BIG POLAND

OCTOBER 2025

BIG POLAND

DISCLAIMER

This presentation includes information that is based on information published in the financial statements of Big Shopping Centers Ltd. ("**The Company**"), which were published in accordance with the Securities Law, 1968 and the regulations promulgated thereunder (**"The Securities Law"**), as well as information that is presented in a different manner and/or format and/or breakdown than that presented in the statements published by the Company (**"The Expanded Information"**). The Expanded Information includes, *inter alia*, financial data that presents the Company's relative share in the financial outcomes of the subsidiaries ("effective consolidation"), in lieu of presenting this data based on the equity method of accounting and/or consolidating the data in the financial statements published. The purpose of presenting the Expanded Information is increased transparency, uniformity and comparability of the financial information reported by real estate companies. It is hereby clarified that the Expanded Information is not presented in accordance with generally accepted accounting principles, and does not detract from the information the Company has published in its reports pursuant to the Securities Law.

Within this presentation, the Company has included, *inter alia*, forecasts, plans, estimates and other information relating to future events and matters, with respect to itself and to companies within the group, which constitute forward looking information, as this term is defined in the Securities Law, and which are based solely on the Company's subjective evaluation. The realization of said information, in whole or in part, is uncertain and may be impacted by factors that cannot be foreseen and/or that are beyond the Company's control.

The realization of said forward looking information, in whole or in part, including in a manner significantly different than that foreseen, or the non-realization thereof, could be impacted, *inter alia*, by the realization of any of the risk factors that characterize the Group's activities and/or by factors beyond the Company's control that impact the business and competitive environment in which the Company operates, as well as by the realization of all or any of the risk factors detailed by the Company in its reports pursuant to the Securities Law.

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BIG

ABOUT THE COMPANY

Employess
28

Yield properties
10
GLA: 190,000 sqm

Projects Under Forward Acquisition Agreements
6
GLA: 120,000 sqm

FV of yield properties
€295 Million

FV of Properties under development
€19 Million

Total loan and LTV
€167 Million / 56% LTV
Fixed annual interest rate of 4.43%

Projected NOI for Yielding Properties
€21.7 Million

MANAGEMENT

Eran Levy | CEO BIG Poland

Mr. Levy is overseeing all aspects of the company's real estate operations. His responsibilities include asset and portfolio management, property management, marketing, and leasing, driving BIG's strategic growth and performance in the Polish market.

Elad Pedy | CFO BIG Europe

Mr. Pedy is overseeing all financial aspects of BIG Poland. He is responsible for financing, financial reporting, and plays a key role in supporting the strategic and operational objectives of BIG Poland management team.

Matan Shama | COO BIG Poland

Mr. Shema is overseeing the daily operations and performance of the company's shopping centers across the country. He focuses on optimizing management processes and ensuring the efficient operation of BIG's retail assets in Poland.

Angelika Bielak | Marketing Manager BIG Poland

Mrs. Bielak is leading the company's brand development, communication, and PR activities in the Polish market. She focuses on aligning marketing initiatives with business strategy to strengthen BIG's market presence and engagement.

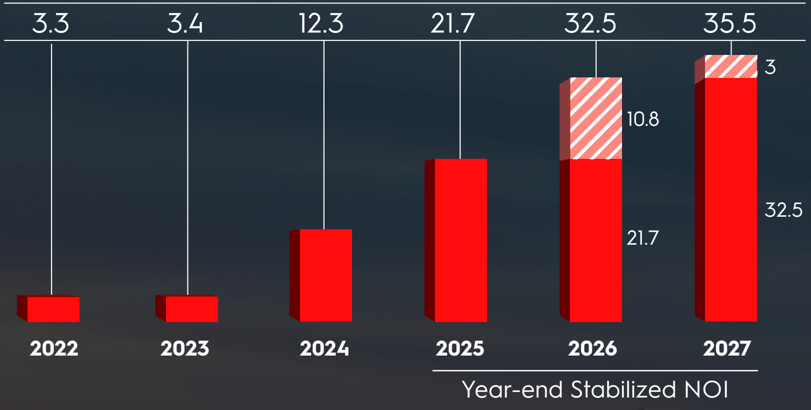
Arleta Myśliwiec | Legal Counsel BIG Poland

Ms. Myśliwiec is overseeing acquisitions, joint ventures, and all legal aspects of the company's portfolio management. She supports the company's ongoing growth and ensures full legal compliance across its operations.

