Madrid, 23 March 2026

Castellana Properties SOCIMI, S.A. (**hereinafter "Castellana", the "Entity" or the "Company**"), by virtue of the provisions of article 17 of Regulation (EU) No. 596/2014 on market abuse and article 227 of Law 6/ 2023, of March 17, of the Securities Markets and Investment Services, and concurrent provisions, as well as in Circular 3/2020 of BME MFT Equity on information supplied by companies listed for trading in the BME Growth segment of BME MTF Equity, (hereinafter **"BME Growth")** informs you of the following:

OTHER RELEVANT INFORMATION

Castellana Properties publishes today, 23rd 2026, March the following presentation with an update of the main operating business indicators. It is attached to this relevant information.

In accordance with BME Growth Circular 3/2020, it is stated that the information communicated hereby has been prepared under the exclusive responsibility of the Company and its administrators.

We remain at your complete disposal for any further clarification you may require.

Mr. Alfonso Brunet
Chief Executive Officer
Castellana Properties SOCIMI, S.A.

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FY2026

PRE-CLOSE PRESENTATION

23 MARCH 2026

Great Place To Work® Certified JUL 2024–JUL 2025 ESP

GRESB 2024

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EPRA sBPR GOLD

Footfall and sales

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Resilient performance supported by strong footfall and sales growth

	Spain	Portugal	Castellana portfolio
Footfall (i) (ii)	+3.6%	+2.9%	+3.3%
Sales (iii)	+4.3%	+3.7%	+4.1%

- During the fiscal period from April 2025 to February 2026, footfall **increased by 3.3% year-on-year**, underscoring the sustained attractiveness and relevance of the portfolio.
- For calendar year 2025, portfolio footfall **rose 1.9%** compared to 2024, reaching a **record 92.5 million visits** and marking a new all-time high. El Faro was a key contributor following the completion of its value-add extension, delivering an exceptional 21.3% increase and closing the year with nearly 10 million visits, its highest level to date. Granaita Retail Park also recorded strong performance, with footfall up 7.4%, supported by an enhanced retail mix and exceeding 8 million visits. Vallsur and Bahía Sur maintained positive momentum, with increases of 4.0% and 3.1%, respectively, reflecting the continued impact of recent value-add initiatives.

- **Tenant sales advanced by 4.1%** from April 2025 to January 2026 compared with the same period last year, further illustrating the resilience and appeal of our assets.
- The calendar year 2025 capped off a period of exceptional results, with total **sales rising by 3.1%.** This robust performance reflects enduring consumer demand and Castellana's proven operational excellence. All major retail categories posted notable gains. Fashion led the growth with a +5.8% increase, followed by Food & Beverage (+4.6%), Health & Beauty (+2.5%), Homeware (+1.8%), and Culture, Media & Technology (+1.8%).

(i) Footfall data includes the following shopping centers: Bonaire, El Faro, Bahía Sur, Los Arcos, Vallsur, Habaneras, Puerta Europa, Granaita, Berceo, 8ª Avenida, Rio Sul, LoureShopping, Forum Madeira and 100% of Alegro Sintra. There are no counters in the rest of the retail park assets. Granaita counts only cars, so we have estimated 2 people on average per car. Sales data includes all retail asse

(ii) Footfall data includes data from April 2025 to February 2026.

(iii) Sales data includes data from April 2025 to January 2026.

Operating metrics & lease activity

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Strong operating performance supported by robust tenant demand

	Spain		Portugal		Castellana Portfolio	
Leases signed (i)	194 leases		60 leases		254 leases	
	67 Renewals	127 New contracts	36 Renewals	24 New contracts	103 Renewals	151 New contracts
GLA signed (i)	43,143 m²		8,169 m²		51,312 m²	
	14,358 m² Renewals	28,785 m² New contracts	3,511 m² Renewals	4,658 m² New contracts	17,869 m² Renewals	33,443 m² New contracts
New rent signed (i)	€13.8 million		€3.4 million		€17.2 million	
	€5.4 million Renewals	€8.4 million New contracts	€1.6 million Renewals	€1.8 million New contracts	€7.1 million Renewals	€10.1 million New contracts
Av. Rent increase (i) (ii)	8.30%		18.70%		10.27%	
	3.00% Renewals (iii)	14.30% New contracts	6.59% Renewals (iii)	43.60% New contracts	3.81% Renewals (iii)	18.27% New contracts

(i) Data form April 2025 – January 2026

(ii) Taking into account operations with existing passing rent as renewals, relocations, replacements and resizing. Out of 254 leases signed, 169 include passing rent (103 renewals and 66 new contracts). Passing rent is defined as leases signed when a unit passes from one contract to another with no more than 6 months of void period between them.

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

Operating metrics & leasing activity

Full occupancy and outstanding rent collection highlight the strength of the portfolio and management execution

	Spain	Portugal	Castellana Portfolio
Vacancy (i)	1.0%	0.9%	1.0%
Rent collection	99.2%	96.3%	98.3%

(i) Occupancy at 31/01/2026. Excluding the areas under development in the portfolio and all storage space.

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

(+34) 91 426 86 86
castellanaproperties.es