Orbis Properties SOCIMI, S.A. and its subsidiaries

Auditor’s report
Consolidated annual accounts as at 31 December 2025
Consolidated management report

This version of our report is a free translation of the original, which was prepared in Spanish. All possible care has been taken to ensure that the translation in an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of our report takes precedence over this translation.

Independent auditor's report on the consolidated annual accounts

To the sole shareholder of Orbis Properties SOCIMI, S.A. (Unipersonal Company)

Opinion

We have audited the consolidated annual accounts of Orbis Properties SOCIMI, S.A. (the Parent company) and its subsidiaries (the Group), which comprise the balance sheet as at 31 December 2025, and the income statement, statement of changes in equity, cash flow statement and related notes, all consolidated, for the year then ended.

In our opinion, the accompanying consolidated annual accounts present fairly, in all material respects, the equity and financial position of the Group as at 31 December 2025, as well as its financial performance and cash flows, all consolidated, for the year then ended, in accordance with the applicable financial reporting framework (as identified in note 2 of the notes to the consolidated annual accounts), and in particular, with the accounting principles and criteria included therein.

Basis for opinion

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

We are independent of the Group in accordance with the ethical requirements, including those relating to independence, that are relevant to our audit of the consolidated annual accounts in Spain, in accordance with legislation governing the audit practice. In this regard, we have not rendered services other than those relating to the audit of the accounts, and situations or circumstances have not arisen that, in accordance with the provisions of the aforementioned legislation, have affected our necessary independence such that it 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

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

Most relevant aspects of the audit	How our audit addressed the most relevant aspects of the audit
Valuation of investments properties	
The net book value of investments properties amounted to €178,448,558.27 as of 31 December 2025 and constituted approximately 95% of the Group's assets as of that date. The Group values its investments properties at their acquisition price less their corresponding accumulated depreciation and impairment losses, if any, as set out in note 5.4 of the consolidated financial statements. When there are indications of impairment, the Group analyses investments properties with a view to determining whether their recoverable value is less than their net book value. As indicated in notes 5.4 and 7 of the consolidated financial statements, in order to obtain the recoverable value of investments properties, the Group relies on the internal valuation carried out as of 31 December 2025. In the 2025 financial year, the Group has recorded an impairment reversal in investments properties amounting to €1,689,569.80. In addition, the Group recognises the amortisation allocation of investments properties on a straight-line basis and based on the estimated useful lives detailed in note 5.4 of the consolidated financial statement. We consider the valuation of investments properties to be the most relevant aspect of the audit, mainly due to its significance in relation to the consolidated annual accounts as a whole, since there is a risk associated with the valuation of these real estate investments.	We check that the useful life considered for investments properties corresponds to their nature and we carry out tests on the arithmetic calculation of the depreciation expense for the year. With regard to the reversal of impairment losses, we have obtained the internal valuation of investments properties, on which we have carried out, among others, the following procedures: • Verification that the valuation has been carried out in accordance with accepted methodology. • Carrying out substantive tests to contrast the accuracy of the most relevant data that have been used in the assessment. • Evaluation of the main assumptions used in the valuation by contrasting the consistency of the estimates taking into account market conditions. Finally, we have assessed the adequacy of the information disclosed in the consolidated financial statements in relation to this aspect. The results of the procedures performed have reasonably allowed us to achieve the audit objective for which those procedures were designed.

Other information: Consolidated management report

Other information comprises only the consolidated management report for the 2025 financial year, the formulation of which is the responsibility of the Parent company's directors and does not form an integral part of the consolidated annual accounts.

Our audit opinion on the consolidated annual accounts does not cover the consolidated management report. Our responsibility regarding the consolidated management report, in accordance with legislation governing the audit practice, is to evaluate and report on the consistency between the consolidated management report and the consolidated annual accounts as a result of our knowledge of the Group obtained during the audit of the aforementioned financial statements, as well as to evaluate and report on whether the content and presentation of the consolidated management report is in accordance with applicable regulations. If, based on the work we have performed, we conclude that material misstatements exist, we are required to report that fact.

On the basis of the work performed, as described in the previous paragraph, the information contained in the consolidated management report is consistent with that contained in the consolidated annual accounts for the 2025 financial year, and its content and presentation are in accordance with the applicable regulations.

Responsibility of the Parent company's directors for the consolidated annual accounts

The Parent company's directors are responsible for the preparation of the accompanying consolidated annual accounts, such that they fairly present the consolidated equity, financial position and financial performance of the Group, in accordance with the financial reporting framework applicable to the Group in Spain, as identified in note 2 of the attached notes to the consolidated annual accounts, and for such internal control as the aforementioned directors determine is necessary to enable the preparation of consolidated annual accounts that are free from material misstatement, whether due to fraud or error.

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

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

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

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

As part of an audit in accordance with legislation governing the audit practice in Spain, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

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

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

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Parent company's directors.

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

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

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

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

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

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

PricewaterhouseCoopers Auditores, S.L. (S0242)

Original in Spanish signed by Alfredo Arias Paradelo

30 June 2026

ORBIS PROPERTIES SOCIMI, S.A. (Sole Shareholder Company)
and subsidiaries

Consolidated Financial Statements and Directors' report for the 2025 financial year

CONSOLIDATED BALANCE SHEET AT 31 December 2025
(in euros)

ASSETS	Notes to the financial statements	31 December 2025	31 December 2024
A) NON-CURRENT ASSETS		**180,249,500.72**	**210,163,915.51**
III. Investment property.	**7**	**178,448,558.27**	**208,537,004.74**
V. Non-current financial investments.	**8**	**1,800,942.45**	**1,626,910.77**
1. Derivatives.	8.1 and 9.4	339,560.08	-
2. Guarantees	8.3	1,461,382.37	1,626,910.77
B) CURRENT ASSETS		**7,460,300.55**	**11,631,784.01**
III. Trade and other receivables.	**8 and 11**	**3,307,968.86**	**3,851,304.95**
1. Trade receivables for sales and services.	8.1	393,258.67	299,394.19
2. Other receivables.	8.1	2,782,404.17	3,549,236.68
Other receivables from Public Authorities	8	132,306.02	2,674.08
IV. Short-term financial investments		-	**1,953,255.43**
Short-term derivatives	8.1 and 9.4	-	1,953,255.43
VI. Short-term accruals.	**8.3**	**1,236,327.24**	**1,622,668.05**
VII. Cash and cash equivalents.	**8.4**	**2,916,004.45**	**4,204,555.58**
TOTAL ASSETS (A+B)		**187,709,801.27**	**221,795,699.52**

EQUITY AND LIABILITIES	Notes to the financial statements	31 December 2025	31 December 2024
A) EQUITY		**21,718,648.36**	**11,617,527.51**
A-1) Shareholders' equity.	**10**	**19,627,921.06**	**9,284,832.95**
I. Capital.	**10.1**	**5,000,000.00**	**5,000,000.00**
1. Authorised Capital.		5,000,000.00	5,000,000.00
III. Reserves and losses from previous periods.	**10.3**	**(70,474,303.65)**	**(70,062,102.80)**
V. Other shareholders' contributions.	**10.4**	**86,636,984.37**	**74,759,136.60**
VI. Profit/loss for the year attributed to the Parent Company.	**10.7**	**(1,534,759.66)**	**(412,200.85)**
A-2) Adjustments due to changes in value.	**10.6 and 9.4**	**2,090,727.30**	**2,332,694.56**
II. Other adjustments due to changes in value		2,090,727.30	2,332,694.56
B) NON-CURRENT LIABILITIES		**131,808,543.76**	**3,341,543.18**
II. Long-term payables.	**9**	**99,871,053.84**	**3,341,543.18**
2. Bank borrowings.	9.5	97,077,988.41	-
4. Other financial liabilities.	9.3	2,793,065.43	3,341,543.18
III. Long-term payables to group companies and associates.		**31,937,489.92**	-
2. Other borrowings.		31,937,489.92	-
C) CURRENT LIABILITIES		**34,182,609.15**	**206,836,628.83**
III. Short-term payables.	**9**	**3,972,811.03**	**131,250,315.30**
2. Bank borrowings.	9.5	3,972,811.03	131,250,315.30
IV. Short-term payables to Group companies and associates.		**23,733,595.48**	**67,553,299.83**
V. Trade and other payables.		**6,476,202.64**	**8,033,013.70**
1. Payable to suppliers.	9.1	6,032,904.71	7,433,155.49
4. Other payables.	9.1	16,946.41	54,447.34
5. Other accounts payable to public authorities	11	426,351.52	545,410.87
TOTAL EQUITY AND LIABILITIES (A+B+C)		**187,709,801.27**	**221,795,699.52**

The Group's Consolidated Financial Statements, which form a single unit, comprise this Consolidated Balance Sheet, the Consolidated Income Statement, the Consolidated Statement of Changes in Equity, the Consolidated Statement of Cash Flows and the 22 Notes to the Consolidated Financial Statements attached herein.

CONSOLIDATED INCOME STATEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
(in euros)

A) CONTINUING OPERATIONS	Notes to Financial Statements	1 January to 31 December 2025	1 January to 31 December 2024
1. Net revenue.	**13.1**	**14,901,920.30**	**15,836,308.71**
b) Services rendered.		14,901,920.30	15,836,308.71
5. Other operating income.		-	**2,082.78**
a) Casual income and other current management income.		-	2,082.78
7. Other operating expenses.		**(10,369,819.52)**	**(9,921,832.18)**
a) Losses, impairment and variation of provisions for commercial operations.		(10,996.94)	-
b) Other current management expenses.		(10,358,822.58)	(9,921,832.18)
8. Depreciation of fixed assets.	**13.2**	**(2,342,410.58)**	**(2,446,944.33)**
11. Impairment and profit/(loss) from disposal of fixed assets	**6 and 7**	**3,954,626.13**	**3,217,945.71**
a) Reversal/Impairment of investment property	7	1,689,569.80	3,217,945.71
b) Results from disposals and others.		2,265,056.33	-
12. Other profit/(loss)	7	(33,898.61)	10,966.48
A.1) PROFIT/(LOSS) FROM OPERATIONS		**6,110,417.72**	**6,698,527.17**
15. Finance costs.	**13**	**(7,645,177.38)**	**(7,107,079.15)**
16. Fair value variation in financial instruments.	**13**	-	**(3,652.06)**
a) Trade portfolio and others.		-	(3,652.06)
17. Exchange rate differences.	**13**	-	**3.19**
b) Other exchange differences.		-	3.19
A.2) FINANCIAL PROFIT/(LOSS)		**(7,645,177.38)**	**(7,110,728.02)**
A.3) PROFIT/(LOSS) BEFORE TAX		**(1,534,759.66)**	**(412,200.85)**
A.4) PROFIT/(LOSS) FOR THE YEAR FROM CONTINUING OPERATIONS		**(1,534,759.66)**	**(412,200.85)**
A.5) CONSOLIDATED PROFIT/(LOSS) FOR THE FINANCIAL YEAR		**(1,534,759.66)**	**(412,200.85)**
Profit attributable to the parent company	**10**	**(1,534,759.66)**	**(412,200.85)**
Profit or loss attributable to non-controlling interests		-	-

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STATEMENT OF CONSOLIDATED CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

(IN EUROS)

A. CONSOLIDATED STATEMENT OF RECOGNISED INCOME AND EXPENSE FOR THE YEAR ENDED 31 DECEMBER 2025

		Notes to the financial statements	1 January to 31 December 2025	1 January to 31 December 2024
A)	**CONSOLIDATED PROFIT/(LOSS) FOR THE YEAR**	10	**(1,534,759.66)**	**(412,200.85)**
	Income and expense recognised directly in equity			
	II. Due to cash flow hedges		(241,967.26)	(2,868,125.22)
B)	**TOTAL INCOME AND EXPENSE RECOGNISED DIRECTLY IN CONSOLIDATED NET EQUITY**	9.4 and 10.6	**(241,967.26)**	**(2,868,125.22)**
	Transfers to the income statement		-	-
C)	**TOTAL TRANSFERS TO THE CONSOLIDATED INCOME STATEMENT**		-	-
TOTAL CONSOLIDATED INCOME AND EXPENSE RECOGNISED			**(1,776,726.92)**	**(3,280,326.07)**

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CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2025

(in euros)

