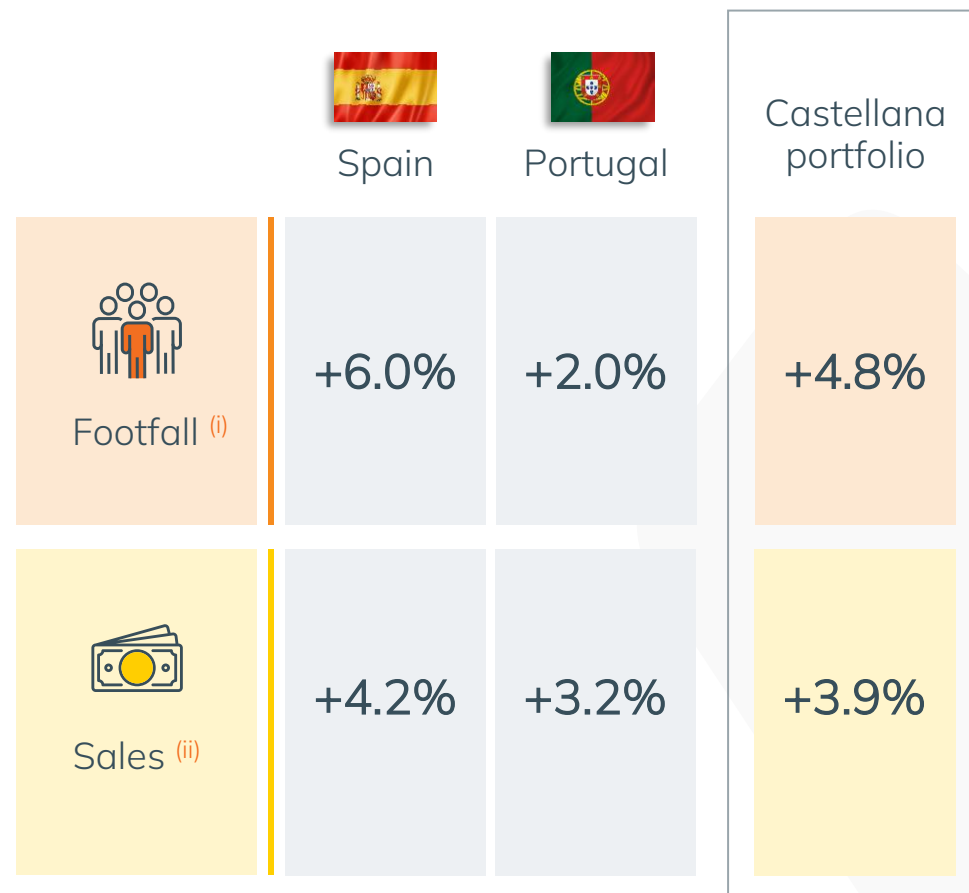


H1 FY2027 PRE-CLOSE PRESENTATION 29 SEPTEMBER 2026



Footfall and sales

Strong portfolio performance underpinned by sustained footfall and sales growth



- Excellent start to the fiscal year for the Spanish portfolio, achieving significant footfall growth, **led by Bonaire with a remarkable +19.5%**, confirming its full recovery and renewed momentum.

- Footfall across the Portuguese portfolio exceeded 15 million visits during the period from April to August 2026, representing the strongest performance ever recorded for this five-month period and reinforcing the quality and attractiveness of our assets.

- Portfolio sales increased by 3.9%, underlining the continued strength of Castellana's retail platform. Bonaire was the standout performer in Spain, achieving sales growth of 7.5%, while Forum Madeira and Alegro Sintra led the Portuguese portfolio with gains approaching 5%. The strong performance reflects robust consumer demand, attractive tenant mixes, and the ongoing success of our asset management initiatives.

- Growth was recorded across all key retail segments, led by Leisure & Entertainment (+9.4%), Fashion (+4.9%), Health & Beauty (+4.8%), and Food (+4.6%). This balanced performance across categories reinforces the resilience of the portfolio and demonstrates its capacity to deliver sustainable growth in diverse market conditions.