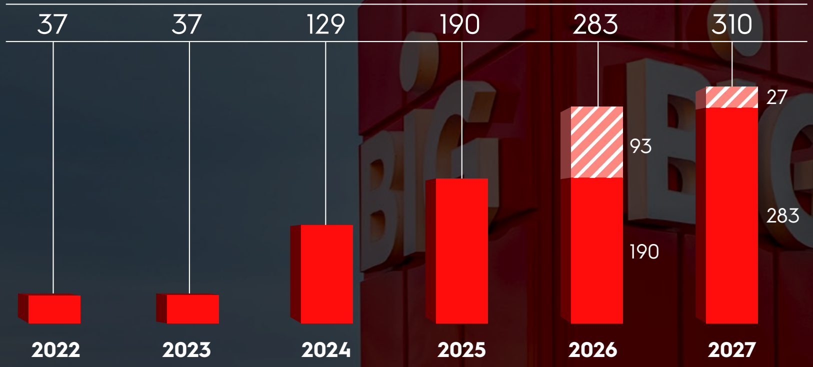
Jarosław Dębowiak | Head of Construction BIG Poland

Mr. Dębowiak is overseeing all development and construction processes from land acquisition to project completion. He leads the execution of large-scale commercial projects, ensuring quality, efficiency, and alignment with the company's development goals.

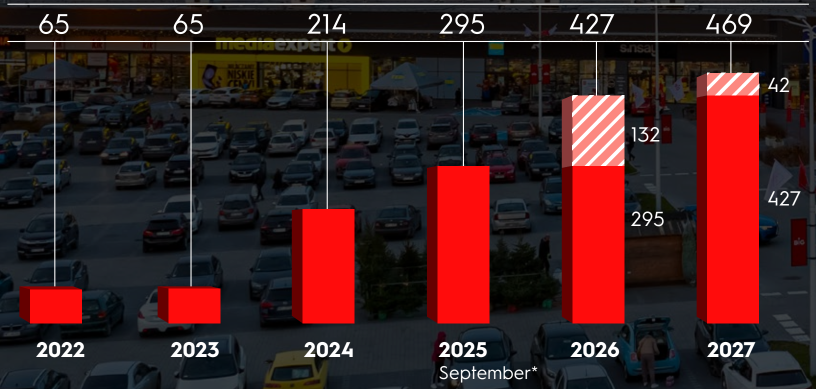
PROJECTED NOI (EUR MILLIONS)



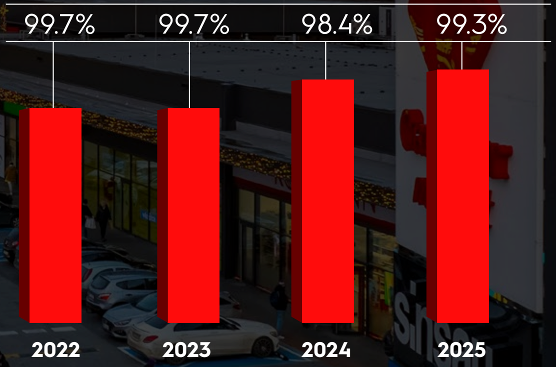
GLA (SQM)



VALUE (EUR MILLIONS)



OCCUPANCY (%)



