

Madrid, 26 de noviembre de 2025

Castellana Properties SOCIMI, S.A. (**en adelante “Castellana”, la “Sociedad” o la “Compañía”**), en virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014 sobre abuso de mercado y en el artículo 227 de la Ley 6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión, y disposiciones concordantes, así como en la Circular 3/2020 de BME MFT Equity sobre información a suministrar por empresas incorporadas a negociación en el segmento BME Growth de BME MTF Equity, (**en adelante “BME Growth”**) pone en su conocimiento la siguiente:

OTRA INFORMACIÓN RELEVANTE

Castellana publica la Presentación de Resultados del periodo de seis meses terminado el 30 de septiembre de 2025. Se encuentra adjunta en esta información relevante.

De conformidad con lo dispuesto en la Circular 3/2020 de BME Growth, se hace constar que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

Quedamos a su disposición para cualquier aclaración que pueda ser necesaria.

D. Alfonso Brunet
Consejero Delegado
Castellana Properties SOCIMI, S.A.

H1FY26

April 2025 - September 2025

Financial Results Presentation





1

KEY HIGHLIGHTS

1.1 Highlights

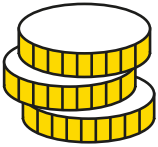
1.2 Main KPIs performance H1FY26

1.1 HIGHLIGHTS



OPERATIONAL PERFORMANCE

- Like-for-Like GRI growth of 8.2% and NOI growth of 8.7% compared to H1FY25
- Like-for-like GAV growth of 2.3% versus March 2025, and a total GAV increase of 45% over the last 12 months (versus September 2024)
- EPRA NTA of €904 million or €7.08 per share
- Leading the market with strong occupancy at 98.7% and rent collections at 98.0%
- 196 new leases signed (renewals and new lease agreements) renewing and generating new rent of €13 million, with an average rent increase of 7.5%



FINANCIAL PERFORMANCE

- Fitch Ratings elevates the credit rating of Castellana Properties to 'BBB' with stable outlook
- Robust debt structure with 97% fixed-rate hedge and 34.7% Net LTV, supported by long maturities (4.3 years, no expiries until FY29) resulting in a lower all-in cost of 4.59%
- Achieved EPRA BPR and sBPR Gold Awards and 5-star rating in its fifth year in the GRESB index
- Obtained the GPTW certification for fifth year improving our trust rate by employees to 91%

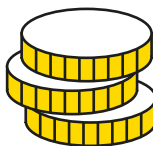


ADDING VALUE

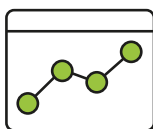
- Strengthening the Portuguese portfolio with the €63 million acquisition of Forum Madeira, the fifth asset in the country
- Achieved 98.7% occupancy and 98.0% rent collection, demonstrating a strong and resilient tenant base.
- El Faro Hipercor Project delivering outstanding results: YTD footfall is up around 30% vs. last year, already driving an estimated c. 9% increase in tenant sales and significantly outperforming initial expectations.
- Vallsur – Repositioning gains scale with a new gym anchor: The enlarged project builds on Phase I's 5% footfall uplift in H1FY26 vs. last year, reinforcing Vallsur's position as a leading retail & leisure destination in Valladolid.

1.2 MAIN KPIs PERFORMANCE H1FY26**Operational**

21 ASSETS	567,689 sqm GLA ⁽ⁱ⁾	8.7% NOI LIKE-FOR-LIKE GROWTH	98.7% OCCUPANCY ⁽ⁱⁱⁱ⁾	8.9 years WAULT ⁽ⁱⁱⁱ⁾	98.0% RENT COLLECTION
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**Financial**

€63.2 million REPORTED GRI	€32 million FFO/EPRA EARNINGS ADJUSTED	€602 million NET DEBT ^(iv)	4.59% ALL-IN COST	34.7% NET LTV ^(v)
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**Corporate**

€1.772 billion +6.7% GAV ^(vi)	+2.3% GAV LIKE-FOR-LIKE GROWTH ^(vii)	€904 million EPRA NTA	7.08 €/share EPRA NTA PER SHARE	BBB OUTLOOK STABLE (INVESTMENT GRADE FITCH RATING)
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i. Including 100% of Alegro Sintra

ii. Excluding areas under development in Granaita, Rio Sul, Vallsur Repositioning Project and Los Arcos Extension Project and storages areas.

iii. WAULT expiry by rent

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

v. Net LTV calculated considering Nominal Debt excluding debt with related parties excluding restricted cash and including Alegro Sintra stake

vi. Portfolio value considering 50% of Alegro Sintra Market Value

vii. Like-for-like growth in direct portfolio valuations versus March 2025 based on external valuation by Colliers



2

OPERATIONAL HIGHLIGHTS

2.1 Footfall & Sales

2.2 Operating Metrics

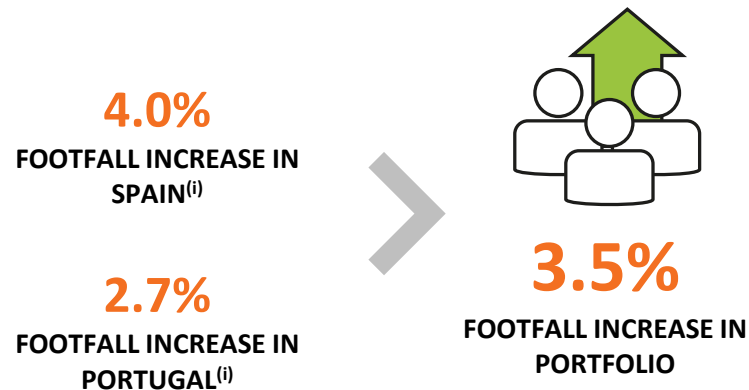
2.3 Portfolio value evolution

2.1 FOOTFALL AND SALES

CONTINUOUS GROWTH ACROSS THE ENTIRE PORTFOLIO

FOOTFALL

- All assets have maintained solid performance throughout the first half of our fiscal year. The Extension Project at El Faro, featuring the openings of Lefties and Álvaro Moreno, has achieved remarkable results, driving a footfall increase of over 33%.
- It's worth mentioning that Granaita achieved impressive results with a 7.5% increase, driven by the strong performance of its improved retail mix, which included 3 new openings in the last months. Vallsur follows closely with a 4.6% growth, benefiting from the ad value-add project and the successful performance of its recent openings. Bahía Sur also maintains a positive trend with a 3.1% increase.



