



# Auditor's Report on Barings Core Spain Socimi, S.A. (Sociedad Unipersonal).

(Together with the annual accounts and  
directors' report of Barings Core Spain Socimi,  
S.A.U. for the year ended 31 December 2024)

*(Translation from the original in Spanish. In the  
event of discrepancy, the Spanish-language  
version prevails.)*



KPMG Auditores, S.L.  
Paseo de la Castellana, 259 C  
28046 Madrid

## **Independent Auditor's Report** **on the Annual Accounts**

*(Translation from the original in Spanish. In the event of discrepancy, the Spanish-language version prevails.)*

To the Sole Shareholder of Barings Core Spain Socimi, S.A.U.

### **Opinion**

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We have audited the annual accounts of Barings Core Spain Socimi, S.A.U. (the "Company"), which comprise the balance sheet at 31 December 2024, and the income statement, statement of changes in equity and statement of cash flows for the year then ended, and notes.

In our opinion, the accompanying annual accounts give a true and fair view, in all material respects, of the equity and financial position of the Company at 31 December 2024, and of its financial performance and its cash flows for the year then ended in accordance with the applicable financial reporting framework (specified in note 2 to the annual accounts) and, in particular, with the accounting principles and criteria set forth therein.

### **Basis for Opinion**

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We conducted our audit in accordance with prevailing legislation regulating the audit of accounts in Spain. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Annual Accounts* section of our report.

We are independent of the Company in accordance with the ethical requirements, including those regarding independence, that are relevant to our audit of the annual accounts pursuant to the legislation regulating the audit of accounts in Spain. We have not provided any non-audit services, nor have any situations or circumstances arisen which, under the aforementioned regulations, have affected the required independence such that this has been compromised.

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



## **Most Relevant Aspects of the Audit**

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The most relevant aspects of the audit are those that, in our professional judgement, have been considered as the most significant risks of material misstatement in the audit of the annual accounts of the current period. These risks were addressed in the context of our audit of the annual accounts as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these risks.

### Recoverable amount of investments in Group companies and associates (notes 4.3 and 6.2 to the annual accounts)

At 31 December 2024 the Company has recognised non-current investments in Group companies and associates in an amount of Euros 107,015,636.41 thousand. The recoverable amount of the investments in which there is objective evidence of impairment is determined by applying valuation techniques which often require the exercise of judgement by management and the Directors, as well as the use of assumptions and estimates. Due to the uncertainty and judgement associated with these estimates, as well as the significance of the carrying amount of these investments, we have considered their valuation to be a relevant aspect of our audit.

Our audit procedures included evaluating the design and implementation of the key controls put in place by Company management in relation to the process of estimating the recoverable amount of the investments in Group companies and associates, as well as assessing the criteria used by the Company's Directors and management to evaluate the evidence of impairment identified by the Company in these investments. Furthermore, we evaluated the methodology and assumptions used by Company management in estimating the recoverable amount of these investments, which take into account the unrealised gains from the real estate assets in the investees, with the involvement of our specialists. We also assessed whether the disclosures in the annual accounts meet the requirements of the financial reporting framework applicable to the Company.

## **Other Information: Directors' Report**

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Other information solely comprises the 2024 directors' report, the preparation of which is the responsibility of the Company's Directors and which does not form an integral part of the annual accounts.

Our audit opinion on the annual accounts does not encompass the directors' report. Our responsibility for the directors' report, in accordance with the requirements of prevailing legislation regulating the audit of accounts, consists of assessing and reporting on the consistency of the directors' report with the annual accounts, based on knowledge of the entity obtained during the audit of the aforementioned annual accounts, and assessing and reporting on whether the content and presentation of the directors' report are in accordance with applicable legislation. If, based on the work we have performed, we conclude that there are material misstatements, we are required to report them.

Based on the work carried out, as described in the preceding paragraph, the information contained in the directors' report is consistent with that disclosed in the annual accounts for 2024 and the content and presentation of the report are in accordance with applicable legislation.



## **Directors' Responsibility for the Annual Accounts**

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

In preparing the 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 have no realistic alternative but to do so.

## **Auditor's Responsibilities for the Audit of the Annual Accounts**

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Our objectives are to obtain reasonable assurance about whether the 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 legislation regulating the audit of accounts 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 annual accounts.

As part of an audit in accordance with prevailing legislation regulating the audit of accounts 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 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 entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.



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- 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 Company'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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual accounts, including the disclosures, and whether the annual accounts represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the Directors of the entity 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 to the Directors of Barings Core Spain Socimi, S.A.U., we determine those that were of most significance in the audit of the annual accounts of the current period and which are therefore the most significant risks.

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

KPMG Auditores, S.L.

On the Spanish Official Register of  
Auditors ("ROAC") with No. S0702

*(Signed on original in Spanish)*

Francisco de la Iglesia Ortega

On the Spanish Official Register of Auditors ("ROAC") with No. 2598

30 May 2025

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**(Single Shareholder Company)**

Annual Financial Statements corresponding  
for the financial year ended 31 December 2024

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**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Balance Sheet for the financial year ended 31 December 2024**  
(Expressed in euros)

ASSETS		NOTE	2024	2023
<b>A)</b>	<b>NON-CURRENT ASSETS</b>		<b>107,364,967.99</b>	<b>114,880,839.54</b>
III.	Real estate investments	5	349,331.58	356,562.23
1.	Land		38,536.82	38,536.82
2.	Buildings		310,794.76	318,025.41
IV.	Long-term investments in group and associated companies.	6.1	107,015,636.41	114,524,277.31
1.	Equity instruments		107,015,636.41	114,524,277.31
<b>B)</b>	<b>CURRENT ASSETS</b>		<b>12,166,371.74</b>	<b>4,272,570.26</b>
II.	Inventories		-	247.40
6.	Advances to suppliers		-	247.40
III.	Trade and other receivables		122,839.74	175,964.22
1.	Clients through sales and services provided	6	97,951.44	92,152.86
6.	Other credits with Public Authorities	10	24,888.30	83,811.36
IV.	Short-term investments in group companies and associates	6	-	2,355,861.31
5.	Other financial assets		-	2,355,861.31
VI.	Short-term accruals and deferrals	6	-	5,110.95
VII.	Cash and other equivalent liquid assets	7	12,043,532.00	1,735,386.38
1.	Cash		12,043,532.00	1,735,386.38
<b>TOTAL ASSETS (A + B)</b>			<b>119,531,339.73</b>	<b>119,153,409.80</b>

NET EQUITY AND LIABILITIES		NOTE	2024	2023
<b>A)</b>	<b>NET EQUITY</b>		<b>99,428,386.57</b>	<b>99,535,243.74</b>
A-1)	Shareholder equity		99,428,386.57	99,535,243.74
I.	Capital stock	9.1	7,500,000.00	7,500,000.00
1.	Issued capital		7,500,000.00	7,500,000.00
II.	Share premium	9.3	17,029,584.75	17,029,584.75
III.	Reserves	9.2	59,419,257.20	70,319,785.01
1.	Legal and pursuant to by-laws		1,500,000.00	2,771,376.39
2.	Other reserves		57,919,257.20	67,548,408.62
V.	Profit/loss from previous financial years		-	(9,637,651.42)
2.	(Negative results from previous financial years)		-	(9,637,651.42)
VI.	Other stockholders' contributions		11,684,590.14	9,097,849.80
VII.	Profit/Loss for the financial year	3	3,794,954.48	5,225,675.60
<b>B)</b>	<b>NON-CURRENT LIABILITIES</b>		<b>19,388,501.48</b>	<b>19,388,062.68</b>
II.	Long-term debts	8.1	14,593.23	14,154.43
5.	Other financial liabilities		14,593.23	14,154.43
III.	Long-term debts with group and associate companies	8.1	19,373,908.25	19,373,908.25
<b>C)</b>	<b>CURRENT LIABILITIES</b>		<b>714,451.68</b>	<b>230,103.38</b>
IV.	Short-term debts with group and associate companies	8.2	619,965.08	154,991.27
V.	Trade payables and other accounts payable		94,486.60	75,112.11
3.	Sundry creditors	8.2	91,147.51	74,594.57
6.	Other debts with Public Authorities	10	3,339.09	517.54
<b>TOTAL NET EQUITY AND LIABILITIES (A + B + C)</b>			<b>119,531,339.73</b>	<b>119,153,409.80</b>

The attached notes form an integral part of the Annual Accounts for 2024.



**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Profit and Loss Account for the financial year ended 31 December 2024**  
(Expressed in euros)

		NOTE	2024	2023
<b>A)</b>	<b>ONGOING OPERATIONS</b>			
<b>1.</b>	<b>Net turnover</b>	<b>11.1</b>	<b>11,605,277.07</b>	<b>9,273,273.87</b>
b)	Services provided		11,605,277.07	9,273,273.87
<b>7.</b>	<b>Other operating expenses</b>	<b>11.2</b>	<b>(217,960.82)</b>	<b>(369,077.09)</b>
a)	External services		(214,958.14)	(366,054.54)
b)	Taxes		(3,002.68)	(3,022.55)
<b>8.</b>	<b>Amortisation of fixed assets</b>	<b>5</b>	<b>(7,230.65)</b>	<b>(7,230.65)</b>
<b>13.</b>	<b>Other results</b>		<b>-</b>	<b>12,104.65</b>
<b>A.1)</b>	<b>OPERATING RESULT</b>		<b>11,380,085.60</b>	<b>8,909,070.78</b>
<b>15.</b>	<b>Financial expenses</b>	<b>11.3</b>	<b>(619,965.08)</b>	<b>(619,965.08)</b>
a)	Through debts with group and associated companies		(619,965.08)	(619,965.08)
<b>18.</b>	<b>Impairment and result through sales of financial instruments</b>	<b>6.1</b>	<b>(6,965,166.04)</b>	<b>(3,063,430.10)</b>
a)	Impairments and losses		(6,964,965.04)	(3,064,446.26)
b)	Results through disposals and others		(201.00)	1,016.16
<b>A.2)</b>	<b>FINANCIAL RESULT</b>		<b>(7,585,130.96)</b>	<b>(3,683,395.18)</b>
<b>A.3)</b>	<b>PRE-TAX RESULT</b>		<b>3,794,954.48</b>	<b>5,225,675.60</b>
<b>A.5)</b>	<b>RESULT FOR THE FINANCIAL YEAR</b>	<b>10.1</b>	<b>3,794,954.48</b>	<b>5,225,675.60</b>

The attached notes form an integral part of the Annual Accounts for 2024.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Statement of Revenues and Expenditure corresponding to the financial year ended**  
**on 31 December 2024**  
(Expressed in euros)

	NOTE	2024	2023
<b>A) RESULT OF THE PROFIT AND LOSS ACCOUNT</b>	<b>10.1</b>	<b>3,794,954.48</b>	<b>5,225,675.60</b>
Revenue and expenditure directly imputed to net equity			
<b>B) TOTAL REVENUE AND EXPENDITURE RECOGNISED DIRECTLY IN EQUITY</b>		-	-
Amounts transferred to the profit and loss account			
<b>C) TOTAL SUMS TRANSFERRED TO THE PROFIT AND LOSS ACCOUNT</b>		-	-
<b>TOTAL REVENUE AND EXPENDITURE RECOGNISED</b>	<b>10.1</b>	<b>3,794,954.48</b>	<b>5,225,675.60</b>

The attached notes form an integral part of the Annual Accounts for 2024.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Statement of Changes in Net Equity for the financial year ended 31 December 2024**  
(Expressed in euros)

		Capital (Declared)	Share premium	Reserves	Results from previous financial years	Other shareholders' contributions	Result for the financial year	TOTAL
<b>A)</b>	<b>BALANCE AT YEAR-END 2022</b>	<b>75,068,029.00</b>	<b>17,029,584.75</b>	<b>1,962,277.56</b>	<b>(9,637,651.42)</b>	<b>-</b>	<b>7,894,784.47</b>	<b>92,317,024.36</b>
<b>B)</b>	<b>ADJUSTED BALANCE, START OF 2023</b>	<b>75,068,029.00</b>	<b>17,029,584.75</b>	<b>1,962,277.56</b>	<b>(9,637,651.42)</b>	<b>-</b>	<b>7,894,784.47</b>	<b>92,317,024.36</b>
I.	Total recognised revenue and expenses	-	-	-	-	-	5,225,675.60	5,225,675.60
II.	Transactions with shareholders or owners.	(67,568,029.00)	-	67,568,029.00	-	9,097,849.80	-	9,097,849.80
2.	( - ) Capital reductions	(67,568,029.00)	-	67,568,029.00	-	-	-	-
7.	Other transactions with shareholders or owners	-	-	-	-	9,097,849.80	-	9,097,849.80
III.	Other changes in net equity	-	-	789,478.45	-	-	(7,894,784.47)	(7,105,306.02)
<b>C)</b>	<b>BALANCE AT CLOSE OF 2023 FINANCIAL YEAR</b>	<b>7,500,000.00</b>	<b>17,029,584.75</b>	<b>70,319,785.01</b>	<b>(9,637,651.42)</b>	<b>9,097,849.80</b>	<b>5,225,675.60</b>	<b>99,535,243.74</b>
<b>D)</b>	<b>ADJUSTED BALANCE, START OF 2024</b>	<b>7,500,000.00</b>	<b>17,029,584.75</b>	<b>70,319,785.01</b>	<b>(9,637,651.42)</b>	<b>9,097,849.80</b>	<b>5,225,675.60</b>	<b>99,535,243.74</b>
I.	Total recognised revenue and expenses	-	-	-	-	-	3,794,954.48	3,794,954.48
II.	Transactions with shareholders or owners.	-	-	-	-	2,586,740.34	-	2,586,740.34
7.	Other transactions with shareholders or owners	-	-	-	-	2,586,740.34	-	2,586,740.34
III.	Other changes in net equity	-	-	(10,900,527.81)	9,637,651.42	-	(5,225,675.60)	(6,488,551.99)
<b>E)</b>	<b>BALANCE AT CLOSE OF 2024 FINANCIAL YEAR</b>	<b>7,500,000.00</b>	<b>17,029,584.75</b>	<b>59,419,257.20</b>	<b>-</b>	<b>11,684,590.14</b>	<b>3,794,954.48</b>	<b>99,428,386.57</b>

The attached notes form an integral part of the Annual Accounts for 2024.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Statement of Cash Flows for the financial year ended 31 December 2024**

		NOTE	2024	2023
<b>A)</b>	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1.	Result for financial year before tax	3.1	3,794,954.48	5,225,675.60
2.	Profit or loss adjustments		7,592,361.77	(5,205,849.61)
a)	Depreciation of fixed assets		7,230.65	7,230.64
b)	Valuation corrections through impairment	6.3	6,964,965.04	3,064,446.26
f)	Results through withdrawals and disposal of financial instruments		201.00	(1,016.16)
h)	Financial expenses	11.3	619,965.08	619,965.08
k)	Other income and expenses		-	(8,896,475.43)
3.	Changes in current capital		77,857.32	182,115.89
b)	Debtors and other accounts receivable		53,371.88	96,657.10
c)	Other current assets		5,110.95	63,676.11
d)	Trade and other accounts payable		19,374.49	21,782.68
4.	Other cash flows operating activities		5,007,547.46	6,122,528.91
a)	Interest payments	11.3	(154,991.27)	(488,156.64)
b)	Collection of dividends	12.1	5,162,538.73	6,540,614.12
d)	Receipt (payment) due to income tax	10	-	70,071.43
5.	Cash flows from operating activities (+/-1 +/-2 +/-3 +/-4)		16,472,721.03	6,324,470.79
<b>B)</b>	<b>CASH FLOWS FROM INVESTMENT ACTIVITIES</b>			
6.	Payments through investments		(6,182,247.17)	(12,891,167.80)
a)	Group companies and associates		(6,182,247.17)	(12,891,167.80)
7.	Sums received through disinvestments		3,927,544.77	8,386,955.18
a)	Group companies and associates		3,927,544.77	8,386,955.18
8.	Cash flows from investment activities (6+7)		(2,254,702.40)	(4,504,212.62)
<b>C)</b>	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
9.	Receipts and payments on equity instruments.		1,315,363.95	-
a)	Issue of equity instruments		2,586,740.34	-
b)	Redemption of equity instruments		(1,271,376.39)	-
10.	Sums received and paid through financial liability instruments		438.80	763.29
a)	Issuance		-	763.29
b)	Repayments and amortisation of:		438.80	-
3.	Debts with Group and associated companies		-	-
5.	other accounts payable		438.80	-
11.	Payments through dividends and returns of other asset instruments		(5,225,675.60)	(622,388.22)
a)	Dividends		(5,225,675.60)	(622,388.22)
12.	Cash flows from financing activities (+/-9 +/-10 -11)		(3,909,872.85)	(621,624.93)
<b>D)</b>	<b>Effect of exchange rate differences</b>		-	-
<b>E)</b>	<b>NET INCREASE/DECREASE IN CASH AND CASH EQUIVALENTS</b>		10,308,145.78	1,198,633.24
	Cash and cash equivalents at beginning of the year	7	1,735,386.38	536,753.13
	Cash and cash equivalents at the end of financial year	7	12,043,532.00	1,735,386.38

The attached notes form an integral part of the Annual Accounts for 2024.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

**1. Company's lines of business**

BARINGS CORE SPAIN SOCIMI, S.A.U. (hereinafter, the "Company") was incorporated in Spain under the terms of the Corporate Enterprises Law on 27 April 2016, under the name of Manedulina S.L. by means of a deed notarised by the Notary Mr Andrés Domínguez Nafria under number 1349 of his notarial archive. The Company is entered in the Business Registry of Madrid with the following registration details: Volume 34730, Book 0, Sheet 141, Section 8, Page M-62664 Entry 1.

