



H1 FY2026
PRE-CLOSE
PRESENTATION
29 SEPTEMBER 2025



Agenda



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- 02 South African retail portfolio overview and trading update
- 03 Castellana Properties overview and trading update
- 04 Summary and prospects
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01

Introduction

LAURENCE RAPP



Strong operational start to the year with significant progress in the integration of newly acquired assets in Iberia



Both Spanish and Portuguese portfolios delivered outstanding metrics. Portuguese assets have been integrated successfully, including process and data management, allowing the Castellana team to start implementing their expertise in value-add asset management initiatives

We acquired Forum Madeira for c.€63 million at a yield of 9.5% in April 2025 and remain open for business with an early stage pipeline of deal opportunities, whilst remaining disciplined in capital allocation and focused on doing deals that are both strategically aligned and financially accretive

The South African portfolio metrics remains top-tier with NOI growth projections ahead of budget due to targeted management of cost efficiencies and additional Solar PV

Our continued strong support in the local debt capital market was evidenced by our recent R500m bond issuance which was 6 times over-subscribed with 21 investors participating. We achieved our lowest margins since launching DMTN programme in 2012

GCR upgraded credit rating to AA+(ZA) with stable outlook



02

South African retail portfolio overview and trading update

ITUMELENG MOTHIBELI





Retail portfolio performance and trading environment

Portfolio performance overview

- Portfolio NOI to increase by **10.1%** (Budget 9.1%)
- Annual like-for-like **NOI growth** is projected to increase by **8.0%** (FY25 6.4%), driven by sustained high occupancy, additional PV, operational cost savings, including diesel costs
- The portfolio has seen an **improvement in trade**, particularly in the **township (+7.6%)** and **rural (+4.6%)** segments with overall trading density growth of **+5.3%**
- Continued progress on strategic leasing initiatives has kept **retail vacancies** stable at **1.8%**, with vacancies **excluding retail offices** holding at **1.2%**
 - Continue to experience **strong demand for space across all segments**
 - Rural and value centres** are effectively fully let at **0.2%** and **0.1%**
- Rental reversionary** cycle continues to **improve**, now at **+1.6%** with **83%** flat or positive
- The **cost-to-income ratio** has **constantly improved annually**, reaching **13.0%** in H1FY26 from 15.3% in FY25.
- The better trade environment resulted in **improved collection rates (101%)** and a **36% decrease in outstanding balances**
- Efficiency measures** such as rent-to-sales, tenant retention, footfall and contractual escalations remain **in line** with prior period's excellent results

	SEP 2024	MAR 2025	AUG 2025		SEP 2024	MAR 2025	AUG 2025
Like-for-like NOI growth	6.4%	6.4%	8.0%	Tenant retention	93%	91%	89%
Trading density growth	4.2%	5.2%	5.3%	Base Rentals	174.34	179.34	182.37
Vacancies GLA	1.9%	1.7%	1.8%	Contractual escalations	6.3%	6.2%	6.2%
Reversions	1.6%	2.4%	1.6%	WALE GLA	3.5 years	3.4 years	3.4 years
Cost-to-income ratio	15.3%	15.3%	13.0%	Rent collection rate	101%	101%	101%
Rent-to-sales ratio	6.0%	6.0%	6.1%	Annualised Footfall	100%	101%	101%



Retail category performance

Strong category trade continues to drive top-line growth

Continued growth in like-for-like trading density (+5.3%) with strong trade from April to August across all segments, further improving since H1FY25 (+4.2%)

The growth momentum was achieved across all major categories and tenants, with the top 10 tenants (53% of GLA) growing by +5.7% and the balance, including SMMEs, increasing by +2.4%