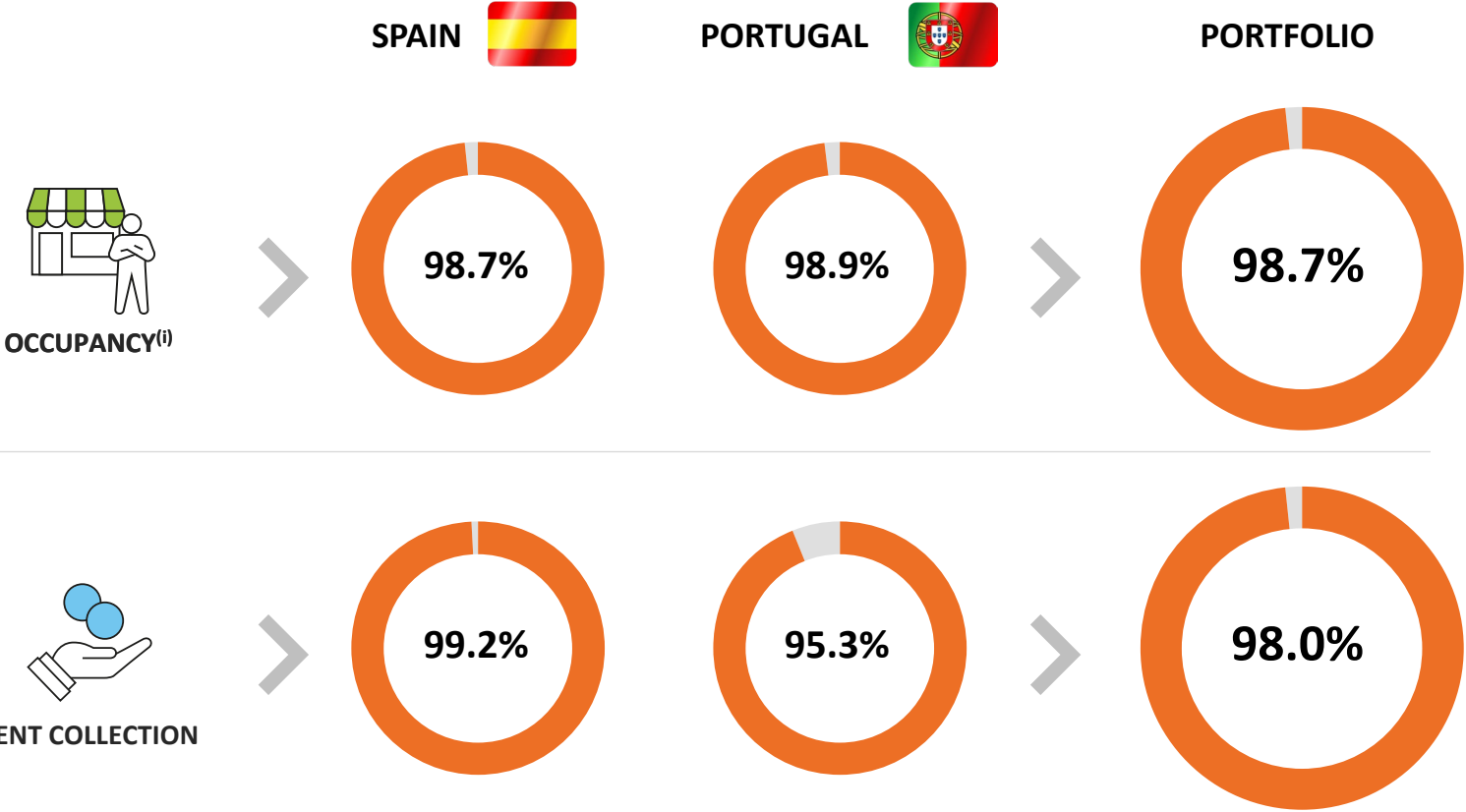
SALES

- Sales in our shopping centers segment increased by 3.7% compared to H1FY25, with a notable improvement of 6.5% in our retail parks. Worth highlighting Bonaire, which achieved a 2.7% sales increase in the first half of this fiscal year despite reopening after the DANA storm eight months ago. This impressive performance highlights Bonaire's exceptional resilience and adaptability, firmly establishing it as a leader in the industry.
- All key categories within Castellana's portfolio delivered positive results during this first half of our fiscal year: Culture, Media & Technology (+9.4%), Homeware (+6.7%), Leisure & Entertainment (+6.5%), Food & Beverage (+5.6%), and Fashion (+4.1%). This steady growth across both categories and assets underscores the strength and resilience of our portfolio operations.



i. Footfall data includes the following shopping centers: Bonaire, El Faro, Bahía Sur, Los Arcos, Vallsur, Habaneras, Puerta Europa, Granaita, 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.

DRIVING SECTOR EXCELLENCE THROUGH CONSISTENT, OUTSTANDING PERFORMANCE

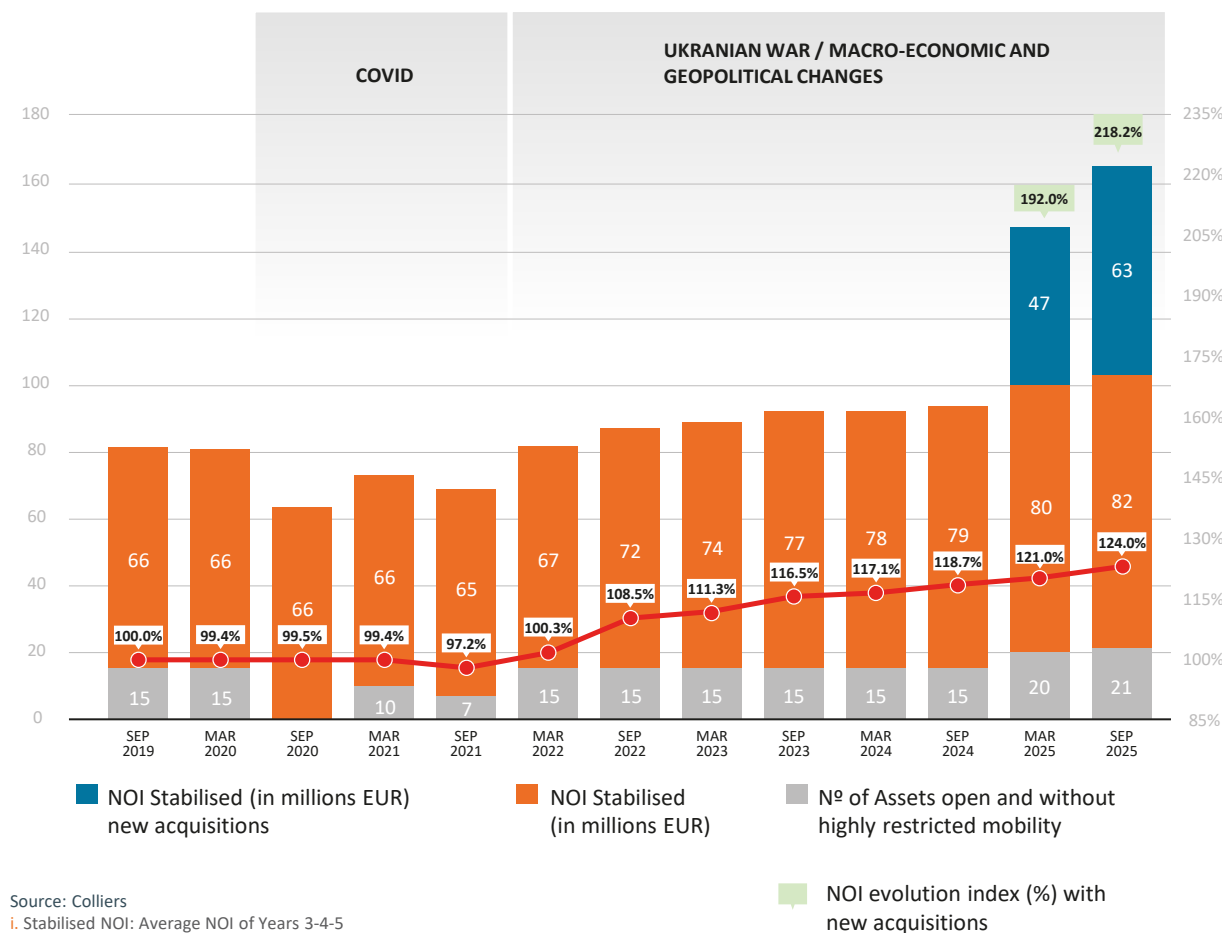


i. Excluding areas under development in Granaita, Rio Sul, Vallsur Repositioning Project, Los Arcos Extension Project and all storages

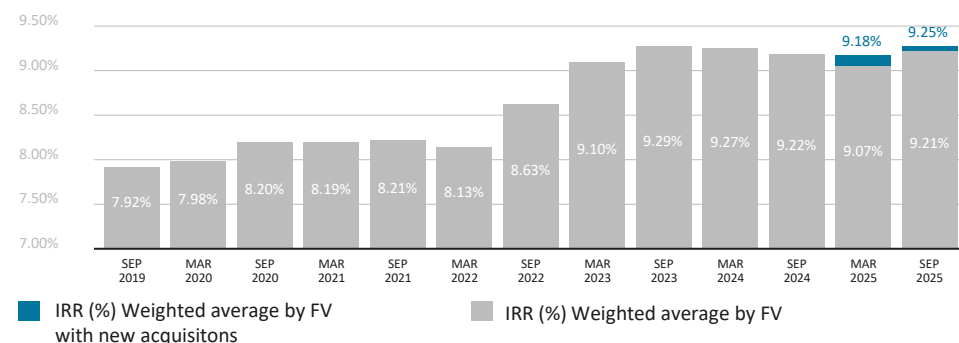
2.3 PORTFOLIO VALUE EVOLUTION

STRONG INCOME GROWTH DRIVEN BY ACTIVE MANAGEMENT, HOLDING BACK VALUES BY STILL CONSERVATIVE YIELD ASSUMPTIONS.

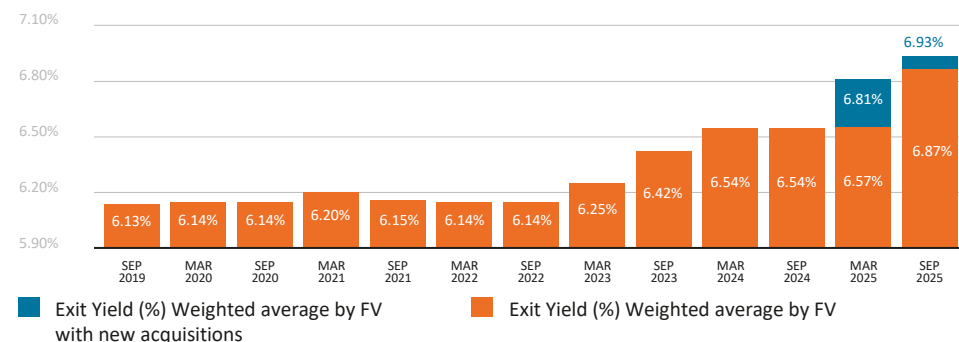
Steady improvement in NOI across retail parks and a significant increase in shopping centres. This growth has been especially driven by enhanced leasing performance and the positive impact of the various development projects carried out over the past few years. However, despite these positive developments, the increase in asset value has once again been held back by conservative Exit Yields and IRRs, particularly within the retail parks portfolio, with valuers claiming insufficient evidence of yield compression to change their view.