B. CONSOLIDATED STATEMENT OF CHANGES IN TOTAL EQUITY FOR THE YEAR ENDED 31 DECEMBER 2025

		Capital	Reserves and profit/loss from previous periods (Parent company shares or holdings)	Other shareholders' contributions	Profit/(loss) for the year attributed to the Parent Company	Adjustments for changes in value	Total
A.	**ADJUSTED BALANCE AT BEGINNING OF 2024**	**5,000,000.00**	**(44,106,938.29)**	**74,425,249.36**	**(25,955,164.52)**	**5,200,819.78**	**14,563,966.33**
I.	Total consolidated recognised income and expense.	-	-	-	(412,200.85)	(2,868,125.22)	(3,280,326.07)
II	Transactions with equity holders or owners.	-	-	333,887.24	-	-	333,887.24
7.	Other transactions with shareholders or owners.	-	-	333,887.24	-	-	333,887.24
II	Other changes in equity.		(25,955,164.52)		25,955,164.52	-	-
B.	**BALANCE AT END OF 2024**	**5,000,000.00**	**(70,062,102.81)**	**74,759,136.60**	**(412,200.85)**	**2,332,694.56**	**11,617,527.50**
C.	**ADJUSTED BALANCE AT BEGINNING OF 2025**	**5,000,000.00**	**(70,062,102.81)**	**74,759,136.60**	**(412,200.85)**	**2,332,694.56**	**11,617,527.50**
I.	Total consolidated recognised income and expense.	-	-	-	(1,534,759.66)	(241,967.26)	(1,776,726.92)
II	Transactions with equity holders or owners.	-	-	11,877,848.18	-	-	11,877,848.18
7.	Other transactions with shareholders or owners.	-	-	11,877,848.18	-	-	11,877,848.18
II	Other changes in equity.	-	(412,200.85)	-	412,200.85	-	-
D.	**BALANCE AT END OF 2025**	**5,000,000.00**	**(70,474,303.66)**	**86,636,984.78**	**(1,534,759.66)**	**2,090,727.30**	**21,718,648.76**

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CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

(in euros)

	Notes	1 January to 31 December 2025	1 January to 31 December 2024
A) CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(loss) for the year before tax.		**(1,534,759.66)**	**(412,200.85)**
Profit/(loss) adjustments:		**6,066,860.44**	**6,339,726.64**
Depreciation of investment property	6 and 7	2,342,410.58	2,446,944.33
Valuation adjustments for impairment	7	(1,689,569.80)	(3,217,945.71)
Profit/(loss) on derecognition and disposal of non-current assets	7 and 13	(2,231,157.72)	-
Finance income	13	-	-
Finance costs	13	7,645,177.38	7,107,079.15
Exchange differences	13	-	(3.19)
Fair value variation in financial instruments	13	-	3,652.06
Changes in working capital.		**(878,166.18)**	**321,029.86**
Trade and other receivables		299,394.00	1,056,130.97
Other current assets		386,340.81	295,644.79
Trade and other payables		(1,563,900.99)	(1,030,744.90)
Other non-current assets and liabilities		-	-
Other cash flows from operating activities.		**(5,028,813.00)**	**(3,672,410.00)**
Interest payments	9 and 14	(5,028,813.00)	(3,672,410.00)
Interest received		-	-
Corporate Tax payments	11	-	-
Other cash flows from operating activities.		**(1,374,878.40)**	**(2,576,145.65)**
B) CASH FLOWS FROM INVESTMENTS			
Payments for investments.		**(229,551.85)**	**(684,790.84)**
Investment property.	7	(229,551.85)	(684,790.84)
Other financial assets.		-	-
Proceeds from divestments		**32,000,000.00**	**-**
Investment property.		32,000,000.00	-
Other financial assets		-	-
Other cash flows from investments.		**31,770,448.15**	**(684,790.84)**
C) CASH FLOWS FROM FINANCING ACTIVITIES			
Maturity dates and payments for equity instruments.		**4,969,125.12**	**333,887.24**
a) Contributions from the Sole Shareholder	10	4,969,125.12	333,887.24
Proceeds and payments relating to financial liability instruments.		**(36,653,246.00)**	**(3,296,100.07)**
a) Issue			
Bank borrowings	9	-	-
Other borrowings		-	-
b) Repayment and depreciation of			
Bank borrowings	9	(31,165,330.00)	(3,282,606.94)
Payables to Group companies and associates		(5,487,916.00)	-
Other borrowings		-	(13,494.13)
Cash flows from financing activities.		**(31,684,120.88)**	**(2,962,212.83)**
D) EFFECT OF FOREIGN EXCHANGE RATE CHANGES			
E) NET INCREASE/DECREASE IN CASH AND CASH EQUIVALENTS		**(1,288,551.13)**	**(1,070,858.02)**
Cash and cash equivalents at beginning of year.		4,204,555.58	5,275,413.60
Cash and cash equivalents at end of year.		2,916,004.45	4,204,555.58

The Group's Consolidated Financial Statements, which form a single unit, comprise this Consolidated Balance Sheet, the Consolidated Income Statement, the Consolidated Statement of Changes in Equity, the Consolidated Statement of Cash Flows and the 22 Notes to the Consolidated Financial Statements attached herein.

1. GENERAL INFORMATION ON THE COMPANY

The company Orbis Properties SOCIMI, S.A. (Sole Shareholder Company) (hereinafter, the "Company" or the "Parent Company") was incorporated as a limited liability company in Spain for an indefinite term on 5 July 2018 before the notary public of Madrid, Francisco Javier Piera Rodríguez, under number 2,939 of his records. The Company is registered with the Commercial Registry of Madrid in volume 37,755, folio 196 and page M-672592. It holds Tax ID number B88149810. Its registered office is at Calle Príncipe de Vergara 112, 28002, Madrid.

On incorporation, the members of the Company, TMF PARTICIPATIONS HOLDING (SPAIN), S.L. and TMF SOCIEDAD DE PARTICIPACIÓN, S.L., contributed 3,000.00 euros.

On 7 August 2018, the Company was acquired by EPISO 4 REBOUND HOLDING, incorporated and existing under the laws of the Grand Duchy of Luxembourg, with its registered office at 1 Allée Scheffer, L-2520, city of Luxembourg, under number B226628. Said company holds National Tax ID number N0186570H.

On 7 August 2018, the Company was declared a sole shareholder company, which was registered in the Commercial Registry of Madrid on 29 August 2018.

On 19 September 2018, the Sole Shareholder decided to subject the Parent company and its subsidiaries (see Note 2) to the regime regulated by Law 11/2009 of 26 October, which regulates Listed Real-Estate Market Investment Companies ("SOCIMI"), with effect from the incorporation of each company.

On 19 September 2018, the Sole Shareholder of the Company decided to amend the business purpose of the Company, so that it would henceforth have the following wording:

- Acquisition and development of urban-based immovable assets for lease.
- Holding equity interests in listed investment companies on the real-estate market ("SOCIMI") or in entities that have not been incorporated in Spanish territory but that have the same corporate purpose as them and that are subject to a similar system as that established for SOCIMI as regards the compulsory, legal and statutory policy of profit distribution.
- Holding equity interests in other companies, whether residents or otherwise in Spanish territory, whose main corporate purpose is to acquire urban-based immovable assets for lease and who are subject to the system established for SOCIMI as regards the compulsory, legal and statutory policy of profit distribution and who meet the investment requisites under Article 3 of the Law on SOCIMI.
- Holding shares or equity interests of Collective Real-estate Investment Institutions regulated under Law 35/2003 of 4 November on Collective Investment Institutions or any legislation that replaces it in the future;
- Undertaking other non-core activities to those referred to above, which shall be understood to be activities whose income represents, in total, less than 20 per cent of the Company's income in each tax period and those considered as such under the applicable law in force.
- The activities comprising the corporate purpose may be carried out indirectly, either totally or partially, by holding interests in other Companies with the same or similar purpose.

(in euros)

By means of a public instrument dated 19 September 2018, executed before the notary public of Madrid, Francisco Javier Piera Rodríguez, under number 4,041 in his register, the Parent Company changed its dividend distribution regime in order to adapt its dividend distribution policy to the requirements of Law 11/2009 of 26 October, which regulates Listed Real-Estate Market Investment Companies (SOCIMI).

The State Tax Administration Authority was notified of this in a letter dated 28 September 2018.

On 3 April 2020, by virtue of public instrument number 1372 as entered in the register of notary public Antonio de la Esperanza Rodríguez, in accordance with the resolution by the Sole Shareholder dated 26 March 2020, the issued capital of the Parent Company was increased by 4,997,000.00 euros through the issuance of 4,997,000 new share units with a par value of 1 euro each, consecutively numbered from 3,001 to 5,000,000, which are fully subscribed and paid against reserves (other shareholders' contributions) for the purpose of complying with the terms of the SOCIMI regime (Note 2).

On 3 April 2020, in accordance with the decision of the Sole Shareholder of the Parent Company, dated 26 March 2020, the Company was also transformed into a public limited company, thus converting its equity interests into shares and changing its name, through a public instrument executed before notary public Antonio de la Esperanza Rodríguez, under register number 1373. Consequently, the Company's name was changed from Newsoms Invest, S.L. to Orbis Properties SOCIMI, S.A., having obtained the mandatory independent expert's report issued on 26 March 2020.

Subsequently, on 17 September 2024 and by virtue of the public deed under number 3,690 of the notarial records of the Notary Public Ignacio Paz-Ares Rodríguez, in accordance with the decision of the Sole Shareholder of the Parent Company of 22 August 2024, the resignation of Mr Nikolas Keiser as member of the board of directors and chief executive officer was accepted, as well as the resignation of Ms Anne-Julie Bellaize as member of the Board, as well as the appointment of Mr Luis Miguel Bueno as new member of the Board of Directors and the appointment of Ms Tania Julia La Menza as new member of the Board of Directors and her appointment as chief executive officer.

At 31 December 2025, the Parent Company was managed by a Board of Directors consisting of the following members (hereinafter, the current "Board of Directors"):

Chairwoman	*Ms Tania Julia La Menza*
Director	*Mr Luis Miguel Bueno*
Director	*Mr Jean-Philippe Jean Jacques Blangy*

The Parent Company files its separate financial statements with the Commercial Registry of Madrid, and, together with its subsidiaries, they form the group ORBIS PROPERTIES SOCIMI (hereinafter, the "Group").

The Group ORBIS PROPERTIES SOCIMI was incorporated on 7 August 2018 as a result of the Parent Company's acquisition on that date of the subsidiaries indicated in Note 3.

The Parent Company, through its sole shareholder EPISO 4 Rebound Holding, belongs to the EPISO 4 Luxembourg Holding group, a company located in Luxembourg. The Luxembourg company, in turn, belongs to a group of investors called European Property Investors Special Opportunities 4 LP, located in the United Kingdom.

The currency commonly used in the main markets in which the Orbis Properties SOCIMI Group operates is the euro, which is, therefore, its functional currency. All the sums included in these notes are stated in euros, unless otherwise expressly indicated.

The Group's business is mainly concentrated in the real-estate sector, specifically in the acquisition and development of urban property for lease. The development activity includes the refurbishment of buildings under the terms established in Law 37/1992 of 28 December on Value Added Tax. The business of the Company and its subsidiaries covers only Spanish territory.

In line with the disclosures made in Note 18, and given the business activity of the companies in the Group, they do not have any environmental liability, expenses, assets, provisions or contingencies that may be significant with respect to their consolidated equity, financial position and consolidated profit and loss. Therefore, no specific breakdowns relating to environmental issues are included in these notes.

At 31 December 2025 and 2024, ORBIS PROPERTIES SOCIMI, S.A. was listed on the Euronext, Paris, under ISIN ES0105490009, having been admitted to trading on 30 July 2020.

2. SOCIMI REGIME

The Parent Company and its 5 subsidiaries are regulated by Law 11/2021 of 9 July. In 2021, the Spanish Tax Agency was asked to include the Company in the special tax regime for Listed Real-Estate Market Investment Companies regulated by Law 11/2009, as amended by Law 11/2021, which regulates Listed Real-Estate Market Investment Companies.

Article 3 of Law 11/2021 establishes the following investment requirements:

1. Corporate purpose obligation: Their main corporate purpose must entail the equity interests of urban real estate for lease or the owning of shares in other SOCIMI or companies with a similar corporate purpose and with the same dividend distribution regime, as well as Collective Investment Institutions.

2. Investment obligation:

-They must invest 80% of the assets in real estate intended for lease, in land for the development of real estate that is to be used for this purpose, provided that the development begins within three years of its acquisition, and in shares in the capital of other entities with a corporate purpose similar to that of SOCIMI.

-This percentage will be calculated on the consolidated balance sheet if the Company is the parent of a group, pursuant to the criteria established in Article 42 of the Code of Commerce, regardless of the residency and the obligation to prepare consolidated financial statements. Said group will be composed exclusively of SOCIMIs and the other entities referred to in Section 1 of Article 2 of Law 11/2021.

-Optionally, the carrying amount of the assets may be replaced by their market value. Or the cash/credit rights arising from the transfer of these assets will be calculated, provided that the maximum reinvestment periods established are exceeded.

-In addition, 80% of its income must come from income corresponding to (i) the leasing of real estate; and (ii) dividends from equity interests. This percentage will be calculated on the consolidated balance sheet if the Company is the parent of a group, pursuant to the criteria established in Article 42 of the Code of Commerce, regardless of the residency and the obligation to prepare consolidated financial statements. Said group will be composed exclusively of SOCIMIs and the other entities referred to in Section 1 of Article 2 of Law 11/2021.

-The real estate must remain leased for at least three years (up to one year of the period offered for lease may be added to the calculation). The equity interests must remain in the assets for at least three years.

3. Obligation to trade in a regulated market. SOCIMIs must be admitted for trading in a regulated market in Spain or in any other country with which tax information is exchanged. Shares must be registered.

4. Profit distribution obligation. Companies must distribute as dividends, once the business requisites have been met:

-100% of the profits from dividends or equity interests in profits distributed by the entities referred to in Section 1 of Article 2 of Law 11/2021.

