Audit Report on Consolidated Annual Accounts issued by an Independent Auditor

ES VEDRA PROPERTIES SOCIMI, S.A. AND SUBSIDIARIES

Consolidated Annual Accounts and
Consolidated Management Report
for the year ended on December 31, 2025

Ernst & Young, S.L.
Camí dels Reis, 308
Torre B - 2ª planta
Urbanización Can Granada
07010 Palma de Mallorca

Tel: 971 213 232
ey.com

AUDIT REPORT ON CONSOLIDATED ANNUAL ACCOUNTS ISSUED BY AN INDEPENDENT AUDITOR

Translation of a report and annual accounts originally issued in Spanish. In the event of discrepancy, the Spanish-language version prevails (See Note 17)

To the Sole shareholder of ES VEDRA PROPERTIES SOCIMI, S.A.:

Opinion

We have audited the consolidated annual accounts of ES VEDRA PROPERTIES SOCIMI, S.A. (the parent) and its subsidiaries (the Group), which comprise the consolidated balance sheet at December 31, 2025, the consolidated profit and loss account, the statement of changes in consolidated equity, the consolidated cash flow statement, and the notes thereto, for the year then ended.

In our opinion, the accompanying consolidated annual accounts give a true and fair view, in all material respects, of consolidated equity and the consolidated financial position of the Group at December 31, 2025, as well as its results and cash flows, all of them consolidated, for the annual period ended on that date, in accordance with the applicable financial reporting framework (as identified in Note 2 to the consolidated notes), and, in particular, with the accounting principles and policies contained therein.

Basis for opinion

We conducted our audit in accordance with prevailing audit regulations in Spain. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated annual accounts* section of our report.

We are independent of the Group in accordance with the ethical requirements, including those related to independence, that are relevant to our audit of the consolidated annual accounts in Spain as required by prevailing audit regulations. In this regard, we have not provided non-audit services nor have any situations or circumstances arisen that might have compromised our mandatory independence in a manner prohibited by the aforementioned requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Most relevant audit issues

Most relevant audit issues are those matters that, in our professional judgment, were the most significant assessed risks of material misstatements in our audit of the consolidated annual accounts of the current period. These risks were addressed in the context of our audit of the consolidated annual accounts as a whole, and in forming our audit opinion thereon, and we do not provide a separate opinion on these risks.

Valuation of the property investment

Description

The Group has recognised, under "Investment property" in the consolidated balance sheet as at December 31, 2025, two single-family dwellings held for rental purposes (one of which is undergoing refurbishment between 2025 and 2026), with a net carrying amount of 19,697 thousand euros, representing 98% of total consolidated assets. These dwellings, whose cost value at the year-end amounts to 26,135 thousand euros, were acquired in 2024 and were subject to impairment losses in 2024 totalling 5,952 thousand euros.

We have considered this area to be a key audit matter due to the significance of the amounts involved and because the determination of the recoverable amount of the investment property requires the use of estimates by the independent expert engaged by the Company's Management, which involve the application of judgement in establishing the assumptions applied.

The information regarding the valuation rules applied and the related disclosures is included in Notes 5.2 and 6 to the accompanying consolidated notes.

Our response

In relation to this area, our audit procedures have included, among others, the following:

- Verification, by means of the relevant supporting documentation, of the proper accounting recognition of the acquisition of the dwellings carried out in the prior year, as well as of a representative sample of the refurbishment costs incurred in 2025.
- Obtaining the valuation report issued by the independent expert engaged by Management in relation to the real estate assets owned by the Group, and assessing the competence, capabilities and objectivity of such expert for the purposes of using their work as audit evidence.
- Evaluating the reasonableness of the procedures and valuation methodology used by the aforementioned expert to determine the recoverable amount, in collaboration with our valuation specialists.
- Reviewing the disclosures included in the consolidated notes and assessing their compliance with the applicable financial reporting framework.

Other matters

In accordance with commercial law, the directors of the parent company present, for comparative purposes, in addition to the information for 2025, the corresponding information for the prior year, which was unaudited. Our opinion relates exclusively to the consolidated annual accounts for 2025.

Other information: consolidated management report

Other information refers exclusively to the 2025 consolidated management report, the preparation of which is the responsibility of the parent company's directors and is not an integral part of the consolidated annual accounts.

Our audit opinion on the consolidated annual accounts does not cover the consolidated management report. In conformity with prevailing audit regulations in Spain, our responsibility in terms of the consolidated management report is to assess and report on the consistency of the management report with the consolidated annual accounts based on the knowledge of the Group obtained during the audit, and to assess and report on whether the content and presentation of the consolidated management report are in conformity with applicable regulations. If, based on the work carried out, we conclude that there are material misstatements, we are required to disclose them.

Based on the work performed, as described in the above paragraph, the information contained in the consolidated management report is consistent with that provided in the 2025 consolidated annual accounts and its content and presentation are in conformity with applicable regulations.

Responsibilities of the parent company's directors for the consolidated annual accounts

The directors of the parent company are responsible for the preparation of the accompanying Consolidated annual accounts, so that they give a true and fair view of the equity, financial position and results of the Group, in accordance with IFRS-EU, and other provisions in the regulatory framework applicable to the Group in Spain, identified in Note 2 of the accompanying Notes, and for such internal control as they determine is necessary to enable the preparation of consolidated annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated annual accounts, the directors of the parent company are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless said directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated annual accounts

Our objectives are to obtain reasonable assurance about whether the consolidated annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with prevailing audit regulations in Spain will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated annual accounts.

As part of an audit in accordance with prevailing audit regulations in Spain, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated annual accounts or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated annual accounts, including the disclosures, and whether the consolidated annual accounts represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the Group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated annual accounts. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors of the parent company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the significant risks communicated with the directors of the parent company, we determine those that were of most significance in the audit of the consolidated annual accounts of the current period and are therefore the most significant assessed risks.

We describe those risks in our auditor's report unless law or regulation precludes public disclosure about the matter.

ERNST & YOUNG, S.L.

Original signed by
Juan Manuel Martín de Vidales Bennásar

June 26, 2026

CONSOLIDATED ANNUAL ACCOUNTS OF

ES VEDRA PROPERTIES SOCIMI, S.A.

For the year ended 31 December 2025

CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2025 AND 2024

(Expressed in euros)

ASSETS	Notes	31/12/2025	31/12/2024
A) NON-CURRENT ASSETS		**19,766,111.58**	**17,154,123.98**
II. Property, plant and equipment		69,010.00	300,000.00
III. Investment property	6	19,697,101.58	16,854,123.98
B) CURRENT ASSETS		**435,925.57**	**84,032.19**
III. Trade and other receivables	11	345,640.55	79,870.89
4. Other receivables		345,640.55	79,870.89
V. Current financial investments		-	3,000.00
VII. Cash and cash equivalents	8	90,285.02	1,161.30
TOTAL ASSETS (A + B)		**20,202,037.15**	**17,238,156.17**

EQUITY AND LIABILITIES	Notes	31/12/2025	31/12/2024
A) EQUITY	**9**	**15,629,122.37**	**5,486,824.93**
A-1) Shareholders' equity		**15,629,122.37**	**5,486,824.93**
I. Capital	9.1	5,000,000.00	5,000,000.00
III. Reserves		(6,513,174.69)	(559.51)
V. Other shareholder contributions	9.3	18,076,723.08	7,000,000.00
VI. Profit/(loss) for the year attributed to the parent company		(934,426.02)	(6,512,615.56)
B) NON-CURRENT LIABILITIES		**3,954,041.51**	**9,406,912.89**
II. Non-current payables		3,954,041.51	9,406,912.89
2. Bank borrowings	10	2,501,171.94	2,773,887.04
4. Other financial liabilities	10 and 13	1,452,869.57	6,633,025.85
C) CURRENT LIABILITIES		**618,873.27**	**2,344,418.35**
III. Current payables		307,840.78	301,029.91
2. Bank borrowings	10	274,879.25	289,764.98
4. Other financial liabilities	10 and 13	32,961.53	11,264.93
V. Trade and other payables		307,950.30	2,043,388.44
4. Other payables	10	307,950.30	2,043,388.44
VI. Current accruals		3,082.19	0.00
TOTAL EQUITY AND LIABILITIES (A + B + C)		**20,202,037.15**	**17,238,156.17**

Notes 1 to 16 of the accompanying consolidated notes form an integral part of these consolidated annual accounts.

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEARS 2025 AND 2024

(Expressed in euros)

Consolidated profit and loss account	Notes	FY 2025	FY 2024
1. Net turnover	12	21,917.81	0.00
6. Personnel expenses	12	(75,424.91)	(17,817.44)
a) Wages, salaries and similar		(58,022.59)	(13,557.84)
b) Social security charges		(17,402.32)	(4,259.60)
7. Other operating expenses	12	(320,755.59)	(308,817.33)
8. Depreciation and amortisation of fixed assets	6	(294,861.79)	(191,215.54)
11. Impairment and gains/(losses) on disposals of fixed assets		-	(5,952,000.85)
13. Other gains/(losses)	12	(138,991.46)	(32.03)
A) OPERATING PROFIT/(LOSS)		**(808,115.95)**	**(6,469,883.19)**
15. Finance costs	12	(126,310.07)	(42,732.37)
B) NET FINANCE RESULT		**(126,310.07)**	**(42,732.37)**
C) PROFIT/(LOSS) BEFORE TAX (A + B)		**(934,426.02)**	**(6,512,615.56)**
18. Income tax	11	0.00	0.00
D) CONSOLIDATED PROFIT/(LOSS) FOR THE YEAR		**(934,426.02)**	**(6,512,615.56)**
Profit/(loss) attributed to the parent company		(934,426.02)	(6,512,615.56)
Profit/(loss) attributed to non-controlling interests		0.00	0.00

Notes 1 to 16 of the accompanying consolidated notes form an integral part of these consolidated annual accounts.

STATEMENT OF CHANGES IN CONSOLIDATED EQUITY AS AT 31 DECEMBER 2025 AND 2024

(Expressed in euros)

A) STATEMENT OF RECOGNISED INCOME AND EXPENSE	2025	2024
Profit/(loss) per the profit and loss account	**(934,426.02)**	**(6,512,615.56)**
Total income and expense recognised directly in equity		
TOTAL RECOGNISED INCOME AND EXPENSE	**(934,426.02)**	**(6,512,615.56)**

STATEMENT OF CHANGES IN CONSOLIDATED EQUITY AS AT 31 DECEMBER 2025 AND 2024

(Expressed in euros)

B) STATEMENT OF CHANGES IN EQUITY	Registered share capital (Note 9.1)	Reserves	Other shareholder contributions (Note 9.3)	Profit/(loss) for the year (Note 3)	TOTAL
BALANCE AT END OF YEAR 2023	**3,000**	**(443)**	**-**	**(116)**	**2,441**
Total recognised income and expense				(6,512,616)	(6,512,616)
Allocation of prior year's result		(116)		116	-
Transactions with shareholder	4,997,000		7,000,000		11,997,000
BALANCE AT END OF YEAR 2024	**5,000,000**	**(559)**	**7,000,000**	**(6,512,616)**	**5,486,825**
Total recognised income and expense				(934,426)	(934,426)
Allocation of prior year's result		(6,512,616)		6,512,616	-
Transactions with shareholder			11,076,723		11,076,723
BALANCE AT END OF YEAR 2025	**5,000,000**	**(6,513,175)**	**18,076,723**	**(934,426)**	**15,629,122**

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEARS 2025 AND 2024

(Expressed in euros.)

