camiñho PROPÍCIO

Madrid, 21 July 2026

Caminho Propício – SIC Imobiliária Fechada, S.A. (hereinafter **"Caminho",** 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 3/2023 of BME MFT Equity on information supplied by companies listed for trading in the BME Scaleup segment of BME MTF Equity, (hereinafter **"BME Scaleup"**) informs you of the following:

OTHER RELEVANT INFORMATION

Castellana has released its asset portfolio presentation, which is available at the following link: https://www.castellanaproperties.es/files/uploads/file/a6944de7-02ca-439d-9654-2944a0be150a/asset-book-castellana-properties-2026-06-v08.pdf?qs=1784564218

For the convenience of investors, the slides relating to Caminho have been extracted from the presentation. These correspond to slides 28 to 37 and are attached to this relevant information.

In accordance with BME Scaleup Circular 3/2023, 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. Omar Khan
Chairman of the Board of Directors
Caminho Propício – SIC Imobiliária Fechada, S.A.

11 SHOPPING CENTRE

8ª Avenida

LOCATION
São João da Madeira (Porto)

TOTAL GLA
28,923 SQM

OWNED BY CAMINHO PROPÍCIO
74%

UNITS
97

ANNUAL FOOTFALL*
6.3M

PARKING SPACES
1,700

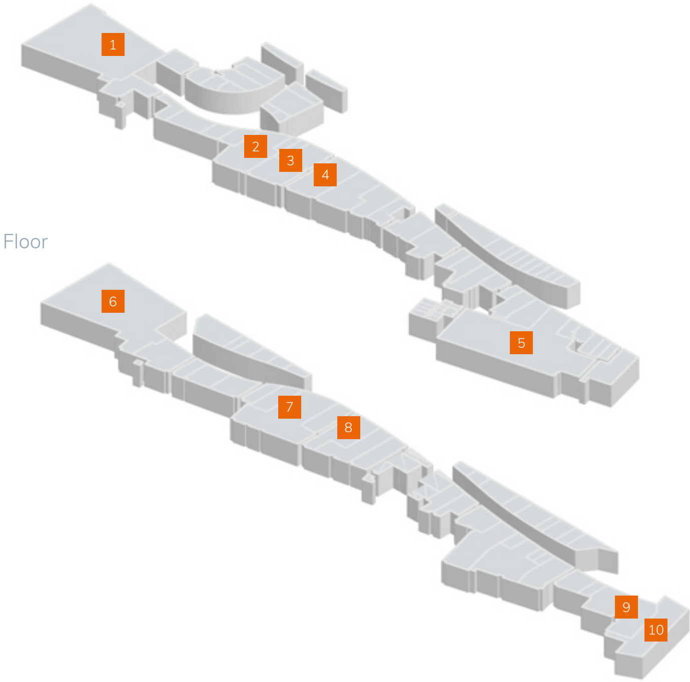
CATCHMENT AREA
247,398 inhab.

* Annual footfall 2025.

ASSET FLOOR MAP

First Floor

Ground Floor



DESCRIPTION

8ª Avenida is the leading retail destination in São João da Madeira, a dynamic industrial and commercial city located south of Porto. Since its opening in 2007, the centre has established itself as a key shopping, leisure and services hub for the surrounding region, benefiting from a loyal customer base and a strong local market position. The asset comprises 28,923 sqm of gross leasable area (GLA), of which 21,284 sqm is owned by Castellana Properties, and accommodates 97 retail, leisure and service operators. Designed to provide a convenient and accessible customer experience, the centre offers 1,700 free parking spaces and a comprehensive commercial offering tailored to the needs of its catchment area.

8ª Avenida benefits from a high-quality tenant mix anchored by some of Portugal's leading retail and service operators, including Continente, C&A and Trofa Saúde Hospital, alongside major brands from the Inditex Group. The centre also features a bright and contemporary food court, designed around natural light and a variety of seating environments that enhance visitor comfort and encourage longer dwell times. By combining a strong retail offer with leisure and essential services, 8ª Avenida has consolidated its position as a key community and commercial hub within the region.

Committed to responsible growth and long-term value creation, the centre actively supports initiatives focused on environmental sustainability, social engagement and community wellbeing.