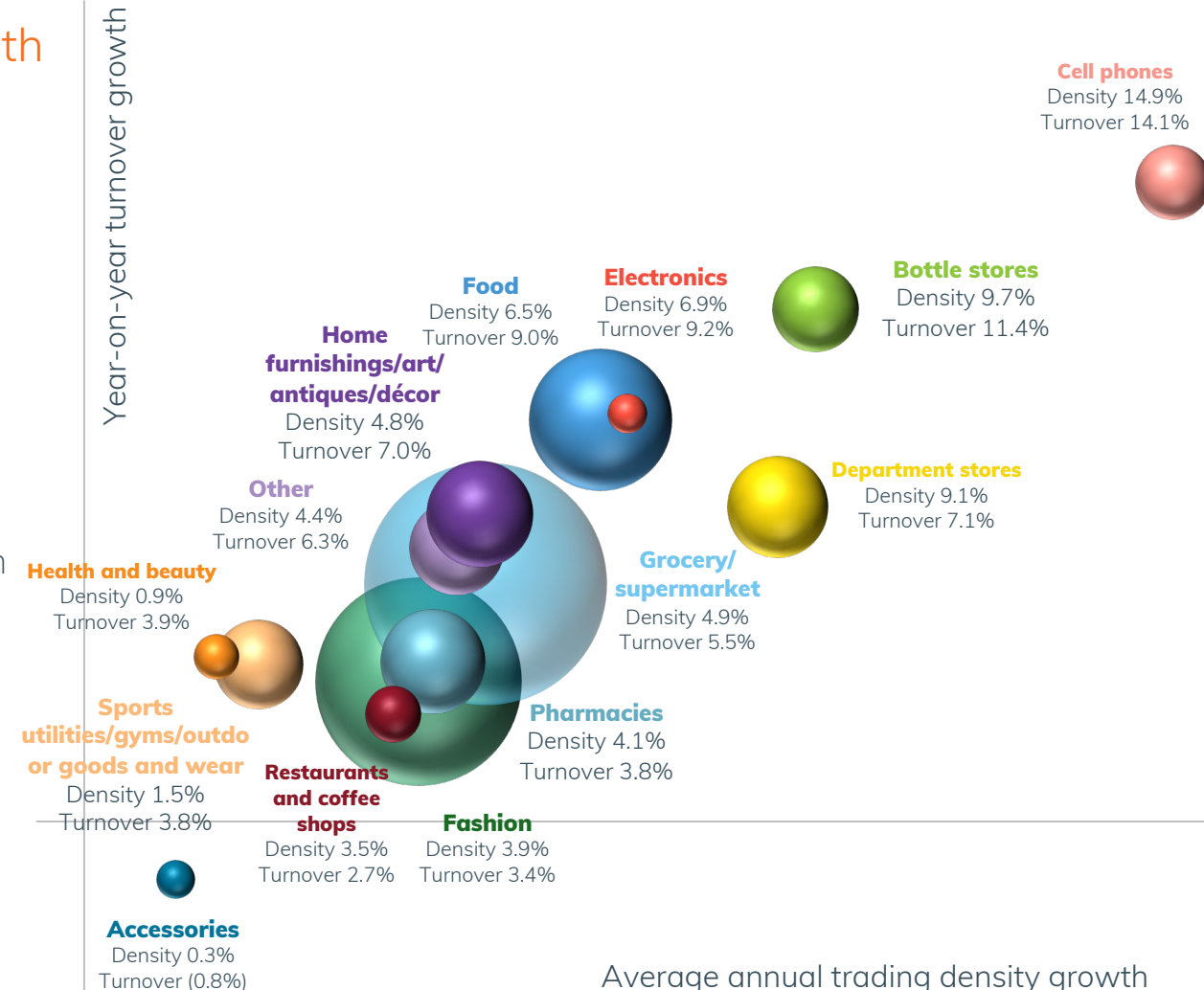
The grocery category (22% of GLA) experienced a trading density growth of 4.9% (FY25 7.1%)

The fashion category (23% of GLA) showed a trading density growth of 3.9% (FY24 3.0%), reflecting a recovery in consumer spending, in line with recent national retail sales figures

We continue to see remarkable growth in the cell phones category of 14.9% (FY24 8.9%)

13 out of 14 categories showed growth in both turnover and trading densities

Bottle Stores (+9.7%), Department Stores (+9.1%) and electronics (+6.9%) delivered strong and sustained growth





Retail portfolio trading environment and footfall

Portfolio continues to show growth in both footfall and sales

All segments showed **trading density growth** with 7.6% in township, 4.6% in rural, 3.4% in urban, 5.3% in commuter and 3.8% in value centres

Township and rural centres continue to **outperform** with **growth** in both year-on-year sales (+8.8%, 4.1%) and footfall (+0.3%, +0.9%)