Average cap rate evolution



Average exit yield evolution





3

H1FY26 FINANCIAL RESULTS

3.1 Group Funds From Operations (FFO)

3.2 Financial Debt position

3.3 Rating upgrade to BBB

3.4 GRI Bridge and breakdown

3.5 GAV Bridge and breakdown

3.6 EPRA BPR Metrics

3.1 GROUP FUNDS FROM OPERATIONS (FFO)

CASTELLANA PROPERTIES DELIVERS RECORD RESULTS WITH NET PROFIT OF €61.8 MILLION, EBITDA GROWTH OF 83.9% AND A ROBUST NOI LFL INCREASE OF 8.7%

€ thousand	H1FY25	H1FY26
Gross rental income (GRI)	35,861	63,206
Property operating expenses	(3,034)	(6,322)
Net operating Income (NOI)	32,827	56,884
Overheads	(5,235)	(7,243)
Other income and expenses	(530)	130
Operating income (EBITDA / EBIT)	27,062	49,771
Financial income	1,050	326
Dividends received	19,046	-
Results in Equity Method Investment	(36)	1,831
Financial expenses	(15,101)	(17,798)
Underlying net profit	32,021	34,130
Change in fair value of to equity investment	-	4,267
Change in fair value of assets	970	24,132
Tax	-	(674)
Net profit	32,991	61,855
Other adjustments	(2,922)	470
Change in fair value of assets (+)	(970)	(24,132)
Change in fair value of to equity investment	-	(4,267)
FFO	29,099	33,926
FFO to Minority interests	-	(2,096)
FFO att. to Castellana/EPRA Earnings adj.	29,099	31,830

- NOI amounted €56.9 million in H1FY26, an increase of €24 million (73%) versus H1FY25. On a like-for-like basis, GRI grew by 8.2% and NOI by 8.7% compared to H1FY25, reflecting solid operational performance across the portfolio. NOI margin remains over 90% primarily driven by management excellence
- Annualized overheads for H1FY26 represents 0.8% over GAV
- EBITDA amounted €49.8 million increased by 83.9% compared to H1FY25
- Financial expenses amounted to €17.8 million, with total net debt of €604 million. The Group maintains a robust balance sheet, with a Net LTV of 34.7% and an all-in financing cost of 4.59%.
- Dividends in H1FY25 amounted €19 million corresponding to the dividends received from the investment in Lar España Real Estate
- Tax refers to the income tax paid on the Caminho dividend payable by Castellana, as well as the income tax paid by Madeira prior to its conversion into a SIC, which will be recovered once the conversion is completed (before year end)
- Underlying net profit amounts €34.1 million increased by 6.59% compared to H1FY25 and reaching €61.8 millions in Net profit including Changes in fair value.
- Castellana's consolidated Funds from Operations (FFO) amounts €31.8 million, +9.4% compared to H1FY25

3.2 FINANCIAL DEBT POSITION

€ million	31/03/2025	30/09/2025
Gross Asset Value (GAV) ⁽ⁱ⁾	1,625	1,733
Gross Debt ⁽ⁱⁱ⁾	639	664
Cash	82	62
Net Debt ^{(ii)(iv)}	559	602

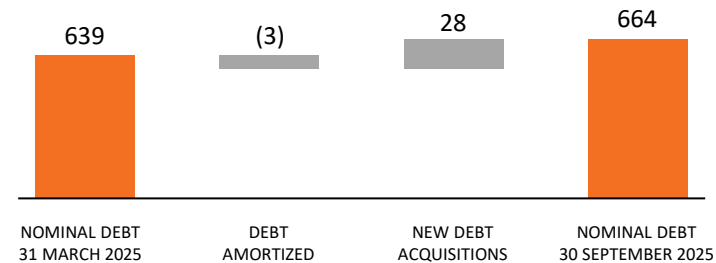
Metrics

Gross LTV ⁽ⁱⁱⁱ⁾	39.3%	38.3%
Net LTV ^(iv)	34.4%	34.7%
Fixed rate debt	96.1%	96.5%
All-in cost ^(v)	4.95%	4.59%
Average maturity	4.7 years	4.3 years

Stress test

Gross ICR	3.2 times	3.2 times
Transactional ICR Market Level	1.5 times	1.5 times
ICR stress level margin (%)	46%	46%
ICR stress level amount (€ million)	54	55
Gross LTV	39.3%	38.3%
Transactional LTV Covenant Level	65%	65%
LTV stress level margin (%)	40%	41%
LTV stress level amount (€ million)	642	713

€ million



46%	AAREAL BANK
26%	CAIXABANK
16%	SANTANDER
12%	OTHERS (INDIVIDUALLY <5%)

i. GAV considering Alegro Sintra stake consolidated under the equity method

ii. Nominal debt excluding debt with related parties

iii. Gross LTV calculated considering Nominal Debt excluding debt with related parties

iv. Net LTV calculated considering Nominal Debt excluding debt with related parties and excluding restricted cash

v. Considering all interest, fees and all other financing transaction costs

3.3 RATING UPGRADE TO BBB

FITCH UPGRADES CASTELLANA PROPERTIES TO 'BBB' (OUTLOOK: STABLE)

REFLECTING CONSISTENT EXECUTION, DISCIPLINED MANAGEMENT, AND SOLID RETAIL FUNDAMENTALS IN SPAIN AND PORTUGAL

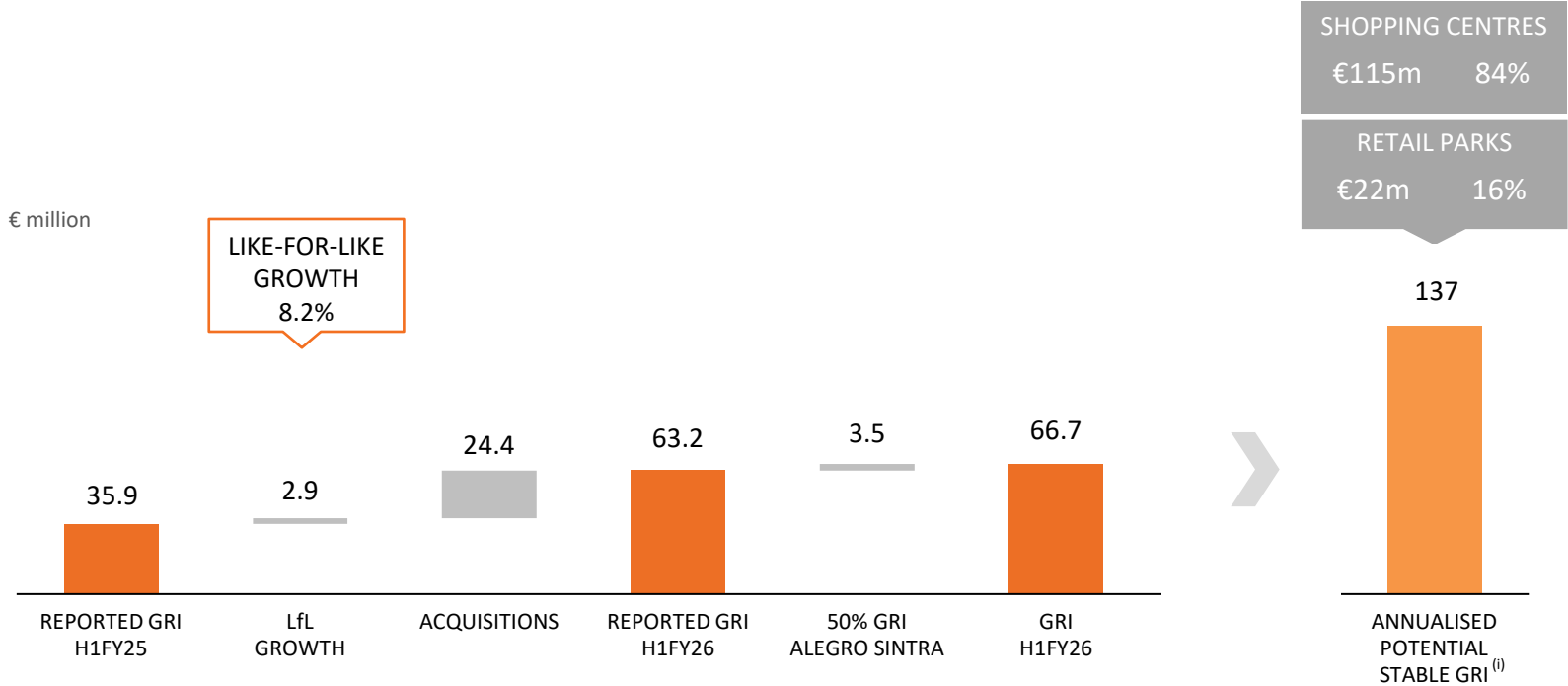


KEY RATING DRIVERS TO IMPROVE TO 'BBB'