-At least 50% of the profits derived from the transfer of the real estate and shares or equity interests referred to in Section 1 of Article 2 of Law 11/2021, carried out once the minimum holding periods have elapsed, in relation to compliance with its main corporate purpose. The rest of these profits must be reinvested in other real estate or equity interests relating to this purpose within three years from the date of transfer.

-At least 80% of the rest of the profits obtained. When dividends are distributed from reserves arising from the profits of a reporting period in which the special tax regime has been applied, they must be distributed in the manner described above.

5. Reporting obligation: (see Note 4.4). SOCIMI must include in the notes to their financial statements the information required under the tax regulations governing the special regime for SOCIMI.

6. Minimum capital: The minimum issued capital is set at 5 million euros.

The option to apply the special tax regime under the terms set out in Article 8 of the Law may be exercised even if the requirements set out in the Law are not met, provided they are met within two years from the date of applying the regime.

Failure to comply with any of the above conditions will result in the Company becoming subject to the general Corporate Tax regime as from the fiscal year in which such non-compliance arises, unless it is rectified in the following year. In addition, the Company will be required to pay, together with the amount due for that fiscal year, the difference between the tax payable resulting from application of the general regime and the amount paid resulting from application of the special tax regime in previous fiscal years, without prejudice to any interest on arrears, surcharges and penalties that may be applicable.

The Corporate tax rate for SOCIMI was set at 0%. However, when the dividends that the SOCIMI distributes to its shareholders with an equity interest percentage of over 5%, are exempt or taxed at a rate lower than 10%, the SOCIMI will be subject to a special tax of 19%, which will be considered as a Corporate Tax on the amount of the dividend distributed to the shareholders. If applicable, this special tax must be paid by the SOCIMI within two months from the date of the dividend distribution.

In the year ended 31 December 2025 and that ended 31 December 2024, 100% of the revenues come from transactions conducted in Spain.

3. SUBSIDIARIES AND CHANGE IN THE SCOPE OF CONSOLIDATION

(in euros)

Subsidiaries are all entities, including special-purpose entities, over which the Group has or may have direct or indirect control, understood as the power to direct the financial and operating policies of a business in order to obtain financial benefits from their activities. When assessing whether or not the Group controls another entity, the existence and effect of potential voting rights that are currently exercisable or convertible are considered. Subsidiaries are consolidated from the date on which control is transferred to the Group and are excluded from consolidation on the date on which control ceases.

At 31 December 2025 and 31 December 2024, the subsidiaries included in the scope of consolidation, consolidated under the global integration method, and unaudited, were as follows:

31/12/2025						
Name	**Activity**	**Country**	**Registered offices**	**% in the Direct Issued Capital**	**Direct Voting Right**	**Equity**
Orbis Cristalia 2&3, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	1,727,632.00
Orbis Cristalia 5&6, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	5,998,180.26
Orbis Foxa 29, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	715,379.13
Orbis Jilt 6&14, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	9,008,182.52
Orbis de la Vega, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	4,413,179.93

31 December 2024						
Name	**Activity**	**Country**	**Registered offices**	**% in the Direct Issued Capital**	**Direct Voting Right**	**Equity**
Orbis Cristalia 2&3, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	(1,348,602.80) (***)
Orbis Cristalia 5&6, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	3,472,490.67
Orbis Foxa 29, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	8,159,206.19
Orbis Jilt 6&14, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	6,967,306.74
Orbis de la Vega, S.L.U.	(*)	Spain	Calle Principe De Vergara 112, 4 Planta Madrid, Madrid 28002	100%	100%	(796,214.75) (***)

(*) The main activity is the leasing of office buildings located in the Community of Madrid.

(**) Unaudited and not listed on the stock exchange.

(***) At the close of the 2025 and 2024 financial years, the investees have capitalised part of the debt with the Group in order to have positive Equity.

The registration data and address of the subsidiary companies are as follows:

- The company, ORBIS CRISTALIA 2&3, S.L.U., was incorporated as a limited company in Spain under the name Hartville Invest, S.L.U., for an indefinite term on 5 July 2018, with registered office currently at Príncipe de Vergara 112, planta primera, 28002 Madrid. The Company is registered in the Commercial Registry of Madrid in volume 37,983, folio 40 and page 676,294. It holds Tax ID number B88149729.

- The company, ORBIS CRISTALIA 5&6, S.L.U., was incorporated as a limited company in Spain under the name Peacham Invest, S.L.U., for an indefinite term on 5 July 2018, with registered office currently at Príncipe de Vergara 112, planta primera, 28002 Madrid. The Company is registered in the Commercial Registry of Madrid in volume 37,983, folio 70 and page 676,297. It holds Tax ID number B88149703.

- The company, ORBIS FOXA 29, S.L.U., was incorporated as a limited company in Spain under the name Stonewall Invest, S.L.U., for an indefinite term on 5 July 2018, with registered office currently at Principe de Vergara 112, planta primera, 28002 Madrid. The Company is registered with the Commercial Register of Madrid under volume 37,904, folio 160, page M-674999. It holds Tax ID number B88150735.

- The company, ORBIS JILT 6&14, S.L.U., was incorporated as a limited company in Spain under the name Saltville Invest, S.L., for an indefinite term on 5 July 2018, with registered office currently at Principe de Vergara 112, planta primera, 28002 Madrid. The Company is registered in the Commercial Registry of Madrid in volume 37,983, folio 50, Section 8, Page 676295. It holds Tax ID number B88149745.

- The company ORBIS DE LA VEGA, S.L.U. was incorporated as a limited company in Spain under the name Greybull Invest, S.L.U., for an indefinite term on 5 July 2018, with registered office currently at Príncipe de Vergara 112, planta primera, 28002 Madrid. The Company is registered in the Commercial Registry of Madrid in volume 37983, folio 60 and page 676296. It holds Tax ID number B88149794.

The main corporate purpose of the subsidiary companies is:

a. Acquisition and development of urban-based immovable assets for lease.

b. Holding equity interests in listed investment companies on the real-estate market ("SOCIMI") or in entities that have not been incorporated in Spanish territory but that have the same corporate purpose as them and that are subject to a similar system as that established for SOCIMI as regards the compulsory, legal and statutory policy of profit distribution.

c. Holding equity interests in other companies, whether residents or otherwise in Spanish territory, whose main corporate purpose is to acquire urban-based immovable assets for lease and who are subject to the system established for SOCIMI as regards the compulsory, legal and statutory policy of profit distribution and who meet the investment requisites under Article 3 of the Law on SOCIMI.

d. Holding shares or equity interests of Collective Real-estate Investment Institutions regulated under Law 35/2003 of 4 November on Collective Investment Institutions or any legislation that replaces it in the future.

e. Undertaking other non-core activities to those referred to above, which shall be understood to be activities whose income represents, in total, less than 20 per cent of the Company's income in each tax period and those considered as such under the applicable law in force.

The activities comprising the corporate purpose may be carried out indirectly, either totally or partially, by holding interests in other Companies with the same or similar purpose.

The Parent Company acquired 100% control of the subsidiaries through a share sale deed as detailed below, for a total of 15,000 euros:

- Orbis Cristalia 2&3, S.L.U., acquired on 7 August 2018 under the name of Hartville Invest, S.L., by virtue of a deed executed before the notary public, Francisco Javier Piera Rodríguez, under register number 3624.

- Orbis Cristalia 5&6, S.L.U., acquired on 7 August 2018 under the name of Peacham Invest, S.L., by virtue of a deed executed before the notary public, Francisco Javier Piera Rodríguez, under register number 3628.

- Orbis Foxa 29, S.L.U, acquired on 7 August 2018 under the name of Stonewall Invest, S.L., by virtue of a deed executed before the notary public, Francisco Javier Piera Rodríguez, under register number 3636.

- Orbis JILT6&14, S.L.U., acquired on 7 August 2018 under the name of Saltville Invest, S.L., by virtue of a deed executed before the notary public, Francisco Javier Piera Rodríguez, under register number 3632.

- Orbis de la Vega, S.L.U acquired on 7 August 2018 under the name of Greybull Invest, S.L., by virtue of a deed executed before the notary public, Francisco Javier Piera Rodríguez, under register number 3620.

As in the case of the Parent company, all the subsidiaries end their reporting period on 31 December and they are included in the consolidation.

The cases in which these companies are consolidated correspond to the situations provided for in Article 2 of the Rules for the Preparation of Consolidated Financial Statements ("NOFCAC"), which are indicated below:

1. When the Parent company is, as regards another company (subsidiary), in any of the following situations:

a) The Parent company holds the majority of voting rights.

b) The Parent company has the power to appoint or dismiss the majority of the members of the governing body.

c) The Parent company may dispose of the majority of voting rights by virtue of agreements entered into with other shareholders.

d) The Parent Company has appointed with its votes the majority of the members of the governing body, who hold their position at the time the consolidated financial statements are to be drawn up and during the two immediately preceding reporting periods. This circumstance is presumed when the majority of the members of the administrative body of the acquired company are members of the governing body or senior executives of the Parent Company or of another acquired by it.

2. When a Parent Company holds half or less of the voting rights, even when it barely owns or does not own an interest in another company, or when the management power has not been made explicit (special purpose entities), but it participates in the risks and profits of the entity, or has the capacity to participate in the operating and financial decisions of the entity.

4. BASIS OF PRESENTATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

4.1. FAIR PRESENTATION

These consolidated financial statements were prepared based on the accounting records of ORBIS PROPERTIES SOCIMI, S.A. and its consolidated companies, and include the necessary adjustments and reclassifications to be consistent with the accounting criteria established by the Group in terms of time and measurement.

These consolidated Financial Statements are presented in accordance with the current commercial legislation, set out in the Commercial Code reformed in accordance with Law 16/2007, of 4 July, on the reform and adaptation of commercial legislation in accounting matters for its international harmonisation based on European Union regulations, Royal Decree 1514/2007, of 20 November, approving the General Chart of Accounts, and Royal Decree 1159/2010, of 17 September, approving the rules for the preparation of consolidated Financial Statements and subsequent amendments thereto, insofar as they do not conflict with the provisions of the aforementioned commercial reform, with the aim of showing a true and fair view of the Group's assets, financial position and results, as well as the veracity of the cash flows incorporated in the consolidated statement of cash flows.

All obligatory accounting principles were applied.

4.3. KEY ISSUES IN RELATION TO THE MEASUREMENT AND ESTIMATION OF UNCERTAINTY

The preparation of these consolidated financial statements requires the application of relevant accounting estimates and the undertaking of judgments, estimates and assumptions in the process of applying the Group's accounting policies. In this regard, a summary is provided below of the aspects that have entailed a greater degree of judgement or complexity, or in which significant assumptions and estimates were made in preparing the consolidated financial statements.

Although these estimates were based on the best information available at 2025 year-end, future events might make it necessary to modify these estimates (upwards or downwards) in the coming reporting periods. Changes in accounting estimates would be applied prospectively.

At the date of preparation of these consolidated financial statements, the Parent Company's Board of Directors was not aware of the existence of any uncertainties relating to events or conditions that might cast significant doubt on the Group's ability to continue operating as normal.

The key assumptions about the future, as well as other relevant data on the estimation of uncertainty at 31 December 2025, which are associated with a high risk of significant changes in the value of assets or liabilities in the coming periods, are as follows:

Impairment losses on investment property (Notes 5.4 and 7).

The valuation of non-current assets, other than financial assets, requires estimates to be made in order to determine their fair value, for the purpose of assessing possible impairment, particularly of investment property. In order to determine this fair value, the Group carried out a valuation of the investment property on the basis of an estimate of the expected future cash flows from these assets, using an appropriate discount rate to calculate their present value (Note 7).

Corporate income tax - SOCIMI regime (Notes 2 and 12).

As from 28 September 2018, the Group has been subject to the regime established by Law 11/2009 of 26 October, as amended by Law 16/2012, which regulates Listed Real-Estate Market Investment Companies (SOCIMI), and subsequent amendments, which in practice means that, subject to compliance with certain requirements (Note 2), the companies comprising the Group are subject to a Corporate Tax rate of 0%. The Board of Directors of the Parent Company monitors compliance with the requirements established in the legislation in order to safeguard the tax benefits established. In this regard, the Board of Directors considered that these requirements were met within the established terms and deadlines, thus not recording any profit/(loss) on account of Corporate Tax.

No income subject to the general 25% Corporate Tax regime has been recognised in financial year 2025 and there are no related expenses allowances.

4.4. COMPARATIVE INFORMATION

The information contained in these consolidated Financial Statements for the financial year ended 31 December 2025 is presented together with that of the 2024 financial year for comparative purposes.

4.5. GOING CONCERN PRINCIPLE

At 31 December 2025, the Group has a negative working capital of 26,722,308 euros, mainly due to the interest on the loans with the Sole Shareholder (Notes 9 and 14):

The Group's subsidiaries maintain in the short term the outstanding interest payable corresponding to the loans with the Company's Sole Shareholder, Episo 4 Rebound Holding, amounting to 23,733,595.48 euros, which matures on 31 December 2026 (Notes 9 and 14).

On 25 June 2026, the Sole Shareholder confirmed in writing that they will provide the necessary financial support and that they will not demand the repayment of the debt or its interest in the medium term, so that they can continue to operate and meet their obligations. Therefore, these consolidated Financial Statements have been prepared applying the going concern principle.

