

Madrid, 27 de septiembre de 2023

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, 27 de septiembre de 2023, 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.

Madrid, 27 September 2023

Castellana Properties SOCIMI, S.A. (**hereinafter "Castellana", the "Company" 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, 27 September 2023, 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.

H1 FY24 | April 2023 - September 2023

Pre-Close Presentation



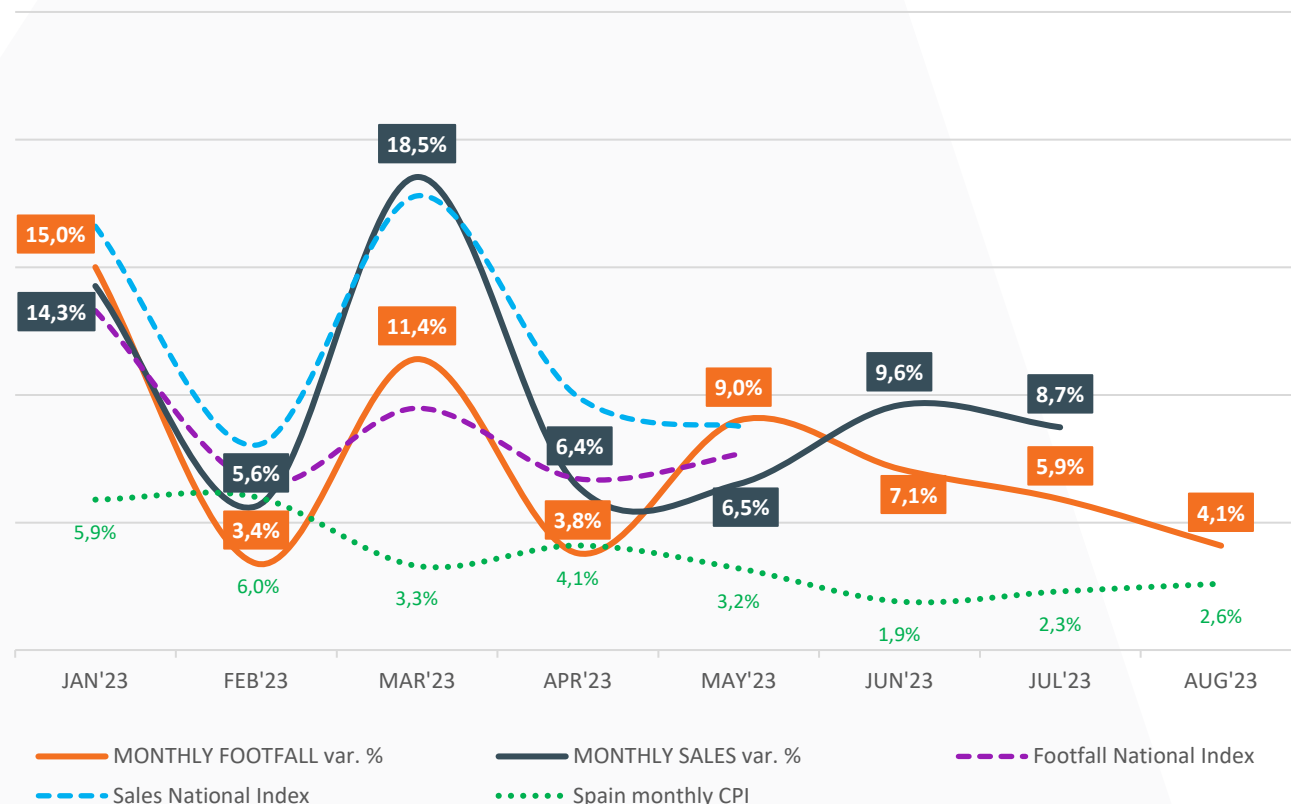
GRESB
★★★★☆ 2022



FOOTFALL AND SALES INDEX

OUR ACTIVE ASSET MANAGEMENT CONTINUES TO DELIVER IMPRESSIVE GROWTH IN FOOTFALL AND SALES

MONTHLY VARIATION 2023 vs 2022



FOOTFALL:

- The accumulated number of visits for the portfolio increased by +7.4% (YTD Aug'23 vs YTD Aug'22), compared to the same period last year - which already was an improvement on the same period in 2019.
- Monthly visits at all assets are higher than those registered in 2022 (YTD Aug'23 vs YTD Aug'22: Los Arcos +12.6%, Habaneras +10.9%, Bahía Sur +8%, Puerta Europa +7.6%, Granaita +6.1%, El Faro +5% and Vallsur +3.1%).
- We expect over 40 million visits to our shopping centres during 2023.

