

Madrid, 29 de septiembre 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 Properties publica hoy, 29 de septiembre de 2025, 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.

# H1 FY2026 PRE-CLOSE PRESENTATION 29 SEPTEMBER 2025



# Economic update: Spain



## Economics & politics

### Strong economic growth

- Updated GDP growth projections (as at June 2025): 2.4% in 2025 (+2.8% in Q2 2025 vs Q2 2024) and 1.8% in 2026
- Growth drivers: Domestic demand, strong labour market performance upholding private consumption growth and the projected strengthening of investment as well as implementation of the European Recovery and Resilience Facility
- Updated inflation projections: 2.4% in 2025 and 1.7% in 2026
- ECB cut rates once again in June 2025 to 2.0%. Markets are pricing in another cut to 1.75% by year-end, although a mid-term stabilisation of around 2.0% is anticipated
- 10-year Spanish bond yield currently at 3.3% (September 2025)



## Labour market

### Labour market remains strong

- Unemployment forecast: 10.5% in 2025 and 10.2% in 2026
- 3.8% rise in average salaries during Q1 2025 and +2.7% in Q2 2025 is contributing to healthy consumption



## Tourism

### Tourism boom

- Spain received 11 million international visitors in July 2025, the highest monthly figure in its history. 55.5 million arrivals have been recorded in the first seven months of 2025, a 4.1% increase from the same period in 2024
- Tourist spending exceeded €76 billion so far this year, which is 7.2% more than in 2024



## Consumption

### Spanish households saved less and spent more during Q1 2025 compared to Q1 2024

- Although the savings rate has declined to 12.8% during Q1 2025, it remains well above the 2015–2019 average of 6.7%, highlighting solid income levels and a rise in consumer confidence
- Household debt, which remains at a notably healthy level, fell to 43.5% in Q1 2025 from 43.8% in Q4 2024, further reinforcing consumer confidence to maintain spending



# Economic update: Portugal



## Economics & politics

### Economic growth

- GDP in Portugal grew 1.9% year-on-year in Q2 2025. Downward review to 1.7% (previously 2.3%) for 2025, 1.9% (previously 2.1%) for 2026, mainly due to the increased uncertainty in U.S. trade policy
- Some factors will support growth throughout the year, such as a further reduction in interest rates, lower energy prices and an acceleration in the execution of NGEU funds
- Inflation 2025: Downward revision to 2.1% (previous 2.2%)



## Labour market

### Moderate positive growth in employment projected

- Forecasts for 2025 indicate a growth rate of 6.5%, with expectations of it stabilising around 6.0% over the medium term. Most of this growth will be driven by net migration and demand in sectors like IT, Healthcare, Construction, and Renewable Energy
- Overall job creation could be challenged by demographic trends and economic uncertainties



## Tourism

### New record in tourism expected in 2025

- In 2025, tourism is expected to contribute approximately €62.7 billion to Portugal's economy, accounting for 21.5% of the country's GDP
- A total of 33 million guests are estimated for 2025
- The tourist accommodation sector set a new record in July 2025, by hosting 3.4 million guests (+4.3%) and recording 9.4 million overnight stays (+3.5%), generating €891.1 million in total revenue (+10.6%)



