The second secon

Ť

EASE



The state

UXEN





Management



Lev Weiss | CEO BIG CEE

Mr. Weiss has been holding leading operational positions since 2015 and had joined BIG CEE in January 2019 after 3 years of work in BIG Israel. Mr. Weiss is in charge of designing and implementing business operations while promoting the company's culture and vision.



Branimir Bojić | Deputy CEO and Technical Director BIG CEE

Mr. Bojic has been involved in large number of Project developments in Serbia, particularly in development of retail parks and shopping centers across the country.



Nir Sidel | COO BIG CEE

Mr. Sidel joined BIG CEE in December 2021 after 6 years of work in BIG Israel where he managed a number of the group's leading assets. In BIG CEE he is in charge of property development, leasing and marketing for the markets of Serbia and Montenegro.



Alon Bargiora | CFO BIG CEE

Mr. Bargiora is a licensed CPA joined BIG CEE in 2018, after 7 years experience in Real estate projects in the CEE region, being financial controller of GTC Romania and manager at KPMG Hungary. Mr. Bargiora is managing BIG CEE financial department.



Nemanja Đurić | Leasing Director BIG CEE

Mr. Đurić has been working for BIG CEE since August 2023 as a Leasing Director and he is currently responsible for the whole leasing process throughout the portfolio. Prior to his career in BIG CEE, Nemanja was leading and managing a variety of real estate projects in Serbia and region in other leading Real estate companies.



Marija Drakulić Šebez | Marketing Director BIG CEE

Mrs. Drakulić Šebez has more than 18 years of experience, focused on developing brands and corporate communication. Last five years she spent as Communication Director of an Real Estate holding company. Marija joined BIG CEE in March 2024 and she is responsible for strategy and development of BIG brand and corporate image for the markets of Serbia and Montenegro.



About The Company





▋

368K SQM







Assets Value*





Average Rent | OCR

€15.39 per SQM | 8%



BIG Assets In The Balkan

RETAIL PARKS

3

1

1

1

1

11

SHOPPING MALLS

DESIGNER FASHION OUTLET

OFFICE BUILDING

MIXED USE PROJECT

LOGISTIC PARK









6

GLA Growth

In Sqm Including Extensions And Future Projects



7



BIG PANČEVO Example Of Value Add



BIG FASHION PODGORICA Example Of Value Add





BIG FASHION PODGORICA Extension Plan





NEW RECOGNIZABLE LANDMARK

BİG

RESHAPED URBAN CONNECTION

EXISTING MASSING 28.2K SQM NEW CONNECTION BETWEEN EXISTING BUILDINGS

APPROXIMATE +17K SQM OF GLA ADDED

BIG ZRENJANIN



BIG NOVI SAD



BIG PAZOVA



BIG BELGRADE



BIG FASHION KRAGUJEVAC



BIG 17



BIG KRAGUJEVAC



BIG KRUŠEVAC



NCR CAMPUS BELGRADE





THE CAPITAL PLAZA PODGORICA



BIG ŠABAC (RENDER)



BIG ČAČAK (RENDER)



BIG BOR (RENDER)





BIG SOLUTION STATEMENT MENT STATEMENT STATEMENT STATEMENT STATEMENT STATEMEN

ENR.

