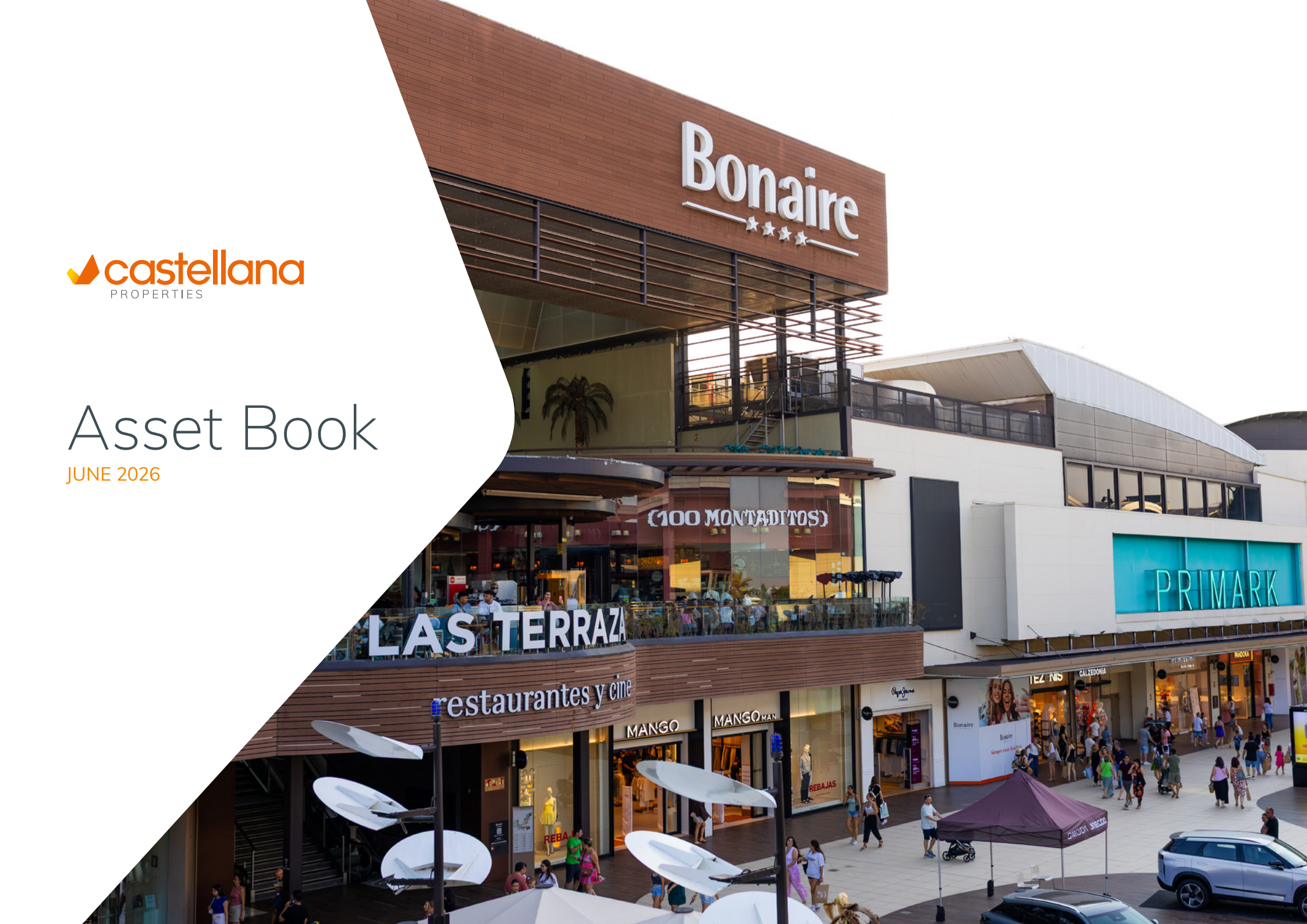


Asset Book

JUNE 2026





Taking a step forward in retail



BUILDING ROBUST AND HEALTHY GROWTH

- › We are long-term investors. Driving up returns via healthy, sustainable and robust growth.
- › Among the fastest growing Socimis in recent years, now one of the leading funds in the market.
- › We always develop long-term business plans, analyzing the strengths and weaknesses of each asset. This allows us to strategically define the best approach to maximize the value of our portfolio.



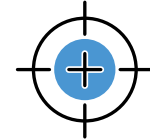
LEADING THE SECTOR TOWARD BEST PRACTICES

- › Committed to generating maximum ROI for its shareholders.
- › All our assets hold top-tier certifications in terms of environmental sustainability.
- › Our reporting has been recognized as excellent, earning certifications and accolades such as EPRA Gold, GRESB five stars, and other distinctions.



HIGH QUALITY PORTFOLIO

- › We specialize in enhancing the performance of our assets through our know-how, active management, and value-add projects.
- › Leader assets in their respective catchment areas.
- › Highly diversified portfolio in terms of property type, regions, categories and tenants, offering a low level of portfolio risk.



ESG IN AT THE CORE OF EVERYTHING

- › Environmental sustainability is integrated into all operations at Castellana Properties.
- › At Castellana Properties, we act as a social driver in the communities where we operate.
- › Transparency is the cornerstone of our operations and our ESG reporting efforts.



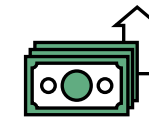
RETAIL SPECIALISTS IN IBERIA

- › Specialists in the Iberian retail sector, with 15 assets valued at €2.2 billion.
- › The only Iberian REIT 100% focused on retail, with an in-house team specialized in active management and a proven track record of success. Our management team brings together over 100 years of industry experience.
- › We are experts in adapting to market challenges and turning them into business opportunities.
- › Supported by its anchor shareholder which also brings a tried and tested track record in retail.



INNOVATIVE AND DATA-DRIVEN COMPANY

- › At Castellana Properties, we are paving the way for the digitalization of the retail sector in the Iberian Peninsula. Actively spearheading new trends at its shopping centres.
- › We use technology and advanced data management as a competitive advantage.
- › Data-driven decision making company.
- › We believe in innovation as a competitive advantage both in technology and in business. Digital transformation as key driver of operational efficiency.



INCOME FOCUS

- › Providing sustainable and predictable growing income.
- › Incentivized to achieve FFO growth.
- › Stable Net Operating Income (NOI) with upside potential.
- › Competitive dividend yield as a focal point.
- › Solid financial strategy that supports our operations, growth, and expansion.

Castellana Properties Assets

SHOPPING CENTRES

SPAIN

- 1 Bahía Sur
- 2 Berceo
- 3 Bonaire
- 4 El Faro
- 5 Habaneras
- 6 Islazul
- 7 Los Arcos
- 8 Puerta Europa
- 9 Splau
- 10 Vallsur

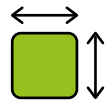
PORTUGAL

- 11 8ª Avenida
- 12 Alegro Sintra
- 13 Forum Madeira
- 14 Loureshopping
- 15 RioSul



Total Portfolio

KEY FACTS¹



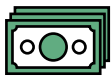
GLA

595,469 SQM



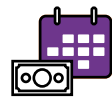
ACQUISITION PRICE²

€1,898M



GROSS ASSET VALUE³

€2,201M



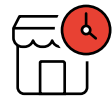
AVERAGE BASE
MONTHLY RENT

24.40€/SQM/MONTH



OCCUPANCY RATE

98.6%



WAULB (WEIGHTED AVERAGE
UNEXPIRED LEASE BREAK)

2.9 YEARS



NET OPERATING COST RATIO⁴

9.80%



NATIONAL & INTERNATIONAL
TENANT COMPONENT

96.0%



(1) Data from assets owned by Castellana Properties at May 2026.

(2) Transaction costs not included.

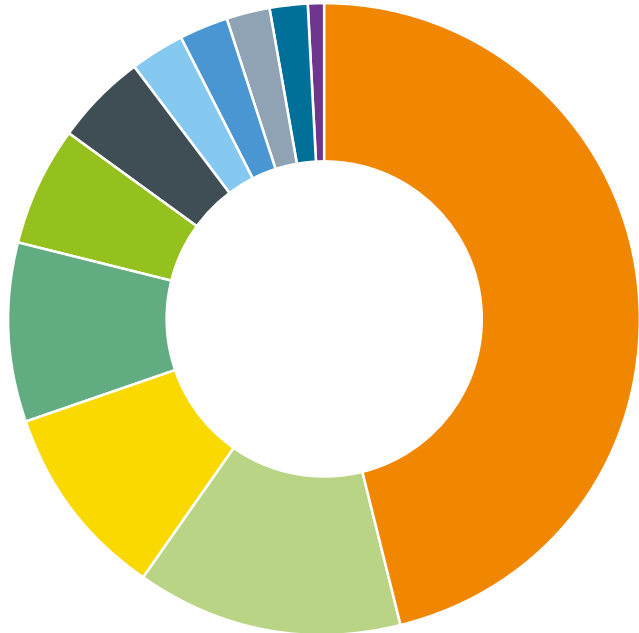
(3) Including the 50% stake in Splau and Alegro Sintra in the calculation.

(4) Data at March 2026.



Retail Tenant Exposure

COMMERCIAL MIX BY RENT*

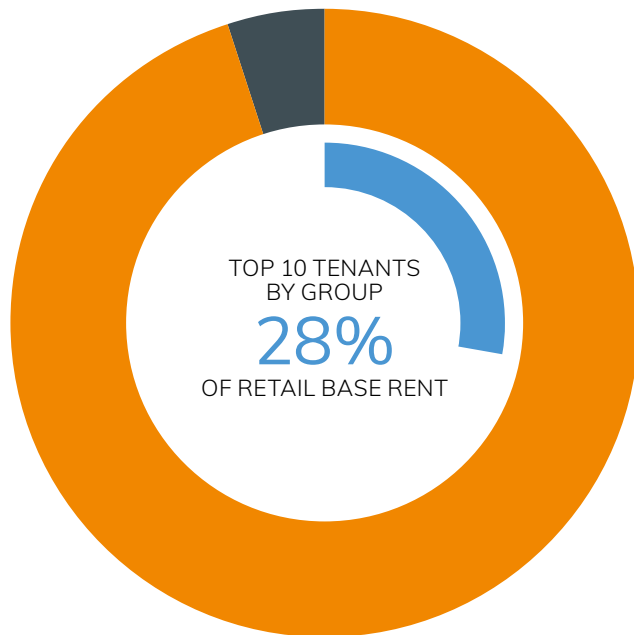


44.7%	Fashion	2.6%	Food
13.1%	Leisure & Entertainment	2.4%	Services
9.8%	Food & Beverage	2.2%	Non Retail
8.8%	Health & Beauty	1.8%	Other Retail
5.8%	Homeware	0.8%	Culture, Media & Tech
4.6%	Sports & Adventure		

(*) Data from units owned by Castellana Properties at March 2026.

