



**FY2022**

April 2021 – March 2022

FINANCIAL  
RESULTS  
PRESENTATION





## KEY HIGHLIGHTS

- MAIN ACHIEVEMENTS
- HIGHLIGHTS
- MAIN KPI's PERFORMANCE

## MAIN ACHIEVEMENTS



### CASTELLANA PROPERTIES SIGNS €185 MILLION 7-YEAR FINANCING AGREEMENT

- Financing agreement signed of €185 million with Aareal Bank A.G. participating also Banco Santander S.A. in the financing
- This agreement, a clear sign of the confidence credit institutions have in Castellana Properties, places the company's average debt maturity at 5 years
- The aim is to refinance the syndicated loan for the retail park portfolio and the loan for the Habaneras Shopping Centre (Alicante), as well as the financing of phase two of the Pinatar Park Retail Park (Murcia)



### CASTELLANA PROPERTIES ACQUIRES 21.7% OF LAR ESPAÑA REAL ESTATE

- Acquisition of a 21.7% stake in Lar España Real Estate. Castellana Properties becomes the largest shareholder in Lar España Real Estate, a leading Spanish REIT owning high quality retail assets with a GAV in excess of €1.4bn
- Closed at a c. 48% discount to Lar España's EPRA NTA, the transaction represents an attractive financial investment, combining a high dividend yield with long-term capital appreciation potential



### FITCH ASSIGNS CASTELLANA PROPERTIES FIRST-TIME IDR 'BBB-'; INVESTMENT GRADE CREDIT RATING; OUTLOOK STABLE

- Obtained a BBB- Investment Grade long-term rating with a stable outlook Fitch, a renowned international rating agency, has positively assessed not only our stability, active management and the quality of our portfolio, but also the increase in rents and the improvement in cash flow.





## FINANCIAL PERFORMANCE

- GAV of €1.091 million at March 2022 including Lar España stake acquisition (Like-for-Like 4.5% revaluation over March 2021). GAV investments properties Like-for-like value recovery of 0.2% from September 2019 improving pre-covid levels.
- Like-for-Like GRI growth of 3.06% and increasing by 3.8% over pre-covid levels and Like-for-Like NOI growth of 5.94% compared to FY2021
- EPRA NTA of €616 million (+23.1% vs March 2021) or €6.24 per share.
- Net LTV of 43.04% (-11.33% compared to March 2021) at an all-in cost stabilized at 2.45% per annum and increased debt average maturity to 5 years.



## OPERATIONAL PERFORMANCE

- Capex investments of c. €21 million in FY2022 in value added projects mainly regarding repositioning projects accomplishment reaching a 6.32% Yield on investment and 10.0% average Cash-on-cash.
- Occupancy stabilized at 98.4% at 31 March 2022.
- 170 new leases signed (renewals and new lease agreements) generating additional new rent signed of c.€9.5 million.



## VALUE CREATION

- Repositioning projects are already completed. 100% of target rent already achieved.
- Disposal of Konecta Office Buildings generating a profit c.€4 million.
- Castellana Properties has developed its ESG Strategic Plan FY2022-2025 with the support of EY.
  - Castellana Properties receives the EPRA GOLD AWARD in its third year of operation.
  - 100% of the Company's Shopping centers are now BREEAM certified, improving grades from last certification.



# MAIN KPI'S PERFORMANCE



**OPERATIONAL**

16 ASSETS	350,271 sqm GLA	5.94% NOI LIKE-FOR-LIKE GROWTH <sup>(1)</sup>	98.4 % OCCUPANCY	13.2 years WAULT	98.7% RENT COLLECTION
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**FINANCIAL**

€59m GRI <sup>(2)</sup>	€46m NET PROFIT <sup>(3)</sup>	€469m NET DEBT <sup>(4)</sup>	2.45% ALL-IN COST	43.04% NET LTV <sup>(5)</sup>	0.23€/share FY2022 DIVIDEND
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**CORPORATE**

€1,091b GAV <sup>(6)</sup>	4.5% FY2022 VALUE GROWTH <sup>(7)</sup>	0.2% FY2022 VALUE GROWTH VS PRE-COVID GAV PEAK <sup>(8)</sup>	€616m EPRA NTA	6.24 €/share EPRA NTA PER SHARE
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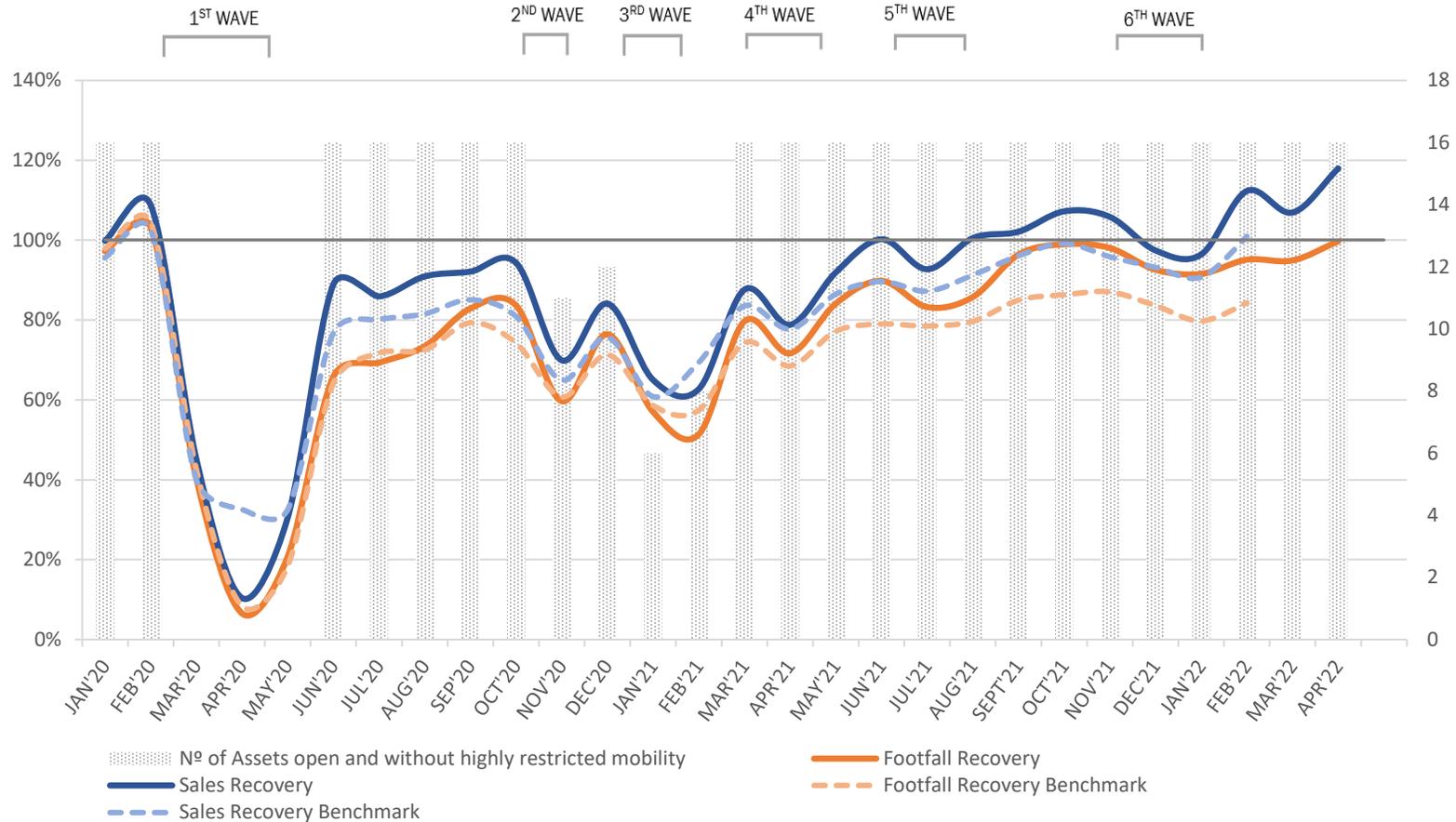
(1) Like-for-Like NOI growth compared to FY2021 excluding Konecta Office Buildings and Covid-19 discounts during FY2022  
 (2) Excluding non-recurring income and expenses during FY2022 (April 2021 to March 2022)  
 (3) Net profit including temporary discounts agreed with tenants amounting to €3.3m and Change in fair value of assets amounting to €21.9m  
 (4) Net Debt calculated excluding restricted Cash and excluding €10m debt with related parties  
 (5) Net LTV calculated considering Nominal Debt excluding restricted Cash and excluding €10m debt with related parties and including Lar España stake acquisition  
 (6) Including Lar España stake acquisition  
 (7) Versus March 2021 valuation of investment properties excluding mainly Konecta Office Buildings  
 (8) Considering total Covid-19 effect versus September 2019 valuation of investment properties excluding mainly Konecta Office Buildings