вig

The state

UXEN

About The Company





47.5K SQM











Normalized NOI 2024



Total Loans | LTV*





GLA Growth

In Sqm Including Extensions And Future Projects



B G ANDRYCHOW Opened 2023

Purchase date | Q4 2022

GLA | 24K SQM

Parking spaces | 680

Occupancy | 100%

Estimated NOI 2024 | €2.85 M

Average OCR 2023 | 8%

Outstanding loan at 31/03/2024 | €21.4 M

Value | €40 M





BGLUBIN Opened 2022

Purchase date | Q4 2022

GLA | 13.4K SQM

Parking spaces | 430

Occupancy | 98%

Estimated NOI 2024 | **€1.85** M

Average OCR 2023 | 9%

Outstanding loan at 31/03/2024 | C13.4 M

Value | €25.3 M





BIG Łubna Opened 2023

Purchase date | Q1 2024

GLA | 10.2K SQM

Parking spaces | 340

Occupancy | 90%

Estimated NOI* 2024 | **61.16** M

Outstanding loan as of May | €13.4 M

Value | €14.5 M

* At Full Occupancy





EXTENSIONS OF EXISTING SHOPPING CENTERS



BGOSTRODA

Status | Under Construction

GLA | 24.7K SQM

Project Cost | €34 M

Expected NOI | €3 M

Estimated Opening Date | Q3 2024

₹JYSK

R@SSMANN

McDonald's

sinsay

CCC

NEWYORKER





Status | Future Project

GLA | 13.5K SQM

Project Cost | €21.5 M

Expected NOI | €1.65 M

Estimated Opening Date | Q4 2025







BIG PILA

Status | Future Project

GLA | 27K SQM

Project Cost | 636 M

Expected NOI | €3.1 M

Estimated Opening Date | Q1 2026



B G THE LEADER TENANTS Are Coming With Us On Every Market






Macro snapshot





Market snapshot - Office

BUCHAREST OFFICE MARKET OVERVIEW

2024 Q1

Major Indicators

		vs 2023 Q4
Office Stock	3.41 mln. sq m	->
Office Stock Class A	2.34 mln. sq m	->
Vacancy Rate	14.3%	ţ
TLA* 2024 Q1	93,600 sq m	Ť
Take-Up** 2024 Q1	32,400 sq m	1
New Supply 2024 Q1	(#))	Ļ
Pipeline 2024	16,100 sq m	Ļ
Pipeline 2025	14,000 sq m	¥
Pipeline 2026	100,600 sq m	1
Prime Rents	20.50 EUR/sq m/month	\rightarrow
Average Rent Class A	14.50–18.00 EUR/sq m/month	-
Top Prime Rents	27.00 EUR/sq m/month	1

	FLA: Total Leasing Activity Take-up: Total Leasing Activity excluding renewal/ renegotiation
S	ource: CBRE Research
C	onfidential & Proprietary © 2024 CBRE, Inc.



Market snapshot - Office

Total Leasing Activity by Sub-market in 2024 Q1

As per the TLA's territorial split, the Dimitrie Pompeiu submarket attracted 42% of the TLA (99% of total area generated by renewals), followed by Center with 22% (out of which 52% are renewals) and North-West area with a 14% share (out of which 52% renewals). The largest deal YTD was the renewal signed by Genpact for 29,100 sq m in Hermes Business Campus, and it solely represented 30% from Q1's TLA.



2024 Q1 Total Leasing Activity by Sub-market



Source: CBRE Research

2024 Q1 Take-up by Sub-market



AFI EUROPE

ROMANIA RETAIL MARKET

Shifting Development Focus, Retail Parks Gain Modern Stock Share



Bucharest accommodates almost three thirds of the country's retail stock



Source: CBRE Research, Q1 2024



AFICOTROCENI

Activity in Romania



Senior Management



Doron Klein

DORON KLEIN is Deputy CEO of AFI Europe and CEO of AFI Europe Romania and The Czech Republic.

With more than 20 years of experience in real estate, operating in both Central and Eastern European real estate markets, Doron Klein holds an MBA degree from the University of New York in Prague and he is fluent in Hebrew, English and Czech.

He joined AFI Europe in 2008 and since 2011 served as CEO of AFI Europe's operations in The Czech Republic and Germany.

In 2018 Doron was appointed CEO of AFI Europe in Romania and in 2023 was appointed also Deputy CEO of AFI Europe group.



Laura Croitoru

CFO

Laura Croitoru joined AFI Europe Romania in January 2006 as Financial Manager of AFI Cotroceni. Between 2007 – 2009 Laura held the position of Controller in AFI Europe N.V. Netherland.

In August 2009 Laura was appointed as CFO of AFI Malls Division Romania and in 2023 as Chief Financial Officer for AFI Europe Romania.

Laura Croitoru graduated The Academy of Economic Studies Bucharest having also an Executive MBA with CITY College, University of York Europe Campus.