CONSOLIDATED CASH FLOW STATEMENT	Financial year 2025	Financial year 2024
A) CASH FLOWS FROM OPERATING ACTIVITIES	**(776,689.47)**	**(266,881.62)**
1. Profit/(loss) for the year before tax	**(934,425.65)**	**(6,512,615.56)**
2. Adjustments to profit/(loss)	**421,171.86**	**6,185,948.76**
Depreciation and amortisation of fixed assets (+)	294,861.79	191,215.54
Impairment value adjustments (+)	—	5,952,000.85
Finance costs (+)	126,310.07	42,732.37
3. Changes in working capital	**(137,125.61)**	**102,517.55**
(Increase) / decrease in receivables and other accounts receivable	(265,769.66)	(79,870.89)
Increase / (decrease) in payables and other accounts payable	128,644.05	182,388.44
4. Other cash flows from operating activities	**(126,310.07)**	**(42,732.37)**
Interest paid (-)	(126,310.07)	(42,732.37)
B) CASH FLOWS FROM INVESTING ACTIVITIES	**(4,764,849.39)**	**(21,125,633.95)**
6. Payments for investments (-)	**(4,767,849.39)**	**(21,125,633.95)**
Property, plant and equipment	(69,010.00)	(300,000.00)
Investment property and business combination (net) (1)	(4,698,839.39)	(20,825,633.95)
7. Proceeds from divestments (+)	**3,000.00**	**-**
Current financial investments	3,000.00	—
C) CASH FLOWS FROM FINANCING ACTIVITIES	**5,630,662.57**	**21,393,676.87**
9. Proceeds and payments relating to equity instruments	**5,321,513.23**	**11,997,000.00**
Shareholder contributions in cash (+)	5,321,513.23	7,000,000.00
Issue of capital in cash (+)	—	4,997,000.00
10. Proceeds and payments relating to financial liability instruments	**309,149.34**	**9,396,676.87**
Issuance of debt (related parties and others) (+)	596,750.17	6,333,025.85
Bank borrowings (-)	(287,600.83)	3,063,651.02
E) NET INCREASE / (DECREASE) IN CASH (A+B+C+D)	**89,123.71**	**1,161.30**
Cash or equivalents at the beginning of the year	**1,161.30**	**0.00**
Cash or equivalents at the end of the year	**90,285.01**	**1,161.30**

CONSOLIDATED NOTES FOR THE YEAR ENDED 31 DECEMBER 2025

(Expressed in euros)

1 ACTIVITY OF THE GROUP

ES VEDRA PROPERTIES SOCIMI, S.A. (Sole-Shareholder Company) (hereinafter, the Parent Company) is a Spanish company with Tax ID A-10672616 (IRUS 1000100285140), incorporated for an indefinite term on 12 May 2022 and registered with the Mercantile Registry of Palma de Mallorca. Its registered office is located at Avenida Conde de Sallent, no. 19, 2nd floor door 2, 07003 Palma de Mallorca, Balearic Islands. The Parent Company heads the group of companies ES VEDRA PROPERTIES SOCIMI, S.A. (hereinafter, the Group).

On 12 January 2024 the Parent Company elected to apply the special SOCIMI tax regime, governed by Law 11/2009 of 26 October, as amended by Law 16/2012 of 27 December, with effect for the tax period beginning on 1 January 2024. The Parent Company has had its shares admitted to trading on Euronext Access (Paris) since 19 December 2025.

The corporate purpose, in accordance with its bylaws, comprises, among other activities: the acquisition and development of urban real estate for leasing; the holding of interests in the capital of other SOCIMIs or of non-resident entities with a similar corporate purpose and profit-distribution regime; and the holding of interests in the capital of other entities, whether resident or not, whose main corporate purpose is the acquisition of urban real estate for leasing under a regime similar to that of SOCIMIs.

During financial year 2025 the Sole Shareholder made contributions to equity amounting to 5,321,513.23 euros in cash, and the Cherry Street loans amounting to 5,755,209.85 euros were capitalised as shareholder contributions, in order to strengthen equity (see Note 9).

Companies comprising the Group

The consolidation scope at 31 December 2025 comprises the Parent Company and the following subsidiary, consolidated under the full consolidation method:

Subsidiary	Registered office	% direct ownership	Consolidation method	Date of acquisition of control
ES BROLL, S.à r.l. (RCS B208722)	18, rue Michel Rodange, L-2430 Luxembourg	100%	Full consolidation	02/08/2024

ES BROLL, S.à r.l. owns a property (residential dwelling) in Ibiza, over which it signed a lease agreement in October 2025 for a term of seven years. The subsidiary's activity is consistent with the Group's corporate purpose. The subsidiary prepares its accounts in accordance with the Luxembourg chart of accounts; for consolidation purposes, its balances have been aligned with the Spanish General Accounting Plan. Since at the acquisition date the subsidiary was inactive and only owned that property, the acquisition of control is not considered a business combination for the purposes of the consolidated annual accounts.

SOCIMI regime

On 12 January 2024 the Parent Company applied to the Tax Agency for its inclusion in the special tax regime for Listed Real Estate Investment Companies (Law 11/2009, as amended by Law 16/2012). That Law establishes, among others, the following requirements: investment of at least 80% of the asset value in urban real estate intended for leasing or in qualifying interests; obtaining at least 80% of the period's income from the leasing of real estate and from dividends on qualifying interests; a minimum holding period of three years for leased properties and interests; listing on a regulated market or multilateral trading facility; minimum capital of 5 million euros; and a mandatory dividend distribution policy.

Under the first transitional provision of Law 11/2009, the special regime may be elected even where not all the requirements are met at the time of the election, provided that they are met within the two years following the date of the election. Failure to comply with any of the conditions would entail taxation under the general Corporate Income Tax regime from the very period in which the breach occurs, unless remedied in the following year.

2 BASIS OF PRESENTATION OF THE CONSOLIDATED ANNUAL ACCOUNTS

2.1 True and fair view

These consolidated annual accounts have been prepared from the accounting records of the Group companies and are presented in accordance with the prevailing commercial legislation, with the provisions of Law 11/2009 (SOCIMI regime), with the General Accounting Plan approved by Royal Decree 1514/2007 —subject to several amendments, the latest by Law 7/2024 of 20 December— and with the Rules for the Preparation of Consolidated Annual Accounts approved by Royal Decree 1159/2010 (NOFCAC), in order to give a true and fair view of the Group's consolidated equity, financial position and results.

The figures contained in the documents making up these consolidated annual accounts —consolidated balance sheet, consolidated profit and loss account, statement of changes in consolidated equity, consolidated cash flow statement and consolidated notes— are expressed in euros, the Group's functional and presentation currency.

2.2 Accounting principles

The consolidated annual accounts have been prepared following the mandatory accounting principles set out in the prevailing commercial legislation and in the NOFCAC. The application of optional accounting principles other than the mandatory ones referred to in Article 38 of the Commercial Code and the first part of the General Accounting Plan has neither been necessary nor deemed advisable.

2.3 Comparison of information

The 2025 financial year is the first in which the Group has prepared consolidated annual accounts, following the acquisition of control of ES BROLL, S.à r.l. on 2 August 2024. In accordance with company law, the consolidated figures for the 2024 financial year (unaudited) are presented for comparative purposes alongside those for the 2025 financial year in the consolidated balance sheet, profit and loss account, statement of changes in equity, consolidated cash flow statement and consolidated notes to the financial statements.

Since control of the subsidiary was acquired on 2 August 2024, the consolidated profit and loss account for 2024 includes the results of ES BROLL, S.à r.l. only from that date, whereas that for 2025 includes them for the full year; this circumstance must be taken into account when comparing the two years.

2.4 Critical valuation issues and estimation of uncertainty

The preparation of the consolidated annual accounts requires the use of estimates and judgements regarding the future. The most significant estimates relate to the impairment of non-current assets —in particular, the Group's investment property— for whose valuation the Directors have obtained appraisals from independent experts based on the comparables method.

2.5 Going concern principle

The Group's consolidated balance sheet shows a loss for the year of 934,426.02 euros and negative working capital of 182,947.7 euros. Nevertheless, the company has its liquidity needs guaranteed at all times through the credit line with its shareholder of up to 10 million euros, undrawn at 31 December 2025, to enable the fulfilment of the commitments and payment obligations assumed by the group and to ensure the continuity of its operations. Consequently, the Company's Directors have prepared the consolidated annual accounts on a going concern basis.

3 CONSOLIDATION PRINCIPLES AND SCOPE

3.1 Consolidation method

The subsidiary ES BROLL, S.à r.l., over which the Parent Company exercises control by holding 100% of its capital, has been consolidated under the full consolidation method. Consequently, all of the subsidiary's assets, liabilities, income and expenses have been incorporated into the consolidated balance sheet and profit and loss account, once aligned, and reciprocal items, balances and transactions and unrealised internal results vis-à-vis third parties have been eliminated.

3.2 Alignment of accounting policies

The financial statements of the subsidiary, prepared in accordance with the Luxembourg chart of accounts, have been aligned with the criteria of the Spanish General Accounting Plan, mapping each source account to its target PGC line item. Timing and valuation alignment adjustments have also been made.

3.3 Intra-group transactions and balances

Reciprocal debtor and creditor balances and intra-group transactions between the Parent Company and the subsidiary have been eliminated.

4 ALLOCATION OF THE PARENT COMPANY'S RESULT

The proposed allocation of the parent company's result for financial year 2025 that the governing body will propose to the Sole Shareholder is as follows (in euros):

Item	Amount
Result for the year (Parent Company)	(638,689.20)
Allocation to negative results from prior years	**(638,689.20)**
TOTAL	**(638,689.20)**

4.1 Restrictions on the distribution of dividends

Given its status as a SOCIMI, the Parent Company is required to distribute as dividends, once the corresponding commercial obligations have been met: 100% of the profits arising from dividends or shares in profits of the entities referred to in Article 2.1 of Law 11/2009; at least 50% of the profits derived from the transfer of real estate and qualifying interests (the remainder having to be reinvested within the legal period); and at least 80% of the remaining profits. The Parent Company is also required to allocate 10% of the profit for the year to the legal reserve, until it reaches 20% of share capital, and may not exceed that limit. As losses were incurred, no distributions or allocations to the legal reserve have been made.

5 RECOGNITION AND MEASUREMENT RULES

The consolidated annual accounts have been prepared by applying, uniformly for all Group companies, the recognition and measurement rules of the General Accounting Plan and of the NOFCAC. The most significant ones are summarised below.

5.1 Property, plant and equipment

Property, plant and equipment is initially measured at cost (acquisition price or production cost) and subsequently at that cost less accumulated depreciation and, where applicable, impairment adjustments. Depreciation is calculated on a straight-line basis according to the estimated useful life of the items (transport equipment is depreciated over 16 years). At each year-end, residual values, useful lives and depreciation methods are reviewed and adjusted prospectively where appropriate.

5.2 Investment property

Land and buildings held to earn rental income or capital appreciation are classified as investment property. They are measured at acquisition price or production cost and, where applicable, include the finance costs of financing projects whose construction period exceeds one year. Depreciation is calculated on a straight-line basis on cost less residual value; land is not depreciated. The useful life of buildings has been estimated at 50 years (2% annual rate) and that of furniture at 10 years (10% annual).

5.3 Impairment value adjustments and reversal

An item of investment property is impaired when its carrying amount exceeds its recoverable amount (the higher of its fair value less costs to sell and its value in use).

At the end of each year, the company assesses whether there are indications that the investment property could be impaired.

Impairment calculations are performed on an individual item-by-item basis and give rise to an expense in the profit and loss account.

During the year, no reversals of impairment value adjustments have occurred, since the circumstances that gave rise to them remain unchanged.

5.4 Financial assets and liabilities

Financial assets are classified, on initial recognition, into the categories provided for in the General Accounting Plan (amortised cost, fair value through profit or loss, fair value through equity, and cost), which determine their initial and subsequent measurement. In general, trade and non-trade receivables are measured at amortised cost, and receivables maturing within one year with no contractual interest rate at their nominal value. Financial liabilities are measured at amortised cost, except for those that must be measured at fair value through profit or loss. At year-end the Group assesses whether there is objective evidence of impairment of financial assets and recognises, where appropriate, the corresponding value adjustments.

On initial recognition, financial liabilities are classified into one of the categories listed below:

- Financial liabilities at amortised cost.
- Financial liabilities at fair value through profit or loss.

Financial liabilities at amortised cost

The group classifies all financial liabilities in this category except when they must be measured at fair value through profit or loss.

In general, this category includes payables arising from trade operations (“suppliers”) and payables arising from non-trade operations (“other creditors”).

The financial liabilities included in this category are initially measured at their fair value which, unless there is evidence to the contrary, is deemed to be the transaction price, equivalent to the fair value of the consideration received adjusted for the transaction costs directly attributable to them. That is, the inherent transaction costs are capitalised.