Yield properties
Projects under Forward Acquisition Agreement

OUR CENTERS

BIG YIELD PROPERTIES

BIG PROPERTIES UNDER DEVELOPMENT

OUR CENTERS


BIG Andrychów


BIG Gorzów


BIG Suwałki


BIG Ostróda


BIG Lubin


BIG Myszków

BIG

OUR TENANTS

DECATHLON
HalfPrice
SUPER-PHARM
JYSK
NEW YORKER
LIDL
Kaufland
mediaexpert
castorama
LEROY MERLIN
OBI
Auchan
Smyk
Cały dla małych!
pepco
KOMFORT
Carrefour
SPORTS DIRECT
KFC
ROSSMANN

BIG POLAND

THANK YOU


OCTOBER 2025
BIG
BALKAN
LUXEN
BIG
CEE

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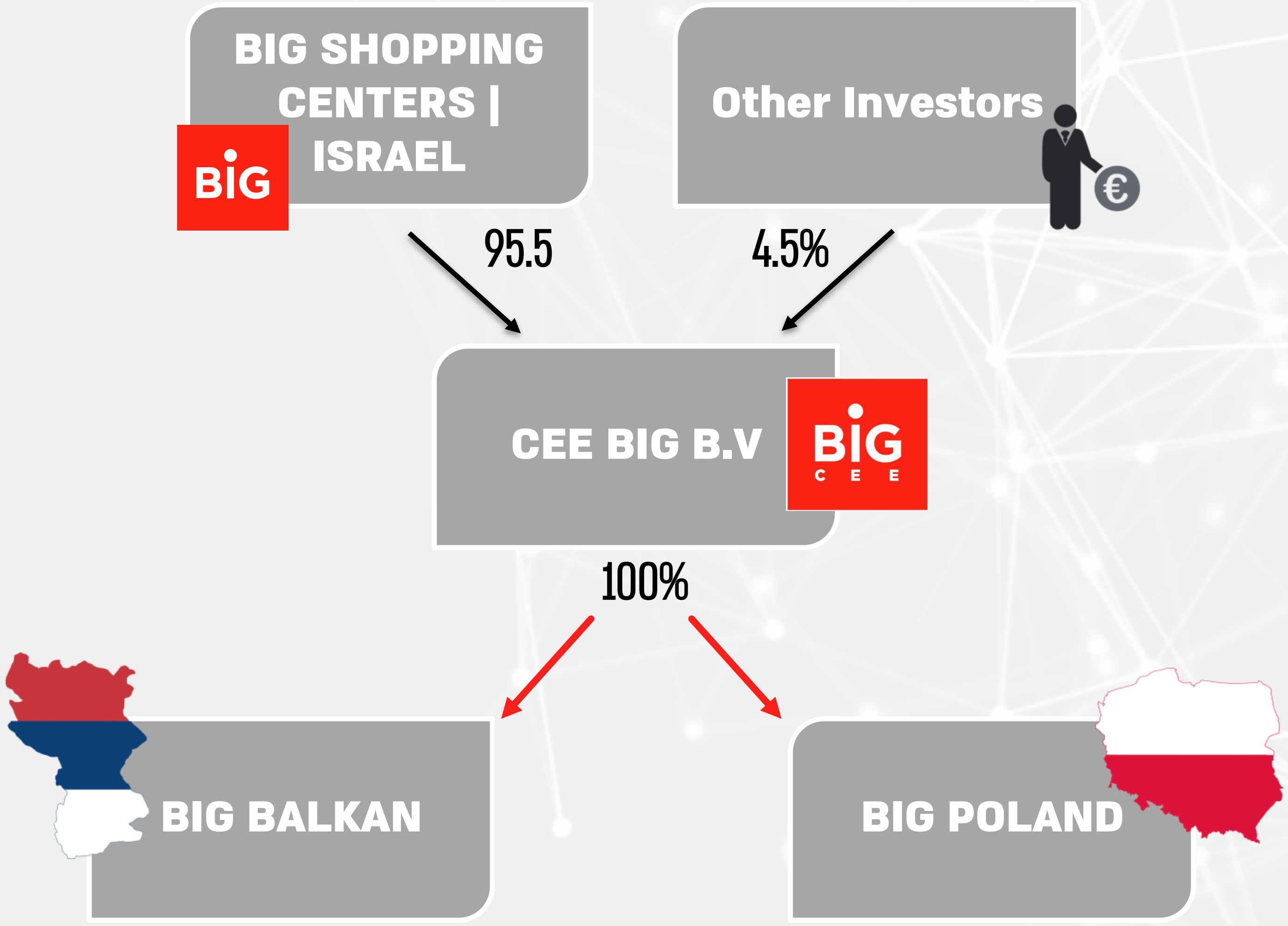
Structure Chart