7



Bianca Stamatoiu Head of Legal

Bianca Stamatoiu is the head of AFI Europe Romania legal department since 2006. Before joining AFI team, she represented various construction, advertising and real estate companies, having an extensive experience in real estate and development fields. Based on her academic credentials and vast legal expertise, she has constantly endorsed AFI Europe activity in the various projects developed in Romania, including real estate property acquisition, banking and finance, construction, leasing, mergers and acquisitions.



Yossi Moran Chief Engineer

Yossi Moran joined AFI Europe in 2008 and is highly experienced in developing real estate projects, residential, commercial high-tech

parks and logistics centers in Israel and Romania.

Engineering in Israel in 1993.

Yossi Moran graduated Haifa Technion Faculty of Civil

Emma Toma Head of Office Division

Emma Toma is responsible of the office portfolio, totaling 300,000 sqm GLA. Emma has joined the company as Leasing Manager of the Office Division in 2012. She is a proffesional with 20 years of experience in Romanian real estate market, both in residential and office segments.

Emma graduated the Academy of Economic Studies, with a diploma in Management.

Bianca Stamatoiu is a member of the Bucharest Bar Association since 2000.

Senior Management



Sorin Scintei

General Manager AFI Cotroceni

Sorin Scintei is the General Manager of the biggest shopping center in Romania - AFI Cotroceni. Starting january 2024, he is also the General Manager of AFI Ploiesti Shopping Center, AFI Bucurestii Noi and AFI Arad.

Sorin Scintei joined AFI Europe Romania in 2015, following a wide international experience in real estate and hotel management.

Sorin Scintei holds a degree in Business Administration and Hotel Management in Haifa University.



Costin Blideanu General Manager AFI Brasov

Costin Blideanu is the General Manager of AFI Brasov starting 2020, after leading the Retail Leasing Department of AFI Europe in Romania.

A professional with more than 15 years experience in commercial real estate in Romania, before joining AFI Europe Romania in 2011, he worked as a senior retail consultant in Jones Lang Lasalle, one of the leading global real estate agencies.

Costin Blideanu holds a degree in International Business and a Master degree in Strategic Marketing from The Bucharest Academy of Economic Studies.

8



Roxana Stanciulescu Head of Retail Leasing



Luciana Giurea Head of Residential



Anca Buzatu Head of Marketing

Roxana Stanciulescu has more than 15 years of experience in the retail real estate market in Romania, working for Echo Investment, the most important real estate developer in Poland and also for consultancy companies like CBRE and JLL (leading the retail team).

In 2020 she joined AFI Europe as Head of Retail Leasing, coordinating the entire activity of the department in Romania, for both developed and under development retail projects.

Roxana Stanciulescu holds a degree in Philology from the University of Bucharest.

Luciana Giurea was appointed as Head of the Residential Division, starting January 2024. Anca Buzat

Luciana joined AFI Europe in 2014, as part of the Leasing Department. In 2017 she became Leasing Manager of AFI Malls Division Romania, dealing with the process of development and leasing for the entire retail portfolio. Between 2019 and 2024, Luciana was the General Manager of AFI Ploiesti.

Luciana Giurea holds a Law Degree from Nicolae Titulescu University.

Anca Buzatu was appointed Head of Marketing for AFI Europe Romania, starting January 2024.

With more than 15 years of experience in developing and executing marketing strategies for international and local brands, Anca joined AFI Europe Romania in 2020 as Marketing Manager for AFI Cotroceni.

Anca Buzatu holds a bachelor's degree in Psychology from Titu Maiorescu University and a professional diploma from the Digital Marketing Institute in Dublin.