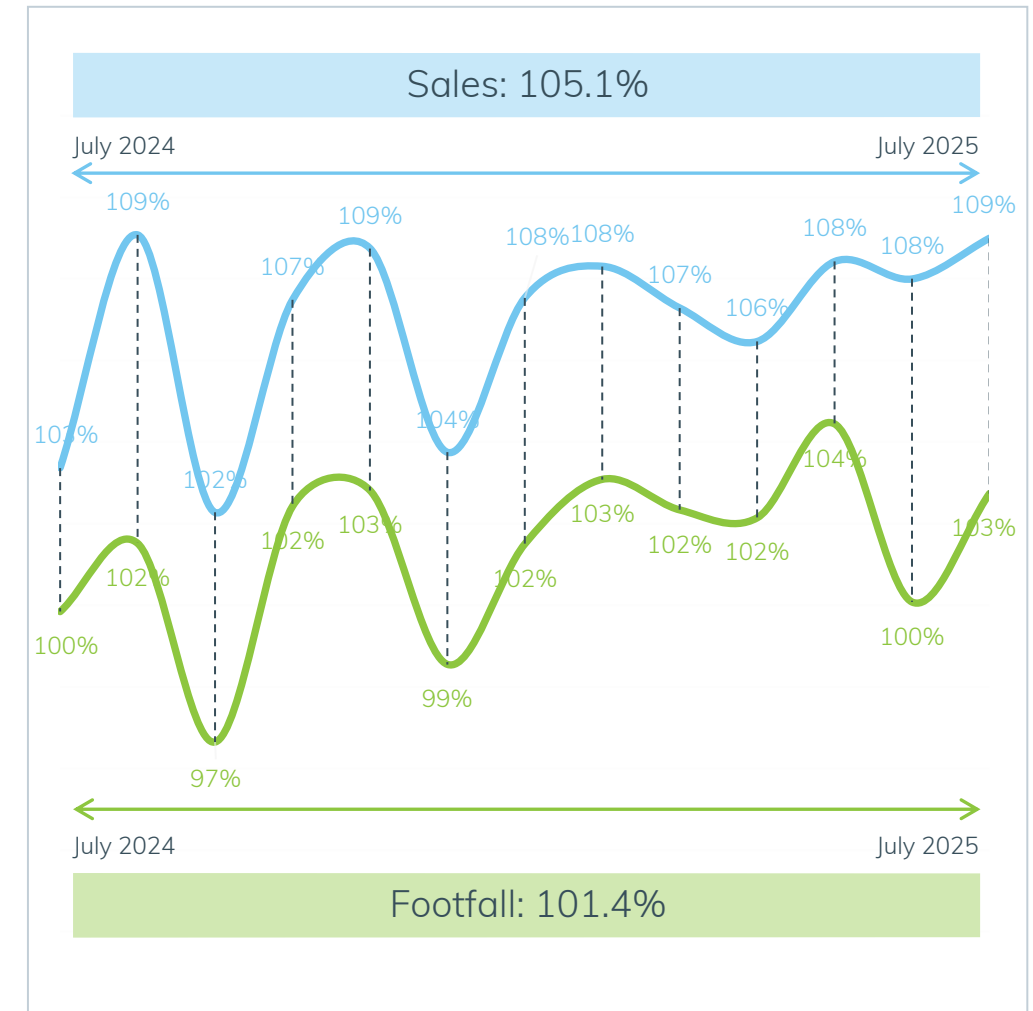
Year-on-year **portfolio sales** increased by 5.1% and continue to grow across all major categories

Portfolio **footfall** rose +2.0% year-on-year, led by urban (+4.0%), commuter (+2.9%), rural (+0.9%), and township (+0.3%)

Higher spend per head, aligned with broader industry trends observed in the past year

- In the **township** category, **Gugulethu Square** and **Atlantis Shopping Centre** saw spend per head increase by +16.1% and +13.9%, respectively
- In the **rural** portfolio, **Queenstown Nonesi Mall** grew by +18.2%
- In the **urban** category, **Springs Mall** experienced a +8.5% increase
- In the **commuter** category, **Bloemfontein Plaza** increased by +12.4%

