



H1FY23

April 2022 - September 2022

FINANCIAL RESULTS PRESENTATION





KEY HIGHLIGHTS

- HIGHLIGHTS
- MAIN KPI's PERFORMANCE



FINANCIAL PERFORMANCE

- GAV of €1.105 million at September 2022 including Lar España stake acquisition (Like-for-Like 1.1% direct portfolio revaluation versus March 2022).
- Like-for-Like GRI growth of 7.6% and NOI growth of 7.5% compared to H1FY22
- EPRA NTA of €622 million (+1.03% vs March 2022) or €6.30 per share.
- Net LTV stabilized at 43.70% and fixed debt rate increased to 95.5% maintaining average debt maturity above 4 years.



OPERATIONAL PERFORMANCE

- Capex investments of c. €3.5 million in H1FY23 in value added projects
- Strong occupancy at 98.4%
- 105 new leases signed (renewals and new lease agreements) generating new rent signed of c.€4.6 million.



VALUE CREATION

- Increased stake in LAR España to 25,7% improving overall returns.
- Consolidated the ECI repositioning projects with a total return on investment of 6.3% and additional net operating income of €4.5 million.
- Achieved EPRA sBPR GOLD Award and 3 Star GRESB Grade, making Castellana Properties a more sustainable business for the future, improving access to more diversified ESG sources of funding.





OPERATIONAL



16
ASSETS

350,085_{sqm}
GLA

7.5%
NOI
LIKE-FOR-LIKE
GROWTH⁽¹⁾

98.4%
OCCUPANCY

12.1 years
WAULT

99.0%
RENT
COLLECTION



FINANCIAL



€31.2m
GRI⁽²⁾

€26.4m
NET PROFIT⁽³⁾

€483m
NET DEBT⁽⁴⁾

2.85%
ALL-IN COST

43.70%
NET LTV⁽⁵⁾

0.115€/share
INTERIM DIVIDEND



CORPORATE



€1,105b
GAV⁽⁶⁾

1.1%
H1FY23
VALUE
GROWTH⁽⁷⁾

1.3%
H1FY23 VALUE
GROWTH VS
PRE-COVID
GAV PEAK⁽⁸⁾

€622m
+1.03%⁽⁹⁾
EPRA NTA

6.30€/share
EPRA NTA
PER SHARE

BBB-
Investment Grade
GRADE CREDIT
RATING

(1) Like-for-Like excluding Covid-19 rent concessions during H1FY22 (+12.1% including Covid-19 rent concessions)

(2) Excluding non-recurring income and expenses during H1FY23 (April 2022 to September 2022)

(3) Net profit including Change in fair value of assets amounting to €7.3m

(4) Net Debt calculated excluding restricted Cash and excluding debt with related parties

(5) Net LTV calculated considering Nominal Debt excluding restricted Cash and excluding debt with related parties and including Lar España stake

(6) Including Lar España stake

(7) Like-for-Like growth on Direct Portfolio

(8) Like-for-Like growth versus September 2019 Direct Portfolio valuations

(9) Versus March 2022 NTA €616m



G R E S B
★ ★ ★ ☆ ☆ 2022

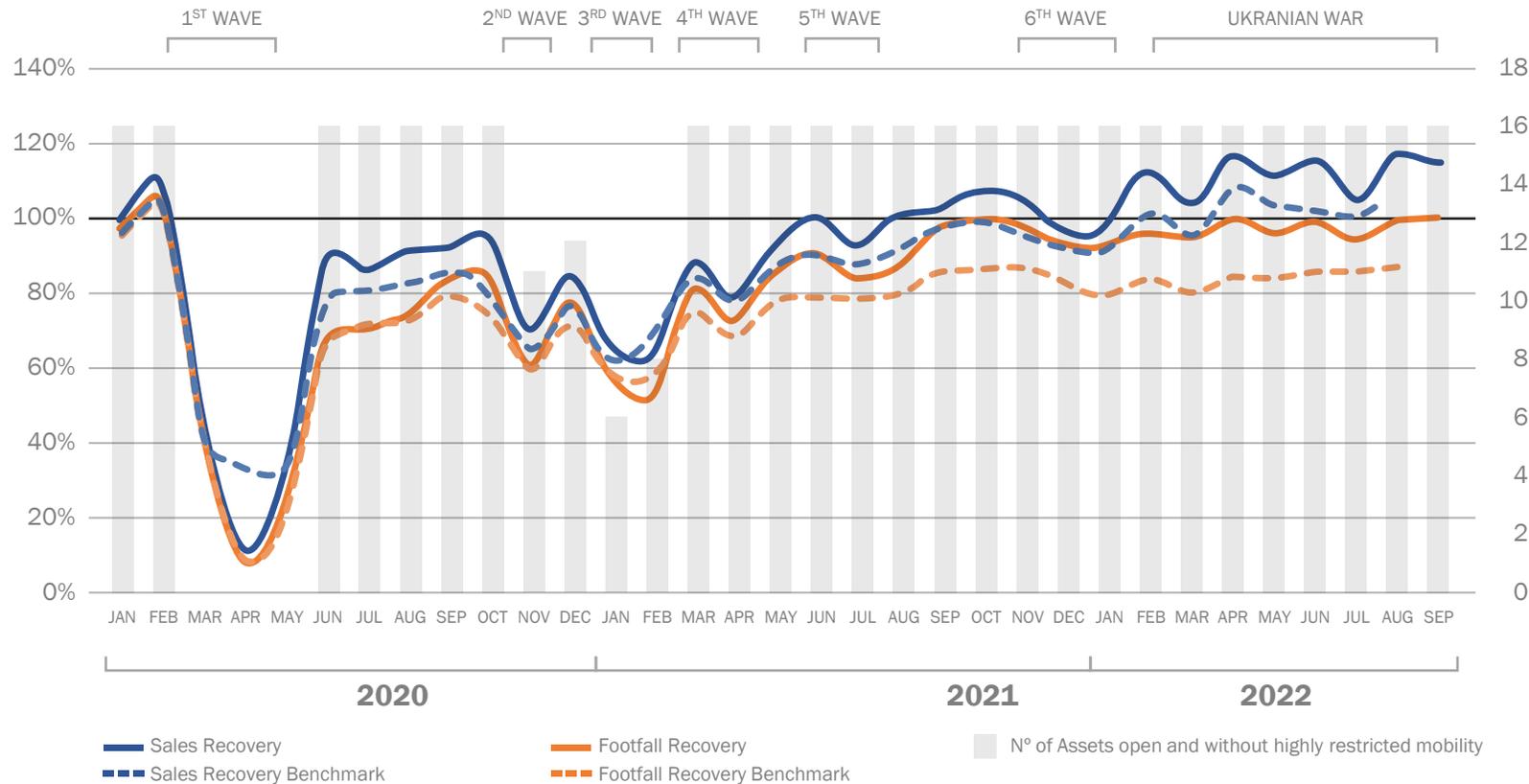




OPERATIONAL HIGHLIGHTS

- FOOTFALL & SALES RECOVERY
- SALES PERFORMANCE PER TENANT CATEGORY
- REPOSITIONING PROJECTS ACCOMPLISHMENT AND AWARDED
- LAR ESPAÑA STAKE

