

# INCOME PROPERTY SCHEDULE Jun 24



	Location	Type	Acq/Dev	Stake %	Acquired year	Destination	Asset					MAS' share					
						GLA m <sup>2</sup>	GLA m <sup>2</sup>	Occupancy %	NI €m	BV €m	Cost €m	NI €m	BV €m	Cost €m	NI/BV %	NI/Cost %	
<b>INCOME ASSETS</b>													<b>106.6</b>	<b>1,440.7</b>	<b>1,124.7</b>	<b>7.4%</b>	<b>9.5%</b>
<b>DJV preferred equity and revolving credit facility (60% of the notional)</b>													<b>21.0</b>	<b>280.5</b>	<b>280.5</b>	<b>7.5%</b>	<b>7.5%</b>
<b>CEE Income Property</b>							<b>850,300</b>	<b>500,200</b>	<b>97.4%</b>	<b>94.6</b>	<b>1,269.6</b>	<b>885.5</b>	<b>81.9</b>	<b>1,091.6</b>	<b>757.8</b>	<b>7.5%</b>	<b>10.8%</b>
<b>Enclosed Malls</b>							<b>311,500</b>	<b>232,800</b>	<b>96.1%</b>	<b>47.2</b>	<b>627.6</b>	<b>437.5</b>	<b>38.0</b>	<b>495.0</b>	<b>346.2</b>	<b>7.7%</b>	<b>11.0%</b>
	EM-Arges Mall	RO, Pitesti	Regional	D	40%	2024	51,200	51,200	95.3%	10.4	146.4	97.0	4.2	58.5	38.8	7.2%	10.8%
	EM-Galleria Burgas	BG, Burgas	Regional	A	100%	2017	64,200	36,700	98.2%	8.8	112.0	50.3	8.8	112.0	50.3	7.9%	17.5%
	EM-Dambovita Mall	RO, Targoviste	Regional	A/D	100%	2022	32,700	32,700	98.6%	6.9	97.3	71.8	6.9	97.3	71.8	7.1%	9.6%
	EM-Atrium Mall	RO, Arad	Regional	A	100%	2018	59,000	27,400	93.9%	6.4	85.8	48.3	6.4	85.8	48.3	7.5%	13.3%
	EM-Nova Park	PL, Gorzow	Regional	A	100%	2016	50,500	32,400	96.4%	7.4	84.2	91.2	7.4	84.2	91.2	8.8%	8.1%
	EM-Carolina Mall	RO, Alba Iulia	Regional	D	40%	2023	28,900	28,900	95.4%	5.0	74.5	55.2	2.0	29.8	22.1	6.7%	9.0%
	EM-Galleria Stara Zagora	BG, Stara Zagora	Regional	A	100%	2017	25,000	23,500	93.8%	2.3	27.4	23.7	2.3	27.4	23.7	8.4%	9.7%
<b>Open-air Malls</b>							<b>538,800</b>	<b>267,400</b>	<b>98.5%</b>	<b>47.4</b>	<b>642.0</b>	<b>448.0</b>	<b>43.9</b>	<b>596.6</b>	<b>411.6</b>	<b>7.4%</b>	<b>10.7%</b>
	OM-Militari Shopping	RO, Bucharest	Regional	A	100%	2018	73,700	53,800	99.8%	11.5	160.8	97.8	11.5	160.8	97.8	7.2%	11.8%
	OM-DN1 Value Centre	RO, Balotesti	Community	A/D	100%	2022	53,800	27,400	99.3%	6.2	84.1	60.4	6.2	84.1	60.4	7.4%	10.3%
	OM-Prahova Value Centre	RO, Ploiesti	Community	A/D	100%	2022	29,700*	24,600	89.6%	4.1	58.6	47.3	4.1	58.6	47.3	7.0%	8.7%
	OM-Mall Moldova – phase I	RO, Iasi	Regional	A	40%	2017	48,200**	29,000	99.8%	4.2	53.7	44.8	1.7	21.5	17.9	7.9%	9.5%
	OM-Zalau Value Centre	RO, Zalau	Community	A/D	100%	2022	27,600	19,300	99.2%	3.8	53.7	35.1	3.8	53.7	35.1	7.1%	10.8%
	OM-Roman Value Centre	RO, Roman	Community	A/D	100%	2019	22,200	18,800	99.2%	3.6	48.3	27.6	3.6	48.3	27.6	7.5%	13.0%
	OM-Strip Malls	RO	Convenience	A/D	100%	2019	71,100	27,800	100%	3.9	47.5	34.7	3.9	47.5	34.7	8.1%	11.1%
	OM-Baia Mare Value Centre	RO, Baia Mare	Community	A/D	100%	2019	52,300	21,400	97.5%	3.2	43.2	29.3	3.2	43.2	29.3	7.4%	10.9%
	OM-Sepsi Value Centre	RO, Sf. Gheorghe	Community	A/D	100%	2022	35,500	16,900	97.6%	2.7	36.0	28.9	2.7	36.0	28.9	7.5%	9.3%
	OM-Barlad Value Centre	RO, Barlad	Community	A/D	100%	2022	31,300	16,400	100%	2.5	34.1	26.1	2.5	34.1	26.1	7.3%	9.6%
	OM-Slobozia Strip Mall – extension	RO, Slobozia	Convenience	D	40%	2023	18,900	4,300	100%	0.7	8.6	5.4	0.3	3.4	2.2	8.2%	12.9%
	OM-Baia Mare Value Centre – extension	RO, Baia Mare	Community	D	40%	2022	52,300	4,300	100%	0.5	6.7	6.2	0.2	2.7	2.5	8.1%	8.8%
	OM-Roman Value Centre – extension	RO, Roman	Community	D	40%	2022	22,200	3,400	100%	0.5	6.7	4.4	0.2	2.7	1.8	7.4%	11.3%
<b>WE Income Property (to be sold)</b>							<b>41,400</b>	<b>22,600</b>	<b>97.1%</b>	<b>3.3</b>	<b>51.8</b>	<b>71.8</b>	<b>3.3</b>	<b>51.8</b>	<b>71.8</b>	<b>6.4%</b>	<b>4.6%</b>
	EM-Flensburg Galerie	DE, Flensburg	Community	A	100%	2019	41,400	22,600	97.1%	3.3	51.8	71.8	3.3	51.8	71.8	6.4%	4.6%
<b>CEE Other Income Property</b>							<b>23,700</b>	<b>23,700</b>	<b>12.9%</b>	<b>1.0</b>	<b>41.8</b>	<b>36.5</b>	<b>0.4</b>	<b>16.8</b>	<b>14.6</b>	<b>2.5%</b>	<b>2.9%</b>
	OF-Silk District	RO, Iasi	Office	D	40%	2023	23,300	23,300	13.1%	1.0	40.9	36.1	0.4	16.4	14.4	2.4%	2.8%
	RZ-Marmura Residence – retail	RO, Bucharest	Convenience	D	40%	2023	400	400	0.0%	0.0	0.9	0.4	0.0	0.4	0.2	4.8%	12.0%