Selected Operational and Financial KPI



Investment Property B.V. (EUR Millions)



Occupancy (end of period)











Retail Division



AFI Ploiesti

✓ GLA:

34.0K sqm

100%

- ✓ Occupancy :
- ✓ NOI 2023 :
- 5,72 MIL EUR potfall: 14,650 visitors
- ✓ Average daily footfall:
- ✓ Total Y2023 footfall:
- ✓ Main Tenants:



5.3 Mil visitors



AFI EUROPE



AFI Brasov ✓ GLA :

✓ Occupancy :

✓ NOI 2023 :

✓ Average daily footfall:

✓ Total Y2023 footfall:

✓ Main Tenants:

43.8K sqm 98.3%

10.96 MIL EUR

23,700 visitors

8.6 Mil visitors









AFI PARK 1-5, Bucharest 17 GLA: 71.3K sqm | Occupancy: 98% | NOI (2023): EUR 13M | Main tenants: TELUS MICROCHIP









AFI VICTORIEI PLAZA, Bucharest 20 GLA: 8.3K sqm | Occupancy: 100% | NOI (2023): EUR 2.8M | Main tenants: September 20 General Google





AFI LAKEVIEW, Bucharest

21 GLA: 26.4K sqm | Occupancy: 93% | NOI (2023): EUR 4.5M | Main tenants:





AFI PARK FLOREASCA, Bucharest 22 GLA: 38.0K sqm | Occupancy: 90% | NOI (2023) : EUR 7.4M | Main tenants:

A CONTRACT DESCRIPTION OF A CONTRACT OF A







AFI PARK BRASOV 1, Brasov 23 GLA: 16.6K sqm | Occupancy: 96% | NOI (2023) : EUR 1.6M | Main tenants:





AFI PARK TIMISOARA, Timisoara 24 GLA: 48.3K sqm | Occupancy: 80% | NOI (2023): EUR 6.5M | Main tenants: SAP FORVIA





North

Residential Division







AFI City

- > 190 units delivered in 2021
- ➢ GLA 10,900 sqm
- > 220 parking spaces
- > Awaiting BP for another 1,500 units

AFI HOME NORTH – A&C

Concept

- > 2 buildings residential for rent
- Building A GLA 10,691 sqm, 164 apartments
- > Building C GLA 5,087 sqm, 80 apartments
- 3 level underground parking total GBA 13,445 sqm for 290 parking units

Execution

Building Permit was obtained on 07.02.2023 for buildings A & C in two phases.

CONVERSION STATES AND STATES

- Construction and Receptions with the authorities will be completed in
 - December 2024 / January 2025 (bld C), respectively May 2025 (bld A)
- Registration of buildings in the Land book + fire permit: middle of March 2025
 (bld C), respectively middle of August 2025 (bld A)



QUESTIONS?



Macro snapshot





Market snapshot



Office Market

Total Stock

Vacancy Rate

7.47%

Development Activity (Completions | Vacancy Rate)



AFI Home Current Yields: AFI Home Average Rent:

4.7% 20 Eur/Sqm







Built to Rent (BTR) price (EUR) development 2020-2026



Source: 6TR Consulting



Activity in Czech Republic













Senior Management

Doron Klein

CEO

Mr. KLEIN is Deputy CEO of AFI Europe and CEO of AFI Europe Romania and The Czech Republic. With more than 20 years of experience in real estate, operating in both Central and Eastern European real estate markets, He joined AFI Europe in 2008 and since 2011 served as CEO of AFI Europe's operations in The Czech Republic and Germany. In 2018 Doron was appointed CEO of AFI Europe in Romania and in 2023 was appointed also Deputy CEO of AFI Europe group

Doron Klein holds an MBA degree from the University of New York in Prague, and he is fluent in Hebrew, English and Czech.



5

Mr. Roma has been working in the company for the past 17 years, fulfilling the rolls in AFI Europe Romania of Business Development & Offices Asset Manager, and in AFI Europe Czech Republic as the Company's COO.

Tal holds a BSc in Business & Economics from Fairleigh Dickinson University in New Jersey.



Jana Domanova CFO

Ms. Jana Domanova is the CFO of AFI Europe Czech Republic. She has 30 years of experience in bookkeeping and finance mainly in the real estate industry, but also in travel an electronic funds transfers. She joined AFI Europe in 2003, starting as finance manager of the Palac Flora retail and office scheme, from 2008 to 2011 she relocated to Berlin as CFO of AFI Germany, managing a portfolio with approximately1000 units. In 2011 she relocated back to Prague as CFO of AFI Czech Republic.