Retail Tenant Exposure

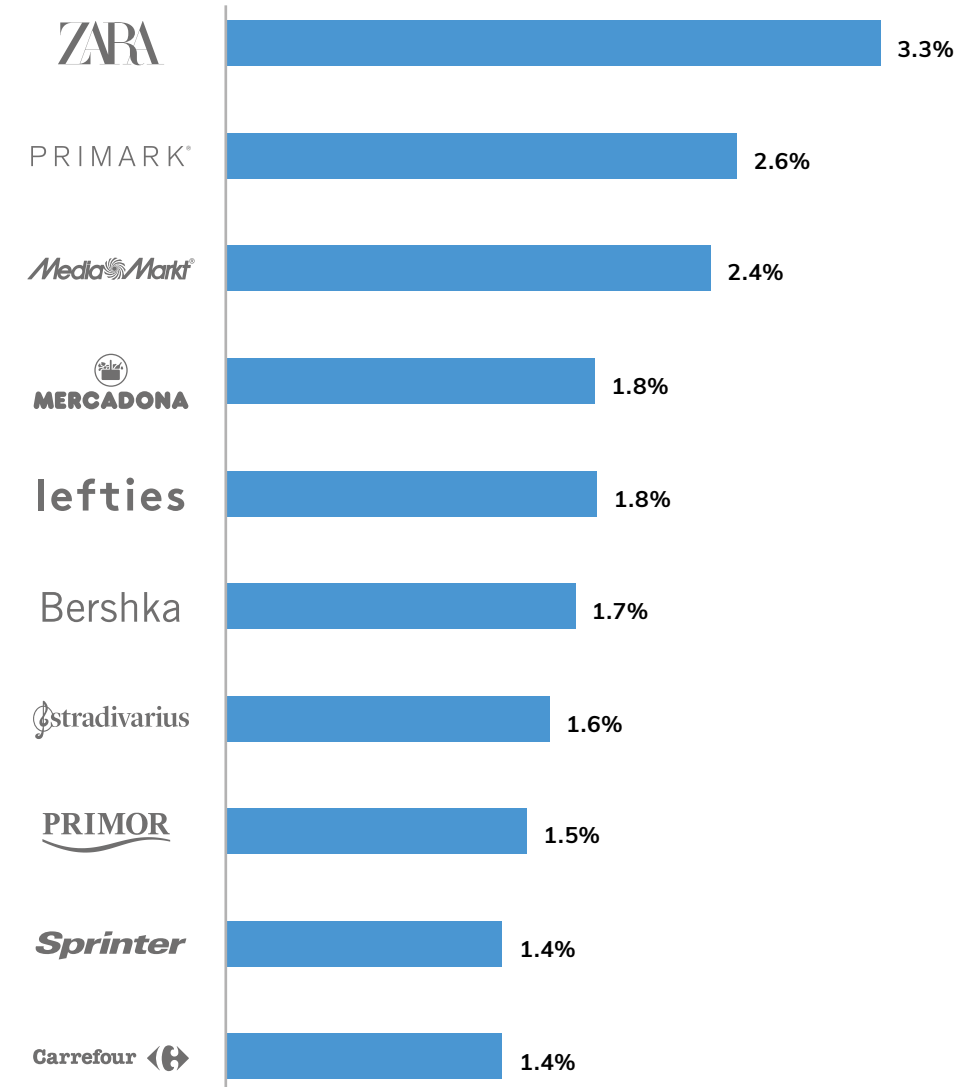
TENANT PROFILE BY CONTRACTUAL RENT



95%	Large national and international tenants
5%	Local tenants
28%	Top 10 tenants

Well diversified and low risk Retail portfolio with more than 1000 tenants, 95% of them National & International.

TOP 10 TENANTS BY RENT



Shopping Centres



1 Bahía Sur



Location	San Fernando (Cádiz)
Total GLA	56,624 sqm
Units	102
Parking spaces	2,818
Catchment area	674,250 inhab.

2 Berceo



Location	Logroño
Total GLA	49,416 sqm
Units	94
Parking spaces	2,400
Catchment area	365,000 inhab.

3 Bonaire



Location	Valencia
Total GLA	78,000 sqm
Units	151
Parking spaces	5,700
Catchment area	1,500,000 inhab.

4 El Faro



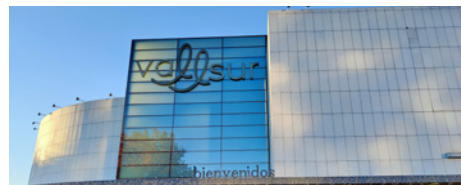
Location	Badajoz
Total GLA	59,770 sqm
Units	121
Parking spaces	2,639
Catchment area	517,491 inhab.

7 Los Arcos



Location	Sevilla
Total GLA	35,634 sqm
Units	94
Parking spaces	1,789
Catchment area	1,499,884 inhab.

10 Vallsur



Location	Valladolid
Total GLA	35,994 sqm
Units	81
Parking spaces	1,751
Catchment area	477,746 inhab.

13 Forum Madeira



Location	Funchal (Madeira)
Total GLA	21,472 sqm
Units	58
Parking spaces	800
Catchment area	250,000 inhab.

5 Habaneras



Location	Torrevieja (Alicante)
Total GLA	24,972 sqm
Units	61
Parking spaces	789
Catchment area	531,670 inhab.

8 Puerta Europa



Location	Algeciras (Cádiz)
Total GLA	29,894 sqm
Units	79
Parking spaces	2,010
Catchment area	311,110 inhab.

11 8ª Avenida



Location	São João da Madeira (Oporto)
Total GLA	28,923 sqm
Units	97
Parking spaces	1,700
Catchment area	247,398 inhab.

14 Loureshopping



Location	Loures (Lisbon)
Total GLA	44,475 sqm
Units	107
Parking spaces	2,076
Catchment area	207,000 inhab.

6 Islazul



Location	Madrid
Total GLA	90,000 sqm
Units	183
Parking spaces	4,100
Catchment area	3,880,000 inhab.

9 Splau



Location	Barcelona
Total GLA	56,000 sqm
Units	151
Parking spaces	2,800
Catchment area	1,342,047 inhab.

12 Alegro Sintra



Location	Sintra (Lisbon)
Total GLA	58,000 sqm
Units	193
Parking spaces	2,011
Catchment area	621,000 inhab.

15 RioSul



Location	Seixal (Lisbon)
Total GLA	46,006 sqm
Units	115
Parking spaces	2,237
Catchment area	460,000 inhab.

1 SHOPPING CENTRE

Bahía Sur



LOCATION

San Fernando (Cádiz)



TOTAL GLA

56,624 sqm



OWNED BY CASTELLANA PROPERTIES

63%



UNITS

102



ANNUAL FOOTFALL*

8.4M



PARKING SPACES

2,818



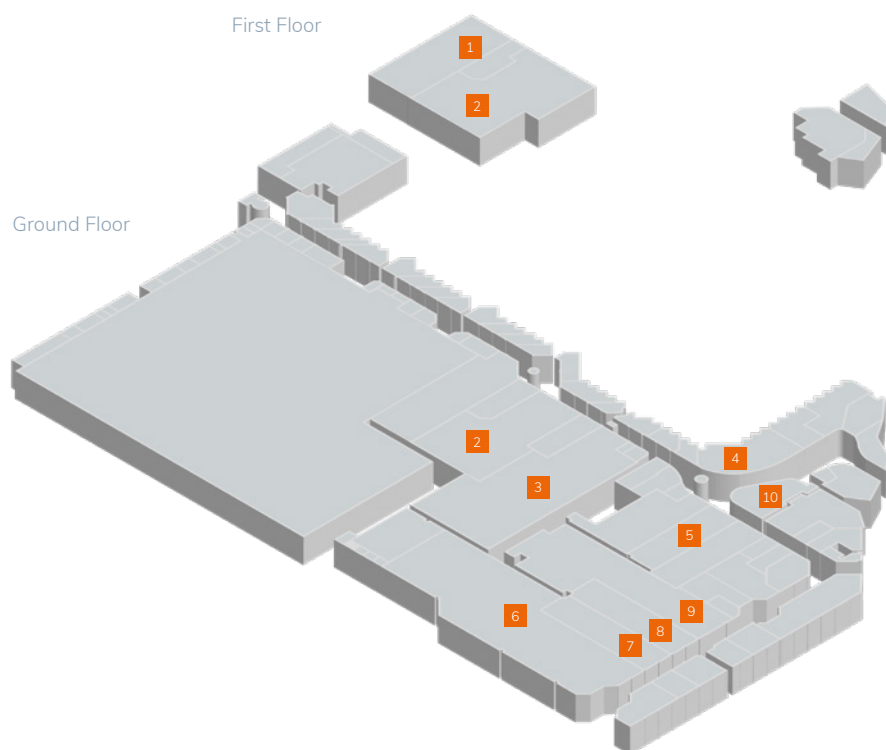
CATCHMENT AREA

674,250 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

Located in San Fernando, in a natural setting overlooking the Bay of Cádiz, Bahía Sur sits beside the national railway station, with direct access to central Cádiz and connections to Seville, Córdoba and Madrid.

Serving a catchment area of 674,250 residents, the centre brings together shopping, leisure and nature in a modern retail destination. It offers 56,624 sqm of gross leasable area, including 35,418 sqm owned by Castellana Properties, and more than 100 stores across fashion, beauty, sports, homeware and supermarkets. Key brands include Zara, Mango, JD Sports, Primark, Lefties, Kiwoko and Espaço Casa. The offer is complemented by a 3,000 sqm Yelmo Premium cinema and a varied dining area with American, Asian, Mexican, Italian and Mediterranean options.

Following a major transformation completed in January 2022, with upgrades ranging from restrooms to a full interior redesign, Bahía Sur continues to evolve through "La Tajería", a new bayside restaurant area designed for dining, walks, sunsets and events. The centre offers year-round activities, bicycle rental and binoculars to explore the surrounding Natural Park. Committed to environmental protection and sustainable development, it holds BREEAM certification for infrastructure excellence and ISO 14001 certification for waste management.

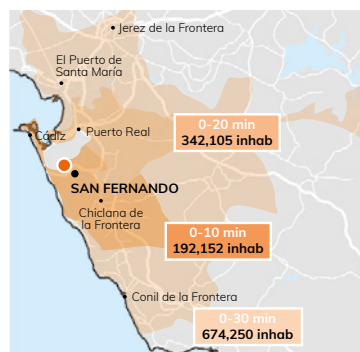


ASSET DATA*

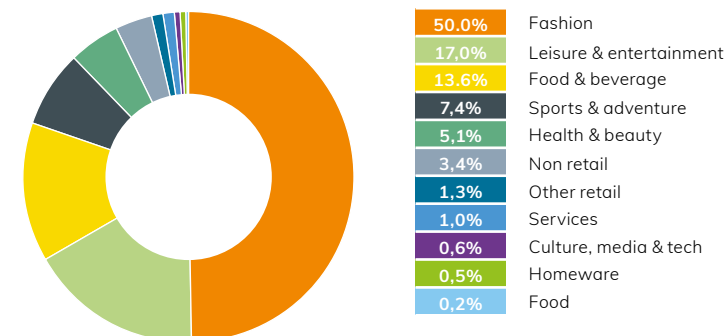
Acquisition Date	31/07/2018
Acquisition Price	€132.4M
Average Base Monthly Rent	27.71 €/sqm/month
Occupancy Rate	99.74%
WALE (Expiry)	9.03 years
National & International Tenant Component	94%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



2 SHOPPING CENTRE

Berceo



LOCATION
Logroño



TOTAL GLA
49,416 SQM



OWNED BY CASTELLANA PROPERTIES
70%



UNITS
94



ANNUAL FOOTFALL*
6.2M



PARKING SPACES
2,400



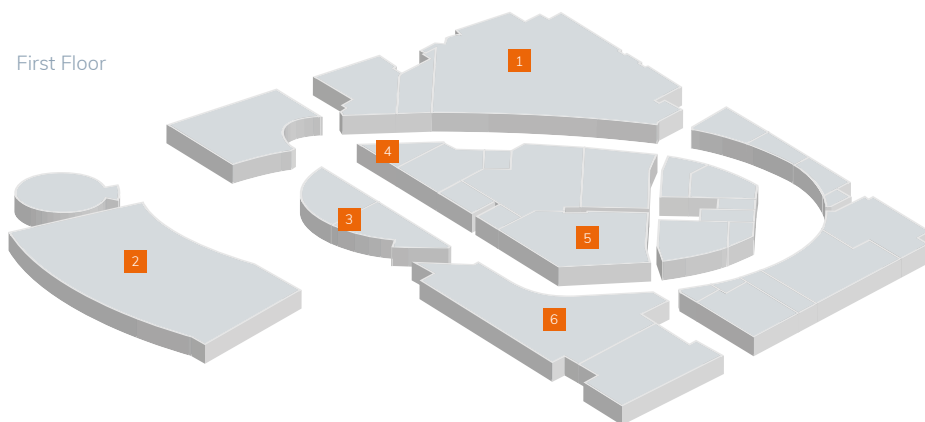
CATCHMENT AREA
365,000 inhab.