## OPERATIONAL HIGHLIGHTS

- FOOTFALL & SALES RECOVERY
- SALES PERFORMANCE PER TENANT CATEGORY
- DISPOSAL OFFICE PORTFOLIO
- STRATEGIC ACQUISITION IN LAR ESPAÑA

**FOOTFALL<sup>1)</sup> AND SALES<sup>2)</sup> HAVE RETURNED TO PRE-COVID LEVELS CONSOLIDATING THE RECOVERY**



- Positive trend experienced during all the FY2022 in both Footfall and Sales. Excellent performance of Castellana’s portfolio, always above the benchmark.
- COVID19 impact has been lower and lower with every new covid wave arising. The portfolio has shown robust and well balanced thanks to the dominant and relevant character of the assets.
- Sales** in the whole portfolio finally overcame 2019 figures in September 2021. Despite OMICRON wave during December and January 2021, we have consolidated that positive variation in the last three months of the year (Feb +12.3%, March +6.9% and April +17.9% vs 2019).
- Footfall** recovered up to 100% of 2019 levels in April 2022. The portfolio closed FY2022 at 94.4% of FY2020 levels.

1) 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 2022, 2021 and 2020 are compared with same period in 2019.

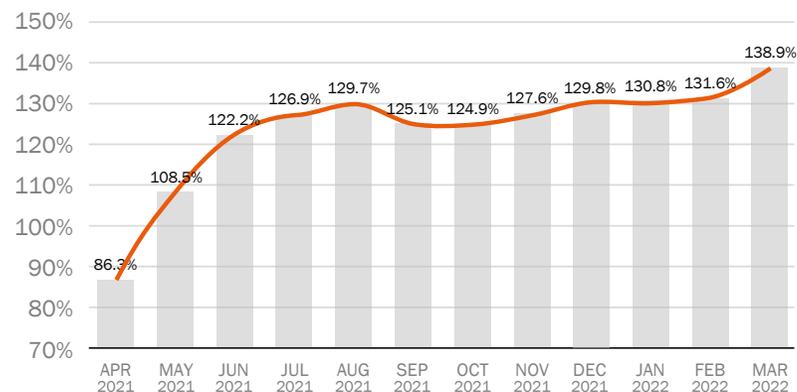
2) Benchmark: AECC data

# SALES PERFORMANCE PER TENANT CATEGORY

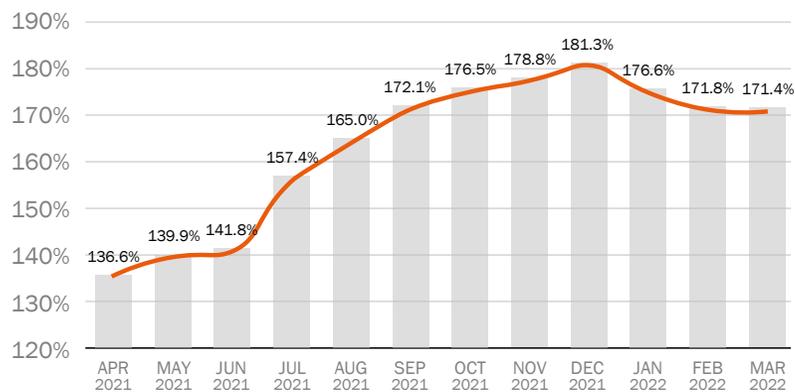


## LIKE-FOR-LIKE SALES CONTINUE TO RECOVER ACROSS MOST RETAIL SECTORS

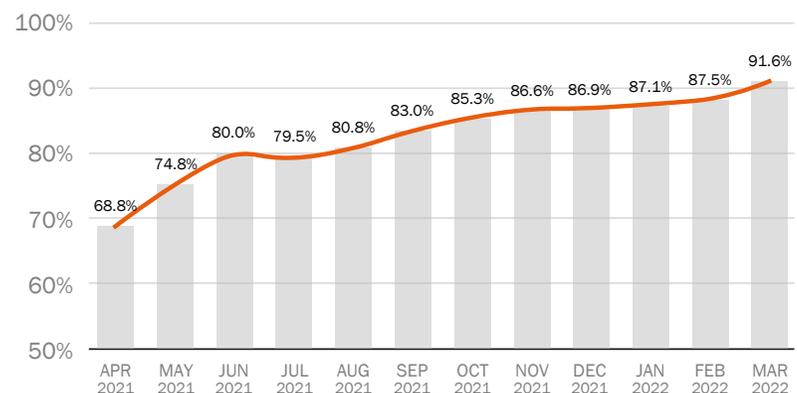
YTD INDEX EVOLUTION – DIY



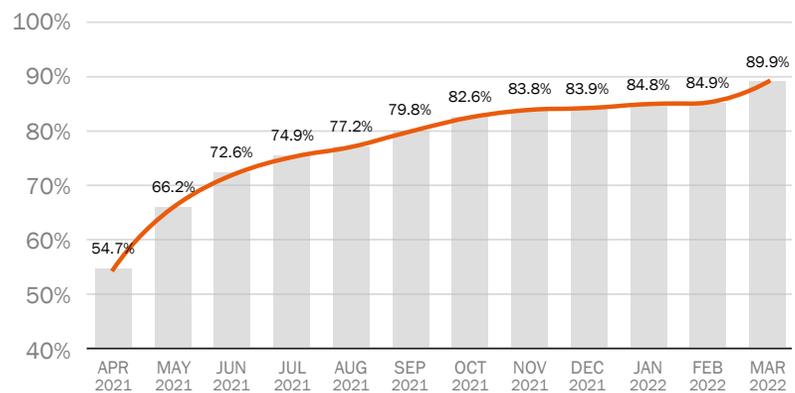
YTD INDEX EVOLUTION – PETS



YTD INDEX EVOLUTION – FASHION & ACCESORIES



YTD INDEX EVOLUTION – FOOD & BEVERAGE



- Portfolio sales FY2022 versus FY2020 increased +2.21%
- All retail sectors have improved versus FY2022 with many exceeding FY2020 levels.
- F&B had recovered to 90% of pre-pandemic levels, while leisure revenues climbed up to 65% in the year standing over 70% throughout second half.
- Fashion & Accessories (33% of the portfolio by Rent) have also recovered strongly over the last 6 months (+1.4%).
- DIY (+38.9%) and Pets (+71.4%) have outperformed significantly over the period.
- Overall, portfolio sales have bounced back strongly post the lifting of pandemic restrictions

**CASTELLANA BECOMES A 100% RETAIL SOCIMI**

**KEY DIVESTMENT HIGHLIGHTS**

**ATTRACTIVE PRICING**

Significant **premium** to original purchase price of c.€4M.

**NON-CORE ASSET**

Castellana becomes **100% retail SOCIMI**.

The sale of the Konecta Office Buildings portfolio **INCREASES AVAILABLE CASH** in Castellana, offering flexibility in management of the balance sheet and/or the ability to recycle capital into new opportunities.



**JUNE 2021**

Exit Date

**€26.5m**

Selling Price

**5 YEARS**

Investment Term

**+18%**

Premium to Acquisition Price

**19%**

IRR<sup>(1)</sup>

**2.09x**

Money Multiple



**ALCOBENDAS (MADRID)**

GLA 15,659 sqm (69% owned)



**BOLLULLOS (SEVILLE)**

GLA 5,698 sqm (100% owned)

(1) IRR and Money Multiple excluding transaction costs.

OPPORTUNISTIC PURCHASE OF C. 22% MINORITY IN LAR ESPAÑA AT AN AVERAGE DISCOUNT TO EPRA NTA OF C. 48%

TRANSACTION

- Castellana has secured a c. 22% minority in Lar España at c. €5.35 per share.
- This acquisition represents a very accretive transaction to Castellana's shareholders, currently not available in the direct asset market.

PURCHASE

**€5.35**  
SHARE PRICE

**c.48%**  
DISCOUNT TO  
EPRA NTA

**€97m**  
INVESTMENT

RESULTS  
FY 2021

**€30m**  
DIVIDEND

**€0.36**  
DPS

**6.7%**  
DIVIDEND YIELD  
TO CASTELLANA

INVESTMENT HIGHLIGHTS