FOOTFALL ⁽¹⁾ AND SALES ⁽¹⁾ CONTINUE TO OUTPERFORM NATIONAL BENCHMARKS AND EXCEED 2019 LEVELS



TOTAL PORTFOLIO SALES GROWTH 12.1% VS 2019

- Clear positive trend with seasonal effects month by month but overall positive throughout H1 FY2023
- Portfolio Sales have performed above 2019 since February 2022 and maintains the growth at double digit levels. Portfolio is at 112.1% YTD FY23 (Apr-Sep 2022 vs Apr-Sep 2019)
- Footfall recovered 2019 level (+0.8%) in September 2022. Castellana’s portfolio closed at 98% YTD FY2023 (Apr-Sep 2022 vs Apr-Sep 2019)

1) Footfall Data includes the following shopping centres: El Faro, Bahía Sur, Los Arcos, Vallsur, Habaneras, Puerta Europa and Granaita Retail Park. There are no counters in the rest of the retail park assets. Granaita Retail Park counts only cars so we have estimated 2 people on average per car. Sales data includes all retail assets. Footfall & Sales numbers in 2022, 2021 and 2020 are compared with same period in 2019.

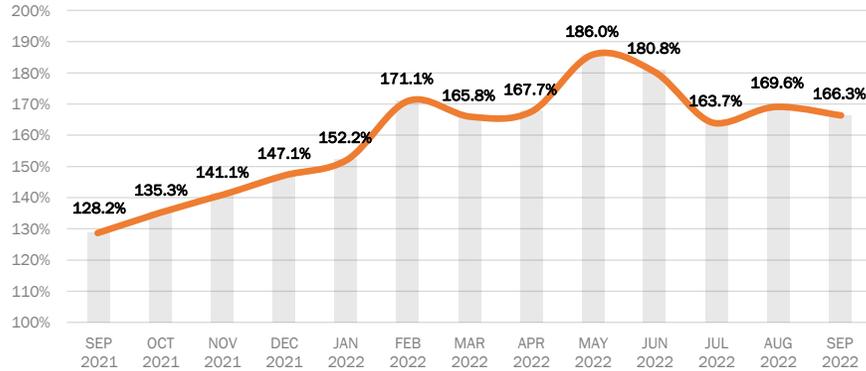
2) Benchmark: AECC data

SALES PERFORMANCE PER TENANT CATEGORY

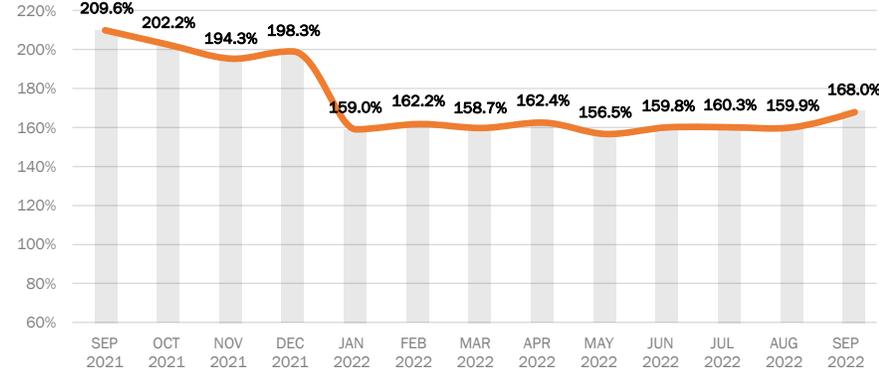


PORTFOLIO KEY CATEGORIES OUTPERFORMING INDEX DESPITE MACRO CHALLENGES

DIY (4%) ⁽¹⁾

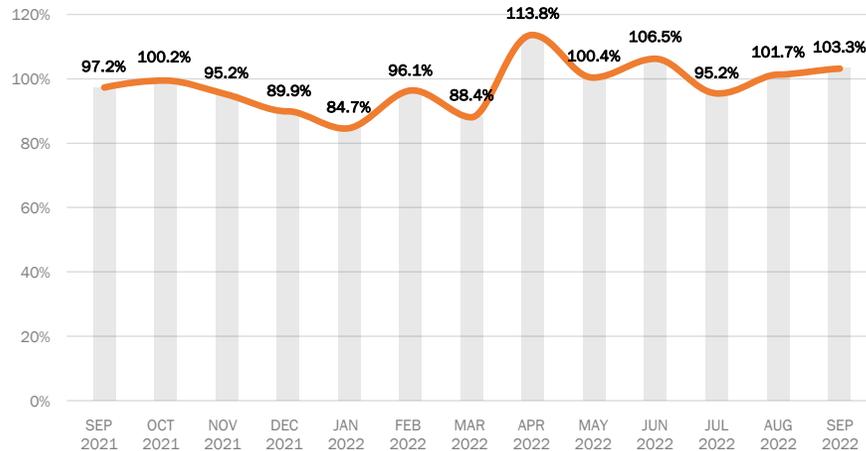


PETS (3%) ⁽¹⁾

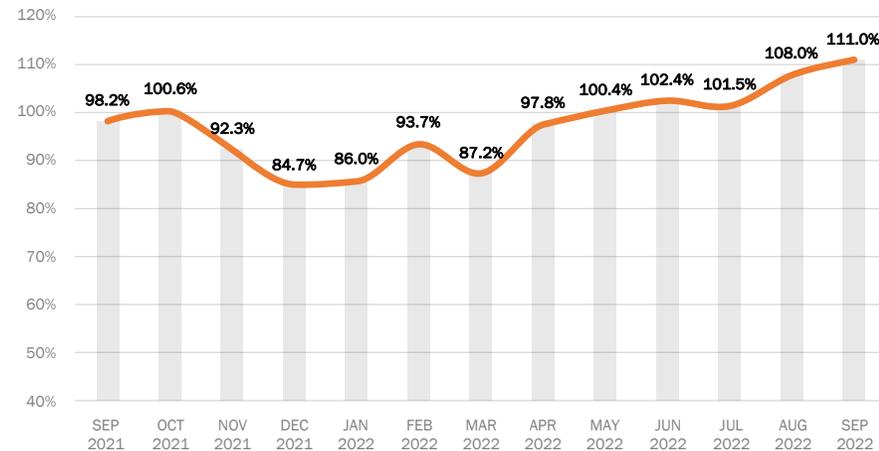


- DIY (+66.3% YTD Apr-Sep 2022 vs YTD Apr-Sep 2019) and Pets (+61.1% YTD Apr-Sep 2022 vs YTD Apr-Sep 2019) continue as the best categories in our Portfolio.