4.6. GROUPING OF ITEMS

Certain items in the consolidated balance sheet, consolidated income statement, consolidated statement of changes in equity and consolidated cash flow statement are grouped together for better understanding, even though such information, when significant, has been itemised in the corresponding notes to the consolidated financial statements.

4.7. CORRECTION OF ERRORS

There were no errors in 2024 so no adjustments were made in the year ended 31 December 2025 to correct errors.

(in euros)

4.8 PROPOSAL FOR THE DISTRIBUTION OF THE PARENT COMPANY'S PROFIT

The proposal for the distribution of the Parent Company's profit for the 2025 financial year to be presented to the Sole Shareholder, together with that approved for 2024, is as follows:

	2025	2024
Basis for distribution		
Profit and loss	(2,926,696.57)	(10,158,225.96)
Allocation		
Losses from previous years	(2,926,696.57)	(10,158,225.96)

5. ACCOUNTING CRITERIA

The main recording and measurement regulations used by the Group in preparing its consolidated financial statements for 2025, in accordance with the regulatory framework on applicable financial information, were as follows:

5.1 Acquisition of control

Subsidiaries are companies over which the Parent Company directly or indirectly, through subsidiaries, exercises control, as provided for in Article 42 of the Code of Commerce. Note 3 includes certain information on the subsidiaries included in the Group's consolidation, as well as changes in the scope of consolidation during the reporting period.

The acquisition of control over a subsidiary by the Parent Company (or another Group company) is regarded as a business combination, accounted for according to the acquisition method. This method requires the acquirer to record, on the acquisition date, the identifiable assets acquired and liabilities assumed in a business combination and, where appropriate, the corresponding goodwill or negative difference. Subsidiaries are consolidated from the date on which control is transferred to the Group and are excluded from consolidation on the date on which control ceases.

The cost of acquisition is determined as the sum of the fair values, on the acquisition date, of the assets transferred, liabilities incurred or assumed, and the equity instruments issued by the acquirer, as well as the fair value of any contingent consideration that depends on future events or on the fulfilment of certain conditions, which should be recorded as an asset, liability or equity according to its nature.

The expenses relating to the issue of the equity instruments or financial liabilities delivered are not part of the cost of the business combination and are recorded in accordance with the rules applicable to financial instruments (Note 5.6). Fees paid to legal advisors or other professionals involved in the business combination are recorded as expenses as incurred. Furthermore, expenses generated internally for these items or expenses that the acquiree would have incurred, are not included in the business combination costs.

Excess, on the acquisition date, of the cost of the business combination over the proportionate share of the value of the identifiable assets acquired, less the liability assumed representing the equity interest in the acquiree, is recognised as goodwill. In the exceptional event that this amount were to exceed the cost of the business combination, the excess would be recognised in the consolidated income statement as income.

5.2 Consolidation method

The assets, liabilities, income, expenses, cash flows and other items of the individual Financial Statements of the companies comprising the Group are incorporated into the consolidated Financial Statements using the full consolidation method. This method has been applied according to the following criteria:

a) Time standardisation

The consolidated financial statements are established on the same date as the Parent Company's separate financial statements.

The subsidiaries have established the same end date and period as the Parent Company and, therefore, there is no need for a time standardisation.

b) Valuation standardisation

The assets and liabilities, income and expenses, and other items in the separate financial statements of the subsidiaries have been valuated using uniform methods. Assets, liabilities, income and expenses that were not valuated on a uniform basis with respect to those applied on consolidation were revalued, with the necessary adjustments being made, solely for consolidation purposes.

c) Aggregation

The different items in the previously standardised separate financial statements are aggregated according to their nature.

d) Elimination of investment-equity

The carrying amounts representing the subsidiary's equity instruments held directly or indirectly by the Parent Company are offset by the proportional part of the subsidiary's equity items attributable to these holdings, generally on the basis of the values resulting from application of the acquisition method described above.

On consolidations subsequent to the reporting period in which control was acquired, the excess or shortfall in the equity of the subsidiary from the date of acquisition that is attributable to the Parent Company is presented in the consolidated balance sheet under the headings of reserves or adjustments for changes in value, depending on their nature. The part attributable to external shareholders is recorded under the heading "External shareholders".

e) External shareholder participation

The valuation of external shareholders is made on the basis of their effective participation in the subsidiary's equity, after incorporating the abovementioned adjustments. Goodwill is not attributed to external shareholders. The excess between the losses attributable to the external shareholders of a subsidiary and their proportional share of the equity is attributed to the latter, even if this involves a debit balance under this item.

At 31 December 2025 and 2024, the Group had no external shareholders as the subsidiaries are wholly owned by the Parent Company.

f) Intra-group item eliminations

Receivables and payables, income and expenses and cash flows between Group companies are eliminated in full. Furthermore, all the results produced by internal operations are eliminated and deferred until they are realised against third parties outside the Group.

g) Goodwill and business combinations

The acquisition of control of a subsidiary by the Parent Company is regarded as a business combination, which is recorded under the acquisition method. In subsequent consolidations, the investment-equity of subsidiaries will be eliminated generally based on the values resulting from applying the purchase method of accounting described below on the date of control.

Business combinations are accounted for using the acquisition method, whereby the date of acquisition is determined and the cost of the combination is calculated, and the identifiable assets acquired and liabilities assumed are recognised at their fair value on that date.

The goodwill or negative difference of the combination is determined by the difference between the fair values of the recorded assets acquired and liabilities assumed, and the cost of the combination, all referring to the date of acquisition.

The cost of the combination is determined by the aggregation of:

- The acquisition-date fair values of the assets transferred, the liabilities incurred or assumed and the equity instruments issued.

- The fair value of any contingent consideration that depends on future events or the fulfilment of predetermined conditions.

The expenses related to the issue of equity instruments or financial liabilities given in exchange for the elements acquired do not form part of the combination cost.

Likewise, as from 1 January 2010, neither the fees paid to legal advisors or other professionals who were involved in the combination, nor the expenses internally incurred on such account form part of the combination cost. Those sums are allocated directly to the consolidated income statement.

h) Modification of the equity interest without loss of control

Once control over a subsidiary has been obtained, subsequent transactions that give rise to a change in the Parent Company's equity interest in the subsidiary, without a loss of control over the subsidiary, are treated in the consolidated financial statements as an equity transaction, and the following rules apply:

a) The amount of goodwill or negative difference recognised, as well as other assets and liabilities recognised, remains unchanged;

b) The profit or loss that would have been recognised in the separate financial statements is eliminated in consolidation with the corresponding adjustment to the reserves of the company whose equity interest is reduced;

c) The amounts of "adjustments for changes in value" and "grants, donations and legacies" are adjusted to reflect the Group companies' equity interests in the capital of the subsidiary;

d) The interest of external shareholders in the subsidiary's equity is shown on the basis of the percentage of ownership that non-Group third parties hold in the subsidiary, after the transaction has been carried out, which includes the percentage of ownership of goodwill recognised in the consolidated statements associated with the change that has occurred;

e) The necessary adjustment resulting from points (a), (b) and (c) above shall be allocated to reserves.

In 2025 and 2024, there were no changes in the equity of the subsidiaries (see Note 3).

i) Loss of control

When control of a subsidiary is lost, the following rules are observed:

- The profit or loss recognised in the separate financial statements is adjusted for consolidation purposes;

- If the subsidiary is classified as a multi-group or associated company, it is consolidated and the equity method is applied initially, taking into account for the purposes of the initial valuation the fair value of the investment retained at that date;

- The interest in the subsidiary's equity that is retained after the loss of control and that is not included in the scope of consolidation is measured in accordance with the criteria applicable to financial assets (see Note 5.5), taking as the initial measurement the fair value on the date on which it ceases to be included in the scope of consolidation.

- An adjustment is recognised in the consolidated income statement to show the interests of external shareholders in the income and expenses generated by the subsidiary in the reporting period until the date of loss of control, and in the transfer to the income statement of the income and expenses recognised directly in equity.

In 2025 and 2024, no loss of control over investee companies took place (see Note 3).

5.3. Intangible Assets – Computer software

Licences for IT programs acquired from third parties are capitalised according to the expense arising from their acquisition and preparation for using the specific program. These expenses are amortised over their estimated useful lives.

Expenses related to the maintenance of IT programs are recognised as such when said maintenance occurs. Costs directly related to the production of unique, identifiable IT programs controlled by the Group that are likely to generate profits that exceed the costs for more than one year are recognised as intangible assets. Direct costs include expenses for the employees that develop the IT programs and an appropriate percentage of overhead expenses.

IT program development costs recognised as assets are amortised over their estimated useful lives.

5.4. Investment property

Investment property comprises owned office buildings that are held for long-term lease purposes and are not occupied by the Group.

The elements included in this section shall be initially valued using their cost, as it is either the acquisition price or production cost.

The acquisition price includes, in addition to the amount invoiced by the seller after deduction of any discount or reduction in price, all additional and directly-related expenses incurred up until they are put into operation.

These investment property items are subsequently valued at their acquisition price, minus accumulated depreciation and, where appropriate, the cumulative amount of any recognised valuation adjustment for impairments.

Finance costs directly related to the construction of investment property with a term of more than one year were capitalised as part of the cost until the asset was put into operation.

Repairs that do not extend the useful life and maintenance costs are allocated to the income statement in the reporting period in which they occur. Expansion or enhancement costs leading to an increase in production capacity or to a lengthening of the useful life of the assets are included in the assets as an increase in their value, and the carrying amount of any items replaced is written off.

Investment property is depreciated on the basis of its cost and is calculated by the straight-line method on the basis of the estimated useful life of the various assets, which is as follows.

Elements	Years of useful life
Buildings	30-50

At each year-end the Group reviews the residual values, useful lives and depreciation methods of investment property and, if appropriate, adjusts them prospectively.

Deterioration of the value of investment property

The Group regularly assesses whether there are indications that any non-current asset or, as the case may be, any cash-generating unit may be impaired. If there are indications, their recoverable amounts are estimated.

The recoverable amount is the higher of the fair value less cost to sell and the value in use. An impairment loss occurs when the book value is greater than the recoverable amount. Value in use is the present net worth of expected future cash flows, using risk-free market interest rates, adjusted for the specific risks associated with the asset.

Valuation adjustments due to impairment and the reversal thereof are allocated to the consolidated income statement. Valuation adjustments due to impairment are reversed when the circumstances giving rise to them cease to exist, except for those corresponding to goodwill. The reversal of impairment is limited to the book value of the asset that would have appeared if the corresponding impairment had not been previously recognised.

The Orbis Properties Group makes the appropriate provisions for depreciation of investment property when the recoverable amount is less than the net book value. The Directors of the Parent Company have considered, for the purpose of determining the recoverable amount, the valuations carried out internally by the Group (2025: carried out internally by the Group). These valuations have been made on the basis of the following assumptions:

The valuation methodology adopted to determine the fair value of the properties is the income capitalisation method, which estimates the value of the assets by applying specific capitalisation rates (Cap Rate) to the different components of the property, such as the different units. In this context, a combined rate is used, which considers total net income in relation to the total gross market value. For assets in operation, the valuation is carried out based on current rental income from existing leases. In contrast, for assets under development, estimated market income is projected using comparable properties with similar characteristics as a reference.

Within this method, operating expenses and other additional expenses are determined based on standard market practices, as well as extensive previous experience in the valuation of similar properties. Key assumptions regarding annual unit turnover and vacancy periods are also incorporated, which take into account the time required to carry out renovations and lease out the spaces.

5.5. Leases

Finance leases

Contracts are classified as financial leases whenever their economic terms substantially transfer all the risks and rewards of ownership of the leased asset to the lessee. Otherwise, they are classified as operating leases. Orbis Properties Group did not have any finance lease either at 31 December 2025 or 31 December 2024.

Operating lease when the Group is a lessor

Investment property is leased to third parties. These leases are classified as operating leases.

Assets leased out under operating leases are included in the consolidated balance sheet according to their nature. Income from operating leases is recognised in the consolidated income statement on a straight-line basis over the estimated term of the lease. The direct costs attributable to the agreement are included as an increase in the value of the leased asset and are recognised as an expense over the term of the agreement, applying the same criterion used for the recognition of lease income.

A payment made on entering into or acquiring a lease recorded as an operating lease represents advance lease payments that are amortised over the lease period in accordance with the profit pattern shown.

5.6. Financial instruments

Financial instruments are now classified according to the management or business model for dealing with financial assets and the contract terms of the cash flows arising from them.

Financial assets are classified into the following general categories:

Financial assets

- Financial assets carried at amortised cost

This category includes any financial assets, including those admitted to trading on an organised market, in which the Company maintains the investment for the purpose of receiving cash flows from the performance of the agreement, and the contractual terms of the financial asset give rise, on specified dates, to cash flows which exclusively take the form of principal and interest collected on the amount of the outstanding principal.

Contractual cash flows that are solely collections of principal and interest on the amount of outstanding principal are inherent to an agreement that has the nature of a common or ordinary loan, regardless of whether the transaction is agreed upon at a zero-interest rate or below the market rate.