- Diversified platform: Expansion with Bonaire and five Portuguese assets positions Portugal as a second core market.
- Resilient performance: Strong FY25 results and portfolio quality support sustainable rent growth.
- Active, disciplined management: consistent execution and a stable portfolio profile.
- Lower concentration risk: Top-10 tenants at 20.7% of rents (vs. 37% in 2024).
- Proven value creation: Successful repositioning (e.g., El Faro, Vallsur) driving incremental NOI.
- Sound lease & funding profile: WAULB 2.9 years; >280 renewals with 17.3% rent uplift; robust liquidity and no near-term maturities.

H1FY26 REPORTED GRI INCREASE TO €63 MILLION LIKE-FOR-LIKE GROWTH OF 8.2%

NOI LIKE-FOR-LIKE GROWTH OF 8.7% VERSUS H1FY25

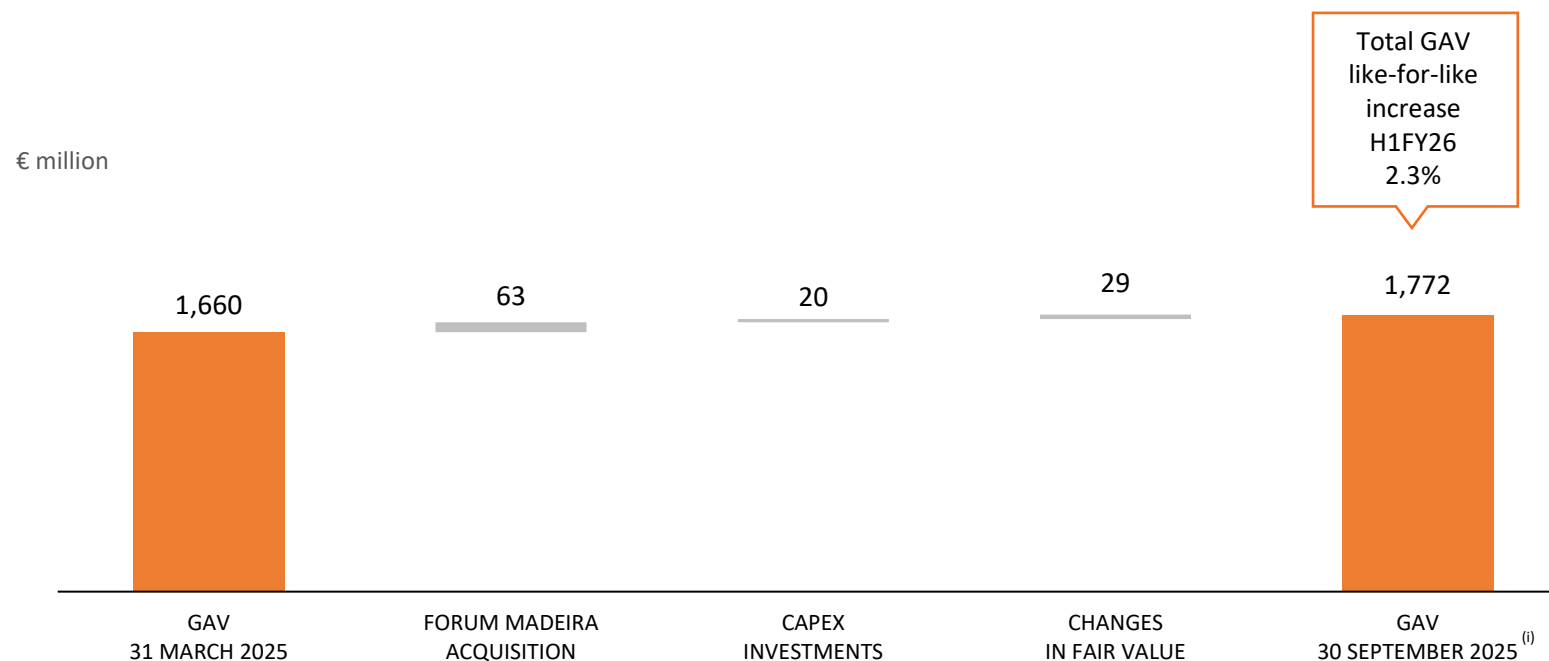


i. Annualised GRI based on a fully let portfolio, incorporating projects and acquisitions (annualised) and 50% Alegro Sintra

3.5 GAV BRIDGE AND BREAKDOWN

PORTFOLIO VALUE UP 6.7% IN H1 AND 45% YEAR-ON-YEAR, SUPPORTED BY STRATEGIC ACQUISITIONS AND SOLID LIKE-FOR-LIKE GROWTH

LIKE-FOR-LIKE GAV GROWTH OF 2.3% VS MARCH 2025 AND 4.5% VS SEPTEMBER 2024



i. Portfolio value considering 50% Market Value of Alegro Sintra

3.6 EPRA BPR METRICS



2019



2020



2021



2022



2023



2024



2025

€904m
EPRA NTA

€32m
EPRA Earnings adjusted

7.09%
EPRA NIY

1.25%
EPRA
Vacancy rate

€7.08
EPRA NTA
per share

€0.3
EPRA
Earnings adjusted
per share

7.44%
EPRA
“topped-up” NIY

18.78%
EPRA
Cost ratio⁽ⁱ⁾

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

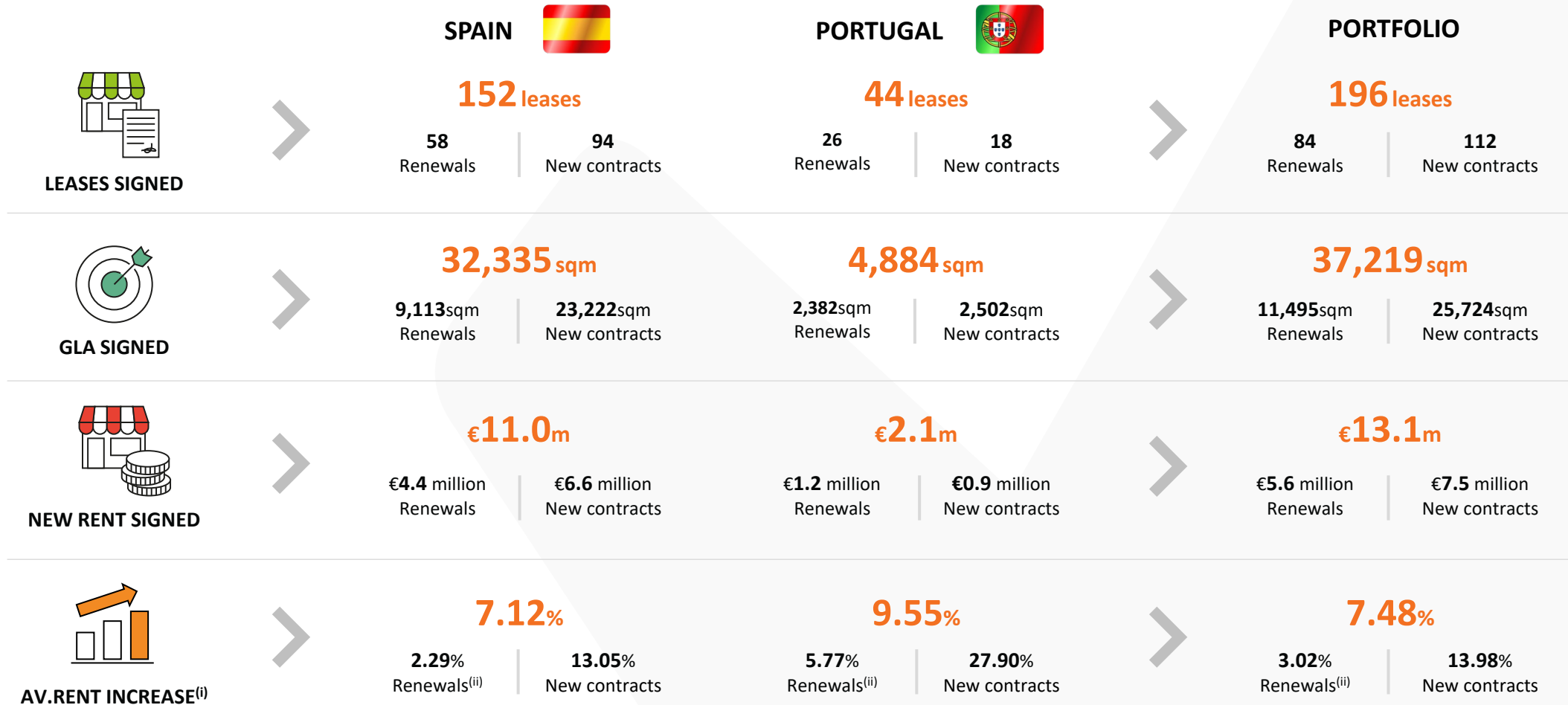
4

VALUE CREATION

- 4.1 Leasing Activity
- 4.2 Vallsur 1st Floor Repositioning Project – Extended Scope
- 4.3 The completion of Hipercor Project – Business Case
- 4.4 Value Added Project - Los Arcos Extension Project
- 4.5 Forum Madeira acquisition
- 4.6 Customer centricity
- 4.7 ESG