1 C&A
2 Bershka
3 PULL&BEAR
4 Stradivarius
5 Cineplace
6 lefties
7 CORTEFIEL
8 TIFFOSI
9 Normal
10 TrofaSaúde

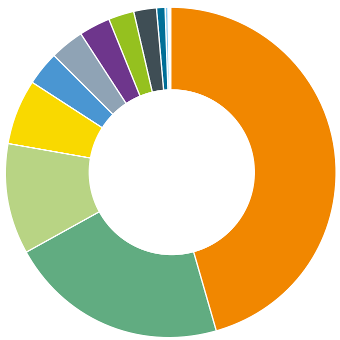
ASSET DATA*

Acquisition Date	01/10/2024
Acquisition Price	€46.3M
Average Base Monthly Rent	20.05 €/sqm/month
Occupancy Rate	98.53%
WALE (Expiry)	3.97 years
National & International Tenant Component	94%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA

COMMERCIAL MIX BY GLA*



45.6%	Fashion
21.6%	Health & beauty
10.7%	Leisure & entertainment
6.4%	Food & beverage
3.4%	Services
3.3%	Non retail
2.9%	Culture, media & tech
2.5%	Homeware
2.3%	Sports & adventure
0.9%	Other retail
0.4%	Food

12 SHOPPING CENTRE

Alegro Sintra

LOCATION
Sintra (Lisbon)

TOTAL GLA
58,283 SQM

OWNED BY CAMINHO PROPÍCIO
36%

UNITS
193

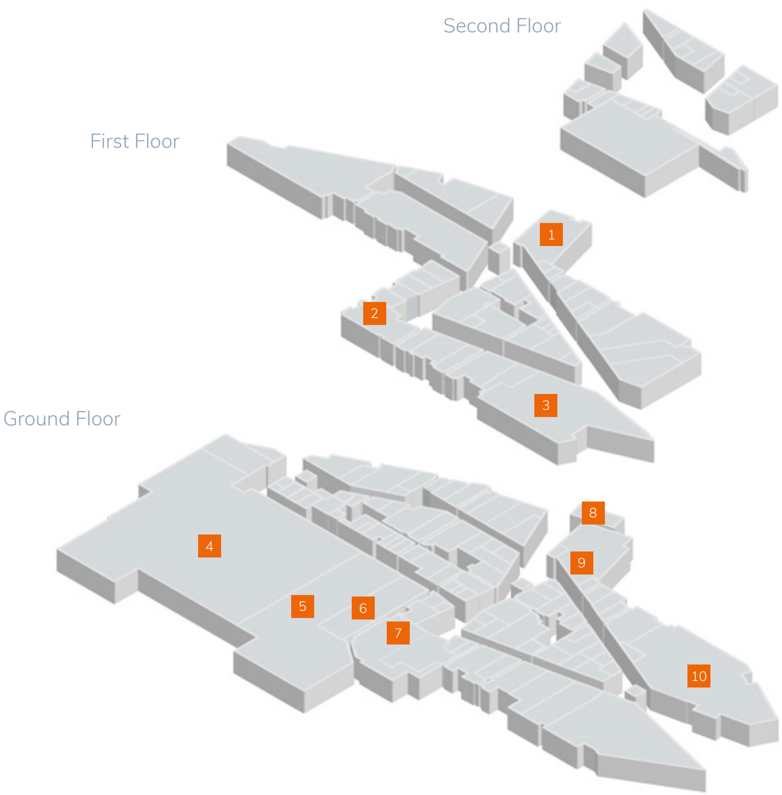
ANNUAL FOOTFALL*
9.0M

PARKING SPACES
2,011

CATCHMENT AREA
621,000 inhab.

* Annual footfall 2025.

ASSET FLOOR MAP



DESCRIPTION

Alegro Sintra, opened in 2011, is a leading retail and leisure destination in the western Lisbon metropolitan area. With a GLA of 58,283 sqm, it is strategically located in Sintra, a UNESCO World Heritage city known for its cultural and tourist appeal. The centre benefits from excellent connectivity via the IC19, the main corridor linking Sintra and Lisbon, as well as multiple bus routes, a nearby train station and 2,011 parking spaces. This enables it to serve a broad catchment area covering Sintra, Amadora and the northern districts of Oeiras and Cascais.

