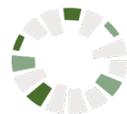




FY23

April 2022 – March 2023

FINANCIAL RESULTS PRESENTATION



GRESB
★★★★☆ 2022



KEY HIGHLIGHTS

- HIGHLIGHTS
- MAIN KPI's PERFORMANCE





FINANCIAL PERFORMANCE

- Like-for-Like GRI growth of +10.9% and NOI growth of +9% compared to FY22
- GAV of €1,118 million at March 2023 Like-for-Like +2.5% versus March 2022
- EPRA NTA of €646 million (+4.9% vs March 2022) or €6.39 per share
- Net LTV reduced to 41.73%
- 95.6% of the company's debt is at fixed interest rate



OPERATIONAL PERFORMANCE

- Capex invested in the period of c.€12 million in value added projects and improvements
- Leading the market with strong occupancy at 98.7% and rent collections at 99.2%
- 189 new leases signed (renewals and new lease agreements) generating new rent signed of c.€7.3 million, with an average rent increase of +4.2%



VALUE CREATION

- Increased stake in LAR España to 25,7% improving overall returns with a dividend yield of 12% on our investment
- Consolidating repositioning projects with additional NOI of €4.5 million. Footfall grew by +8.1% in 2022 vs 2019. Sales growing by +6.6% in 2022 vs 2019
- Achieved EPRA sBPR GOLD Award and 3 Star GRESB Grade, improving business sustainability and access to more diversified ESG sources of funding



OPERATIONAL

16 ASSETS	350,925 sqm GLA	9.0% NOI LIKE-FOR-LIKE GROWTH ⁽ⁱ⁾	98.7% OCCUPANCY ⁽ⁱⁱ⁾	12.6 years WALVT	99.2% RENT COLLECTION
---------------------	---------------------------	--	---	----------------------------	------------------------------------



FINANCIAL

€64.7 m GRI	€46.5 m NET PROFIT ⁽ⁱⁱⁱ⁾	€467 m NET DEBT ^(iv)	3.06% ALL-IN COST	41.73% NET LTV ^(v)	0.35€ /share +52.2% ^(vi) DIVIDEND FY23
-----------------------	---	---	-----------------------------	---	---



CORPORATE

€1,118 b GAV ^(vii)	2.5% FY23 GAV VALUE GROWTH ^(vii)	€646 m +4.9% ^(viii) EPRA NTA	6.39€ /share EPRA NTA PER SHARE	BBB- Investment Grade GRADE CREDIT RATING
---	---	---	--	---

(i) Like-for-Like excluding COVID-19 rent concessions during FY22 (+16.3% including COVID-19 rent concessions)

(ii) Like for like (excluding the area under development of Vallsur Repositioning Project)

(iii) Net profit including Change in fair value of assets amounting (€1.1m)