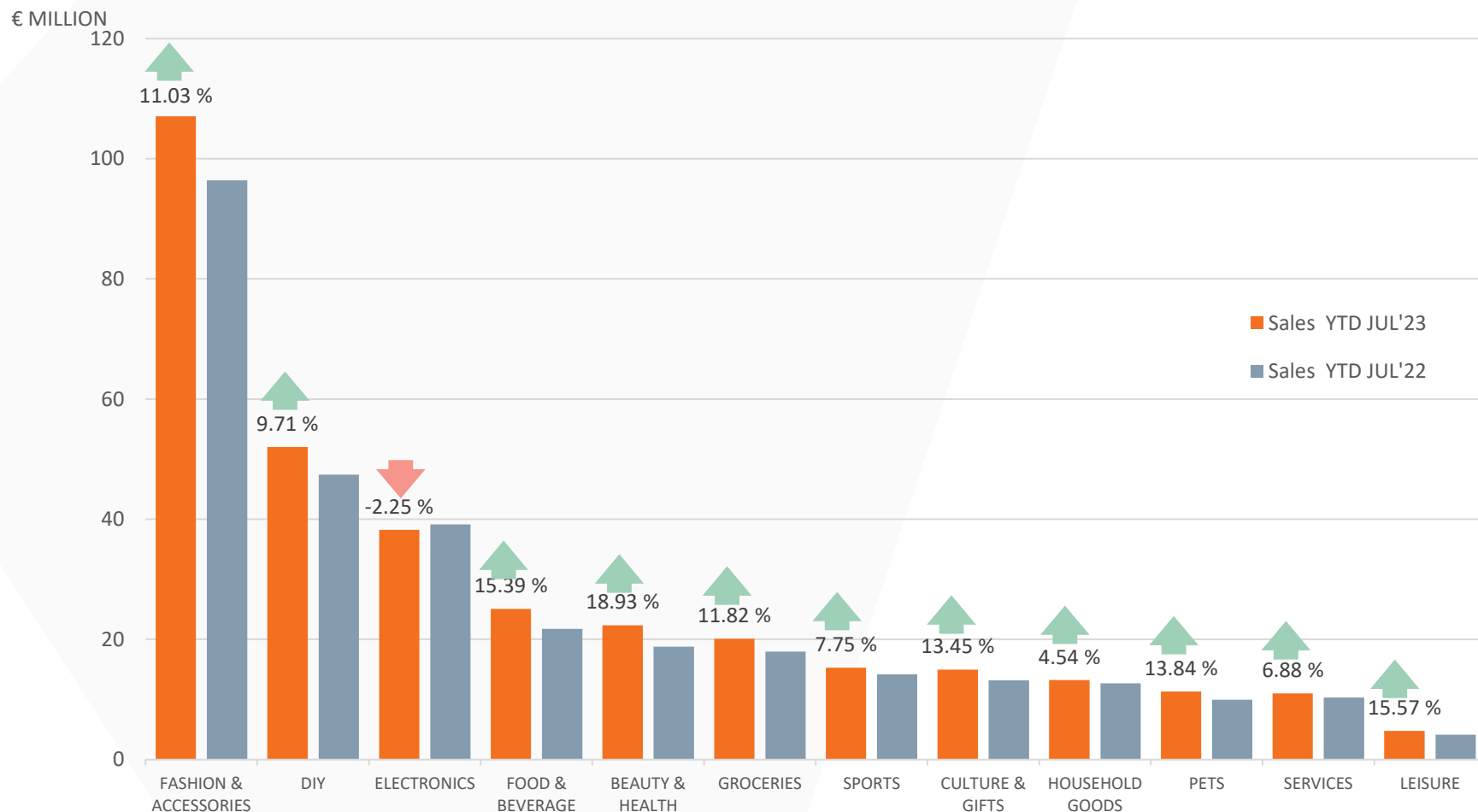
SALES:

- Our tenants continue to deliver increased sales monthly. Accumulated sales grew by +9.7% (YTD July'23 compared to YTD July'22).
- Sales in retail parks have increased by +4.6% (YTD July'23 vs YTD July'22) and in shopping centres an even greater result was achieved at an increase of +12.1%.
- Turnovers of all shopping centres are growing at double digit rates YTD July'23 vs YTD July'22 – all way above inflation.
 - Los Arcos +16.3%
 - Vallsur 13.5%
 - Habaneras +12.4%
 - El Faro +11.2%
 - Bahia Sur +11.2%

(1) Footfall data includes the following shopping centres: El Faro, Bahía Sur, Los Arcos, Vallsur, Habaneras, Puerta Europa, Granaita. 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.

(2) Benchmark: AECC data.

SALES PERFORMANCE PER TENANT CATEGORY



**WEIGHT
BY RENT:**

34.4%	3.7%	4.5%	10.3%	5.4%	8.5%	8.4%	5.5%	7.7%	3.0%	5.2%	3.4%
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- For our Fiscal Year (FY'24), YTD (April – July'23), sales increased by **+8.7%** compared to the same period in FY23, which was already an increase on the prior year.
- Almost all our categories are outperforming FY'22, notably F&B (+15.4%), Leisure (+15.6%) and Fashion & Accessories (+11%).