* Annual footfall 2025.

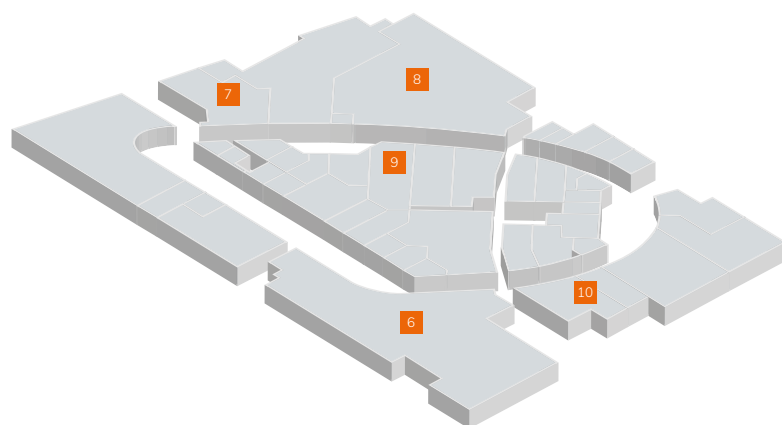


ASSET FLOOR MAP

First Floor



Ground Floor



DESCRIPTION

Berceo is the dominant retail destination in La Rioja and one of the leading fashion and leisure hub in northern Spain. Strategically located in Logroño, the centre benefits from a catchment area of approximately 365,000 inhabitants and enjoys a unique competitive position as the only major retail destination within a 100-kilometre radius, attracting visitors from both La Rioja and neighbouring provinces.

The asset comprises 49,416 sqm of gross leasable area (GLA), of which 34,416 sqm is owned by Castellana Properties, and has established a strong track record of performance since its opening in 2003. Located in a region characterised by above-average disposable income, low unemployment and a robust industrial economy, Berceo benefits from a resilient customer base and a favourable retail environment. The centre features a high-quality tenant mix anchored by leading national and international retailers, including Zara, Primark, Carrefour and MediaMarkt, reinforcing its position as the region's premier shopping destination. Through a combination of strong retail fundamentals, active asset management and continuous enhancement of its commercial offering, Berceo welcomed approximately 6.3 million visits in 2025.

As both a commercial and social hub for the region, Berceo continues to play a key role in the local economy while offering significant opportunities for future growth and value creation. The centre holds a BREEAM certification, underscoring the quality and environmental performance of its infrastructure.

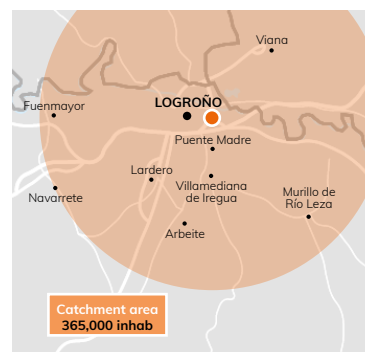


ASSET DATA*

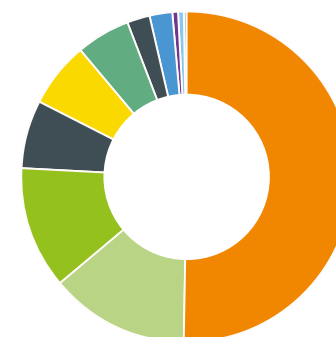
Acquisition Date	30/01/2026
Acquisition Price	€108M
Average Base Monthly Rent	21.43 €/sqm/month
Occupancy Rate	96.38%
WALE (Expiry)	8.94 years
National & International Tenant Component	98%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



50.5%	Fashion
13.6%	Leisure & entertainment
11.8%	Homeware
6.7%	Sports & adventure
6.3%	Food & beverage
5.4%	Health & beauty
2.2%	Other retail
2.2%	Services
0.7%	Culture, media & tech
0.4%	Food
0.2%	Non retail

3 SHOPPING CENTRE

Bonaire



LOCATION

Aldaia (Valencia)



TOTAL GLA

78,000 sqm



OWNED BY CASTELLANA PROPERTIES

73%



UNITS

119



ANNUAL FOOTFALL*

11.5M



PARKING SPACES

5,700



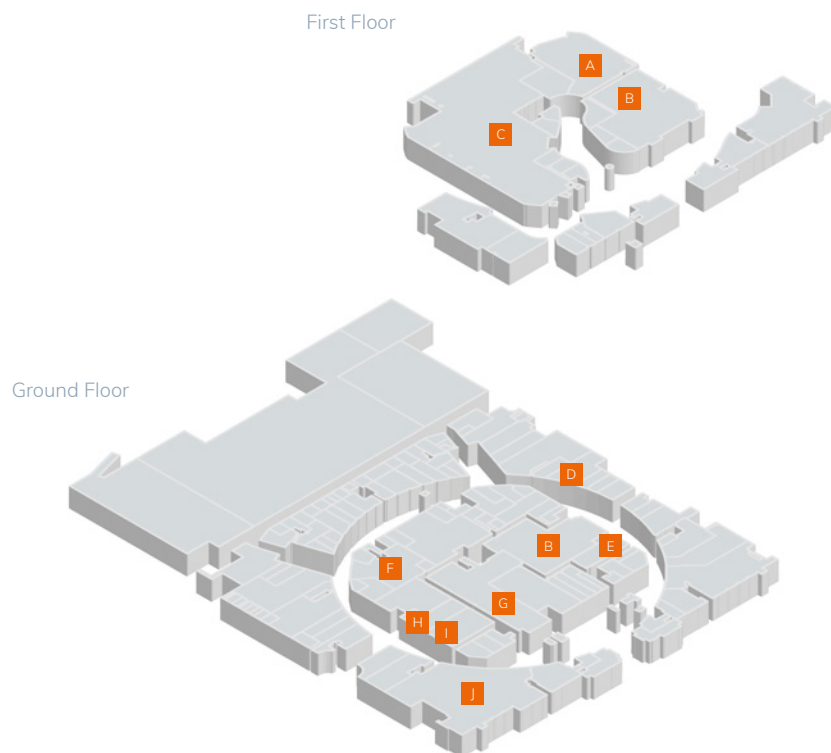
CATCHMENT AREA

1,500,000 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

Bonaire Shopping Centre is strategically located to the west of Valencia, Spain's third-largest city and a destination that welcomes around 10 million visitors annually. Recognised as one of the country's top ten shopping centres, Bonaire offers a well-balanced mix of fashion and leisure, making it a preferred destination for both local residents and tourists.

As the leading retail destination in western Valencia, Bonaire serves a catchment area of approximately 1.5 million inhabitants. The shopping centre comprises 78,000 sqm of gross lettable area (GLA), of which around 57,000 sqm is owned by Castellana Properties, and forms part of a wider 135,000 sqm retail and leisure complex.

Home to 151 brands and supported by 5,700 parking spaces, Bonaire features a diverse tenant mix that combines leading national and international retailers. Key anchors include Zara, Stradivarius, Pull&Bear, Fnac and the only Primark located within a shopping centre in Valencia, alongside renowned international brands such as Hollister and Victoria's Secret.

The centre also boasts Las Terrazas, its dedicated dining and leisure destination, offering 26 restaurants and cafés in an open-air setting. Complementing the retail experience are a 12-screen Cinesa LUXE cinema and a Strike bowling alley, reinforcing Bonaire's position as a premier family and leisure destination for the Valencia region.



ASSET DATA*

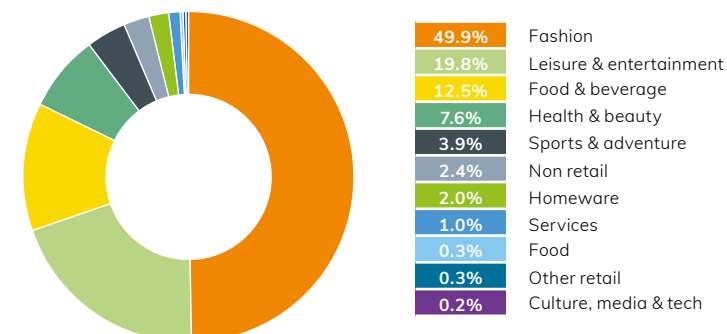
Acquisition Date	13/03/2025
Acquisition Price	€305.0M
Average Base Monthly Rent	33.91 €/sqm/month
Occupancy Rate	98.45%
WALE (Expiry)	6.54 years
National & International Tenant Component	98%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



4 SHOPPING CENTRE

El Faro



LOCATION
Badajoz



TOTAL GLA
59,770 sqm



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
121



ANNUAL FOOTFALL*
10.1M



PARKING SPACES
2,639

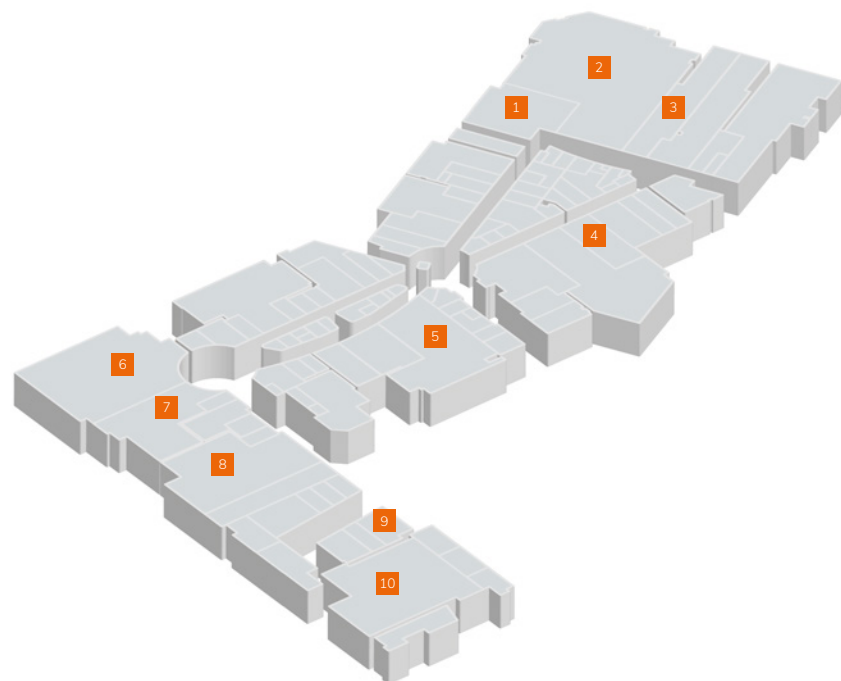


CATCHMENT AREA
517,491 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

El Faro is the largest shopping, leisure and dining centre in Extremadura. Located in Badajoz, less than 1 km from Portugal and directly accessible from the A5 highway, it spans 66,422 sqm and offers 2,639 free parking spaces. With more than 120 stores and a catchment area of over 517,000 residents, it is the commercial hub of Extremadura and Portuguese Alentejo, attracting customers from further than 1 hour away by car, the highest rate in the portfolio.