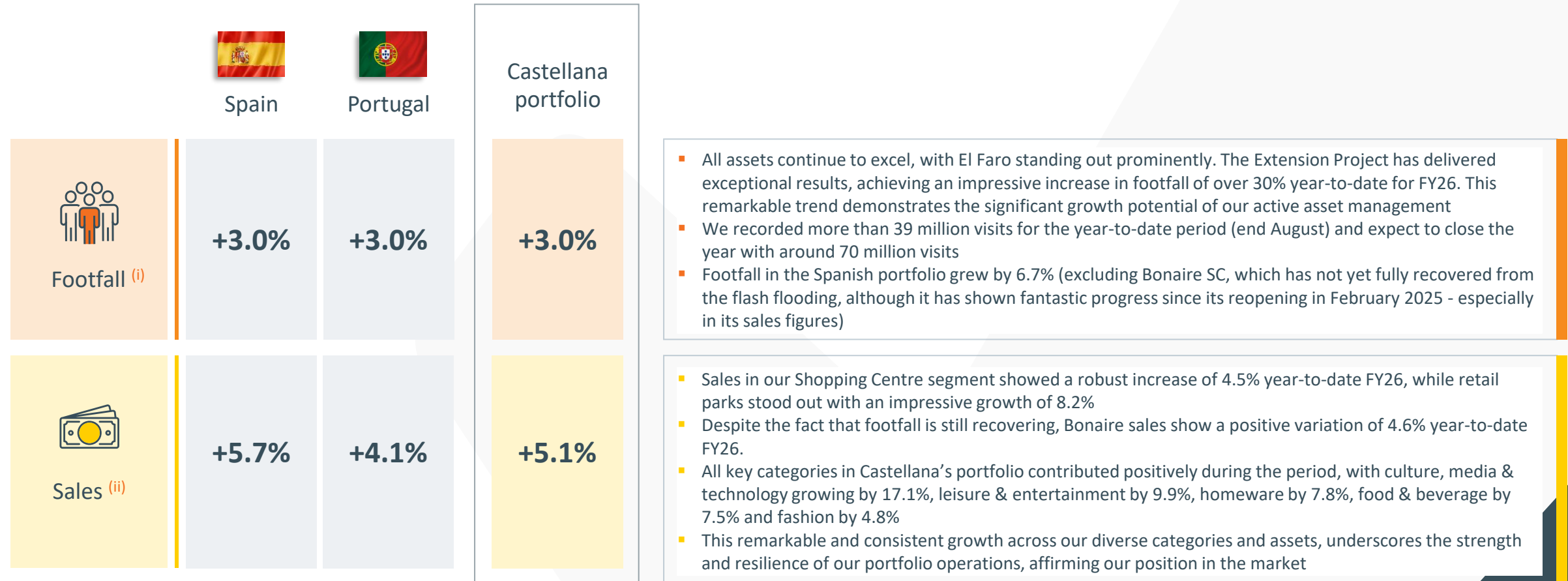
## Consumption

### Private Consumption grew by 3.2% in 2024

- Private consumption is expected to grow by 2.2% in 2025 and 2% in 2026
- Real disposable income is projected to grow by 2.3% in 2025, 2.2% in 2026
- The savings rate, which rose to 12.2% in 2024, is expected to gradually decline over the projection horizon to 11.3% in 2027, still at healthy levels given its average over the past decade of 8.7%

