

Madrid, 23 de marzo de 2026

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 Properties publica hoy, 23 de marzo de 2026, la siguiente presentación con una actualización de los principales indicadores operativos de negocio. 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.

FY2026 PRE-CLOSE PRESENTATION 23 MARCH 2026

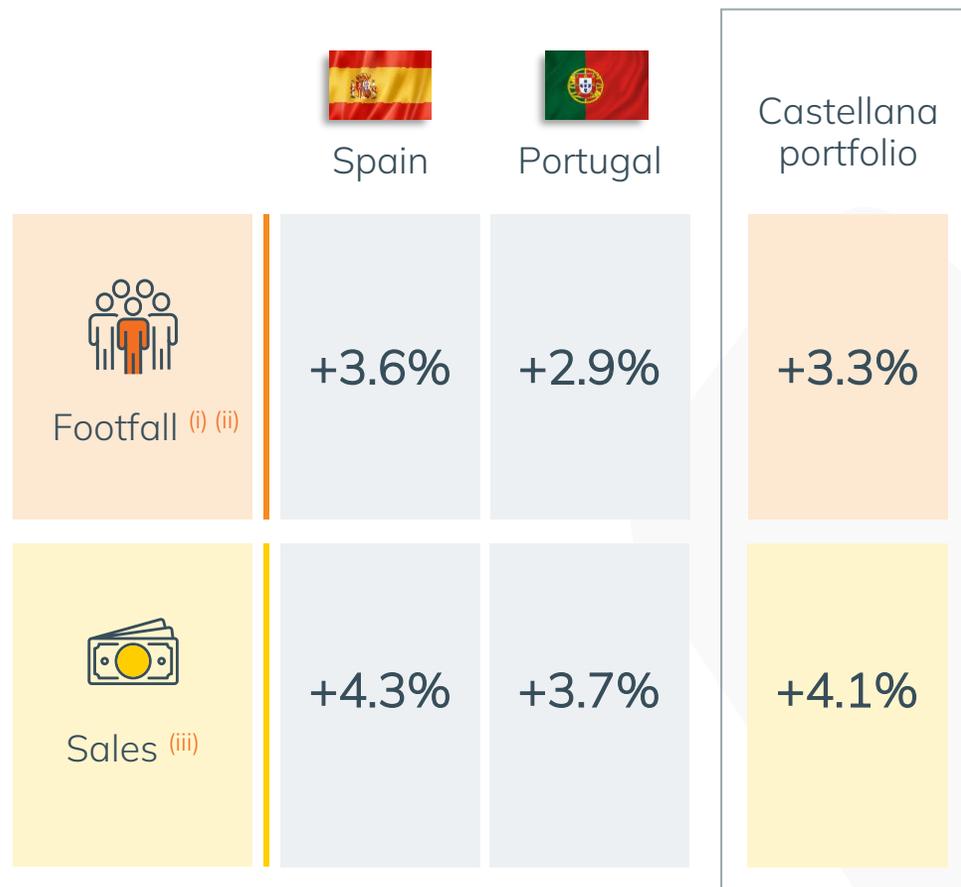


GRESB
★★★★★ 2024



Footfall and sales

Resilient performance supported by strong footfall and sales growth



- During the fiscal period from April 2025 to February 2026, footfall **increased by 3.3% year-on-year**, underscoring the sustained attractiveness and relevance of the portfolio.
- For calendar year 2025, portfolio footfall **rose 1.9%** compared to 2024, reaching a **record 92.5 million visits** and marking a new all-time high. El Faro was a key contributor following the completion of its value-add extension, delivering an exceptional 21.3% increase and closing the year with nearly 10 million visits, its highest level to date. Granaita Retail Park also recorded strong performance, with footfall up 7.4%, supported by an enhanced retail mix and exceeding 8 million visits. Vallsur and Bahía Sur maintained positive momentum, with increases of 4.0% and 3.1%, respectively, reflecting the continued impact of recent value-add initiatives.
- Tenant sales advanced by 4.1%** from April 2025 to January 2026 compared with the same period last year, further illustrating the resilience and appeal of our assets.
- The calendar year 2025 capped off a period of exceptional results, with total **sales rising by 3.1%**. This robust performance reflects enduring consumer demand and Castellana’s proven operational excellence. All major retail categories posted notable gains. Fashion led the growth with a +5.8% increase, followed by Food & Beverage (+4.6%), Health & Beauty (+2.5%), Homeware (+1.8%), and Culture, Media & Technology (+1.8%).