However, payables arising from trade operations maturing within one year and bearing no contractual interest rate, as well as amounts called by third parties on holdings expected to be paid in the short term, are measured at their nominal value, when the effect of not discounting the cash flows is not significant.

For subsequent measurement, the amortised cost method is used. Accrued interest is recognised in the profit and loss account (finance cost) using the effective interest rate method.

However, payables maturing within one year that, in accordance with the foregoing, are initially measured at their nominal value, will continue to be measured at that amount.

5.5 Income tax

The income tax expense or income comprises the current and the deferred portions. The Parent Company is taxed under the special SOCIMI regime, at a 0% Corporate Income Tax rate on qualifying income, without prejudice to the special 19% levy on certain distributed dividends. The subsidiary is taxed in Luxembourg under the Net Wealth Tax. Deferred tax assets are recognised only to the extent that their recovery against future tax profits is probable.

5.6 Related-party transactions

Related-party transactions are accounted for in accordance with the measurement rules detailed above.

The prices of transactions carried out with related parties are adequately supported, and therefore the Company's Directors consider that there are no risks that could give rise to significant tax liabilities.

6 INVESTMENT PROPERTY

The breakdown and movement of this balance sheet item during financial years 2025 and 2024 is as follows (in euros):

(Euros)	Balance 31.12.2024	Additions	Transfers from PP&E	Balance 31.12.2025
Cost				
Land	2,272,351		-	2,272,351
Buildings	20,577,990	608,652	-	21,186,641
Furniture and others	-		300,000	300,000
Investment property in progress	147,000	2,229,187		2,376,187
Total cost	**22,997,340**	**2,837,839**	**300,000**	**26,135,179**
Accumulated depreciation				
Buildings and furniture	(191,215)	(294,862)	-	(486,077)
Total accumulated depreciation	**(191,215)**	(294,862)	-	**(486,077)**
Impairment	**(5,952,001)**			**(5,952,001)**
Net carrying amount	**16,854,124**			**19,697,102**

(Euros)	Balance 31.12.2023	Additions	Transfers	Balance 31.12.2024
Cost				
Land	-	2,272,351	-	2,272,351
Buildings	-	20,577,990	-	20,577,990
Furniture and others	-			-
Investment property in progress	-	147,000	-	147,000
Total cost	**-**	**22,997,340**	**-**	**22,997,340**
Accumulated depreciation				
Buildings		(191,215)		(191,215)
Total accumulated depreciation	**-**	**(191,215)**	**-**	**(191,215)**
Impairment		(5,952,001)		**(5,952,001)**
Net carrying amount	**-**			**16,854,124**

In 2024 two properties were acquired, both residential dwellings in Ibiza. The first, in Santa Eulalia del Rio, acquired directly by the parent company, on which a refurbishment began in early 2025, and which therefore has not yet been leased as at the date hereof. The refurbishment is expected to be completed at the end of 2026. The second, in Sant Antoni de Portmany, acquired through the purchase of 100% of the shares of the subsidiary. This property has been leased to a third party since October 2025 for a term of seven years. Appraisals of both properties have been obtained from an independent expert based on the comparables method. In relation to the property in Sant Antoni de Portmany, an impairment of 5,952 thousand euros was recognised in the prior year’s consolidated profit and loss account,

The group has taken out an insurance policy covering the risks that could affect its investment property, the coverage of which the Directors consider sufficient at 31 December 2025.

The property in Santa Eulalia is mortgaged as security for the repayment of the loan with Banco Santander detailed in Note 10. The net carrying amount of this property at 31 December 2025 amounts to 8.7 million euros.

7 INFORMATION ON THE NATURE AND LEVEL OF RISK OF FINANCIAL INSTRUMENTS

Risk management policies are established by the Directors. Activity involving financial instruments exposes the Group to credit, market and liquidity risks.

Credit risk. In general, the Group keeps its cash and cash equivalents at financial institutions with a high credit rating.

Liquidity risk. The Group has the cash shown in its consolidated balance sheet and a financing agreement with the sole shareholder, with a limit of 10,000,000 euros, repayable at the lender's discretion; at 31 December 2025 no amount had been drawn.

Market risk. The Group's bank debt is exposed to interest-rate risk, as it is referenced to a variable rate linked to 12-month Euribor.

8 CASH AND CASH EQUIVALENTS

This item records the balance of several of the Group's current accounts and amounts, at 31 December 2025, to 90,285.02 euros.

9 CONSOLIDATED EQUITY

9.1 Capital

The Parent Company was incorporated on 12 May 2022 with capital of 3,000 euros, partially paid up, comprising 3,000 shares with a nominal value of 1 euro. On 10 January 2024 the non-resident entity CHERRY STREET SPANISH HOLDINGS LIMITED (Tax ID N0287648J) became the Sole Shareholder. During financial year 2024 the capital was increased by 4,997,000 euros, to 5,000,000 euros, through the capitalisation of a loan from the Sole Shareholder. At 31 December 2025 the share capital amounts to 5,000,000 euros. The shares are admitted to trading on Euronext Access Paris.

9.2 Legal reserve

In accordance with Law 11/2009, the legal reserve of SOCIMIs may not exceed 20% of share capital, and no other non-distributable reserves may be established. At 31 December 2025 no allocations have been made to the legal reserve, as no positive results have been recorded.

9.3 Other shareholder contributions

The Sole Shareholder made contributions to equity amounting to 7,000,000 euros in 2024 and 11,076,723.08 euros in 2025. The total amount of this item at 31 December 2025 amounts to 18,076,723.08 euros.

10 FINANCIAL LIABILITIES

The breakdown of financial liabilities at 31 December 2025 and 2024 is as follows (in euros):

	2025	2024
Non-current financial liabilities at amortised cost		
Bank borrowings	2,501,171.94	2,773,886.04
Other debts - Shareholder debt (Note 13)	1,444,536.24	6,633,025.85
Guarantees and deposits	8,333.33	-
Total	**3,954,041.51**	**9,406,912.89**

	2025	2024
Current financial liabilities at amortised cost		
Bank borrowings	274,879.25	289,764.98
Other debts - Shareholder debt (Note 13)	32,961.53	11,264.93
Sundry creditors	289,855.94	180,553.89
Remuneration payable	-	2,800.00
Total	**597,696.72**	**484,383.80**

The non-current shareholder debt corresponds to a credit line with Mr Michael Scherb, the ultimate shareholder of the parent company, for the amount drawn at 31 December 2025 of 1,444,536.24 euros, maturing on 31 December 2027 (877,816 euros at 31 December 2024, capitalised as shareholder contributions in 2025) and bearing interest at the statutory interest rate. The Parent Company also has a credit line with the Sole Shareholder with a limit of 10,000,000 euros, repayable at the lender's discretion and bearing no interest. At 31 December 2025 no amount had been drawn (6,633,025.85 euros at 31 December 2024, capitalised as shareholder contributions in 2025).

The bank borrowings correspond to a mortgage loan with Banco Santander, S.A., with an initial principal of 3,150,000 euros and maturing on 31 July 2034. It bears fixed interest of 3.85% until July 2025 and, from that date, variable interest referenced to 12-month Euribor plus 2.35%. The repayment of this loan is secured by a mortgage on the property in Santa Eulalia owned by the group (see Note 6).

The non-current bank debt at 31 December 2025 by year of maturity is as follows:

Year	Amount
2027	286,192
2028	298,425
2029	311,181
2030	324,483
2031 y siguientes	1,280,891

The amount of guarantees and deposits corresponds to the deposit received from the lessee under the lease agreement for the property in Sant Antoni de Portmany.

11 CONSOLIDATED TAX POSITION

The Parent Company is taxed under the special SOCIMI regime, at a 0% Corporate Income Tax rate on qualifying income, provided that the requirements of Law 11/2009 are met. Consequently, the consolidation adjustments do not generate any tax effect at the level of the Parent Company. The subsidiary is taxed in Luxembourg under the Net Wealth Tax. The directors of the parent company intend to merge the two companies in the first half of 2026.

The composition of the current balances with the Public Administrations is as follows (in euros):

	2025	2024
Assets		
Tax authorities receivable - VAT	345,442.82	79,870.89
Total assets	**345,442.82**	**79,870.89**
Liabilities		
Tax authorities payable - withholdings	3,713.14	-
Tax authorities payable - VAT	12,711.94	-
Tax authorities - other tax items	-	1,860,034.55
Tax authorities payable - Social Security	1,668.82	-
Total liabilities	**18,093.90**	**1,860,034.55**

A breakdown of the group's estimated taxable base for financial years 2025 and 2024 is set out below (in euros):

	2025			
	Parent company (Spain)	**Subsidiary (Luxembourg)**	**Consolidation adjustments**	**Group**
Balance of income and expenses for the year	(638.689,20)	(77.996,18)	(217.740,64)	(934.426,02)
Corporate income tax	-	-		-
Profit/(loss) before tax	**(638.689,20)**	**(77.996,18)**	**(217.740,64)**	**(934.426,02)**
Permanent differences	244.235	-	217.740,64	461.975,64
Temporary differences	-	-		-
Taxable base	**(394.454,20)**	**(77.996,18)**	**-**	**(472.450,38)**
Tax rate				-
Gross tax payable				-
Tax authorities payable				**-**

	2024			
	Parent company (Spain)	**Subsidiary (Luxembourg)**		**Group**
Balance of income and expenses for the year	(6,410,738.25)	(64,099.00)	(37,778.31)	(6,512,615.56)
Corporate income tax	-	-		-
Profit/(loss) before tax	(6,410,738.25)	(64,099.00)	(37,778.31)	(6,512,615.56)
Permanent differences	5,952,000.85	-	37,778.31	5,989,779.16
Temporary differences		-		-
Taxable base	**(458,737.40)**	**(64,099.00)**	**-**	**(522,836.40)**
Tax rate				-
Gross tax payable				-
Tax authorities payable				**-**

In accordance with Spanish Royal Decree-Law 27/2014 of 27 November, for finance costs exceeding the threshold of 1,000,000 euros, their deductibility is limited to 30% of operating profit. The excess non-deducted expense may be deducted in future years.

Deferred tax assets for unused tax-loss carryforwards and prepaid taxes for temporary differences are recognised to the extent that it is probable that the Company will obtain future tax profits enabling their application.

Deferred taxes, where they exist, arise from the recognition of income and expenses in periods different from those applicable under the prevailing tax legislation and that relating to the preparation of the annual accounts, and provided that their recovery against future tax profits is probable.

The unused tax-loss carryforwards of the Parent Company amount to 853,191.60 euros (458,737.40 euros from financial year 2024 and 394,454.20 euros from financial year 2025) and those of the subsidiary 142,095.18 euros (64,099 from 2024 and 77,996.18 from 2025).

12 INCOME AND EXPENSES

The consolidated net turnover for financial year 2025 amounts to 21,917.81 euros (0 euros in 2024) and corresponds to the rental income from the subsidiary's property. As indicated in Note 6, this property began to be leased in October 2025. The property owned by the parent company is undergoing refurbishment and has therefore not yet been leased.

The breakdown of consolidated other operating expenses for financial year 2025 (320,755.59 euros; 308,817.33 euros in 2024) comprises outside services (312,134.26 euros) and taxes (8,621.33 euros, which include the subsidiary's Net Wealth Tax).

Consolidated finance costs (126,310.07 euros; 42,732.37 euros in 2024) correspond mainly to the interest on the loan with Banco Santander, S.A. Consolidated personnel expenses amount to 75,424.91 euros (17,817.44 euros in 2024), corresponding to 2 employees (1 man and 1 woman). The amount of Other gains/(losses) corresponds mainly to the surcharge for the late payment of the Transfer Tax settlement.

Financial year 2024 includes an impairment of fixed assets (investment property) of 5,952,000.85 euros, corresponding to the property in Sant Antoni de Portmany (see Note 6).

The audit fees for the individual and consolidated annual accounts for the 2025 financial year amount to 28,980.00 euros.