On 20 September 2016 the Company changed its name to Barings Core Spain S.L.U. and on 26 December 2017 became a Public Limited Liability Company ['Sociedad Anónima']. On 20 July 2018 the Company once again changed its corporate name to that which it currently holds, Barings Core Spain Socimi, S.A.U.

The Company's corporate address is at calle Serrano 41, 4ª planta, 28001, Madrid.

The main lines of business of the Company, as set out in its corporate purpose, comprise:

- a) The acquisition and development of real estate of an urban nature for lease.
- b) The ownership of shareholdings in the capital of listed real estate investment trusts ("REITs") or in that of other non-resident entities in Spanish territory whose Articles of Association indicate the same corporate purpose as that of the Company and which are subject to a similar system with regard to the legal or statutory obligation or the distribution of profits.
- c) The ownership of shareholdings in the capital of other entities, resident or non-resident, in Spanish territory, whose main corporate purpose is the acquisition of real estate of an urban nature for lease and which are subject to the same system established for the REITs in respect of the obligatory, legal or statutory policy relating to the distribution of profit and which fulfil the investment requirements referred to in article 3 of Law 11/2009 of 26 October regulating REITs ("Law 11/2009").
- d) The ownership of shares or shareholdings in Real Estate Collective Investment Institutions governed by the Law 35/2003 of 4 November on Collective Investment Institutions.
- e) In addition, the Company may carry out other ancillary activities, these being understood as those in which the total income represents less than twenty percent (20%) of the income of the Company during each tax period (comprising real estate transactions other than those detailed in the preceding sections consisting in the direct or indirect investment in real estate assets and their management).

The Company will be able to sell its assets according to the terms and conditions established in the Law governing REITs or any legislation that replace it.

All activities for which the law demands requirements that cannot be fulfilled by the Company are expressly excluded.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

As described in Note 6.1, the Company holds stakes in dependent companies. As a consequence of which, the Company is the parent of a Corporate Group under the terms of the legislation in force. Consolidated Annual Accounts must be drawn up in accordance with generally accepted accounting standards and principles, to present a true and fair view of the financial position and the results of operations, changes in net equity, and cash flows of the Group. The information concerning stakes in group companies is presented in Notes 6.1 and 11.

The Governing Body of BARINGS CORE SPAIN SOCIMI, S.A.U. plan to formulate the Consolidated Annual Accounts of BARINGS CORE SPAIN SOCIMI, S.A.U. and subsidiaries for the financial year 2024, revealing consolidated profits of 4,240,073.83 euros (5,002,647.08 euros in 2023) and consolidated net equity of 98,019,540.06 euros (97,747,692.95 in 2023).

The Sole Shareholder is Barings Core Fund Spain S.à.r.L. (the “**Sole Shareholder**”), with 100% of the shares, a Company validly incorporated and of good standing under the laws of the Grand Duchy of Luxembourg, incorporated before the Notary of Junglinster Mr Jean Seckler, with its registered office at 28 Boulevard F.W. Raiffeisen, L-2411 Luxembourg. The Sole Shareholder files the consolidated Annual Accounts at the Business Registry of Luxembourg (see Note 9.1).

The Parent Company that prepares the consolidated financial statements of the Group, which include its financial investments in accordance with the provisions set forth in rules, is the company Barings European Core Property Fund SCSp SICAV-SIF, with registered office at 28 Boulevard F.W. Raiffeisen L-2411, Luxembourg.

The operational currency of the Company is the euro. The figures included in the Financial Statements are expressed in euros, unless otherwise indicated.

The company is of unlimited duration and commences its operations on the date of execution of the deed of incorporation.

The Company closes its financial years on 31 December of each year.

### **1.1 SOCIMI scheme**

On 27 September 2016, the Company submitted a request to the Spanish Tax Authority to incorporate the Company under the special taxation scheme for Listed Real Estate Investment Trusts, regulated by Law 11/2009 of 26 October, amended by Law 16/2012 of 27 December which regulates Real Estate Investment Trusts.

Law 11/2009 establishes the following requirements in its article 3:

1. REITs must have at least 80% of the value of its assets in real estate of an urban nature for leasing, in land earmarked for real estate development provided that the development is initiated within a period of three years following acquisition and also in shareholdings in the capital or equity of other entities referred to in Article 2, section 1, of the aforesaid Law.

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2. Similarly, after the maintenance period referred to in the following section has elapsed, at least 80% of the income for the tax period corresponding to each financial year, excluding that deriving from the transmission of shareholdings and real estate both subject to the fulfilment of the main corporate purpose, must originate from the leasing of real estate and dividends or shares in profits originating from said shareholdings.

This percentage will be calculated based in the consolidated profit (loss) in the case that the Company is the parent of a Group according to the criteria laid down in Article 42 of the Commercial Code, regardless of the residency and the obligation to prepare consolidated financial statements. This group will be formed exclusively by the REITs and the remaining entities referred to in Article 2, section 1 of the regulating Law.

3. The real estate that comprises the assets of the Company must be leased for at least 3 years. For the purposes of the calculation, the time that the real estate has been offered under lease will be included, up to a maximum of one year.

The period will be calculated as follows:

- a) In the case of real estate that forms part of the equity of the Company prior to its adhesion to the scheme, from the date of commencement of the tax period in which the special tax scheme established in this Law is applied, provided that on said date it is leased or offered under lease. To the contrary, it will be subject to the following point.
  - b) In the case of real estate subsequently developed or acquired by the Company, from the date they were leased or offered under lease for the first time.
  - c) In the case of shares or shareholdings in entities referred to in Article 2, section 1 of this Law, these must remain among the assets of the Company for at least 3 years counted from their acquisition or, where relevant, from the commencement of the first tax period in which the special tax scheme laid down in this law applies.
4. The required minimum capital is 5 million euros.
  5. REITs are obligated to be listed on a regulated market or multilateral trading facility.

The application of the REITs scheme detailed above has been implemented since 2016 notwithstanding the fact that the Company does not fulfil all the requirements established by the legislation for its application, as the Company may opt for the application of the special tax scheme by virtue of the terms established in Article 8 of the Transitory Provision One of Law 11/2009, of 26 October, amended by Law 16/2012 of 27 December governing Real Estate Investment Trusts, even when these do not fulfil the requirements established therein, on the condition that such requirements are fulfilled within a period of two years following the date of the option to apply for said scheme.

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In accordance with the provisions set forth in article 6 of Law 11/2009 of 26 October, amended by Law 16/2012 of 27 December, the Company is obligated to distribute the profit obtained in the year in the form of dividends to its shareholders once the corresponding commercial obligations have been met, duly agreeing their distribution within the six months following the conclusion of each financial year, in the following manner:

- a) 100% of the profit originating from the 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% of the profits deriving from the transmission of real estate and shares or shareholdings referred to in section 1 of article 2 of Law 11/2009, after the periods referred to in section 3 of article 3 of this Law have elapsed, for the purposes of compliance with its main corporate purpose. The rest of these profits must be reinvested in other properties or holdings related to fulfilment of said mission, within the period of the three years subsequent to the date of transfer. By default, such profit will be distributed in full jointly with profit, where applicable, derived from the financial year in which the reinvestment period ends. If the elements object of the reinvestment are transferred before the holding period established in section 3 of article 3 of the above-mentioned Law, those profits must be distributed in full together with the profits, if any, generated from the year in which they are transferred.
- c) The obligation of distribution does not extend, where applicable, to the portion of these profits taxable in financial years in which the company was not subject to tax under the special tax regime established in this Law.
- d) At least 80% of the remainder of the profit obtained.

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

**2. Basis for presenting the Annual Accounts**

**2.1 Regulatory financial reporting framework applicable to the Company**

These Annual Accounts have been drawn up by the Board of Directors in accordance with the regulatory financial reporting framework applicable to the Company, as laid down in:

- a) Commercial Code and other business law.
- b) Spanish General Chart of Accounts approved by Royal Decree 1514/2007, modified by Royal Decree 1159/2010, Royal Decree 602/2016 of 2 December 2016, and Royal Decree 2/2021, of 12 January 2021, and sectoral adaptations thereto.
- c) The standards of mandatory compliance approved by the ICAC (Institute of Accounting and Accounts Auditing) in the development of the General Chart of Accounts and its supplementary regulations, the standards of mandatory compliance approved by the Spanish National Securities Market Commission, where relevant, in the development of the main accounting standard to which it refers.



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d) Any other Spanish accounting legislation that may be applicable.

## **2.2. True and fair view**

The attached Annual Accounts were drawn up the basis of the accounting records of the Company, and were prepared in accordance with the corporate legislation in force and the regulations laid down in the General Chart of Accounts, in order to present a true image of the equity and financial situation at 31 December 2024 and of the results of its operations, changes in net equity and cash flows corresponding to the financial year ended at said date.

These Financial Statements, which have been prepared by the Governing Body of the Company and which will be submitted to the Sole Shareholder for approval, are expected to be approved without changes.

Meanwhile, the Annual Accounts for the 2023 financial year were approved by the General Shareholders' Meeting on 21 June 2024.

## **2.3 Non-compulsory accounting principles applied**

No non-mandatory accounting principles were applied. Additionally, the Governing Body has prepared these Financial Statements considering all the applicable compulsory accounting rules and principles that have a significant effect on said Financial Statements. There is no accounting principle that, being mandatory, has failed to be applied.

## **2.4 Critical measurement issues and estimation of uncertainty**

To draw up the attached annual accounts, the estimations carried out by the Governing Body of the Company were used to value some of the assets, liabilities, income, expenses and commitments included therein.

These estimates were based on the best information available at the close of the financial year. Nonetheless, given the in certainty inherent therein, future events could arise requiring a modification over the coming financial years, which would where necessary be performed on a forward-looking basis.

The key assumptions regarding the future, in addition to other significant data concerning the estimate of uncertainty at the date of close of the financial year, associated with a major risk of giving rise to significant changes in the value of assets or liabilities during the coming financial year, are as follows:

### **Impairment of real estate investments**

The valuation of the real estate investments requires the performance of estimates with the aim of determining their recoverable value, for the purposes of evaluating a possible impairment, especially in case of real estate investments. To determine this recoverable value, the Company Directors commissioned an independent expert, Jones Lang LaSalle Ltd., to draw up a valuation under the

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Hardcore Capitalisation valuation method according to the *RICS Valuation – Global Standards 2017*, incorporating the International Valuation Standards (Note 5.2).

*Impairment of real estate investments in group companies*

In the case of investments and loans in group companies and equity instruments, once it is considered that there are signs of impairment, the calculation is determined as the result of comparing the book value of the investment against its recoverable value.

However, and in certain cases, unless there is better evidence of the recoverable amount of the investment, the investee's equity is taken into account in the estimation of the impairment of these types of assets, corrected by the net tacit capital gains existing on the value date.

**2.5. Comparison of Information**

The information contained in these explanatory notes regarding the financial year 2024 is presented for comparative purposes together with the information corresponding to the financial year 2023.

**3. Distribution of result**

**3.1 Result for the financial year**

At 31 December 2024 the Company registered a profit of 3,794,954.48 euros (5,225,675.60 euros in 2023). The proposed distribution of the result for the financial year formulated by the Board of Directors, to be brought before the Sole Shareholder for approval, is as follows:

	<b>2024</b>	<b>2023</b>
<b>Basis for Distribution</b>	<b>Amount</b>	<b>Amount</b>
Balance of the profit and loss account. ....	3,794,954.48	5,225,675.60
<b>Total. ....</b>	<b>3,794,954.48</b>	<b>5,225,675.60</b>
 <b>Basis for Distribution</b>	 <b>Amount</b>	 <b>Amount</b>
To dividends. ....	3,794,954.48	5,225,675.60
<b>Total. ....</b>	<b>3,794,954.48</b>	<b>5,225,675.60</b>

The Company is obliged to allocate 10% of profits from the financial year to establish the legal reserve, until such time as this amounts to at least 20% of the capital stock. This reserve cannot be distributed to the Shareholder unless it exceeds the limit of 20%. Once the regulations set out by Law or the Articles of Association have been met, dividends charged to the financial year's profit or unrestricted reserves can only be distributed if the net equity is not lower than the social capital after the distribution. For these purposes, the profits directly imputed to the net equity may not be subject to direct or indirect distribution. Were losses to exist in previous financial years reducing the net equity of the Company to a level below the value of the capital stock, profits would be allocated to offset such losses.

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At 31 December 2023, the legal reserve amounted to a total of 2,771,376.39 euros, a figure which thus represented more than the required 20%, taking into account the reduction in share capital registered on 29 August 2023 by means of a deed notarised by the Notary of Madrid Mr Ignacio Paz-Ares Rodríguez, where the capital stock was reduced to an overall figure of 7,500,000.00 euros (see Note 9.1).

On 28 June 2024, a payment was made by way of a distribution of reserves to the Sole Shareholder, in the amount of 1,271,376.39 euros, reducing the figure of the legal reserve to 1,500,000.00 euros. Likewise, on the same date approval was given for the application of voluntary reserves to the offsetting of Tax Losses from previous financial years, in the amount of 9,637,651.42 euros (see Notes 9.2 and 9.3).

**4. Registration and valuation standards**

The main valuation standards used in the preparation of these Annual Accounts for 2024, in accordance with the provisions set out in General Chart of Accounts, were as follows:

**4.1 Real estate investments**

The Company classifies under this heading the real estate, including any in progress or under development, that are totally or partially destined to obtaining rents, capital gains or both, instead of for use in the production or supply of goods or services, or for the administrative purposes of the Company or their sale in the ordinary course of its operations.