Trade receivables and non-trade receivables are included in this category:

a) Trade receivables are financial assets that arise from sales of goods and the provision of services in the normal course of the Company's business with deferred collections, and

b) Non-trade receivables are any financial assets which, not having commercial substance, are not equity instruments or derivatives and have fixed or determinable returns arising from loan transactions or lines of credit granted by the company.

Initial recognition

Financial assets classified in this category are initially measured at fair value, which, unless there is evidence otherwise, is the transaction price and is equal to the fair value of the consideration given plus the directly attributable transaction costs.

However, trade receivables maturing within one year that do not bear an explicit contractual interest rate, as well as loans to staff, dividends receivable, and capital calls on equity instruments expected to be received in the short term, are measured at their nominal value, provided that the effect of not discounting the cash flows is not considered significant.

Subsequent recognition

The financial assets included in this category are measured at amortised cost. Accrued interest is recorded in the consolidated income statement using the effective interest method.

However, receivables maturing in less than one year which, in accordance with the provisions of the previous paragraph, are initially measured at their nominal value, continue to be carried at this amount unless they are impaired.

When contractual cash flows of a financial asset are modified due to financial difficulties experienced by the issuer, the company shall determine whether it is appropriate to recognise an impairment loss.

Impairment

Valuation adjustments shall be made as necessary, at least at the end of the reporting period and whenever there is objective evidence that the fair value of a financial asset, or of a group of financial assets with similar risk characteristics valued collectively, has become impaired as a result of one or more events that have occurred since initial recognition that have led to a reduction of or a delay in receiving the estimated future cash flows, which could be caused by the insolvency of the debtor.

In general, impairment losses on these financial assets shall be measured as the difference between their carrying amount and the present value of the future cash flows including, if necessary, those arising from the execution of collateral or personal guarantees, that they are expected to generate, discounted at the effective interest rate calculated at the time of initial recognition. For financial assets tied to floating interest rates, the effective interest rate prevailing at the end of the reporting period based on the contractual conditions is used.

Impairment losses, as well as their reversal when the amount of such loss decreases due to a subsequent event, shall be recognised respectively as expense or income in the consolidated income statement. The limit of any reversal of impairment losses is the carrying amount of the asset that would be recognised at the date of reversal had no impairment loss been recognised.

- **Financial liabilities at fair value through consolidated profit or loss**

This category includes all financial assets except for those that it is convenient to classify in any of the remaining categories. It shall be mandatory for this category to include financial assets held for trading.

In respect of equity instruments that are not held for trading or valued at cost, the company may choose, at the time of their initial recognition, irrevocably to present the subsequent changes to the fair value directly in net equity.

In any event, the company may, at the time of initial recognition, irrevocably measure a financial asset at fair value with changes posted to the income statement if such a practice eliminates or significantly reduces measurement inconsistency or accounting mismatch.

- Initial recognition: They are valued at their fair value. Transaction costs that are directly attributable to them are recognised in the consolidated Income Statement for the financial year.
- Subsequent recognition: Fair value through profit or loss in the consolidated Income Statement.
- Impairment: They are not impaired since they are at all times valued at their fair value, with value variations being charged to the consolidated result for the financial year.

- **Financial assets at fair value through consolidated equity**

A financial asset is included in this category when the contractual terms of the financial asset give rise, on specified dates, to cash flows which exclusively take the form of principal and interest collected on the amount of the outstanding principal, and is neither held for trading nor suitable for classification in the category of amortised cost financial assets. This category also includes investments in equity instruments for which, since they should have been included in the category of financial assets at fair value with changes in profit and loss, the irrevocable option of classifying them in this category has been exercised.

- Initial recognition: Fair value, which, in the absence of evidence to the contrary, is the transaction price equating to the fair value of the consideration given plus the directly attributable transaction costs.
- Subsequent recognition: Fair value, without deducting such transaction costs as might be incurred in their disposal. Changes in fair value are recorded directly in consolidated Equity until the financial asset is derecognised from the balance sheet or impaired, at which time the amount so recognised is charged to the consolidated Income Statement.

- Impairment: At least at the end of the reporting period, the required valuation adjustments are made where there is objective evidence that the value of a financial asset has been impaired as a result of one or more events that occur after its initial recognition, and cause: - delay in future estimated cash flows; or - failure to recover asset carrying amount evidenced, for instance, by a persistent or significant decrease in its fair value.

  The valuation adjustment due to the impairment of the value of these financial assets is the difference between its cost or amortised cost less, as applicable, any valuation adjustment due to impairment previously recognised in the income statement and the fair value at the time of the valuation. The accumulated losses recognised in equity due to a decrease in fair value, provided there is objective evidence of the asset's impairment, are recognised in the consolidated Income Statement.

  If the fair value increases in subsequent financial years, the valuation adjustment recognised in previous financial years shall be reversed with a credit to the consolidated Income Statement for the financial year. However, in the event that the fair value corresponding to an equity instrument increases, the valuation adjustment recognised in previous financial years shall not be reversed with a credit to the Income Statement and the increase in fair value is recorded directly against consolidated Equity.

- Re-classification of financial assets

Whenever the company changes the manner in which it manages its financial assets in order to generate cash flows, it shall re-classify all affected assets in accordance with the criteria established under the previous sections of this standard. Re-classification does not represent derecognition. It reflects a change in valuation criteria.

Re-classification make take the following forms:

- Reclassification of financial assets at amortised cost to the category of financial assets at fair value through the consolidated Income Statement, and vice versa.
- Reclassification of financial assets at amortised cost to the category of financial assets at fair value through consolidated Equity, and vice versa.
- Reclassification of financial assets at fair value through the consolidated Income Statement to the category of financial assets at fair value through Equity, and vice versa.
- Equity instrument investments valued at cost re-classified in the fair value financial assets category with changes in the income statement, and vice versa.

- Interest received from financial assets

Interest from financial assets accrued after the acquisition date is recognised as income in the Income Statement. Interest of financial assets valued at amortised cost is recognised by the effective interest rate method and the income from dividends arising from investments in equity instruments are recognised as and when the Company is entitled to collect them.

Financial assets are initially recognised separately, based on their maturity, the amount of the accrued explicit interest which is unmatured on that date, and the amount of the dividends declared by the competent body on the acquisition date.

- Derecognition of financial assets

The Group writes off its financial assets upon expiration or when the rights on cash flows of said financial assets are transferred together with substantial risks and benefits inherent to said property. In the specific case of receivables, this is deemed to occur generally when the default and delinquency risks have been transferred.

When a financial asset is de-recognised, the difference between the consideration received, net of the attributable transaction costs, and the carrying amount, plus any accumulated amount recognised directly in equity, determines the gain or loss on de-recognition of the financial asset, which is part of the profit/(loss) from the year in which this occurs.

However, the Group does not derecognise financial assets, and recognises a financial liability for an amount equal to the consideration received in transfers of financial assets in which all the risks and rewards of ownership are substantially retained.

- Cash and cash equivalents

Under this heading of the accompanying consolidated balance sheet, cash balance and banks, demand deposits and other highly liquid short-term investments with a maturity of less than three months that are readily convertible into cash and are not subject to a risk of changes in value are recorded.

Financial liabilities

The financial liabilities are classified for valuation purposes in the following categories:

- Financial liabilities at amortised cost

All financial liabilities are classified under this category, except when they must be measured at fair value through the Income Statement. In general, trade payables and non-trade payables are included in this category.

Participation loans that have the characteristics of an ordinary or common loan are also included in this category, even if the transaction is arranged at an interest-free or below market rate.

- Initial recognition: They are initially measured at fair value, which, in the absence of evidence to the contrary, is the transaction price which equates to the fair value of the consideration received, adjusted by directly attributable transaction costs. However, debits from trade operations due in less than one year, where there is no contractual interest rate, as well as disbursements required by third parties on equity instruments, the amount of which is expected to be paid in the short term, may be measured at their nominal value when the effect of not discounting the cash flows is not significant.
- Subsequent recognition: at amortised cost. The accrued interest is recognised in the income statements, using the effective interest rate method. However, debits due in less than one year which, in accordance with the provisions of the previous paragraph, are initially measured at their nominal value, will continue to be carried at this amount.

- Financial liabilities at fair value through consolidated profit or loss

This category includes financial liabilities that meet any of the following criteria:

a) Liabilities held for trading;

b) Liabilities which have been recognised by the entity, from the point of initial recognition, and irrevocably, at their fair value with changes to the income statement, provided that the recognition fulfils the objective set out in the accounting standards.

c) Optionally and irrevocably, this category may include all hybrid financial liabilities subject to the requirements of the PGC.

Initial recognition: Fair value, which, in the absence of evidence to the contrary, is the transaction price which equates to the fair value of the consideration received. Directly attributable transaction costs are recognised in the income statement for the reporting period.

Subsequent recognition: Fair value with changes in the income statement.

- Derecognition of financial liabilities

The Group will derecognise a financial liability, or part thereof, when the obligation terminates; i.e., when it has been fulfilled, cancelled or expired.

- Fair value

The fair value is the amount for which an asset may be exchanged or a liability settled between interested and duly informed parties of an arm's length transaction.

In general, when valuing financial instruments measured at their fair value, the Group calculates this in reference to a reliable market value, the price listed on an active market being deemed the benchmark of this fair value. For any instruments for which there is no active market, the fair value is obtained, where appropriate, through the application of valuation models and techniques.

The carrying amount of trade payables and receivables is assumed to be near their fair value.

- Financial derivatives and hedge accounting

Financial derivatives are valued, both initially and in subsequent valuations, by their fair value. The method to recognise any resulting profit or loss depends on whether or not the derivative has been designated as a hedging instrument, and, as applicable, the kind of hedging instrument. The Group designates certain derivatives as:

a) Cash flow hedges:

The portion of the hedging instrument's loss or gain established as effective hedging is recognised directly in equity. Thus, the equity component that arises as a result of the hedge is adjusted to make it equal, in absolute terms, to the lower of the following two values:

1) The hedging instrument's accumulated loss or gain since the hedging began.

2) The accumulated change in the fair value of the hedged item (in other words, the present value of the accumulated change in the expected future cash flows on the hedged item) since the hedging began.

Any remaining losses or gains on the hedging instrument or any losses or gains required to offset the change in the adjusted cash flow hedge calculated as described above represent ineffective hedging, which is recognised in profit/(loss).

If a highly probable expected hedged transaction subsequently results in the recognition of a non-financial asset or non-financial liability, or if an expected hedged transaction relating to a non-financial asset or non-financial liability becomes a firm commitment to which fair value hedge accounting is applied, that adjusted amount for the cash flow hedge is eliminated and included directly in the initial cost or other carrying amount of the asset or liability. The same criteria apply to currency risk hedges on investments acquired in group companies, jointly-controlled entities and associates.

In all other cases, the adjustment in equity is taken to the income statement as the forecast hedged future cash flows affect profit/(loss) for the year.

However, if the adjustment recognised in consolidated Equity is a loss and it is expected that all or part of it will not be recovered in one or more future financial years, that amount which is not expected to be recovered is reclassified immediately to the result for the financial year.

The portion of the hedging instrument's loss or gain established as effective hedging is recognised directly in equity. Thus, the equity component that arises as a result of the hedge is adjusted to make it equal, in absolute terms, to the lower of the following two values:

1) The hedging instrument's accumulated loss or gain since the hedging began.

2) The accumulated change in the fair value of the hedged item (in other words, the present value of the accumulated change in the expected future cash flows on the hedged item) since the hedging began.

Any remaining losses or gains on the hedging instrument or any losses or gains required to offset the change in the adjusted cash flow hedge calculated as described above represent ineffective hedging, which is recognised in profit/(loss).

If a highly probable expected hedged transaction subsequently results in the recognition of a non-financial asset or non-financial liability, or if an expected hedged transaction relating to a non-financial asset or non-financial liability becomes a firm commitment to which fair value hedge accounting is applied, that adjusted amount for the cash flow hedge is eliminated and included directly in the initial cost or other carrying amount of the asset or liability. The same criteria apply to currency risk hedges on investments acquired in group companies, jointly-controlled entities and associates.

In the remaining cases, the adjustment recognised in Equity is transferred to the consolidated Income Statement to the extent that the expected future cash flows covered affect the result for the financial year.

However, if the adjustment recognised in equity is a loss and all or part of this loss is not expected to be recovered in future years, this amount no longer expected to be recovered is immediately recognised in profit/(loss).

5.7. Income tax

<u>General regime</u>

The income tax expense or income is the amount accrued for this item during the reporting period, consisting of both current and deferred tax expenses or income.

Both current and deferred tax expenses or income are accounted for in the income statement. However, the tax effect related to items stated directly in equity is recognised in equity.

Current tax assets and liabilities are valued at the amounts expected to be paid to or recovered from the tax authorities, according to the regulations in force or approved and pending publication at the close of the financial year.

According to the liability method, deferred taxes are calculated based on temporary differences arising between the tax bases of the assets and liabilities and their carrying amounts. However, if the deferred taxes arise from initial recognition of assets or liabilities from a transaction that is not a business combination and which, on the transaction date, does not affect accounting profit/(loss) or taxable profit, they are not recognised. Deferred tax is calculated by applying tax regulations and rates approved or about to be approved on 31 December 2025, which are expected to be applicable when the relevant deferred tax asset or liability is settled.