FASHION & ACCESSORIES (33%) ⁽¹⁾



F&B (10%) ⁽¹⁾



- F&B and Fashion & Accessories, two key categories in the Portfolio, have started to trade above 2019 levels during 1HFY23. YTD (Apr-Sep 2022) vs YTD (Apr-Sep 2019) Fashion & Accessories is at 101% and F&B is at 105.7%.

REPOSITIONING PROJECTS ACCOMPLISHMENT AND AWARDED

SUCCESSFUL ASSET REPOSITIONING AND ENHANCEMENT TO BOOST VALUE CREATION AND RECURRENT RENT GENERATION

PROJECTS AWARDED BY THE SPANISH SHOPPING CENTRE ASSOCIATION (AECC) IN JUNE 2022:

- > “AWARD FOR BEST SMALL-SCALE REFURBISHMENT” FOR LOS ARCOS
- > “SPECIAL MENTION FOR THE BEST FULL-SCALE REDESIGN” FOR BAHÍA SUR

	ALL PROJECTS	BAHÍA SUR	LOS ARCOS	EL FARO
	 CASTELLANA PROPERTIES			
GLA AFFECTED	37,897sqm	19,320sqm	10,729sqm	7,848sqm
NUMBER OF NEW BRANDS	51	18	20	13
CAPEX INVESTMENT	€71.0m	€38.9m	€25.7m	€6.4m
ADDITIONAL NOI GENERATED	€4.5m	€2.4m	€1.8m	€0.3m
NOI INCREASE VS BUDGET %	15.80%	5.23%	37.32%	0.01%
YIELD ON INVESTMENT	6.32%	6.11%	7.10%	4.54%
AVERAGE CASH-ON-CASH	10.0%	9.6%	11.7%	6.1%



CASTELLANA TAKES ADVANTAGE OF PREVAILING DISCOUNT TO NTA TO INCREASE ITS STAKE IN LAR ESPAÑA TO 25.7%

GOOD SET OF OPERATIONAL AND FINANCIAL RESULTS BY LAR ESPAÑA CONFIRM THE RECOVERY OF THE RETAIL SECTOR FROM THE PANDEMIC.

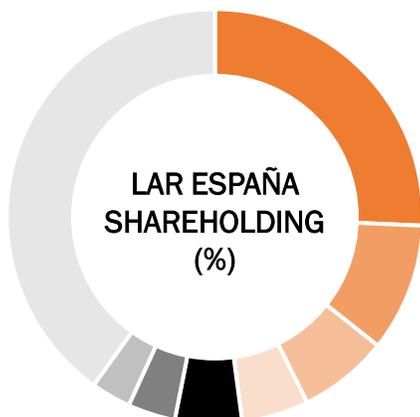
INVESTMENT IN LAR ESPAÑA

- Castellana has acquired an additional c. 4% stake in Lar España. Currently, Castellana is the largest shareholder with c. 25.7% of the SOCIMI.

€113M
INVESTMENT

€5.25
AVERAGE
PURCHASE PRICE

C. 52%
DISCOUNT TO
EPRA NTA



■ CASTELLANA	25.7%
■ GRUPO LAR	10.0%
■ BRANDES IP	7.0%
■ SANTA LUCIA	5.2%
■ ADAMSVILLE	5.2%
■ BLACKROCK	3.7%
■ UTAH STATE RETIREMENT	3.1%
■ OTHER	40.1%

RESULTS 9M 2022

KEY METRICS

€64.1M⁽¹⁾
GRI

€1,474M
GAV

95%
OCCUPANCY

€910M
EPRA NTA

€10.88
EPRA NTA PER SHARE

€570M
NET DEBT

€0.33
EPRA
EARNINGS PER SHARE

1.8%
AVERAGE
COST OF DEBT

38.9%
NET LTV

- LfL sales for the first 9M of 2022 increased by c. 10% vs. those of 9M 2019 (excluding Lagoh shopping center).
- GRI reached c. €64m in line with market expectations. Adjusted by the linearization of Covid-19 tenant incentives accrued during this 9M period (c. €10.6m), GRI reached c. €75m in 9 months. According to Management, 100% of leases were indexed to CPI during this period.
- Occupancy levels were maintained at c. 95%.
- Collection rate held steady at c. 97%.
- Valuations remained at €1.474 vs. H1 2022 (+3.2% vs. December 2021).
- Net LTV decreased to c. 39% from c. 40%, benefiting from an increased cash position that now stands at c. €200m.
- Rating of BBB (stable outlook) by Fitch already renewed.

(1) Adjusted by the linearization of Covid-19 tenant incentives accrued during this 9M period (c. €10.6m).

H1FY23 FINANCIAL RESULTS

- CONSOLIDATED INCOME STATEMENT
- FINANCIAL DEBT POSITION
- GRI BRIDGE AND BREAKDOWN
- GAV BRIDGE AND BREAKDOWN



CASTELLANA PROPERTIES CONTINUE TO DELIVER MARKET- LEADING OPERATIONAL RESULTS AND POSTS NET PROFIT OF €26.4 MILLION

€ thousand	H1FY22	H1FY23
Gross rental income (GRI)	29,429	31,201
Property operating expenses	(2,367)	(2,580)
Net operating Income (NOI)	27,062	28,621
Overheads	(3,969)	(4,107)
Operating income (EBITDA / EBIT)	23,093	24,514
Net financial charges	(6,641)	(6,944)
Tax	-	-
Underlying net profit	16,452	17,570
Change in fair value of assets	927	7,268
Other income and expenses ⁽¹⁾	(419)	1,515
Reported net profit	16,960	26,353
Reported EPS⁽²⁾	0.20	0.27
EPRA Earnings adjusted⁽⁵⁾	17,125	23,294
EPRA Earnings per share adjusted⁽²⁾⁽⁵⁾	0.20	0.24
FFO⁽⁵⁾	17,137	23,415
FFO per share⁽²⁾⁽⁵⁾	0.20	0.24

FINANCIAL PERFORMANCE

- Total recorded Group GRI stands at €31.2 million. On a Like-for-Like basis and comparing with H1FY22 GRI increased by €3.3m (+7.6%).
- NOI amounted to €29 million for H1FY23. On a Like-for-Like basis and comparing with H1FY22 NOI increased by €3.0m (+7.5%). NOI margin remains at 92% compared to previous period, primarily driven by management excellence.
- Total overheads for 6-month period ended 30 September 2022 amounted to €4.1 million. The increase was driven mainly by investments in ESG and Innovation strategies.
- Net financial charges stands at €6.9 million. Overall, total Group gross debt amounts to €499⁽³⁾ million with a Net LTV of 43.70% and all-in cost of 2.85%. Fixed rate debt increased over 95% over total Group gross debt.
- Increase in fair value of the investment properties according to independent valuations increased by 1.1% compared to 31 March 2022. Total GAV increase by 1.3%⁽⁴⁾ from 31 March 2022.
- Overall, the Group consolidated net result for 6-month period ended 30 September 2022 amounts to €26.4 million, including €7.3 of changes in Fair Value based on IFRS accounting principles.
- The Group's Funds from Operations (FFO) amounted to €23.4 million⁽⁵⁾ increased by +36.6% comparing with H1FY22.

