

Madrid, 17 March 2026

Castellana Properties SOCIMI, S.A. (hereinafter "**Castellana**", the "**Company**" or the "**Entity**"), 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 SOCIMI, S.A. announces that it has concluded a share purchase agreement (the "**SPA**") with Unibail-Rodamco-Westfield SE ("**URW**"), a French multinational commercial real estate company headquartered in Paris and listed on the Euronext Paris, pursuant to which Castellana will acquire a 50% share in Splau Shopping Centre ("**Splau**" or the "**Centre**" or the "**Property**"), a dominant, large-scale retail destination located in Barcelona, Spain (the "**Transaction**").

1. Rationale

The Transaction offers Castellana the opportunity to acquire a share in another iconic, prime shopping centre in Spain. Splau is strategically positioned at Barcelona's southern gateway and offers access to a dynamic and expanding catchment area. Splau boasts an unparalleled retail hub and brand portfolio, featuring both international and local tenants paired with exceptional leisure and dining experiences. The Property offers a strong financial profile with a clear growth trajectory, proven resilience across cycles and consistently strong and stable operating performances.

Barcelona, the largest city in Catalonia and the second largest city in Spain, is one of the most visited cities in the world, attracting c.20 million tourists each year. The city blends innovation, culture and world-class cuisine, while its modern infrastructure and exceptional quality of life make it the ideal destination for strategic investments. Barcelona offers a thriving professional environment with a focus on innovation, excellent higher education and strong support for start-ups and tech companies.

Additionally, the Transaction provides Castellana with the opportunity to build on their established long-term partnership with URW, a premier global operator, owner and developer

of flagship shopping destinations. Castellana and URW will combine their complementary strengths in retail real estate through a joint strategic asset management forum, ensuring long term value creation, while URW continues to oversee the day-to-day management and operations of the shopping centre.

2. Profile of the Property

Splau is an established shopping centre located in Cornellà de Llobregat, within the Barcelona metropolitan area. The Centre opened in 2010 and comprises a total gross lettable area (“GLA”) of 54 689 sqm with 151 stores, with an occupancy rate of 99.3%. The Centre is a major shopping destination for the population of Barcelona and the surrounding areas. It holds a significant market share within its primary catchment area of c.1 million people and attracts annual footfall of c.10 million visits per annum, thanks to its wide variety of stores, entertainment options and convenient location adjacent to the RCDE Stadium, home of Real Club Deportivo Espanyol football club.

The Property enjoys strategic accessibility via both private and public transportation, with multiple bus, metro, tram and train connections. Splau is also well connected to main roads and highways which facilitate access to the Centre, with c.77% of customers arriving by car.

The Centre features an all-in shopping experience, combining a complete and diversified retail offering with strong food and beverage and leisure concepts with more than 36 different restaurants, a bowling alley and the largest cinema in Spain, which itself attracted more than 770 000 visitors in 2025. Fashion and accessories feature leading Inditex brands including Zara, Lefties, Stradivarius, Bershka and Pull&Bear, along with other leading brands such as Primark, Fnac, Mercadona, Media Mark and JD Sports.

The Property offers strong value-add potential through various asset management initiatives, including the completion of the food and beverage offering, tenant mix optimization and capitalising on the catchment area densification to unlock value through development projects and CSR initiatives.

3. Terms of the Transaction and Closing

The effective date of the Transaction is anticipated to be towards the end of April (the “**Closing Date**”). The Transaction is based on a gross asset price assigned to 100% of the Property of EUR 350 000 000 (the “**Agreed Asset Value**”).

The Acquisition Shares (and indirectly, a 50% share in the Property) will be sold and transferred to Castellana on the Closing Date. The purchase consideration payable for the Acquisition Shares is EUR 89 250 000 (the “**Purchase Consideration**”), payable in cash on the Closing Date. The

Purchase Consideration has been calculated based on the Agreed Asset Value less a new mortgage loan of EUR 171 500 000 (the “**Mortgage Loan**”). The Purchase Consideration may ultimately be adjusted based on the financial statements of the Acquisition Company as at the Closing Date. However, it is not expected that there will be a material adjustment to the Purchase Consideration. The transaction will be earnings accretive for Castellana.

The SPA includes market-standard warranties, indemnities and undertakings for a transaction of this nature.

4. Funding of the Transaction

Castellana will fund the Purchase Consideration through its existing cash resources.

5. Property specific information

Details of the Property are set out in the table below:

Property name	Geographical location	Sector	GLA (sqm)	Purchase Consideration for the Acquisition Shares ⁽¹⁾ (EUR)	Value attributed to the 100% of the Property as at 29 January 2026 ⁽²⁾ (EUR)
Splau Shopping Centre	Barcelona, Spain	Retail	54 689	89 250 000	350 105 443

(1) Representing a 50% share in the Property.

(2) The Property was valued in accordance with Royal Institution of Chartered Surveyors standards by Cushman & Wakefield, an independent external property valuer.

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.