Sustained **customer loyalty**, driven by our focus on consumer needs and strategic initiatives, has helped maintain consistent footfall





Leasing activity

Vacancies stable at 1.8%, with continued vibrant leasing activity and strong support across all segments

Environment of **increased demand** for space in investment grade dominant assets due to **slowing new supply**, leading to **high retention**, **competitive rentals** on new lets and **strong reversions**

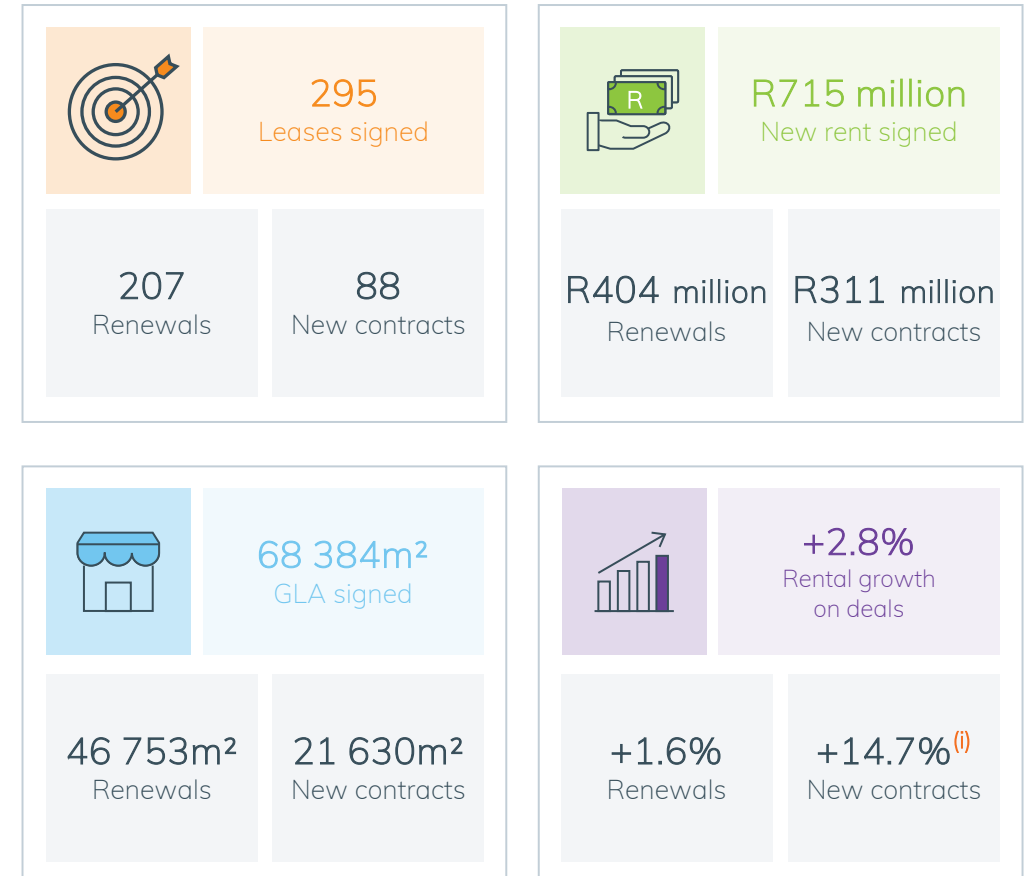
79% of the 68 384m² **renewed leases** were concluded with **national and mid-tier tenants** with **increased overall tenure**

Recent **WALE** on renewals is **higher than the portfolio average** (+4.5 years vs +3.4 years), which, in **conjunction** with the **positive reversions**, is an indication of strong support for the portfolio, and an overall improvement in sentiment from retailers.