(1) Includes non-recurring income and expenses

(2) Average number of shares outstanding in H1FY22 86,215,083 shares and for H1FY23 98,712,785

(3) Excluding debt with related parties and including Lar España stake acquisition

(4) Versus March 2022 GAV including Lar España stake acquisition

(5) Includes dividend from Lar España

FINANCIAL DEBT POSITION

€ million	31/03/2022	30/09/2022
Gross Asset Value (GAV) ⁽¹⁾	1,091	1,105
Gross Debt ⁽²⁾	498.1	498.9
Cash	28.9	16.4
Net Debt ⁽²⁾⁽⁴⁾	469.4	482.8

Metrics

Gross LTV ⁽³⁾	45.67%	45.17%
Net LTV ⁽⁴⁾	43.04%	43.70%
Fixed rate debt	88.50%	95.54%
All-in cost ⁽⁵⁾	2.45%	2.85%
Average maturity	4.8 years	4.3 years

Stress test

Gross ICR	4.45 times	4.18 times
Transactional ICR Market Level	1.15 times	1.15 times
ICR stress level margin (%)	62.56%	62.17%
ICR stress level amount (€m)	32.21	35.57
Gross LTV	45.67%	45.17%
Transactional LTV Covenant Level	65.00%	65.00%
LTV stress level margin (%)	29.74%	30.51%
LTV stress level amount (€m)	324.42	337.07

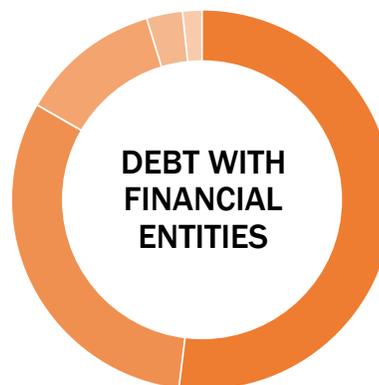
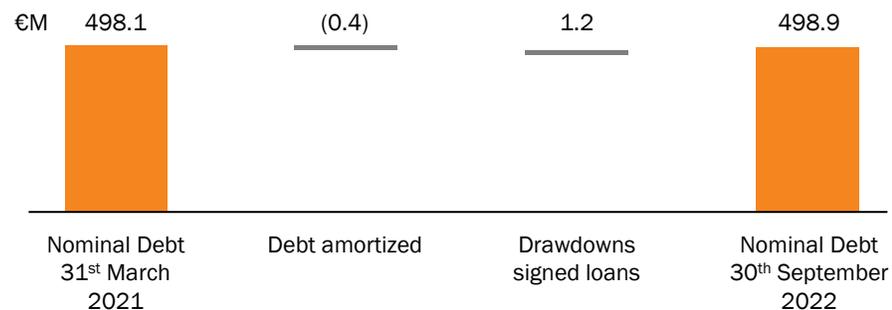
(1) Including Lar España stake acquisition

(2) Nominal debt excluding debt with related parties

(3) Gross LTV calculated considering Nominal Debt and including Lar España stake acquisition

(4) Net LTV calculated considering Nominal Debt and including Lar España stake acquisition

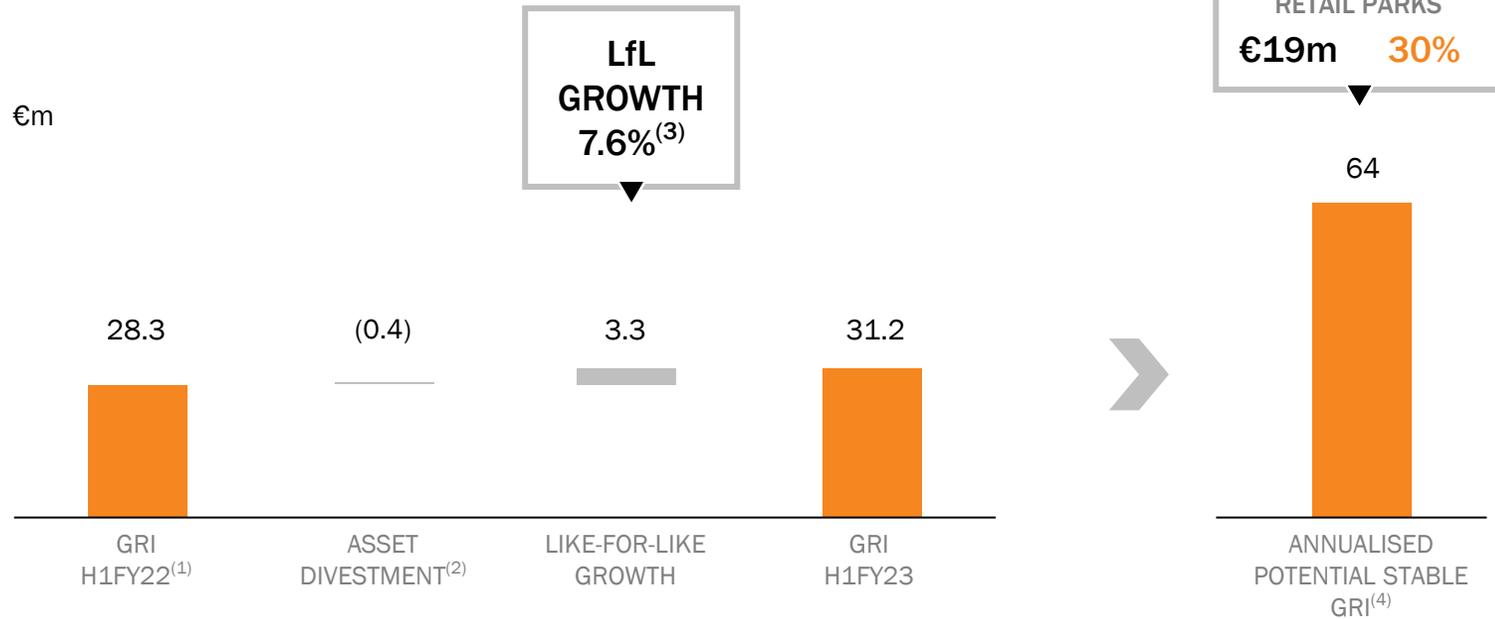
(5) Considering all interest, fees and all other financing transaction costs