13 RELATED-PARTY TRANSACTIONS

The balances with related parties correspond essentially to the positions with the ultimate shareholders / partners:

Balances with related parties (creditors)	2025	2024
Mr Michael Winston Scherb (ultimate shareholder) — non-current	1,444,536.24	-
Current account with shareholder — current	32,961.53	6,644,290.78
Total balances with related parties (not eliminated)	**1,477,497.77**	**6,644,290.78**

Note 10 details the information on these balances. In 2024 and 2025 there are no transactions with related parties except for an amount of 140,000 euros invoiced in 2024 by a company related to a director of the company for legal advisory services.

14 REMUNERATION OF THE GOVERNING BODY AND SENIOR MANAGEMENT

In accordance with Article 217 of the consolidated text of the Spanish Companies Act and with the bylaws, the office of director of the Parent Company is unpaid, and therefore the members of the Board of Directors do not receive any remuneration. The breakdown by sex of the Board of Directors at the end of financial year 2025 is 2 men and 2 women.

At 31 December 2025 there were no obligations regarding pensions or life insurance in respect of the members of the Board of Directors, nor advances or loans granted, nor guarantees assumed on their behalf. No directors' civil liability insurance premiums have been paid. The directors have reported the absence of conflict-of-interest situations within the terms of Article 229 of the Spanish Companies Act.

15 ENVIRONMENTAL INFORMATION

During the year ended 31 December 2025, the Group has not made any environmental investments nor incurred expenses aimed at the protection and improvement of the environment, nor has it been necessary to recognise any provision for environmental risks and expenses. The Group is not aware of the existence of any contingencies relating to the protection and improvement of the environment.

16 SUBSEQUENT EVENTS

The Group plans the cross-border merger by absorption of ES BROLL, S.à r.l. (Luxembourg, RCS B208722) by ES VEDRA PROPERTIES SOCIMI, S.A. The accounting effective date of the transaction will be 1 January 2026. Following that merger, the Group would cease to exist as such, with the subsidiary's equity being integrated into the absorbing Company.

No other significant subsequent events have occurred after the year-end that affect these consolidated annual accounts.

17. EXPLANATION ADDED FOR TRANSLATION TO ENGLISH

These annual accounts are presented on the basis of accounting principles generally accepted in Spain. Certain accounting practices applied by the Company that conform with generally accepted accounting principles in Spain may not conform with generally accepted accounting principles in other countries.

PREPARATION OF THE CONSOLIDATED ANNUAL ACCOUNTS

The members of the Board of Directors of ES VEDRA PROPERTIES SOCIMI, S.A., as the Parent Company of the Group, draw up these consolidated annual accounts, comprising the consolidated balance sheet, the consolidated profit and loss account, the statement of changes in consolidated equity, the consolidated cash flow statement and the consolidated notes, for the year ended 31 December 2025.

In PALMA DE MALLORCA, on 31 March 2026, these Notes are hereby drawn up, with approval given by signature:

JOSE ESCANDELL ESCANDELL with Tax ID 43083631P
in his capacity as Chairman of the Board of Directors.

INMACULADA MARTINEZ RODRIGUEZ with Tax ID 73394899J
in her capacity as Director of the Board of Directors.

NOEMI REDONDO TOMAS with Tax ID 43152674M
in her capacity as Secretary of the Board of Directors.

MICHAEL WINSTON SCHERB with Tax ID Y8777489J
in his capacity as Chief Executive Officer.

ES VEDRA PROPERTIES SOCIMI, S.A. N.I.F A-10672616
Consolidated Management Report for the year ended December 31, 2025

BUSINESS PERFORMANCE:

The outlook for the business is positive for the coming financial years. The completion of the construction of the property in Santa Eulalia del Río is expected by the end of 2026, at which point leasing activities will commence, while the leasing of the property in Sant Antoni de Portmany is expected to continue.

RESEARCH AND DEVELOPMENT ACTIVITIES:

The Parent Company does not hold any treasury shares.

TREASURY SHARES:

The Parent Company does not hold any treasury shares.

EVENTS AFTER THE REPORTING DATE

The Group is planning a cross-border merger by absorption of ES BROLL, S.à r.l. (Luxembourg, RCS B208722) by ES VEDRA PROPERTIES SOCIMI, S.A. The accounting effective date of the transaction will be January 1, 2026. Following the completion of the merger, the Group will cease to exist as such, with the assets and liabilities of the subsidiary being integrated into the absorbing entity.

No other significant events have occurred after the reporting date that could affect these consolidated annual accounts.

PREPARATION OF THE CONSOLIDATED MANAGEMENT REPORT:

The Board of Directors prepared the accompanying Consolidated Management Report for the financial year 2025 on 31 March, 2026.

JOSE ESCANDELL ESCANDELL with Tax ID
in his capacity as Chairman of the Board of Directors and Joint and Several Managing Director

INMACULADA MARTINEZ RODRIGUEZ with Tax ID in her
capacity as Director of the Board of Directors.

NOEMI REDONDO TOMAS with Tax ID in her
capacity as Secretary of the Board of Directors.

MICHAEL WINSTON SCHERB with Tax ID in his
capacity as Chief Executive Officer.

Audit Report on Abridged Annual Accounts issued by an Independent Auditor

ES VEDRA PROPERTIES SOCIMI, S.A.
Abridged Annual Accounts
for the year ended December 31, 2025

The better the question.
The better the answer.
The better the world works.

EY
Shape the future with confidence

Ernst & Young, S.L.
Camí dels Reis, 308
Torre B - 2ª planta
EDIFICIO MAPFRE
Urbanización Can Granada
07010 Palma de Mallorca
España

Tel: 971 213 232
ey.com

AUDIT REPORT ON ABRIDGED ANNUAL ACCOUNTS ISSUED BY AN INDEPENDENT AUDITOR

Translation of a report and abridged annual accounts originally issued in Spanish. In the event of discrepancy, the Spanish-language version prevails (See Note 17)

To the Sole Shareholder of ES VEDRA PROPERTIES SOCIMI, S.A.:

Opinion

We have audited the abridged annual accounts of ES VEDRA PROPERTIES SOCIMI, S.A. (the Company) which comprise the abridged balance sheet at December 31, 2025, the abridged profit and loss account, the abridged statement of changes in equity and the abridged notes thereto, for the year then ended.

In our opinion, the accompanying abridged annual accounts give a true and fair view, in all material respects, of equity and the financial position of the Company at December 31, 2025, as well as its results for the annual period ended on that date, in accordance with the applicable financial reporting framework (as identified in Note 2 to the abridged notes), and, in particular, with the accounting principles and policies contained therein.

Basis for opinion

We conducted our audit in accordance with prevailing audit regulations in Spain. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the abridged annual accounts* section of our report.

We are independent of the Group in accordance with the ethical requirements, including those related to independence, that are relevant to our audit of the abridged annual accounts in Spain as required by prevailing audit regulations. In this regard, we have not provided non-audit services nor have any situations or circumstances arisen that might have compromised our mandatory independence in a manner prohibited by the aforementioned requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Most relevant audit issues

Most relevant audit issues are those matters that, in our professional judgment, were the most significant assessed risks of material misstatements in our audit of the abridged annual accounts of the current period. These risks were addressed in the context of our audit of the abridged annual accounts as a whole, and in forming our audit opinion thereon, and we do not provide a separate opinion on these risks.

Valuation of the property investment

Description

The Company has recognised, under "Investment property" in the abridged balance sheet as at December 31, 2025, one single-family dwelling which is undergoing refurbishment for rental purposes, with a net carrying amount of 8,675 thousand euros, acquired in 2024, representing 42% of the total assets.

We have considered this area to be a key audit matter due to the significance of the amounts involved and because the determination of the recoverable amount of the investment property requires the use of estimates by the independent expert engaged by the Company's Management, which involve the application of judgement in establishing the assumptions applied.

The information regarding the valuation rules applied and the related disclosures is included in Notes 4.2 and 5 to the accompanying abridged notes.

Our response

In relation to this area, our audit procedures have included, among others, the following:

- Verification, by means of the relevant supporting documentation, of the proper accounting recognition of the acquisition of the dwelling carried out in the prior year, as well as of a representative sample of the refurbishment costs incurred in 2025.
- Obtaining the valuation report issued by the independent expert engaged by Management in relation to the real estate assets owned by the Group, and assessing the competence, capabilities and objectivity of such expert for the purposes of using their work as audit evidence.
- Evaluating the reasonableness of the procedures and valuation methodology used by the aforementioned expert to determine the recoverable amount, in collaboration with our valuation specialists.
- Reviewing the disclosures included in the abridged notes and assessing their compliance with the applicable financial reporting framework.

Valuation of the shareholding in a Group company

Description	The Company has recognised, under the caption "Non-current investments in Group companies" of the abridged balance sheet as at December 31, 2025, its investment in Es Broll, S.A.R.L. with a net book value of 10,626 thousand euros, representing 52% of total assets. The acquisition cost of this investment, acquired in 2024, amounts to 16,697 thousand euros and is reduced by impairment value adjustments totalling 6,071 thousand euros. We have considered this area to be a key audit matter due to the significance of the amounts involved and because determining the recoverable amount of the investment requires the use of estimates, which involve the application of judgement by the Company's Management. Information regarding the accounting policies applied and the related disclosures is included in Notes 4.3 and 6.1 of the accompanying abridged notes to the annual accounts.
Our response	In relation to this area, our audit procedures have included, among others, the following: ▶ Review of the methodology applied by the Company's Management to determine the recoverable amount of the investment, taking into consideration the investee's equity adjusted for the unrecognised capital gains existing at the valuation date, net of the related tax effect. ▶ Obtaining the valuation report issued by the independent expert engaged by Management in respect of the real estate asset owned by the investee, as well as assessing the competence, capabilities and objectivity of such expert for the purposes of using their work as audit evidence. ▶ Assessment of the reasonableness of the procedures and valuation methodology applied by the aforementioned expert to determine the recoverable amount of the property, in collaboration with our valuation specialists. ▶ Review of the disclosures included in the abridged notes to the annual accounts and assessment of their compliance with the applicable financial reporting framework.

Other matters

In accordance with commercial law, the directors of the parent company present, for comparative purposes, in addition to the information for 2025, the corresponding information for the prior year, which was unaudited. Our opinion relates exclusively to the abridged annual accounts for 2025.

Responsibilities of the Company's directors for the abridged annual accounts

The directors are responsible for the preparation of the accompanying abridged annual accounts, so that they give a true and fair view of the equity, financial position and results of the Company, in accordance with the regulatory framework for financial information applicable to the Company in Spain, and for such internal control as they determine is necessary to enable the preparation of abridged annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the abridged annual accounts, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the abridged annual accounts

Our objectives are to obtain reasonable assurance about whether the abridged annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with prevailing audit regulations in Spain will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these abridged annual accounts.

As part of an audit in accordance with prevailing audit regulations in Spain, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the abridged annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the abridged annual accounts or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the abridged annual accounts, including the disclosures, and whether the abridged annual accounts represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors of the parent company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the significant risks communicated with the directors of the parent company, we determine those that were of most significance in the audit of the abridged annual accounts of the current period and are therefore the most significant assessed risks.

We describe those risks in our auditor's report unless law or regulation precludes public disclosure about the matter.

ERNST & YOUNG, S.L.

Original signed by
Juan Manuel Martín de Vidales Bennásar

June 26, 2026

ABRIDGED ANNUAL ACCOUNTS OF

ES VEDRA PROPERTIES SOCIMI, S.A.