Fashion (24%), **groceries** (23%) and **home furnishings/décor** (10%) contributed the most to leasing activity during the period

High occupancy levels **allowed for strategic tenant mix enhancements**, securing **11 anchor deals** (12,800 m², 7-year average term), including food, grocery, and Dis-Chem agreements

Strong demand from anchor tenants in essential retail categories underpinned resilient income streams



(i) Rental growth on new contracts reflects only transactions where a new deal replaces an existing tenant. It does not include tenanting of vacant units or newly built spaces

03

Castellana Properties overview and trading update

ALFONSO BRUNET



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

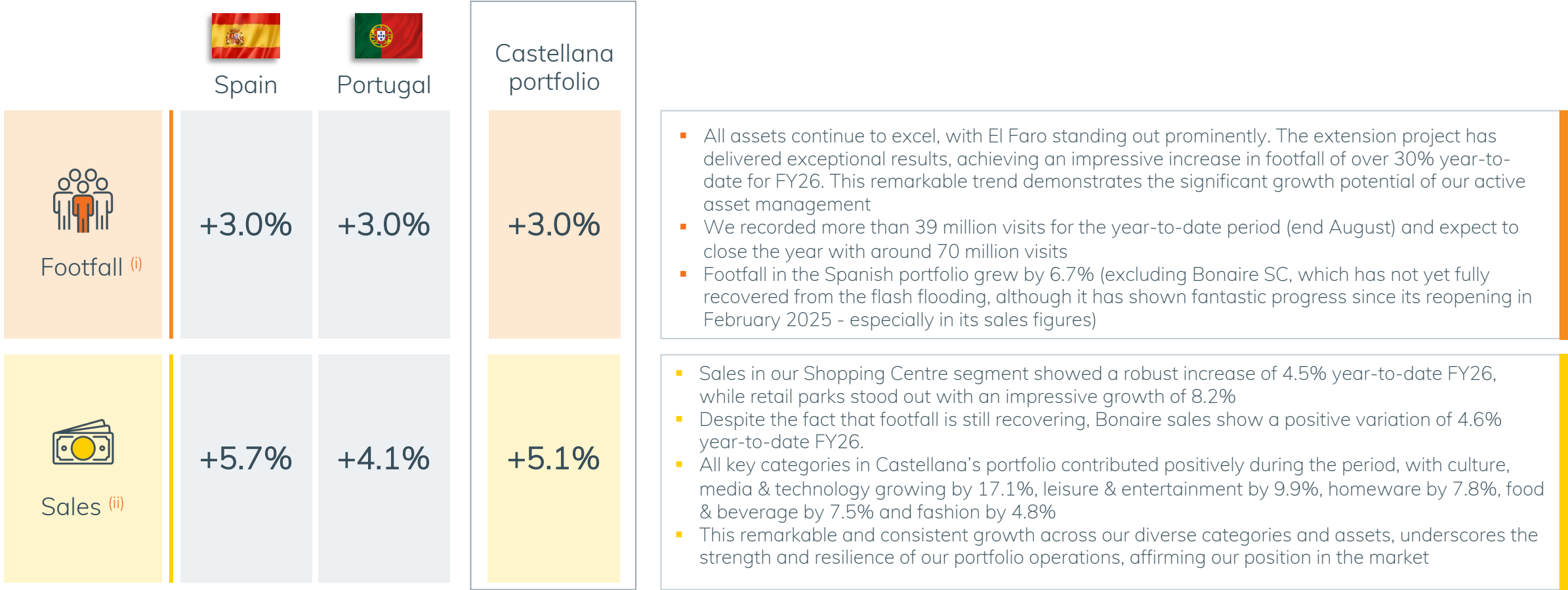
Private Consumption grew by 3.2% in 2024

- 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



Spain

Leases signed ⁽ⁱ⁾ 	138 leases	
	63 Renewals	75 New contracts
GLA signed ⁽ⁱ⁾ 	29,887 m²	
	8,898m² Renewals	20,989 m² New contracts
New rent signed ⁽ⁱ⁾ 	€9.9 million	
	€4.3 million Renewals	€5.6 million New contracts
Av. rental increase ^{(i) (ii)} 	2.8%	
	2.3% Renewals ⁽ⁱⁱⁱ⁾	3.6% New contracts



Portugal

32 leases	
21 Renewals	11 New contracts
3,616 m²	
1,863 m² Renewals	1,753 m² New contracts
€1.6 million	
€1.0 million Renewals	€0.6 million New contracts
6.7%	
4.2% Renewals ⁽ⁱⁱⁱ⁾	18.3% New contracts