Arranged across two levels, Alegro Sintra combines a strong retail offer with leisure and services, attracting a loyal customer base and acting as a key community hub. It is home to 193 stores and leading international brands such as Zara, Primark, Fnac, Lefties and Normal. Its wider offer includes a medical clinic, the DreamFly indoor skydiving experience and a vibrant food and beverage area with more than 25 restaurants.

Castellana Properties acquired a 50% stake in the company owning this high-performing asset, strengthening its Iberian presence. The transaction created a joint venture with Ceetrus, which retains the remaining 50%, while Nhood Capital Markets acted as advisor.

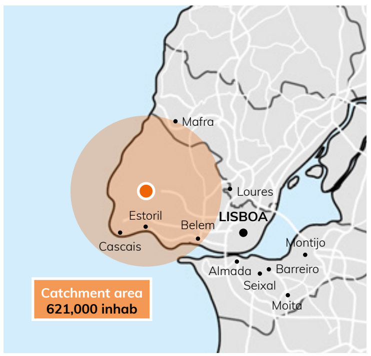
1 NewYorker
2 MANGO
3 ZARA
4 pingo doce
5 worten
6 SPORT ZONE
7 fnac
8 DREAMFLY
9 lefties
10 PRIMARK

ASSET DATA*

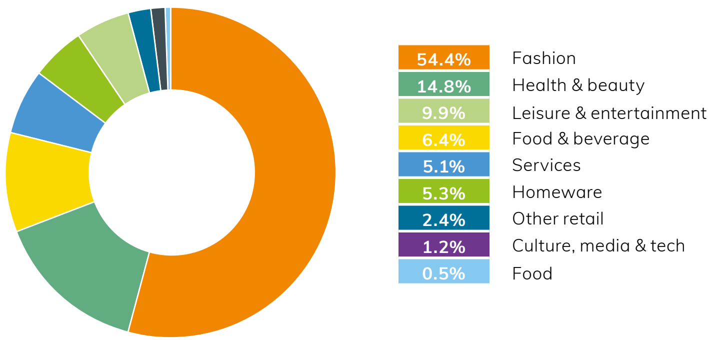
Acquisition Date	19/12/2025
Acquisition Price	€83.9M
Average Base Monthly Rent	26.76 €/sqm/month
Occupancy Rate	99.84%
WALE (Expiry)	4.86 years
National & International Tenant Component	95%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



13 SHOPPING CENTRE

Forum Madeira

LOCATION
Funchal (Madeira)

TOTAL GLA
21,472 SQM

OWNED BY CAMINHO PROPÍCIO
100%

UNITS
58

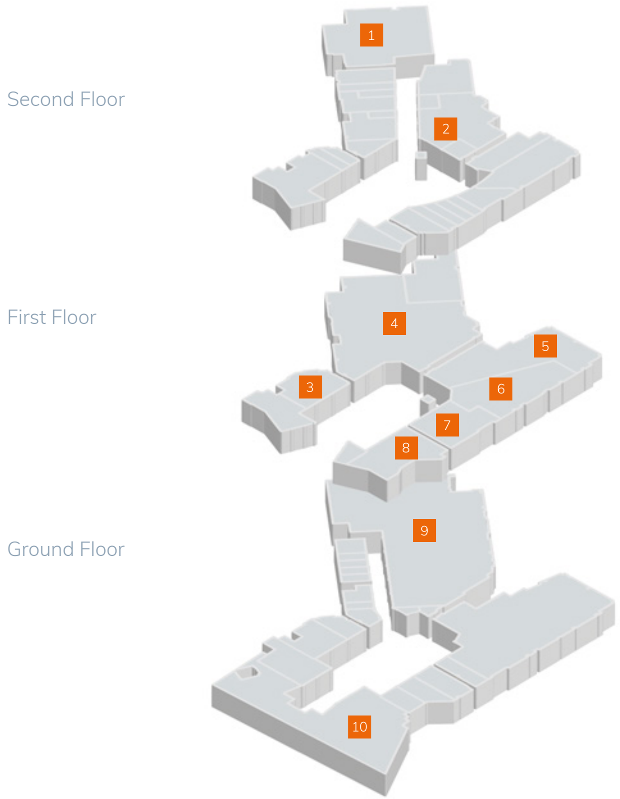
ANNUAL FOOTFALL*
5.7M

PARKING SPACES
800

CATCHMENT AREA
250,000 inhab.