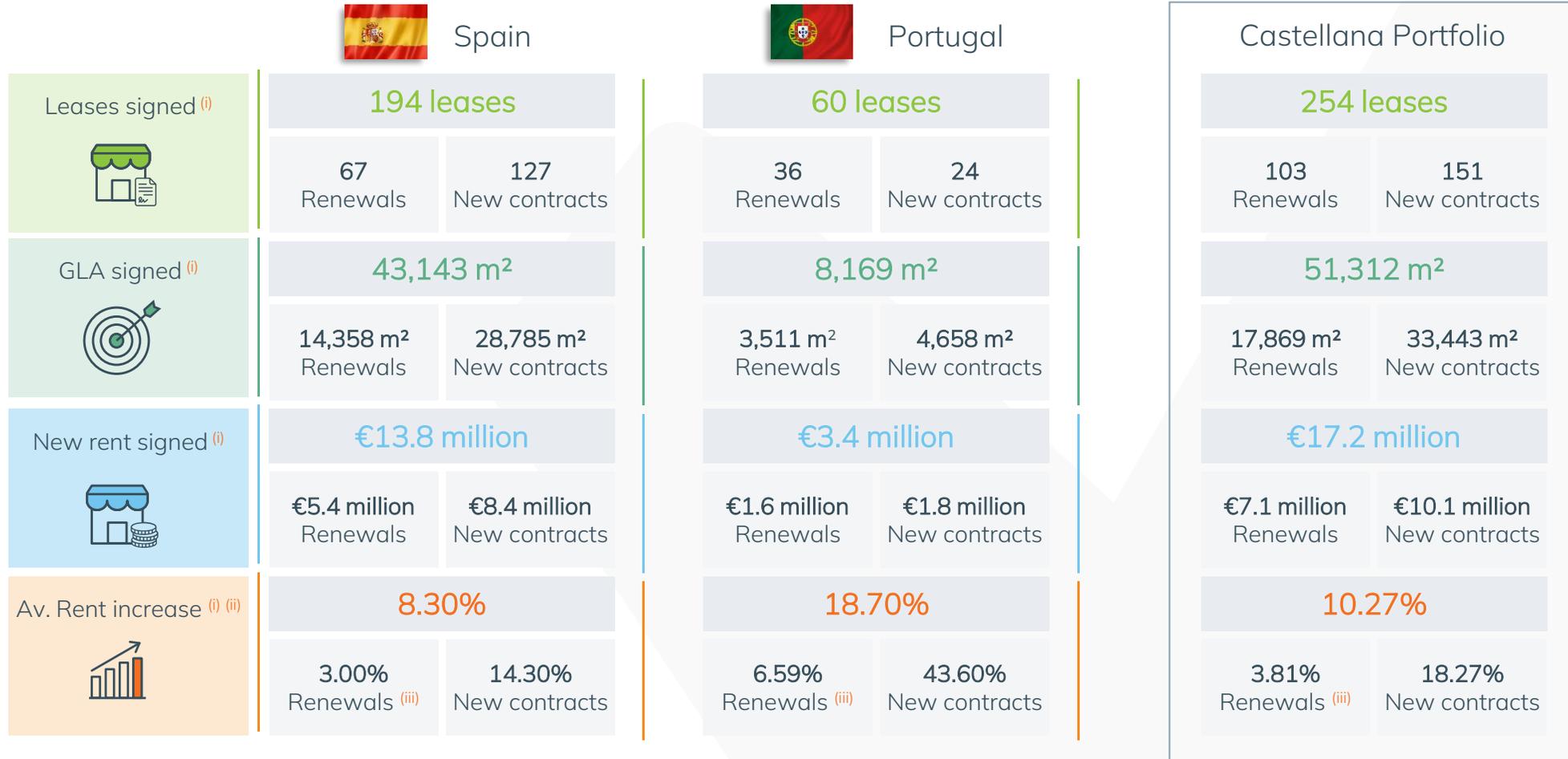
⁽ⁱ⁾ Footfall data includes the following shopping centers: Bonaire, El Faro, Bahía Sur, Los Arcos, Vallsur, Habaneras, Puerta Europa, Granaita, Berceo, 8ª Avenida, Rio Sul, LoureShopping, Forum Madeira and 100% of Alegro Sintra. There are no counters in the rest of the retail park assets. Granaita counts 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



