Schedule of properties as at 30 June 2026

Properties located in Croatia, Czech Republic and Slovakia have been fair valued by Cushman&Wakefield and Affiliate Partners. Properties located in Bulgaria and Hungary have been fair valued by Colliers. Properties located in Poland have been fair valued by Jones Lang LaSalle (JLL). The Romanian property portfolio has been fair valued by Colliers and Cushman&Wakefield and Affiliate Partners.

INCOME PRODUCING PROPERTIES AND HELD FOR SALE

Country	GLA m²	Valuation €m	Annualised Passing rent[1] €m	EPRA Occupancy %
INCOME PRODUCING PROPERTIES AND HELD FOR SALE	**2,391,000**	**8,042**	**585**	**98.2%**
INCOME PRODUCING PROPERTIES	**2,296,400**	**7,863**	**568**	**98.2%**
RETAIL	**2,255,100**	**7,790**	**563**	**98.3%**
Poland[2]	788,300	2,810	199	98.6%
Romania	939,300	2,795	208	99.0%
Bulgaria	137,400	600	46	99.1%
Hungary	123,300	536	36	95.1%
Slovakia	117,300	535	37	95.3%
Croatia	75,300	314	24	97.9%
Czech Republic	74,200	200	13	97.6%
OFFICE	**41,300**	**73**	**5**	**94.8%**
Bulgaria	28,500	51	3	93.8%
Slovakia	12,800	22	2	97.3%
HELD FOR SALE	**94,600**	**179**	**17**	**97.5%**
Lithuania	70,600	169	16	100%
Romania	24,000	10	1	76.3%

1. Annualised passing rent was computed based on the contractual rents effective as at 30 June 2026.
2. The right-of-use assets of €89.4 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.

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)					**344**
TOTAL DEVELOPMENTS AND LAND BANK (INCLUDING RESIDENTIAL PROJECTS)					**306**
TOTAL DEVELOPMENTS AND LAND BANK (EXCLUDING RESIDENTIAL PROJECTS)				**187,000**	**303**
RETAIL DEVELOPMENTS UNDER CONSTRUCTION				**69,100**	**205**
Promenada Bucharest	Romania	Mixed-use	Extension	55,400	204
Bonarka City Center[1]	Poland	Mall	Refurbishment	4,900	-
Arena Mall[1]	Hungary	Mall	Refurbishment	-	-
Karolinka Shopping Centre	Poland	Mall	Extension	8,800	1
RETAIL DEVELOPMENTS UNDER CONSTRUCTION - PHOTOVOLTAIC INSTALLATIONS UNDER CONSTRUCTION				**n/a**	**38**
Photovoltaic projects[2]	all countries	Green energy	Development	n/a	38
DEVELOPMENTS UNDER PERMITTING AND PRE-LEASING[3] (EXCLUDING RESIDENTIAL PROJECTS)				**117,900**	**66**
Promenada Plovdiv	Bulgaria	Mall	Development	60,500	39
Galati Retail Park[4]	Romania	Mixed-use	Development	57,400	27
Battery Energy Storage Systems	Romania	Green energy	Development	n/a	-
Land held for developments				-	**32**

	Country	Type	Category	GSA[5] for development m²	Valuation / Cost to date[6] €m
DEVELOPMENTS UNDER PERMITTING[3] - RESIDENTIAL PROJECTS				**33,000**	**3**
Craiova Residential	Romania	Residential	Development	11,800	1
Brasov Residential	Romania	Residential	Development	21,200	2

1. Refurbishment costs of approximately €71 million have been allocated to the existing properties, which are presented above in the Schedule of income producing properties.
2. Cost to date is presented in Property, plant and equipment, as photovoltaic installations under construction.
3. Amounts included in this schedule are estimates and may vary according to permitting, pre-leasing and final configuration of the completed development projects.
4. Including residential project with 21,500m² GSA.
5. GSA - Gross sellable area.
6. 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.