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

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

(vi) Versus FY22 Dividend of 0.23€/share

(vii) Including Lar España stake

(viii) Versus March 2022 NTA €616m



G R E S B
★★★★☆ 2022





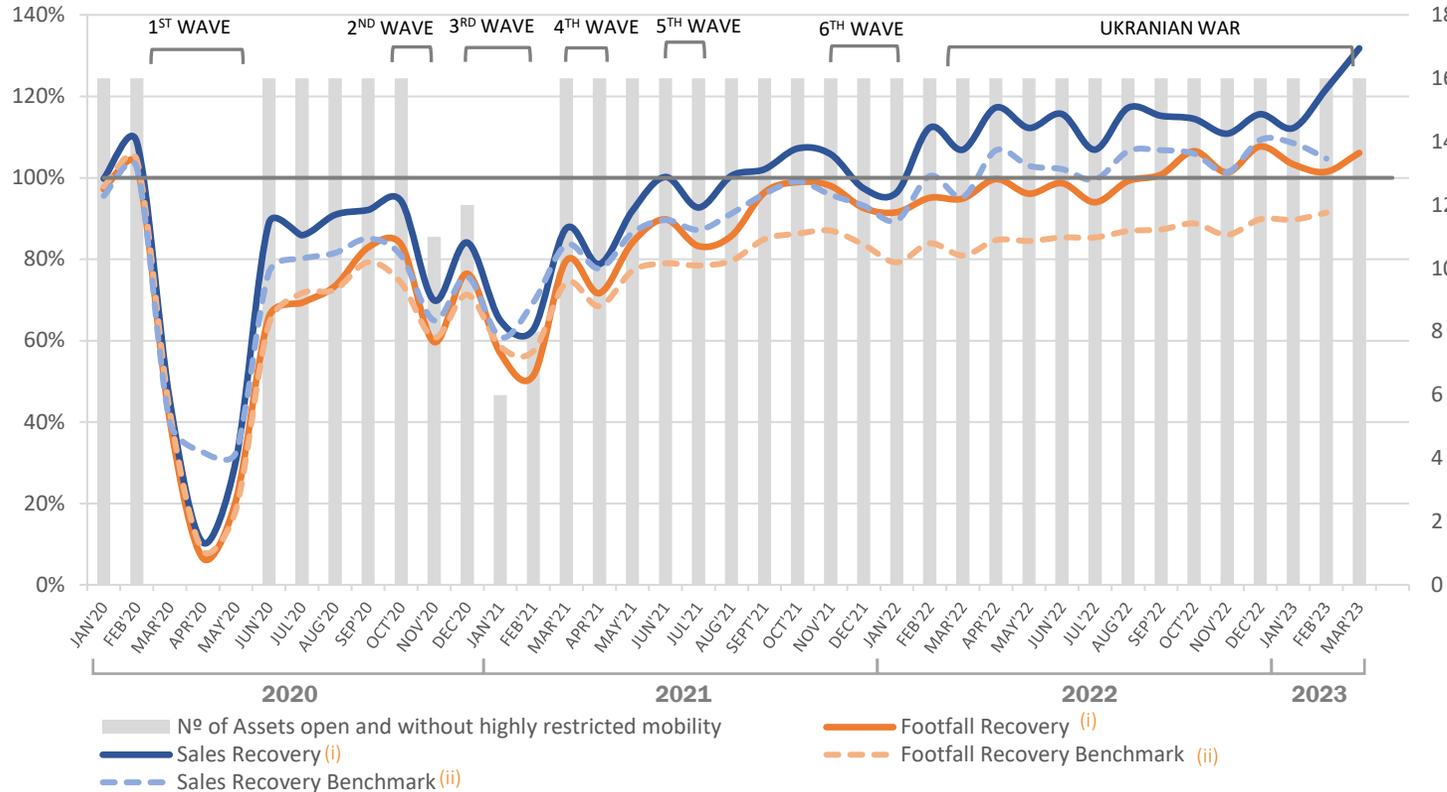
OPERATIONAL HIGHLIGHTS

- FOOTFALL & SALES
- SALES PERFORMANCE PER TENANT CATEGORY
- INVESTMENT IN LAR ESPAÑA



RECORD FIGURES IN FOOTFALL AND SALES

FOOTFALL & SALES INDEX



Outstanding year in terms of footfall and sales during FY23 beating all records since acquisitions. Castellana portfolio continuously outperforming benchmarks thanks to the strength and dominance of the portfolio, and the excellence of the management team.

SALES in FY23 grew by +18.4% compared to FY20. This trend is consolidated and even improved during the first months of current year (Jan-Mar 2023), with an increase of +14.2% compared to the same period of 2022.

Retail Parks portfolio delivered an increase of +22.5% vs FY20 and +4% vs FY22.

Shopping Centres showed a significant growth during the year (+16.8% vs FY20 and +18.2% vs FY22)

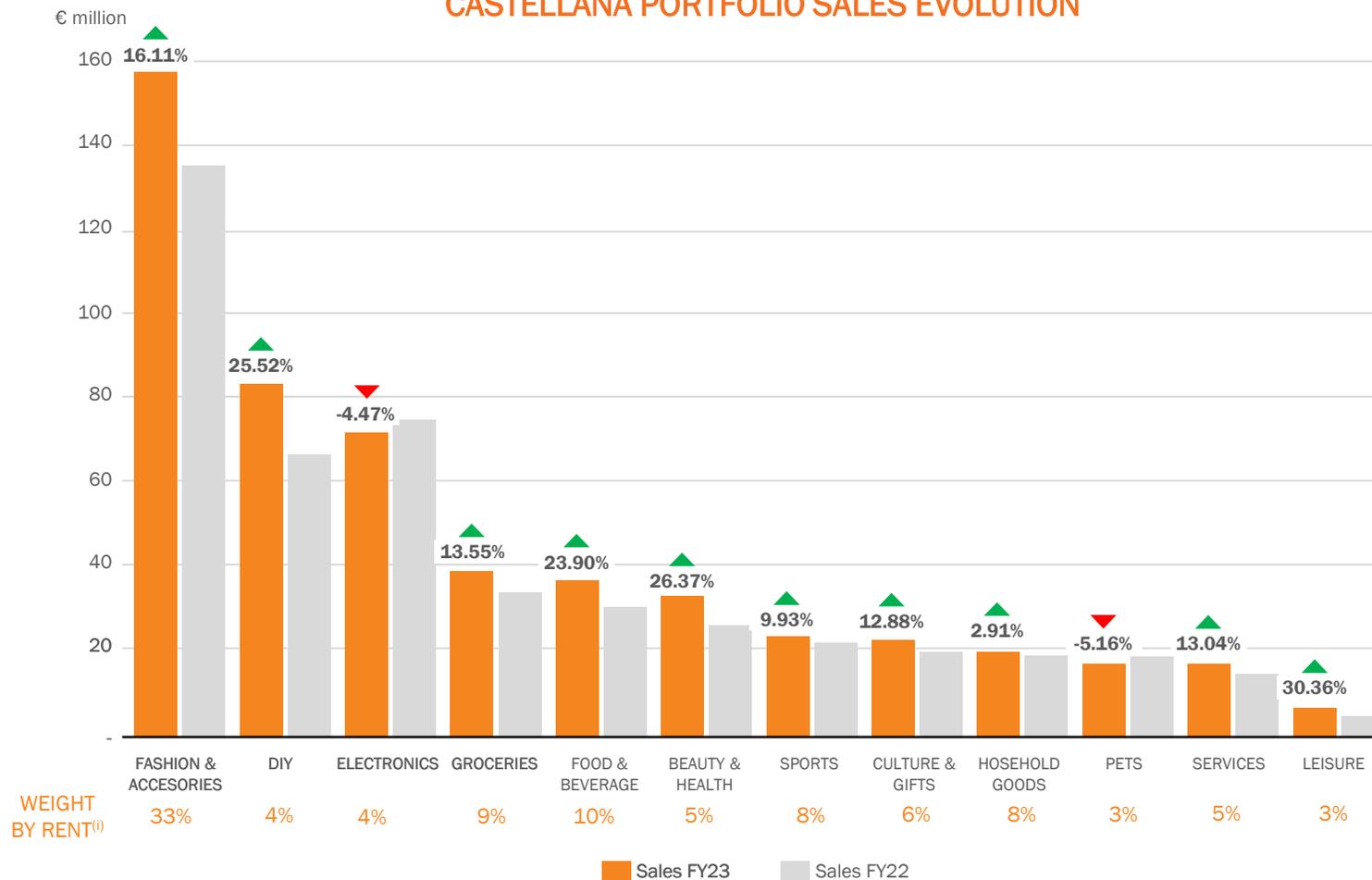
FOOTFALL in FY23 grew by +1.2% compared to FY20. As with sales, footfall trend continues to improve +10.6% vs the same quarter in 2022.

(i) 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 2023, 2022, 2021 and 2020 are compared with same period in 2019.