Jana holds a Master degree from Prague Economics University (VŠE), majoring in International trade relations, minor in Finance management and accounting.



Renata Souckova Project Development Manager

Ms. Renata Součková is the Project Development Manager in AFI Europe Czech Republic. She joined the company in 2003. Over her career with AFI she has been directly involved in acquisitions of new projects, coordination of project development activities, overseeing collaboration of project teams', as well as projects' time management and PR.

Renata holds a Bachelor's Degree in the Business Administration at the Open University UK.



6

Senior Management

Elena Pisotchi

Residential Department Manager

Ms. Elena Pisotchi is the manager of AFI Residential Department in AFI Europe Czech Republic. Elena joined the company 29 years ago in Moldova, and in 2001 relocated to Czech Republic. Over her career with AFI Elena has been directly involved in the sale of over 20,000 units. Commencing 2022 Elena is head of AFI Home rental apartments department.

Elena graduated from the Agricultural University in Moldova, irrigation system engineer and post graduation of Moldova State University.





Katerina Holicka Commercial Asset Manager

Mrs. Kateřina Holická is the Asset Manager responsible for Czech office portfolio. She has been working for the company for the past 14 years and was involved in majority of office leasing transactions over the period.

Kateřina holds a Master´s Degree from Faculty of Economics and Management (ČZÚ) in Prague.

Pavel Jelinek Chief Engineer

Mr. Pavel Jelínek is the Chief Engineer of AFI Europe Czech Republic.

Pavel joined the company in June 2013 and he has 20 years of experience in the construction industry. His responsibility as Chief Engineer is the overall technical coordination of development projects across all phases, from acquisition to permitting, construction and handover to facility team. Pavel graduated from the Czech Technical University in Prague, Faculty of Civil Engineering. He is a member of Czech Chamber of Chartered Engineers and Technicians.


	Project	GLA	NOI (ERV) (EUR 000)
Operational	Classic 7 Business Park	33,600	5,800
	AFI Vokovice	14,700	3,500
	AFI Karlin	22,800	4,500
	AFI City	17,200	2,800
	AFI Avenir	25,700	4,700
	Total	114,000	21,300









AFI Karlin offices, Prague GLA: 22.8K sqm | Occupancy: 94% | NOI (ERV): EUR 4.5M | Main tenants:





AFI Vokovice offices, Prague GLA: 14.7K sqm | Occupancy: 97% | NOI (ERV): EUR 3.5M | Main tenants: hglobal & CANADIAN MEDICAL





Classic 7 offices, Prague GLA: 33.6K sqm | Occupancy: 97% | NOI (ERV): EUR 5.8M | Main tenants: ComApp





AFI Avenir offices, Prague GLA: 25.7K sqm | Occupancy: 98% | NOI (ERV): EUR 4.7M | Main tenants: PORSCHE CONDUENT



AFI City offices, Prague GLA: 17.2K sqm | Occupancy: 95% | NOI (ERV) : EUR 2.8M | Main tenants:





Residential For Rent

	Project	# of apartments	NOI @ full occupancy (EUR 000)
	AFI Home Třebešín	61	800
Operational	AFI Home Karlín	172	2,891
Operational	AFI Home Kolbenova Phae I	313	3,370
	AFI Home Kolbenova Phase II	327	3,430
	AFI Home Kolbenova Phase III	320	3,500
Planned/Pipeline	AFI Home V Korytech	519	7,219
	AFI Home Podebradska	318	4,974
	Total	2,030	26,184







AFI Home Karlin



Fully furnished

 \bigcirc

Bike Storage



Wi-Fi included

AFIHome Trebesin



Amenities for tenants



Located in Prague 3



Wi-Fi included





Close to Tram,



Fully furnished



Monitoring & Security



AFIHome Kolbenova I









Wi-Fi included





0

Close to Tram,

Metro



Bike Storage

Monitoring & Security

Minimarket on

the Ground Floor

0

Laundry Room



Co-working offices





0 0

Close to Tram,

Metro

*Occupancy commenced March 2024

Amenities for tenants



Located in Prague 9



Wi-Fi included





Bike Storage Co-working offices





Minimarket on

the Ground Floor

@'