Among its 121 stores, key brands include Primark, the only one in the region, the Inditex Group, Álvaro Moreno, Pepco and JD Sports. The centre is also known for leisure and dining, especially “El Patio”, a new area opened in 2022 after an investment of 5 million euros. Visitors can enjoy a Yelmo Premium cinema and international restaurants such as Burger King, Foster’s Hollywood and Gino’s.

Recently, El Faro transformed 18,000 square meters of GLA with a €22M investment, after Castellana Properties acquired the former Hipercor space. It has welcomed Lefties, Mango, the biggest Álvaro Moreno in Spain and a Fitness Park gym. El Faro is committed to its community through local collaborations and holds the Universal Accessibility Certification (UNE 170001-2:2007), endorsed by SGS.

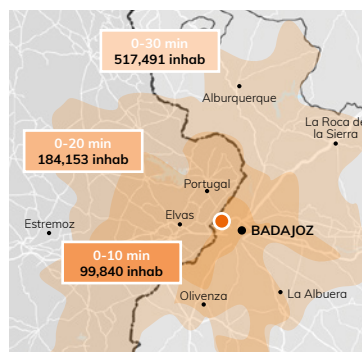


ASSET DATA*

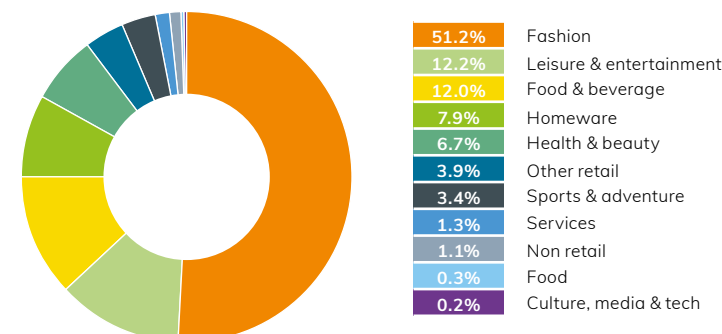
Acquisition Date	31/07/2018
Acquisition Price	€159.8M
Average Base Monthly Rent	22.10 €/sqm/month
Occupancy Rate	98.32%
WALE (Expiry)	10.10 years
National & International Tenant Component	96%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Habaneras



LOCATION

Torrevieja (Alicante)



TOTAL GLA

24,972 SQM



OWNED BY CASTELLANA PROPERTIES

100%



UNITS

61



ANNUAL FOOTFALL*

4.9M



PARKING SPACES

789



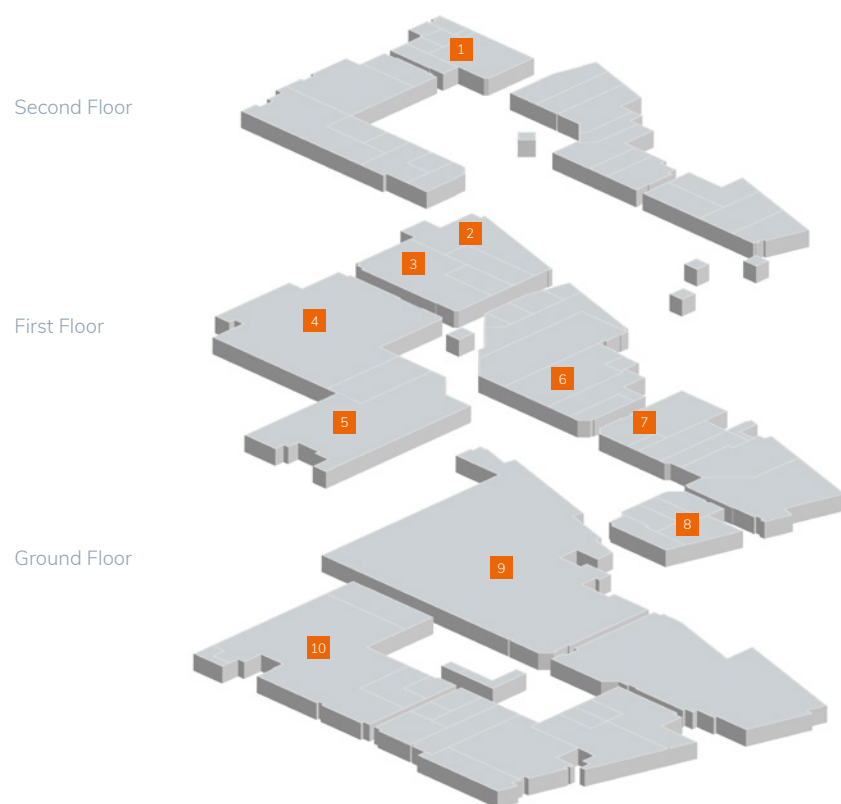
CATCHMENT AREA

531,670 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

Habaneras shopping centre is located in the municipality of Torrevieja, in the province of Alicante, strategically positioned between the provincial capital and the region of Murcia. With a catchment area of 531,000 residents, plus an additional floating population of 178,440, Habaneras serves a significant and diverse customer base.

Opened in 2005, Habaneras is a modern shopping centre with a gross leasable area of 24,972 sqm. It comprises 61 retail units across three levels and features open-air Mediterranean-style architecture, allowing visitors to enjoy the region's pleasant climate as they shop. It is also part of a broader retail hub that includes major stores such as Carrefour, Lidl, Mercadona, a bowling alley, and eight IMF cinema screens.

Habaneras offers a total of 789 free parking spaces, approximately 698 across an underground level and 91 surface-level spaces with direct street access. The centre hosts a strong mix of fashion retailers, including leading brands from the Inditex Group. Key anchor tenants include Dealz, Forum Sport, or Tienda Animal among others.

Demonstrating a strong commitment to sustainability, Habaneras actively promotes energy efficiency, responsible consumption, and sustainable development across its operations. The centre holds a BREEAM certification, underscoring the quality and environmental performance of its infrastructure.

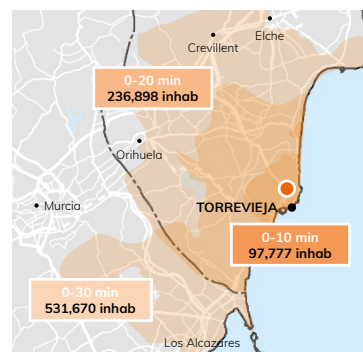


ASSET DATA*

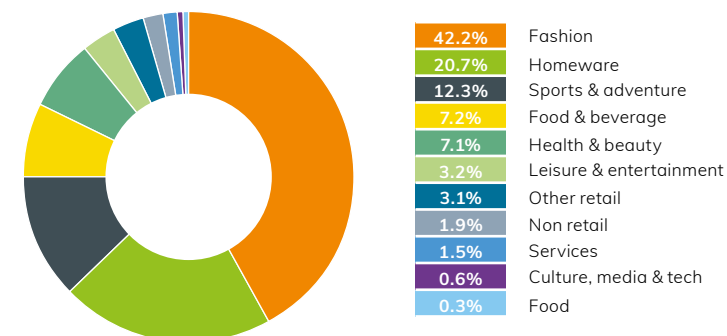
Acquisition Date	09/05/2018
Acquisition Price	€80.6M
Average Base Monthly Rent	21.32 €/sqm/month
Occupancy Rate	98.98%
WALE (Expiry)	8.00 years
National & International Tenant Component	94%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Islazul



LOCATION
Madrid



TOTAL GLA
90,000 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
183



ANNUAL FOOTFALL*
11.2M



PARKING SPACES
4,100



CATCHMENT AREA
3,880,000 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP

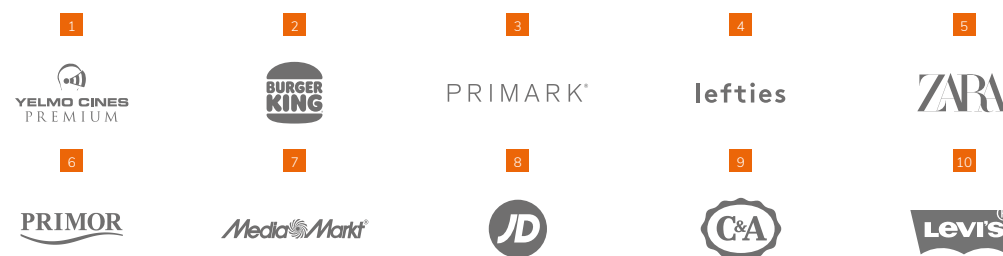


DESCRIPTION

Islazul is one of Madrid's leading retail and leisure destinations and one of the most prominent urban shopping centres in Spain. Located in the Carabanchel district, the centre benefits from a strategic position alongside the M-40 ring road and serves a catchment area of more than 1.9 million inhabitants within a 15-minute drive.

Comprising approximately 90,000 sqm of gross leasable area (GLA), Islazul attracts around 12 million visits annually, supported by excellent accessibility, more than 4,100 parking spaces and strong public transport connectivity. Notably, over 40% of visitors reach the centre on foot or by public transport, reflecting its strong integration within the urban fabric of Madrid. Since opening in 2008 and following a significant refurbishment in 2019, Islazul has consolidated a market-leading retail and leisure offer with more than 180 brands. Its tenant mix includes key operators such as Zara, Primark, Lefties, MediaMarkt, JD and Lidl, complemented by a comprehensive food and beverage and entertainment offering featuring more than 40 operators, including Yelmo Cines, Ilusiona, McDonald's, Burger King, Tony Roma's and Foster's Hollywood.

Islazul is also recognised as a global benchmark in sustainability. It was the first shopping centre in the world to achieve the BREEAM Outstanding certification and holds the highest BREEAM score ever awarded worldwide. Supported by an ambitious ESG strategy, renewable energy initiatives, advanced energy-efficiency measures and sustainable mobility programmes, the centre continues to lead the sector in environmental performance and responsible growth.



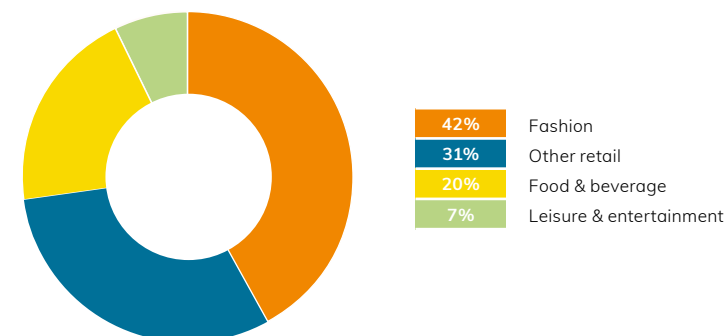
ASSET DATA*

Acquisition Date	23/04/2026
Acquisition Price	€340M
Average Base Monthly Rent	20.53 €/sqm/month
Occupancy Rate	96.20%
WALE (Expiry)	6.55 years

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2026.