| All figures in this presentation represent 100% of BIG BALKAN shares

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

Employees

80

Yielding Properties

20

441K SQM

Project Under Construction

1

10K SQM

Yielding Properties

961 € Million

Properties under Development

Project under Constructions 12 € Million

Lands for future Development 25 € Million

Stabilized NOI

77 € Million

BALKAN Portfolio

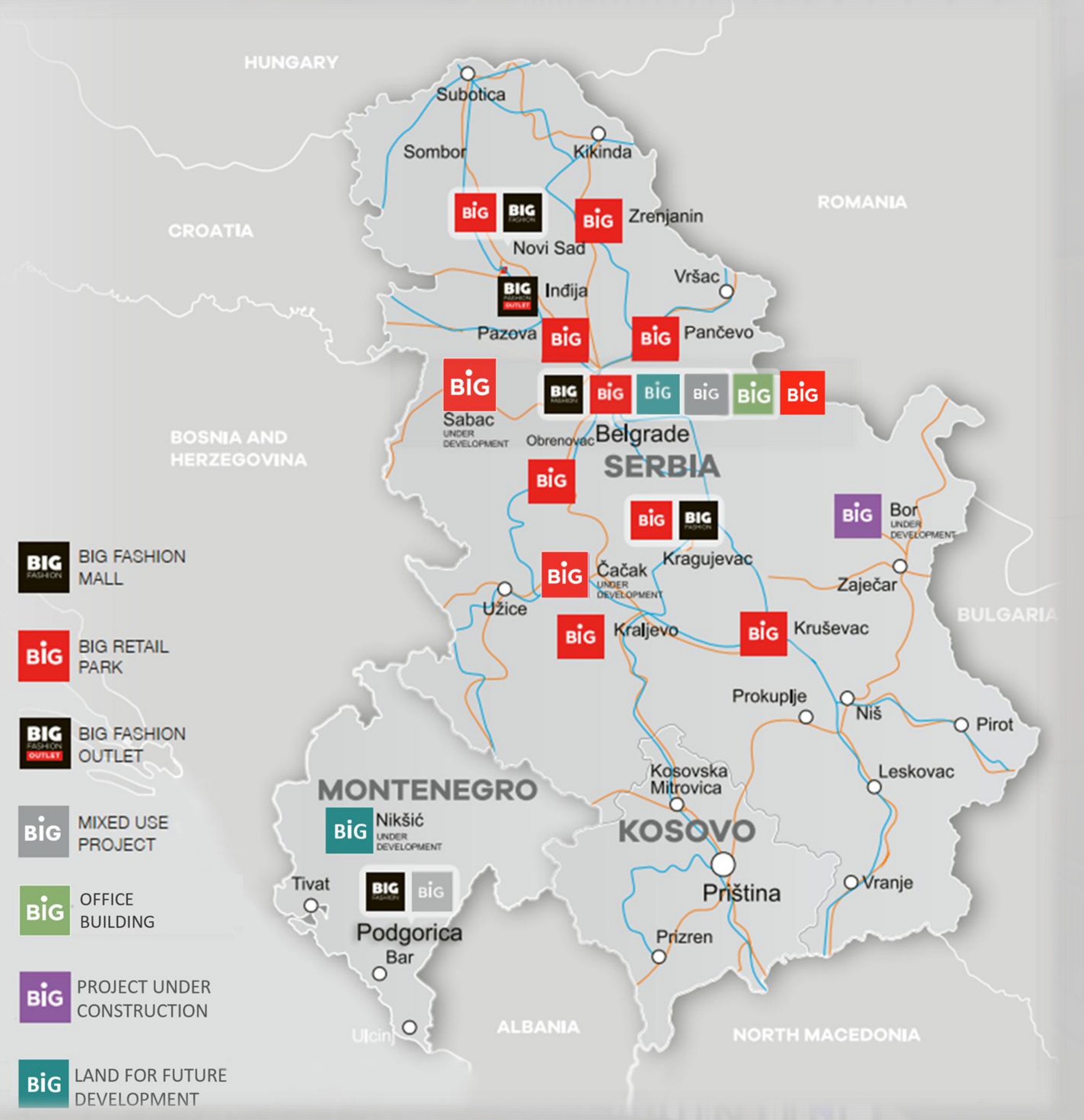
12 RETAIL PARKS

4 SHOPPING MALLS