- 1** Castellana Properties becomes the largest shareholder in Lar España, increasing exposure to the retail market through a leading Spanish REIT
- 2** Highly attractive acquisition price at c. 48% discount to EPRA NTA. Castellana takes advantage of current price dislocation between listed real estate and the direct asset market.
- 3** Lar España portfolio is highly complimentary to the Castellana portfolio. Lar España assets located predominantly in the north and east of Spain while Castellana portfolio is concentrated in the south and west of the country.
- 4** High dividend yield with a long-term capital appreciation potential. Share Price not yet reflecting recovery from the pandemic, recent renovation of IMA<sup>(1)</sup>, redeployment of existing c. €200m cash and reduced finance costs from new green bond issuances.
- 5** Contributes significantly to reduce Castellana's Net LTV from c. 50% to c. 44%

Source: Company Information

1) IMA - Investment Management Agreement with Grupo Lar was extended in 2021 for 5 more years;



# FY2022 FINANCIAL RESULTS

- CONSOLIDATED INCOME STATEMENT
- FINANCIAL DEBT POSITION
- DEBT REFINANCING ANALYSIS
- CASTELLANA PROPERTIES INVESTMENT  
GRADE CREDIT RATING
- GRI BRIDGE AND BREAKDOWN
- GAV BRIDGE AND BREAKDOWN



**CASTELLANA PROPERTIES POSTS NET PROFIT OF €46 MILLION AS GROSS RENTAL INCOME CLIMBS 3%**

€ thousand	FY2021	FY2022
Gross rental income (GRI)	58,585	58,769
Property operating expenses	(6,357)	(5,064)
<b>Net operating Income (NOI)</b>	<b>52,228</b>	<b>53,705</b>
Overheads	(6,929)	(8,064)
<b>Operating income (EBITDA / EBIT)</b>	<b>45,282</b>	<b>45,621</b>
Net financial charges	(12,864)	(13,027)
<b>Underlying net profit</b>	<b>32,418</b>	<b>32,594</b>
Change in fair value of assets	(45,464)	21,937
Other income and expenses <sup>(1)</sup>	(18,810)	(5,108)
Other financial charges	-	(3,758)
<b>Reported net profit</b>	<b>(31,856)</b>	<b>45,665</b>
<b>Reported EPS<sup>(2)</sup></b>	<b>(0.37)</b>	<b>0.53</b>
<b>EPRA Earnings</b>	<b>13,608</b>	<b>23,728</b>
<b>EPRA Earnings per share<sup>(2)</sup></b>	<b>0.16</b>	<b>0.27</b>
<b>EPRA Earnings adjusted</b>	<b>32.404</b>	<b>32.613</b>
<b>EPRA Earnings per share adjusted<sup>(2)</sup></b>	<b>0.38</b>	<b>0.38</b>
<b>FFO</b>	<b>13,963</b>	<b>30,906</b>
<b>FFO per share<sup>(2)</sup></b>	<b>0.16</b>	<b>0.36</b>

**FINANCIAL PERFORMANCE**

- Total recorded Group GRI stands at €58.8 million. On a Like-for-Like basis and comparing with FY2021 GRI increased by €1.7m (+3.06%).
- NOI amounted to €54 million for FY2022. On a Like-for-Like basis and comparing with FY2021 NOI increased by €3.0m (+5.94%). NOI margin increased to 91% compared to previous period, primarily driven by management excellence.
- Total overheads for financial year ending 31<sup>st</sup> March 2022 amounted to €8.0 million. The increase was driven mainly by investments in ESG and Innovation strategies.
- Net financial charges stands at €13.0 million. Overall, total Group gross debt amounts to €498<sup>(3)</sup> million with a Net LTV of 43.04% and all-in cost of 2.45%. Other non-recurring financial charges amounting to €3.8 million regarding debt refinancing signed during the period.
- Overall, the Group consolidated net result for financial year ending 31<sup>st</sup> March 2022 amounts to €46 million, including €21.9 of changes in Fair Value based on IFRS accounting principles.
- The Group's Funds from Operations (FFO) amounted to €30.9 million increased by €16.9m (+120%).