4.1 LEASING ACTIVITY

SUSTAINED STRONG LEASING ACTIVITY WITH EXCEPTIONAL H1FY26 RESULTS



i. Considering operations with existing passing rent as renewals, relocations, replacements and resizing. Out of 196 leases signed, 126 include passing rent (84 renewals and 42 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.

ii. Excludes CPI increases which are applied on indexation date.

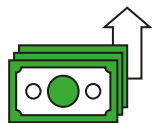
4.2 VALLSUR 1ST FLOOR REPOSITIONING PROJECT – EXTENDED SCOPE

WE ARE EXPANDING THE VALLSUR REPOSITIONING PROJECT AS IT HAS BEEN HIGHLY SUCCESSFUL, TO IMPROVE BOTH THE LEISURE OFFERING OF THE CENTER AND ITS FASHION BRAND MIX



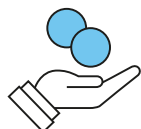
10,764m²

GLA
AFFECTED



€1.1m

ADDITIONAL NOI
GENERATED



€16.7m

CAPEX
INVESTMENT



25

NUMBER OF
NEW BRANDS



3.9%

NOI INCREASE
VS BUDGET %



6.3%

YIELD ON
INVESTMENT



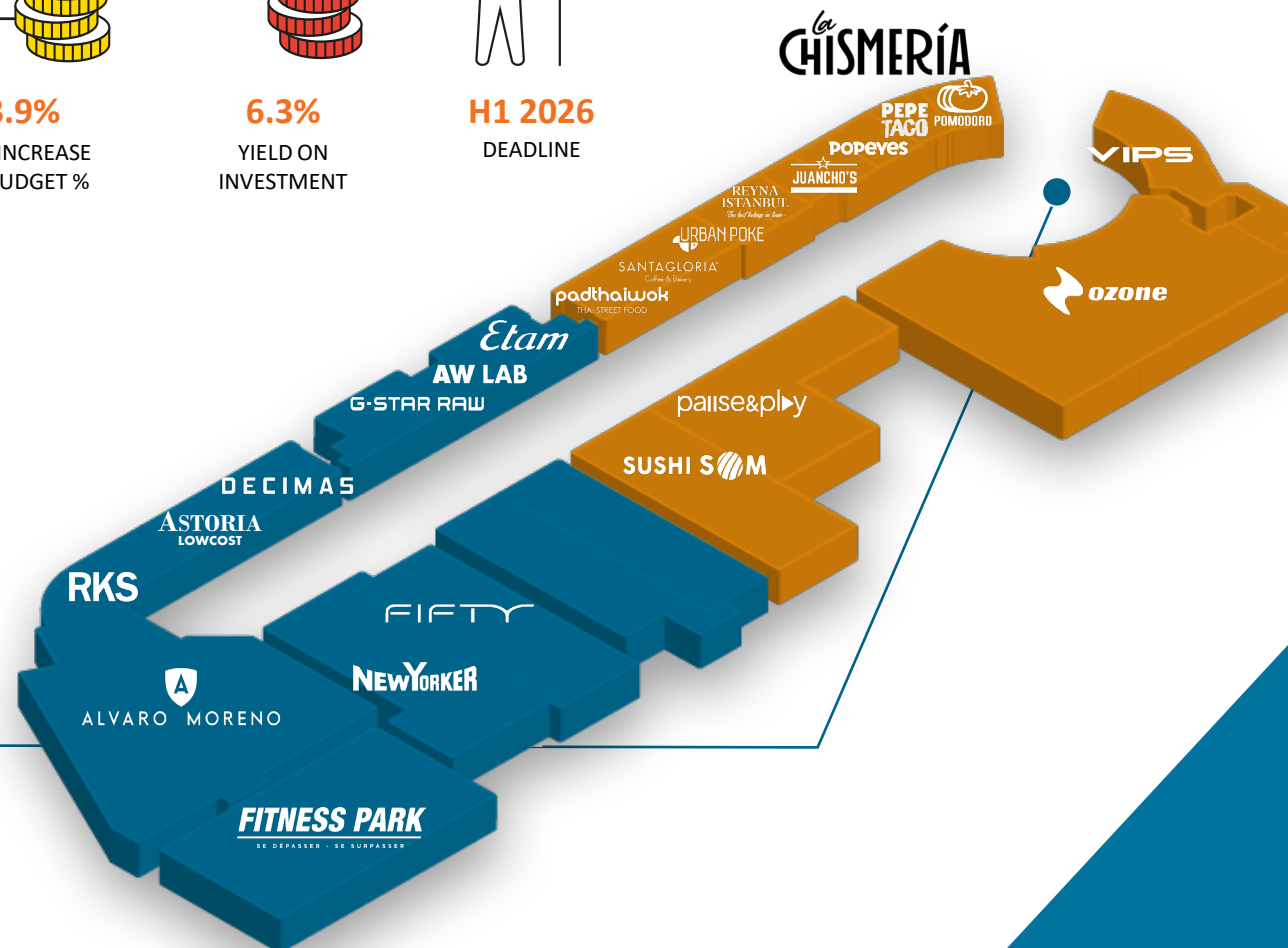
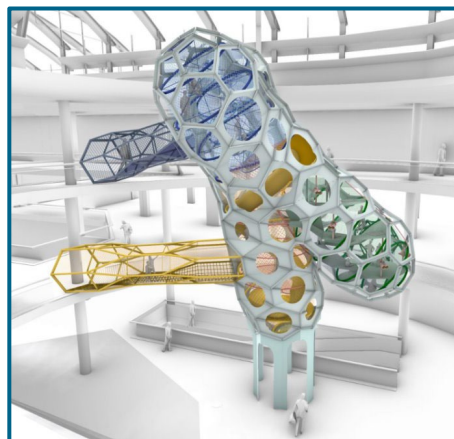
H1 2026

DEADLINE

- The project scope has been expanded following the opportunity to include a gym, achieved without any increase in total CAPEX.
- **Fitness Park**, a flagship 1,700 m² gym, is being built partly over an existing retail unit and partly above what used to be parking spaces.

COMING SOON:

- In the first quarter of 2026, we expect to inaugurate the new **playground area**, an innovative structure featuring colorful slides, unique in Spain. The playground will extend from the ground floor and will be directly accessible from the restaurant and leisure areas.