For the year ended 31 December 2025

ABRIDGED BALANCE SHEET AS AT 31 DECEMBER 2025 AND 2024 (Expressed in euros)
ES VEDRA PROPERTIES SOCIMI, S.A.
Tax ID A-10672616

	Notes	31/12/2025	31/12/2024
A) NON-CURRENT ASSETS		**19,369,881.92**	**17,194,450.46**
II. Property, plant and equipment		**69,010.00**	**327,661.46**
III. Investment property	**5**	**8,674,871.77**	**6,237,789.00**
VI. Non-current investments in group companies	**6**	**10,626,000.15**	**10,626,000.00**
V. Non-current financial investments		**-**	**3,000.00**
B) CURRENT ASSETS		**1,248,467.68**	**103,249.41**
II. Inventories		**(0.04)**	**-**
III. Trade and other receivables	**6**	**1,157,985.01**	**102,507.94**
1. Trade receivables for sales and services		**812,542.19**	**22,637.05**
2. Shareholders, called-up capital unpaid		**-**	**-**
3. Other receivables		**345,442.82**	**79,870.89**
V. Current financial assets	**6**	**197.69**	**197.69**
VII. Cash and cash equivalents	**7**	**90,285.02**	**543.78**
TOTAL ASSETS (A + B)		**20,618,349.60**	**17,297,699.87**

	Notes	31/12/2025	31/12/2024
A) EQUITY	**8**	**16,026,736.06**	**5,588,702.24**
A-1) Shareholders' equity		**16,026,736.06**	**5,588,702.24**
I. Capital		**5,000,000.00**	**5,000,000.00**
1. Registered share capital		**5,000,000.00**	**5,000,000.00**
III. Prior years' results		**(6,411,297.76)**	**(559.51)**
IV. Other shareholder contributions		**18,076,723.02**	**7,000,000.00**
V. Profit/(loss) for the year		**(638,689.20)**	**(6,410,738.25)**
B) NON-CURRENT LIABILITIES	**9 and 12**	**3,945,708.18**	**9,406,912.89**
I. Non-current bank borrowings		**2,501,171.94**	**2,773,887.04**
III. Non-current payables to group companies		**1,444,536.24**	**6,633,025.85**
C) CURRENT LIABILITIES		**645,905.36**	**2,302,084.74**
I. Current bank borrowings		**274,879.25**	**289,764.98**
IV. Current payables to group and associated companies		**-**	**10,000.00**
V. Other payables	**9**	**371,026.11**	**2,002,319.76**
1. Suppliers		**-**	**(2,861.64)**
6. Other payables		**371,026.11**	**2,005,181.40**
TOTAL EQUITY AND LIABILITIES (A + B + C)		**20,618,349.60**	**17,297,699.87**

Notes 1 to 16 of the accompanying abridged notes form an integral part of these abridged annual accounts.

ABRIDGED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025 AND 2024
(Expressed in euros)

ES VEDRA PROPERTIES SOCIMI, S.A.
Tax ID A-10672616

Profit and Loss Account	Notes	31/12/2025	31/12/2024
1. Net turnover	11	**-**	**18,708.31**
2. Changes in inventories of finished goods and work in progress	11	**(0.05)**	**147,000.00**
4. Supplies		**-**	**(969.30)**
5. Other operating income	5	**74,900.94**	**-**
6. Personnel expenses		**(75.424,91)**	**(17,817.44)**
7. Other operating expenses		**(138,430.84)**	**(443,556.03)**
8. Depreciation and amortisation of fixed assets		**(119,765.55)**	**(119,338.54)**
13. Other gains/(losses)		**(135,062.72)**	**(32.03)**
A) OPERATING PROFIT/(LOSS)		**(393,783.13)**	**(416,005.03)**
15. Finance costs	9 and 12	**(126,310.07)**	**(42,732.37)**
18. Impairment and gains/(losses) on disposals of financial instruments		**(118,596.00)**	**(5,952,000.85)**
B) NET FINANCE RESULT		**(244,906.07)**	**(5,994,733.22)**
C) PROFIT/(LOSS) BEFORE TAX		**(638.689,20)**	**(6,410,738.25)**
20. Income tax		**-**	**-**
D) PROFIT/(LOSS) FOR THE YEAR		**(638,689.20)**	**(6,410,738.25)**

Notes 1 to 16 of the accompanying abridged notes form an integral part of these abridged annual accounts.

ABRIDGED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2025 AND 2024
ES VEDRA PROPERTIES SOCIMI, S.A.
Tax ID A-10672616

A) ABRIDGED TOTAL STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2025 AND 2024 (Expressed in euros)

	Capital (Note 8)	Prior years' results	Profit/(loss) for the year (Note 3)	Other shareholder contributions (Note 8)	TOTAL
BALANCE AT 1 JANUARY 2024	**3,000.00**	**(443.15)**	**(116.36)**	**-**	**2,440.49**
Allocation of prior year's result	-	(116.36)	116.36	-	-
Transactions with shareholders or owners	-	-	-	-	-
Capital increase	4,997,000.00	-	-	-	4,997,000.00
Other transactions with shareholders or owners	-	-	-	7,000,000.00	7,000,000.00
Profit/(loss) for the year	-	-	(6,410,738.25)	-	(6,410,738.25)
BALANCE AT 1 JANUARY 2025	**5,000,000.00**	**(559.51)**	**(6,410,738.25)**	**7,000,000.00**	**5,588,702.24**
Allocation of prior year's result	-	(6,410,738.31)	6,410,738.25	-	(0.06)
Transactions with shareholders or owners	-	-	-	-	-
Shareholder contributions	-	-	-	11,076,723.08	11,076,723.08
Profit/(loss) for the year	-	-	(638,689.20)	-	(638,689.20)
BALANCE AT 31 DECEMBER 2025	**5,000,000.00**	**(6,411,297.82)**	**(638,689.20)**	**18,076,723.02**	**16,026,736.06**

Notes 1 to 16 of the accompanying abridged notes form an integral part of these abridged annual accounts.

1. ACTIVITY OF THE COMPANY

ES VEDRA PROPERTIES SOCIMI, S.A. (Sole-Shareholder Company) (hereinafter, the Company) is a Spanish company with Tax ID A-10672616 (IRUS 1000100285140), incorporated for an indefinite term on 12 May 2022, registered with the Mercantile Registry of Palma de Mallorca. Its registered office is located at Avenida Conde de Sallent, no. 19, 2nd floor door 2, 07003 Palma de Mallorca, Balearic Islands.

On 12 January 2024 the Company elected to apply the special SOCIMI tax regime, having applied for its inclusion with the Tax Agency by means of a document filed on that same date.

During financial year 2025 the Sole Shareholder made shareholder contributions amounting to 10,198,907.08 euros and the Scherb loan amounting to 877,816.00 euros was capitalised as a shareholder contribution, in order to strengthen the Company's equity (see Note 8).

The company was incorporated for the purpose of electing to apply the tax regime governed by Law 11/2009 of 26 October, which regulates Listed Real Estate Investment Companies, with effect for the tax period beginning on 1 January 2024.

The Company has had its shares admitted to trading on Euronext Access (Paris) since 19 December 2025.

The Company's corporate purpose, in accordance with its bylaws, comprises, among other activities:

- The acquisition and development of urban real estate for leasing.
- The holding of interests in the capital of other listed real estate investment companies ("SOCIMIs") or of other entities not resident in national territory whose bylaws provide for the same corporate purpose as the company and that are subject to a similar regime regarding the mandatory, legal or statutory profit-distribution policy.
- The holding of interests in the capital of other entities, whether or not resident in Spanish territory, whose main corporate purpose is the acquisition of urban real estate for leasing and that are subject to the same regime established for SOCIMIs regarding the mandatory, legal or statutory profit-distribution policy, and that meet the investment requirements demanded of these companies, and the holding of shares and interests in collective real estate investment institutions regulated by Law 35/2003 of 4 November on collective investment institutions, or any rule that may replace it in the future.

The Company has established in its bylaws the beginning and end of the financial year, which generally coincides with the calendar year, ending on 31 December each year.

The Company had 2 employees during financial year 2025 (1 man and 1 woman).

<u>Consolidated annual accounts</u>

The Company holds 100% of the shares of a subsidiary (see Note 6). Accordingly, in accordance with Royal Decree 1159/2010 of 17 September, it prepares consolidated annual accounts, although that situation does not exempt it from preparing these individual annual accounts. The consolidated annual accounts for financial year 2025 will be prepared and filed with the Mercantile Registry of Palma de Mallorca. The accompanying annual accounts correspond exclusively to the individual accounts of Es Vedrá Properties SOCIMI, S.A. and must be read together with the consolidated annual accounts.

SOCIMI regime

On 12 January 2024, the Company applied to the Tax Agency for the inclusion of the Company in the special tax regime for Listed Real Estate Investment Companies, governed by Law 11/2009 of 26 October, as amended by Law 16/2012 of 27 December, which regulates Listed Real Estate Investment Companies.

Law 11/2009 establishes the following investment requirements in Article 3:

1. SOCIMIs must have at least 80 percent of the value of their assets invested in urban real estate intended for leasing, in land for the development of real estate to be used for that purpose provided that the development begins within the three years following its acquisition, as well as in interests in the capital or equity of other entities referred to in section 1 of Article 2 of the aforementioned Law.

   The value of the assets shall be determined according to the average of the quarterly balance sheets for the year, the Company being able to elect, in order to calculate that value, to replace the carrying amount with the market value of the items making up such balance sheets, which would be applied to all the balance sheets for the year. For these purposes, any cash or receivables arising from the transfer of such real estate or interests carried out in the same or prior years shall not be counted, provided that, in the latter case, the reinvestment period referred to in Article 6 of the aforementioned Law has not elapsed.

2. Likewise, at least 80 percent of the income for the tax period corresponding to each year, excluding income arising from the transfer of interests and real estate, both used to fulfil its main corporate purpose, once the holding period referred to in the following section has elapsed, must come from the leasing of real estate and from dividends or shares in profits arising from such interests.

3. The real estate making up the Company's assets must remain leased for at least three years. For the purpose of this calculation, the time the properties have been offered for lease, up to a maximum of one year, shall be added. The period shall be calculated:

   a) In the case of real estate held in the Company's assets before electing to apply the regime, from the start date of the first tax period in which the special tax regime established in this Law is applied, provided that at that date the property was leased or offered for lease. Otherwise, the provisions of the following point shall apply.
   b) In the case of real estate developed or subsequently acquired by the Company, from the date on which it was first leased or offered for lease.
   c) In the case of shares or interests in entities referred to in section 1 of Article 2 of this Law, they must be held in the Company's assets for at least three years from their acquisition or, where applicable, from the start of the first tax period in which the special tax regime established in this Law is applied.

Likewise, Law 11/2009 establishes the following requirements in Articles 4 and 5:

4. SOCIMIs are required to be listed on a regulated market or in a multilateral trading facility, whether Spanish or of any European Union Member State.

5. The minimum required capital is 5 million euros. There may be only one class of shares.

   Additionally, the Company must distribute as dividends to its shareholders, once the corresponding commercial obligations have been met, the profit obtained in the year, the distribution of which must be agreed within the six months following the close of each year and paid within the month following the date of the distribution resolution.

   As established by the first transitional provision of Law 11/2009 of 26 October, as amended by Law 16/2012 of 27 December, which regulates Listed Real Estate Investment Companies, the special tax regime may be elected under the terms established in Article 8 of that Law, even where the requirements demanded therein are not met, provided that such requirements are met within the two years following the date of the election to apply that regime.

   Failure to meet any of the conditions described above will mean that the Company is taxed under the general Corporate Income Tax regime from the very tax period in which that breach occurs, unless it is remedied in the following year. In addition, the Company will be required to pay, together with the tax liability for that tax period, the difference between the amount that would result from applying the general regime for that tax and the amount paid resulting from applying the special tax regime in the prior tax periods, without prejudice to any late-payment interest, surcharges and penalties that may apply.

2. BASIS OF PRESENTATION OF THE ANNUAL ACCOUNTS

2.1 True and fair view

These abridged annual accounts have been prepared from the Company's accounting records and are presented in accordance with the prevailing commercial legislation and with the provisions of Law 11/2009 of 26 October, as amended by Law 16/2012 of 27 December, which regulates Listed Real Estate Investment Companies (SOCIMI), with the rules established in the General Accounting Plan approved by Royal Decree 1514/2007, which since its publication has been subject to several amendments, the latest by Law 7/2024 of 20 December, and its implementing rules, in order to give a true and fair view of the Company's equity, financial position and results.

The figures contained in the documents making up these abridged annual accounts, the abridged balance sheet, the abridged profit and loss account, the abridged statement of changes in equity, and the abridged notes, are expressed in euros, this being the Company's functional and presentation currency.

2.2 Accounting principles

The abridged balance sheet, the abridged profit and loss account and the abridged statement of changes in equity have been prepared following the accounting principles indicated in the prevailing commercial legislation.

The application of optional accounting principles other than the mandatory ones referred to in Article 38 of the Commercial Code and the first part of the General Accounting Plan has neither been necessary nor deemed advisable by the company's management.

