls on both boulevard-facing façades, decorative green spaces around the shopping center.



Forum Gdańsk Shopping Centre, Poland

Green roofs and planted public areas woven through a dense city-centre scheme above the rail corridor.

Community Level Regeneration

Community Level Regeneration

Two pillars · how the 2025 programme splits

Education

Raising awareness on pressing issues and engaging in projects with cultural and educational value – aligned with UN SDG 4. Flagships: AVE (100 schools), Safe Internet (50,000+ children), Youth at the Centre (17,200 teenagers), First Tech Robot, Circular Fashion (8 tons of clothes).

Community

Local dialogue and actions to co-create solutions – Health under Control, the Great Orchestra of Christmas Charity, Sibiu International Theatre Festival, Skate Park Ploiești, and flood relief in Poland.

~235

Education actions · 8 countries
2026 · around 3 million people reached

~197

Community actions · 8 countries
2026 · around 3 million people reached

~432

Actions planned for 2026 in CSR and Education

NEPI Rockcastle's CSR overview of Community Level Regeneration

2024

339
CSR actions in 8 countries

~€3.2m
invested into CSR

2 million
Reach

2025

over 380
CSR actions* in 8 countries

~€3.2m
2025 investment into CSR

~3 million
Reach

** Community and education related*

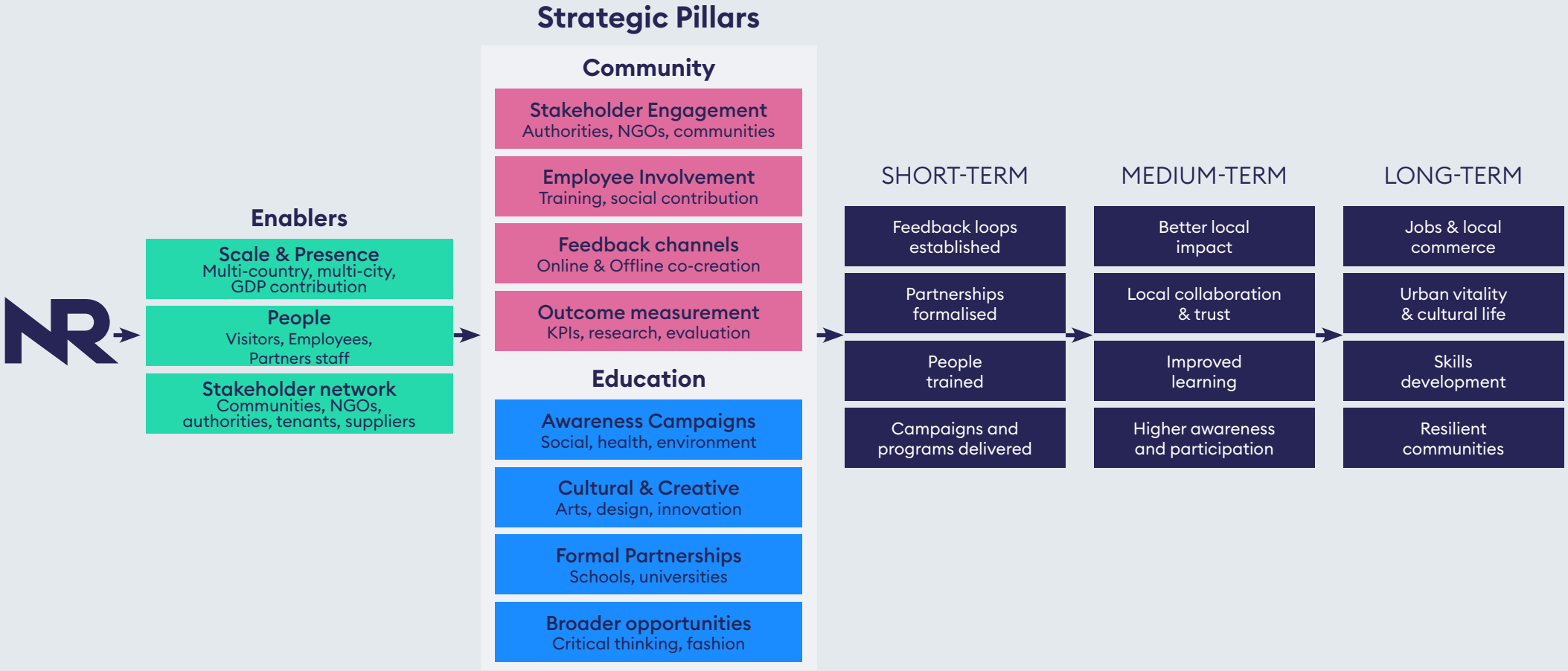
2026F

~432
CSR actions* in 8 countries

~€3.5m
2026 investment into CSR

~6 million
Reach

NEPI Rockcastle's Community Level Regeneration: Roadmap



Community Level Regeneration



The wellbeing of the communities NEPI Rockcastle serves is directly connected to the long-term success of its business. With retail centres welcoming hundreds of millions of visitors each year, the Group is uniquely positioned to contribute to local life.