Laundry Room



Selected Operational and Financial KPI







Investment Property B.V. (EUR Millions)



* AFI City Leasing 2020-22

** Actual 89% including 2023 AFI Home new projects







JUNE 2024

1991 - Niel Anderson, ander son ander son ander son ander 1995 - Niel Anderson, ander son 1996 - Niel Anderson, ander son
ACTIVITIES IN SERBIA

THE REFET WE REAL STRUCTURE AND A MAN WHENCH IS NOT AN EAST OF STATE NU LOR ALTERN (COMPLETENCES STATE AND IN

STREET BORNES

IN DIRICH IN COMMEND

I BILLI BIRGH

STATISTICS.

ALL REAL PROPERTY.

ARTSHIE!

VARIABLE REAL

WE SHE SHE STREET

F

Н

F

IN THE OWNER

I I WINNIN I I

THE R DURING 1

I HERRICAL D A DOLL B MARKING &

THE NEW DIFF.

ULBRANDED 1

IL BELLE

SENIOR MANAGEMENT





Adir El Al

BSC civil engineer, Technion , Haifa

MBA in Cardiff University , UK

28 years of professional experience in real estate development and entrepreneurship



Dejan Stošić

Chief Financial Officer

Bachelor degree in Economy and business administration

15 years of experience



Jelena Milačić

Chief Legal & HR Officer

Faculty of law in Belgrade

Master in the European institute in Nice

14 years of experience



Joni Čanji

> Chief Projects Officer

18 years of experience in construction and projects management



Nikola Nedeljković

Chief Leasing & Marketing Officer

Background in sales and marketing.

Local and regional managerial positions in global FMCG companies

15 years of professional experience



Mila Avakumović

Chief Operational Officer / APM

15 years in Corporate Real Estate management and FM. MACRO SNAPSHOT









AFI EUROPE SERBIA AT A GLANCE





SELECTED OPERATIONAL & FINANCIAL KPI



NOI - consolidated (EUR Millions)



 GLA (K sqm, end of period)
 238

 95
 109
 125
 161
 1

 95
 109
 125
 1
 1
 1

 31/12/19
 31/12/20
 31/12/21
 31/12/22
 31/12/23



Investment Property B.V. (EUR Millions)

SERBIA

AIRPORT CITY BELGRADE





First business park in Serbia with currently 12 buildings and more than 140 tenants

Yettel. SAMSUNG SIEMENS hp BOSCH cisco. S PHILIPS BASF Johnson 4 Johnson Mondelēz, BDF **OOO Beiersdorf** SONY SAP BAYER

SERBIA

SKYLINE BELGRADE

SKYLINE

BE

LGRADE





Mixed-used project on premium location

BUSINESS GARDEN





PRODVNAS Paycor

DAIKIN

Syneos. Health

Q₁



P3 ※ Toloka



The modern office building in downtown Belgrade, part of Central Garden project

AFI CITY ZMAJ

AFI CITY ZMAJ













👙 we share



Questions?



mBank

Home

June 2024

Macro snapshot









Market snapshot

New supply - major office markets in Poland 1 000 000 900 000 800 000 700 000 600 000 500 000 400 000 300 000 200 000 100 000 2016 2017 2021 2023 2014 2015 2018 2019 2020 2022 2024P 2025P Warsaw Other regional markets







Apartments for Rent market



3

Rental Prices Dynamic (January 2021 = 100%)



Source: JLL based on private rental offers in Gdańsk, Gdynia, Katowice, Kraków, Łódź, Poznań, Warsaw, Wrocław (new stock - buildings built after 2010)





Source: JLL, Q4 2023, Note: Announced projects with unknown operation start are assumed to start operating in 2027 and 2028

Apartments for Rent units

4

Activity in Poland

Senior Management



Sebastian Kieć CEO

Mr. Kieć is the CEO of AFI Europe Poland. He joined the company in 2007 as CFO. His main responsibilities are focused on managing office and residential properties. Sebastian has over 15 years experience in real estate market.