⁽ⁱ⁾ Footfall data for the period from April to August 2026

⁽ⁱⁱ⁾ Sales data for the period from April to July 2026

Operating metrics & lease activity

Sustained operating performance driven by healthy leasing demand



Spain ⁽ⁱ⁾

Leases signed 	69 leases	
	43 Renewals	26 New contracts
GLA signed 	28,200 m ²	
	21,744m ² Renewals	6,456 m ² New contracts
New rent signed 	€7.1 million	
	€5.2 million Renewals	€1.9 million New contracts
Av. rental increase 	7.49%	
	6.72% Renewals ⁽ⁱⁱ⁾	10.70% New contracts



Portugal ⁽ⁱ⁾

	35 leases	
	16 Renewals	19 New contracts
	13,391 m ²	
	9,608 m ² Renewals	3,783 m ² New contracts
	€3.4 million	
	€1.9 million Renewals	€1.5 million New contracts
	5.15%	
	3.31% Renewals ⁽ⁱⁱ⁾	8.88% New contracts

Castellana Portfolio

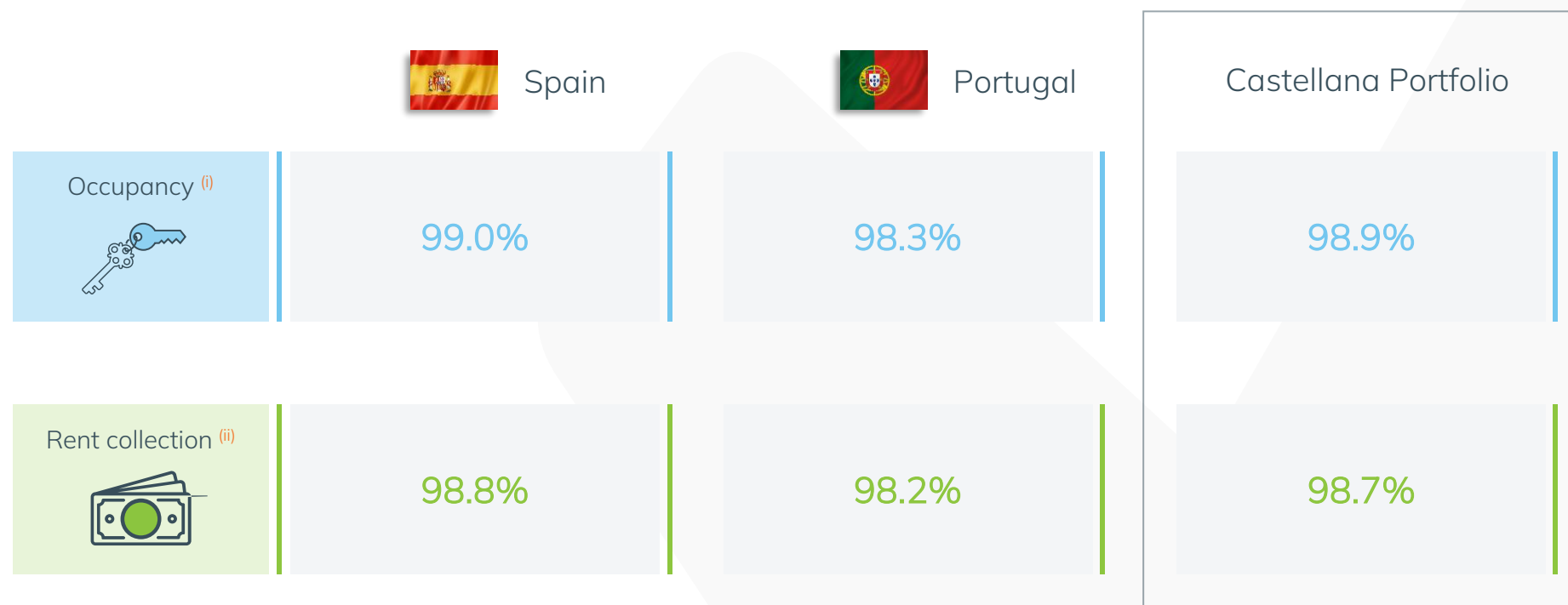
	104 leases	
	59 Renewals	45 New contracts
	41,591 m ²	
	31,352 m ² Renewals	10,239 m ² New contracts
	€10.5 million	
	€7.1 million Renewals	€3.4 million New contracts
	6.79%	
	5.83% Renewals ⁽ⁱⁱⁱ⁾	9.94% New contracts

⁽ⁱ⁾ Year-to-date period ending August.

⁽ⁱⁱ⁾ Excludes CPI increases which are applied on indexation date.

Operating metrics & leasing activity

Portfolio occupancy and rent collection remained at industry-leading levels, underscoring the effectiveness of our asset management strategy



(i) Occupancy at 31/08/2025. Excluding areas under development in Bahia Sur, Berceo, Los Arcos Extension Project, Vallsur Repositioning Project, RioSul, and LoureShopping and all storages.

(ii) Rent collection at 31/08/2026. Splau not included.



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