(1) Including temporary rental discounts agreed with tenants amounting to €3.3 million during FY2022 and €18.8m in FY2021

(2) Average number of shares outstanding in FY2022 86,756,163 shares and for FY2021 86,221,777

(3) Excluding €10m debt with related parties and including Lar España stake acquisition

## FINANCIAL DEBT POSITION

€ million	31/03/2021	31/03/2022
Gross Asset Value (GAV) <sup>(1)</sup>	987.2	1,090.7
Gross Debt <sup>(2)</sup>	502.7	498.1
Cash	33.5	28.9
Net Debt <sup>(2)(4)</sup>	473.0	469.4

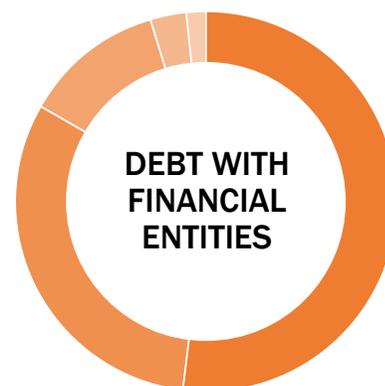
### Metrics

Gross LTV <sup>(3)</sup>	50.92%	45.67%
Net LTV <sup>(4)</sup>	47.91%	43.04%
Fixed rate debt	88.39%	88.50%
All-in cost <sup>(5)</sup>	2.39%	2.45%
Average maturity	3.5 years	5 years

### Stress test

<b>Gross ICR</b>	<b>2.72 times</b>	<b>4.45 times</b>
Transactional ICR Market Level	1.15 times	1.15 times
ICR stress level margin (%)	45.90%	62.56%
ICR stress level amount (€m)	15.28	32.21
<b>Gross LTV<sup>(6)</sup></b>	<b>50.92%</b>	<b>45.67%</b>
Transactional LTV Covenant Level	65.00%	65.00%
LTV stress level margin (%)	24.39%	31.15%
LTV stress level amount (€m)	240.72	339.81

### Syndicated Loan debt amortized by €13.4m mainly regarding Konecta Office Buildings sale



AAREAL BANK	52.2%
ALLIANZ BANK	31.3%
SANTANDER	12.0%
UNICAJA BANCO	2.9%
B. PICHINCHA	1.6%

(1) Including Lar España stake acquisition

(2) Nominal debt excluding debt with related parties

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

(4) Net LTV calculated considering Nominal Debt and including Lar España stake acquisition and excluding restricted Cash

(5) Considering all interest, commissions & fees, IRS and all the financing transaction costs

(6) Excluding €10m debt with related parties and including Lar España stake acquisition

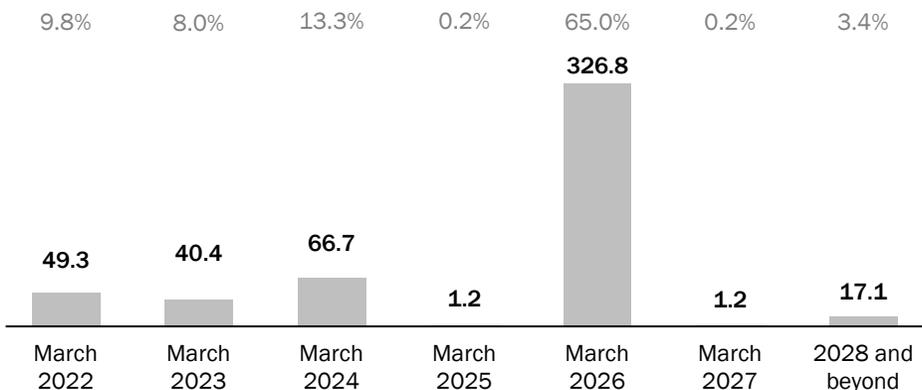
# DEBT REFINANCING ANALYSIS

A WELL BALANCED, ROBUST CAPITAL STRUCTURE AND A CLEAR PLAN TO FURTHER EXTEND MATURITIES

## CAPITAL STRUCTURE AS OF MARCH 2021

AMORTIZATION SCHEDULE €m

AVG. DEBT MATURITY : 4 YEARS



### OUTSTANDING DEBT BREAKDOWN



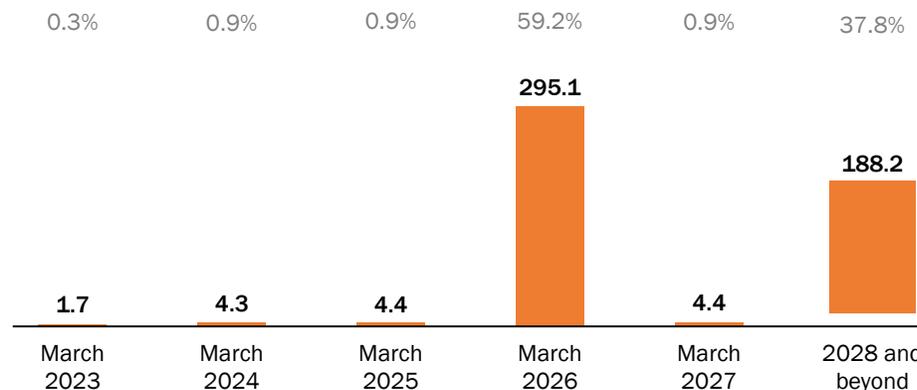
■ AAREAL BANK	33.9%
■ ALLIANZ BANK	31.1%
■ CAIXABANK	16.2%
■ SANTANDER	14.6%
■ UNICAJA BANCO	3.1%
■ B. PICHINCHA	1.7%

Fixed rate debt + IRS derivatives  
**88.39%**

## CAPITAL STRUCTURE AS OF MARCH 2022

AMORTIZATION SCHEDULE €m

AVG. DEBT MATURITY : 5 YEARS



### OUTSTANDING DEBT BREAKDOWN



■ AAREAL BANK	52.2%
■ ALLIANZ BANK	31.3%
■ SANTANDER	12.0%
■ UNICAJA BANCO	2.9%
■ B. PICHINCHA	1.6%

Fixed rate debt  
**88.50%**

**FITCH ASSIGNS CASTELLANA PROPERTIES BBB- INVESTMENT GRADE CREDIT RATING; OUTLOOK STABLE**

- The strong results posted in recent months, combined with the resilience and quality of the company's property portfolio, has led Fitch to take a positive view of the firm's active management and its stable portfolio profile among other factors.
- The credit rating serves as an acknowledgement of Castellana Properties' hard work and dedication since it first debuted on the BME Growth in July 2018, paying testament to the firm's excellent management throughout this time and also demonstrating the retail sector's potential in Spain.