Grzegorz Jamroziak Head of Commercial Asset Management

Mr. Jamroziak is the Head of Commercial Asset Management of AFI Europe Poland. Over the last 20 years he was professionally involved in residential and commercial real estate management and consultancy.



Michał Stępień Deputy CEO

Mr. Stępień is the Deputy CEO of AFI Europe Poland – Head of AFI Home – Poland. Michal has over 19 years of experience in commercial and residential real estate. He joined the company in 2008 as Finance Manager of Wilanow One project in Warsaw. His responsibilities cover development and sale of large scale residential projects, origination and execution of M&A deals conducted by AFI in Warsaw



Mr. Jakubowski is the CFO of AFI Europe Poland. He has over 14 years of experience in finance. Grzegorz joined AFI EUROPE Poland in 2022. His main responsibilities as CFO are focused on financial processes, budgeting, reporting along with financial aspects of asset management activities to all company's investments.



Barbara Krupińska-Fuganti Head of Legal

Mrs. Krupińska – Fuganti is Head of Legal at AFI Europe Poland. She joined the company in April 2022, where she served as external legal advisor to AFI Europe in several AFI's transactions. Barbara has over 10 years of experience in real estate law c c

Jarosław Szerfenberg Chief Engineer

Mr. Szerfenberg is the Chief Engineer of AFI Europe Poland. Over the last 25 years he was professionally involved in commercial and residential real estate projects development.



Joanna Barska

Head of Retail Leasing

Joanna has more than 10 years of experience in commercial real estate. Since January 2023 she strengthened AFI's team in Poland, where she previously served as an external advisor.



Beata Przybył

Head of Apartments Leasing

Beata is a graduate of the Warsaw University of Technology and the Warsaw School of Economics. Since 2004, she has gained experience in the areas of auditing, risk management, Integrated Quality Management System and real estate.

AFI Poland At a Glance

Under Development



Years of activity on the market

41

Employees

::::



*Occupancy as of April 30th, 2024 **Market (ERV) NOI



AFI V. OFFICES, KRAKOW

8

GLA: 25k sqm | Occupancy*: 95% | NOI**: EUR 4.9M Main tenants:

ringier axel springer



*Occupancy as of April 30th, 2024 **Market (ERV) NOI

AFIHome Złota 83



*Occupancy as of April 30th, 2024 | **Market (ERV) NOI |



AFIHome MetroPark



| ** Occupancy as of April 30th, 2024 | ** Market (ERV) NOI

AFIHome AFIHome



AFIHome Amenieties for tenants





AFIHome Fit-out standard



Premium furnishing





Standard furnishing





TOWAROWA 22*, WARSAW

TOTAL GLA: 152k sqm | Offices GLA: 81k sqm | Apartments for rent GLA: 63k sqm | Retail GLA: 8k sqm

✓ Flagship destination project, in the heart of Warsaw's CBD, which concentrates on Daszyński roundabout

✓ Mixed-used project with office, retail and residential functions

TOWAROWA 22 LOCATION





Selected Operational and Financial KPI







GLA (incl. Resi for Rent, k Sqm, end of period)



* New projects refers to four AFI Home projects opened during 2023;

** 80% occupancy including new projects

All numbers exclude Nowy Świat project



Questions?





* All the data in this slide is excluding Latvia & Bulgaria which are not material to the company activity



AFI & BIG Europe Overview

(in 100% terms)









* Expected NOI run rate at the end of 2024. The figure does not constitute a forecast for the year 2024.