Los Arcos



LOCATION
Sevilla



TOTAL GLA
35,634 SQM



OWNED BY CASTELLANA PROPERTIES
95%



UNITS
94



ANNUAL FOOTFALL*
6.3M



PARKING SPACES
1,789

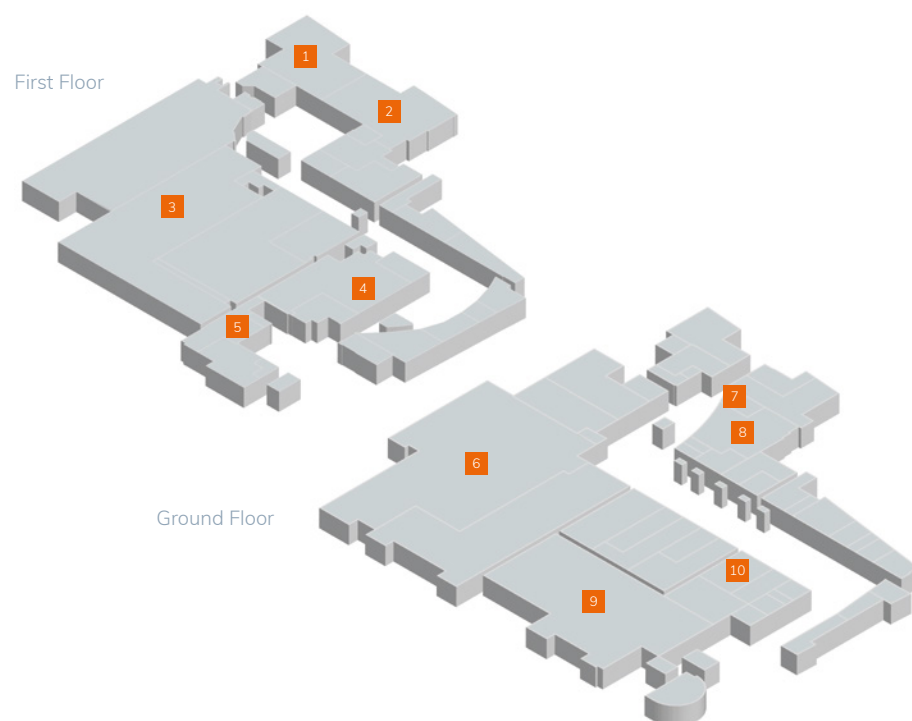


CATCHMENT AREA
1,499,884 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

Located in a key area of Seville, Los Arcos has a gross leasable area of 35,634 sqm, of which 33,854 sqm are owned by Castellana Properties. Divided into two commercial floors, it is one of the city's largest shopping centres and a leading urban retail destination, with over 90 brands including Pull&Bear, Kiabi, C&A, Unión Cine Ciudad, Lefties, Deichmann, Primor, Bershka, McDonald's and Foster's Hollywood. It also offers free underground parking with 1,800 spaces.

Opened in 1992 as part of the Universal Exposition, Los Arcos was Seville's first shopping centre. It was fully renovated in 2013, introducing spacious, bright corridors to improve the customer experience. Castellana Properties acquired the centre in 2018 and, in 2019, removed the ground-floor hypermarket to renew the commercial mix. The area was revitalised with brands such as Mercadona, Pepco, MediaMarkt and Juguettos, earning "Best Small Renovation" at the 18th Spanish Congress of Shopping Centres and Retail Parks.

The current expansion project marks a major new phase in Los Arcos' transformation. By integrating the adjacent office building, it will add 5,845 sqm of GLA dedicated to a vibrant new leisure and dining destination, further enhancing the visitor experience and reinforcing Los Arcos' position as one of Seville's leading retail and lifestyle destinations. The centre also supports local economic and social initiatives and promotes clean energy sources, including photovoltaic panels for self-consumption.

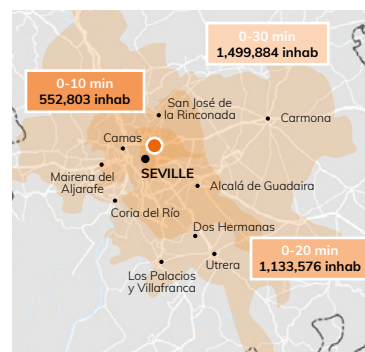


ASSET DATA*

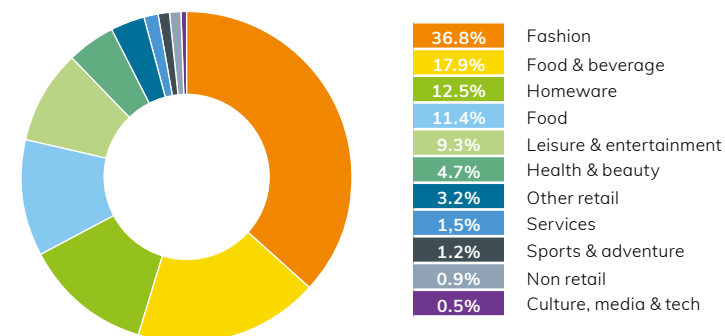
Acquisition Date	31/07/2018
Acquisition Price	€124.3M
Average Base Monthly Rent	24.30 €/sqm/month
Occupancy Rate	98.82%
WALE (Expiry)	11.26 years
National & International Tenant Component	94%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



8 SHOPPING CENTRE

Puerta Europa



LOCATION

Algeciras (Cádiz)



TOTAL GLA

29,894 SQM



OWNED BY CASTELLANA PROPERTIES

100%



UNITS

79



ANNUAL FOOTFALL*

5.2M



PARKING SPACES

2,010



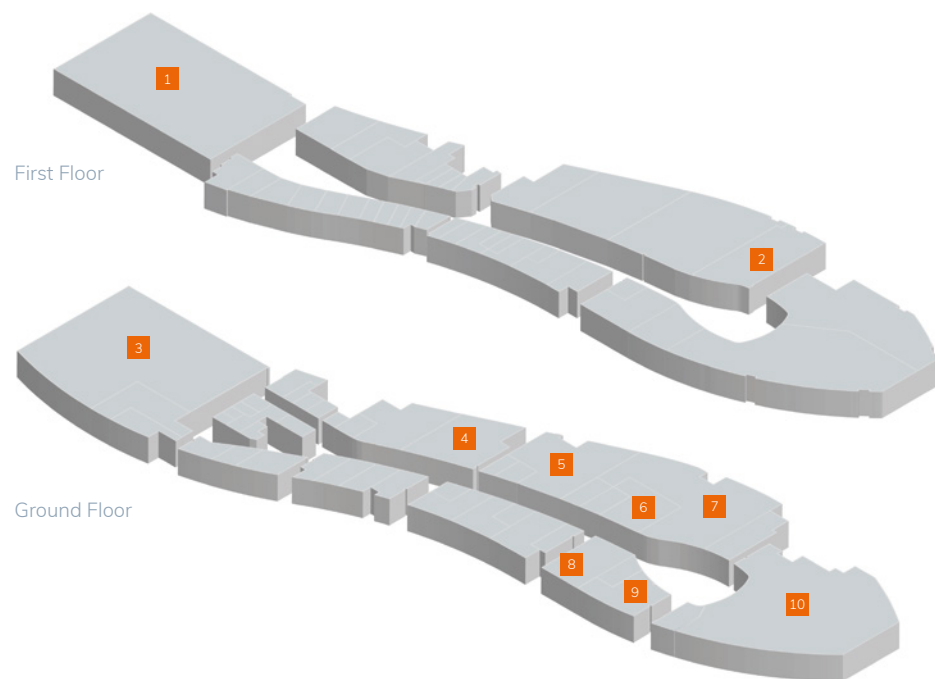
CATCHMENT AREA

311,110 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

Puerta Europa is located in Algeciras (Cádiz), adjacent to the A-7 motorway, in a strategic position just 15 minutes by car from the port and within walking distance of Algeciras city centre.

The shopping centre offers 2,010 free parking spaces and boasts a gross lettable area of 29,894 sqm, with an occupancy rate of 100%. As the leading shopping destination in the Campo de Gibraltar region, and serving a catchment area of over 311,000 residents, Puerta Europa is the preferred location for top brands to open their latest concept stores.

The centre features 79 retail units across two floors, offering a diverse mix of fashion, leisure, and dining. Fashion occupies approximately 54% of the total GLA, with flagship brands such as Primark, Zara, Álvaro Moreno, Lefties, Primor, or Sprinter. Notable anchors also include Yelmo Premium cinemas and a 3,000 sqm Mercadona. The dining offer includes popular restaurants such as McDonald's, Foster's Hollywood, and Pomodoro.

Committed to environmental responsibility, Puerta Europa holds BREEAM certification, demonstrating its ongoing efforts toward sustainability and efficient resource management.

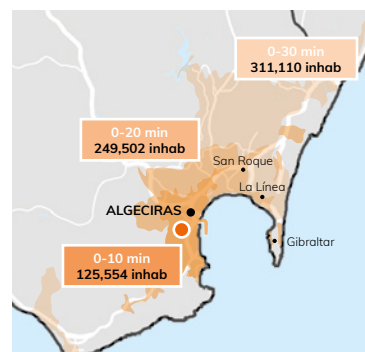


ASSET DATA*

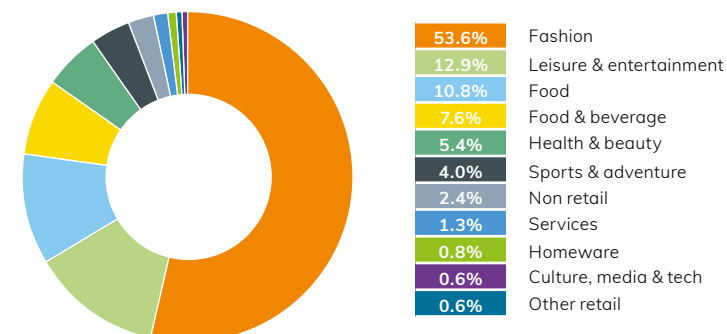
Acquisition Date	31/07/2019
Acquisition Price	€56.8M
Average Base Monthly Rent	18.63 €/sqm/month
Occupancy Rate	99.83%
WALE (Expiry)	9.00 years
National & International Tenant Component	90%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Splau