Comparison of information

In accordance with commercial legislation, for comparative purposes, alongside each item of the balance sheet, the profit and loss account and the statement of changes in equity, all of them abridged, and in addition to the figures for financial year 2025, the figures corresponding to the previous year are presented.

The abridged notes also include quantitative information for the previous year, except where a specific accounting standard establishes that it is not necessary.

Items recorded under several headings

Any groupings of items made are broken down later within these abridged notes. Where no breakdown is specified, this indicates that no grouping of items has been carried out.

There are no asset or liability items recorded under more than one heading of the Balance Sheet.

Changes in accounting policies

In the current year, no changes in accounting policies have been made.

2.3 Critical valuation issues and estimation of uncertainty

The preparation of the abridged annual accounts requires the Company to use certain estimates and judgements regarding the future that are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. These estimates have been made on the basis of the best information available at year-end. However, given the uncertainty inherent in them, future events could arise that would require them to be modified in coming years, which would be done, where applicable, prospectively.

The key assumptions about the future, as well as other relevant data on the estimation of uncertainty at the year-end date, that carry a significant risk of giving rise to material changes in the value of assets or liabilities in the coming year are as follows:

Impairment of non-current assets

The valuation of non-current assets, other than financial ones, requires estimates to be made in order to determine their recoverable amount, for the purpose of assessing possible impairment. To determine this recoverable amount, the Company's Directors have requested an appraisal from an independent expert. To estimate the market value, the appraiser has used the comparables valuation method.

Impairment of investments in equity instruments of Group companies.

The Company carries out the impairment test on the holdings it owns in Group companies. The determination of the recoverable amount of a holding involves the use of estimates by management. The recoverable amount is the higher of fair value less costs to sell and the present value of the future cash flows arising from the investment. Unless there is better evidence of the recoverable amount of the investments, the equity of the investee is taken into account, adjusted for the unrealised gains existing at the valuation date that correspond to items identifiable in the investee's balance sheet. The subsidiary owns a property (residential dwelling). To determine the unrealised gains of that property, an appraisal has been obtained from an independent expert who has used the comparables valuation method to determine its market value. The estimates, including the methodology used, may have a significant impact on the estimate of the possible impairment of the equity investments in Group companies.

2.4 Going concern principle

The company's balance sheet shows a loss for the year of 638,689.20 euros and positive working capital of 602,562.32 euros. The company has its liquidity needs guaranteed at all times through the credit line with its shareholder of up to 10 million euros, undrawn at 31 December 2025, to enable the fulfilment of the commitments and payment obligations assumed by the company to complete the work in progress and to ensure the continuity of its operations. Consequently, the Company's Directors have prepared the annual accounts on a going concern basis

3. ALLOCATION OF THE RESULT

The proposed approval of the result for financial year 2025 that the members of the Company's governing body will propose to the Sole Shareholder for approval is as follows (in euros):

	2025
Result for the year	**(638,689.20)**
Allocation	
Legal reserve	-
Negative results from prior years	**(638,689.20)**
TOTAL	**(638,689.20)**

3.1. Restrictions on the distribution of dividends

Given its status as a SOCIMI for tax purposes, the Company is required to distribute as dividends to its shareholders, once the corresponding commercial obligations have been met, the profit obtained in the year as follows:

a) 100 percent of the profits arising from dividends or shares in profits distributed by the entities referred to in section 1 of Article 2 of Law 11/2009.

b) At least 50 percent of the profits derived from the transfer of real estate and shares or interests referred to in section 1 of Article 2 of Law 11/2009, carried out once the periods referred to in section 3 of Article 3 of this Law have elapsed, used to fulfil its main corporate purpose. The remainder of these profits must be reinvested in other real estate or interests used to fulfil that purpose, within the three years following the transfer date. Failing that, such profits must be distributed in full together with the profits, where applicable, arising from the year in which the reinvestment period ends. If the items subject to reinvestment are transferred before the holding period established in section 3 of Article 3 of this Law, those profits must be distributed in full together with the profits, where applicable, arising from the year in which they were transferred.

   The distribution obligation does not extend, where applicable, to the portion of these profits attributable to years in which the company was not taxed under the special tax regime established in this Law.

c) At least 80 percent of the remaining profits obtained.

The dividend must be paid within the month following the date of the distribution resolution.

When the distribution of dividends is made out of reserves arising from the profits of a year in which the special tax regime was applied, its distribution must be adopted by means of the resolution referred to in the previous section.

The Company is required to allocate 10% of the profit for the year to the establishment of the legal reserve, until it reaches 20% of the share capital. This reserve may not exceed 20% of the share capital. The bylaws of these companies may not establish any other non-distributable reserve other than the foregoing.

4 RECOGNITION AND MEASUREMENT RULES

4.1 Property, plant and equipment

Property, plant and equipment is initially measured at its cost, whether this is the acquisition price or the production cost. The cost of property, plant and equipment acquired through business combinations is its fair value at the acquisition date.

After initial recognition, property, plant and equipment is measured at its cost, less accumulated depreciation and, where applicable, the accumulated amount of recognised impairment adjustments.

The cost of assets acquired or produced after 1 January 2008 that need more than one year to be ready for use includes the finance costs accrued before the asset is brought into working condition that meet the requirements for their capitalisation.

Likewise, the initial estimate of the present value of the obligations assumed arising from the dismantling or removal and other obligations associated with the asset, such as rehabilitation costs, forms part of the value of the property, plant and equipment as a component thereof, when these obligations give rise to the recognition of provisions.

Maintenance repairs are charged to the profit and loss account in the year in which they are incurred. Renovation, expansion or improvement costs that give rise to an increase in productive capacity or an extension of the useful life of the assets are added to the asset as a higher value thereof, derecognising, where applicable, the carrying amount of the replaced items.

Depreciation of property, plant and equipment items is calculated, from the moment they are available for use, on a straight-line basis over the lower of their estimated useful life and the minimum term of the lease agreement.

Transport equipment is depreciated over 16 years. At each year-end, the Company reviews the residual values, useful lives and depreciation methods of property, plant and equipment and, where appropriate, adjusts them prospectively.

4.2 Investment property

4.2.1 Capitalisation

Land and buildings that the company uses to obtain rental income or that it holds with the intention of obtaining capital gains through their sale are included in the "Investment property" heading.

These assets have been measured at acquisition price or production cost.

Investment property includes the finance costs corresponding to the financing of technical-installation projects whose construction period until they are brought into operation exceeds one year.

Renovation, expansion or improvement costs are added to the asset as a higher value of the asset only when they entail an increase in its capacity, productivity or an extension of its useful life.

Periodic maintenance, upkeep and repair expenses are charged to profit or loss, following the accrual principle, as a cost of the year in which they are incurred.

4.2.2 Depreciation

Depreciation of these assets begins when the assets are ready for the use for which they were intended.

Depreciation is calculated, applying the straight-line method, on the acquisition cost of the assets less their residual value; it being understood that the land on which buildings and other constructions stand has an indefinite useful life and is therefore not depreciated.

The annual depreciation charges for investment property are recognised against the profit and loss account and basically correspond to the depreciation percentages determined according to the estimated years of useful life. The useful life of buildings has been estimated at 50 years, depreciated at a rate of 2% per year, and furniture at 10 years, depreciated at a rate of 10% per year.

When impairment value adjustments occur, the depreciation of subsequent years of the impaired asset is adjusted, taking into account the new carrying amount. The same is done in the case of their reversal.

4.2.3 Impairment value adjustments and reversal

An item of investment property is impaired when its carrying amount exceeds its recoverable amount (the higher of its fair value less costs to sell and its value in use).

At the end of each year, the company assesses whether there are indications that the investment property or, where applicable, any cash-generating unit may be impaired, in which case their recoverable amounts are estimated, making the appropriate value adjustments.

Impairment calculations are performed on an individual item-by-item basis and give rise to an expense in the profit and loss account.

During the year, no reversals of impairment value adjustments have occurred, since the circumstances that gave rise to them remain unchanged.

4.3 Financial assets

<u>Classification and measurement</u>

On initial recognition, the Company classifies all financial assets into one of the categories listed below, which determines the applicable initial and subsequent measurement method:

- Financial assets at fair value through profit or loss.
- Financial assets at amortised cost.
- Financial assets at fair value through equity.
- Financial assets at cost.

Financial assets at amortised cost

The Company classifies a financial asset in this category, even when it is admitted to trading on an organised market, if the following conditions are met:

- The Company holds the investment under a management model whose objective is to receive the cash flows arising from the performance of the contract.

  Managing a portfolio of financial assets to obtain their contractual flows does not mean that all the instruments must necessarily be held until maturity; financial assets may be considered to be managed with that objective even when sales have occurred or are expected to occur in the future. For this purpose, the Company considers the frequency, amount and timing of sales in prior years, the reasons for those sales and the expectations regarding future sales activity.

- The contractual characteristics of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal amount outstanding. That is, the cash flows are inherent to an arrangement that has the nature of an ordinary or common loan, without prejudice to the transaction being agreed at a zero or below-market interest rate.

This condition is deemed to be met in the case of a bond or a simple loan with a specified maturity date and on which the Company charges a variable market interest rate, which may be subject to a cap. Conversely, this condition is deemed not to be met in the case of instruments convertible into equity instruments of the issuer, loans with inverse variable interest rates (that is, a rate that has an inverse relationship with market interest rates) or those in which the issuer may defer the payment of interest, if such payment would affect its solvency, without the deferred interest accruing additional interest.

In general, this category includes receivables from trade operations ("trade customers") and receivables from non-trade operations ("other receivables").

The financial assets classified in this category are initially measured at their fair value which, unless there is evidence to the contrary, is assumed to be the transaction price, equivalent to the fair value of the consideration given, plus the transaction costs directly attributable to them. That is, the inherent transaction costs are capitalised.

However, receivables from trade operations maturing within one year and with no explicit contractual interest rate, as well as loans to employees, dividends receivable and amounts called on equity instruments, whose amount is expected to be received in the short term, are measured at their nominal value when the effect of not discounting the cash flows is not significant.

For subsequent measurement, the amortised cost method is used. Accrued interest is recognised in the profit and loss account (finance income) using the effective interest rate method.

Receivables maturing within one year that, as explained above, are initially measured at their nominal value, will continue to be measured at that amount, unless they have been impaired.

In general, when the contractual cash flows of a financial asset at amortised cost are modified due to the financial difficulties of the issuer, the Company analyses whether an impairment loss should be recognised.

Financial assets at cost

The Company includes in this category, in all cases:

a) Investments in the equity of group, jointly controlled and associated companies (in the individual financial statements).

b) The remaining investments in equity instruments whose fair value cannot be determined by reference to a quoted price in an active market for an identical instrument, or cannot be reliably estimated, and the derivatives that have these investments as their underlying.

c) Hybrid financial assets whose fair value cannot be reliably estimated, unless the requirements for their measurement at amortised cost are met.

d) Contributions made as a result of a silent-partnership (cuentas en participación) agreement and similar.

e) Participating loans whose interest is contingent in nature, either because a fixed or variable interest rate is agreed conditional on the achievement of a milestone in the borrowing company (for example, the obtaining of profits), or because it is calculated exclusively by reference to the performance of the activity of that company.

f) Any other financial asset that should initially be classified in the fair-value-through-profit-or-loss portfolio when it is not possible to obtain a reliable estimate of its fair value.

The investments included in this category are initially measured at cost, which is equivalent to the fair value of the consideration given plus the transaction costs directly attributable to them. That is, the inherent transaction costs are capitalised.

In the case of investments in group companies, if there was an investment prior to its classification as a group, jointly controlled or associated company, the cost of that investment shall be deemed to be the carrying amount it should have immediately before the company comes to have that classification.

Subsequent measurement is also at cost, less, where applicable, the accumulated amount of impairment value adjustments.

Contributions made as a result of a silent-partnership (cuentas en participación) agreement and similar are measured at cost, increased or decreased by the profit or loss, respectively, attributable to the company as a non-managing participant, and less, where applicable, the accumulated amount of impairment value adjustments.

Derecognition of financial assets

The Company derecognises a financial asset when:

- The contractual rights to the cash flows of the asset expire. In this regard, a financial asset is derecognised when it has matured and the Company has received the corresponding amount.