The real estate that is under construction or development for future use as investment property, is classified as "Investment property - Investments in adaptation and advances" until they are finished. However, extension works or improvements to real estate investments are classified as real estate investments.

The assets included in real estate investments are initially measured at their acquisition cost or production cost. The acquisition cost includes the amount invoiced by the seller after deducting any discount, reduction or other similar items as well as the capitalised interest of the debits, plus the additional costs that are incurred until the assets are located for their approval and others directly attributable to the acquisition. After their initial recognition, the assets are depreciated and, where applicable, are subject to valuation adjustments due to impairment.

The advances on real estate investments are initially recognised at cost. In subsequent financial years and provided that the period between payment and the receipt of the asset is greater than one year, the advances accrue interest at the incremental rate of the supplier.

Assets fully or partially acquired in exchange for a contingent consideration include the best estimate of the current value of the aforementioned consideration in the acquisition price. The changes in the estimation of the contingent consideration are recognised as a valuation adjustment of the assets. If the changes are associated with variables such as interest rates or the CPI, these are considered an adjustment of the effective interest rate.

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The depreciation of the elements of property, plant and equipment is carried out by spreading out their depreciable amount systematically over its useful life. For this purpose, the amortisation amount is defined as purchase cost less the residual value. The Company determines the amortisation charge separately for each component with a significant cost out of the total cost of the element, and a different useful life from the rest of the element.

Real estate investments are subject to linear amortisation, applying annual amortisation percentages calculated in accordance with the years of estimated useful life of the respective assets, as detailed below:

	Amortisation method	Estimated years of useful life	Amortisation percentage
Buildings	Linear	50	2%

#### **4.1.1 Impairment of real estate investments**

Whenever there are indications of loss of value of the property investments, the Company estimates, using the impairment loss test, the possible existence of losses in value which reduce the recoverable value of said assets, to an amount lower than their book value.

Recoverable value is determined as the higher amount between the fair value less sales cost and the value in use. In particular, for the totality of the real estate investments, the value in use is determined through the discount of future flows generated by the corresponding asset on the basis of the existing committed income and using the market discount rates.

When an impairment loss subsequently reverts, the carrying amount of the asset is increased by the revised estimate of its recoverable amount, but in such a manner that the increased carrying amount does not exceed the carrying amount that would have been determined if no loss had been recognised due to impairment loss in previous financial years

## **4.2 Leases**

### **Financial lease**

Leases are classified as financial leases as long as from their terms and conditions it ensues that risks and benefits inherent to the ownership of the asset that is the object of the contract are substantially transferred to the Lessee. All other leases are classified as operational leases.

At 31 December 2024 and 2023, the Company had no financial leases.

### **Operating lease**

The assets leased to third parties under operating leases are presented in accordance with the nature of the leases resulting from the application of the accounting principles developed in the section on real estate investments.

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The revenue from operating leases, net of any incentives granted, are recognised as revenue on a straight line basis during the term of the lease, unless a different systematic distribution basis is more representative due to more adequately reflecting the temporary pattern of the consumption of the rewards derived from the use of the leased asset.

The initial direct costs of the lease are included in the book value of the leased asset and are recognised as an expense over the course of the lease by applying the same criteria as used in the recognition of revenues.

Any payment received upon arrangement of an operational lease will be dealt with as an advance receipt attributed to results over the period of the lease, as the profits from the leased asset are transferred or received.

**4.2.1 Bonds provided**

The company receives the corresponding bonds from lessees. In accordance with the Law on Urban Leases, the Company is subject to the deposit arrangement system in the La Rioja Autonomous Community.

According to this system, the Company is not obliged to deposit the bonds received from its lessees with specific Official Institutions. In this manner, bonds received from lessees are recognised in the current or non-current liabilities of the balance sheet.

In respect of the bonds delivered for operating leases, the difference between the fair value and the amount paid will be considered as an advance payment or collection for the lease or the rendering of the service, which shall be recognised in the income statement during the term of the lease.

**4.3 Financial instruments**

*(i) Recognition and classification of financial instruments:*

Financial instruments are classified by the Company upon initial recognition as a financial asset, a financial liability or an equity instrument, according to economic basis of the contractual agreement and the definitions of financial asset, financial liability or equity instrument.

The company recognises a financial instrument when it becomes a compulsory part of a legal contract or business under the terms thereof, either as an issuer or as the holder or purchaser of the contract.

For valuation purposes, the Company classifies financial instruments in the categories of financial assets and liabilities at fair value with changes in the profit and loss account, distinguishing between those initially designated and those held for trading and those valued on a mandatory basis at fair value with changes in the profit and loss account; financial assets and liabilities are valued at amortised cost; financial assets valued at their fair with changes under net equity, distinguishing between equity instruments designated

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as such and all other financial assets; and financial assets valued at cost.

*(ii) Classification of financial liabilities:*

The Company classifies financial assets at amortised cost and at fair value with changes under net equity, except for designated equity instruments, in accordance with the business model and the characteristics of the contractual flows.

The Company classifies a financial asset as held for trading if:

- It originates, is acquired or issued or assumed primarily for the purpose of selling or repurchasing in the short term;
- At initial recognition it is part of a portfolio of financial instruments identified and managed together, with evidence of recent actions to obtain short-term gains;
- It is a derivative financial instrument, provided that it is not a financial guarantee contract and has not been designate as a hedging instrument; o
- This is an obligation to hand over financial assets provided to it.

The Company classifies a financial asset at amortised cost, even if it is listed for trading, if it is maintained within the context of a business model the purpose of which is to hold the investment to receive cash flows derived from performance of the contract and the contractual conditions of the financial asset give rise, on specified dates, to cash flows that are only the payment of principal and interest on the amount of the principal pending.

The Company classifies a financial asset at fair value with changes under net equity if it is held within the context of a business model the purpose of which is achieved by obtaining contractual cash flows and selling financial assets and the contractual conditions of the financial asset give rise to cash flows on specified dates that are SPPI.

In any event, the Company classifies the following financial assets at cost:

- a) Investments in the equity of group, multi-group and associate companies.
- b) Other investments in equity instruments the fair value of which cannot be determined by reference to a price quoted on an active market for an identical instrument, or cannot reliably be estimated, as well as derivatives that have such investments as their underlying asset.
- c) Those hybrid financial assets the fair value of which cannot be reliably estimated.
- d) The contributions made as a consequence of a shared account agreement and similar.

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- e) Profit-participating loans the interest on which is contingent in nature, either because a fixed or variable interest rate dependent on fulfilment of an event at the borrower company is agreed, or otherwise because the interest is calculated solely with reference to the evolution of the business of the company in question.
- f) Any other financial asset that should initially be classified within the fair value portfolio with changes in the profit and loss account, if it is not possible to obtain a reliable estimate of its fair value.

Financial assets and liabilities through contingent consideration arising in its donation are classified as financial assets and liabilities valued at fair value with changes in the profit and loss account.

*(iii) Classification of financial liabilities:*

The Company classifies financial liabilities as measured at amortised cost, except those designated at fair value through profit or loss and those held for trading.

The Company designates a financial liability at the initial moment, at fair value with changes to profit and loss, if doing so eliminates or significantly reduces any inconsistency or accounting asymmetry in the valuation or in the recognition that would otherwise arise.

The Company values financial liabilities at amortised cost, provided that in the light of the contractual conditions, reliable estimates can be made as to the cash flows.

The Company deregisters a financial liability or a part thereof once it has fulfilled the obligation contained in the liability or is legally released from the fundamental responsibility contained in the liability, either as a result of court proceedings or by the creditor.

The Company recognises the difference between the book value of the financial liability or a part thereof that has been cancelled or assigned to a third party, and the consideration paid, charged or credited to the income statement.

In the case of capital increases through the offsetting of credits, the Company recognises the amount of the capital increase for the fair value of the effective contribution equivalent to the fair value of the credits, and the surplus or shortfall in the value of the financial liability with reference to the amount of the capital increase is recognised as a financial result derived from the cancellation of the financial liability.

*(iv) Principles of compensation*

A financial asset and a financial liability are offset only when the Company has the enforceable right to offset the recognised amounts and intends to settle the net amount or to realise the asset and settle the liability simultaneously.

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**(v) Classification**

The financial assets and liabilities held by the Company correspond to financial assets and liabilities held for trading, loans and receivables, debts and payables, and investments in group companies.

**a) *Financial assets and liabilities at fair value with changes in the profit and loss account***

The Company recognises financial assets and liabilities at fair value with changes in the profit and loss account initially at fair value. Transaction costs directly attributable to the purchase or issue are recognised as an expense as they are incurred.

The fair value of a financial instrument at the initial moment is typically the transaction price, unless this price contains elements other than the instrument, in which case the Company determines its fair value. If the Company determines that the fair value of an instrument is different from the transaction price, it registers the difference under the results, to the extent that the value was obtained by reference to a listed price on an active market or an identical asset or liability, or a valuation technique using only observable data was obtained. In all other cases, the Company recognises the difference under results, to the extent that it arises from a change in a factor which market participants would take into account when determining the price of the asset or liability.

Following initial recognition, they are recognised at their fair value, with variations being recorded in results. Variations in the fair value include the interest and dividend component. The fair value is not reduced by transaction costs which may be incurred as a result of possible sale or disposal by some other means.

**b) *Financial assets and liabilities at amortised cost***

Financial assets and liabilities at amortised cost are initially recognised at fair value, plus or minus transaction costs incurred, and are subsequently measured at amortised cost, using the effective interest rate method. The effective interest rate is the discounted rate matching the book value of a financial instrument to the estimated cash flows over the course of the expected lifespan of the instrument, based on its contractual conditions and for financial assets. No consideration is given to future credit losses except for those acquired or originating from losses incurred, for which the effective interest rate is used, adjusted for the credit risk. In other words, taking into account credit losses incurred at the moment of acquisition or origin.

**c) *Financial assets at fair value with changes under net equity***

Financial assets at fair value under equity are recognised initially at fair value plus transaction costs directly attributable to the purchase.



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Subsequent to initial recognition, financial assets classified in this category are valued at fair value, recognising the loss or gain under revenues and expenses recognised in net equity, except for impairment losses and losses and gains through the exchange rate of debt instruments. The amounts recognised in net equity are recognised in results at the point at which the financial assets are withdrawn and, where applicable, for the impairment loss. Nonetheless, interest calculated by the effective interest rate method is recognised in results.

As previously indicated, the Company designates certain equity instruments as valued at fair value with changes under net equity. The initial valuation of these instruments includes the amount of pre-emptive subscription rights and similar rights acquired. Subsequent to initial recognition, equity instruments are measured at fair value, recognising the loss or gain under net equity. The amounts recognised in net equity are recognised in results at the point at which the financial assets are withdrawn and, where applicable, for the impairment loss.

*d) Financial assets and liabilities valued at cost*

Investments in equity instruments the fair value of which cannot be reliably estimated and the derivative instruments linked to them, and which must be settled through the handover of such non-listed equity instruments, are valued at cost. Nonetheless, if the Company can at any time access a reliable valuation of the financial asset or liability on a continuous basis, they are recognised at fair value at that time, registering the profits or losses in accordance with their classification.

The Company values investments included in this category at cost, equivalent to the fair value of the consideration given or received, plus or minus the transaction costs directly attributable to them, less, where applicable, the cumulative amount of impairment valuation adjustments. The initial valuation of equity instruments likewise includes the amount of preferential subscription rights and similar rights acquired.

Contributions made as a result of a shared account agreement or similar will be valued at cost, increased or reduced in accordance with the respective profit or loss corresponding to the Company as a non-administrative stakeholder, less, as applicable, the cumulative sum of impairment value adjustments.

The Company values contributions received as the consequence of a shared account agreement or similar at cost, increased or reduced by the profit or loss, respectively, corresponding to non-manager participants.

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The Company values profit-participating loans given at cost, equivalent to the fair value of the consideration given, plus the transaction costs directly attributable to them, and less, where applicable, the cumulative amount of value adjustments for impairment. If an irrevocable fixed interest rate is agreed in addition to contingent interest, the Company enters the former in the accounts as financial income on an accrual basis. The transaction costs are allocated to the income statement on straight-line basis throughout the life of the participative loan.

The Company values profit-participating loans received at cost, equivalent to the fair value of the consideration received, less transaction costs directly attributable to them. If an irrevocable fixed interest rate is agreed with the lender in addition to contingent interest, the former is entered in the accounts as financial income on an accrual basis. The transaction costs are allocated to the income statement on straight-line basis throughout the life of the participative loan.

*e) Investments in group, associated and multigroup companies*

Investments in group associated and multigroup companies are initially recognised at cost, equivalent to the fair value of the consideration handed over, including transaction costs incurred, and subsequently valued at cost, less the cumulative sum of impairment valuation corrections. Nonetheless, in acquisitions of investments in group companies that would not qualify as a business combination, the transaction costs are likewise included in their cost of acquisition. Investments in group companies acquired prior to 1 January 2010 include within the cost of acquisition the transactional costs incurred.

*(vi) Reclassifications of financial instruments*

The Company will reclassify financial assets when it changes the business model for management or when it meets or no longer meets the criteria to be classified as an investment in group, multi-group or associated companies or the fair value of an investment ceases or becomes reliable, except for equity instruments classified at fair value with changes in equity, which cannot be reclassified.

The Company does not reclassify financial liabilities.

If the Company reclassifies a financial asset from the amortised cost category to fair value with changes in the profit and loss account, it recognises the difference between the fair value and the book value in results. From this moment onwards, the Company does not separately register the interest from financial assets.

If the Company reclassifies a financial asset from the category of fair value with changes in the profit and loss account to amortised cost, the fair value at the date of reclassification is considered to be the new book value for the purposes of applying the effective interest rate method and registration of value adjustments for impairment.

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If the Company reclassifies a financial asset from the amortised cost category to fair value with changes in net equity, it recognises the difference between the fair value and the carrying amount under net equity. The effective interest rate and the recording of impairment valuation corrections are not adjusted for reclassification. However, the accumulated amount of impairment valuation corrections is recorded against equity and disclosed in the notes.

If the Company reclassifies a financial asset from the fair value category with changes under net equity to amortised cost, it is reclassified at its fair value. The deferred amount under net equity is adjusted for the carrying amount of the asset. The effective interest rate and the recording of impairment valuation corrections are not adjusted for reclassification. However, the Company recognises at that time a cumulative impairment valuation correction separate from the gross amount of the financial asset.

If the Company reclassifies a financial asset from the category of fair value with changes in the profit and loss account to fair value with changes in net equity, the effective interest rate and the value adjustments for impairment are determined at the reclassification date for the fair value at that time. Equity instruments cannot be reclassified.

If the Company reclassifies a financial assets from the category of fair value with changes in net equity to fair value with changes in the profit and loss account, the amount deferred under equity is reclassified to results. From this moment onwards, the Company does not separately register the interest from financial assets.

When the investment in the equity of a group, multi-group or associate company is no longer classified as such, the financial investment held in that company is reclassified to the category of financial assets at fair value with changes in the profit and loss account, provided that the fair value of the shares can be reliably estimated, unless the Company designates the investment at fair value with changes under net equity. In this case, its fair value is determined at the date of reclassification, recognising any gain or loss arising, as the difference between the carrying amount of the asset prior to reclassification and the fair value under profit or loss, unless the Company opts for designation, in which case, the difference is recognised in equity. The same applies to investments in other equity instruments that can be reliably revalued.

If the Company maintains a prior investment predating the classification of an investment in group, multi-group or associate companies, it considers the cost of that investment to be the book value at that time. Where applicable, the amounts deferred under net equity remain tied to the investment, with the aforementioned criteria being applied.