Deferred tax assets are recognised when it becomes likely that the Company will have taxable profits in the future against which temporary differences can be offset.

Deferred taxes are recognised on temporary differences that arise in investments in subsidiaries, associates and joint ventures, except when the Company can control the time of reversal of the temporary differences, and it is also likely that they will not be reversed in the foreseeable future.

SOCIMI regime

Under Law 11/2009 of 26 October, amended by Law 16/2012 regulating Listed Real-Estate Market Investment Companies, entities that opt for the application of the special tax regime provided for in that law will be taxed at a rate of 0% for Corporate Tax. Article 25 of the revised Corporate Tax Law, approved by Royal Legislative Decree 4/2004 of 5 March, will not be applicable in the case of tax losses. Likewise, the regime of deductions and relief established in Chapters II, III and IV of that rule will not be applicable. In all other matters not provided for in Law 11/2009, the provisions of the Consolidated Text of the Law on Corporate Tax will be applicable in a supplementary manner.

The entity will be subject to a special tax of 19% on the full amount of profit dividends or shares distributed to shareholders whose stake in the entity's capital is equal to or greater than 5%, when such dividends, in the shareholders' fiscal location, are exempt or taxed at a rate of less than 10%. This tax will be considered as a Corporate Tax liability. On 30 June 2021, the reform of the SOCIMI regime was passed, introducing the obligation to levy a 15% tax on the undistributed profits of Listed Real-Estate Market Investment Companies.

Articles 3 to 6 of said Law establish the main requirements and obligations that must be fulfilled by this type of company.

Having said the above, it should be mentioned that on 19 September 2018, both the Parent Company and its subsidiaries adopted the decision to avail themselves of the regime regulated by Law 11/2009, of 26 October, regulating Listed Real Estate Investment Companies ("SOCIMI") with effect from the date of incorporation of the companies integrated into the Group (Note 3). The State Tax Administration Authority was notified of this, under the same terms for all six Group companies, in a letter dated 28 September 2018.

The application of the abovementioned SOCIMI regime was carried out during reporting periods 2018 and 2019 without prejudice to the fact that, during these periods, the Group companies included in the regime did not comply with all the application requirements under the regulation, as, by virtue of the First Transitory Provision of Law 11/2009 on the SOCIMI regime, they have a period of two years from the date of the option for the application of the regime to comply with said requirements.

At 31 December 2025, ORBIS PROPERTIES SOCIMI, S.A. was listed on Euronext Paris under ISIN ES0105490009, having been admitted to trading on 30 July 2020. Therefore, all the requirements were met within two years since the date of application of this regime.

5.8. Income and expenses

Income is recognised when control of goods or services is transferred to customers. At that time, income is recorded for the amount of the consideration that the Company is expected to be entitled to in exchange for the transfer of the promised goods and services arising from agreements with customers, as well as other income not arising from agreements with customers, which represents the Company's ordinary activity. The recorded amount is determined by deducting from the amount of the consideration for the transfer of goods or services agreed with customers or other income corresponding to the ordinary activities of the Company, the amount of discounts, refunds, price reductions, incentives or rights delivered to customers, as well as value added tax and other taxes directly related to them that must be charged.

When the price set in contracts with customers includes variable consideration, the price to be recognised shall include the best estimate of the variable consideration as long as it is highly likely that there will be no significant reversal of the income amount recognised when the uncertainty related to the variable consideration is subsequently resolved. The Company bases its estimates on past information, taking into account the type of customer, the type of transaction and the specific terms of each agreement.

Revenue from the provision of services

The Group provides leasing services. Revenue from services rendered is recognised in the year in which such services are provided.
Revenue from leasing services is recognised based on the actual service provided up to the end of the reporting year as a proportion of the total services to be provided, given that the customer receives and consumes the benefits simultaneously.

The leasing service is accounted for as a separate performance obligation. In contracts that foresee numerous performance obligations, the transaction price is assigned to each performance obligation on a stand-alone selling price basis. If such prices are not directly observable, an expected cost plus a margin approach is taken. If the contracts include installation of products, revenue for these goods is recognised when the product is delivered, the legal title to it is transferred and the customer has accepted it.

Estimates of income, costs or the percentage of completion are revised if the circumstances change. Any resulting increases or decreases in estimated income or costs are shown in profit/(loss) for the year in which management became aware of the circumstances giving rise to the revision.

If the services provided by the Company exceed the payment, a contract asset is recognised. If the payments exceed the services provided, a contract liability is recognised.

Income earned from leasing service provision agreements is generally recognised in the year in which the services are provided, on a straight-line basis over the entire contract term.

If circumstances arise that modify initial estimates of ordinary income, costs or percentage of completion, said estimates are revised at that time. Revisions could lead to increases or decreases in estimated income and costs, and these are reflected in the income statement in the period in which management becomes aware of the circumstances giving rise to the revisions.

5.9. Environmental aspects

Environmental assets are considered as assets used on a lasting basis in the Group's activity, the main purpose of which is the minimisation of environmental impact and the protection and improvement of the environment, including the reduction or elimination of future pollution.

The costs incurred in the acquisition of systems, equipment and facilities with the purpose of eliminating, limiting or controlling possible impacts on the environment that could arise from the normal course of the Group's activities are considered to be investments.

Other environment-related expenses, other than those incurred in the acquisition of fixed assets, are considered to be expenses for the reporting period.

The Parent Company's Board of Directors considers that, in view of the nature of the business activities carried out by the Group, any environmental contingencies that could arise would be of little significance and, in any case, the insurance policies taken out by the Group would sufficiently cover them.

5.10. Related-party transactions

In general, transactions between group companies are initially recognised at fair value. In the event that the price agreed upon differs from the fair value, the difference is recognised based on the economic reality of the transaction. These transactions are subsequently valued pursuant to the corresponding standards.

Notwithstanding the foregoing, in merger, spin-off or non-monetary contribution transactions, the items making up the acquired business are measured at the amount corresponding to them, once the transaction has been carried out, in the consolidated financial statements of the group or subgroup.

When the parent company of the group or subgroup and its subsidiary are not involved, the financial statements to be considered for these purposes will be those of the largest group or subgroup in which the assets and liabilities of the Spanish parent company are included.

In these cases, any difference that might arise between the net value of the assets and liabilities of the acquired company, adjusted by the balance of the groupings of grants, donations and legacies received and adjustments for changes in value, and any amount of the capital and share premium, if any, issued by the absorbing company, is recognised in reserves.

5.11. Equity

The Parent Company's issued capital is represented by ordinary shares, all of the same class.

The costs of issuing new shares or options are presented directly against interim equity, as lower reserves.

In the case of acquisition of treasury shares, the consideration paid, including any directly attributable incremental costs, is deducted from equity until the shares are cancelled, reissued or sold. When these shares are sold or subsequently reissued, any amount received, net of any directly attributable incremental transaction costs, is included in equity.

5.12. Foreign currency transactions

Functional and reporting currency

The Group's consolidated financial statements are presented in euros, as this is the Group's working and reporting currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency at the exchange rates prevailing at the transaction date. Profits and losses in foreign currency resulting from the settlement of these transactions and conversion at the closing exchange rates of monetary assets and liabilities denominated in foreign currency are recognised in the consolidated Income Statement, unless they are deferred in equity as qualified cash flow hedges and qualified net investment hedges.

Changes in the fair value of monetary securities in foreign currencies classified as available for sale are analysed between translation differences resulting from changes in the amortised cost of the security and other changes in the book value of the security. Translation differences are recognised in profit/(loss) and other changes in the book value are recognised in equity.

Translation differences on non-monetary items, such as equity instruments held at fair value with changes in the income statement, are presented as part of the gain or loss in fair value. Translation differences on non-monetary items, such as equity instruments classified as available-for-sale financial assets, are included in equity.

5.13. Business combinations

Mergers or divisions and business combinations arising from the acquisition of all the assets and liabilities of a company or of a party constituting one or more businesses are recognised in accordance with the acquisition method described in Notes 5.1 and 5.2.

5.14. Consolidated Cash Flow Statement

In the Consolidated Cash Flow Statement, the following terms, with the meanings specified below, are used:

- Cash flow: Inflows and outflows of cash and financial asset equivalents, understood as current, high liquidity investments subject low risks in value changes.
- Operating activities: the usual operating activities and others that are neither investing nor financing activities.
- Investing activities: the acquisition, sale or disposal by other means of non-current assets and other investments not included in cash or cash equivalents.
- Financing activities: activities that result in changes in the size and structure of the equity and liabilities that are not operating activities.

For the purposes of preparing the Consolidated Cash Flow Statement, "cash and cash equivalents" includes cash on hand and current bank deposits, as well as current, high liquidity investments that are readily convertible to known amounts of cash and are subject to low risks regarding changes in value.

(in euros)

5.15. Segment reporting

In defining the segments, the criteria and assignments used by the governing body, in this case, the Parent Company's Board of Directors, are taken into account in order to analyse the Group's operations. Specifically, a distinction is made between the property leasing business described in Note 7 and corporate transactions, with no transactions in the latter segment in 2025 or 2024. Transactions between segments are valued at market price.

6. INTANGIBLE ASSETS

As established in Annex 15 to the deed executed before Notary Public Jose Ángel Martínez Sanchiz under number 1085 in his register, which in turn is contained in the supplementary deed incorporating documents under register number 1086, executed before the same notary, the subsidiary Orbis de la Vega, S.L.U. acquired the IT application for 20,000.00 euros from a company related to the seller of the investment property (see Note 7).

The amounts and balances attributable to the IT application at 31 December 2025 and 2024 are shown in the following tables:

	Balance at 31/12/2024	Additions	Derecognition	Transfers	Balance at 31/12/2025
IT application	20,000.00	-	-	-	20,000.00
	20,000.00	**-**	**-**	**-**	**20,000.00**
Depreciation	(20,000.00)	-	-	-	(20,000.00)
	(20,000.00)	**-**	**-**	**-**	**(20,000.00)**
Net book value	**-**	**-**	**-**	**-**	**-**

	Balance at 31/12/2023	Additions	Derecognition	Transfers	Balance at 31/12/2024
IT application	20,000.00		-	-	20,000.00
	20,000.00	**-**	**-**	**-**	**20,000.00**
Depreciation	(20,000.00)	-	-	-	(20,000.00)
	(20,000.00)	**-**	**-**	**-**	**(20,000.00)**
Net book value	**-**	**-**	**-**	**-**	**-**

7. INVESTMENT PROPERTY

The breakdown and movements in the various items composing the investment property in 2025 and 2024:

(in euros)

	Euros				
	Balance at 31/12/2024	Additions	Derecognition	Transfers	Balance at 31/12/2025
Cost					
Land	116,749,859.66	-	(19,456,046.64)	-	97,293,813.02
Buildings	158,362,697.50	-	(11,751,362.73)	-	146,611,334.77
Inv. property in progress	2,575,492.75	229,551.85	-	-	2,805,044.60
	277,688,049.91	**229,551.85**	**(31,207,409.37)**	**-**	**246,710,192.39**
Depreciation					
Buildings	(17,686,048.21)	(800,158.75)	-	-	(18,486,206.96)
Impairment	(51,464,996.96)	-	1,689,569.80	-	(49,775,427.16)
	(69,151,045.17)	**(800,158.75)**	**1,689,569.80**	**-**	**(68,261,634.12)**
Net book value	**208,537,004.74**	**(570,606.90)**	**(29,517,839.57)**	**-**	**178,448,558.27**

	Euros				
	Balance at 31/12/2023	Additions	Derecognition	Transfers	Balance at 31/12/2024
Cost					
Land	116,749,859.66	-	-	-	116,749,859.66
Buildings	157,524,627.25	240,791.45	-	597,278.80	158,362,697.50
Inv. property in progress	2,247,727.90	925,043.65	-	(597,278.80)	2,575,492.75
	276,522,214.81	**1,165,835.10**	**-**	**-**	**277,688,049.91**
Depreciation					
Buildings	(15,239,103.88)	(2,446,944.33)	-	-	(17,686,048.21)
Impairment	(54,682,942.67)	-	3,217,945.71	-	(51,464,996.96)
	(69,922,046.55)	**(2,446,944.33)**	**3,217,945.71**	**-**	**(69,151,045.17)**
Net book value	**206,600,168.26**	**(1,281,109.23)**	**3,217,945.71**	**-**	**208,537,004.74**

At 31 December 2025 and 2024, the Group's investment property related to the following assets:

Investment property dedicated to office space located on the plot referred to as Área II, located in Madrid, Calle Vía de los Poblados number 3.

Investment property dedicated to office space located on the plot referred to as Área IV, located in Madrid, Calle Vía de los Poblados number 3.

Investment property initially acquired dedicated to office space corresponding to two (2) properties located in Madrid, at numbers 6 and 14 of Calle Juan Ignacio Luca de Tena.

Investment property dedicated to office space located in the business park La Vega, located in Alcobendas, Avenida de la Vega number 15.

Main movements of 2025

During the 2025 financial year, the Group sold an office asset and the three commercial premises located at Calle Agustín de Foxá número 29, Madrid, for an amount of 32,000,000 euros, derecognising the carrying value which amounted to 29,517,839.47 euros.

Additionally, the additions made during the financial year correspond mainly to improvement works in office spaces.