(ii) Benchmark: Spanish Shopping Centres Association

IMPRESSIVE GROWTH IN SALES FIGURES OF OUR MAIN CATEGORIES

CASTELLANA PORTFOLIO SALES EVOLUTION



- At a portfolio level, Castellana Properties maintains a very good trend in sales, growing by **+13.3%** in FY23 compared to FY22
- Leisure**, which suffered most during the pandemic due to restrictions, has experienced a great recovery with an increase of **+30.3%** compared to FY22, especially cinemas with a strong evolution of **+34.6%**.
- DIY** (+74.7% FY23 vs FY20) and **Pets** (+62.6% FY23 vs FY20) continue as the best categories in our Portfolio.
- F&B** and **Fashion & Accessories**, two key categories in the Portfolio closed FY23 outperforming FY20 (+12.7% and +6.8% respectively)
- Groceries** sales grew by **+14%** FY23 vs FY20

(i) Excluding Storage and other category (2%)



- Castellana's investment in Lar España continues to **perform well** as a financial investment
- In line with our expectations, FY22 results reported by the company reflect a **strong operational performance**:
 - Sales in 2022 increased +10.6% vs. 2019 and +13.9% vs. 2021
 - Footfall in 2022, -6% vs. 2019 levels and + 8% vs. 2021
 - Occupancy was maintained at 96%
 - GRI reached €80m from €76m in 2021 (+6% LfL)
- In January 2023, Lar España used the cash on its balance sheet to perform a **bond buyback program for €90.5m at a c. 18% discount to par value**. Key impacts include:
 - **Reduced** gross debt by €110m and Net LTV to 37%
 - **Profit** of **c. €19.5m** that will have a positive impact in 2023
 - Increased EPRA NTA to €11.16 p.s.
- We remain **long term shareholders** of Lar España with **25.7%** (c.55% discount to EPRA NTA)
- Dividend for the period announced by Lar España was €50m or **€0.60 p.s.**, equivalent to a **12% dividend yield** on our investment





FY23 FINANCIAL RESULTS

- CONSOLIDATED INCOME STATEMENT
- FINANCIAL DEBT POSITION
- GRI BRIDGE AND BREAKDOWN
- CPI INDEXATION ENVIRONMENT
- GAV BRIDGE AND BREAKDOWN
- EPRA BPR METRICS



CASTELLANA PROPERTIES CONTINUES TO DELIVER MARKET- LEADING OPERATIONAL RESULTS AND POSTS NET PROFIT OF €46.5 MILLION

€ thousand	FY22	FY23
Gross rental income (GRI)	58,769	64,710
Property operating expenses	(5,064)	(6,675)
Net operating Income (NOI)	53,705	58,035
Overheads	(8,084)	(9,517)
Operating income (EBITDA / EBIT)	45,621	48,518
Financial result	(13,027)	(1,740)
Financial income	-	12,907
Financial expenses	(13,027)	(14,647)
Underlying net profit	32,594	46,778
Change in fair value of assets	21,937	(1,050)
Other income and expenses ⁽ⁱ⁾	(5,108)	820
Net profit	45,665	46,548
EPRA Earnings	23,728	47,598
EPRA Earnings per share	0.27	0.48
FFO	30,906	44,268
FFO per share	0.31	0.44

FINANCIAL PERFORMANCE

- **NOI amounted to €58 million for FY23.** On a Like-for-Like basis and comparing with **FY22 NOI increased by €4.8m (+9%)**. NOI margin remains at 90% compared to previous period, primarily driven by management excellence.
- Total overheads representing 0.8% over GAV.
- **Financial income** dividends coming from the financial investment in Lar España SOCIMI.
- **Financial expenses** stands at €14.6 million. Overall, total Group gross debt amounts to €498 million with a Net LTV of 41.7% and all-in cost of 3.06%.
- Overall, the Group consolidated Net profit for FY23 amounts to €46.5 million,
- The Group's Funds from Operations (FFO) amounted to €44.3 million increased by +43.2% compared to FY22.

(i) Includes non-recurring income and expenses

FINANCIAL DEBT POSITION

€ million	31/03/2022	31/03/2023
Gross Asset Value (GAV) ⁽ⁱ⁾	1,091	1,118
Gross Debt ⁽ⁱⁱ⁾	498	498
Cash	29	31
Net Debt ^{(ii)(iv)}	469	467

Metrics

Gross LTV ⁽ⁱⁱⁱ⁾	45.67%	44.50%
Net LTV ^(iv)	43.04%	41.73%
Fixed rate debt	88.5%	95.6%
All-in cost ^(v)	2.45%	3.06%
Average maturity	4.8 years	3.8 years

Stress test

Gross ICR	4.45 times	4.85 times
Transactional ICR Market Level	1.15 times	1.15 times
ICR stress level margin (%)	62.56%	66.09%
ICR stress level amount (€m)	32.2	46.9
Gross LTV	45.67%	44.50%
Transactional LTV Covenant Level	65.00%	65.00%
LTV stress level margin (%)	29.74%	31.53%
LTV stress level amount (€m)	324.4	352.6

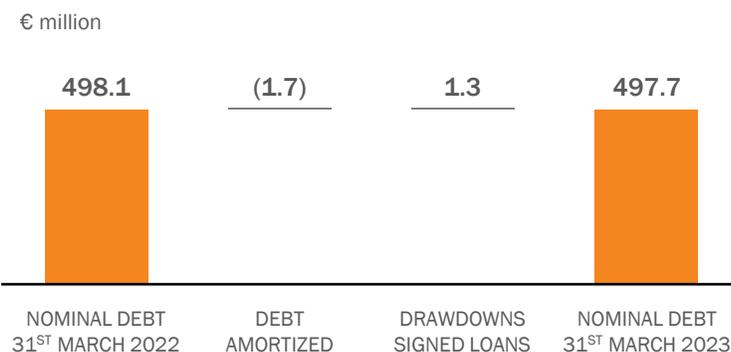
(i) Including Lar España stake acquisition