In the event that the fair value of an equity instrument is no longer reliable, its fair value at the date of reclassification becomes its new book value, and the aforementioned criteria are applied.

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*(vii) Interest and dividends*

The interest from financial assets accrued after the acquisition is recognised by the Company as revenues in the profit and loss account.

The Company recognises the interest on financial assets valued at amortised cost by using the effective interest rate method, and the dividends when the right of the Company to receive them is declared.

Upon initial measurement of financial assets, the Company separately recognises explicit accrued and not yet due at that time, in accordance with the maturity date, in addition to the amount of dividends declared by the pertinent body at the acquisition date. As a result, said amounts are not recognised as income in the profit and loss account.

If the dividends distributed unequivocally, from results generated prior to the date of acquisition, because the amounts distributed are greater than the profits generated by the investee or any investee by the latter since the acquisition, they reduce the book value of the investment. This criterion is applied independently of the valuation criterion for equity instruments, and as a result, for equity instruments valued at fair value, the investment value is likewise reduced, recognising the subsequent increase in value in the profit and loss account or under net equity, in accordance with the classification of the instruments.

*(viii) Withdrawal of financial assets*

Financial assets are deregistered from the accounts when the rights to receive cash flows connected therewith have matured or been transferred, and the Company has substantially transferred the risks and benefits derived from ownership thereof. Likewise, the withdrawal of financial assets in those circumstances where the Company retains the contractual rights to receive the cash flows occurs only once contractual obligations have been assumed that determine the payment of such flows to one or more recipients, and the following requirements are fulfilled:

- Payment of the cash flows is conditional on prior collection;
- The Company cannot proceed to sell or pledge the financial asset; and
- The cash flows collected in the name of the ultimate recipients are transferred without significant delay, and the Company is not in a position to reinvest the cash flows. This criterion does not apply to investments in cash or cash equivalents made by the Company during the liquidation. Between the date of collection and the date of transfer agreed with the ultimate recipients, wherever the interest accruing is attributed to the ultimate recipients.

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In those cases where the Company assigns a financial asset in its entirety, but retains the right to administer the financial asset in exchange for a commission, an asset or liability corresponding to the provision of the service is recognised. If the consideration received is lower than the expenses to be incurred as a consequence of performance of the service, a liability is recognised for an amount equivalent to the obligations entered into, valued at their fair value. If the consideration for the service is greater than that which would apply from application of appropriate remuneration, an asset is recognised for the administration fees.

In those transactions where the Company registers the withdrawal of a financial asset in its entirety, the financial assets obtained or the financial liabilities, including the liabilities corresponding to administration services incurred, are registered at their fair value.

In transactions in which the partial withdrawal of a financial asset is registered, the book value of the complete financial asset is assigned to the part sold and to the part maintained, including assets corresponding to administration services, in proportion to the relative fair value of each of them.

Derecognition of a financial asset as a whole entails the recognition of results based on the difference between its carrying value and the sum of the consideration received, net of transaction expenses, including assets obtained or liabilities assumed. Likewise, deferred amounts under net equity are reclassified, where applicable, to the profit and loss account.

The recognition criteria for the withdrawal of financial assets in operations in which the Company neither substantially transfers nor retains the risks and benefits inherent in ownership thereof are based on the analysis of the degree of control maintained. As a result:

- If the Company has not retained control, the financial asset is withdrawn, with separate recognition as assets or liabilities of any rights or obligations created or retained as a result of the transfer.
- If control was retained, the financial asset continues to be recognised on the basis of the Company's ongoing commitment, with an associated liability being recorded. The ongoing commitment to the financial asset is determined for the amount of exposure to changes in the value of the asset. The asset and the associated liability of value in accordance with the rights and obligations recognised by the Company. The associated liability is recognised such that the book value of the asset and the associated liability is equal to the amortised cost of the rights and obligations retained by the Company, and the asset is valued at amortised cost, or the fair value of the rights and obligations maintained by the Company, if the asset is valued at fair value. The Company continues to recognise the revenue is derived from the assets to the extent of its ongoing commitment, and the expenses derived from the associated liability. Changes in the fair value of the asset under the associated liability are recognised consistently under the

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results for net equity, in accordance with the general recognition criteria set out above, and are not to be offset.

Those transactions in which the Company substantially retains all risks and benefits inherent in ownership of an assigned financial asset are recorded through recognition in the liability accounts of the consideration received. The transaction expenses are recognised in the results, employing the effective interest rate method.

The Company applies the weighted average cost criterion to value and withdraw the cost of equity or debt instruments belonging to uniform portfolios that also have the same rights.

**(ix) Impairment losses of financial assets**

A financial asset or group of assets is impaired, and an impairment loss generated, if there is objective evidence of the impairment as a result of one or more events occurring following initial recognition of the asset, and where the event or events causing the loss has an impact on estimates of future cash flows from the asset or group of financial assets which can be reliably estimated.

The Company follows the criteria of recognising the appropriate valuation adjustments due to the impairment of loans and other receivables and debt instruments when there is a reduction or delay in the estimated future cash flows caused by the insolvency of the debtor.

Similarly, in the case of equity instruments, impairment exists when there is a lack of recoverability of the book value of the asset due to a prolonged or significant decline in its fair value.

▪ ***Value impairment of financial assets valued at amortised cost***

The amount of the value impairment loss from financial assets valued at the amortised cost is the difference between the book value of the financial asset and the present value of the estimated future cash flows, excluding future credit losses not incurred and discounted at the original effective interest rate of the asset. For variable interest rate financial assets, the effective interest rate corresponding to the valuation date in accordance with the contractual conditions is employed. However, the Company uses their market value, provided this is sufficiently reliable to consider it representative of the value that could be recovered.

The recognised impairment loss is charged to results and is reversible in subsequent financial years if the reduction can be objectively linked to an event following recognition. Nonetheless, loss reversal is limited to the amortised cost the assets would have had if the value impairment loss had not been recorded.

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The Company directly reduces the carrying amount of a financial asset when it has no reasonable expectation of recovery in whole or in part.

- *Impairment of investments in group, associate and multi-group companies and equity instruments are valued at cost*

The calculation of the impairment is determined as the result of the comparison of the fair value of the investment with its recoverable value, understood as the greater of the value in use or the fair value less costs to sell.

In previous financial years the impairment reversals are recognised, to the extent that there is an increase in the recoverable amount, up to the limit of the book value that the investment would have had if an impairment had not been recognised.

The loss or reversal of the impairment is recognised in the income statement.

Nonetheless, in the event of an investment prior to classification as a group, multi-group or associate company, or at cost, and if before this classification valuation adjustments were made and imputed directly to the net equity as a result of that investment, the Company maintains these adjustments after the classification up until disposal or withdrawal of the investment, at which point they will be registered in the profit and loss account, or until any of the following circumstances occur:

- a) In the case of prior value adjustments because of increases in value, the impairment value adjustments will be registered against the net equity entry recording the value adjustments previously applied, up to the amount thereof, with any surplus being registered in the profit and loss account. The impairment value adjustment directly imputed under net equity is not reversed.
- b) In the case of prior value adjustments because of reductions in value, if the recoverable amount is subsequently greater than the book value of the investments, the latter is increased up to the limit of the stated value reduction, against the entry recording the prior value adjustments, from which point the new amount arising is considered to be the cost of the investment. However, if there is objective evidence of impairment in the value of the investment, the cumulative losses recorded directly under the equity are recognised in the profit and loss account.

**(x) *Withdrawals and changes in financial liabilities***

The Company deregisters a financial liability or a part thereof once it has fulfilled the obligation contained in the liability or is legally released from the main responsibility contained in the liability, either as a result of court proceedings or by the creditor.

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The exchange of debt instruments between the Company and the counterpart or substantial modifications in the liabilities initially recognised, are entered in the accounts as a cancellation of the original financial liability and the recognition of a new financial liability, provided that the instruments have substantially different conditions.

The Company considers that the conditions are substantially different if the present value of the discounted cash flows under the new conditions, including any commission paid, net of any commission received, and employing the original effective interest rate to perform the discounting, is less than 10% different from the present discounted value of the cash flows which still remain from the original financial liability.

If the exchange is registered as a cancellation of the original financial liability, the costs or commissions are recognised in the profit and loss account, forming a part of the result thereof. Otherwise, cost or commissions adjust the book value of the liability and are amortised by means of the amortised cost method throughout the remaining lifespan of the modified liability. In this latter case, a new effective interest rate is determined on the date of modification, which matches the present value of the flows payable under the new conditions, to the book value of the financial liability at that date.

The Company recognises the difference between the book value of the financial liability or the part thereof which has been settled or transferred to a third party and the consideration paid, including any transferred asset other than the cash or liability assumed, charged or credited to the income statement. If the Company hands over non-monetary assets in payment of the debt, it recognises as an operating result the difference between the fair value thereof and their book value, and the difference between the value of the debt settled and the fair value of the assets, as a financial result. If the Company hands over inventories, the corresponding sale transaction is recognised for their fair value, with a variation in inventories for their book value.

*(xi) Guarantees and deposits*

Deposits or bonds lodged or received to guarantee certain obligations are valued at the sum actually paid over, which is not significantly different from their fair value.

*(xii) Fair value*

The fair value is the sum for which an asset could be exchanged or a liability settled, between interested and duly informed parties, undertaking a transaction under conditions of mutual independence.

In general, in the valuation of financial instruments valued at their fair value, the Company calculates this by reference to a reliable market value, the listed price on an active market representing the best reference for this fair value. For those instruments with regard to which there is no active market, the fair value is, as applicable, obtained by means of the application of valuation techniques and models.



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It is assumed that the book value of credits and debits based on trade operations is an approximation of the fair value.

*(xiii) Financial Derivatives*

Derivative financial instruments are initially recognised in accordance with the criteria set out above for financial assets and liabilities.

Derivative financial instruments that do not fulfil the criteria for hedge accounting are classified and valued as financial assets or liabilities at fair value with changes in results.

The derivative financial instruments, that fulfil the criteria of hedge accounting, shall be initially recognised by their fair value, plus, where applicable, the transaction costs that are directly attributable to their contracting or minus, where applicable, the transaction costs that are directly attributable to their issue. Notwithstanding the transactions costs, they are subsequently recognised in results, to the extent that they do not form part of the effective hedge variation.

Hedging operation accounting applies only if there is an economic relationship between the item hedged and the hedging instrument. Credit risk does not exert a dominant effect over the changes in value resulting from this economic relationship and the hedging ratio of the hedging relationship is the same as that resulting from the amount of the item hedged that the Company genuinely uses to hedge that amount of the item hedged. Nonetheless, this designation must not reflect an imbalance between the weightings of the item hedged and of the hedging instrument generating a lack of hedging effectiveness, irrespective of whether or not it is recognised or could give rise to an accounting result contrary to the purpose of the hedge accounting.

**4.4 Cash and other equivalent liquid assets**

Cash and cash equivalents are included in cash held and sight bank deposits and credit institutions. This item also covers other highly liquid short-term investments provided that they can easily be converted into specific sums of cash and are subject to insignificant exchange rate risk. For these purposes investments maturing less than three months from the date of acquisition are included.

The Company sets out in the statement of cash flows the payments and collections derived from high-rotation financial assets and liabilities on the basis of the net amount. For these purposes the rotation period is considered high if the period between the date of acquisition and maturity exceeds six months.

**4.5 Transactions in foreign currency**

Transactions in foreign currencies are recognised at their equivalent value in euros using the exchange rates in effect on the dates they are carried out.

The monetary assets and liabilities in foreign currency are converted at the exchange rate in effect on the balance sheet date.

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The exchange rate differences, both positive and negative, arising during this process, as well as those arising in the cancellation of balances arising from transactions in foreign currency, are recognised in the income statement as income or expense, where relevant, at the moment of its realisation.

Non-monetary assets and liabilities the valuation criteria for which is the fair value and which are denominated in foreign currency are converted in accordance with the rates in force on the date when the fair value was established. The resulting gains or losses are recognised in equity or profit and loss according to the same criteria as that used to recognise changes in fair value.

#### **4.6 Profits Tax**

Cost or revenue through Corporation Tax covers both the current tax and the deferred tax.

Current profits tax assets and liabilities are measured at the expected amounts to be paid or collected from the tax authorities, using the regulations and interest rates in force or approved at the time and awaiting official announcement at the end of the reporting period.

Current or deferred Corporation Tax is recognised in the results, unless arising from an economic event or transaction recognised in the same financial year or another different year against the net worth or from a combination of businesses.

##### **4.6.1 Recognition of deferred tax liabilities**

The Company recognises the deferred tax liabilities in all cases, unless they arise from the initial recognition of the goodwill or an asset or liability in a transaction that is not a business combination and that neither affects accounting result nor taxable income at the time of the transaction.

##### **4.6.2 Recognition of deferred tax assets**

The Company recognises deferred tax assets provided that it is likely that there will be sufficient future taxable gains for the compensation thereof, or if the tax legislation allows for the possibility of the future conversion of deferred tax assets into a credit enforceable against the Public Authority.

The Company recognises the conversion of a deferred tax asset into an account receivable against the Public Authorities, when required under current tax law. For these purposes, the derecognition of deferred tax assets is recognised against the deferred corporate income tax expense and the receivable credited to current corporate income tax. Likewise, the Company recognises the swap of a deferred tax asset due to government debt securities, when their ownership is acquired.

The Company recognises the payment obligation arising from the provision of assets as an operating expense paid to the debt with the Public Authorities when accrued in accordance with the Corporate Income Tax Law.

Unless demonstrated otherwise, it is not considered likely that the Company will have future taxable gains if it is forecast that future recovery will occur over a period of more than 10 years calculated from the date of close of the financial year, irrespective of the nature of the deferred tax asset, or in the case of credits resulting from deductions and other tax benefits pending tax application because

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the tax payment is insufficient, if, once the activity has occurred or the yield giving rise to the right to the deduction or rebate has been obtained, there are reasonable doubts as to fulfilment of the requirements in order for them to take effect.

The Company only recognises tax assets resulting from tax losses open to compensation to the extent that it would be likely to obtain future taxable gains allowing them to be compensated for within a period no greater than that established by the applicable tax legislation, subject to a maximum limit of 10 years, unless there is evidence that recovery would be likely over a longer period, if the tax legislation allows compensation over a longer period, or does not place any time limit on compensation.

Meanwhile, it is considered likely that the Company will have sufficient taxable gains to recover the deferred tax assets, provided that there are temporary taxable differences of a sufficient amount, connected with the same tax authority and with regard to the same taxpayer, the reversion of which is expected in the same tax year in which the deductible temporary differences are expected to revert, or in those tax years in which a tax loss arising through a deductible temporary difference can be compensated for through previous or subsequent gains.

The Company acknowledges deferred tax assets not recognised because they exceed the recovery period of 10 years, to the extent that the future reversion period is no greater than 10 years from the date of close of the financial year, or where there are temporary taxable differences of a sufficient amount.

In order to determine future tax gains, the Company takes into account tax planning opportunities, provided that the intention is to adopt them, or it is likely that they will be adopted.

#### **4.6.3 Valuation of deferred tax assets and liabilities**

Deferred tax assets and liabilities are valued at the tax rates which will apply in the financial years when the assets are expected to be realised or the liabilities paid, based on the regulations and rates in force or approved and pending publication and following consideration of the tax consequences which will be derived from the manner in which the Company expects to recover the assets or settle the liabilities. For these purposes, the Company considered the deduction due to the reversal of temporary measures implemented in transitional provision thirty-seven of Corporation Tax Law 27/2014 of 27 November, as an adjustment to the tax rate applicable to the deductible temporary difference associated with the non-deductibility of amortisations applied in 2013 and 2014.