(in euros)

Main movements of 2024

The additions made during the financial year correspond mainly to improvement works in office spaces.

Finally, it should be noted that the consolidated net carrying value is 178,448,558.27 euros as at 31 December 2025 (208,537,004.74 euros at the close of the 2024 financial year).

The Group has taken out several insurance policies to cover the risks to which the investment property is exposed. The cover provided by these policies is considered to be sufficient.

The detail of the type of investment property available to the Orbis Properties Group as at 31 December 2025 and 2024 at its net carrying value and gross carrying value:

2025	Units	Gross book value	Impairment and depreciation	Net book value at 31/12/2025
Investment property	6 buildings	246,710,192.39	(68,261,634.12)	178,448,558.27

2024	Units	Gross book value	Impairment and depreciation	Net book value at 31/12/2024
Investment property	7 buildings	277,688,049.91	(69,922,046.55)	208,537,004.74

It should be noted that the investment property owned by the subsidiaries Orbis Cristalia 2&3, S.L.U., and Orbis Cristalia 5&6, S.L.U. consist of two buildings corresponding to each company, but they are not divided and are included in the same cadastral reference.

All the assets mentioned in the note are located in the Autonomous Community of Madrid and act as security for the mortgage loan described in Note 9.5.

7.1. OPERATING LEASES

Investment property is leased to third parties under operating leases. The leases are for a period of between 1 and 7 years, with staggered rents and no lease at all for some of them.

Lease income amounted to 14,901,920.30 euros in 2025 (15,836,308.71 euros in the reporting period ended 31 December 2024) (see Note 13).

The minimum future collections on lease contracts, which cannot be cancelled at 31 December 2025 and 2024, taking into account the first termination dates agreed with each tenant (any future increases due to inflation have not been taken into account), are as follows:

	2025	2024
Within one year	10,067,558.86	11,929,502.94
2027	7,980,754.81	10,981,604.86
2028	5,139,290.04	7,530,752.00
2029	3,485,080.68	4,598,882.63
2030	1,108,433.16	3,182,366.12
2031 and later	426,756.04	1,414,020.43
TOTAL	**28,207,873.59**	**39,637,128.98**

7.2. VALUATION OF REAL-ESTATE ASSETS

At 31 December 2025 and 31 December 2024, according to the latest study conducted, the aggregate market value of investment property was 180,960,000.00 euros and 217,900,000 euros, respectively, as shown in the following breakdown:

	2025	2024
C/Vía de los Poblados, number 3, Area II	47,700,000.00	47,710,000.00
C/Vía de los Poblados, number 3, Area IV	53,300,000.00	54,320,000.00
C/Agustín de Foxá, number 29	-	35,880,000.00
C/Juan Ignacio Luca de Tena, number 14	26,760,000.00	26,790,000.00
Avenida de la Vega, number 15	53,200,000.00	53,200,000.00
Total	**180,960,000.00**	**217,900,000.00**

The Group calculates the recoverable amounts of investment property based on the corresponding valuation carried out by the Group as at 31 December 2025 (in the same way for the 2024 financial year).

Market value is defined as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

In 2025 and 2024 the measurement method applied in order to determine the fair value of the properties was the income capitalisation method, making the corresponding adjustments to reflect the evolution of variables until occupancy became steady. This method consists in capitalising the income obtained from the property through a capitalisation rate that factors in all market and asset-related risks. It is based on the capitalisation or conversion of income (cash flows) present or projected into a single current capital value (Note 5.4).

The most important variables are therefore those listed below:

	2025		
	Occupation at valuation date (%)	Market income (thousands of euros/year)	Equivalent yield (%)
Orbis de la Vega, S.L.U.	91.79	4,195	7.52%
Orbis Cristalia 2&3, S.L.U.	45.67	1,738	6.57%
Orbis Cristalia 5&6, S.L.U.	88.81	3,457	5.95%
Orbis JILT 6&14, S.L.U.	92.32	1,684	7.31%
Orbis Foxa 29, S.L.U.	0.00	0	0

	2024		
	Occupation at valuation date (%)	Market income (thousands of euros/year)	Equivalent yield (%)
Orbis de la Vega, S.L.U.	89.32	3,869	7.52
Orbis Cristalia 2&3, S.L.U.	40.40	1,633	7.31
Orbis Cristalia 5&6, S.L.U.	83.34	3,268	6.45
Orbis JILT 6&14, S.L.U.	94.65	1,625	5.94
Orbis Foxa 29, S.L.U.	82.71	1,621	5.30

(in euros)

Following the conclusions of the valuations carried out during the 2025 and 2024 financial years, accumulated impairment losses have been recognised according to the following detail:

Company	Property	Impairment at 31/12/2025	Impairment at 31/12/2024
Orbis Cristalia 2&3, S.L.U.	C/Vía de los Poblados, number 3, Area II	16,962,659.62	17,581,609.25
Orbis Cristalia 5&6, S.L.U.	C/Vía de los Poblados, number 3, Area IV	10,013,861.25	9,921,691.12
Orbis Jilt 6&14, S.L.U.	C/Juan Ignacio Luca de Tena, number 14	1,437,829.85	1,677,714.13
Orbis de la Vega, S.L.U.	Avenida de la Vega, number 15	21,361,076.44	22,283,982.46
Total		**49,775,427.16**	**51,464,996.96**

As a result of the recoverability analysis of investments in subsidiaries, as at 31 December 2025 the Group has reversed a total impairment of 1,689,569.80 euros. As at 31 December 2024, the Group recognised a total impairment of 3,217,945.71 euros, mainly as a result of changes in the assumptions regarding profitability, the reduction in the occupancy level of some of the properties owned by the investees, as well as the change in market conditions regarding rents.

8. FINANCIAL ASSETS

8.1. ANALYSIS BY CATEGORIES

The carrying value of each of the categories of financial assets established in the recognition and measurement standard for "Financial Instruments" is as follows as at 31 December 2025 and 31 December 2024, except for cash and other cash equivalents (Note 8.4):

Long-term financial assets:

	31 December 2025	31 December 2024
	Financial assets at amortised cost	
Guarantees and deposits created	1,461,382.37	1,626,910.77
Long-term derivatives (Note 9.4)	339,560.08	-
Total	**1,800,942.45**	**1,626,910.77**

Short-term financial assets:

	31 December 2025	31 December 2024
	Financial assets at amortised cost	
Trade receivables for sales and services rendered	393,258.67	299,394.19
Other receivables	2,782,404.17	3,549,236.68
Short-term derivatives (Note 9.4)	-	1,953,255.43
Accruals	1,236,327.24	1,622,668.05
Total	**4,412,088.73**	**7,424,554.35**

The fair values of the loans and receivables coincide with the book values.

At 31 December 2025 and 31 December 2024, no impairment was registered under "Trade receivables for sales and services", as provisions for impairment of these balances were not considered necessary.

(in euros)

In 2025 no amounts were derecognised as being impossible to recover (no amounts were derecognised in 2024 either).

At 31 December 2025 and 31 December 2024, the "Other receivables" item contains the amount for the rent grace period agreed upon in certain lease agreements.

The maximum credit risk exposure at the reporting date is the fair value of each category of accounts receivable indicated above. The Group maintains certain guarantee instruments to cover any contingency in the event of a possible rental non-payment.

8.2. MATURITY OF FINANCIAL ASSETS

At 31 December 2025, the financial assets described above mature as follows:

Financial assets							
	2026	2027	2028	2029	2030	2031 and later	Total
Other financial assets	-	-	-	-	-	1,461,382.37	1,461,382.37
Trade receivables for sales and services	393,258.67	-	-	-	-	-	393,357.32
Other receivables	2,782,404.17	-	-	-	-	-	2,782,404.17
Accruals	1,236,327.24	-	-	-	-	-	1,236,327.24
Long-term derivatives	-	339,560.08	-	-	-	-	339,560.08
Total	**4,412,088.73**	**339,560.08**	**-**	**-**	**-**	**1,461,382.37**	**6,213,031.18**

8.3. GUARANTEES, DEPOSITS CREATED AND ACCRUALS

a) Guarantees and deposits created

At 31 December 2025 and 2024, the amounts of the items composing the long-term and short-term financial investments heading are as follows:

	31 December 2025	31 December 2024
Loans and receivables	**Credits, derivatives and other**	**Credits, derivatives and other**
Guarantees and deposits created	1,461,382.37	1,626,910.77
Other receivables	2,782,404.17	3,549,236.58
Long-term derivatives (Note 9.4)	339,560.08	-
Total	**4,583,346.62**	**5,176,147.35**

The long-term guarantees relate mainly to guarantees provided in connection with investment property leases (see Note 7). In accordance with the provisions of Article 36 of Law 29/1994 of 24 November, on the urban leases, these guarantees have been deposited with the bodies stipulated therein.

The "Other receivables" item contains the amount for the rent grace period granted in the lease agreement, which is systematically recognised on a straight-line basis throughout the entire lease period, in accordance with the accounting principles applied.

(in euros)

Accruals

	31 December 2025	31 December 2024
Short-term asset accruals	1,236,327.24	1,622,668.05

The short-term asset accruals correspond to expenses arising from occupancy incentives and expenses of various kinds accruing after the end of each reporting period.

8.4. CASH AND CASH EQUIVALENTS

The components of this heading at 31 December 2025 and 31 December 2024 are as follows:

	31 December 2025	31 December 2024
Demand current accounts	2,916,004.45	4,204,555.58
TOTAL	**2,916,004.45**	**4,204,555.58**

The financing agreement described in Note 9.4 establishes certain minimum cash requirements to be maintained by the Group companies.

At 31 December 2025, there are no cash restrictions because a new agreement entitled Waiver Consent Response, in which an early repayment of the loan principal was arranged, was signed on 26 July 2023.

Upon resumption of the repayment schedule, the lenders released the previously agreed retained liquidity according to the terms of the initial financing agreement.

At 31 December 2025, the subsidiaries are no longer in the "Cash Trap Event" position by virtue of the foregoing. Therefore, the bank balances retained previously have been released by the lenders.

9. FINANCIAL LIABILITIES AT AMORTISED COST

9.1. ANALYSIS BY CATEGORIES

The carrying value of each of the categories of financial liabilities established in the recognition and measurement standard for "Financial Instruments" is as follows as at 31 December 2025 and 31 December 2024, except for balances with Public Administrations:

Long-term financial liabilities:

	31 December 2025	31 December 2024
Debits and payables		
Other financial liabilities	2,793,065.43	3,341,543.18
Bank borrowings	97,077,988.41	0.00
Debts with Group companies (Note 9.5)	31,937,489.92	0.00
Total	**131,808,543.76**	**3,341,543.18**

(in euros)

Short-term financial liabilities:

	31 December 2025	31 December 2024
Debits and payables	**Other**	**Other**
Debts with financial institutions (Note 9.5)	3,972,811.03	131,250,315.30
Debts with Group companies (Notes 9.6 and 14)	23,733,595.48	67,553,299.83
Trade payables (Note 9.7)	6,032,904.71	7,433,155.49
Customer advances	16,946.41	54,447.34
Total	**33,756,257.63**	**206,291,217.96**

All financial liability balances are in euros and their book value does not differ significantly from their fair value.

9.2. EXPIRY OF FINANCIAL LIABILITIES

As at 31 December 2025, the maturity of the financial liabilities described above is as follows:

Financial liabilities							
	2026	2027	2028	2029	2030	2031 and later	Total
Bank borrowings	3,972,811.03	97,077,988.41	-	-	-	-	101,050,799.44
Payables to Group companies and associates	23,733,595.48	31,937,489.92	-	-	-	-	55,671,085.40
Other financial liabilities	-	-	-	-	-	2,793,065.43	2,793,065.43
99.78 Trade payables	6,032,904.71	-	-	-	-	-	6,032,904.71
Other payables	16,946.41	-	-	-	-	-	16,946.41
Total	**33,756,257.63**	**129,015,478.33**	**-**	**-**	**-**	**2,793,065.43**	**165,564,801.39**

9.3. OTHER FINANCIAL LIABILITIES

Under "Other financial liabilities" in relation to long-term liabilities, the amounts relate to guarantees and sureties received in connection with the lease agreements on investment properties (Note 7).

In addition, bank guarantees have been received from tenants as additional guarantees for a total of 2,738,738.62 euros (2,994,507.55 euros at year-end 2024), none of which were executed in 2025 or 2024.

9.4. DERIVATIVES

The "Derivatives" heading corresponds to the valuation of the derivatives formalised by the subsidiaries in connection with the bank financing received from the financial institutions CAIXABANK, S.A. and DEUTSCHE PFANDBRIEFBANK AG (see Note 9.4). The signed derivatives covered 100% of the principal of the financing received.