OPERATING METRICS

HIGHEST OCCUPANCY AND COLLECTION RATE IN THE MARKET

66

LEASES SIGNED ⁽¹⁾

36

RENEWALS

30

NEW CONTRACTS

€3.9m

NEW RENT SIGNED ⁽¹⁾

€2.0m

RENEWALS

€1.9m

NEW CONTRACTS



14,000 sqm

GLA SIGNED ⁽¹⁾

4,509 sqm

RENEWALS

9,491 sqm

NEW CONTRACTS

9.31%

AV.RENT INCREASE ⁽²⁾

7.54%

RENEWALS⁽³⁾

14.96%

NEW CONTRACTS

KEY KPI'S YTD 31st OF AUGUST 2023

OCCUPANCY

31 AUGUST
2023

98.8%⁽¹⁾

31 MARCH
2023

98.7%

RENT ARREARS

31 AUGUST
2023

1.3%

31 MARCH
2023

0.8%

RENT COLLECTION

31 AUGUST
2023

98.7%

31 MARCH
2023

99.2%

⁽¹⁾ Period reported from 1st April 2022 to 31st August 2023

⁽²⁾ Considering operations with existing passing rent as renewals, relocations and replacements

⁽³⁾ Excludes CPI increases which are applied on indexation date mainly in the month of January

TRADING ENVIROMENT

ENERGIZING OUR MALLS THROUGH INNOVATION AND IMPROVEMENT OF CUSTOMER EXPERIENCE, BASED ON UNDERSTANDING OF OUR CUSTOMERS

- Castellana continues to reinforce the leisure offer in assets through differential campaigns and events
- 62.6% of our visitors surveyed after participating in events, responded that these were the reason for them coming to the shopping centre
- More than 23 200 new members have joined our loyalty programs so far since 1st of April 2023
- We remain focused on bringing innovative solutions to our centres, such as hosting the first dark kitchen in a mall in Spain. Introducing this new business model to the portfolio, allows us to utilise non-lettable residual spaces whilst providing our customers with a wider commercial offering
- Castellana has reinforced our commitment to improve the customer experience in our centres, by making them more convenient and comfortable.
- This has delivered great results, and more than 30 000 shoppers have used our services such as lockers to store shopping, electric chargers for electric scooters, breastfeeding rooms and playrooms, among others



TRADING Environment

EL FARO - HIPERCOR PROJECT



Transformative project to strengthen the tenant mix with a supermarket, leisure and leading tier-1 fashion brands

GLA affected

20 112m²

Capex investment

€23 million

New brands

8

Start of the works

November 2023

Opening of new units

October 2024



TRADING Environment

VALLSUR REPOSITIONING PROJECT

vallsur

Strong investment to transform the 1st floor of Vallsur as a reference in F&B and leisure in the city

	GLA affected	10 171m ²
	Capex investment	€ 16.7 million
PHASE 1	New brands	12
	Start of the works	Already in progress
	Opening of new units	December 2023
PHASE 2	New brands	14
	Start of the works	February 2024
	Opening of new units	End of 2024



INVESTMENT IN LAR ESPAÑA

PROVING A GREAT INVESTMENT DECISION

■ Lar España presented very good set of operational results for the period H1 2023, in line with our forecast:

- Sales increased by +7.5% vs. H1 2022 and by +16.1% vs. H1 2019
- Footfall increased by +3.7% vs. H1 2022 and -2.9% vs. H1 2019
- Occupancy was maintained at 96%
- Accrued GRI reached €48.9m (+16.4% vs. H12022)
- Valuations remained stable at €1.465m (-0.5% vs. December 2022)
- EPRA NTA to €10.76 p.s. post FY 2022 dividend payment of €0.60 p.s



■ Positive retail park disposals for €129.1m “slightly above valuations”:

- Lar España concluded the sale of Rivas Futura and Vistahermosa retail parks for €129.1m, a figure that (according to Management) is slightly above valuations and book value
- Net yield was c. 6.3% including transaction costs
- Net proceeds will be used to buy other assets with better growth prospects
- As part of the asset rotation strategy, Lar España will continue to look to sell its other mature retail parks: Abadía RP in Toledo and Vidanova RP in Sagunto (Valencia)

■ In January 2023, Lar España used its liquidity to perform a bond buyback programme for €90.5m at a c. 18% discount to par value. Key impacts include:

- Reduced gross debt by €110m and Net LTV to 37%
- Profit of c. €19.5m that will have a positive impact in 2023 results

■ Profits from bond buyback and capital gains from asset disposals provide extraordinary results for FY 2023, increasing Lar España’s ability to pay a higher dividend

■ Strong balance sheet and cash proceeds from asset disposals position Lar España well for growth opportunities

■ Current share price reflects a c 10% increase on our in-cost, although still at a large discount of c 48% to NTA

Thank you very much!



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