**Fitch**Ratings

**BENEFITS TO CASTELLANA**

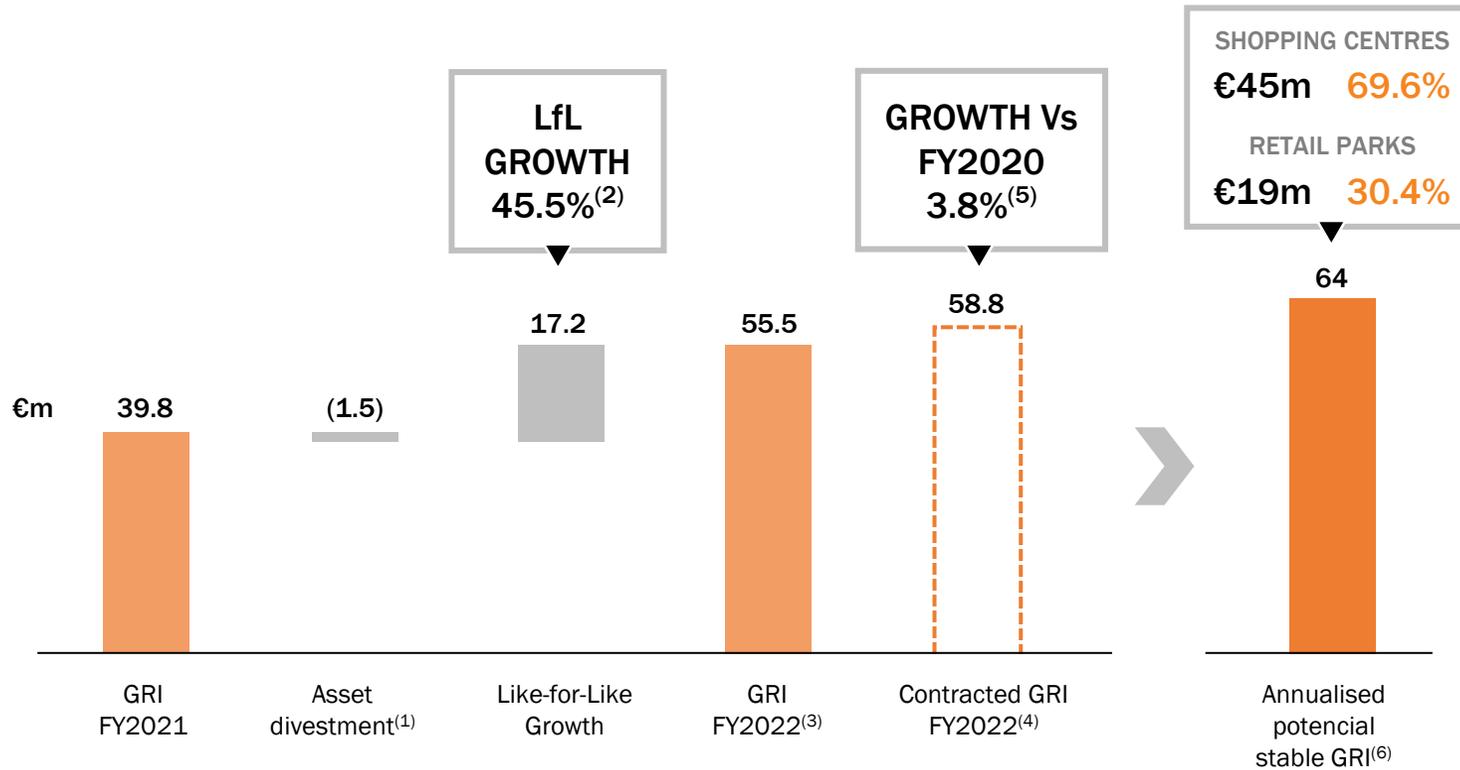
- 1 Greater access to capital markets, benefiting from wider windows of issuance than unrated and sub-investment grade issuers.
- 2 Possibility to unlock a lower cost of capital based on an improved cost of debt and more diversified sources of debt finance.
- 3 Greater availability of tenors in the bond market, with unsecured transactions with longer maturities versus traditional banks.
- 4 Enhanced credit positioning vis-à-vis lending banks and third-party stakeholders that would position Castellana Properties as an investment grade counterparty.



# GRI BRIDGE AND BREAKDOWN

HEADLINE GRI HAS GROWN 3.8% VS PRE-COVID LEVELS

GRI GROWTH OF 45.5% LIKE-FOR-LIKE VERSUS FY2021



(1) Non-strategic asset divestment regarding Konecta Office Buildings sale in June 2021

(2) Calculated considering same portfolio and same period for FY2021 and FY2022 excluding annualized rents

(3) GRI FY2022 including (€3.3m) Covid-19 discounts

(4) Contracted GRI FY2022 excluding Covid-19 discounts during FY2022

(5) Like-for-Like vs FY2020 (pre-covid-19 levels) excluding Konecta Office Buildings and Covid-19 discounts during FY2022 and excluding annualized rents

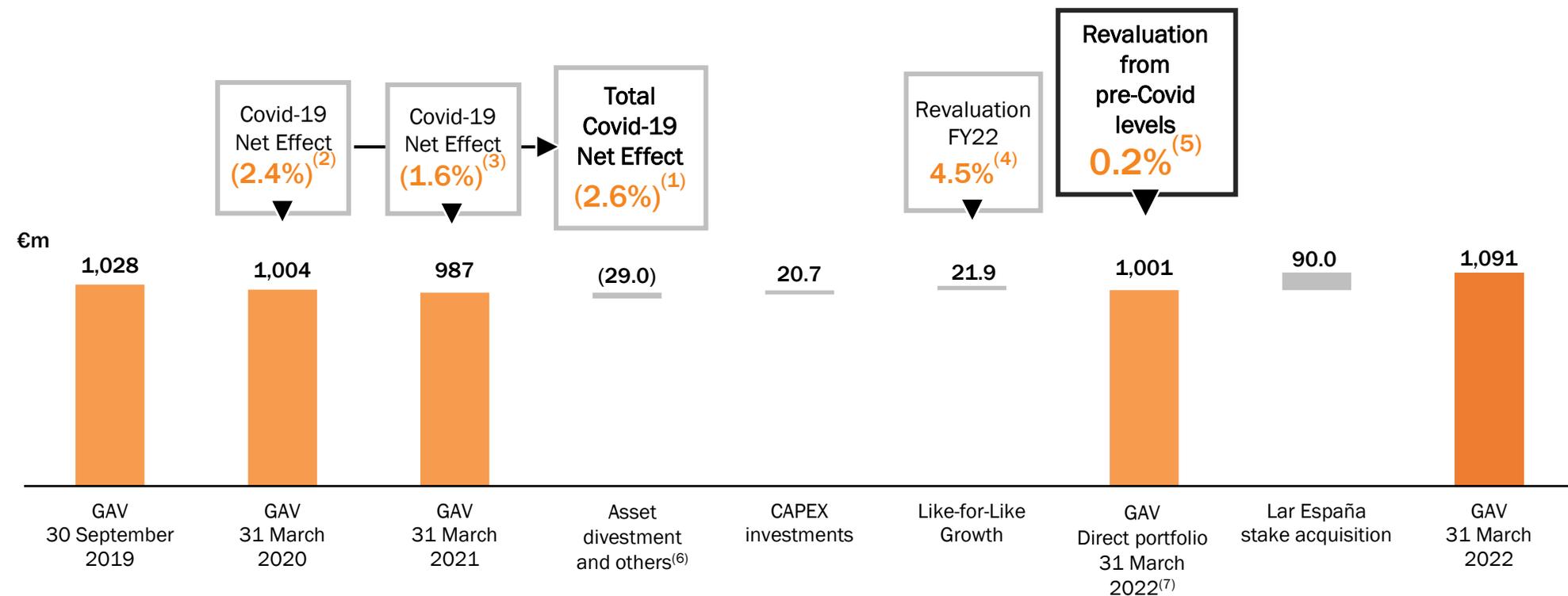
(6) Annualised GRI considering portfolio fully let and excluding Konecta Office Buildings GRI €2.0m