# Footfall and sales

Strong performance confirming the strength of the portfolio

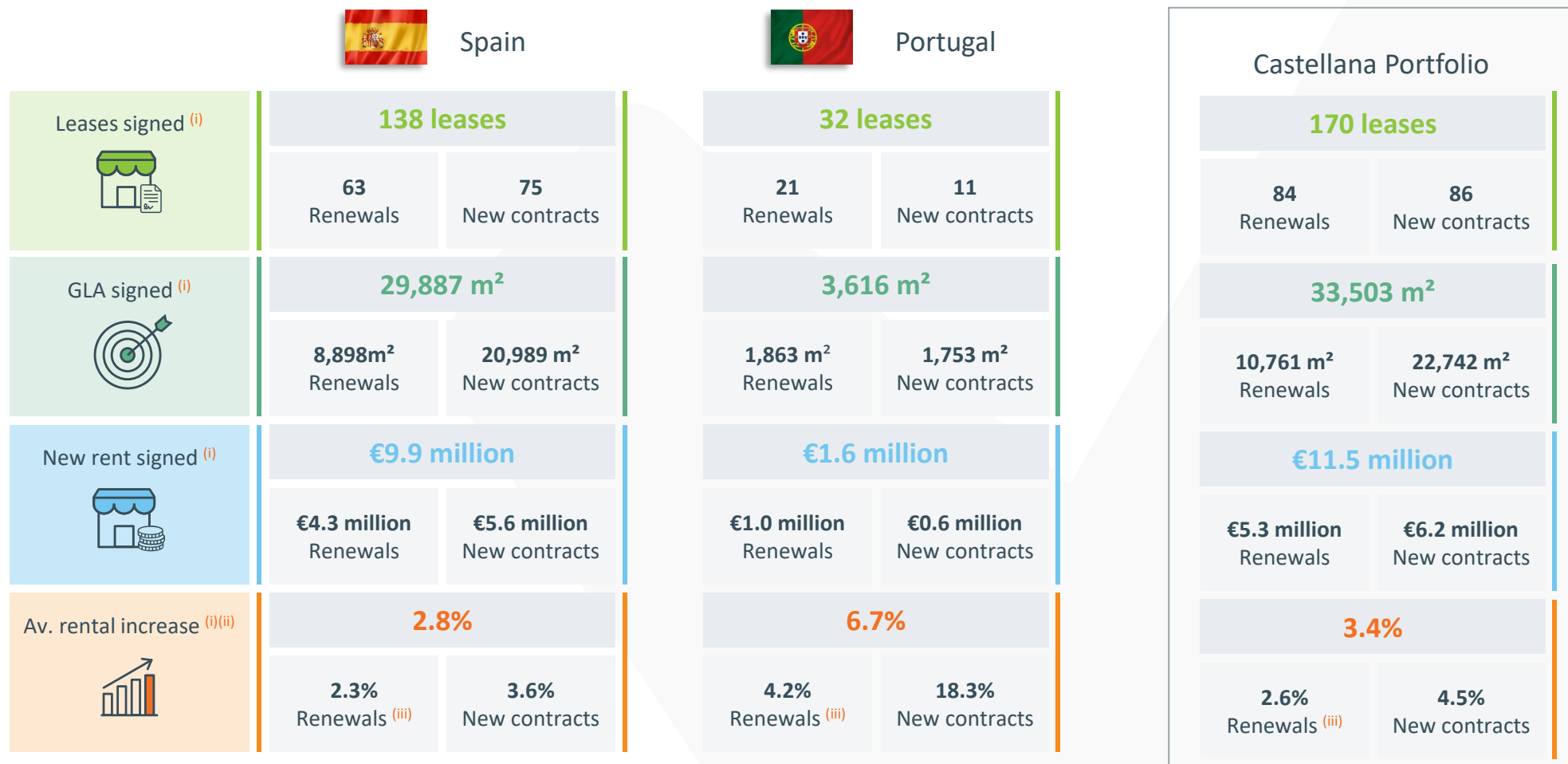


(i) Footfall data includes the following shopping centers: Bonaire, El Faro, Bahía Sur, Los Arcos, Vallsur, Habaneras, Puerta Europa, Granaita, 8ª Avenida, Rio Sul, Loure Shopping, Forum Madeira and 100% of Alegro Sintra.  
There are no foot counters in the rest of the retail park assets. Granaita counts only cars, so we have estimated 2 people on average per car. Sales data includes all retail assets and are for the year-to-date period ending August.

(ii) Year-to-date period ending July.

# Operating metrics & lease activity

## Sustained strong leasing performance across the portfolio



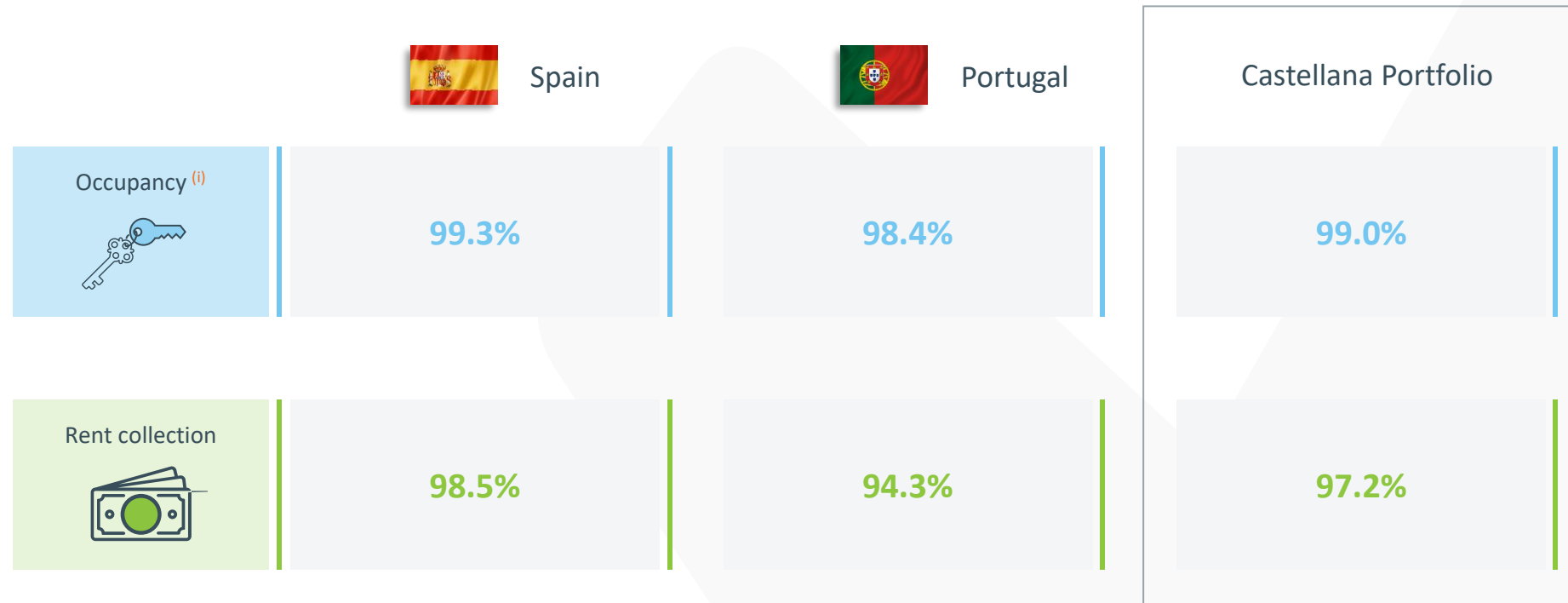
(i) Year-to-date period ending August.

(ii) Taking into account operations with existing passing rent as renewals, relocations, replacements and resizing. Out of 170 leases signed, 110 include passing rent (76 renewals and 34 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

Operating results continue to lead the sector



(i) Occupancy at 31/08/2025. Excluding the areas under development in the portfolio and all storage space.



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Madrid, 29 September 2025

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, 29<sup>th</sup> 2025, September 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.