4.3 THE COMPLETION OF HIPERCOR PROJECT – BUSINESS CASE

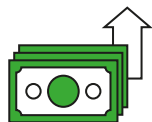
elfaro + HIPERCOR

PROJECT COMPLETED

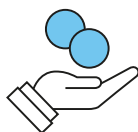
THE NEWLY LAUNCHED BRANDS HAVE DELIVERED OUTSTANDING RESULTS, ACHIEVING AN IMPRESSIVE INCREASE IN FOOTFALL AND SALES



16,672m²
GLA AFFECTED



€2.5m
ADDITIONAL NOI
GENERATED



€22.4m
CAPEX
INVESTMENT



**96%
accomplish⁽ⁱ⁾**
NOI INCREASE
VS BUDGET %



11.2%
YIELD ON INVESTMENT



6
NEW BRANDS

lefties

**MANGO
TEEN**

MANGO

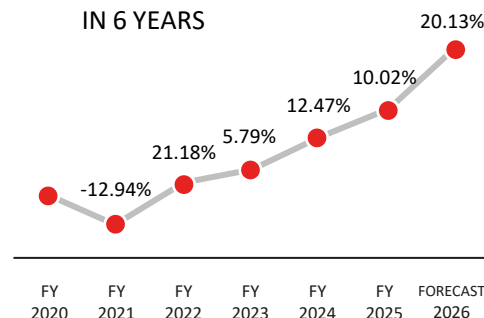
FITNESS PARK
DESAFÍATE - SUPERATE

PRIMOR

ALVARO MORENO

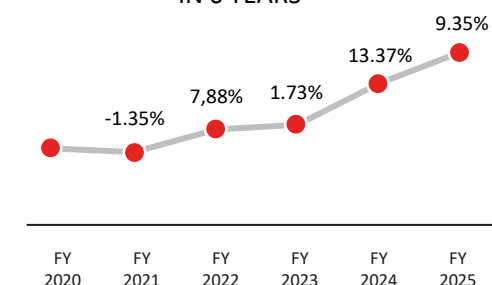
	2023	2024	2025F	
 FOOTFALL VISITS IN MILLION/YEAR ⁽ⁱⁱ⁾	8.03 PRE PROJECT	8.00 PROJECT	9.64 PROJECT COMPLETED	+20.05 VAR% vs PRE-PROJECT
 SALES € IN MILLION/YEAR ⁽ⁱⁱ⁾	108.68 PRE PROJECT	114.25 PROJECT	118.39 PROJECT COMPLETED	+8.74% VAR% vs PRE- PROJECT

+66%
NOI EVOLUTION
IN 6 YEARS



+38% (+61M€)

GAV EVOLUTION
IN 6 YEARS

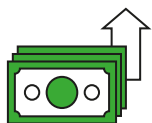


i. Only one unit left to lease

ii. Full years considered: 2023, 2024, and 2025. The remaining months of 2025 have been estimated assuming the same sales and footfall levels as the previous year, as well as the growth observed during those years.

4.4 VALUE ADDED PROJECT – LOS ARCOS EXTENSION PROJECT

TRANSFORMATIVE PROJECT THAT ELEVATES THE VISITOR EXPERIENCE WHILE DRIVING SUSTAINABLE, LONG-TERM PERFORMANCE, ASSET QUALITY AND VALUE



ADDITIONAL NOI
GENERATED

€1.3m

81%(i)

GLA SIGNED

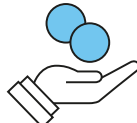


GLA AFFECTED

5,845m²

97%(i)

RENT SIGNED



CAPEX
INVESTMENT

€30.1m



ROI

4.3%

The project experienced delays as a result of issues with the contractor, with completion now scheduled for the end of 2026



The residential development adjacent to Los Arcos is progressing at a very rapid pace



4.5 FORUM MADEIRA ACQUISITION

CONSOLIDATED, WELL-ANCHORED AND HIGHLY SUCCESSFUL SHOPPING CENTRE LOCATED IN FUNCHAL, MADEIRA



FUNCHAL - MADEIRA

- Forum Madeira is situated in the western part of Funchal, a well-established, affluent, and touristic area with good accessibility, located near the heart of the city.
- Provides geographical diversification to Castellana portfolio, in a market that offers growth potential and limited competition
- The only Shopping Centre in Madeira with fully Inditex offer (the only Lefties in the island)



2005

OPENING
DATE



21,472sqm

TOTAL
GLA



5.7

FOOTFALL
(IN MILLION)



97.4%

OCCUPANCY
RATE



APR. 2025

TRANSACTION
DATE



€63M

PRICE



4.6 CUSTOMER CENTRICITY

AT CASTELLANA PROPERTIES, INNOVATION IS NOT JUST ABOUT TECHNOLOGY, IT IS A CORE PART OF HOW WE THINK AND OPERATE. THANKS TO OUR TECHNOLOGY AND DEEP KNOWLEDGE OF THE SECTOR, WE ARE ABLE TO ANTICIPATE TRENDS AND EMBRACE INTELLIGENT TOOLS, TO BUILD THE SHOPPING CENTRES OF TOMORROW, TODAY.

DRIVING SMARTER MORE CONNECTED CENTRES

REDEFINING CUSTOMER ENGAGEMENT

- Loyalty Program deployed across the full portfolio
- Portugal and Bonaire assets are already included
- Powered by our Plug & Play system. Go-live in only 60 days



EMOTIONAL INSIGHTS AS TANGIBLE DATA

We have introduced interactive kiosks to encourage visitors to provide quick feedback about their experiences.

These kiosks capture emotional insights that help us understand what people love, what areas need improvement, and their overall feelings about our centers.

When combined with our active listening systems that monitor social media and Google reviews, this allows us to enhance the shopping experience and refine our commercial offerings to keep improving and adapting customer journeys.



SophIA – VIRTUAL ASSISTANT

Our AI-powered assistant available in our shopping centres provides instant answers to visitors' questions.

In September 2025 alone, SophIA interacted in Bahia Sur SC, with over 2,400 messages from 300 unique users with a comprehension accuracy of 95%.

SophIA identifies shopper intent and emotional cues, offering recommendations and opportunities that enrich the in-mall and online experience.



WINNER OF "BEST INNOVATION AND DIGITAL STRATEGY"
AT THE SPANISH CONGRESS OF SHOPPING CENTRES

295K

TOTAL
USERS

87%

USERS IN THE
REWARDS PROGRAM

89%

OF USERS
ARE ACTIVE



4.6 CUSTOMER CENTRICITY

WE STAND OUT FOR ORIGINALITY AND IMMERSIVE EXPERIENCES FOR OUR CUSTOMERS, DELIVERING +8% FOOTFALL VS THE PREVIOUS YEAR

The Golden Kingdom

RESULTS OF THE SHOW "THE GOLDEN KINGDOM"



+287K

VISITS TO THE
EXPO



+8%

FOOTFALL VS
PREVIOUS YEAR



8.6/10

CUSTOMER
SATISFACTION

81%

OF SURVEYED CUSTOMERS
VISITED THE SHOPPING
CENTERS BECAUSE
OF THIS EVENT

Through games and riddles in our App, we generated more than **20K activations**. In addition, all the shows are 100% custom-produced for our shopping centres, attracting thousands of visitors to each asset.



4.7 ESG

CASTELLANA PROPERTIES SUCCESSFULLY CONTINUES WITH ITS ESG ROAD MAP (1/2)

CASTELLANA ESG MILESTONES:

At Castellana Properties, we continue to reinforce our firm commitment to sustainability and corporate responsibility by integrating the highest Environmental, Social and Governance (ESG) standards across all our operations and strategic decisions. This commitment continues to be recognized by leading industry benchmarks and certification bodies.

In July 2025, we published the latest edition of our ESG Report, reaffirming our dedication to transparency and our purpose of creating long-term value and a positive impact on the environment, the communities in which we operate, and all our stakeholders.

Key highlights of the period include:



GRESB

Castellana Properties achieved 5 out of 5 stars (91 points) in the GRESB Real Estate Assessment for the second consecutive year.



GPTW

Castellana Properties has renewed its Great Place to Work certification for the fifth year, with an employee trust index of 91%.



EPRA sBPR

Castellana Properties has been awarded EPRA sBPR Gold for sustainability indicators for the fourth consecutive year, respectively.

BEYOND ESG BOUNDARIES STRATEGY FY25 to FY27

Building on the solid foundations achieved to date, we have launched our second ESG strategy, 'BEYOND ESG BOUNDARIES' (FY25–FY27), which sets out a series of ambitious objectives and initiatives designed to go beyond compliance and further strengthen Castellana Properties' position as a reference in sustainability and responsible business practices.

The main lines of action are:



1 Contributing to the fight to reduce Climate Change



5 Promoting employee wellbeing



2 Reducing climate risks through the protection of natural resources



6 Developing a responsible Value Chain in response to stakeholder's demands



3 Competitive differentiation



7 Consolidating an internal ESG management framework



4 Generate a positive impact on the local community

4.7 ESG

CASTELLANA PROPERTIES SUCCESSFULLY CONTINUES WITH ITS ESG ROAD MAP (2/2)

OTHER ACHIEVEMENTS

Continuing our ESG journey, Castellana Properties has achieved significant milestones that reinforce our leadership in sustainability:

**BREEAM**

All our assets have a BREEAM certificate in place. (Bonaire and Madeira are currently in process of renewing).

**Decarbonization roadmap**

Castellana Properties decarbonization roadmap is based on the third-party verified carbon footprint, which is also registered at MITECO, as well as on the CRREM assessment. Both tools enable us to set our decarbonization goals in accordance with SBTi.

**EU Taxonomy**

100% of Castellana Properties' shopping centre portfolio is aligned with the EU Taxonomy for sustainable activities.