(ii) Nominal debt excluding debt with related parties

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

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

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



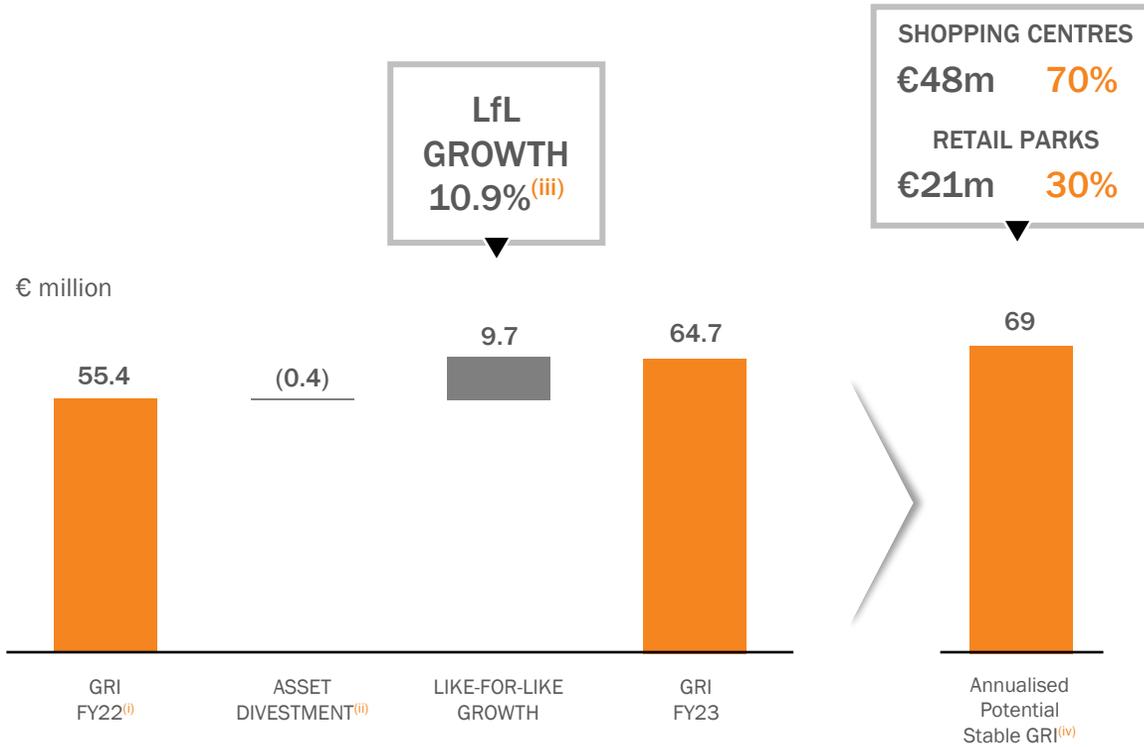
AAREAL BANK	52.3%
ALLIANZ BANK	31.2%
SANTANDER	12.1%
UNICAJA BANCO	2.8%
B. PICHINCHA	1.6%



GRI BRIDGE AND BREAKDOWN

**GRI INCREASED TO OVER €64 MILLION
LIKE-FOR-LIKE GROWTH OF 10.9% VERSUS FY22**

NOI LIKE-FOR-LIKE GROWTH OF 9% VERSUS FY22



(i) Including the effect of COVID-19 rent concessions during FY22

(ii) Non-strategic asset divestment regarding Konecna Office Buildings sale in June 2021

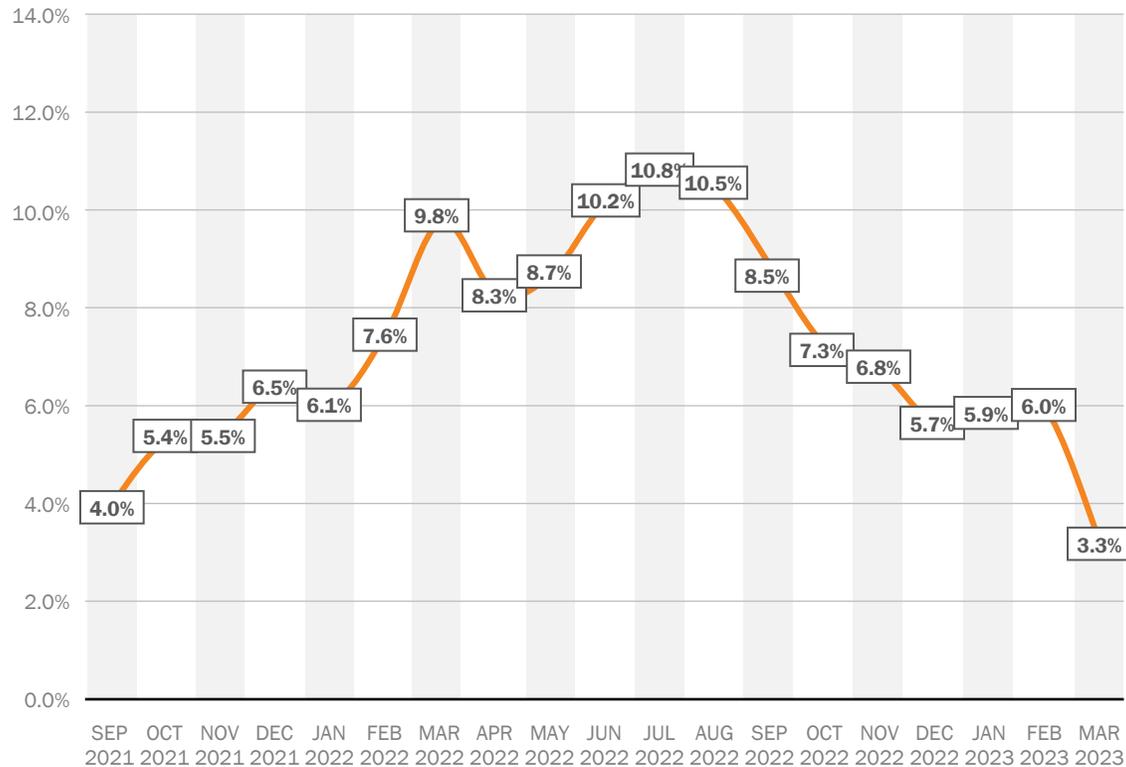
(iii) Like-for-Like excluding COVID-19 rent concessions during FY22 (+17.7% including COVID-19 rent concessions)