* Annual footfall 2025.

ASSET FLOOR MAP



DESCRIPTION

Forum Madeira is the leading retail destination on Madeira Island, strategically located in western Funchal, the island's capital and main economic and tourism hub. Serving both residents and visitors, the centre benefits from a strong local customer base and Madeira's thriving tourism market.

The asset comprises 21,472 sqm of GLA across three levels and maintains full occupancy, reflecting the strength of its commercial proposition. Anchored by Pingo Doce, one of Portugal's leading supermarket operators, Forum Madeira offers the island's most comprehensive, high-quality tenant mix, including all brands from the Inditex Group and a broad range of national and international retailers.

The centre welcomes approximately 5.7 million visits annually and serves a primary catchment area of around 250,000 residents, complemented by more than 2.3 million tourists visiting Madeira each year. This mix of resident and tourist demand creates a diversified, resilient customer base throughout the year. Forum Madeira also features a strong leisure and dining offer, including a cinema complex, the only cinema in the Island, and a food court with 10 restaurants, reinforcing its role as a key shopping, dining and entertainment destination on the island. Supported by its dominant market position, tenant mix and consistent footfall, Forum Madeira remains one of Portugal's most attractive retail assets.

1	2	3	4	5
lefties	Massimo Dutti	ZARA HOME	ZARA	SPORT ZONE
6	7	8	9	10
Bershka	Stradivarius	PULL&BEAR	pingo doce	C&A

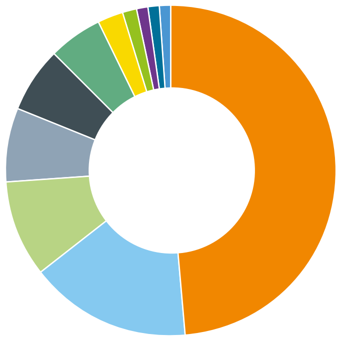
ASSET DATA*

Acquisition Date	30/04/2025
Acquisition Price	€63.3M
Average Base Monthly Rent	23.27 €/sqm/month
Occupancy Rate	98.49%
WALE (Expiry)	7.53 years
National & International Tenant Component	97%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA

COMMERCIAL MIX BY GLA*



48.8%	Fashion
15.8%	Food
9.4%	Leisure & entertainment
7.2%	Non retail
6.4%	Sports & adventure
5.2%	Health & beauty
2.6%	Food & beverage
1.4%	Homeware
1.1%	Culture, media & tech
1.1%	Other retail
0.9%	Services

14 SHOPPING CENTRE

Loureshopping

LOCATION
Loures (Lisbon)