**PV self-consumption roll-out**

Castellana Green has added another 1.0 MWp of PV self-consumption to the 1.6 MWp connected in FY25, with a further 1.1 MWp about to be developed. By the end of FY26, we expect for Castellana Green to provide 4,725.1 MWh/year for self-consumption through its PV plants around Iberia.

**Environmental and energy Management**

The new assets are currently being incorporated into the portfolio certification according to ISO standards.

**CDP**

FY25 submission completed and results for Climate change and Water categories are pending.

**Other hot topics**

Working on accessibility, and waste management certification standards



5

APENDIX

- 5.1 Portfolio
- 5.2 Top 10 Assets Overview
- 5.3 ESG Assessment Landscape
- 5.4 Sales Performance Per Tenant Category

5.1 PORTFOLIO

TOTAL PORTFOLIO

21 ASSETS	567,689sqm
SC: 12 ASSETS	SC: 414,004sqm
RP: 9 ASSETS	RP: 153,685sqm



SPAIN

429,827sqm

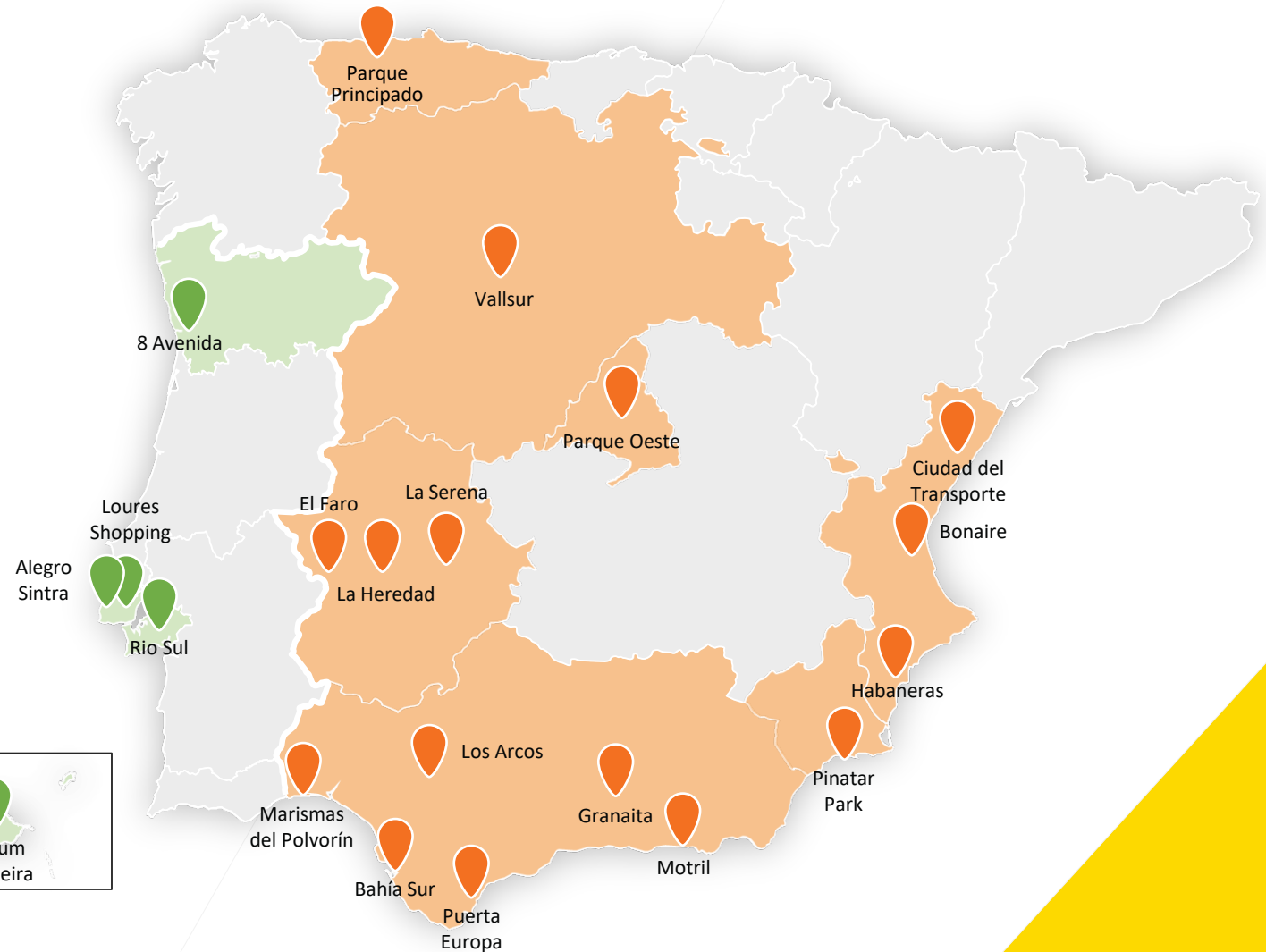
ANDALUCÍA	6 Assets
ASTURIAS	1 Asset
CASTILLA Y LEÓN	1 Asset
C. VALENCIANA	3 Assets
EXTREMADURA	3 Assets
MADRID	1 Asset
MURCIA	1 Asset



PORTUGAL

137,862sqm

LISBOA	3 Assets
NORTE	1 Asset
MADEIRA	1 Asset



5.2 TOP 10 ASSETS OVERVIEW (by GAV) 1/2

BONAIRE



EL FARO



BAHÍA SUR



LOS ARCOS



GRANAITA



PROVINCE	VALENCIA	BADAJOS	SAN FERNANDO	SEVILLA	GRANADA
AREA	57 004 sqm	61,681 sqm	35,474 sqm	31,210 sqm	55,814 sqm
SECTOR	Shopping Centre	Shopping Centre	Shopping Centre	Shopping Centre	Retail Park
MAJOR TENANTS	Cinesa	Lefties	Primark	Mercadona	Decathlon
	Primark	Primark	Zara	Lefties	Media Markt
	Zara	Zara	Yelmo Cines	Media Markt	Mercadona
	H&M	Stradivarius	Lefties	Kiabi	Ozone
	Lefties	Cortefiel	Primor	Bershka	Sprinter
WALE NEXT BO BY RENT	2.9 years	2.8 years	2.3 years	3.9 years	3.1 years
VACANCY	2.2%	5.1%	0.3%	1.4% ⁽ⁱ⁾	0.1% ⁽ⁱ⁾

i. Excluding areas under development in Granaita and Los Arcos.

5.2 TOP 10 ASSETS OVERVIEW (by GAV) 2/2

ALEGRO SINTRA⁽ⁱ⁾

PUERTA EUROPA



HABANERAS



VALLSUR



RIOSUL



PROVINCE	LISBOA	ALGECIRAS	TORREVIEJA	VALLADOLID	LISBOA
AREA	42,274 sqm	29,894 sqm	29,943 sqm	35,937 sqm	23,534 sqm
SECTOR	Shopping Centre	Shopping Centre	Shopping Centre	Shopping Centre	Shopping Centre
MAJOR TENANTS	Primark	Primark	Leroy Merlin	Carrefour	Springfield
	Zara	Yelmo Cines	Zara	Yelmo Cines	C&A
	H&M	Mercadona	Forum Sport	Ozone	Primor
	Kiabi	Zara	Women's Secret	Fitness Park	Bershka
	Lefties	Álvaro Moreno	Bershka	Primor	Pull&Bear
WALE NEXT BO BY RENT	2.6 years	2.6 years	2.1 years	2.5 years	3.0 years
VACANCY	0.2%	Fully Let	1.9%	0.6% ⁽ⁱⁱ⁾	0.5% ⁽ⁱⁱ⁾

