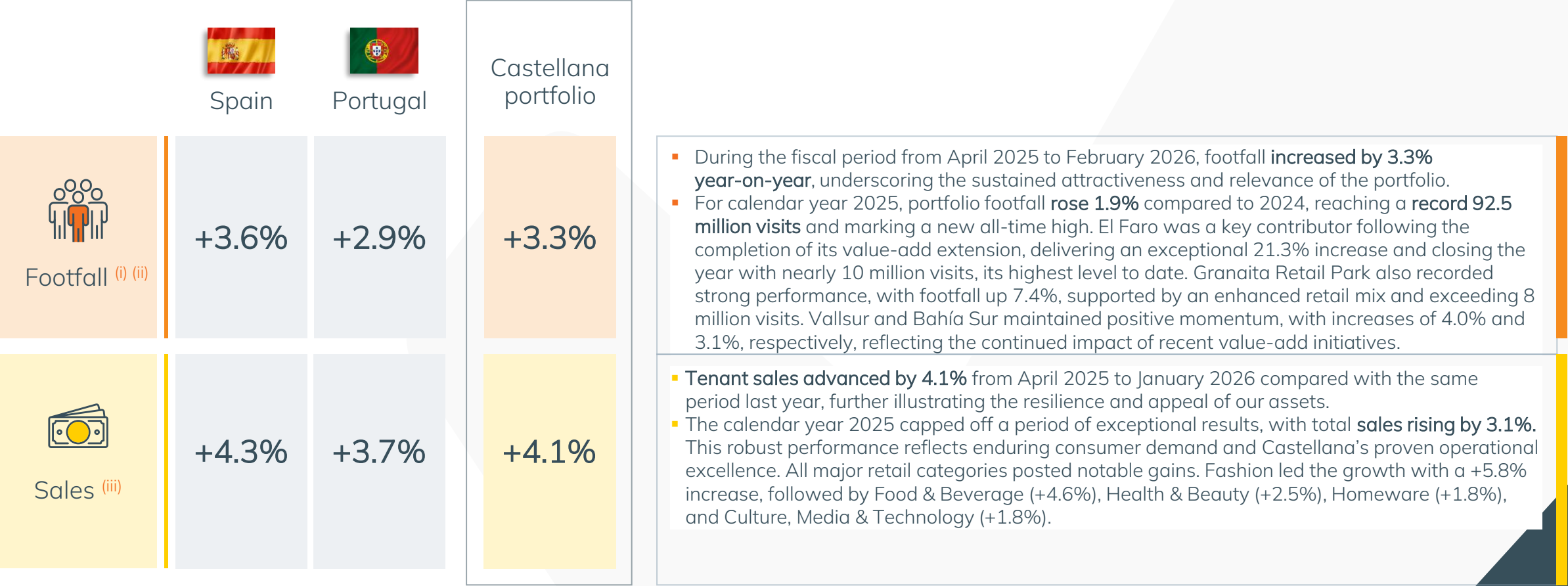


FY2026 PRE-CLOSE PRESENTATION 23 MARCH 2026



Footfall and sales

Resilient performance supported by strong footfall and sales growth



(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 assets.

(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

Strong operating performance supported by robust tenant demand

	 Spain	 Portugal	Castellana Portfolio
Leases signed ⁽ⁱ⁾ 	194 leases 67 Renewals 127 New contracts	60 leases 36 Renewals 24 New contracts	254 leases 103 Renewals 151 New contracts
GLA signed ⁽ⁱ⁾ 	43,143 m² 14,358 m ² Renewals 28,785 m ² New contracts	8,169 m² 3,511 m ² Renewals 4,658 m ² New contracts	51,312 m² 17,869 m ² Renewals 33,443 m ² New contracts
New rent signed ⁽ⁱ⁾ 	€13.8 million €5.4 million Renewals €8.4 million New contracts	€3.4 million €1.6 million Renewals €1.8 million New contracts	€17.2 million €7.1 million Renewals €10.1 million New contracts
Av. Rent increase ^{(i) (ii)} 	8.30% 3.00% Renewals ⁽ⁱⁱⁱ⁾ 14.30% New contracts	18.70% 6.59% Renewals ⁽ⁱⁱⁱ⁾ 43.60% New contracts	10.27% 3.81% Renewals ⁽ⁱⁱⁱ⁾ 18.27% New contracts

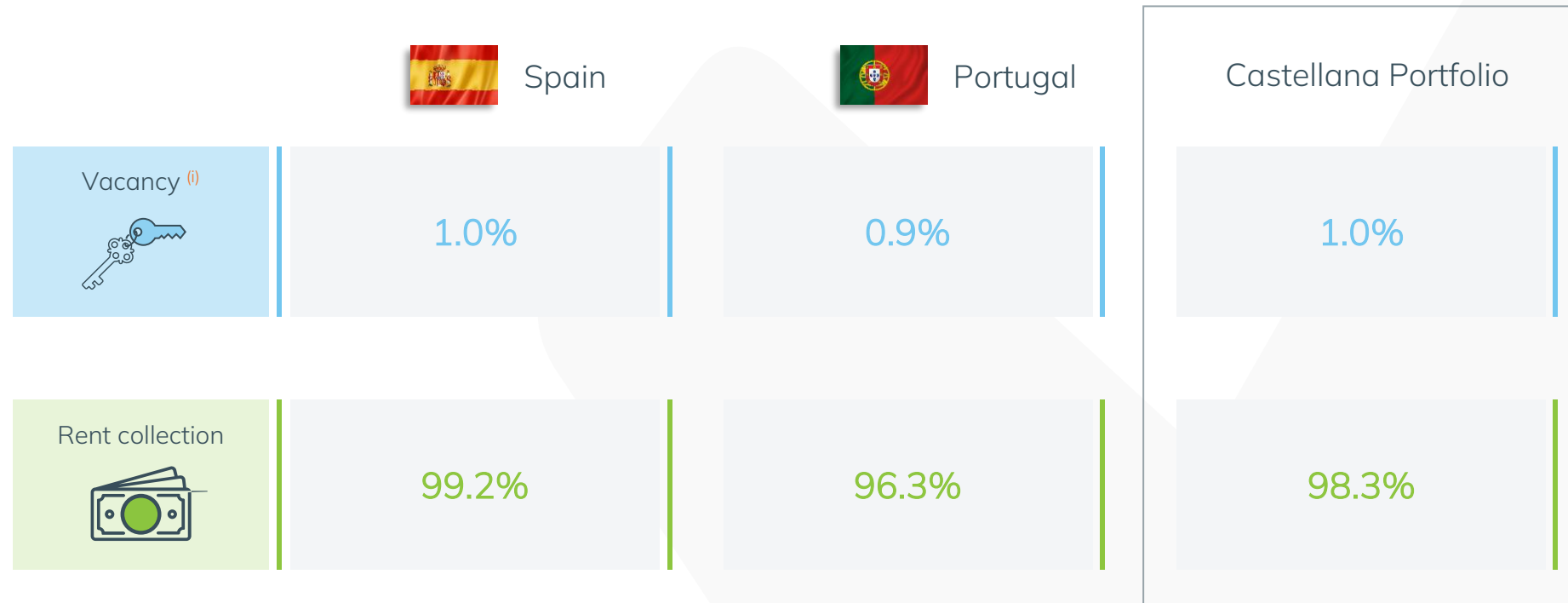
⁽ⁱ⁾ Data from April 2025 – January 2026

⁽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



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



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