■ AAREAL BANK	52.2%
■ ALLIANZ BANK	31.3%
■ SANTANDER	12.0%
■ UNICAJA BANCO	2.9%
■ B. PICHINCHA	1.6%

GRI BRIDGE AND BREAKDOWN

GRI GROWTH OF 7.6% LIKE-FOR-LIKE VERSUS H1FY22



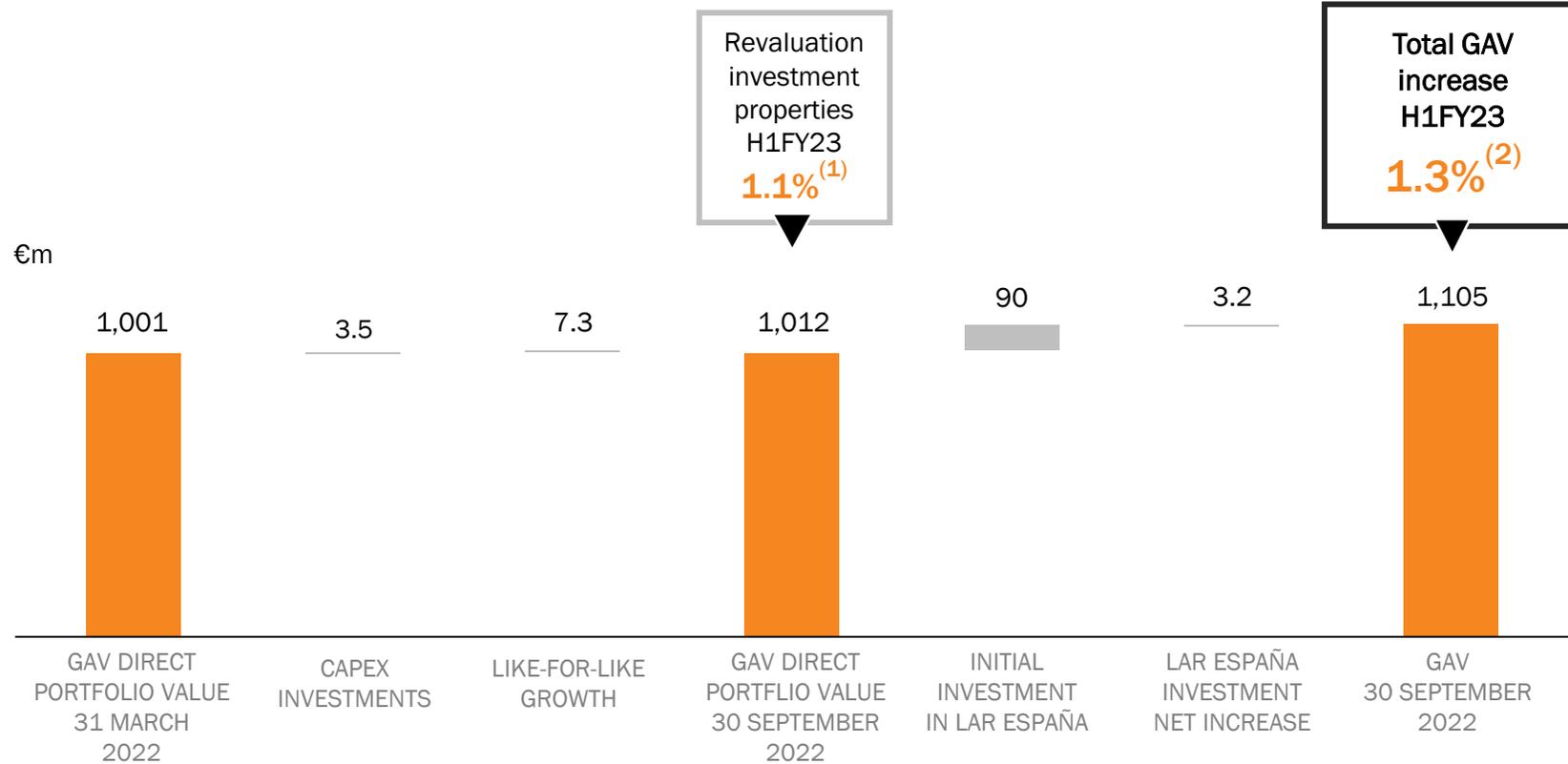
(1) Including the effect of Covid-19 rent concessions during H1FY22
 (2) Non-strategic asset divestment regarding Konecta Office Buildings sale in June 2021
 (3) Like-for-Like excluding Covid-19 rent concessions during H1FY22 (+11.8% including Covid-19 rent concessions)
 (4) Annualised GRI considering portfolio fully let not considering CPI rates increase



GAV BRIDGE AND BREAKDOWN

PORTFOLIO VALUE GROWTH OF +1.1% DESPITE +50BPS INCREASE IN DISCOUNT RATES (IRR)

HIGHER PROPERTY NOI AND CONSOLIDATION OF INCOME FROM COMPLETED VALUE-ADDED PROJECTS
MAIN DRIVER OF GROWTH



(1) Like-for-Like growth on Direct Portfolio valuation
(2) Like-for-Like growth versus March 2022





VALUE CREATION

- LEASING ACTIVITY H1FY23
- INNOVATION & DIGITALIZATION
- IMPACTING COMMUNITIES
- ESG

CONTINUED STRONG COMMERCIAL PERFORMANCE



105
LEASES SIGNED



€4.6m
NEW RENT SIGNED

56
RENEWALS

49
NEW CONTRACTS

€2.7m
RENEWALS

€1.9m
NEW CONTRACTS



17,173 sqm
GLA SIGNED



4.60%
AVERAGE RENT INCREASE⁽¹⁾

6,916 sqm
RENEWALS

10,257 sqm
NEW CONTRACTS

2.17%
RENEWALS⁽²⁾

9.70%
NEW CONTRACTS

MAIN BUSINESS KPI'S

PORTFOLIO FULLY LET

30 SEPTEMBER 2022 **98.4%**

31 MARCH 2022 **98.4%**

RENT ARREARS

30 SEPTEMBER 2022 **1.0%**

31 MARCH 2022 **1.3%**

RENT COLLECTION

30 SEPTEMBER 2022 **99.0%**

31 MARCH 2022 **98.7%**

(1) Considering operations with passing rent as renewals, relocations, resizing and replacements

(2) Excludes CPI increases which will be applied on Indexation date mainly in the month of January 2023

IMPROVING SHOPPING EXPERIENCE BASED ON OUR CUSTOMER DEMANDS



GOOGLE MY BUSINESS PLATFORM MANAGEMENT

SENTIMENTAL ANALYSIS

- Customer service 24 hours a day, using a response protocol by typology, with the inclusion of keywords.
- Reporting of harmful comments and trolls to Google for deletion

+90K

REVIEWS ALREADY ANALIZED

+1K

NEW REVIEWS EVERY MONTH

LOCAL SEO OPTIMIZATION

- Answering 100% of Google reviews to improve our SEO positioning.