TOTAL GLA
44,475 SQM

OWNED BY CAMINHO PROPÍCIO
66%

UNITS
107

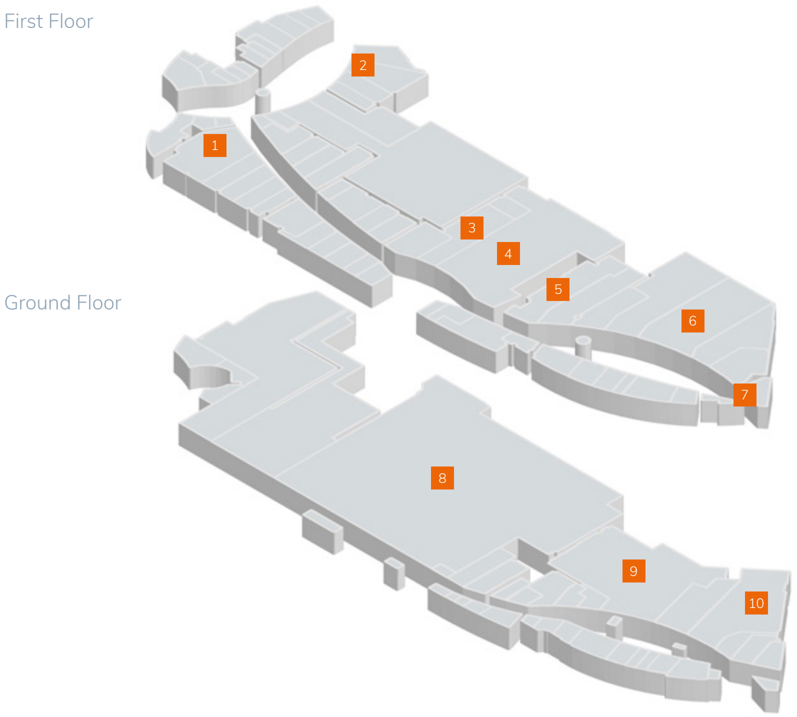
ANNUAL FOOTFALL*
6.2M

PARKING SPACES
2,076

CATCHMENT AREA
207,000 inhab.

* Annual footfall 2025.

ASSET FLOOR MAP



DESCRIPTION

LoureShopping is strategically located in Loures, one of the fastest-growing municipalities in the Lisbon metropolitan area, just 15 minutes from the city centre. Positioned alongside the A8 motorway, it is the leading retail destination in its catchment area, with excellent access through five bus routes, a cycling lane and 2,076 parking spaces. Connectivity is set to improve with a planned metro station next to the centre, while a nearby residential development is expected to bring more than 8,000 new residents, supporting long-term growth.

The centre comprises 44,745 sqm of GLA, of which 29,482 sqm is owned by Castellana Properties, and includes more than 100 stores. It offers a diversified tenant mix with brands such as Zara, Continente, Normal, Worten and JD Sports, alongside leisure concepts like Mission to Escape and services including Trofa Saúde Hospital. A key feature is its exclusive 50,000 sqm outdoor green park, the only one of its kind within a Portuguese shopping centre, providing a unique recreational space that reinforces its community role.

Combining retail, leisure, services and outdoor amenities, LoureShopping is a key social and commercial hub for the local population. It is also committed to sustainable growth through initiatives that promote environmental responsibility, social wellbeing and long-term value creation.

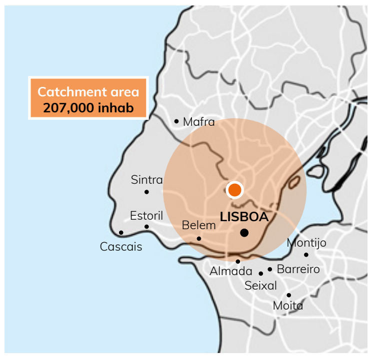
1	2	3	4	5
C&A	KFC	SPRINGFIELD	ZARA	Bershka
6	7	8	9	10
JD	TrofaSaúde	CONTINENTE	worten	SPORT ZONE

ASSET DATA*

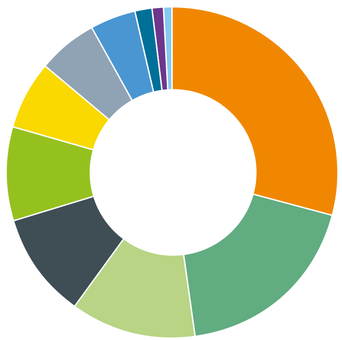
Acquisition Date	01/10/2024
Acquisition Price	€55.2M
Average Base Monthly Rent	20.28 €/sqm/month
Occupancy Rate	98.98%
WALE (Expiry)	4.34 years
National & International Tenant Component	98%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



29.2%	Fashion
18.7%	Health & beauty
12.0%	Leisure & entertainment
10.5%	Sports & adventure
8.9%	Homeware
6.7%	Food & beverage
6.0%	Non retail
4.2%	Services
1.7%	Other retail
1.2%	Culture, media & tech
0.7%	Food

15 SHOPPING CENTRE

RioSul

LOCATION
Seixal (Lisbon)

TOTAL GLA
46,006 SQM

OWNED BY CAMINHO PROPÍCIO
51%

UNITS
115

ANNUAL FOOTFALL*
7.8M

PARKING SPACES
2,237

CATCHMENT AREA
460,000 inhab.