## GAV BRIDGE AND BREAKDOWN

CURRENT VALUATIONS EXCEED PRE-COVID LEVELS BY 0.2% REFLECTING THE STRENGTH OF THE PORTFOLIO

ACCUMULATED COVID-19 IMPACT FROM SEPTEMBER 2019 (2.6%) ALREADY RECOVERED



(1) Considering total Covid-19 effect versus September 2019 valuation of investment properties excluding Konecta Office Buildings valuation

(2) Versus September 2019 valuation of investment properties

(3) Versus March 2020 valuation of investment properties

(4) Versus March 2021 valuation of investment properties excluding mainly Konecta Office Buildings

(5) Versus September 2019 valuation of investment properties excluding mainly Konecta Office Buildings

(6) Non-strategic asset divestment regarding Konecta Office Buildings sale in June 2021

(7) Excluding Lar España stake acquisition





## VALUE CREATION

- LEASING ACTIVITY FY2022
- REPOSITIONING PROJECTS ACCOMPLISHMENT
- INNOVATION & DIGITALIZATION
- IMPACTING COMMUNITIES
- ESG

## COMMERCIAL PERFORMANCE



**170**  
 LEASES SIGNED

**52**  
 RENEWALS

**118**  
 NEW CONTRACTS



**36,366 sqm**  
 GLA SIGNED

**4,236 sqm**  
 RENEWALS

**32,130 sqm**  
 NEW CONTRACTS



**€9.5m**  
 NEW RENT SIGNED

**€2.9m**  
 RENEWALS

**€6.6m**  
 NEW CONTRACTS



**3.12%**  
 AVERAGE RENT INCREASE<sup>(1)</sup>

**1.61%**  
 RENEWALS

**4.30%**  
 NEW CONTRACTS

## MAIN BUSINESS KPI'S

### PORTFOLIO FULLY LET

31 MARCH  
 2022

**98.4%**

31 MARCH  
 2021

**98.3%**

### RENT ARREARS

31 MARCH  
 2022

**1.3%**

31 MARCH  
 2021

**4.8%**

### RENT COLLECTION

31 MARCH  
 2022

**98.7%**

31 MARCH  
 2021

**95.2%**

(1) Considering operations with passing rent as renewals, relocations and replacements

## REPOSITIONING PROJECTS ACCOMPLISHMENT

SUCCESSFUL ASSET REPOSITIONING AND ENHANCEMENT TO BOOST VALUE CREATION AND RECURRENT RENT GENERATION

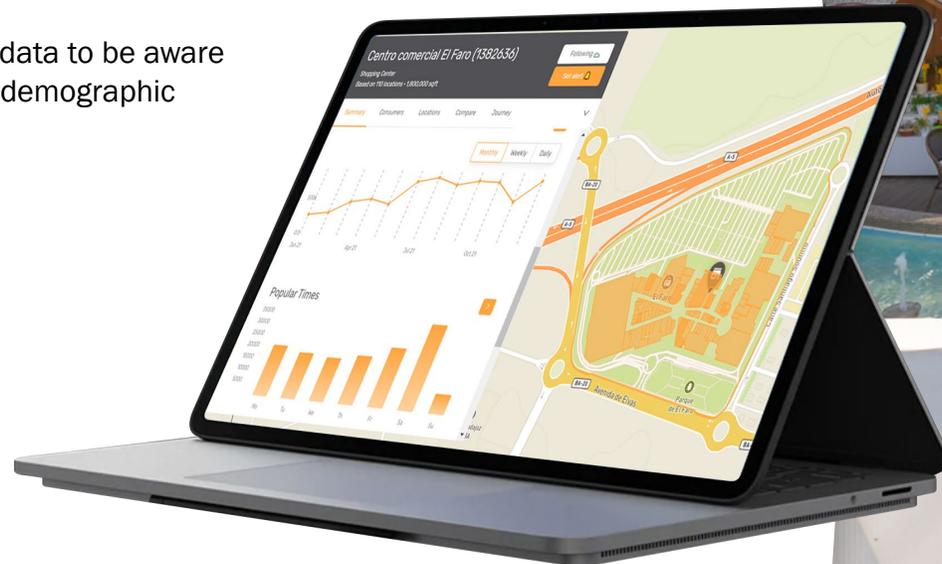
	ALL PROJECTS	BAHÍA SUR	LOS ARCOS	EL FARO
				
GLA AFFECTED	37,897sqm	19,320sqm	10,729sqm	7,848sqm
NUMBER OF NEW BRANDS	51	18	20	13
CAPEX INVESTMENT	€71.0m	€38.9m	€25.7m	€6.4m
ADDITIONAL NOI GENERATED	€4.5m	€2.4m	€1.8m	€0.3m
NOI INCREASE VS BUDGET %	15.80%	5.23%	37.32%	0.01%
YIELD ON INVESTMENT	6.32%	6.11%	7.10%	4.54%
AVERAGE CASH-ON-CASH	10.0%	9.6%	11.7%	6.1%



## LEADING DATA-DRIVEN SHOPPING TRANSFORMATION

Implementation of a new Geolocation system to amplify customer knowledge into the company, providing real-time data into how people interact within the physical world:

- Creation data insights to better serve our customer's needs by providing the best offer and tenant mix
- Higher knowledge of market performance to anticipate what's ahead
- Data driven analysis of our marketing campaigns improves the performance of our portfolio
- Immediate and near real-time data to be aware of last trends, including social demographic segmentation



## AND ALSO.... BRINGING STORE EXPERIENCE FROM ONLINE WORLD!

### DIGITAL ADVENT CALENDAR CARRIED OUT FROM 1ST TO 25TH DECEMBER

With this action we have achieved a great impact bringing new visitors to the stores from the online environment.

High number of new members in the loyalty program achieved and more than 51% of the app visitors have redeemed the prize in the store in the next 3 days.



### RESULTS



**3**

SHOPPING CENTERS



**+56K**

PARTICIPANTS



**+8,5K**

CUSTOMERS TO SHOPS



**+51%**

REWARDS REDEEMED



**+2,5K**

NEW MEMBERS IN LP



## CASTELLANA PROPERTIES ENGAGES ITS CUSTOMERS AND REINFORCES THEIR SHOPPING CENTRES AS THE SOCIAL HUB WITH INNOVATIVE ROADSHOWS



4

SHOPPING CENTERS



+7.1K

PARTICIPANTS IN FAIR GAMES



+1.4K

NEW MEMBERS IN LP



+€110K

INCENTIVE SALES



+6%

IN FOOTFALL

Once again, Castellana's shopping centres have raised the curtain to get this spectacular project underway, **bringing the magic of the circus to its shopping centres**. A project that offers yet another example of Castellana Properties commitment to innovation and disruption across its entire portfolio

Our customers have enjoyed a variety of spectacular live performances from amazing animals to breathtaking acrobatics and master jugglers as they wow audiences across the Castellana portfolio shopping centres.