LOCATION
Barcelona



TOTAL GLA
56,000 SQM



OWNED BY CASTELLANA PROPERTIES
50%



UNITS
151



ANNUAL FOOTFALL*
9.7M



PARKING SPACES
2,800

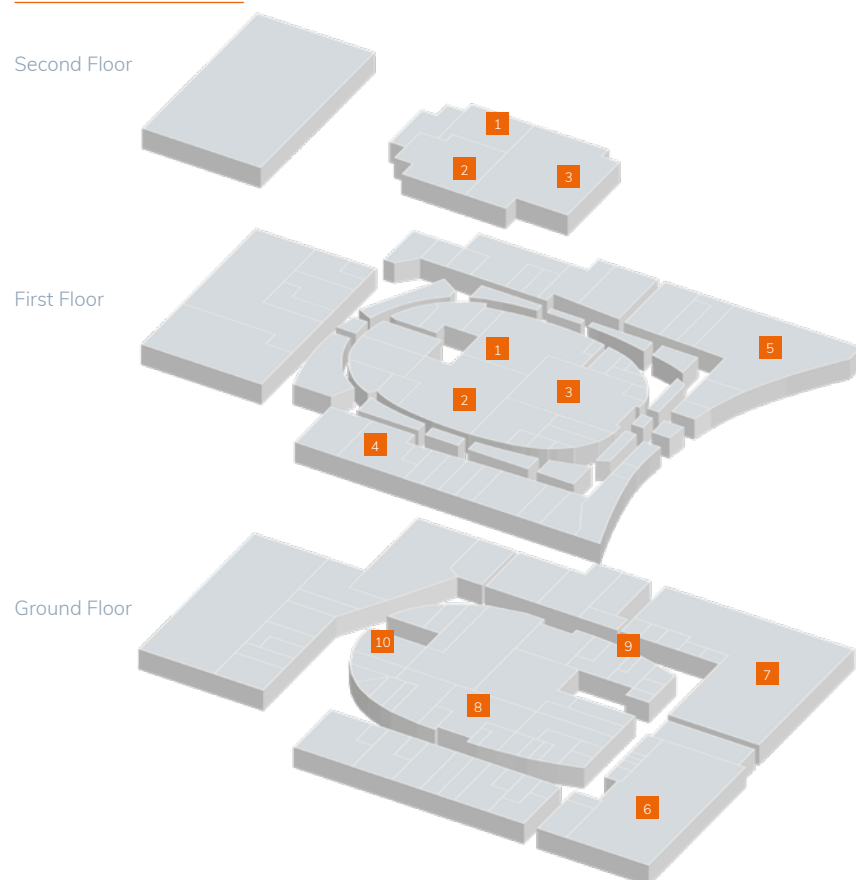


CATCHMENT AREA
1,342,047 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP

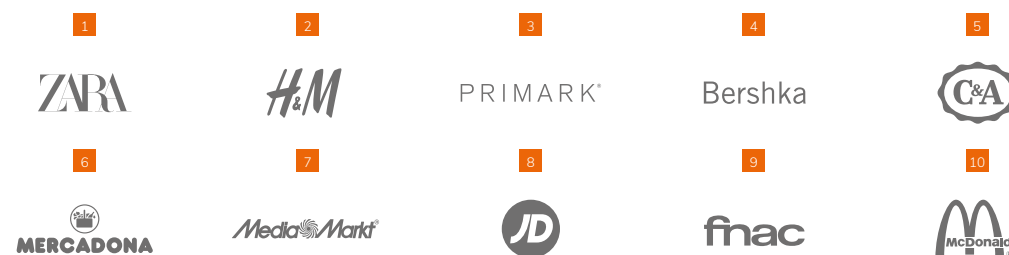


DESCRIPTION

Splau is one of the leading retail and leisure destinations in the Barcelona metropolitan area. Located in Cornellà de Llobregat, at the southern gateway to the city, it benefits from a strategic position within a catchment area of more than five million people, while also attracting demand from the millions of tourists who visit Barcelona each year. The asset comprises more than 56,000 sqm of GLA across 151 units and maintains an occupancy rate close to 99%. Since opening in 2010, Splau has delivered strong operational performance, supported by active management and refurbishments completed in 2016 and 2022. It attracts approximately 10 million visitors annually.

Splau offers leading international and national brands, including Primark, Fnac, Mercadona, MediaMarkt, JD Sports and Inditex brands such as Zara, Bershka, Stradivarius and Lefties. Its offer is complemented by more than 36 food and beverage operators and over 11,000 sqm dedicated to leisure and entertainment, including Kinopolis, Spain's largest cinema by number of screens, with 28 screens and 4DX technology, and Ilusiona.

The centre has excellent connectivity, with direct access to major roads, more than 10 metro, bus and rail connections, a nearby train station and 2,800 parking spaces. It also supports sustainability through solar energy, 100% renewable electricity, BREEAM certification, EV charging and a zero-waste-to-landfill policy. Castellana Properties acquired a 50% stake in the company owning the asset, creating a joint venture with Unibail-Rodamco-Westfield, which retains the remaining 50%.



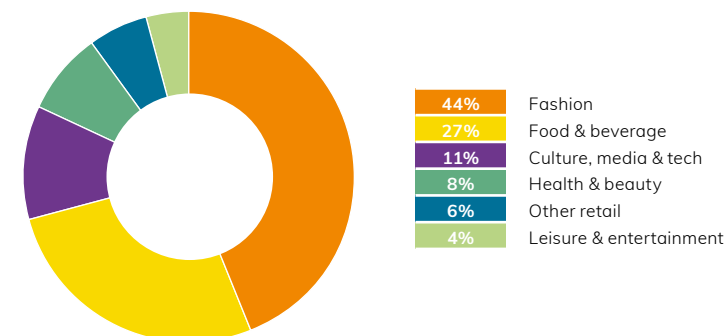
ASSET DATA*

Acquisition Date	13/05/2026
Acquisition Price	€175M
Average Base Monthly Rent	37.35 €/sqm/month
Occupancy Rate	98.90%
WALE (Expiry)	5.89 years
National & International Tenant Component	-

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2026.

Vallsur



LOCATION
Valladolid



TOTAL GLA
35,994 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
81



ANNUAL FOOTFALL*
6.0M



PARKING SPACES
1,751

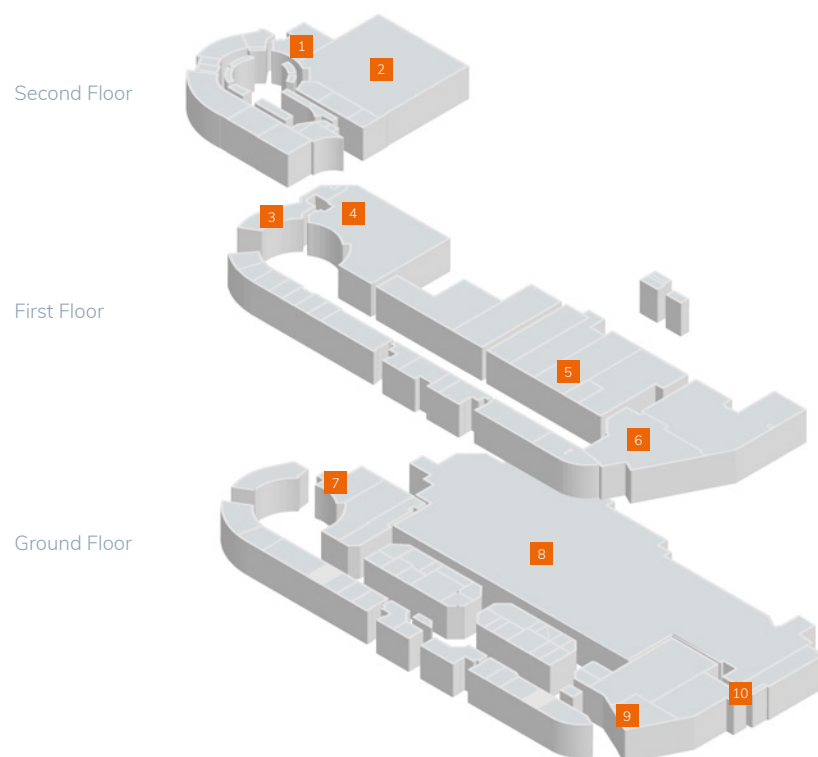


CATCHMENT AREA
477,746 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

Vallsur Shopping Centre, which opened in 1998, benefits from a prime urban location with excellent access by both public and private transport and on foot. Its strategic position has made it a year-round shopping destination for thousands of Valladolid residents. With a gross leasable area of 35,994 sqm, Vallsur hosts 81 brands offering a broad mix of food, fashion, footwear, and accessories. Notable brands include Primor, Álvaro Moreno, Normal, Fifty Factory or Carrefour. The centre also features a Yelmo Premium cinemas.

In 2023, a refurbishment project was launched on the first floor which has resulted in the opening of La Chismería, a new leisure and dining area featuring 12 establishments, and a whole area focused on Fashion. Standout additions include Vips, Juancho's, Urban Poke, Pepe Taco, Álvaro Moreno, Fifty Factory, RKS, Reyna Istanbul, SantaGloria, and Ozone Bowling, a leading brand in bowling and arcade entertainment. Also, a new never-before-seen playground was presented in 2026. This is the tallest, completely indoor, playground in Spain. 17 meters high, this playground has been designed and developed exclusively for Vallsur.

Since its opening, Vallsur has maintained a strong commitment to environmental sustainability. It operates under a certified environmental management system (BREEAM), as well as ISO 14001 and ISO 50001 standards. Among its 1,751 parking spaces, the centre offers numerous spots for electric vehicles, people with disabilities, and families, ensuring a more convenient and inclusive experience for all visitors.

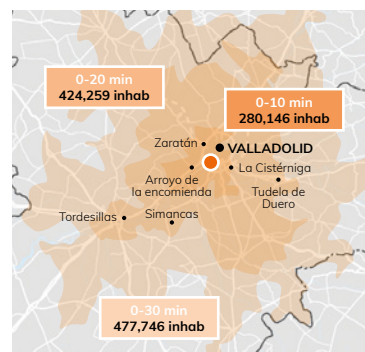


ASSET DATA*

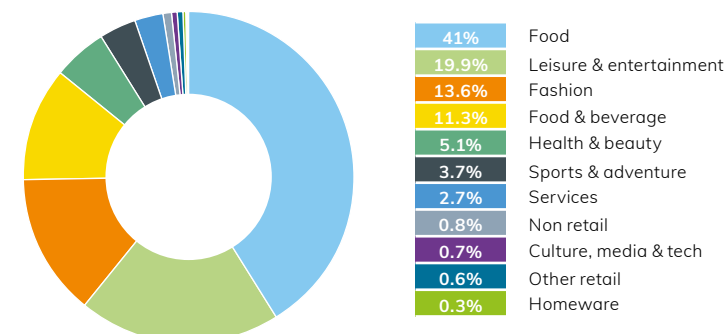
Acquisition Date	31/07/2018
Acquisition Price	€92.3M
Average Base Monthly Rent	17.17 €/sqm/month
Occupancy Rate	98.72%
WALE (Expiry)	13.51 years
National & International Tenant Component	96%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



8ª Avenida



LOCATION

**São João da Madeira
(Porto)**



TOTAL GLA

28,923 SQM



OWNED BY CAMINHO PROPÍCIO

74%



UNITS

97



ANNUAL FOOTFALL*

6.3M



PARKING SPACES

1,700



CATCHMENT AREA

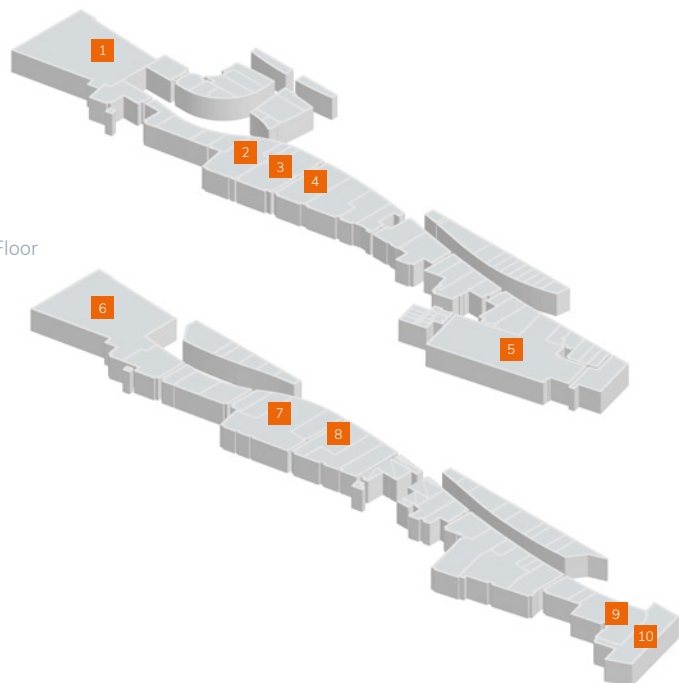
247,398 inhab.

* Annual footfall 2025.