ANALYZING CUSTOMER FEEDBACK

We are able to extract and classify all Google reviews to handle the feedback properly.



PROACTIVELY REACTING TO CUSTOMER FEEDBACK

Our management teams are aware of our customers demands on a monthly basis.



NEW MARKETING CHANNEL

Using Google My Business to display shopping mall services, promotions and activities.



*Examples of activity and reputation reports

CASTELLANA PROPERTIES ENGAGES ITS CUSTOMERS AND POSITIONS ITS SHOPPING CENTRES AS SOCIAL HUBS WITH INNOVATIVE ROADSHOWS

HALLOWEEN ACTIVITIES CARRIED OUT FROM 28TH OCTOBER TO 1ST NOVEMBER

- Halloween has recently been established as a popular festivity in Spain, and this is demonstrated by the numbers of footfall and participation in the Halloween events we have held in recent years.
- Once again, Castellana has led the way in bringing the terror and excitement of Halloween to its shopping centres.
- Passages of terror, different parades with giant luminous characters and horror film villains, make-up workshops, magic animations and photocalls to make our clients live unforgettable experiences.



* Held in Bahia Sur, El Faro, Puerta Europa, Habaneras and Vallsur shopping centres and in Granaita retail park.



CASTELLANA PROPERTIES AT FULL SPEED IN ESG MATTERS



ACTIONS CARRIED OUT

- Launched **GRESB 2022** (Reporting Period FY22).
- Launched **EPRA sBPR 2022** (Reporting Period FY2022).
- Published our first **ESG REPORT 2022** with EPRA criteria (Reporting Period FY2022).
- Holding an **ESG Committee** every 6 months to review strategy and actions.



ONGOING GOALS

- Improve last year's ratings of **GRESB 2023** (FY23 reporting period).
- Maintain the gold award of the result of **EPRA sBPR 2023** (Reporting Period FY2023).
- Publish our **ESG REPORT 2023** with EPRA and **GRI criteria** (Reporting Period FY2023)
- **Auditing** our ESG REPORT for the first time (Reporting Period FY2023).

In the **first year of reporting** on the different indexes and certifications, Castellana Properties has **obtained several awards**:



WORLD'S LEADING CERTIFICATION FOR SUSTAINABLE BUILDINGS.

100% of Castellana Properties commercial centers and parks (certifiable) achieved the BREEAM In-Use certification.



G R E S B
★ ★ ★ ☆ ☆ 2022

VALIDATED ESG PERFORMANCE DATA AND PEER BENCHMARK.
ASSESSES THE COMPANY'S AND ITS ASSETS ESG PERFORMANCE.

Castellana Properties achieved 3 out of 5 stars in its debut year.



EPRA SUSTAINABILITY BEST PRACTICES RECOMMENDATIONS (SBPR).

INTENDS TO RAISE THE STANDARDS AND CONSISTENCY OF SUSTAINABILITY REPORTING FOR LISTED REAL ESTATE COMPANIES ACROSS EUROPE.

Castellana Properties obtained the top award and a "Special mention for improvement"



REGISTRATION IN THE REGISTRY OF CARBON FOOTPRINT, COMPENSATION AND CO₂ ABSORPTION PROJECTS OF THE MINISTRY FOR ECOLOGICAL TRANSITION AND THE DEMOGRAPHIC CHALLENGE.

THE CARBON FOOTPRINT OF AN ORGANIZATION IS THE TOTAL AMOUNT OF GREENHOUSE GASES EMITTED DIRECTLY OR INDIRECTLY THROUGH ITS ACTIVITIES.



Castellana Properties has calculated and registered its carbon footprint for the year 2021 for scopes 1+2 and 3 (partially).