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**.

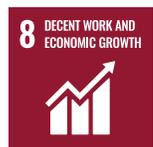
Castellana Properties has identified **8 SDGs as priorities** and contribute to achieve them through **the actions included in ESG Strategic Plan FY22-FY25:**

### ACTION PLAN FY22-FY25



#### AFFORDABLE AND CLEAN ENERGY

Increasing the contracting of **100% renewable energy (GdO) to 100% de the portfolio**, implementing an **energy management system according to ISO 50001** for 100% our shopping centers and progressively **installing renewable energy** in our shopping centers.



#### DECENT WORK AND ECONOMIC GROWTH

Castellana protects labour rights by considering the interests of our employees, conducting regular satisfaction surveys, maintaining **Great Place to Work (GPTW) Certification**, implementing a **safety, health and welfare management system according to ISO 45001** and **ESG DD Suppliers**.



#### INDUSTRY, INNOVATION AND INFRAESTRUCTURE

Castellana contributes to the development of reliable, sustainable, resilient and quality infrastructure through our ambitious energy management strategy, obtaining **BREEAM Certifications** in our shopping centres and progressively obtaining **UNE 170001 universal accessibility Certification** in our shopping centers.



#### SUSTAINABLE CITIES AND COMMUNITIES

Development of this objective implementing an **energy management system according to ISO 50001** for 100% our shopping centers and progressively **installing** more than 300 electric charging points throughout the portfolio.



#### RESPONSIBLE CONSUMPTION AND PRODUCTION

Developing a **circular economy strategy** and launching Information Campaigns on circular economy to our visitors in our shopping centers.



#### CLIMATE ACTION

**Carbon Footprint** Calculation for 100% of the assets to report to the MITECO registry.



#### PEACE, JUSTICE AND STRONG INSTITUTIONS

Giving free spaces for humanitarian aid collection



#### PARTNERSHIPS FOR THE GOALS

**Create long-term partnerships** with the most relevant actors at the local level who are pursuing the Sustainable Development Goals (SDGs)

## ENVIRONMENTAL

WE IMPROVE OUR BUILDINGS TO REDUCE OUR CARBON FOOTPRINT AND COMBAT CLIMATE CHANGE.



## ACHIEVEMENTS



### CERTIFICATIONS

- **BREEAM Certificate** obtained or renewed for all of our Shopping Centers and certifiable Retail Parks:
  - BREEAM Building (83% Excellent and 17% Very Good)
  - BREEAM Building Management (83% Exceptional and 17% Excellent)
  - 3 nominations to BREEAM Awards 2022

### GREENHOUSE GAS EMISSIONS (GHG)

- We have contracted **100% renewable energy** (GdO) in 83% of the shopping centers.
- Among all the Group's renewable plants, 2,925,431 kWh were generated in FY22, which would have contributed to avoiding emissions of 397,859 kgCO<sub>2</sub>e (equivalent to 2,411,265 km traveled by diesel cars).

### SUSTAINABLE MOBILITY

- Closed agreements for the installation of more than 300 charging points throughout the portfolio.

### AIR QUALITY

- NASA Air purifiers installed in 100% of our Shopping Malls

## OBJECTIVES



### CERTIFICATIONS

- Updating and renewal of **energy certificates** according to RD 390/2021.

### GREENHOUSE GAS EMISSIONS (GHG)

- **Carbon Footprint** calculation for 100% of the assets to report to the MITECO registry.
- Risks Assessment derived from carbon emissions in 100% of the assets using the CRREM tool.
- Analysis of the alignment of assets with **EU Taxonomy criteria**.
- Increase the contracting of 100% renewable energy (GdO) to 100% of the portfolio.
- Implement an energy management system according to ISO 50001 for 100% of our shopping centers.
- Develop and complete up to 30MW power PV plants across all assets to implement in the next 3 years

### NATURAL RESOURCES:

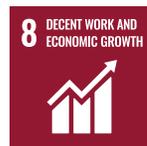
- Develop water and waste audits in 100% of the portfolio to implement efficiency measures.

### MONITORING

- Utilities supply measure and management through an online platform in 100% of the portfolio

## SOCIAL

WE ARE COMMITTED FOR WORKING TOGETHER WITH THE COMMUNITIES IN WHICH WE OPERATE.



## ACHIEVEMENTS



### SOCIAL INITIATIVES AT OUR PROPERTIES:

- In FY22, Our shopping centres have invested more **than €15k in cash and more than €90k in-kind contributions** to different social initiatives.
- In December 2021, Castellana Properties scoops **2021 Chupete Award** for campaign against cyberbullying.
- Castellana Properties has teamed up with the **Red Cross** to create a pioneering Project aimed at making shopping centers healthier and safer. It consists of giving a free space to the Red Cross in El Faro Shopping Center. This space provides first aid care for all customers and training courses are given on nutrition, social inclusion, environmental and digital training.
- In response to the current complex situation due to the conflict between Ukraine and Russia, Castellana Properties has teamed up with **Aldeas Infantiles, SOS Sin fronteras and Ukrainian Children`s Association** in Los Arcos, Habaneras and Puerta Europa Shopping Centers. It consists of giving a free space for humanitarian aid collection.

### HUMAN RESOURCES

- Employee Engagement Programme (hybrid telework and in-office model & Flexible working hours for its employees included)

## OBJECTIVES



### SOCIAL INITIATIVES AT OUR PROPERTIES:

- Create long-term partnerships with the most relevant actors at the local level who are pursuing the Sustainable Development Goals (SDGs)
- Create a positive local impact policy: employment, integration, business and well-being.
- Information campaigns on circular economy to our visitors.

### HUMAN RESOURCES

- Maintain the certificate **Great Place to Work** and at least the same results as last year, which was **87 Trust Index**
- The implementation of a social benefit consisting of Free access to physical and online gym and psychologist.

## GOVERNANCE

THE HIGHEST STANDARDS OF GOVERNANCE IN OUR COMPANY AND IN THE RELATIONSHIP WITH ALL OUR STAKEHOLDERS



## ACHIEVEMENTS



### SOCIAL INITIATIVES AT OUR PROPERTIES

With a firm commitment to ensuring compliance with ethical principles and good corporate governance, Castellana Properties has among its priorities the development of a solid culture of regulatory compliance, in which the company's ethical values are central to its activity and decision-making. Castellana Properties has materialised these commitments in the following ways:

- Castellana Properties has developed its **Code of Ethics**, approved by the Board in March 2022.
- It has created a **Whistleblower Channel** publish in its Corporate Web.
- It has implemented a **Criminal Compliance Model**.
- It has set up the **Compliance Committee**.
- 100% Castellana team has received **Compliance Training**.