(iv) Annualised GRI considering portfolio fully let



CPI-LINKED ESCALATIONS ARE MANDATORY FOR c.100% OF OUR LEASE AGREEMENTS, 72% OF THE INCREASED RENTAL ESCALATIONS WILL APPLY IN FY24

ALL TENANTS ACCEPTED CPI INDEXATION DURING FY23 WITH ASSET MANAGEMENT MONITORING TENANT AFFORDABILITY



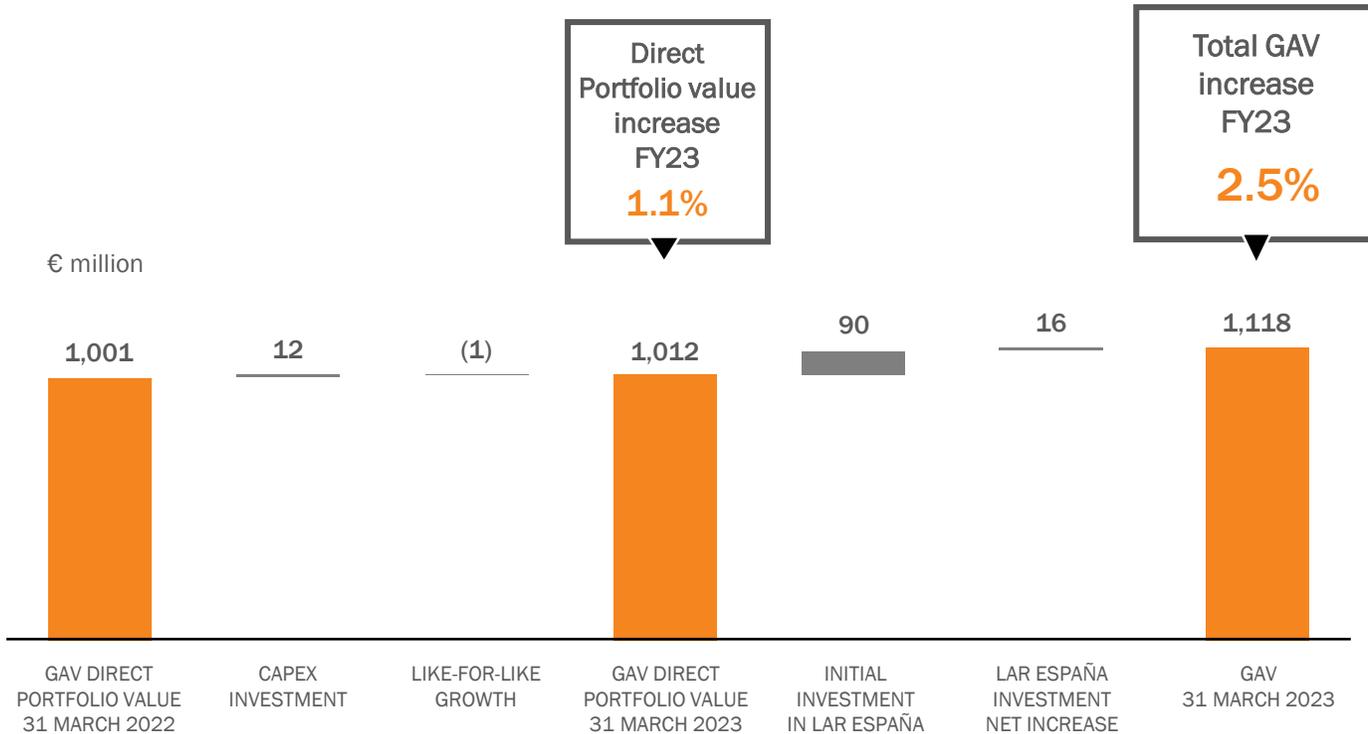
ALMOST 100% OF LEASE AGREEMENTS HAVE BEEN INDEXED DURING THE PERIOD:

- 80% of total MGR has been indexed at an average rate of 7.7%
- Of this 80%:
 - 55% indexed in January 23 with September's indexation rate of 8.9%
 - 35% indexed in January 23 with December's indexation rate of 5.7%
 - 10% indexed during FY23 with mainly April's, May's and October's indexes at an average rate of 7.8%
- Only 28% of the indexation detailed above has impacted in FY23 (January, February and March 2023), the remaining 72% is applying during FY24.

Source: Instituto Nacional de Estadística (INE)

GAV BRIDGE AND BREAKDOWN

RESILIENT ASSET PORTFOLIO, STRONG NOI GROWTH AND ACTIVE ASSET MANAGEMENT KEYS TO +1.1% INCREASE DESPITE +100BPS HIKE IN DISCOUNT RATES (IRR)



EPRA BPR METRICS



EPRA AWARDS



<p>€646m EPRA NTA</p>	<p>€47.6m EPRA Earnings</p>	<p>5.96% EPRA NIY</p>	<p>1.73% EPRA Vacancy rate</p>
<p>€6.39 EPRA NTA per share</p>	<p>€0.48 EPRA Earnings per share</p>	<p>6.35% EPRA “topped-up” NIY</p>	<p>20.81% EPRA Cost ratio⁽ⁱ⁾</p>

(i) Ratio calculated considering recurring expenses and excluding costs of direct vacancy.