#### **4.6.4 Offsetting and classification**

Assets and liabilities for deferred tax are recorded on the balance sheet as non-current assets and liabilities, independently of the expected date of realisation or settlement.

#### **4.6.5 Special SOCIMI Regime**

The Special SOCIMI Regime is an optional regime for REITs in Spain governed by Law 11/2009, of 26 October 2009, amended by Law 16/2012. The option must be adopted by the General Shareholders'

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Meeting and must be communicated to the local office of the Tax Authority of the tax domicile of the entity, at least three months prior to the conclusion of the tax period. If performed before this deadline, the tax scheme will be applied to the tax period that finalises after said communication and in those following that conclude prior to the communication of the withdrawal from the scheme.

It is not compatible with any of the special schemes provided for in Title VII of the Consolidated Text of the Corporate Income Tax Law (TRLIS), except:

- Mergers, spin-offs, contributions of assets and swaps.
- International tax transparency
- Financial leasing.
- Special residential lease regime.

The tax scheme applicable to these entities takes into account the following considerations:

1. The entities that opt for the application of the special tax scheme provided for in Law 11/2009, will be governed by that laid down by the TRLIS, notwithstanding the special provisions laid down by this Law:

- Corporate Income Tax rate: 0%.
- There will be no application either of the offsetting of retained losses (Article 26 of the Corporation Tax Law) in the event that they are generated when subject to a tax rate of 0%, neither are the tax deductions or credits established in Chapters II, III and IV of Title VI of the Law.

Similarly, it must make any adjustment and pay tax in accordance with the general scheme for Corporate Income Tax in the case of non-compliance with the minimum period of three years (Art. 3.3 of Law 11/2009) or paying tax under a different scheme within Corporate Income Tax before completing the minimum period of three years.

2. The entity is subject to a special tax rate, it will be considered Corporate Income Tax due:

- 19% of the amount paid in dividends or shares in profits distributed to the shareholders when the stake in the entity's share capital is equal to or greater than 5% and said dividends, at the headquarters of its shareholders are exempt, or are subject to a tax rate of less than 10%.
- Non-application: when the shareholder receiving the dividend is an entity subject to this law (REITs).
- Accrual: day of the resolution to distribute profits.
- Self-assessed settlement and deposit: within two months of the accrual date.

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3. The special tax rate will not be applicable when the dividend or shares in profits are received by non-resident entities referred to in Art. 2.1.b) of this Law, with regard to those shareholders with a stake of 5% or more in the share capital of those and which are subject to a tax rate of at least 10%.
4. In any event, tax withholding will be applied to these dividends or shares in profits received by corporate income tax, non-resident income tax (with and without permanent establishment) and Spanish income tax payers, to whom the tax scheme provided for in Art. 10.1 of Law 11/2009 applies.

Aside from these considerations, the Company must fulfil various requirements as described below:

**1. Corporate Purpose**

Their main corporate purpose must be:

- a) The acquisition and development of real estate of an urban nature for lease.
- b) The ownership of shareholdings in the capital of other REITs or in that of other non-resident entities in Spanish territory with the same corporate purpose as these or which are subject to a similar system with regard the distribution of profits.
- c) The ownership of shareholdings in the capital of other entities resident or non-resident in Spanish territory, whose main corporate purpose is the acquisition of real estate of an urban nature for its lease (these cannot have shareholding in the capital of other entities) and which are subject to the same system relating to the distribution of profit and investment. The entirety of its capital must belong to other REITs or non-resident entities referred to in the point above.
- d) The ownership of shares or shareholdings in Real Estate Collective Investment Institutions governed by the Law 35/2003 of 4 November, on CIIIs.

They may execute other ancillary activities (those that represent less than 20% of the income of the company in each tax period).

**2. Investment**

- a) They must invest at least 80% of the value of the assets in:
  - Real estate of an urban nature for leasing;
  - in land earmarked for real estate development provided that the development is initiated within a period of three years following acquisition;
  - shareholdings in the capital or equity of other entities that have the same corporate purpose as the REIT.

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- b) Similarly, they must invest 80% of the income (excluding that deriving from the transfer of shareholdings and real estate both subject to the to the fulfilment of its main corporate purpose, once the maintenance period has elapsed), which must originate from:
- The leasing of real estate for the purpose of complying with its main corporate purpose with persons or entities that do not form a group irrespective of the residency; and/or
  - dividends or shares in profits derived from stakes associated with performance of its primary corporate purpose.

**3. *Minimum period of ownership or maintenance***

Meanwhile, with regard to the lock-in period, both the real estate properties comprising the assets and the shares or stakes in the capital must be held for at least three years.

In the case of real estate assets, this includes the time when they were offered for lease, up to a maximum of one year.

**4. *Obligation to be listed***

The shares of the REIT must be admitted to trading on a Spanish regulated market or multilateral trading facility or in any other member State of the European Union or the European Economic Area or on a regulated market of any other country where there is an effective uninterrupted exchange of taxation information for the duration of the tax period.

**5. *Corporate Requirements***

- The minimum Share Capital is 5 million euros;
- There can be only one class of shares.
- If this regime is opted for, then the corporate name must include the terms "SOCIMI, S.A." or the unabbreviated term.

**6. *Distribution of Results***

Once they have fulfilled their corresponding commercial obligations, they will be obligated to distribute dividends and the profit obtained during the period in the following manner:

- 100% of the profit originating from the dividends or shares in profits distributed by the entities whose main corporate purpose is that established in this Law.
- 50% of the profit deriving from the transfer of real estate and shares or shareholdings after the maintenance periods have elapsed, for the purposes of compliance with its main corporate purpose. The remainder of these profits must be reinvested in other real estate or shareholdings subject to the period of three years since transfer.
- 80% of the remainder of the profit obtained.

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Similarly, it is necessary to take into account the following considerations:

- The dividend must be paid the month following the date of the distribution agreement;
- The legal reserve cannot exceed 20% of the share capital;
- The articles of association cannot establish any other reserve of an unavailable nature other than the legal reserve.

Since 27 September 2016, the Company has adhered to this REIT special tax regime, whereby it is subject to a Corporate Income Tax rate of 0%.

Notwithstanding, the Company is subject to a special tax rate of 19% of the amount paid in dividends or shares in profits distributed to the shareholders whose stake in the entity's share capital is equal to or greater than 5% and when said dividends are received by the shareholders, they are either exempt or subject to a tax rate of less than 10%.

#### **4.7 Revenues and expenses**

The Company recognises the revenue derived from a contract when control over the services committed to is transferred to the client (in other words the performance of obligation(s)).

For each identified obligation to be performed, the Company determines at the start of the contract if the commitment entered into is fulfilled over time or at a specific moment.

In the case of contractual obligations that are fulfilled at a determined time, the income deriving from their execution are recognised on said date.

Ordinary revenues derived from services provided are valued for the monetary amount or, where applicable, the fair value of the consideration, received or expected to be received. The consideration of the price agreed for the assets to be transferred to the client, following deduction of: the amount of any discount, price reduction or other similar amounts that the Company might grant, and any interest incorporated within the nominal amount of credits.

The revenues derived from services provided are recognised by considering the degree of completion of the date of close if the amount of the revenues; the degree of completion; the costs already incurred and those pending can be reliably, and it is likely that the economic benefits derived from the service provided will be received. In the case of the provision of services where the final result cannot be reliably estimated, revenue is recognised only up to the limit of the recognised recoverable costs.

The interest received on financial assets is acknowledged in accordance with the effective rate of interest and the dividends, when the right of the shareholder to receive dividends is declared. In any event, interest and dividends on financial assets accrued subsequent to the time of acquisition are recognised as revenue in the income statement.

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**4.8 Provisions and contingent liabilities**

Provisions for litigation are recognised when the Company has a present obligation, either legal or implicit, as a result of past events, where it is deemed probable that this will involve the need for outgoing resources for settlement, and the amount can be estimated in a reliable manner.

Provisions are valued at the current value of the disbursements which are expected to be required in order to settle the obligation, using a pre-tax rate which reflects the opinions of the current market as to the temporary value of money and the specific risks of the obligation. Adjustments in the provision based on any updates are recognised as a financial expense as they gradually accrue.

Provisions with a maturity of one year or less and a non-significant financial effect are not discounted. Where it is expected that part of the payout required in order to settle the provision will be reimbursed by a third party, the reimbursement is recognised as a separate asset, wherever it is practically certain that it will be received.

Meanwhile, contingent liabilities are possible obligations arising as a result of past events, the materialisation of which depends on whether or not one or more future events should occur, outside the control of the Company. These contingent liabilities are not recognised in the accounting.

At 31 December 2024 there were no provisions for litigation, nor were there any known possible contingent liabilities.

**4.9 Classification of assets and liabilities as either current or non-current**

Assets and liabilities are presented in the balance sheet classified as current and non-current. For these purposes, assets and liabilities are classified as current: if they are tied to the normal operational cycle of the Company and are expected to be sold, consumed, realised or liquidated in the process thereof; if different from the above and their maturity, disposal or realisation is expected to occur within a maximum period of one year; if they are held for trading purposes or involve cash and other equivalent liquid assets the use of which is not restricted for a period of more than one year. They are otherwise classified as non-current assets and liabilities.

The normal operational cycle is less than one year for all activities.

**4.10 Transactions with related parties**

The Company undertakes all operations with related companies at market values. Additionally, the transfer prices are appropriately supported, therefore the Governing Body of the Company considers that there are no significant risks due to this aspect which may give rise to considerable liabilities in the future.

**5. Real estate investments**

The composition of the accounts included in real estate investments is as follows:



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<b>2024</b>	<b>Investments in land and natural assets</b>	<b>Investments in constructions</b>	<b>Total</b>
<b>Cost</b>			
<i>Initial balance</i>	38,536.82	361,463.18	400,000.00
<i>Closing balance</i>	38,536.82	361,463.18	400,000.00
<b>Cumulative amortisation</b>			
<i>Initial balance</i>		(43,437.77)	(43,437.77)
<i>Provisions/ Reversals</i>		(7,230.65)	(7,230.65)
<i>Closing balance</i>		(50,668.42)	(50,668.42)
<b>Net value</b>	<b>38,536.82</b>	<b>310,794.76</b>	<b>349,331.58</b>

<b>2023</b>	<b>Investments in land and natural assets</b>	<b>Investments in constructions</b>	<b>Total</b>
<b>Cost</b>			
<i>Initial balance</i>	38,536.82	361,463.18	400,000.00
<i>Closing balance</i>	38,536.82	361,463.18	400,000.00
<b>Cumulative amortisation</b>			
<i>Initial balance</i>	-	(36,207.12)	(36,207.12)
<i>Provisions/ Reversals</i>	-	(7,230.65)	(7,230.65)
<i>Closing balance</i>	-	(43,437.77)	(43,437.77)
<b>Net value</b>	<b>38,536.82</b>	<b>318,025.41</b>	<b>356,562.23</b>

(a) Fully amortised assets

As at 31 December 2024 and 2023, there were no property, plant and equipment elements in use that were fully depreciated.

(b) Insurance

It is the Company's policy to arrange all the insurance policies that it deems appropriate to cover any risks that may affect the real estate investments. The Company has arranged various insurance policies to cover the risks to which the real estate investments are subject. The cover they provide is deemed sufficient.

(c) Income and expenditure generated by the real estate investments

The income and expenditure generated by the real estate investments is as follows:

<b>Description</b>	<b>2024</b>	<b>2023</b>
Revenue from rented properties (Notes 5.1 and 11.1)	120,749.38	113,126.76
Revenues through expenses passed on to tenants (Notes 5.1 and 11.1)	10,245.52	10,265.41
<b>Total</b>	<b>130,994.90</b>	<b>123,392.17</b>

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The situation of properties outlined in lease at the close of 2024 is as follows:

Commercial buildings	No. Properties	Properties Leased	Pending lease
Commercial premises	1	1	-

Commercial buildings	Total M <sup>2</sup>	M <sup>2</sup> Leased	M <sup>2</sup> Pending lease
Commercial premises	513	513	-

### 5.1 Operating leases

The property leased is located in the Autonomous Region of Rioja, specifically at the CC BERCEO shopping centre, located at the address Calle Lérida 2, Logroño. The Company's revenues correspond in the main to properties which are operated on a lease basis, currently being leased to the company Burger King Spain, S.L.

The future minimum collections from operating leases are as follows:

Assets	Total minimum future collections	Present value, expected minimum collections			Contingent payments recognised
		1 year	1-5 years	More than 5 years	
Burger King - Logroño shopping centre	90,011.04	90,011.04	360,044.16	896,722.89	-

### 5.2 Determination of the value in use of the commercial premises

According to the valuation held by the Company, drawn up by independent experts at 31 December 2024, the market value of the commercial premises, namely 1,317,769.63 euros, is greater than the net book value of 349,331.58 euros, and no impairment valuation adjustment has therefore been registered.

The valuation method employed for the leased real estate assets is the capitalisation of income based on the Discounted Cash Flow and Outgoing Multiplier method. The following steps were followed to obtain the fair value of the real estate:

- Determination of the flows of income and expenses deriving from the real estate rental business.
- Obtaining the flow of net operating income before tax, amortisation and debt service.
- Updating of said net income using a discount rate appropriate to the nature of the discounted flows.
- Obtain a terminal value (TV) determined by the perpetual capitalisation of the last flow of net income (market yield), less the sales costs, and discounting the net operating income from the discount rate.

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**6. Financial Assets**

The detail of financial assets to 31 December 2024 and 2023 is as follows:

Classes	Non-current Financial Instruments	
	Equity instruments	
Categories	2024	2023
<b>Financial assets at cost</b>		
Equity instruments (Note 6.1)	107,015,636.41	114,524,277.31
<b>Total</b>	<b>107,015,636.41</b>	<b>114,524,277.31</b>

Classes	Current Financial Instruments	
	Credits, derivatives and others	
Categories	2024	2023
<b>Financial assets at amortised cost</b>		
Investments in group and associate companies (Note 12.2)	-	2,355,861.31
Trade payables (Note 12.2)	97,951.44	92,152.86
<i>Customers, Group companies and associates</i>	97,951.44	92,152.86
<b>Total</b>	<b>97,951.44</b>	<b>2,448,014.17</b>

During the financial year 2024, the Company settled a right to collect a recognised, enforced dividend which was pending collection at 31 December 2023, in the amount of 2,355,861.31 euros, which was not settled in its entirety by one of its investees, specifically the company Barings Core Madrid, S.L.U.