## EPRA

Castellana Properties has been granted the EPRA Gold Award Financial Reporting.



## OBJECTIVES



### BOARD OF DIRECTORS

- Board Selection Policy and elaborate a Competence Board Matrix
- ESG Training
- Responsible Investment Policy
- Sustainable Procurement Policy
- Definition of minimum ESG criteria for the selection of suppliers





**THANK YOU**

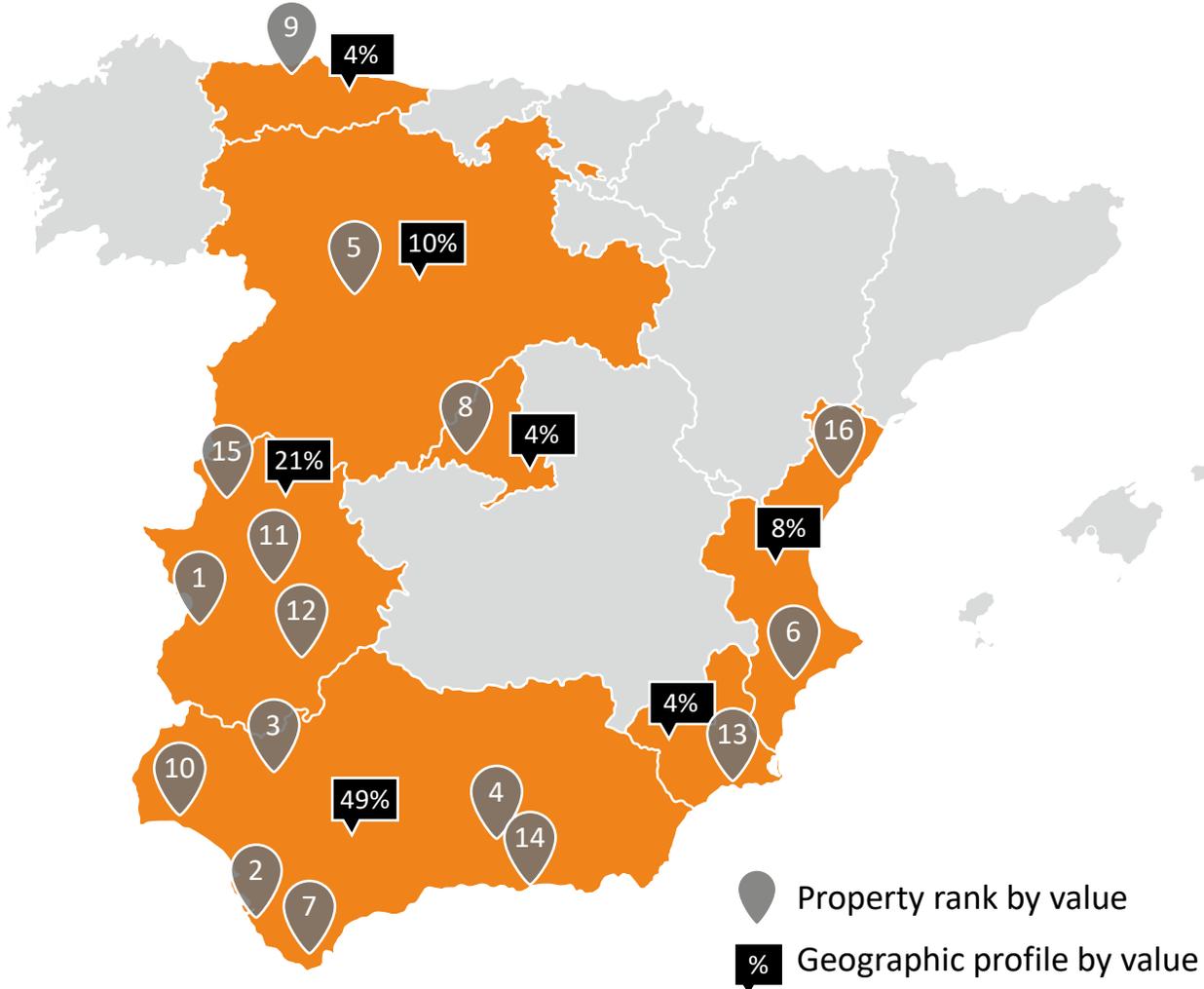


## APPENDIX

- OUR PORTFOLIO
- TOP 10 ASSETS

# OUR PORTFOLIO

## WELL DIVERSIFIED ACROSS SPAIN



- 1 El Faro
- 2 Bahía Sur
- 3 Los Arcos
- 4 Granaita
- 5 Vallsur
- 6 Habaneras
- 7 Puerta Europa
- 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 <sup>(1)</sup>

HABANERAS



GAV	€171.8m	€147.2m	€137.1m	€107.2m	€86.5m
Province	Badajoz	Cádiz	Seville	Granada	Alicante
Catchment Area (Inhabitants)	517,491	674,250	1,499,884	628,002	531,670
Gross Lettable Area	40,318m <sup>2</sup>	35,333m <sup>2</sup>	29,680m <sup>2</sup>	54,807m <sup>2</sup>	25,021m <sup>2</sup>
Monthly Rental	€20/m <sup>2</sup>	€23/m <sup>2</sup>	€24/m <sup>2</sup>	€11/m <sup>2</sup>	€19/m <sup>2</sup>
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	10 years	11.3 years	13.7 years	13.1 years	7.0 years
Vacancy	1,1%	0.8%	6.5%	2.2%	1.7%

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

## TOP 10 ASSETS

## VALLSUR



## PUERTA EUROPA

PARQUE OESTE <sup>(1)</sup>

## PARQUE PRINCIPADO



## MARIS. DEL POLVORÍN



<b>GAV</b>	<b>€83.0m</b>	<b>€71.7m</b>	<b>€52.0m</b>	<b>€37.2m</b>	<b>€28.1m</b>
<b>Province</b>	Valladolid	Cádiz	Madrid	Oviedo	Huelva
<b>Catchment Area (Inhabitants)</b>	477,746	311,110	5,856,325	866,511	318,213
<b>Gross Lettable Area</b>	35,212m <sup>2</sup>	29,783m <sup>2</sup>	13,604m <sup>2</sup>	16,090m <sup>2</sup>	18,220m <sup>2</sup>
<b>Monthly Rental</b>	€15/m <sup>2</sup>	€16/m <sup>2</sup>	€17/m <sup>2</sup>	€10/m <sup>2</sup>	€8/m <sup>2</sup>
<b>Sector</b>	Shopping Centre	Shopping Centre	Retail Park	Retail Park	Retail Park
<b>Major Tenants</b>	Carrefour, Yelmo Cines, H&M	Primark, Yelmo Cines, Mercadona	Media Markt, Kiwoko, ALDI	Bricomart, Conforama, Jysk	Media Markt, Mercadona, Low Fit
<b>WALE</b>	15.2 years	10.1 years	20.9 years	10.5 years	19.7 years
<b>Vacancy</b>	3.9%	0.6%	Fully let	Fully let	Fully let

(1) 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

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