- The contractual rights to the cash flows of the financial asset have been transferred. In this case, the financial asset is derecognised when the risks and rewards inherent in its ownership have been substantially transferred. In particular, in repurchase-agreement sales, factoring and securitisations, the financial asset is derecognised once the Company's exposure, before and after the transfer, to the variation in the amounts and timing of the net cash flows of the transferred asset has been compared, and it is concluded that the risks and rewards have been transferred.

4.3.1 Impairment of financial assets

Debt instruments at amortised cost

At least at year-end, the Company analyses whether there is objective evidence that the value of a financial asset, or of a group of financial assets with similar risk characteristics measured collectively, has become impaired as a result of one or more events that occurred after its initial recognition and that cause a reduction or delay in the estimated future cash flows, which may be caused by the debtor's insolvency.

If such evidence exists, the impairment loss is calculated as the difference between the carrying amount and the present value of the future cash flows, including, where applicable, those arising from the enforcement of collateral and personal guarantees, that are estimated to be generated, discounted at the effective interest rate calculated at the time of initial recognition. For financial assets at a variable interest rate, the effective interest rate corresponding to the year-end date in accordance with the contractual conditions is used. In calculating impairment losses for a group of financial assets, the Company uses models based on formulas or statistical methods.

Impairment value adjustments, as well as their reversal when the amount of such loss decreases for reasons related to a subsequent event, are recognised as an expense or income, respectively, in the profit and loss account. The reversal of impairment is limited to the carrying amount of the asset that would have been recognised at the reversal date had the impairment not been recorded.

As a substitute for the present value of the future cash flows, the Company uses the market value of the instrument, provided that it is sufficiently reliable to be considered representative of the amount the company could recover.

In the case of assets at fair value through equity, the accumulated losses recognised in equity due to a decrease in fair value, provided that there is objective evidence of impairment in the value of the asset, are recognised in the profit and loss account.

Financial assets at cost

In this case, the amount of the value adjustment is the difference between its carrying amount and the recoverable amount, the latter understood as the higher of its fair value less costs to sell and the present value of the future cash flows arising from the investment, which, in the case of equity instruments, are calculated either by estimating those expected to be received as a result of the distribution of dividends made by the investee and of the disposal or derecognition of the investment therein, or by estimating its share in the cash flows expected to be generated by the investee, arising from both its ordinary activities and its disposal or derecognition. Unless there is better evidence of the recoverable amount of the investments in equity instruments, the estimate of the impairment loss of this class of assets is calculated according to the equity of the investee and the unrealised gains existing at the valuation date, net of the tax effect.

The recognition of impairment value adjustments and, where applicable, their reversal, are recorded as an expense or income, respectively, in the profit and loss account. The reversal of impairment is limited to the carrying amount of the investment that would have been recognised at the reversal date had the impairment not been recorded.

4.4 Income tax

4.4.1 Recognition criteria

General regime

The income tax expense or income comprises the part relating to the current tax expense or income and the part corresponding to the deferred tax expense or income.

Current tax is the amount the Company pays as a result of the tax settlements of the income tax for a year. Deductions and other tax benefits in the tax liability, excluding withholdings and payments on account, as well as tax losses from prior years that are offsettable and effectively applied in this one, give rise to a lower amount of current tax.

The deferred tax expense or income corresponds to the recognition and reversal of deferred tax assets and liabilities. These include temporary differences, which are identified as those amounts expected to be payable or recoverable arising from the differences between the carrying amounts of assets and liabilities and their tax value, as well as unused tax-loss carryforwards and credits for unused tax deductions. Such amounts are recorded by applying to the corresponding temporary difference or credit the tax rate at which they are expected to be recovered or settled.

Deferred tax liabilities are recognised for all taxable temporary differences, except those arising from the initial recognition of goodwill or of other assets and liabilities in a transaction that affects neither the tax result nor the accounting result and is not a business combination.
Deferred tax assets, in turn, are recognised only to the extent that it is considered probable that the Company will have future tax profits against which to apply them.

Deferred tax assets and liabilities arising from transactions with direct charges or credits to equity accounts are also recognised against equity.

Deferred tax is determined by applying the legislation and tax rates approved or about to be approved at the balance sheet date and that are expected to apply when the corresponding deferred tax asset is realised or the deferred tax liability is settled.

At each accounting close, the recognised deferred tax assets are reconsidered, making the appropriate adjustments to them to the extent that there are doubts about their future recovery. Likewise, at each close, the deferred tax assets not recognised in the balance sheet are assessed and these are recognised to the extent that their recovery against future tax profits becomes probable.

SOCIMI regime

On 12 January 2024 the Company notified the Tax Administration of its decision to avail itself of the special SOCIMI tax regime governed by Law 11/2009 of 26 October, which regulates Listed Real Estate Investment Companies; entities that meet the requirements defined in the legislation and elect to apply the special tax regime provided for in that Law will be taxed at a 0% Corporate Income Tax rate. Where negative tax bases are generated, Article 25 of Law 27/2014 of 27 November on Corporate Income Tax will not apply.

Likewise, the regime of deductions and allowances established in Chapters II, III and IV of Title VI of that rule will not apply. In all other matters not provided for in the SOCIMI Law, the provisions of Law 27/2014 on Corporate Income Tax will apply on a supplementary basis.

The entity will be subject to a special 19% levy on the gross amount of dividends or shares in profits distributed to shareholders whose interest in the entity's share capital is equal to or greater than 5%, when such dividends, at the level of their shareholders, are exempt or taxed at a rate of less than 10%. That levy will be treated as a Corporate Income Tax liability.

The application of the SOCIMI regime described above will take effect from 12 January 2024, notwithstanding that the Company does not meet all the requirements demanded by the rule for its application, since, under the First Transitional Provision of Law 11/2009 on the SOCIMI regime, the Company has a period of two years from the date of electing to apply the regime to meet all the requirements demanded by the rule.

4.5 Financial liabilities

Classification and measurement

On initial recognition, the Company classifies all financial liabilities into one of the categories listed below:

- Financial liabilities at amortised cost.
- Financial liabilities at fair value through profit or loss.

Financial liabilities at amortised cost

The Company classifies all financial liabilities in this category except when they must be measured at fair value through profit or loss.

In general, this category includes payables from trade operations ("suppliers") and payables from non-trade operations ("other creditors").

Participating loans that have the characteristics of an ordinary or common loan are also included in this category, without prejudice to the transaction being agreed at a zero or below-market interest rate.

The financial liabilities included in this category are initially measured at their fair value which, unless there is evidence to the contrary, is deemed to be the transaction price, equivalent to the fair value of the consideration received adjusted for the transaction costs directly attributable to them. That is, the inherent transaction costs are capitalised.

However, payables from trade operations maturing within one year and bearing no contractual interest rate, as well as amounts called by third parties on holdings expected to be paid in the short term, are measured at their nominal value, when the effect of not discounting the cash flows is not significant.

For subsequent measurement, the amortised cost method is used. Accrued interest is recognised in the profit and loss account (finance cost) using the effective interest rate method.

However, payables maturing within one year that, in accordance with the foregoing, are initially measured at their nominal value, will continue to be measured at that amount.

Derecognition of financial liabilities

The derecognition of a financial liability is accounted for as follows: the difference between the carrying amount of the financial liability (or of the part of it that has been derecognised) and the consideration paid, including attributable transaction costs, and which must also include any transferred asset other than cash or assumed liability, is recognised in the profit and loss account of the year in which it takes place.

5. INVESTMENT PROPERTY

The breakdown and movement of this balance sheet item during financial years 2025 and 2024 is as follows (in euros):

	Euros		
	Land	**Buildings**	**Total**
Cost			
Balance at 31/12/2024	**249,511.56**	**5,988,277.44**	**6,237,789.00**
Transfers		447,000.00	447,000.00
Additions	-	2,229,186.86	2,229,186.86
Balance at 31/12/2025	**249,511.56**	**8,664,464.30**	**8,913,975.86**
Accumulated depreciation	-	-	-
Balance at 31/12/2024			
Transfers		(119.338.54)	(119.338.54)
Charge for the year	-	(119,765.55)	(119,765.55)
Balance at 31/12/2025	**-**	**(239,104.09)**	**(239,104.09)**

	Euros		
	Land	**Buildings**	**Total**
Cost			
Balance at 31/12/2023	**-**	**-**	**-**
Additions	249,511.56	5,988,277.44	6,237,789.00
Balance at 31/12/2024	**249,511.56**	**5,988,277.44**	**6,237,789.00**
Accumulated depreciation	-	-	-
Balance at 31/12/2023			
Charge for the year	-	-	-
Balance at 31/12/2024	**-**	**-**	**-**

The company acquired a property (residential dwelling) in Ibiza on 19 January 2024 for an amount of 6.2 million plus acquisition costs. In 2025 its refurbishment began, so it has not yet been leased as at the date hereof. The refurbishment is expected to be completed at the end of 2026.

An appraisal of the property has been obtained from an independent expert based on the comparables method, under which there is no impairment.

The property is mortgaged as security for the repayment of the loan with Banco Santander detailed in Note 9.

Insurance

The company has taken out a property insurance policy covering possible risks that could affect the investment property items. The coverage of these policies at 31 December 2025 is considered sufficient by the Company's Directors.

6 FINANCIAL ASSETS

6.1.- Non-current investments in group and associated companies

The breakdown and movement of this balance sheet item during financial years 2024 and 2023 (in euros):

	31/12/2024	Additions	Disposals	31/12/2025
Equity instruments:				
Cost	16,578,001	118,596	-	16,696,597
Impairment	(5,952,001)	(118,596)		(6,070,597)
Total	10,626,000	-		10,626,000

	31/12/2023	Additions	Disposals	31/12/2024
Equity instruments:				
Cost	,	16,578,001	-	16,578,001
Impairment	,	(5,952,001)	-	(5,952,001)
Total	,	10,626,000	-	10,626,000

In August 2024 the company acquired 100% of the shares of the Luxembourg company Es Broll, S.A.R.L. This company has its registered office at 18, rue Michel Rodange L-2430 Luxembourg. The company owns a property in Ibiza (residential dwelling), on which it signed a lease agreement in October 2025 for a term of seven years.

The Company has obtained an appraisal carried out by an independent expert of the property owned by the company, under which an impairment of the holding of 5,952 thousand euros was recognised in 2024 and 119 thousand euros in 2025.

The information relating to group, jointly controlled and associated companies at 31 December is as follows:

(Thousands of euros)	Net carrying amount	Percentage of direct ownership	Capital and premium	Reserves	Operating profit/(loss)	Profit (loss) for the year	Total equity
Financial year 2025							
Es Broll SARL	10,626,000	100%	7,899,908	(120,778)	(77,996)	(77,996)	7,701,134

The difference between the net carrying amount of the holding and the amount of the subsidiary's accounting equity corresponds to unrealised gains in the investee.

6.2 - Other financial assets

The breakdown of assets at amortised cost at 31 December 2025 and 2024 is included in the following headings of the abridged balance sheet (in euros):

	2025	2024
	2025	**2024**
Current financial assets at amortised cost:		
Trade customers	569.19	22,637.05
Trade customers, group companies (Note 12)	811,973	
Shareholders, called-up capital unpaid	-	-
Current financial investments	197.69	197.69
Total	**812,739.88**	**22,834.74**

7. CASH AND CASH EQUIVALENTS

The composition of this item at 31 December 2025 and 2024 corresponds to several current accounts whose amount totals 90,285.02 euros.

8. SHAREHOLDERS' EQUITY

Capital

The Company was incorporated on 12 May 2022 with capital of 3,000 euros, partially paid up, comprising 3,000 shares with a nominal value of 1 euro each, with the entity ECT TAX LEGAL SERVICES and Jose Escandell Escandell being the Company's shareholders at the time of incorporation.

On 10 January 2024 there is a sale and purchase of shares whereby the non-resident entity CHERRY STREET SPANISH HOLDINGS LIMITED, with Tax ID N0287648J, becomes the Sole Shareholder of the Company.

During financial year 2024 the company increased its share capital by 4,997,000 euros to 5,000,000 euros through the capitalisation of a loan from the sole shareholder. At 31 December 2025 the share capital amounts to 5,000,000 euros.

The Company has its shares admitted to trading on the unregulated market of Euronext Access Paris.