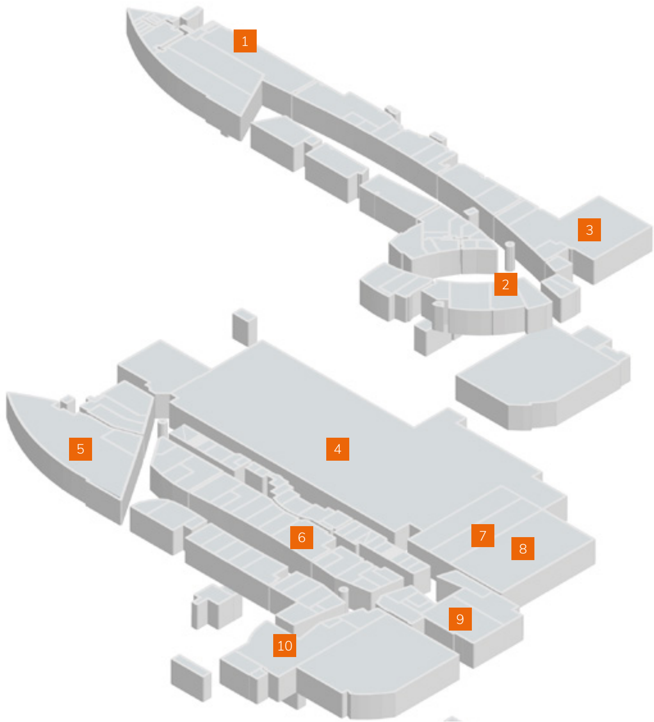
* Annual footfall 2025.

ASSET FLOOR MAP

Second Floor

First Floor

Ground Floor



DESCRIPTION

RioSul Shopping is located in Seixal, one of the fastest-growing municipalities in the Lisbon metropolitan area and a strategic gateway to the south bank of the Tagus River. Benefiting from strong demographic growth and a catchment area of approximately 460,000 inhabitants within a 30-minute drive, the centre is a leading retail destination for the region. The asset has excellent accessibility, with direct connections to the A2 motorway, EN10 and N378 roads. It is also just a two-minute walk from Fogueteiro railway station and is served by nine bus routes. In addition, RioSul provides 2,237 free parking spaces, enhancing visitor convenience.

RioSul Shopping comprises a total GLA of 46,006 sqm, of which 23,685 sqm is owned by Castellana Properties, and accommodates 115 retail, leisure and service operators. Its diversified tenant mix is anchored by leading national and international brands, including Continente, Worten, Zara, Stradivarius, Primor, JD Sports and Bershka.

Supported by its strong market position, transport links and retail mix, RioSul is a key commercial and social hub in Seixal. The centre is also committed to responsible growth, with BREEAM certification and support for local social, cultural and community initiatives.

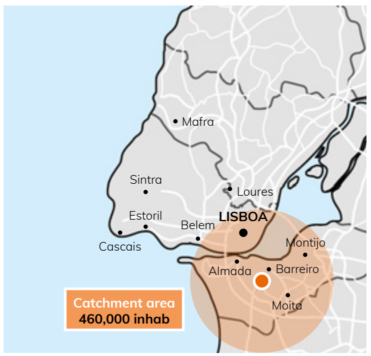
1	2	3	4	5
Bershka	Pizza Hut	C&A	CONTINENTE	ZARA
6	7	8	9	10
PRIMOR	JD	worten	KIWOKO	ELEMENT

ASSET DATA*

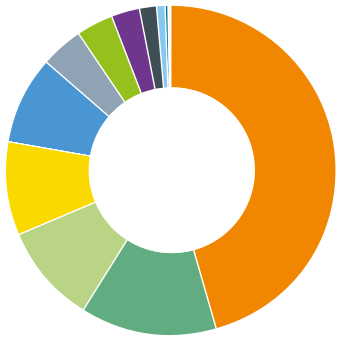
Acquisition Date	01/10/2024
Acquisition Price	€75.0M
Average Base Monthly Rent	25.22 €/sqm/month
Occupancy Rate	99.03%
WALE (Expiry)	4.22 years
National & International Tenant Component	95%

* Data from units owned by Castellana Properties at March 2026.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



45.6%	Fashion
13.3%	Health & beauty
9.7%	Leisure & entertainment
9.0%	Food & beverage
8.7%	Services
4.0%	Non retail
3.6%	Homeware
2.9%	Culture, media & tech
1.5%	Sports & adventure
0.8%	Food
0.5%	Other retail