THANK YOU

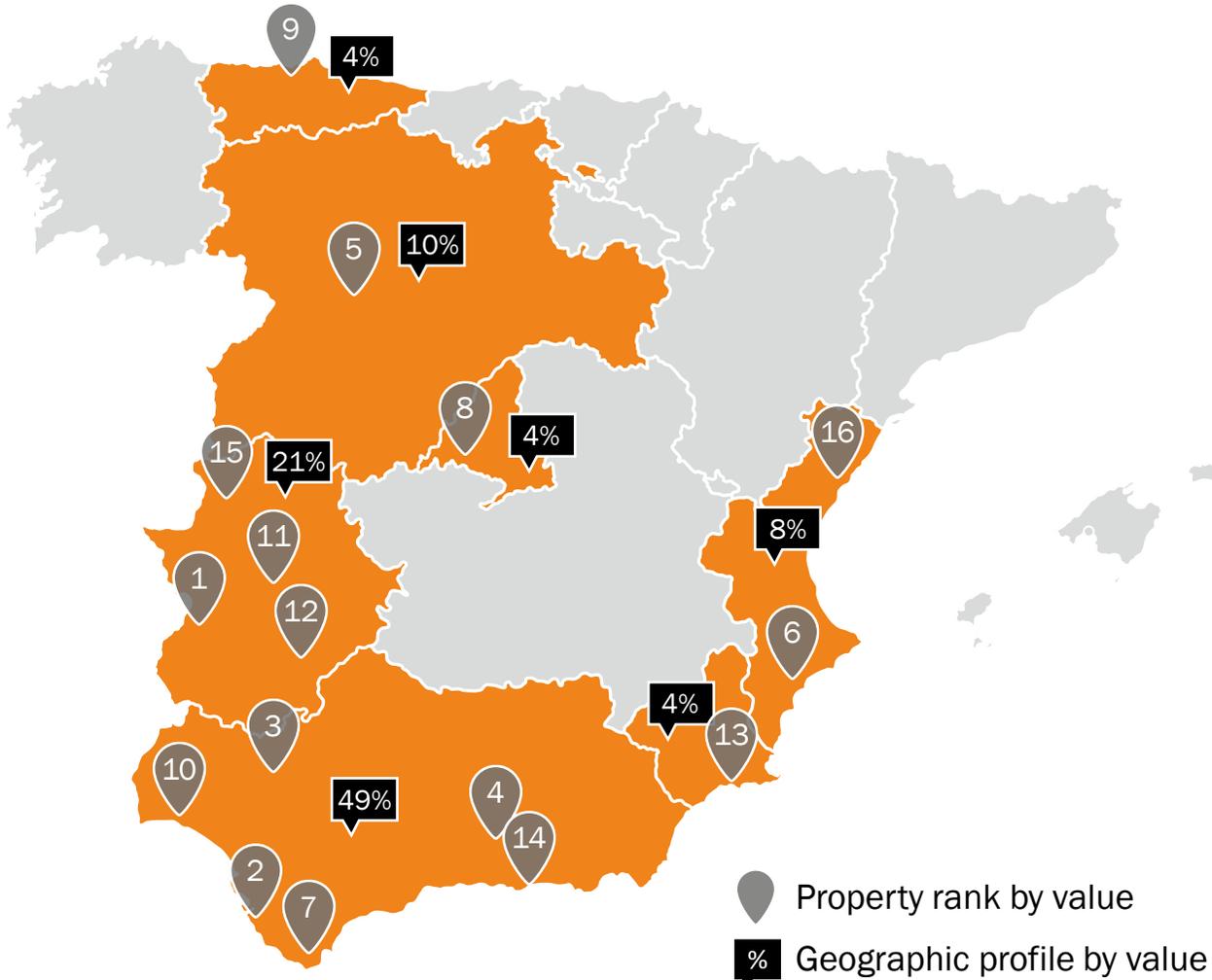


APPENDIX

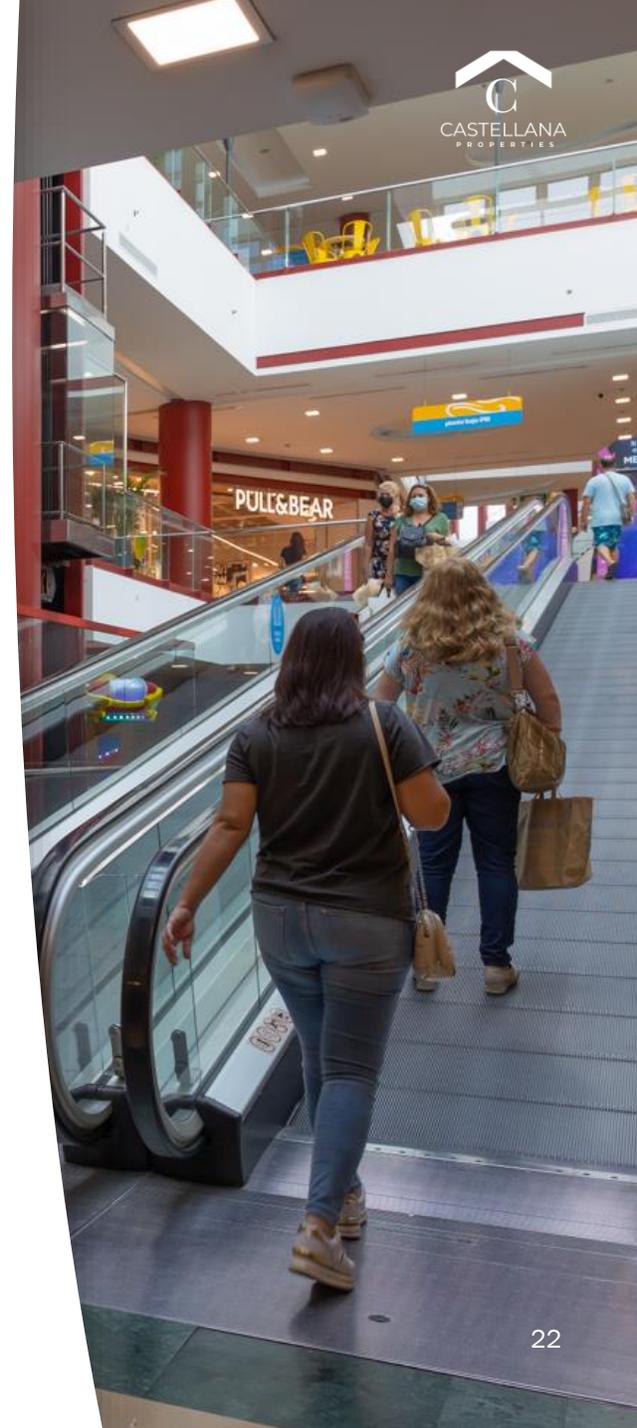
- OUR PORTFOLIO
- TOP 10 ASSETS
- ESG STRATEGIC PLAN

OUR PORTFOLIO

WELL DIVERSIFIED ACROSS SPAIN



- 1 El Faro
- 2 Bahía Sur
- 3 Los Arcos
- 4 Granaita
- 5 Vallsur
- 6 Habaneras
- 7 Puerta Europa
- 8 Parque Oeste de Alcorcón
- 9 Parque Principado
- 10 Marismas de Polvorín
- 11 La Heredad
- 12 La Serena
- 13 Pinatar Park
- 14 Motril Retail Park
- 15 Mejostilla
- 16 Ciudad del Transporte



TOP 10 ASSETS

EL FARO



BAHÍA SUR



LOS ARCOS

GRANAITA ⁽¹⁾

HABANERAS



GAV	€172.8m	€149.9m	€139.2m	€106.8m	€88.3m
Province	Badajoz	Cádiz	Seville	Granada	Alicante
Catchment Area (Inhabitants)	517,491	674,250	1,499,884	628,002	531,670
Gross Lettable Area	40,618m ²	35,297m ²	26,648m ²	54,389m ²	25,021m ²
Monthly Rental	€20/m ²	€23/m ²	€24/m ²	€11/m ²	€18.6/m ²
Sector	Shopping Centre	Shopping Centre	Shopping Centre	Retail Park	Shopping Centre
Major Tenants	Primark, Media Markt, Yelmo Cines	Primark, Zara, Yelmo Cines	Mercadona, Lefties, Media Markt	Decathlon, Homelandia, Media Markt	Leroy Merlin, Zara, Forum Sport
WALE	8.5 years	11.1 years	14.0 years	12.7 years	6.8 years
Vacancy	0,7%	0.7%	6.2% ⁽²⁾	0.4%	2.3%

(1) Granaita is the integration of the former Kinopolis Retail Park, Kinopolis Leisure Centre and Alameda City Store into one asset

(2) Los Arcos vacancy: 54% of the vacant area correspond to storages. Excluding storage area from calculation, vacancy decreases to 2.9%