i. Considering 100% of Alegro Sintra

ii. Excluding the area under development in Vallsur and Rio Sul

ESG

3 GOOD HEALTH AND WELL-BEING

6 CLEAN WATER AND SANITATION

7 AFFORDABLE AND CLEAN ENERGY

8 DECENT WORK AND ECONOMIC GROWTH

10 REDUCED INEQUALITIES

11 SUSTAINABLE CITIES AND COMMUNITIES

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

13 CLIMATE ACTION

15 LIFE ON LAND

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

17 PARTNERSHIPS FOR THE GOALS

SUSTAINABLE DEVELOPMENT GOALS



GRESB
REAL ESTATE
★★★★★ 2025



GRI



EPRA
EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION



EPRA
sBPR
GOLD

ENVIRONMENTAL



ISO
14001



SCIENCE
BASED
TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION



EU Taxonomy



CDP
Discloser
2024



TCFD
TASK FORCE ON
CLIMATE-RELATED
FINANCIAL
DISCLOSURES



ISO
50001



ISO
26262



ISO
14064

SOCIAL



Great
Place
To
Work®
Certified
OCT 2025 – OCT 2026
ESP

GOVERNANCE



EPRA
EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION



EPRA
BPR
GOLD



Information Security Management
ISO
27001
Certified

CORPORATE

LEVEL

ASSET

LEVEL



A max eficiente
B
C
D
E
F
G menos eficiente



BREEAM
ES
CODE FOR A SUSTAINABLE BUILT ENVIRONMENT



CRREM



CLIMATE X



ZERO WASTE



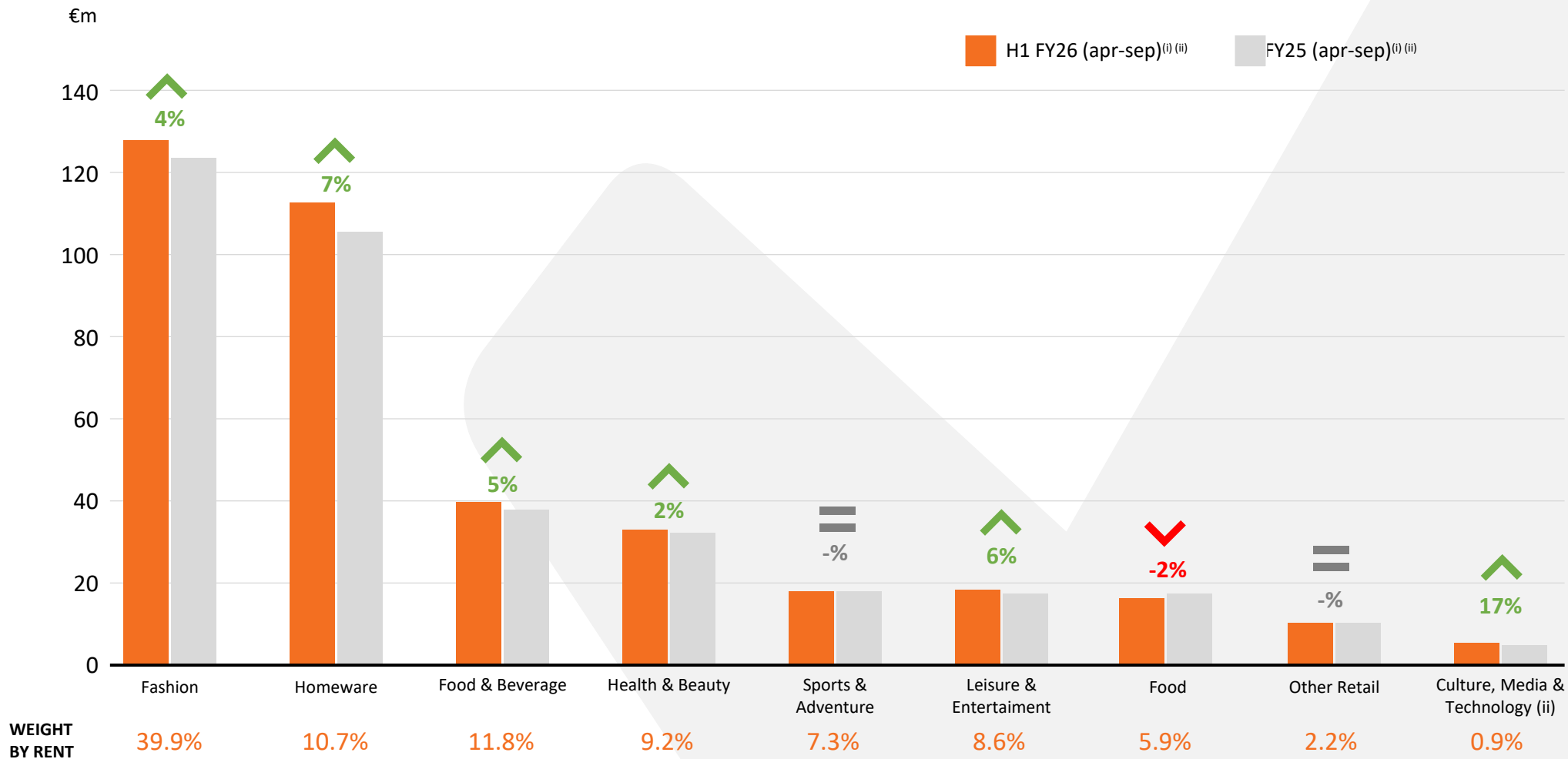
IS
SISTEMA
INDICADOR
ACCESIBILIDAD

*In progress

5.4 SALES PERFORMANCE PER TENANT CATEGORY SPAIN



SOLID SALES PERFORMANCE MAINTAINED ACROSS THE PORTFOLIO



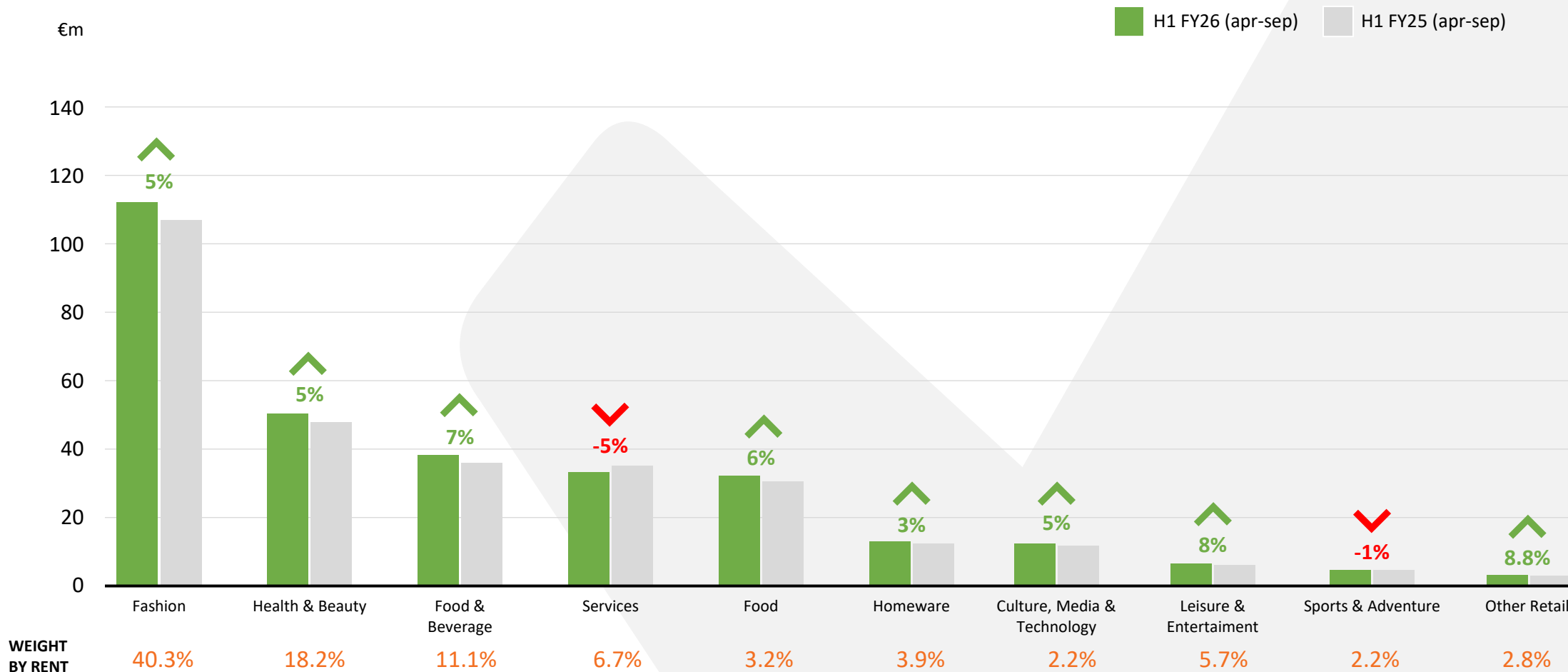
i. Excluded services category (2.8%) due to inconsistent sales data and non retail category (0.8%).

ii. The sample of Culture, Media & Technology is composed by only one brand, that experienced a significant increase in sales due to the launch of a new product.

5.4 SALES PERFORMANCE PER TENANT CATEGORY PORTUGAL



CONSISTENT SALES GROWTH IN OUR MAIN CATEGORIES



i. Sales of 8ª Avenida, Rio Sul, LoureShopping, Forum Madeira and 100% Alegro Sintra

ii. Excluding non retail category 3.8%

DISCLAIMER

PURPOSE OF THIS PRESENTATION AND LIABILITY

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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.

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Madrid, 26 November 2025

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 releases the H1 FY26 Results Presentation. It is attached to this relevant information.

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.