1 DESIGNER FASHION OUTLET

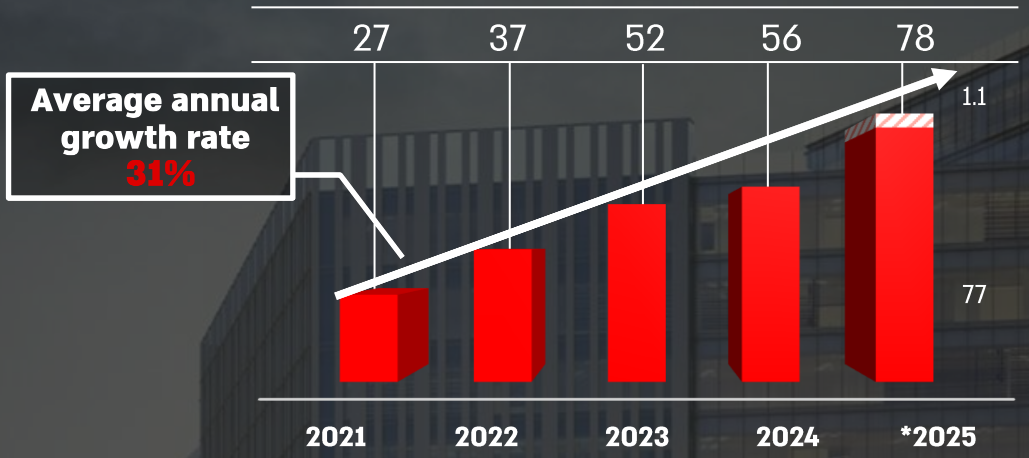
1 OFFICE BUILDING

2 MIXED USE PROJECT

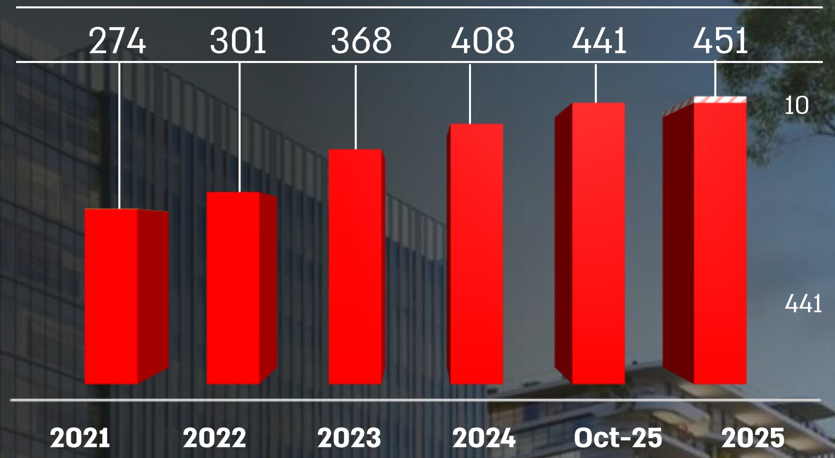


KPI's

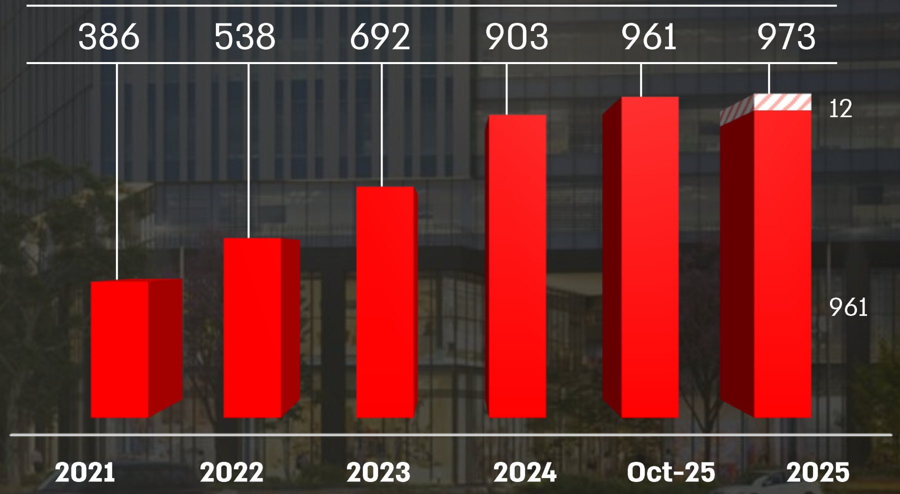
NOI (EUR Millions)



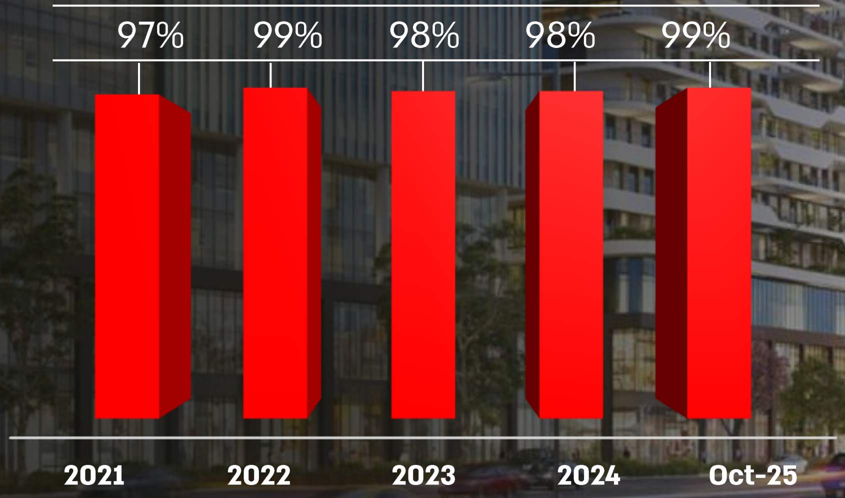
GLA (SQM)



Value of yielding assets (EUR Millions)



Occupancy (%)



Yield Properties Properties Under Development

*STABILIZED

BIG

BIG FASHION BELGRADE

BIG FASHION

GLA	33,000 sqm
Value	€86.6 Million
NOI	€7.3 Million
Load	9.6%
Occupancy	99%
Daily footfall	12K

CCC OVS Bershka D

CINEPLEXX LC WAIKIKI H&M

ZARA SPORT VISION

BIG BELGRADE

GLA	14,500 sqm
Value	€26.5 Million
NOI	€2.2 Million
Load	6.5%
Occupancy	100%

BIG FASHION NOVI SAD

GLA	49,000 sqm
Value	€177 Million
NOI	€15.1 Million
Load	8.4%
Occupancy	99%
Daily footfall	26K

BIG NOVI SAD

GLA	45,500 sqm
Value	88.5 Million
NOI	€7.7 Million
Load	7%
Occupancy	100%

BIG PAZOVA

GLA	16,000 sqm
Value	23.6 Million
NOI	€1.9 Million
Load	7%
Occupancy	100%

THANK YOU.