VALUE CREATION

- LEASING ACTIVITY
- VALUE ADDED PROJECT - VALLSUR
- INNOVATION AND DIGITALIZATION
- CUSTOMER CENTRICITY
- ESG



CONSISTENTLY COMMERCIAL PERFORMANCE



189
LEASES SIGNED



€7.3m
NEW RENT SIGNED

85
RENEWALS

104
NEW CONTRACTS

€4.1m
RENEWALS

€3.2m
NEW CONTRACTS



26,254 sqm
GLA SIGNED



4.20%
AVERAGE RENT INCREASE⁽ⁱ⁾

11,467 sqm
RENEWALS

14,787 sqm
NEW CONTRACTS

3.26%
RENEWALS⁽ⁱⁱ⁾

6.18%
NEW CONTRACTS

(i) Considering operations with passing rent as renewals, relocations, resizing and replacements
 (ii) Excludes CPI increases which will be applied on Indexation date mainly in the month of January 2023
 (iii) Like for like (excluding the area under development of Vallsur Repositioning Project)

MAIN BUSINESS KPI'S

PORTFOLIO OCCUPANCY⁽ⁱⁱⁱ⁾

31 MARCH
2023

98.7%

31 MARCH
2022

98.4%

RENT ARREARS

31 MARCH
2023

0.8%

31 MARCH
2022

1.3%

RENT COLLECTION

31 MARCH
2023

99.2%

31 MARCH
2022

98.7%

VALUE ADDED PROJECT - VALLSUR

RE-ENVISIONING THE FIRST FLOOR TO REINFORCE EXPERIENTIAL LEISURE AND F&B OFFERING THROUGH A REPOSITIONING AND RESTYLING OF THE MALL

WORKS ALREADY STARTED WITH F&B AREA OPENING SCHEDULED IN H2 2024



€16.7m

CAPEX INVESTMENT

€1.0m

ADDITIONAL NOI GENERATED

H2 2024

WORKS EXPECTED COMPLETION DATE

AFTER



DISCOVERING NEXT RETAIL TRENDS CHALLENGING THE INNOVATION ECOSYSTEM

NEW RETAIL CHALLENGE

OPEN CALL FOR STARTUPS WITH FRESH RETAIL CONCEPTS

- Acceleration program to bring new innovative and sustainable retail models to shopping malls.
- Partnering up with *The retail Crew* to explore new market demands and community needs.

+25
COMPANIES LISTED

100K€
REWARDS



MBA STUDENTS CHALLENGE

5 TEAMS and 5 WEEKS TO PROTOTYPE NEW BUSINESS MODELS

- Digital product - Mixed use solutions - Flexible-Rotating leasing models - Blighted spaces uses...
- Young empowered segment (25-35) prototyping the future of the shopping mall.
- In collaboration with EAE Business School and Area 101

25
MBA STUDENTS

5
WEEKS PROTOTYPING



CASTELLANA'S COMMITMENT TO CONVERT ITS MALLS INTO GO-TO DESTINATIONS

Castellana Properties continues bringing the most powerful and exciting events and experiences to the shopping centers. Our target is to have constant events and also create new partnerships and collaborations with local stakeholders that reinforce the links with our communities.

The launch of more than 370 events and animations during 2022, shows Castellana Properties' unwavering commitment to converting its shopping centres into places where people can do so much more than shop, creating leisure spaces that attract people looking to enjoy all sorts of activities and shows. Which drives footfall, dwell time and ultimately sales.



376
EVENTS IN
2022



21%
ESG ACTIONS WITH
LOCAL PARTNERSHIPS



21%
COLLABORATIONS
WITH RETAILERS



BRINGING THE MOST EXCITING EXPERIENCES TO OUR PORTFOLIO, EVEN PRODUCING OUR OWN EVENTS

Thanks to the scale and diversification of its portfolio, Castellana Properties benefits from certain synergies and cost efficiencies, even producing our own events, designed exclusively for our portfolio.

The initiative Legend of Excalibur, inspired by legendary King Arthur, saw our shopping centres turned into medieval spaces offering a whole host of specially-themed shows, parades, activities, games and prizes for the whole family. This is only one of many examples that takes place throughout the year and that demonstrates the big impact on the footfall figures recorded when these type of events are held.



RESULTS OF THE SHOW



7
CENTRES



77
LIVE SHOWS
IN THE MALLS



+11.6%
FOOTFALL
VS 2022



€112.4K
INCENTIVE
SALES



STRENGTHENING TIES WITH OUR STAKEHOLDERS

POSITIONING THE COMPANY AS A TRUSTED AND LOVED PARTNER

CUSTOMERS⁽ⁱ⁾



NPS: 41

Research indicates that a **Net Promoter Score** over 20 confirms a **very high level of customer satisfaction**. Achieving a NPS of 41 endorses the **excellent job done** in the malls upgrading the customer experience.



REFERENCE SC: 79%

Almost 8 out of 10 of our visitors consider our assets as their reference and **main shopping and leisure destination**, highlighting the dominance of our assets in their catchment area

TENANTS⁽ⁱⁱ⁾



With a response rate of **82.3 %**, tenant satisfaction achieves a rate of **8 out of 10, above benchmark** and notably improving in several categories compared to last year's survey.

Remarkable increase in the following categories:

- "Shopping Centre Management" with a score of 8.3 points and 0.9 pts above benchmark
- "Marketing and Communication Policy" with a score of 7.8 points and 0.7 pts above benchmark
- "Services to the customers" with a score of 8.1 points and 0.2 pts above the benchmark.

This confirms the outstanding strategy carried out by Castellana team to support and stay close to the tenants

(i) Sample of 2,210 surveys among all the shopping centres and Granaita RP

(ii) Hamilton Research March 2023 in all portfolio



CASTELLANA PROPERTIES CONTINUES WITH ITS ESG ROAD MAP SUCCESSFULLY

In this first year of reporting Castellana Properties has obtained several awards and certifications:

AT CORPORATE LEVEL



EPRA sBPR

Castellana Properties obtained the top award and a “special mention for improvement”



Validated esg performance data and peer benchmark.

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



Castellana Properties has obtained the great place to work® certification for second year with a confidence rate by employees of 91%

ON GOING 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 FY23).
- Publish our **ESG REPORT** 2023 with EPRA and **GRI criteria** (Reporting Period FY23)
- **Auditing** our ESG REPORT for the first time (Reporting Period FY23).

AT ASSET LEVEL



100% of Castellana Properties commercial centers and parks (certifiable) achieved the bream in-use certification



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



Implementation of an Environmental Management System to enhance our contribution to the environmental pillar of sustainability.



Implementation of an Energy Management System to integrate energy management into our overall efforts to improve quality and environmental management.



Quantification and reporting of greenhouse gas emissions according to ISO 14064.