**6.1 Detail of Financial Assets by Maturity**

The detail of the financial assets by maturity at 31 December 2024 and 2023 is as follows:

*2024 Financial year*

	2025	2026	2027	2028	2029 and following	Less current part	Total non-current
Equity Instruments	-	-	-	-	107,015,636.41	-	107,015,636.41
Credits to group companies	-					-	
Trade and other receivables							
Customers, group companies	97,951.44	-	-	-	-	97,951.44	-
<b>Total</b>	<b>97,951.44</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>107,015,636.41</b>	<b>97,951.44</b>	<b>107,015,636.41</b>

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*2023 Financial year*

	2024	2025	2026	2027	2028 and following	Less current part	Total non-current
Equity Instruments	-	-	-	-	114,524,277.31	-	114,524,277.31
Credits to Group companies	2,355,861.31	-	-	-	-	2,355,861.31	-
Trade and other receivables	-	-	-	-	-	-	-
Customers, group companies	92,152.86	-	-	-	-	92,152.86	-
<b>Total</b>	<b>2,448,014.17</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>114,524,277.31</b>	<b>2,448,014.17</b>	<b>114,524,277.31</b>

**6.2 Group, multi-group and associate companies**

The detail of "Investments in group companies" at 31 December 2024 is as follows:

Subsidiaries	Euros						Direct Stake	Net book value
	Subscribed capital	Share premium	Reserves	Result for the financial year	Other net equity items	Net Equity		
Barings Core Madrid, S.L.U.	1,003,000.00	6,778,562.75	106,092.76	(1,222,968.60)	10,484,027.23	17,148,714.48	100%	17,148,714.14
Barings Core Toledo, S.L.U.	1,272,371.00	-	375,377.03	4,497,170.51	(4,250,000.00)	1,894,918.54	100%	1,541,714.26
Barings Core Logroño, S.L.U.	698,098.00	16,603,985.40	196,348.41	2,955,094.16	(668,311.55)	19,785,214.42	100%	57,785,055.83
Barings Core Logroño PFS, S.L.U.	143,804.00	1,176,947.26	15,562.54	251,344.66	(267,887.30)	1,319,771.06	100%	1,319,771.16
Barings Core Algete, S.L.U.	9,115,230.00	2,590,292.55	146,193.34	690,263.86	2,700,000.00	15,241,979.44	100%	14,400,502.56
Barings Core Crossroads, S.L.U.	13,107,710.00	478,626.83	367,447.76	1,652,208.35	(1,215,535.55)	14,390,457.39	100%	14,407,522.55
Barings Core M50, S.L.U.	4,252,245.00	-	11,942.17	(3,256,466.72)	(595,364.62)	412,355.83	100%	412,355.91
<b>TOTAL</b>	<b>29,592,458.00</b>	<b>27,628,414.79</b>	<b>1,218,964.01</b>	<b>5,566,646.22</b>	<b>6,186,928.21</b>	<b>70,193,411.23</b>		<b>107,015,636.41</b>

*2024 Financial year*

Subsidiaries	Registered Office	Main Activity
Barings Core Madrid, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Toledo, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Logroño, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Logroño PFS S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core M50, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Crossroads, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Algete, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties

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*2023 Financial year*

Subsidiaries	Euros						Direct Stake	Net book value
	Subscribed capital	Share premium	Reserves	Result for the financial year	Other net equity items	Net Equity		
Barings Core Madrid, S.L.U.	1,003,000.00	6,778,562.75	97,592.76	2,620,092.34	6,708,073.58	17,207,321.43	100%	17,207,321.43
Barings Core Toledo, S.L.U.	1,272,371.00	7,806,192.60	405,648.61	424,167.31	(269,343.26)	9,639,036.26	100%	9,078,563.60
Barings Core Logroño, S.L.U.	698,098.00	17,603,985.40	225,575.18	2,430,479.49	(1,098,791.04)	19,859,347.03	100%	58,333,476.57
Barings Core Logroño PFS, S.L.U.	143,804.00	1,176,947.26	(2,202.12)	162,646.55	(267,887.30)	1,213,308.39	100%	1,214,808.39
Barings Core Algete, S.L.U.	9,115,230.00	2,590,292.55	75,971.57	617,217.73	-	12,398,711.85	100%	11,707,522.55
Barings Core Crossroads, S.L.U.	13,107,710.00	478,626.83	261,290.96	976,567.99	(1,215,535.55)	13,608,660.23	100%	14,400,502.56
Barings Core M50, S.L.U.	4,252,245.00	-	3,442.17	(798,789.87)	(883,315.09)	2,573,582.21	100%	2,582,082.21
<b>TOTAL</b>	<b>29,592,458.00</b>	<b>36,434,607.39</b>	<b>1,067,319.13</b>	<b>6,432,381.54</b>	<b>2,973,201.34</b>	<b>76,499,967.40</b>		<b>114,524,277.31</b>

Subsidiaries	Registered Office	Main Activity
Barings Core Madrid, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Toledo, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Logroño, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Logroño PFS S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core M50, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Crossroads, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties
Barings Core Algete, S.L.U.	Madrid, Spain	CNAE (Spanish Economic Activity Code) 6820 - Rental of Properties

**Depreciation of investments in group companies - Equity instruments**

The details of the cumulative impairment at 31 December 2024 and 2023 under Equity instruments of group and associate companies, is as follows:

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<b>Subsidiaries</b>	<b>2024</b>	<b>2023</b>
Barings Core Madrid, S.L.U.	(7,669,970.06)	(3,835,409.12)
Barings Core Logroño, S.L.U.	(1,161,842.75)	(1,182,942.52)
Barings Core M50, S.L.U.	(4,928,629.43)	(1,672,162.79)
Barings Core Logroño PFS S.L.U.	(2,431,602.01)	(2,536,564.78)
<b>Total cumulative impairment</b>	<b>(16,192,044.25)</b>	<b>(9,227,079.21)</b>

The detail of dividends received from investees is as follows:

<b>Dividends distributed to the Company</b>	<b>2024</b>	<b>2023</b>
Barings Core Logroño, S.L.U.	2,430,479.49	3,423,636.13
Barings Core Algete, S.L.U.	555,495.96	383,570.24
Barings Core Crossroads, S.L.U.	878,911.19	1,823,937.95
Barings Core Madrid, S.L.U.	2,620,092.34	2,555,861.31
Barings Core Toledo, S.L.U.	4,631,750.58	709,469.80
Barings Core M50, S.L.U.	-	-
Barings Core Logroño PFS, S.L.U.	146,381.90	-
<b>Total (Note 11.1)</b>	<b>11,263,111.46</b>	<b>8,896,475.43</b>

**2024 Financial year**

During the 2024 financial year, a share premium distribution was agreed at the Barings Core Logroño, S.L.U. for an amount of 1,000,000.00 euros, reducing the cost of the holding by that amount, with the Company having made a stockholder contribution of 433,479.49 euros. Likewise, at the close of the 2024 financial year, the Company reverse the impairment of its holding at Barings Core Logroño, S.L.U. for an amount of 21,099.93 euros.

During the 2024 financial year, the Company made stockholder contributions totalling 3,775,953.65 euros, increasing the cost of the stake in the company Barings Core Madrid, S.L.U. by the same amount. Likewise, the close of the 2024 financial year, the Company registered a value correction at Barings Core Madrid, S.L.U. Through an impairment of 3,834,560.94 euros.

During the 2024 financial year, the Company received from its investee Barings Core Toledo, S.L.U. a total amount of 7,536,849.34 euros by way of a share premium refund, reducing the value of the company by the same amount.

The Company made stockholder contributions to its investee Barings Core Algete, S.L.U. for a total amount of 2,700,000.00 euros, increasing its holding by the same amount.

During the 2024 financial year, the Company made a stockholder contribution in the amount of 1,086,740.34 euros. Likewise, at the close of the 2024 financial year, the Company registered a value correction for the impairment of its stake in Barings Core M50, S.L.U. for an amount of 3,256,466.64 euros.

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**2023 Financial year**

The Company registered an impairment provision of 1,182,942.52 euros from its shareholding in Barings Core Logroño, S.L.U., which thus reveals a net book value of 58,333,476.57 euros at 31 December 2023. Meanwhile, a share premium distribution was approved at Barings Core Logroño, S.L.U. for an amount of 79,264.90 euros, with the cost of the shareholding being reduced by this amount.

During the 2023 financial year, share premium distributions were approved at Barings Core Crossroads, S.L.U. for a total amount of 209,695.29 euros, reducing the cost of the shareholding by the same amount.

During the 2023 financial year, the Company registered an impairment reversal at Barings Core Madrid, S.L.U. of 41,087.46 euros, and shareholder contributions were made for a total amount of 12,891,167.80 euros, the net book value of the stake thus revealing an amount of 17,207,321.43 euros at 31 December 2023.

During the 2023 financial year, the Company made a shareholder contribution in the amount of 2,614,932.00 euros to offset the intra-group loan that Barings Core Logroño PFS, S.L.U. had with Barings European Core Property Fund Topco, S.C.A. In turn, share premium and shareholder contribution reimbursements of 90,288.74 euros and 186,310.09 euros, respectively, were agreed. The Company registered an impairment valuation correction of 1,123,524.78 euros, the net book value of the shareholding thus amounting to 1,214,808.39 euros at 31 December 2023.

During the 2023 financial year, the Company registered a valuation adjustment at Barings Core M50, S.L. for an impairment of 799,066.43 euros, and the net book value of the stake thus presents an amount of 2,582,082.21 euros at December 2023.

During the 2023 financial year, share premium distributions were approved at Barings Core Algete, S.L.U. for a total amount of 516,292.45 euros, reducing the cost of the stake by the same amount.

During the 2023 financial year, share premium distributions were approved at Barings Core Toledo, S.L.U. for a total amount of 1,418,148.55 euros, reducing the cost of the stake by the same amount.

**2022 Financial Year**

On 14 July 2022 the Company acquired all shares in the company Positano ITG, S.L.U., a vehicle through which to obtain ownership of a real estate property. Subsequently, on 24 November 2022, the investee was liquidated, as it proved impossible to perform the planned operation, registering a loss of 171,663.49 euros for the financial year.

On 14 July 2022, the Company also acquired all shares in the company Sendai ITG, S.L.U. a vehicle through which to obtain ownership of a real estate property. Subsequently, on 26 September

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2022, the investee was liquidated, as it proved impossible to perform the planned operation, registering a loss of 235,682.32 euros for the financial year.

The Company registered an impairment reversal of 2,634,310.40 euros for its shareholding in Barings Core Logroño, S.L.U., which therefore revealed a net book value of 56,961,374.00 euros at 31 December 2022.

During the 2022 financial year, a share premium distribution was agreed at the Barings Core Crossroads, S.L.U. for an amount of 4,000,000.00 euros, reducing the cost of the estate by the same amount.

During the 2022 financial year, the Company registered an impairment reversal at Barings Core Madrid, S.L.U. of 2,684,748.90 euros; the net book value of the stake thus presented an amount at 4,275,066.16 at 31 December 2022.

During the 2022 financial year, the Company registered a valuation correction at Barings Core Logroño PFS, S.L.U. as a result of an impairment of 744,199.62 euros, the net book value of the holding thus revealing an amount of 0.00 euros at 31 December 2022.

During the 2022 financial year, the Company registered a valuation correction at Barings Core M50, S.L.U. as a result of an impairment of 873,096.36 euros, the net book value of the holding thus revealing an amount of 3,381,148.64 euros at 31 December 2022.

**2021 Financial Year**

On 18 October 2021 the Company proceeded to dispose of all the shares in the company Barings Core Plaza S.L. The share capital of the company amounted at the time of the sale to 635,080 euros, comprising the same number of shares, with a par value of one euro each. The share premium amounted to 4,538,720.00 euros. The net book value of the stake in the controlling entity amounted to 5,175,800.00 euros, a positive result of 18,150,536.04 euros having been generated in the financial year 2021.

During the 2021 financial year a shareholder contribution was agreed at Barings Core Crossroads, S.L. for an amount of 944,105.85 euros. As a consequence, the net book value of the stake amounted to 18,610,107.85 euros at 31 December 2021.

During the same year, the Company registered a valuation adjustment at Barings Core Logroño PFS, S.L. for an impairment of 190,666.93 euros, and the net book value of the stake thus presents an amount of 744,499.62 euros at 31 December 2021.

A resolution was passed on 22 July 2021 to refund the share premium at Barings Core Logroño, S.L. for 2,000,000.00 euros, reducing the cost of the stake to 59,595,683.99 euros at 31 December 2021. During the 2021 financial year the Company reversed the impairment for an amount of 1,165,610.46 euros, and the net book value of the stake thus presents an amount of 59,595,683.99 euros at 31 December 2021.



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On 29 November 2021 a shareholder contribution was made at Barings Core Madrid, S.L. For an amount of 370,000.00 euros. Meanwhile, the Company registered an impairment valuation adjustment of 5,653,881.99 euros, and the net book value of the stake thus presents an amount of 1,590,317.26 euros at 31 December 2021.

**2020 Financial Year**

On 25 February 20 the Company proceeded to acquire 100% of the shares in the company Barings Core Algete S.L., comprising 3,000 shares of a par value of one euro each, for a total of 5,000.00 euros. On 3 March 2020, it increased the capital by 12,990,059.00 euros, 8,443,539 euros as share capital and 4,546,520 euros as share premium. On 12 March 2020, the capital was increased by the amount of 1,028,756.00 euros, of which 668,691.00 euros was in the form of share capital and 360,065 euros as share premium. On 29 October 2020 and 18 November 2020 the share capital and share premium were reduced by 1,200,000.00 euros and 600,000.00 euros, respectively, the net book value of the stake thus presenting an amount of 12,223,815.00 euros at 31 December 2020.

During 2020 a resolution was passed to refund share premium and shareholder contributions at Barings Core M50 S.L., for an overall amount of 3,814,345.60 euros, thus reducing the cost of the stake by this amount. The net book value of the stake at 31 December 2020 presented an amount of 4,254,245.00 euros.

During 2020 a resolution was passed to refund share premium at Barings Core Crossroads, S.L., for 2,500,000.00 euros, thus reducing the cost of the stake by this amount. The net book value of the stake thus presented an amount of 17,666,092.00 euros at 31 December 2020.

During the 2020 financial year, the Company registered a valuation adjustment at Barings Core Logroño PFS, S.L. for an impairment of 477,873.45 euros, and the net book value of the stake thus presents an amount of 935,167.00 euros at 31 December 2020.

During 2020 a resolution was passed to refund share premium at Barings Core Toledo, S.L. for 2,200,000.00 euros, thus reducing the cost of the stake by this amount. The cost value of the stake thus presented an amount of 10,496,712.00 euros at 31 December 2020.

During 2020 a resolution was passed to refund share premium at Barings Core Plaza, S.L. for 1,150,000.00 euros, thus reducing the cost of the stake by this amount. The net book value of the stake thus presented an amount of 5,175,800.00 euros at 31 December 2020.

During 2020 a resolution was passed to refund share premium at Barings Core Logroño, S.L. for 1,800,000.00 euros, thus reducing the cost of the stake by this amount. The Company also recognised a valuation adjustment due to impairment of 3,799,920.86 euros, and therefore the net book value of this shareholding stood at 57,795,763.13 euros as at 31 December 2020.

During 2020, the Company registered a valuation adjustment at Barings Core Madrid, S.L. for an impairment of 907,363.50 euros, and the net book value of the stake thus presents an amount of 6,874,199.00 euros at 31 December 2022.

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**2019 Financial Year**

On 8 October 2019, the Company acquired all the stock of the company Barings Core M50 S.L., comprising 3,000 shares of a par value of one euro each, for a total of 5,000.00 euros. On 4 December 2019, it increased the capital by 6,537,300.00 euros, 4,249,245.00 euros as share capital and 2,288,055 euros as share premium. On 11 December 2019 a shareholder contribution of 1,526,290.60 euros was made, resulting in a net book value of 8,068,590.60 euros at 31 December 2019.

On 17 December 2019, the Company proceeded to acquire all the stock of the company Barings Core Crossroad, S.L., comprising 3,000 shares of a par value of one euro each, for a total of 5,000.00 euros. On 20 December 2019, it increased the capital by 20,161,092.00 euros, 13,107,710.00 euros as share capital and 7,056,382.00 euros as share premium, and therefore the net book value of this shareholding stood at 20,166,092.00 euros as at 31 December 2019.

**2018 Financial Year**

On 6 February 2018, the Company proceeded to acquire all the stock of the company Barings Core Logroño PFS S.L.U., comprising 3,000 shares of a par value of one euro each, for a total of 5,000.00 euros. On 23 February 2018, it increased the capital by 1,408,040.00 euros, 140,804.00 euros as share capital and 1,267,236.00 euros as share premium, and therefore the net book value of this shareholding stood at 1,413,040.00 euros as at 31 December 2019.