Castellana Portfolio

170 leases	
84 Renewals	86 New contracts
33,503 m²	
10,761 m² Renewals	22,742 m² New contracts
€11.5 million	
€5.3 million Renewals	€6.2 million New contracts
3.4%	
2.6% Renewals ⁽ⁱⁱⁱ⁾	4.5% New contracts

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

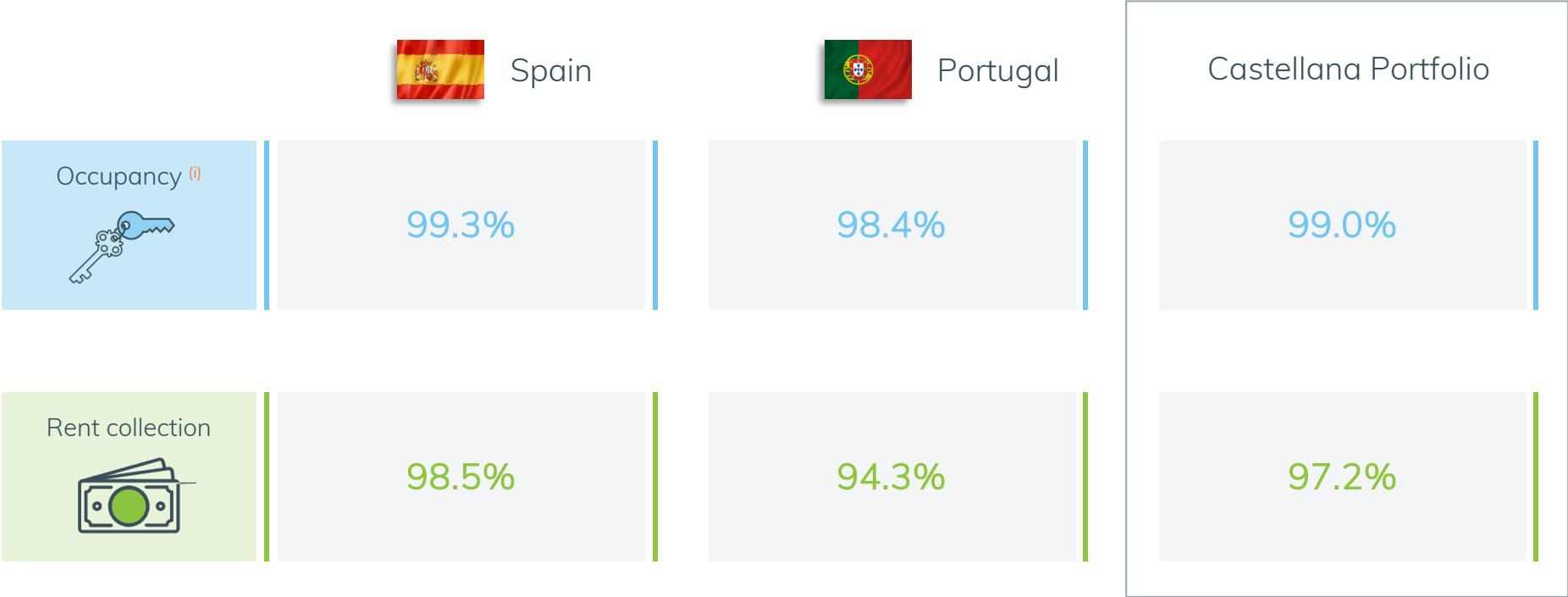
(ii) Taking into account operations with existing passing rent as renewals, relocations, replacements and resizing. Out of 170 leases signed, 110 include passing rent (76 renewals and 34 new contracts).
Passing rent is defined as leases signed when a unit passes from one contract to another with no more 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.

04 Summary and Prospects

LAURENCE RAPP





Prospects for the group

A strong start to FY2026: We have delivered very robust operational performance in the first five months of the year

Successful integration driving momentum: The new assets in Spain and Portugal are now fully embedded into our operations and systems, contributing positively and creating a solid foundation for further growth opportunities

Confident outlook: Based on YTD performance, we remain confident of achieving our guidance of at least 8% growth in FFO per share and dividend per share

Further guidance: We will update the market with revised guidance at our interim results in November 2025



05 Questions and answers





Centres of Growth

BUILDING COMMUNITIES,
GROWING VALUE.