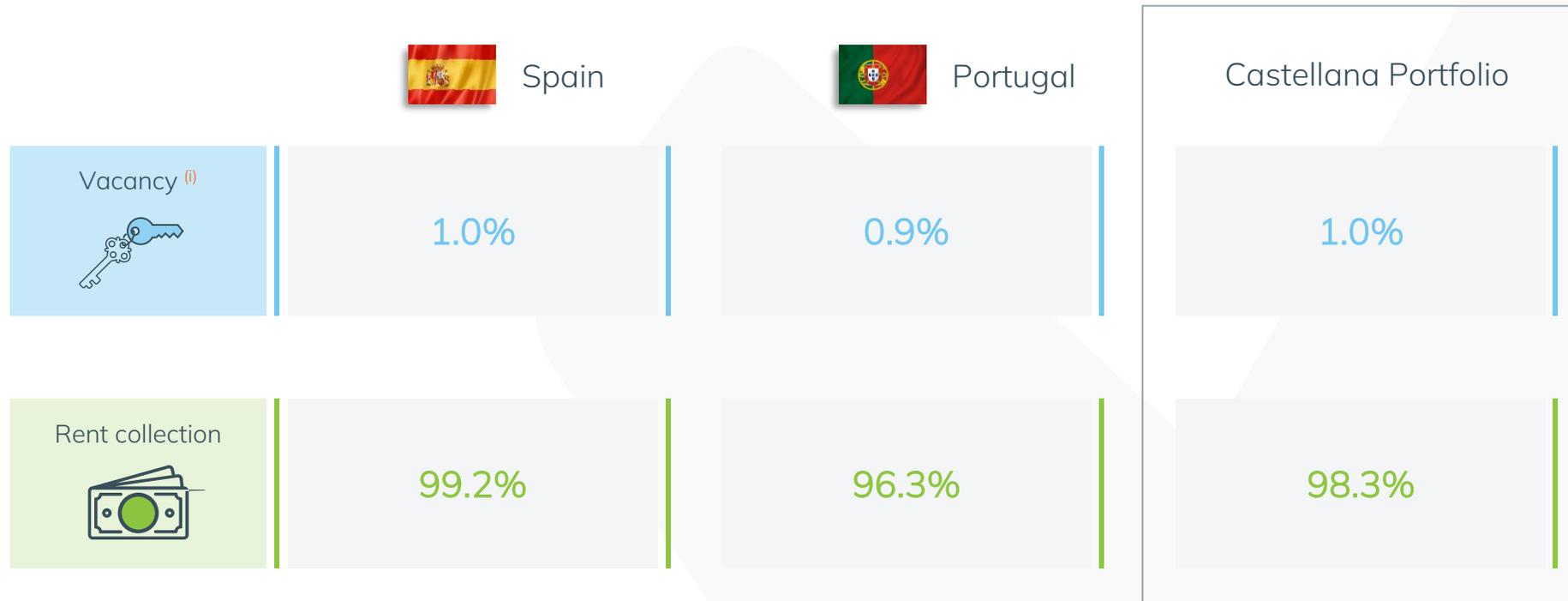
⁽ⁱ⁾ Data from April 2025 – January 2026

⁽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.



Pº de la Castellana 36-38, planta 8
28046 Madrid - España

(+34) 91 426 86 86
castellanaproperties.es

Madrid, 23 March 2026

Castellana Properties SOCIMI, S.A. (**hereinafter "Castellana", the "Entity" or the "Company"**), 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 publishes today, 23rd 2026, March the following presentation with an update of the main operating business indicators. 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.