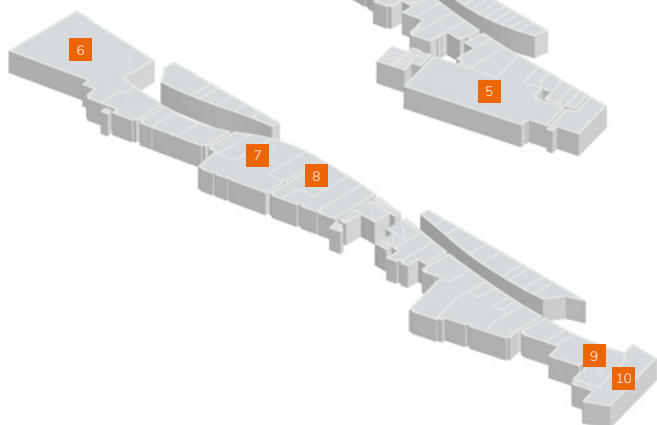


ASSET FLOOR MAP

First Floor



Ground Floor



DESCRIPTION

8ª Avenida is the leading retail destination in São João da Madeira, a dynamic industrial and commercial city located south of Porto. Since its opening in 2007, the centre has established itself as a key shopping, leisure and services hub for the surrounding region, benefiting from a loyal customer base and a strong local market position. The asset comprises 28,923 sqm of gross leasable area (GLA), of which 21,284 sqm is owned by Castellana Properties, and accommodates 97 retail, leisure and service operators. Designed to provide a convenient and accessible customer experience, the centre offers 1,700 free parking spaces and a comprehensive commercial offering tailored to the needs of its catchment area.

8ª Avenida benefits from a high-quality tenant mix anchored by some of Portugal's leading retail and service operators, including Continente, C&A and Trofa Saúde Hospital, alongside major brands from the Inditex Group. The centre also features a bright and contemporary food court, designed around natural light and a variety of seating environments that enhance visitor comfort and encourage longer dwell times. By combining a strong retail offer with leisure and essential services, 8ª Avenida has consolidated its position as a key community and commercial hub within the region.

Committed to responsible growth and long-term value creation, the centre actively supports initiatives focused on environmental sustainability, social engagement and community wellbeing.



ASSET DATA*

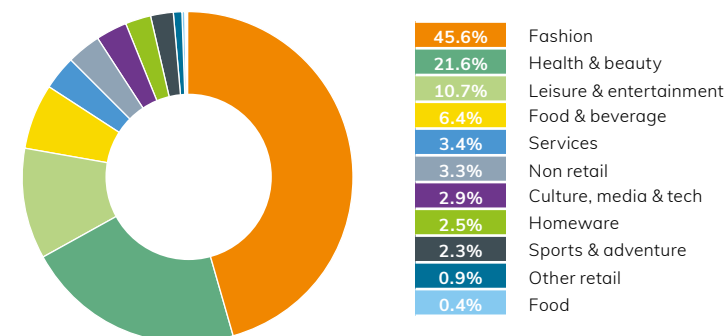
Acquisition Date	01/10/2024
Acquisition Price	€46.3M
Average Base Monthly Rent	20.05 €/sqm/month
Occupancy Rate	98.53%
WALE (Expiry)	3.97 years
National & International Tenant Component	94%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Alegro Sintra



LOCATION
Sintra (Lisbon)



TOTAL GLA
58,283 SQM



OWNED BY CAMINHO PROPÍCIO
36%



UNITS
193



ANNUAL FOOTFALL*
9.0M



PARKING SPACES
2,011

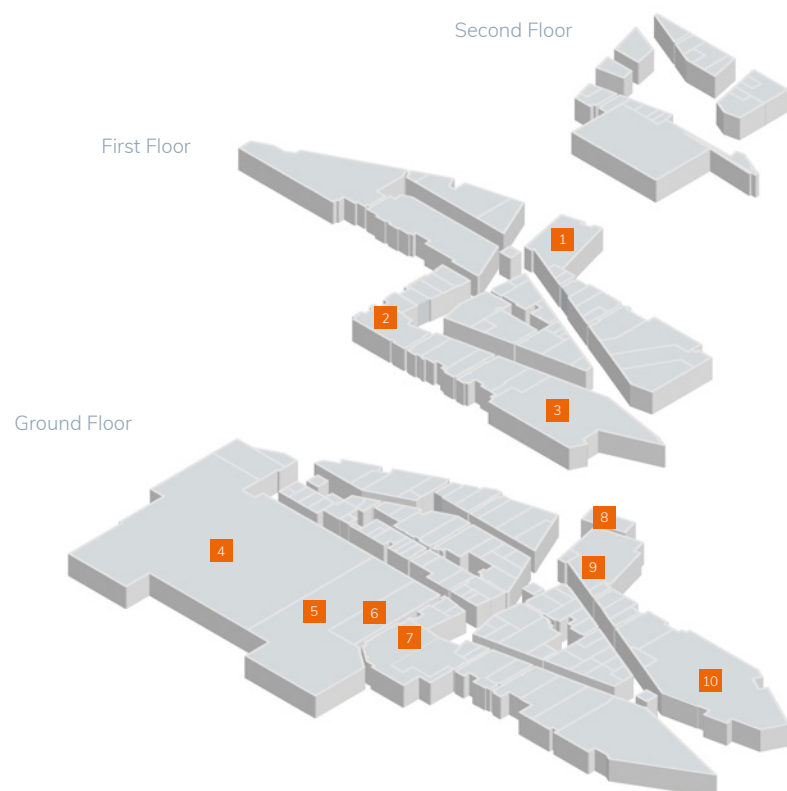


CATCHMENT AREA
621,000 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



ASSET DATA*

Acquisition Date	19/12/2025
Acquisition Price	€83.9M
Average Base Monthly Rent	26.76 €/sqm/month
Occupancy Rate	99.84%
WALE (Expiry)	4.86 years
National & International Tenant Component	95%

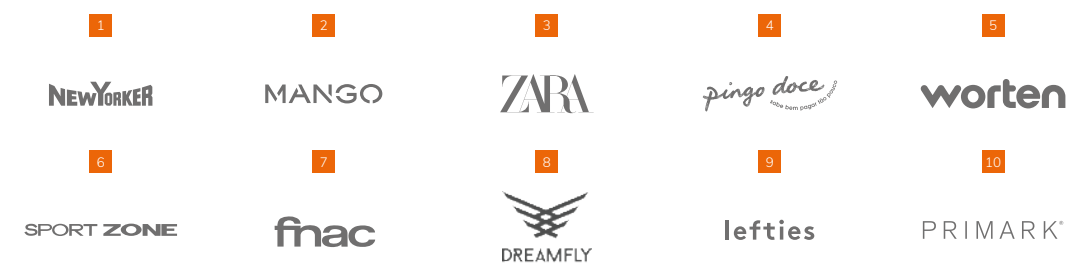
* Data from units owned by Castellana Properties at March 2026.

DESCRIPTION

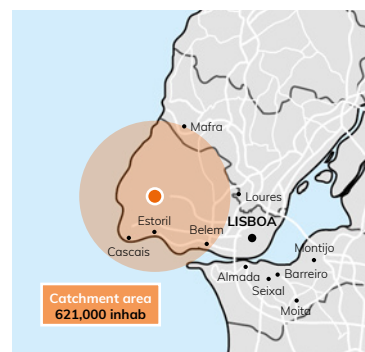
Alegro Sintra, opened in 2011, is a leading retail and leisure destination in the western Lisbon metropolitan area. With a GLA of 58,283 sqm, it is strategically located in Sintra, a UNESCO World Heritage city known for its cultural and tourist appeal. The centre benefits from excellent connectivity via the IC19, the main corridor linking Sintra and Lisbon, as well as multiple bus routes, a nearby train station and 2,011 parking spaces. This enables it to serve a broad catchment area covering Sintra, Amadora and the northern districts of Oeiras and Cascais.

Arranged across two levels, Alegro Sintra combines a strong retail offer with leisure and services, attracting a loyal customer base and acting as a key community hub. It is home to 193 stores and leading international brands such as Zara, Primark, Fnac, Lefties and Normal. Its wider offer includes a medical clinic, the DreamFly indoor skydiving experience and a vibrant food and beverage area with more than 25 restaurants.

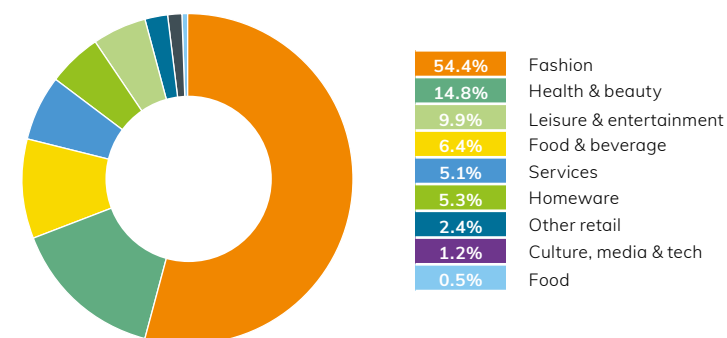
Castellana Properties acquired a 50% stake in the company owning this high-performing asset, strengthening its Iberian presence. The transaction created a joint venture with Ceetrus, which retains the remaining 50%, while Nhood Capital Markets acted as advisor.



CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Forum Madeira



LOCATION
Funchal (Madeira)



TOTAL GLA
21,472 SQM



OWNED BY CAMINHO PROPÍCIO
100%



UNITS
58



ANNUAL FOOTFALL*
5.7M



PARKING SPACES
800



CATCHMENT AREA
250,000 inhab.

* Annual footfall 2025.

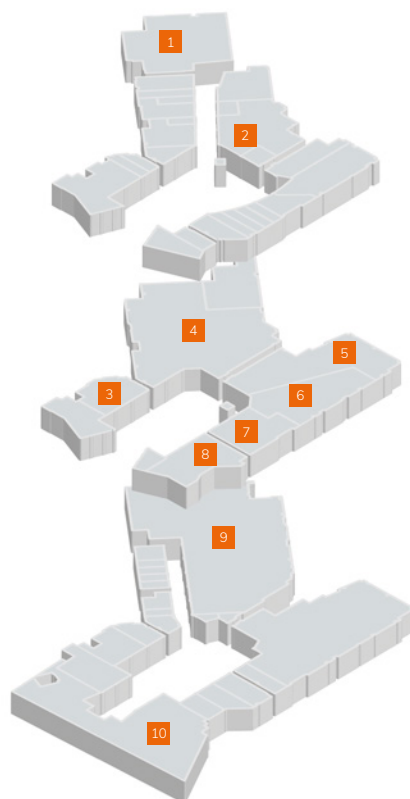


ASSET FLOOR MAP

Second Floor

First Floor

Ground Floor



DESCRIPTION

Forum Madeira is the leading retail destination on Madeira Island, strategically located in western Funchal, the island's capital and main economic and tourism hub. Serving both residents and visitors, the centre benefits from a strong local customer base and Madeira's thriving tourism market.

The asset comprises 21,472 sqm of GLA across three levels and maintains full occupancy, reflecting the strength of its commercial proposition. Anchored by Pingo Doce, one of Portugal's leading supermarket operators, Forum Madeira offers the island's most comprehensive, high-quality tenant mix, including all brands from the Inditex Group and a broad range of national and international retailers.

The centre welcomes approximately 5.7 million visits annually and serves a primary catchment area of around 250,000 residents, complemented by more than 2.3 million tourists visiting Madeira each year. This mix of resident and tourist demand creates a diversified, resilient customer base throughout the year. Forum Madeira also features a strong leisure and dining offer, including a cinema complex, the only cinema in the Island, and a food court with 10 restaurants, reinforcing its role as a key shopping, dining and entertainment destination on the island. Supported by its dominant market position, tenant mix and consistent footfall, Forum Madeira remains one of Portugal's most attractive retail assets.