TOP 10 ASSETS

VALLSUR



PUERTA EUROPA

PARQUE OESTE ⁽¹⁾

PARQUE PRINCIPADO



MARIS. DEL POLVORÍN



GAV	€80.8m	€74.4m	€52.3m	€38.1m	€28.6m
Province	Valladolid	Cádiz	Madrid	Oviedo	Huelva
Catchment Area (Inhabitants)	477,746	311,110	5,856,325	866,511	318,213
Gross Lettable Area	35,212m ²	29,783m ²	13,604m ²	16,090m ²	18,220m ²
Monthly Rental	€15/m ²	€16/m ²	€17/m ²	€10/m ²	€9/m ²
Sector	Shopping Centre	Shopping Centre	Retail Park	Retail Park	Retail Park
Major Tenants	Carrefour, Yelmo Cines, H&M	Primark, Yelmo Cines, Mercadona	Media Markt, Kiwoko, ALDI	Bricomart, Conforama, Jysk	Media Markt, Mercadona, Low Fit
WALE	14.7 years	9.8 years	21.6 years	10 years	13.3 years
Vacancy	4.7%	0.1%	Fully let	Fully let	Fully let

(1) Parque Oeste comprises two adjacent properties that were acquired in two separate companies, but has been treated as a single combined property for reporting purposes



The **2030 Agenda for Sustainable Development**, adopted by all **United Nations Member States** in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the **17 Sustainable Development Goals**.

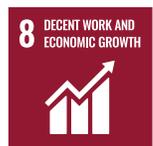
Castellana Properties has identified **8 SDGs as priorities** and contribute to achieve them through **the actions included in ESG Strategic Plan FY22-FY25:**

ACTION PLAN FY22-FY25



AFFORDABLE AND CLEAN ENERGY

Increasing the contracting of 100% renewable energy (GdO) to **100% de the portfolio**, implementing an **energy management system according to ISO 50001** for 100% our shopping centers and progressively **installing renewable energy** in our shopping centers.



DECENT WORK AND ECONOMIC GROWTH

Castellana protects labour rights by considering the interests of our employees, conducting regular satisfaction surveys, maintaining **Great Place to Work (GPTW) Certification**, implementing a **safety, health and welfare management system according to ISO 45001 and ESG DD Suppliers**.



INDUSTRY, INNOVATION AND INFRAESTRUCTURE

Castellana contributes to the development of reliable, sustainable, resilient and quality infrastructure through our ambitious energy management strategy, obtaining **BREEAM Certifications** in our shopping centres and progressively obtaining **UNE 170001 universal accessibility Certification** in our shopping centers.



SUSTAINABLE CITIES AND COMMUNITIES

Development of this objective implementing an **energy management system according to ISO 50001** for 100% our shopping centers and progressively **installing** more than 300 electric charging points throughout the portfolio.



RESPONSIBLE CONSUMPTION AND PRODUCTION

Developing a **circular economy strategy** and launching Information Campaigns on circular economy to our visitors in our shopping centers.



CLIMATE ACTION

Carbon Footprint Calculation for 100% of the assets to report to the MITECO registry.



PEACE, JUSTICE AND STRONG INSTITUTIONS

Giving free spaces for humanitarian aid collection



PARTNERSHIPS FOR THE GOALS

Create long-term partnerships with the most relevant actors at the local level who are pursuing the Sustainable Development Goals (SDGs)



PURPOSE OF THIS PRESENTATION AND LIABILITY

This document has been prepared by Castellana Properties SOCIMI, S.A. ("Castellana Properties") exclusively for use during the presentation of financial results of the 6-month period ended 30 September 2022. As a consequence thereof, this document may not be disclosed or published, nor used by any other person or entity, for any other reason, without the express and prior written consent of Castellana Properties. Castellana Properties does not assume liability for this document if it is used for any purpose other than the above.

Except for the financial information included in this document (which has been extracted from the Condensed Consolidated Interim Financial Statements for the 6-month period ended 30 September 2022, as reviewed by PricewaterhouseCoopers Auditores, S.L.), the information and any opinions or statements made in this document have not been verified by independent third parties; therefore, no express or implied warranty is made as to the impartiality, accuracy, completeness or correctness of the information or the opinions or statements expressed herein.

Neither Castellana Properties nor its subsidiaries assume liability of any kind, whether for negligence or any other reason, for any damage or loss arising from any use of this document or its contents. Neither this document nor any part of it constitutes a contract, nor may it be used for incorporation into or construction of any contract or agreement.

Information in this document about the price at which securities issued by Castellana Properties have been bought or sold in the past or about the yield on securities issued by Castellana Properties cannot be relied upon as a guide to future performance.

IT DOES NOT CONSTITUTE AN OFFER OR INVITATION TO PURCHASE OR SUBSCRIBE SHARES

This document does not constitute an offer or invitation to purchase or subscribe shares, in accordance with the provisions of the restated text of the Securities Market Law approved by Royal Legislative Decree 4/2015, of 23 October, Royal Decree-Law 5/2005, of 11 March, and/or Royal Decree 1310/2005, of 4 November, and their implementing regulations.

In addition, this document does not constitute an offer of purchase, sale or exchange, nor a request for an offer of purchase, sale or exchange of securities, nor a request for any vote or approval in any other jurisdiction.

ACCOUNTING STANDARDS APPLIED

This document and the information presented herein was prepared by Castellana Properties solely with respect to the consolidated financial results of Castellana Properties and was prepared and is presented in accordance with the International Financial Reporting Standards ("IFRS").

FORWARD-LOOKING INFORMATION

This communication contains forward-looking information and statements about Castellana Properties, including financial projections and estimates and their underlying assumptions, statements regarding plans, objectives and expectations with respect to future operations, capital expenditures, synergies, products and services, and statements regarding future performance. Forward-looking statements are statements that are not historical facts.

Although Castellana Properties believes that the expectations reflected in such forward-looking statements are reasonable, investors and holders of Castellana Properties' shares are cautioned that forward-looking information and statements are subject to various risks and uncertainties, many of which are difficult to predict and are generally beyond the control of Castellana Properties, that could cause actual results and developments to differ materially from those expressed in, or implied or projected by, the forward-looking information and statements. These risks and uncertainties include those discussed or identified in the registration documents (DiiM and DAR) sent by Castellana Properties to the BME Growth, which are accessible to the public.

Forward-looking statements are not guarantees of future performance. They have not been reviewed by the auditors of Castellana Properties. You are cautioned not to place undue reliance on the forward-looking statements. All subsequent oral or written forward-looking statements attributable to Castellana Properties or any of its members, directors, officers, employees or any persons acting on its behalf are expressly qualified in their entirety by the cautionary statement above. All forward-looking statements included herein are based on information available to Castellana Properties on the date hereof.

Except as required by applicable law, Castellana Properties does not undertake any obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.



Rubén Darío, 3
28010 Madrid

(+34) 91 426 86 86
www.castellanaproperties.es