CASTELLANA
PROPERTIES

THANK YOU



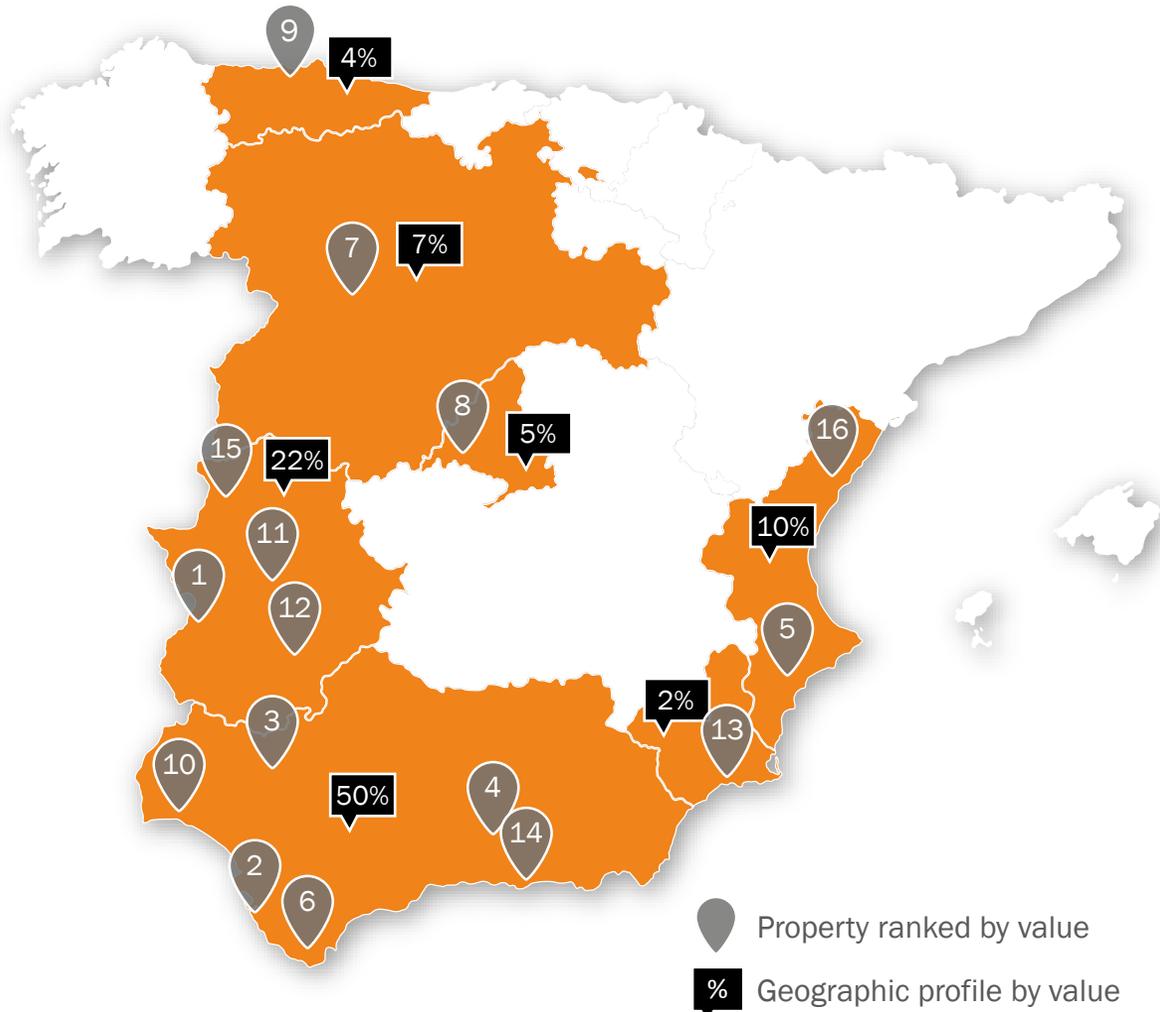
APPENDIX

- 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 Habaneras
- 6 Puerta Europa
- 7 Vallsur
- 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⁽ⁱⁱ⁾



HABANERAS



Province	Badajoz	Cádiz	Seville	Granada	Alicante
Catchment Area (Inhabitants)	517,491	674,250	1,499,884	628,002	531,670
Gross Lettable Area	40,718m ²	35,297m ²	26,577m ²	54,633m ²	24,892m ²
Monthly Rental	€21.5/m ²	€24.5/m ²	€25.7/m ²	€11.1/m ²	€19.8/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	9.3 years	10.6 years	13.5 years	12.5 years	6.4 years
Vacancy	1.8%	1.2%	5.1% ⁽ⁱ⁾	0.6%	1.4%

(i) Los Arcos vacancy: 69% of the vacant area correspond to storages. Excluding storage area from calculation, vacancy decreases to 1.6%

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

TOP 10 ASSETS

PUERTA EUROPA



VALLSUR



PARQUE OESTE⁽ⁱⁱ⁾



PARQUE PRINCIPADO



MARIS. DEL POLVORÍN



Province	Cádiz	Valladolid	Madrid	Oviedo	Huelva
Catchment Area (Inhabitants)	311,110	477,746	5,856,325	866,511	318,213
Gross Lettable Area	29,783m ²	35,879m ²	13,604m ²	16,090m ²	18,220m ²
Monthly Rental	€17.4/m ²	€16.2/m ²	€18.1/m ²	€11.2/m ²	€8.6/m ²
Sector	Shopping Centre	Shopping Centre	Retail Park	Retail Park	Retail Park
Major Tenants	Primark, Yelmo Cines, Mercadona	Carrefour, Yelmo Cines, H&M	Media Markt, Kiwoko, ALDI	Obramart, Conforama, Jysk	Media Markt, Mercadona, Low Fit
WALE	9.3 years	14 years	21.1 years	9.5 years	18.6 years
Vacancy	0.1%	1.1% ⁽ⁱ⁾	Fully let	Fully let	0.8%

(i) Excluding areas under development in Vallsur Repositioning Project

(ii) 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



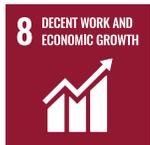
GOOD HEALTH AND WELL-BEING

- Improve the physical health and well-being of tenants, clients and employees in the assets by creating quality spaces that prioritize the quality of lighting, air and water.
- Offer initiatives that promote both physical and mental health and well-being within our spaces.