Cost: acquisition costs, including transaction and transfer fees, plus all costs capitalised post acquisition, except for interest. A/D: acquired by MAS, developed by DJV.

Note: NI refers to passing NRI for Income properties and Passing income for DJV preferred equity and Revolving credit facility.

\* An extension for Prahova Value Centre of 2,900m<sup>2</sup> GLA was developed in MAS and became operational in May 2024.

\*\* 3,000m<sup>2</sup> of GLA was added to Mall Moldova – phase I as part of the redevelopment and extension thereof.

# COMMERCIAL DEVELOPMENT PROPERTY SCHEDULE Jun 24



Location	Type	Property type	Stake	Completion	Destination	Asset				MAS' share				
						GLA	ERV	Budget	Spent	ERV	Budget	Spent	ERV/ Budget	
			%	year	m <sup>2</sup>	m <sup>2</sup>	€m	€m	€m	€m	€m	€m	%	
<b>Development Property</b>						<b>268,900</b>			<b>66.7</b>			<b>30.0</b>		
<b>WIP</b>						<b>125,700</b>	<b>59,700</b>	<b>12.1</b>	<b>129.0</b>	<b>30.4</b>	<b>4.8</b>	<b>51.6</b>	<b>12.2</b>	<b>9.3%</b>
EM-Mall Moldova – phase II	RO, Iasi	Super-regional	Enclosed Mall	40%	Apr 25	125,700*	59,700	12.1	129.0	30.4	4.8	51.6	12.2	9.3%
<b>Permitting</b>						<b>241,800</b>	<b>209,200</b>			<b>8.2</b>			<b>3.3</b>	
EM-Bacau Mall	RO, Bacau	Regional	Enclosed Mall	40%	2027	51,200	51,200			0.3			0.1	
OM-IMGB Value Centre	RO, Bucharest	Community	Open-air Mall	40%	2027	60,600	28,000			1.0			0.4	
EM-Cluj Mall	RO, Cluj-Napoca	Super-regional	Enclosed Mall	40%	2028	130,000	130,000			6.9			2.8	
<b>Other</b>										<b>28.1</b>			<b>14.5</b>	
Land	RO	Land		40%						22.6			9.0	
Land	RO	Land		100%						5.5			5.5	



Rendering: Mall Moldova

Spent: includes land, hard and soft costs, except interest.

\* Destination GLA on completion of Mall Moldova includes GLA of existing property.

# RESIDENTIAL STOCK AND DEVELOPMENT PROPERTY SCHEDULE Jun 24



	Location	Stake	Total units	Units sold	Units contracted	Units rented	Units for sale or rent	
		%	#	#	#	#	#	
<b>Residential Property</b>			<b>1,999</b>	<b>1,032</b>	<b>553</b>	<b>34</b>	<b>380</b>	
<b>Completed</b>			<b>1,273</b>	<b>1,032</b>	<b>107</b>	<b>34</b>	<b>100</b>	
	RZ-Marmura Residence	RO, Bucharest	40%	464	450	-	6	8
	RZ-Avalon Estate – phase I	RO, Bucharest	40%	352	282	9	28	33
	RZ-Silk District – phase I	RO, Iasi	40%	315	300	4	-	11
	RZ-Pleiades Residence	RO, Ploiesti	40%	142	-	94	-	48
<b>In progress</b>			<b>726</b>	<b>-</b>	<b>446</b>	<b>-</b>	<b>280</b>	
	RZ-Silk District – phase II *	RO, Iasi	40%	346	-	320	-	26
	RZ-Silk District – phase III	RO, Iasi	40%	380	-	126	-	254



Photo: Silk District

\* Reception of Silk District Residential phase II was in July 2024.