**2017 Financial year**

On 3 February 2017, the Company incorporated the company Barings Core Toledo S.L.U., comprising 3,000 shares of a par value of one euro each, for a total of 3,000.00 euros. On 6 March 2017, it increased the capital by 12,693,712.15 euros, 1,269,371.00 euros as share capital and 11,424,341.15 euros as share premium, and therefore the net book value of this shareholding stood at 12,696,712.15 euros as at 31 December 2019.

On 25 February 2017 the Company proceeded to acquire 100% of the shares in the company Barings Core Plaza S.L., comprising 3,000 shares of a par value of one euro each, for a total of 5,000.00 euros. On 20 October 2017, it increased the capital by 6,320,800.00 euros, 632,080.00 euros as share capital and 5,688,720.00 euros as share premium, and therefore the net book value of this shareholding stood at 6,325,800.00 euros as at 31 December 2019.

On 29 December 2017 the Company acquired all the shares of the company Barings Core Logroño, S.L., comprising 698,098 shares with a par value of 100 euro each one for a total of 64,110,490.50 euros, plus an amount of 735,034.00 euros corresponding to the costs related to the acquisition of said company.

**2016 Financial year**

On 4 July 2016 the Company acquired 100% of the shares in the company Barings Core Madrid S.L., comprising 3,000 shares with a par value of one euro each, for a total of 3,000.00 euros. On

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7 November 2016, it subsequently increased the capital by 7,778,562.75 euros, 1,000,000.00 euros as share capital and 6,778,562.75 euros as share premium, and therefore the net book value of this shareholding stood at 7,781,562.75 euros as at 31 December 2019.

**7. Cash and cash equivalents**

The composition of this caption is as follows:

Categories	2024	2023
Cash and other equivalent liquid assets	12,043,532.00	1,735,386.38
<b>Total</b>	<b>12,043,532.00</b>	<b>1,735,386.38</b>

The current accounts accrue the market interest rate for these types of accounts. There are no restrictions on the availability of these balances.

**8. Financial Liabilities**

The breakdown of financial liabilities is as follows:

Categories	2024		2023	
	At amortised cost or cost		At amortised cost or cost	
	Non-current	Current	Non-current	Current
<b>Financial liabilities at amortised cost, Group (Note 12)</b>				
Debts payable	19,373,908.25	619,965.08	19,373,908.25	154,991.27
<b>Not related</b>				
Other debts	14,593.23	-	14,154.43	-
Trade payables and other accounts payable				
Creditors	-	91,147.51	-	74,594.57
<b>Total financial liabilities</b>	<b>19,388,501.48</b>	<b>711,112.59</b>	<b>19,388,062.68</b>	<b>229,585.84</b>

**8.1 Financial liabilities at amortised cost, non-current**

The breakdown of the items comprising the balance sheet heading "Non-current financial liabilities" in 2024 is as follows:

- "Debts with group companies" refers to a loan granted by the Parent Company, BARINGS EUROPEAN CORE PROPERTY FUND TOPCO. S.a.r.l. of registered office at the address 28 Boulevard F.W. Raiffeisen, L-2411, Luxembourg, the amount pending being 19,373,908.25 euros at 31 December 2024 (same amount at 31 December 2023). This loan was established on 18 January 2018 with a term of 15 years, payable upon maturity (see Note 12.2). The interest rate is 3.20% payable yearly. The interest accruing, pending payment at 31 December 2024 and 2023 amounted to 619,965.08 euros and 154,991.27 euros, respectively (see Note 12.2).
- "Debts and other payables" essentially comprises the entry "Sureties received" through the leasing of the property to the company Burger King Spain, S.L.

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The deposits and sureties lodged are valued for the amount handed over.

**8.2 Financial liabilities at amortised cost, current**

The breakdown of the items comprising the balance sheet heading "Current financial liabilities" in 2024 is as follows:

Categories	Classes	Current financial instruments	
		2024	2023
Debts with Group and associated companies (Note 12.2)			154,991.27
<i>Current interest on payables with group and associate companies</i>	619,965.08	619,965.08	154,991.27
Trade payables and other accounts payable (*)	91,147.51		74,594.57
<b>Total</b>		<b>711,112.59</b>	<b>229,585.84</b>

- "Debts with group companies" refers to the interest accruing on the loan granted by the parent company Barings Core Property Fund Topco, S.a.r.l.
- "Other creditors" comprises debts pending settlement with creditors as a result of sundry services, except for credits with Public Authorities.

The classification of financial assets by year of maturity was as follows at 31 December 2024 and 2023:

*2024 Financial year*

	2025	2026	2027	2028	2029	Following years	Total non-current
Debts							
Borrowings with group companies	-	-	-	-	-	19,373,908.25	19,373,908.25
Other debts payable with group companies	619,965.08	-	-	-	-	-	-
Other debts not related		-	-	-	-	14,593.23	14,593.23
Trade payables and other accounts payable							-
Trade creditors	91,147.51	-	-	-	-	-	-
<b>Total</b>	<b>711,112.59</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,388,501.48</b>	<b>19,388,501.48</b>

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
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*2023 Financial year*

	2024	2025	2026	2027	2028	Following years	Total non-current
Debts							
Borrowings with group companies	-	-	-	-	-	19,373,908.25	19,373,908.25
Other debts payable with group companies	154,991.27	-	-	-	-	-	-
Other debts not related		-	-	-	-	14,154.43	14,154.43
Trade payables and other accounts payable							-
Trade creditors	74,594.57	-	-	-	-	-	-
<b>Total</b>	<b>229,585.84</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,388,062.68</b>	<b>19,388,062.68</b>

### 8.3 Information regarding the nature and risk level of financial instruments

The risk management policies of the Company are established by the Board of Directors.

*Credit risk:*

This risk arises from the potential loss caused by the non-compliance of the contractual obligations of the counterparties of the company. In other words, the possibility of not recovering the financial assets for the recognised amount and within the established period. For the management of this risk, the Company regularly updates a list of how long accounts receivable have been outstanding in order to manage their payment. Overdue accounts are claimed monthly by the Company's Property Managers.

There is a market risk from the fluctuations in the fair value or future cash flows of a financial instrument due to the changes in market prices (interest rate and exchange rates). In this regard, the main risk faced by the Company corresponds to interest rates (it is not exposed to fluctuations in exchange rates, since the Company performs its operations in euros). To manage this risk, finance from third parties is received at a fixed rate and where appropriate, with minimum variable interest. In addition, in order to achieve this objective, the Company performs hedging transactions on the corresponding loans and those exposed to greater risk.

*Liquidity risk:*

Liquidity risk is caused by the possibility that either the Company does not have liquid funds available, or does not have access to them in sufficient quantities at the appropriate cost, in order to meet its payment obligations at all times.

For the management of this risk, the available cash and the current payment obligations from financing or management contracts are regularly checked. Likewise, as the Company belongs to a group, should it prove necessary to resolve any potential liquidity needs, finance is available from the Group to which it belongs.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

Investment risk

The Company mitigates investment risk by only investing in the securities of the most robust companies and institutions by relying on exhaustive reviews, opinions of independent experts, property valuations, financial due diligence, etc. Similarly, it performs quarterly valuations of each and every property in order to monitor any changes in their value.

**9. Net Equity**

**9.1 Shareholder Equity**

<b>Euros</b>	<b>2024</b>	<b>2023</b>
Capital stock	7,500,000.00	7,500,000.00
Share premium	17,029,584.75	17,029,584.75
Reserves	59,419,257.20	70,319,785.01
Other stockholders' contributions	11,684,590.14	9,097,849.80
Profit/loss from previous financial years	-	(9,637,651.42)
Profit/Loss for the financial year	3,794,954.48	5,225,675.60
<b>Total</b>	<b>99,428,386.57</b>	<b>99,535,243.74</b>

In the 2023 financial year a resolution was passed, and duly registered at the Business Registry, for a reduction in the capital stock of 67,568,029.00 euros, leaving this amount in freely available reserves.

At 31 December 2024 the share capital totalled 7,500,000.00 euros represented by 7,500,000 shares with a par value of 1 euro each, fully paid up. The share capital corresponds in its entirety to Barings Core Fund Spain S.à.r.L. (see Note 1).

<b>Class</b>	<b>Number</b>	<b>Par value per share</b>	<b>Total par value</b>	<b>Disbursements pending</b>	<b>Date of enforceability</b>
Ordinary	7,500,000	1.00	7,500,000.00	-	-
<b>Total</b>	<b>7,500,000</b>	<b>1.00</b>	<b>7,500,000.00</b>	<b>-</b>	<b>-</b>

**9.2 Legal reserve**

In accordance with the Corporate Enterprises Law, the Company must transfer 10% of the profit for the year to the legal reserve until the reserve reaches at least 20% of the share capital. The legal reserve can only be used to increase the share capital. Save for the above mentioned purposes, and until and unless it reaches 20% of the capital stock, this reserve may only be used to offset losses, provided there are no other reserves available for such purposes.

At 31 December 2023, the legal reserve amounted to a total of 2,771,376.39 euros, a figure which thus represented more than the required 20%, taking into account the reduction in share capital registered on 29 August 2023 by means of a deed notarised by the Notary of Madrid Mr Ignacio Paz-Ares Rodríguez, where the capital stock was reduced to an overall figure of 7,500,000.00 euros (see Note 9.1).

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

On 28 June 2024, a payment was made by way of a distribution of reserves to the Sole Shareholder, in the amount of 1,271,376.39 euros, reducing the figure of the legal reserve to 1,500,000.00 euros (see Note 3).

As at 31 December 2024, the legal reserve had reached the legally established minimum amount.

### **9.3 Voluntary reserves**

On 31 December 2024 resolution was passed to apply voluntary reserves to the offsetting of Tax Losses from previous financial years, in the amount of 9,637,651.42 euros, leaving a total of 57,919,257.20 euros of voluntary reserves at the close of 2024, having likewise registered a positive adjustment of 8,500 euros.

These reserves are freely available up to the limit of the amount of the losses for the year and previous years, including conversion into share capital.

### **9.4 Share premium**

The share premium derived from the incorporation of the Company and subsequent capital increases was not increased in 2024, and the amount therefore remains 17,029,584.75 euros at 31 December 2024. This is freely available up to the limit of the amount of the losses for the year and previous years, including its conversion into share capital.

### **9.5 Other shareholder contributions**

On 24 September 2024 and 16 December 2024, the Sole Shareholder of the Company passed resolutions to make contributions to the net equity of the Company for amounts of 1,500,000.00 euros and 1,086,740.26 euros, respectively.

## **10. Tax Situation**

The breakdown of balances with public authorities is as follows:

	2024		2023	
	Receivables	Payables	Receivables	Payables
Value Added Tax	-	3,336.03	6,578.84	-
Withholdings applied	-	3.06	-	517.54
Tax authorities, withheld tax and payments on account	24,888.30	-	77,232.52	-
<b>Total balances with Public Authorities</b>	<b>24,888.30</b>	<b>3,339.09</b>	<b>83,811.36</b>	<b>517.54</b>

### **10.1 Corporate Income Tax**

The reconciliation between the net income and expenses for the year with the taxable income for income tax at the close of the year is as follows:

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

2024 Financial year

	<b>Increases</b>	<b>Decreases</b>	<b>Total</b>
Book result after tax	<b>3,794,954.48</b>	-	<b>3,794,954.48</b>
Permanent differences	201.00	-	-
Limit on deductibility of financial expenses pending	-	-	-
Impairment of shareholdings	7,091,027.58	(141,108.09)	6,949,919.49
<b>Taxable income</b>	<b>10,886,183.06</b>	<b>(141,108.09)</b>	<b>10,745,074.97</b>

2023 Financial year

	<b>Increases</b>	<b>Decreases</b>	<b>Total</b>
Book result after tax	5,225,675.60	-	5,225,675.60
Deductible limit - Finance costs	-	(2,054,925.35)	(2,054,925.35)
Impairment of shareholdings	6,490,942.85	(3,876,496.59)	3,064,446.26
<b>Taxable income</b>	<b>12,166,618.45</b>	<b>(5,931,421.94)</b>	<b>6,235,196.51</b>

**10.2 Financial years pending examination and inspection proceedings**

According to the legislation in force, taxes may not be considered to have been definitively settled until such time as the tax returns filed have been inspected by the tax authorities or the period of limitation of four years has expired.

The Governing Body of the Company consider that the tax returns for the aforementioned taxes have been filed correctly and, therefore, even in the event of discrepancies in the interpretation of current tax legislation in relation to the tax treatment afforded to certain transactions, any potential liabilities that could arise would not have a material effect on the accompanying Annual Accounts.

**10.3 Information requirements deriving from the condition of REIT, Law 11/2009, amended by Law 16/2012**

Real Estate Investment Trusts (REITs) are companies that are used as real estate investment vehicles and benefit from a special tax scheme regulated under articles 8 through to 13 of Law 11/2009 of 26 October, which also establish the information obligations of this scheme which are as follows:

- a) Reserves from financial years prior to the application of this tax scheme.
- b) Reserves from financial years in which this scheme has been applied, distinguishing the portion that comes from income subject to the tax rate of 0% or 19% compared to those that, where applicable, have been subject to the general tax rate.
- c) Dividends distributed charged to the profits of each financial year in which this scheme has been applicable, distinguishing the portion that comes from income subject to the tax rate of 0% or 19% compared to those that, where applicable, have been subject to the general tax rate.
- d) In the case of the distribution of dividends charged to reserves, designation of the financial year from which the reserve used originates and whether such were subject to the tax rate of 0%, 19% or the general tax rate.



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**Explanatory notes for the financial year ending at 31 December 2024**

- e) Date of agreement of the distribution of dividends referred to in letters c) and d) above.
- f) Acquisition date of the real estate for leasing and of the shareholdings in the capital of entities referred to in section 1 of article 3 of Law 11/2009.
- g) Identification of the asset which is counted within the 80% referred to in section 1 of article 3 of this Law.
- h) Reserves originating from financial years during which the special tax scheme established under this Law is applicable, which have been drawn down during the tax period, and not for distribution or for offsetting losses, identifying the financial year from which said reserves originate.

The Company obtained profits during the financial year 2023, and the legal reserve had already been fully endowed, since its value at the end of the financial year was 1,500,000.00 euros.

In order to comply with the information obligation detailed in letter b), the composition of the heading "First-time adoption reserves" comprises the costs deriving from the incorporation of the Company, recognised directly against equity as lower reserves in accordance with the Recognition and Measurement Standards of the General Chart of Accounts.

In order to comply with the obligation of information detailed in letters f) and g), below follows information on the real estate earmarked for lease and the shareholdings in the capital of other REITs held by the Company at the close of 2024 (Note 6.1):

Concept	Company	Date of acquisition	Net book value 2024
Shareholding in REITs	Barings Core Madrid, S.L.U.	04/07/2016	17,148,714.14
Shareholding in REITs	Barings Core Toledo, S.L.U.	03/02/2017	1,541,714.26
Shareholding in REITs	Barings Core Logroño, S.L.U.	29/12/2017	57,785,055.83
Shareholding in REITs	Barings Core Logroño PFS, S.L.U.	06/02/2018	1,319,771.16
Shareholding in REITs	Barings Core Algete, S.L.U.	21/02/2020	14,407,522.55
Shareholding in REITs	Barings Core Crossroads, S.L.U.	17/12/2019	14,400,502.56
Shareholding in REITs	Barings Core M50, S.L.U.	08/10/2019	412,355.91
Real estate	Barings Core Spain Socimi, S.A.	29/12/2017	349,331.58

The assets calculated within the 80% as referred to in article 3.1 of Law 11/2009 are those detailed in the above table.