Our current community engagement strategy is designed to **provide lasting benefits for local communities** and society more broadly, and covers two directions:

Education

Raising awareness on pressing issues and engaging in projects with cultural and educational value.

Community

Through local dialogue and actions we engage stakeholders in continuous collaboration to address pressing local needs and co-create solutions.

Community

Building Stronger Communities

We believe that understanding society's needs starts with listening. This is why **Community** is one of the two core pillars of our social engagement strategy. Our shopping centers are an essential part of everyday life in the communities where we operate, giving us distinctive opportunity and duty: to build meaningful, lasting connections with people around us.

Our ambition is to make Community a platform for co-creating solutions that foster trust, resilience, and shared value for society.

~114
CSR actions in 8 countries
2025

1m
Reach
2025

~197
CSR actions in 8 countries
2026F

3m
Reach
2026F

1

We ask first

Before we start anything we talk to the city, local charities and residents, so what we do is what the neighbourhood actually needs.

2

Our people take part

Our own teams and our partners' teams volunteer on these projects – they live in these cities too.

3

Anyone can tell us

Online and on-site, visitors, tenants and neighbours can raise a concern or suggest an idea, and we work on it with them.

4

We check it worked

We measure what changed for people – through research, satisfaction scores and project reviews – and adjust what we do next.

Community

Among our CSR activities supporting community are:

Health-related activities

We actively support community health through campaigns focused on breast cancer prevention, blood glucose testing, defibrillator installation and first aid help, women health and hands-on awareness meetings and campaigns in malls across our portfolio with different NGOs.

30 activities in 8 countries



Urban greenspace renewal

We create and revitalize public spaces and parks, helping communities benefit from greener, safer, and more welcoming environments. Also, we bring artworks in these areas helping people to interact with this form of art.

5 activities in Romania



Supporting Local Culture

With the Sibiu International Theatre Festival, Craiova Shakespeare Theatre Festival & Gdansk Shakespeare Theatre Festival, we bring free cultural experiences closer to people, supporting local initiatives and making art accessible to wider communities.

3 activities in Romania and Poland



Education

A Catalyst for Urban and Cultural Transformation

NEPI Rockcastle takes a broad approach to education, extending beyond formal learning through awareness initiatives on social, health, and environmental topics. The Group also supports cultural and creative education through art, design, and innovation-driven projects that encourage dialogue and new ideas.

This commitment is **aligned with the UN's Sustainable Development Goals**, particularly SDG4 on quality education, fostering growth and enhancing the social and cultural vitality of the places where NEPI Rockcastle operates.

As one of the most effective paths to empowerment, education lies at the heart of NEPI Rockcastle's mission. Our 360° approach reaches beyond the classrooms to involve students, teachers, artists and the communities around them.

266 Education related actions in 8 countries 2025

2m reach 2025

235 Education related actions in 8 countries 2026F

3m reach 2026F

1 Getting people talking

Campaigns in our centres on health, safety, money and the environment – plus art, design and culture that people can walk into for free.

2 Working with schools

Long-term partnerships with schools, universities and training providers, so young people pick up skills that lead somewhere.

3 Opening more doors

Backing projects that get people thinking for themselves and make sure no group in the city is left out.

Education

Some of the main CSR activities we have undertaken in support of education include:

Creative upcycling

Through upcycling initiatives, we transform donated clothes and books into new creations, inspiring sustainability, creativity, and hands-on learning across our communities. Like this, we are turning waste into inspiration and ideas into impact.

4 activities in 4 countries/ year



Youth Empowerment

We help teenagers through workshops and interactive experiences to develop essential life skills, from social integration and emotional resilience to responsible digital citizenship, online safety, and navigating everyday challenges with confidence.

20 activities in 2 countries/ year



Future Creative Leaders

We create opportunities for talented students and young professionals in fashion, film, theatre, and the creative industries to connect with experts, showcase their work, and expand their professional networks.

5 activities in 2 countries/year



Shaping Cities, Empowering Communities