ASSET DATA*

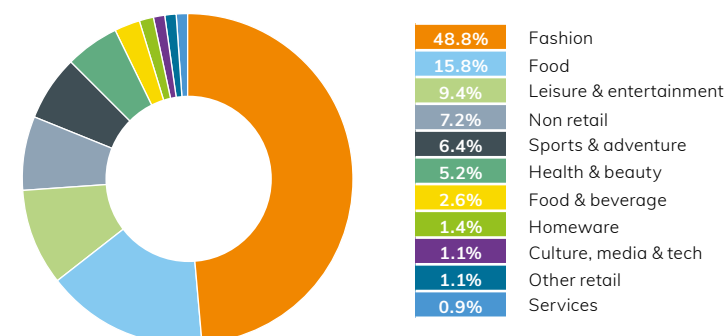
Acquisition Date	30/04/2025
Acquisition Price	€63.3M
Average Base Monthly Rent	23.27 €/sqm/month
Occupancy Rate	98.49%
WALE (Expiry)	7.53 years
National & International Tenant Component	97%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Loureshopping



LOCATION

Loures (Lisbon)



TOTAL GLA

44,475 SQM



OWNED BY CAMINHO PROPÍCIO

66%



UNITS

107



ANNUAL FOOTFALL*

6.2M



PARKING SPACES

2,076



CATCHMENT AREA

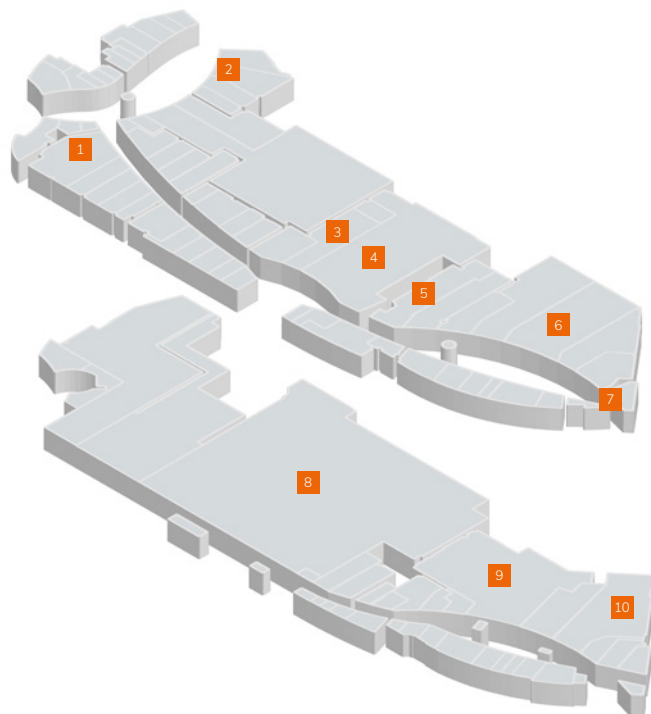
207,000 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP

First Floor



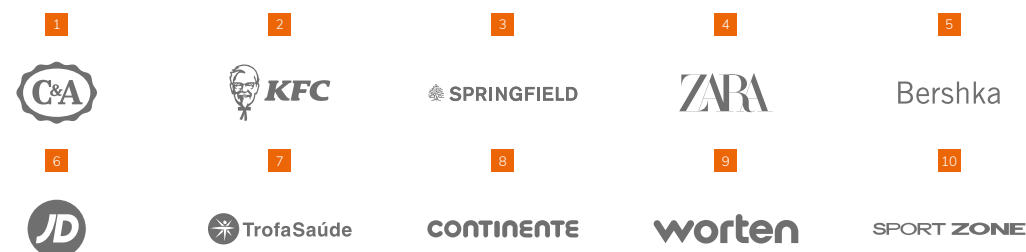
Ground Floor

DESCRIPTION

LoureShopping is strategically located in Loures, one of the fastest-growing municipalities in the Lisbon metropolitan area, just 15 minutes from the city centre. Positioned alongside the A8 motorway, it is the leading retail destination in its catchment area, with excellent access through five bus routes, a cycling lane and 2,076 parking spaces. Connectivity is set to improve with a planned metro station next to the centre, while a nearby residential development is expected to bring more than 8,000 new residents, supporting long-term growth.

The centre comprises 44,745 sqm of GLA, of which 29,482 sqm is owned by Castellana Properties, and includes more than 100 stores. It offers a diversified tenant mix with brands such as Zara, Continente, Normal, Worten and JD Sports, alongside leisure concepts like Mission to Escape and services including Trofa Saúde Hospital. A key feature is its exclusive 50,000 sqm outdoor green park, the only one of its kind within a Portuguese shopping centre, providing a unique recreational space that reinforces its community role.

Combining retail, leisure, services and outdoor amenities, LoureShopping is a key social and commercial hub for the local population. It is also committed to sustainable growth through initiatives that promote environmental responsibility, social wellbeing and long-term value creation.

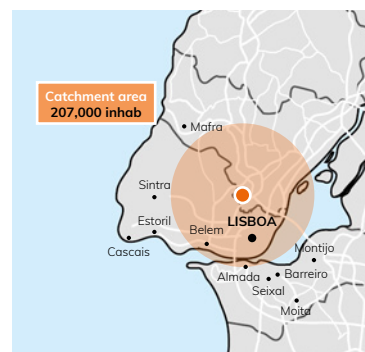


ASSET DATA*

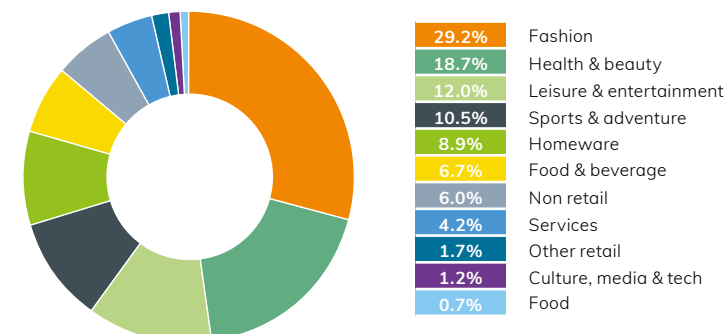
Acquisition Date	01/10/2024
Acquisition Price	€55.2M
Average Base Monthly Rent	20.28 €/sqm/month
Occupancy Rate	98.98%
WALE (Expiry)	4.34 years
National & International Tenant Component	98%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



RioSul



LOCATION
Seixal (Lisbon)



TOTAL GLA
46,006 SQM



OWNED BY CAMINHO PROPÍCIO
51%



UNITS
115



ANNUAL FOOTFALL*
7.8M



PARKING SPACES
2,237

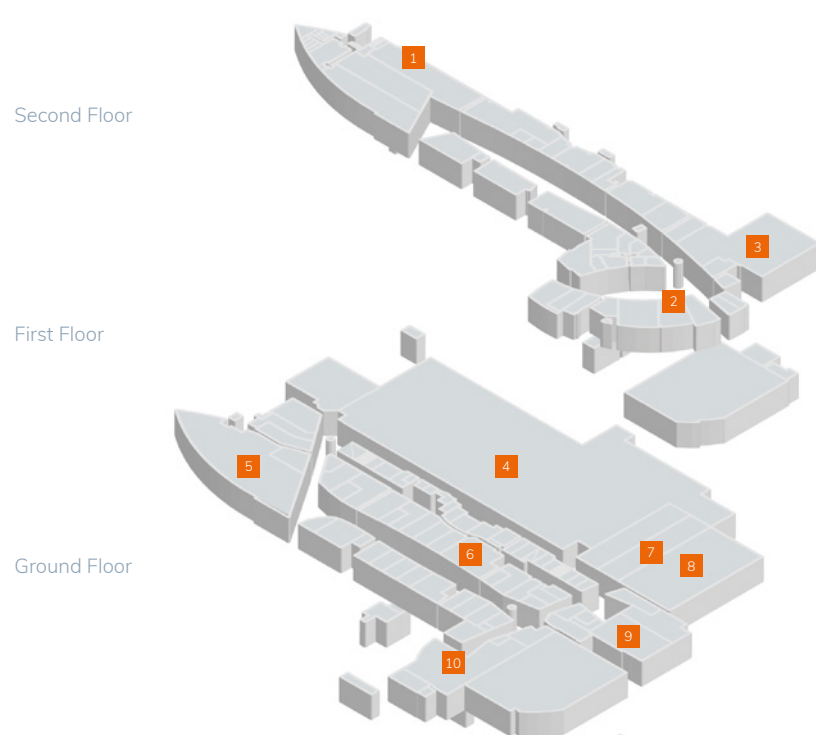


CATCHMENT AREA
460,000 inhab.

* Annual footfall 2025.



ASSET FLOOR MAP



DESCRIPTION

RioSul Shopping is located in Seixal, one of the fastest-growing municipalities in the Lisbon metropolitan area and a strategic gateway to the south bank of the Tagus River. Benefiting from strong demographic growth and a catchment area of approximately 460,000 inhabitants within a 30-minute drive, the centre is a leading retail destination for the region. The asset has excellent accessibility, with direct connections to the A2 motorway, EN10 and N378 roads. It is also just a two-minute walk from Fogueteiro railway station and is served by nine bus routes. In addition, RioSul provides 2,237 free parking spaces, enhancing visitor convenience.

RioSul Shopping comprises a total GLA of 46,006 sqm, of which 23,685 sqm is owned by Castellana Properties, and accommodates 115 retail, leisure and service operators. Its diversified tenant mix is anchored by leading national and international brands, including Continente, Worten, Zara, Stradivarius, Primor, JD Sports and Bershka.

Supported by its strong market position, transport links and retail mix, RioSul is a key commercial and social hub in Seixal. The centre is also committed to responsible growth, with BREEAM certification and support for local social, cultural and community initiatives.

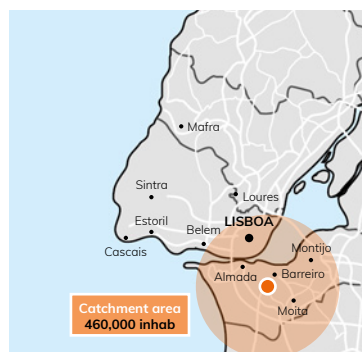


ASSET DATA*

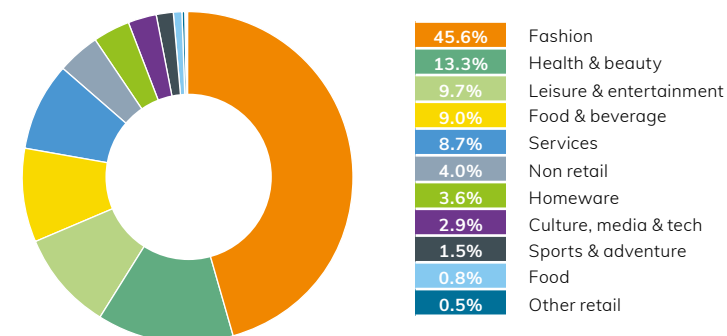
Acquisition Date	01/10/2024
Acquisition Price	€75.0M
Average Base Monthly Rent	25.22 €/sqm/month
Occupancy Rate	99.03%
WALE (Expiry)	4.22 years
National & International Tenant Component	95%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



DISCLAIMER

› 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 FY26 fiscal year. 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 Financial Statements year ending 31st March 2026, 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.



Pº de la Castellana 36-38, Planta 8
28046 Madrid - España

(+34) 91 426 86 86
castellanaproperties.com