- The real estate acquired by the Company on 29 December 2017 had a market value which at the close of 2024 totalled 1,317,769.63 euros. It is leased to the company Burger King Spain, S.L., the main activity of which is catering.
- The shareholdings in other REITs included in the above table correspond to:
  - Barings Core Madrid S.L.U., acquired by the company on 4 July 2016, which according to its corporate purpose has a real estate property located at the address Calle Velázquez 64, Madrid, which is currently leased out.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

- Barings Core Toledo, S.L.U., incorporated by the Company on 3 July 2017, which in accordance with its corporate purpose has two industrial units located in Ontígola (Toledo) which are leased out. On 28 November 2024, these properties were sold to Frelicsf (Spain) No 2, S.L.U. and Frelicsf (Spain) No 3, S.L.U.
- Barings Core Logroño S.L.U., acquired by the Society on 29 December 2017, which according to its corporate purpose has one shopping centre located in Logroño, named CC Berceo, which is currently leased out.
- Barings Core Logroño PFS S.L.U., acquired by the Society on 6 February 2018, which according to its corporate purpose has a petrol station located in Logroño, within the CC Berceo shopping centre complex, which is currently leased out.
- Barings Core M50, S.L.U., acquired by the Society on 8 October 2019, which according to its corporate purpose as described has a real estate property used for commercial operations, located in Madrid and currently leased out. On 19 July 2024, this property was sold to Corum Origin SCPI.
- Barings Core Crossroads, S.L.U., acquired by the Society on 17 December 2019, which according to its corporate purpose has six real estate properties employed as supermarkets, located in various Spanish cities and currently leased out.
- Barings Core Algete S.L.U., acquired by the Company on 25 February 2020, which in accordance with its corporate purpose, has an industrial complex which is leased out.

**11. Revenue and expenses**

**11.1 Net turnover**

The distribution of the net turnover of the Company by activity is as follows:

Description	2024	2023
Revenue from rented properties (Note 5)	120,749.38	113,126.76
Revenues through expenses passed on to tenants (Note 5)	10,245.52	10,265.41
Revenues through services provided	211,170.71	253,406.27
Revenue from stakes in equity instruments (Note 6)	11,263,111.46	8,896,475.43
<b>Total</b>	<b>11,605,277.07</b>	<b>9,273,273.87</b>

All of the turnover corresponding to the years ending 31 December 2024 and 2023, originated in Spain.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

The disclosure of the revenue from equity instruments stakes is as follows:

<b>Dividends distributed to the Company</b>	<b>2024</b>	<b>2023</b>
Barings Core Logroño, S.L.U.	2,430,479.49	3,423,636.13
Barings Core Algete, S.L.U.	555,495.96	383,570.24
Barings Core Crossroads, S.L.U.	878,911.19	1,823,937.95
Barings Core Madrid, S.L.U.	2,620,092.34	2,555,861.31
Barings Core Toledo, S.L.U.	4,631,750.58	709,469.80
Barings Core M50, S.L.U.	-	-
Barings Core Logroño, PFS S.L.U.	146,381.90	-
<b>Total</b>	<b>11,263,111.46</b>	<b>8,896,475.43</b>

### 11.2 External services

The disclosure of the caption "Other operating expenses" reveals the following composition:

<b>Description</b>	<b>2024</b>	<b>2023</b>
<b>External services</b>	<b>214,958.14</b>	<b>366,054.54</b>
Independent professional services	196,209.29	288,578.02
Insurance premiums	5,110.95	63,676.11
Banking and similar services	930.00	971.43
Other services	12,707.90	12,828.98
<b>Taxes</b>	<b>3,002.68</b>	<b>3,022.55</b>
Other taxes	3,002.68	3,022.55
<b>Total</b>	<b>217,960.82</b>	<b>369,077.09</b>

### 11.3 Financial expenses

The breakdown of "Financial costs" is as follows:

<b>Description</b>	<b>2024</b>	<b>2023</b>
<b>Through debts with third parties</b>	<b>-</b>	<b>-</b>
a) Borrowings from third-parties	-	-
<b>Borrowings from Group companies</b>	<b>619,965.08</b>	<b>619,965.08</b>
a) Credits with group companies	619,965.08	619,965.08
<b>Total</b>	<b>619,965.08</b>	<b>619,965.08</b>

## 12. Operations with related parties

### 12.1 Operations with related parties

The detail of the operations performed during the financial year 2024 and 2023 with related parties is as follows:

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
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<b>Group companies</b>	<b>2024</b>	<b>2023</b>
Expenses from commercial operations	5,231.44	5,578.41
Income from commercial operations	211,170.71	253,406.28
Expenses through interest accruing	619,965.08	619,965.08
Finance revenue from dividends	11,263,111.45	8,896,475.43
<b>Total</b>	<b>12,099,478.68</b>	<b>9,775,425.20</b>

The Company proceeded to re-invoice the expenses incurred by way of service provision agreement signed by and between Barings Core Spain SOCIMI, S.A.U. and each of its subsidiaries for a total amount of 211,170.71 euros in 2024 and 253,406.28 euros in 2023.

### 12.2 Balances with related parties

At the close of 2024 and 2023 the balances with related parties were as follows:

	<b>Parent company</b>		<b>Group companies</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
<b>CURRENT ASSETS</b>				
a) Loans to Group companies (Note 6)	-	2,355,861.31	-	-
b) Current client receivables for sales and services (Note 6)	97,951.44	92,152.86	-	-
<b>NON-CURRENT LIABILITIES</b>				
1. Non-current borrowings				
a) Borrowings from group companies and associates (Note 8)	19,373,908.25	19,373,908.25	-	-
<b>CURRENT LIABILITIES</b>				
1. Short-term borrowings				
a) Other debts (Note 8)	-	-	-	-
b) Debts with group companies and associates (Note 8)	619,965.08	154,991.27	-	-

### 12.3 Remuneration of the Directors and Senior Management

During 2024 and 2023 financial years no remuneration received by members of the governing body for holding said position.

### 12.4 Information regarding situations of conflict of interest on the part of the Governing Body.

For the purposes of Article 229 of the Corporate Enterprises Law, it is hereby stated that during the financial year 2024 neither members of the Board of Directors or related persons have held a position or a direct or indirect shareholding in third companies, with which there may exist a conflict of interests with the company.

## 13. Other information

### 13.1 Staff structure

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

The Board of Directors comprises three members:

- Mr José Carlos Torres Torres, Chairperson and CEO;
- Ms María Oriol Spínola, Director; and
- Mr Michael John Vlandys, Director.

Meanwhile, CSC Corporate Services (Spain), S.L.U., was appointed as Non-Directorial Secretary, represented by Ms María Guadalupe Astarloa Echevarrieta.

The average number of employees of the Company during the 2024 and 2023 financial years was 0.

### **13.2 Audit fees**

The fees paid during the year to the accounts auditor were as follows:

	<b>2024</b>	<b>2023</b>
Fees of the Annual Accounts auditors	14,348.00	13,536.00
	<b>14,348.00</b>	<b>13,536.00</b>

In addition, the fees received in the financial year through services provided by other companies forming part of the same international network as the accounts auditor were as follows:

	<b>2024</b>	<b>2023</b>
<b>For tax services</b>		
Corporation tax	6,930.00	6,930.00
Value Added Tax	8,843.75	9,920.46

## **14. Information on the environment and greenhouse gas emission rights**

### **14.1 Environmental information**

During the financial year, there were no costs associated with the protection and improvement of the environment. Likewise, there have been no costs or risks where it has been necessary to cover such with provisions for environmental actions, nor contingencies associated with the protection and improvement of the environment.

### **14.2 Information on greenhouse gas emission rights**

During the financial year there was no movement under any entry connected with greenhouse gas emissions rights.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

**15. Information regarding deferrals of payment made to suppliers. Third additional provision. "Duty of Disclosure": Law 15/2010, of 5 July 2010**

For the purposes established in the Third Additional Provision of Law 15/2010, of 5 July 2010, amended by subsection 2 of Article 9 of Law 18/2022, of 28 September 2022, and in accordance with the Decision of 29 February 2016 of the Institute of Accounting and Accounts Auditing, details are given below of the average supplier payment period, the ratio of operations paid, ratio of operations pending payment, total payments made and total payments pending:

	<b>2024</b>	<b>2023</b>
<b>Concept</b>	<b>Days</b>	<b>Days</b>
Average supplier payment period	9.72	14.20
Ratio of operations paid	9.72	14.20
Ratio of operations pending payment	8.00	17.00
	<b>Amount (euros)</b>	<b>Amount (euros)</b>
Total payments made	256,580.21	329,097.09
Total payments outstanding	9.86	365.57

	<b>2024</b>	<b>2023</b>
Monetary volume paid by legal deadline	255,697.85	297,525.90
Number of invoices paid by legal deadline	78.00	101.00
Percentage of the monetary volume paid by the legal deadline out of the total volume of invoices paid (%)	100%	90%
Percentage of the number of invoices paid by the legal deadline out of the total number of invoices paid (%)	92%	89%

In accordance with the ICAC Decision, calculation of the average period for payment to suppliers took into account trade operations corresponding to the delivery of goods or provision of services accruing since the date of entry into force of Law 31/2014, of 3 December 2014.

Suppliers are considered, for the exclusive purposes of giving the information stipulated in this Resolution, to be trade creditors through debts with suppliers of goods or services, included in the "Other payables" entries of current liabilities of the balance sheet.

The "Average supplier payment period" is understood as the period elapsing between delivery of the goods or provision of the services for which the supplier is responsible, and material payment for the operation.

The maximum legally established payment period applicable to the Company during the 2024 financial year according to Law 11/2013, of 26 July 2013, establishing measures to combat payment defaults in trade operations, is 30 days.

The legally established payment period for paying invoices to suppliers was exceeded on several occasions. the Company envisages implementing measures to reduce this period for the following

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
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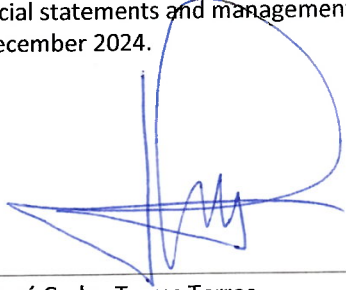
financial year, among them being an improvement to internal control procedures to resolve such disputes.

**16. Events after the close**

On 5 March 2025, the investee Barings Core M50, S.L. was liquidated with full effect.

**BARINGS CORE SPAIN SOCIMI, S.A.U.**  
**Explanatory notes for the financial year ending at 31 December 2024**

At a meeting of the directors of the company Barings Core Spain Socimi, S.A.U., on 26 May 2025, and in accordance with the requirements laid down in Article 4 of the Consolidated Text of the Corporate Enterprises Act, and Article 37 of the Code of Commerce, they proceeded to formulate the annual financial statements and management report for the financial year running from 1 January 2024 until 31 December 2024.



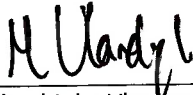
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Mr José Carlos Torres Torres  
Chairman



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Ms María Oriol Spínola  
Director



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Mr Michael John Vlandys  
Director



## MANAGEMENT REPORT

### AT 31 DECEMBER 2024 OF BARINGS CORE SPAIN SOCIMI S.A.U.

BARINGS CORE SPAIN SOCIMI, S.A.U. (the **Company**) is a holding company owning stock in other Spanish listed public limited liability real estate investment undertakings (SOCIMIs), and is controlled by the company Barings Core Spain S.À.R.L. of registered office in Luxembourg.

The Company holds shares in dependent companies. As a consequence of which, the Company is the parent of a Corporate Group under the terms of the legislation in force.

At the close of 2024, the Company's direct shareholdings in group companies are as follows:

- 100% of the Spanish company Barings Core Madrid, S.L.U.
- 100% of the Spanish company Barings Core Toledo, S.L.U.
- 100% of the Spanish company Barings Core Logroño, S.L.U.
- 100% of the Spanish company Barings Core Logroño PFS, S.L.U.
- 100% of the Spanish company Barings Core M50, S.L.U.
- 100% of the Spanish company Barings Core Crossroads, S.L.U.
- 100% of the Spanish company Barings Core Algete, S.L.U.

The Company is in turn the owner of a property which is currently leased out, located in the La Rioja region, specifically at the BERCEO Shopping Centre, at the address Calle Lérida 2, Logroño.

The subsidiaries are mainly engaged in the business of acquisition and development of urban real estate leasing.

At the close of the 2024 financial year, the Company registered a value correction at Barings Core M50, S.L.U. for impairment of 3,256,466.64 euros, as the investee company sold its assets and embarked on the process of liquidation.

The Consolidated Group expects to continue making investments in the real estate market over the coming financial years.

Given its status as a Spanish REIT [SOCIMI], the regime to which the Company subscribed in the 2016 financial year, it began to be listed on Euronext Access Paris, a non-regulated trading market, this being one of the requirements established by the legislation governing SOCIMIs.

With regard to the possible risks faced by the Company and the Group, they are divided into three general classifications in accordance with the criteria deemed most appropriate for efficient risk management.

BARINGS CORE SPAIN SOCIMI, S.A.U. has implemented the necessary mechanisms to control the exposure to changes in the interest rates as well as credit and liquidity risk. The main financial risks faced by the Company are detailed below:

a) Credit risk:

This risk arises from the potential loss caused by the non-compliance of the contractual obligations of the counterparties of the company. In other words, the possibility of not recovering the financial assets for the recognised amount and within the established period. For the management of this risk, the Company regularly updates a list of how long accounts receivable have been outstanding in order to manage their payment. Overdue accounts are claimed monthly by the Company's Property Managers.

There is a market risk from the fluctuations in the fair value or future cash flows of a financial instrument due to the changes in market prices (interest rate and exchange rates). As such, the main risk to which the Company is exposed is that of interest rates (it is not exposed to exchange rates given that the Company's activities are settled in euros, which is its functional currency). This risk is managed by means of ongoing finance received from the parent company Barings Core Property Fund Topco, SCA.

b) Liquidity risk:

Liquidity risk is caused by the possibility that either the Company does not have liquid funds available, or does not have access to them in sufficient quantities at the appropriate cost, in order to meet its payment obligations at all times.

For the management of this risk, the available cash and the current payment obligations from financing or management contracts are regularly checked. Likewise, as the Company belongs to a group, should it prove necessary to resolve any potential liquidity needs, finance is available from the Group to which it belongs.

c) Investment risk

The Company mitigates investment risk by only investing in the securities of the most robust companies and institutions by relying on exhaustive reviews, opinions of independent experts, property valuations, financial due diligence, etc. Similarly, it performs quarterly valuations of each and every property in order to monitor any changes in their value.

**Operations with derivative financial instruments**

The Company has no derivative financial products contracted in 2024.

**Average payment period**

The average supplier payment period during the 2024 financial year was 9.72 days.

**Research and Development**

The Company did not carry out research and development activities in 2024.

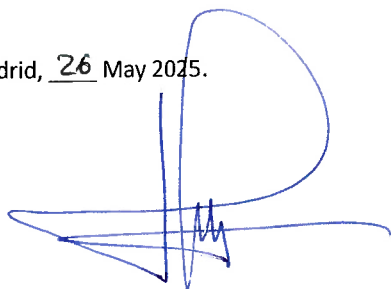
**Operations with treasury shares**

The Company did not possess or acquire treasury shares during the 2024 financial year.

**Events subsequent to the close of year**

On 5 March 2025, the investee Barings Core M50, S.L. was liquidated with full effect.

Madrid, 26 May 2025.



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Mr José Carlos Torres Torres  
Chairman



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Ms María Oriol Spínola  
Director



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Mr Michael John Vlandys  
Director