הבהרה משפטית

- מצגת זו הוכנה על ידי ביג מרכזי קניות בע"מ ו/או על ידי חברות בנות שלה (להלן ביחד: "החברה"), כמצגת אודות פעילותן. מצגת זו אינה מיועדת להחליף את הצורך בעיון בדיווחים שפרסמו ביג מרכזי קניות בע"מ ו/או אפי נכסים בע"מ לציבור ובכלל זה, דוחותיהן התקופתיים לשנת 2023, דוחותיהן הרבעוניים לרבעון הראשון של שנת 2024 ותשקיפי המדף של החברות, זאת בטרם קבלת החלטה בדבר השקעה בניירות ערך ו/או אפי נכסים בע"מ לציבור ובכלל זה, דוחותיהן התקופתיים לשנת 2023, דוחותיהן הרבעוניים לרבעון הראשון של שנת 2024 ותשקיפי המדף של החברות, זאת בטרם קבלת החלטה בדבר השקעה בניירות ערך של מי מבין החברות, זחת בטרם קבלת החלטה בדבר השקעה בניירות ערך של מי מבין החברות.
- במצגות כלולים הערכות, תחזיות, ותכניות ומידע אחר המתייחסים לאירועים ועניינים עתידיים, שמידת התממשותם אינה ודאית ואינה בשליטתה של החברה בלבד, המהווים מידע צופה פני עתיד כהגדרתו בחוק ניירות ערך, תשכ"ח 1968. העובדות והנתונים העיקריים ששימשו בסיס מידע זה הינם עובדות ונתונים בנוגע למצב הנוכחי של החברה ועסקיה, לרבות משאים ומתנים למועד זה אשר אין כל וודאות אשר יבשילו ליירות ערך, תשכ"ח 1968. העובדות והנתונים העיקריים ששימשו בסיס מידע זה הינם עובדות ונתונים בנוגע למצב הנוכחי של החברה ועסקיה, לרבות משאים ומתנים למועד זה אשר אין כל וודאות אשר יבשילו לכדי הסכמים מחייבים, מועדי השלמה צפויים של הפרויקטים שבהקמה, עובדות ונתונים בנוגע למצב הנוכחי של החברה ועסקיה, לרבות משאים ומתנים למועד זה אשר אין כל וודאות אשר יבשילו לכדי הסכמים מחייבים, מועדי השלמה צפויים של הפרויקטים שבהקמה, עובדות ונתונים בנוגע למצב הנוכחי של תחומי הפעילות בהם פועלת היום החברה באזורי פעילותה, ועובדות ונתונים מאקרו כלכליים, והכל כפי שידועים לחברה במועד הכנת מצגת זו.
- המידע צופה פני עתיד הכלול במצגת זו מבוסס, במידה מהותית, בנוסף לאינפורמציה הקיימת בחברה, על ציפיות והערכות נוכחיות של החברה לגבי התפתחויות עתידיות בכל אחד מהפרמטרים האמורים, ועל השיד המידע צופה פני עתיד הכלול במצגת זו מבוסס, במידה מהותית, בנוסף לאינפורמציה הקיימת בחברה, על ציפיות והערכות נוכחיות של החברה לגבי התפתחויות עתידיות בכל אחד מהפרמטרים האמורים, ועל השתלבותם של ההתפתחויות כאמור אלה באלה, כמו גם על פרסומים שונים ועל הנחיות הרשויות במדינות הפעילות של החברה (הידועות למועד זה). לחברה אין כל ודאות כי ציפיותיה והערכותיה אכן יתממשו השתלבותם של ההתפתחויות כאמור אלה באלה, כמו גם על פרסומים שונים ועל הנחיות הרשויות במדינות הפעילות של החברה (הידועות למועד זה). לחברה אין כל ודאות כי ציפיותיה והערכותיה אכן יתממשו (כולן או חלקן), בין היתר עקב התממשותו או אי התממשותו (בצורה מלאה או חלקית) של מידע צופה פני עתיד כאמור (לרבות התקשרות עתידית בהסכם מחייב כלשהו), אשר יכול שישפע מגורמים אשר לא (כולן או חלקן), בין היתר עקב התממשותו או אי התממשותו (בצורה מלאה או חלקית) של מידע צופה פני עתיד כאמור (לרבות התקשרות עתידית בהסכם מחייב כלשהו), אשר יכול שישפע מגורמים אשר לא ניתן להעריכם מראש ושאינם בשליטת החברה בלבד.
 - 🗴 🚽 הסרת ספק הובהר, כי החברה אינה מתחייבת לעדכן את המידע הכלול במצגת. אין לראות במצגת זו משום הצעה או הזמנה לרכוש ניירות ערך.