Legal reserve

In accordance with Law 11/2009, which regulates Listed Real Estate Investment Companies (SOCIMI), the legal reserve of companies that have elected to apply the special tax regime established in this law may not exceed 20% of the share capital. The bylaws of these companies may not establish any other non-distributable reserve other than the foregoing.

Except for the purpose mentioned above, and as long as it does not exceed 20% of the share capital, this reserve may only be used to offset losses and provided that there are no other sufficient available reserves for this purpose.

At 31 December 2025 and 2024 the legal reserve has not received allocations, as no positive results have been recorded to date.

Other shareholder contributions

In 2024 the Sole Shareholder made contributions to the Company's equity amounting to 7,000,000 euros and in 2025 amounting to 11,076,723.08 euros.

The total amount of this item at 31 December 2025 amounts to 18,076,723.08 euros (7,000,000 euros at 31 December 2024).

9 FINANCIAL LIABILITIES

The breakdown of financial liabilities at 31 December 2025 and 2024 is as follows (in euros):

	2025	2024
Non-current financial liabilities at amortised cost		
Payables to Group companies	1,444,536.24	6,633,025.85
Bank borrowings	2,501,171.94	2,773,886.04
Total	**3,945,708.18**	9,406,912.89

	2025	2024
Current financial liabilities at amortised cost		
Payables to Group companies	-	10,000.00
Bank borrowings	274,879.25	289,764.98
Suppliers	-	(2,861.64)
Sundry creditors	293,438.22	141,218.11
Creditors. group companies	43,764.33	-
Total	**612,081.80**	438,121.45

Payables to group companies:

The non-current payables to group companies at 31 December 2025 correspond to a credit line with Mr Michael Scherb, the ultimate shareholder of the company, for an amount drawn of 1,444,536.24 euros (877,816 euros at 31 December 2024, capitalised as shareholder contributions in 2025), maturing on 31 December 2027 and bearing interest at the statutory interest rate.

The company has a credit line with the sole shareholder with a limit of 10,000,000 euros. The repayment of the amounts drawn is at the lender's discretion. That credit bears no interest. At 31 December 2025 that credit had not been drawn (drawn for 6,633,025.85 euros at 31 December 2024, capitalised as shareholder contributions in 2025).

Bank borrowings

The Company holds external mortgage financing with Banco Santander, S.A., with a principal of 3,150,000 euros and maturing on 31 July 2034, of which 2,501,171.94 euros are classified as non-current and 274,879.25 euros as current. That loan bears fixed interest of 3.85% until July 2025 and, from that date, variable interest linked to 12-month Euribor plus 2.35%. The repayment of this loan is secured by a mortgage on the property in Santa Eulalia owned by the company (see Note 5).

The non-current bank debt at 31 December 2025 by year of maturity is as follows:

Year	Amount
2027	286,192
2028	298,425
2029	311,181
2030	324,483
2031 onwards	1,280,891

10 TAX POSITION

The composition of the current balances with Public Administrations is as follows (in euros):

		2024
Assets		
Tax authorities – VAT receivable	345,442.82	79,870.89
Total asets	345,442.82	79,870.89
Liabilities		
	3,713.14	404.61
Tax authorities – VAT payable	28,441.14	-
Tax authorities – other tax items	-	1,861,000.00
Tax authorities – Social Security payable	1,668.82	-
Total liabilities	**33,823.56**	**1,863,963.29**

A breakdown is set out below of the tax base for financial year 2025 that the Company expects to declare following the due approval of the annual accounts, as well as that declared in financial year 2024 (in euros):

	2025		
	Increases	**Decreases**	**Net**
Balance of income and expenses for the year			(638,689.20)
Corporate income tax	-	-	-
Profit/(loss) before tax			**(638,689.20)**
Permanent differences	244,235	-	244,235
Temporary differences	-	-	-
Taxable base			**(394,454.20)**
Tax rate			-
Gross tax payable			-
Tax authorities payable			**-**

	2024		
	Increases	**Decreases**	**Net**
Balance of income and expenses for the year			(6,410,738.25)
Corporate income tax	-	-	-
Profit/(loss) before tax			**(6,410,738.25)**
Permanent differences	5,952,000.85	-	5,952,000.85
Temporary differences		-	-
Taxable base			**(458,737.40)**
Tax rate			-
Gross tax payable			-
Tax authorities payable			**-**

In accordance with Royal Decree-Law 27/2014 of 27 November, for finance costs exceeding the threshold of 1.000.000 euros, their deductibility is limited to 30% of operating profit. The excess non-deducted expense may be deducted in future years.

Deferred tax assets for unused tax-loss carryforwards and prepaid taxes for temporary differences are recognised to the extent that it is probable that the Company will obtain future tax profits enabling their application.

Deferred taxes, where they exist, arise from the recognition of income and expenses in periods different from those applicable under the prevailing tax legislation and that relating to the preparation of the annual accounts, and provided that their recovery against future tax profits is probable.

As indicated in Note 1, the company has availed itself of the SOCIMI tax regime with effect from 12 January 2024. With regard to the disclosure requirements arising from its status as a SOCIMI, Law 11/2009, as amended by Law 16/2021, it should be noted that there are no reserves arising from years prior to the application of the special SOCIMI tax regime nor reserves from periods in which the SOCIMI tax regime was applied, since the Company has incurred losses since its incorporation.

The levy of the special SOCIMI tax regime is 0%, applicable to the tax profits obtained from that activity provided that it meets the requirements demanded by Law 11/2009, as amended by Law 16/2021. The Company meets all the required requirements.

Negative tax bases

The unused negative tax bases available for offset are detailed below:

ITEM	TO OFFSET	APPLIED	PENDING
Financial year 2024	458,737.40		458,737.40
Financial year 2025	394,454.20		394,454.20
Total	853,191.60		853,191.60

11 INCOME AND EXPENSES

a) Net turnover

The breakdown of net turnover at 31 December 2025 and 2024 is as follows (in euros):

	2025	2024
Net turnover:		
Sales and rendering of services	-	18,708.31
Total	**Total**	**18,708.31**

The company has no income because the property it owns is being refurbished for leasing once the work is completed, which is expected by the end of 2026.

b) Operating expenses and taxes

The breakdown of operating expenses recorded during the years ended 31 December 2025 and 2024 is as follows (in euros):

	2025	2024
Independent professional services	92,373.13	374,584.76
Insurance	6,356.54	5,946.84
Banking services	82.00	36,312.26
Maintenance and upkeep	13,511.08	18,954.99
Utilities	7,505.43	6,534.48
Other services	10,516.33	1,222.70
Other taxes	8,086.33	-
Total other operating expenses	**138,430.84**	**443,556.03**

The audit fees for the individual annual accounts for financial year 2025 amount to 9,660 euros.

c) Finance costs

The breakdown of finance costs recorded during the years ended 31 December 2025 and 2024 is as follows (in euros):

	2025	2024
Finance costs:		
Interest on loans from credit institutions (Note 9)	126,310.07	42,732.37
Total	**126,310.07**	**42,732.37**

The interest corresponds mainly to the loan arranged with the bank Banco Santander, S.A. explained in Note 9 and that bears variable interest linked to 12-month Euribor plus 2.35%.

12 RELATED-PARTY TRANSACTIONS

The breakdown of the balances held with Group and associated companies at 31 December 2025 and 2024 is as set out below (in euros):

	2025	2024
Current receivables from related parties		
ES BROLL S.à r.l. (subsidiary)	811,973	-
TOTAL	**811,973**	**-**
TOTAL RECEIVABLES FROM RELATED PARTIES	811,973	**-**

	2025	2024
Non-current payables to related parties (shareholders)		
Michael Winston Scherb	1,444,536.24	877,816
Cherry Street Spanish Holdings Ltd.		5,755,209.85
TOTAL	**1,444,536.24**	**6,633,025.85**

	2025	2024
Current payables to related parties		
ES BROLL S.à r.l. (subsidiary)	43,764.33	-
TOTAL	**43,764.33**	**-**
TOTAL PAYABLES TO RELATED PARTIES	**1,488,300.57**	**6,633,025.85**

In 2024 and 2025 there are no transactions with related parties except for an amount of 140,000 euros invoiced by a company related to a director of the company for legal advisory services.

(Expressed in euros)

13 REMUNERATION OF THE GOVERNING BODY AND SENIOR MANAGEMENT

In accordance with Article 217 of Royal Legislative Decree 1/2010 approving the Companies Act and Article 21 of the Company's bylaws, the office of director is unpaid. Therefore, the members of the Company's Board of Directors do not receive any remuneration.

Additionally, in compliance with the provisions of Organic Law 3/2007, the breakdown by sex of the Company's Board of Directors at the close of financial year 2025 is set out below:

	No. of Men	No. of Women
Chairman	1	-
Member	1	2
Total	**2**	**2**

At 31 December 2025 and 2024 the Company had no obligations regarding pensions and life insurance in respect of the former or current members of the Board of Directors.

At 31 December 2025 and 2024 there were no advances or loans granted to senior management or to the members of the Board of Directors, nor were there obligations assumed on their behalf by way of guarantee.

During financial years 2025 and 2024 no directors' civil liability insurance premiums have been paid for damage caused in the performance of their duties.

In relation to Article 229 of the Companies Act, the directors have reported that they have no situations of conflict with the Company's interest.

14 ENVIRONMENTAL INFORMATION

During the years ended 31 December 2025 and 2024 no environmental investments have been made. Nor have expenses been incurred aimed at the protection and improvement of the environment, nor has any provision had to be recognised for risks and expenses related to environmental actions.

The Company is not aware of the existence of any contingencies relating to the protection and improvement of the environment, and therefore it has not been considered necessary to recognise any allocation for environmental risks and expenses.

15 SUBSEQUENT EVENTS

The Company plans the cross-border merger by absorption of ES BROLL S.à r.l. (Luxembourg, RCS B208722) by ES VEDRA PROPERTIES SOCIMI, S.A. The accounting effective date of the transaction will be 1 January 2026.

16 INFORMATION ON THE NATURE AND LEVEL OF RISK OF FINANCIAL INSTRUMENTS

Risk management policies are established by the directors. Based on these policies, a series of procedures and controls have been established that allow the risks arising from activity involving financial instruments to be identified, measured and managed.

Activity involving financial instruments exposes the Company to credit, market and liquidity risk.

Credit risk

In general, the Company keeps its cash and cash equivalents at financial institutions with a high credit rating. As at the closing date the company has no customer balances receivable from third parties.

Liquidity risk

In order to ensure liquidity and to be able to meet all the payment commitments arising from its activity, the Company has the cash shown in its abridged balance sheet, as well as a current-account financing agreement with the sole shareholder that may allow it to obtain additional liquidity up to a limit of 10,000,000 euros. The repayment of the amounts drawn is at the lender's discretion. As at 31/12/2025 the company has no amount drawn.

Market risk (includes interest-rate risk, exchange-rate risk and other price risks)

The Company's bank debt is exposed to interest-rate risk, as it bears variable interest referenced to 12-month Euribor plus 1.20%. See Note 9.

17. EXPLANATION ADDED FOR TRANSLATION TO ENGLISH

These annual accounts are presented on the basis of accounting principles generally accepted in Spain. Certain accounting practices applied by the Company that conform with generally accepted accounting principles in Spain may not conform with generally accepted accounting principles in other countries.

PREPARATION OF THE ABRIDGED ANNUAL ACCOUNTS

The members of the Board of Directors of ES VEDRA PROPERTIES SOCIMI, S.A. have drawn up these abridged annual accounts, comprising the abridged Balance Sheet and abridged Profit and Loss Account, abridged Statement of changes in equity and abridged Notes, at their meeting of 31 March 2026.

In PALMA DE MALLORCA, on 31 March 2026, these Notes are hereby drawn up, with approval given by signature:

JOSE ESCANDELL ESCANDELL with Tax ID
in his capacity as Chairman of the Board of Directors.

INMACULADA MARTINEZ RODRIGUEZ with Tax ID
in her capacity as Director of the Board of Directors.

NOEMI REDONDO TOMAS with Tax ID
in her capacity as Secretary of the Board of Directors.

MICHAEL WINSTON SCHERB with Tax ID
in his capacity as Chief Executive Officer.