AFFORDABLE AND CLEAN ENERGY

- Maintain the integrated environmental and energy management system. Acquire energy from renewable sources (GDOs) in 100% of the assets. Promote self-consumption projects in all our assets.
- Install and/or update the BMS and the submetering system for significant energy uses in all shopping centers.



DECENT WORK AND ECONOMIC GROWTH

- Protect labor rights taking into account the interests of employees, conducting periodic satisfaction surveys, as well as participating in the Great Place to Work initiative.
- Generate quality employment by promoting adequate working conditions and guaranteeing the well-being of employees and reconciliation with personal life. Promote a safe and risk-free work environment for employees by adapting the safety, health and well-being management system.
- Contribute to the sustainable economic development of the regions where the company operates by making agreements to assign spaces in the centers for local start-ups with retail activity.



SUSTAINABLE CITIES AND COMMUNITIES

- Progressively install charging points (PdR) in all the car parks in our portfolio.
- Apply biophilic design principles in asset renovations.
- Generate a positive local impact in the areas within the communities where there is activity through donations, volunteer programs, promotion of companies and promotion of employment.



RESPONSIBLE CONSUMPTION AND PRODUCTION

- Carry out water audits of all shopping centers. Define a waste reduction plan with the aim of minimizing its shipment to the landfill.
- Raise awareness among customers of responsible consumption through information campaigns on materials, traceability and labeling.
- Maintain or increase the level of information on sustainability in corporate reports.



CLIMATE ACTION

- Have a systematic process in place to assess the material financial impact of transition/physical climate risks on the company's business and/or financial planning.
- Increase the level of alignment of the portfolio with the criteria of the Taxonomy of Sustainable Finance of the European Union.
- Maintain the decarbonization plan of the portfolio, through the CRREM tool, aligned with the objectives of the Paris Agreement.



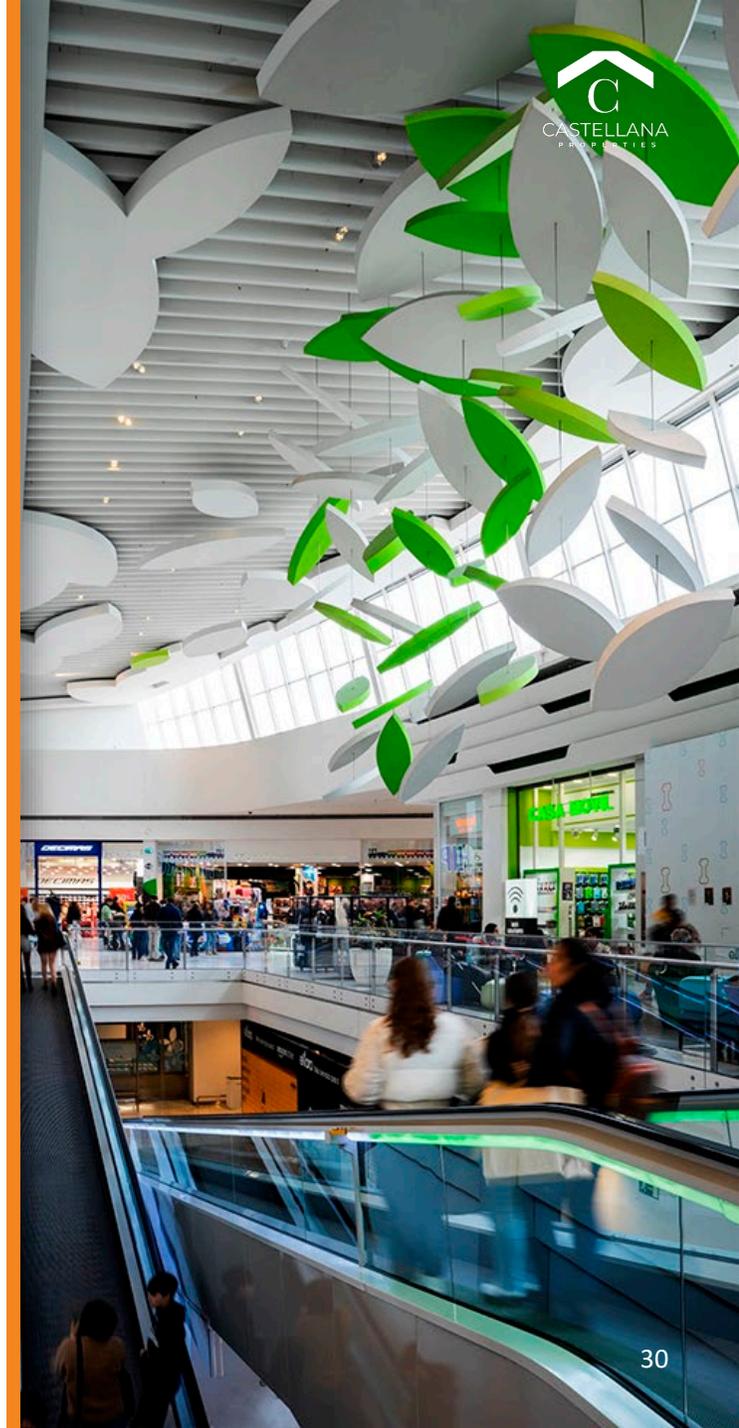
PEACE, JUSTICE AND STRONG INSTITUTIONS

- Contribute to the fight against corruption and bribery through its Code of Ethics and Criminal Compliance Policy.
- Guarantee respect for and protection of human rights in all company operations.



PARTNERSHIPS FOR THE GOALS

- Contribute to the establishment of alliances between multiple stakeholders based on the search and creation of long-term collaboration agreements with the most relevant local actors in order to achieve the the Sustainable Development Goals (SDGs) in the community.



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 FY23 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 Interim Financial Statements year ending 31st March 2023, 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