- The derivatives are governed by the following parameters:

- CAP: 1% fixed interest and variable 3-month Euribor, subject to quarterly settlements and maturing on 30 November 2027, with notional amounts for the two financial institutions as detailed below:

2025:

(in euros)

Company	Financial institution	Initial notional	Notional at 31/12/25	Final notional	CAP rate	Variable	Effective date	Maturity
Orbis de la Vega, S.L.U.	Caixabank, S.A.	16,605,000.00	17,712,226.64	15,608,700.00	1%	3-month EUR -Euribor REUTERS	28/11/2025	29 October 2027
	Deutsche Pfandbriefbank AG	16,605,000.00	17,712,226.64	15,608,700.00	1%	3-month EUR- Euribor REUTERS	28/11/2025	29 October 2027
Orbis Cristalia 2&3, S.L.U.	Caixabank, S.A.	12,085,000.00	15,801,589.67	11,359,900.00	1%	3-month EUR- Euribor-REUTERS	28/11/2025	29 October 2027
	Deutsche Pfandbriefbank AG	12,085,000.00	15,801,589.67	11,359,900.00	1%	3-month EUR- Euribor-REUTERS	28/11/2025	29 October 2027
Orbis Cristalia 5&6, S.L.U.	Caixabank, S.A.	14,330,000.00	16,045,857.68	13,470,200.00	1%	3-month EUR- Euribor-REUTERS	28/11/2025	29 October 2027
	Deutsche Pfandbriefbank AG	14,330,000.00	16,045,857.68	13,470,200.00	1%	3-month EUR- Euribor-REUTERS	28/11/2025	29 October 2027
Orbis Jilt 6&14, S.L.U.	Caixabank, S.A.	7,200,000.00	6,528,170.00	6,768,000.00	1%	3-month EUR- Euribor-REUTERS	28/11/2025	29 October 2027
	Deutsche Pfandbriefbank AG	7,200,000.00	6,528,170.00	6,768,000.00	1%	3-month EUR- Euribor-REUTERS	28/11/2025	29 October 2027

<u>FY 2024</u>

Company	Financial institution	Initial notional	Notional at 31/12/24	Final notional	CAP rate	Variable	Effective date	Maturity
Orbis de la Vega, S.L.U.	Caixabank, S.A.	1,069,234	18,258,477	17,751,709	1%	3-month EUR -Euribor REUTERS	30/07/2021	30 November 2025
	Deutsche Pfandbriefbank AG	1,069,234	18,258,477	17,751,709	1%	3-month EUR- Euribor REUTERS	30/07/2021	30 November 2025
Orbis Cristalia 2&3, S.L.U.	Caixabank, S.A.	959,185	16,291,590	15,923,785	1%	3-month EUR- Euribor-REUTERS	30/07/2021	30 November 2025
	Deutsche Pfandbriefbank AG	959,185	16,291,590	15,923,785	1%	3-month EUR- Euribor-REUTERS	30/07/2021	30 November 2025
Orbis Cristalia 5&6, S.L.U.	Caixabank, S.A.	973,815	16,543,358	16,167,465	1%	3-month EUR- Euribor-REUTERS	30/07/2021	30 November 2025
	Deutsche Pfandbriefbank AG	973,815	16,543,358	16,167,465	1%	3-month EUR- Euribor-REUTERS	30/07/2021	30 November 2025
Orbis Jilt 6&14, S.L.U.	Caixabank, S.A.	8,058,170	7,257,660	6,528,170	1%	3-month EUR- Euribor-REUTERS	31/10/2023	30 November 2025
	Deutsche Pfandbriefbank AG	8,058,170	7,257,660	6,528,170	1%	3-month EUR- Euribor-REUTERS	31/10/2023	30 November 2025
Orbis Foxa29, S.L.U.	Caixabank, S.A.	408,645	6,928,916	6,783,870	1%	3-month EUR- Euribor-REUTERS	30/07/2021	30 November 2025
	Deutsche Pfandbriefbank AG	408,645	6,928,916	6,783,870	1%	3-month EUR- Euribor-REUTERS	30/07/2021	30 November 2025

- Derivative strategy: the strategy governing swaps and caps in risk management is aimed at protecting the Company from negative fluctuations in interest rates by reducing the exposure to variations in cash flows on the debt described in this Note as a result of the floating interest rate applied.

- Economic relationship between hedged item and derivatives:

(in euros)

The economic relationship lies in the fact that the cash flows resulting from the settlement of interest payments on the outstanding loan principal and the amounts to be settled for the derivatives are impacted by opposing effects (reducing interest on the principal and increasing interest from the derivatives) so that, through the existence of the derivatives, total cash flows are not affected by fluctuations in the floating interest rate applied to the loan principal and derivatives. In this regard, the directors of the Parent Company have assessed the main variables and conditions of both the hedged item and the hedging instruments, concluding that the condition of the economic relationship between these two items is met.

- Hedge ratio:

  The Group has verified that there is a 1:1 hedge ratio between the hedged items and the items taken into account for the purposes of managing the derivatives.

Overall, the directors of the Parent Company have concluded that the derivatives meet the requirements to be classified as effective in the terms stipulated in the National Chart of Accounts.

Derivative measurements are detailed as follows:

Derivative assets	31 December 2025	31 December 2024
Financial institution		
Caixabank SA (CAP)	169,780.04	976,627.72
Deutsche Pfandbriefbank AG (CAP)	169,780.04	976,627.72
Total	**339,560.08**	**1,953,255.43**

9.5. BANK BORROWINGS

The heading "Debts with financial institutions" includes the debts of the subsidiaries with the financial institutions Caixabank, S.A. and Deutsche Pfandbriefbank AG by virtue of the public deed of escalation of the financing contract for an amount of 170,000,000 euros. Both financial institutions act as lenders at 50% of the total principal. The initial financing of 170,000,000.00 euros received on 30 November 2018. Additionally, further addenda to the original contract have been signed on 27 July 2021 and 26 July 2023, the last one being on 26 November 2025, by virtue of which, by means of a public deed of modifying and non-extinctive novation and ratification of the real estate mortgage, the Group has agreed with the financial institutions to establish a two-year principal repayment grace period, which in turn implies the extension of the maturity date to 30 November 2027. Apart from the change in the final maturity of the loan, said agreement involved a modification of the margin applicable to the ordinary interest rate, said agreement implying an increase of the margin from 2% to 2.5% per annum.

(in euros)

Balances at 31/12/2025					
Type of transaction	**Financial institutions**	**Financing percentages**	**Interest**	**Expiry date**	**Long term (euros)**
Mortgage loan	Caixabank, S.A.	50%	95% of principal 2.5% less 3M EURIBOR (covered by derivative)	30/11/2027	48,457,277.93
	Deutsche Pfandbriefbank AG	50%	5% of principal 2.5% (not covered by derivative)		48,457,277.93
Mortgage formalisation costs					163,432.56
Total					**97,077,988.41**

Balances at 31/12/2024					
Type of transaction	**Financial institutions**	**Financing percentages**	**Interest**	**Expiry date**	**Long term (euros)**
Mortgage loan	Caixabank, S.A.	50%	3M EURIBOR + 1.5% (2% during repayment grace period)	31 October 2025	-
	Deutsche Pfandbriefbank AG	50%			-
Mortgage formalisation costs					-
Total					-

Short-term debts to financial institutions are as follows:

Balances at 31/12/2025			
Type of transaction	**Financial institutions**	**Financing percentages**	**Short term (euros)**
Short-term principal	Caixabank, S.A.	50%	1,762,722.00
	Deutsche Pfandbriefbank AG	50%	1,762,722.00
Unpaid and accrued loan interest	Caixabank, S.A.	50%	316,460.54
	Deutsche Pfandbriefbank AG	50%	316,460.54
Mortgage formalisation costs			(185,554.05)
Total			**3,972,811.03**

Balances at 31/12/2024			
Type of transaction	**Financial institutions**	**Financing percentages**	**Short term (euros)**
Short-term principal	Caixabank, S.A.	50%	65,280,000.00
	Deutsche Pfandbriefbank AG	50%	65,280,000.00
Unpaid and accrued loan interest	Caixabank, S.A.	50%	505,101.18
	Deutsche Pfandbriefbank AG	50%	505,101.18
Mortgage formalisation costs			(319,887.06)
Total			**131,250,315.28**

There is a schedule of principal repayments. As such, repayments are made according to the following percentages per year:

	Principal payment
2026	3,525,444
2027	96,914,556
TOTAL	**100,440,000**

(in euros)

In accordance with the financing contract, the requirements for the supply of certain financial information and the commitment to maintain a minimum level of cash (Note 8.3), the Group must comply with the following financial ratios during the life of the loan:

- Loan-To-Value: must not exceed 62.5%, and in the event that the investment properties located at C/Vía de los Poblados 3 and at C/Juan Luca de Tena 6 were the only ones owned by the Group, it must not exceed 50%.
- Debt Service Cover Ratio (DSCR): must be no less than 105% during the first year after entry into force of the financing agreement and no less than 110% during the following 4 years on each of the verification dates.
- WALB: must be not less than 1.75 years during the first year after the entry into force of the financing agreement and not less than 2 years during the remaining reporting periods on each of the verification dates.

As at 31 December 2025, the Group complies with the previously specified ratios.

9.6. PAYABLES TO GROUP COMPANIES

The heading "Debts with Group companies" includes the loans signed by the subsidiaries (Note 3) with EPISO 4 REBOUND HOLDING. Each subsidiary has signed the respective financing contracts (Bridge Interest Bearing Loan and Interest Bearing Loan) with the Sole Shareholder of the Parent Company. All the agreements were signed on 29 November 2018, with an annual interest rate of 7.5%, with the final maturity dates and payments of the principal and interest due on 31 March 2024. On 19 June 2024, addenda to said contracts were signed, establishing the final maturity on 31 December 2025. Addenda to those agreements were signed on 31 December 2025, setting the final maturity at 31 December 2027. Additionally, the addendum specified the increase of the principal in Orbis Cristalia 5&6, S.L. up to the total drawn down at the close of the financial year, i.e., 11,969,339.18 euros. In the case of Cristalia 2&3, Foxa 29, and De La Vega, the interest rate increases according to the last signed addendum to 8.9% per annum. As described in Note 4.5, the interest shall not be due in the short term.

At year-end 2025 and 2024 there are balances, which are as follows:

Lender	Loan	Opening balances 01/01/2025	Increases	Decreases	Final balance at 31/12/2025
EPISO 4 Rebound Holding S.à r.l.	*Bridge debt Interest-bearing loan*	-	-	-	-
EPISO 4 Rebound Holding S.à r.l.	*Interest-bearing loan*	39,576,223.04	-	7,638,733.12	31,937,489.92
Total		**39,576,223.04**	**-**	**-**	**31,937,489.92**

Lender	Loan	Opening balances 01/01/2024	Increases	Decreases	Final balance at 31/12/2024
EPISO 4 Rebound Holding S.à r.l.	*Bridge debt Interest-bearing loan*	-	-	-	-
EPISO 4 Rebound Holding S.à r.l.	*Interest-bearing loan*	44,019,592.17	-	(4,443,369.13)	39,576,223.04
Total		**44,019,592.17**	**-**	**(4,443,369.13)**	**39,576,223.04**

Short-term balances with group companies are set out in Note 14.

It should be noted that 20,000,000.00 euros included in the principal of debts to group companies corresponds to the "Amount on Deposit" or "Notarial Deposit" paid by the company EPISO 4 Rebound Holding S.à.r.l., in 2018 in order to guarantee the successful acquisition of the investment property set out in Note 7.

(in euros)

9.7. TRADE AND OTHER LIABILITIES

The breakdown of trade and other payables' at 31 December 2025 and 2024 is as follows:

	31/12/2025	31 December 2024
Payable to suppliers	1,349,906.95	2,037,905.43
Payable to Group companies (Note 14)	4,682,997.76	5,395,250.06
Customer advances	16,946.41	54,447.34
Total	**6,049,851.12**	**7,487,602.83**

This liability item does not include balances with public administrations (see Note 11).

Information about the average period for payment to suppliers:

Below is the information required under the Third Additional Provision of Law 15/2010, of 5 July (as amended through the Second Final Provision of Law 31/2014, of 3 December) prepared in accordance with the Resolution by the ICAC (Spanish Accounting and Audit Institute) of 29 January 2016, on the information to be included in the notes to consolidated financial statements regarding the average period of payment to suppliers in commercial transactions:

	31 December 2025	31 December 2024
	Days	Days
Average period of payment to suppliers	73.59	152.92
Ratio of transactions paid	27.28	56.77
Ratio of transactions pending payment	206.18	429.41
	Euros	Euros
Total payments made	6,209,337.70	10,266,471.05
Total payments pending	2,168,612.22	3,445,301.69

Pursuant to the new regulations stipulated in Article 9 of Law 18/2022, of 28 September, in addition to the preceding information, the following details are disclosed:

Number (units)	2025	2024
Invoices paid within the statutory deadline for payments to suppliers	1,484	2,162
Percentage of total invoices from suppliers	76.38%	88.97%

Volume	2025	2024
Invoices paid within the statutory deadline for payments to suppliers	5,029,069.14	8,209,965.58
Percentage of total invoices from suppliers	60.03%	59.88%

The "Average supplier payment period" shall be understood to be the period that elapses from the date of invoice until the material payment of the transaction, according to the aforementioned Resolution of the Spanish Accounting and Audit Institute.

The ratio of transactions paid is calculated as the quotient formed in the numerator by the sum of the products corresponding to the amounts paid, by the number of days of payment (calendar days elapsed from the beginning of the period until the material payment of the transaction) and, in the denominator, the total amount of payments made.

Said "Average supplier payment period" is calculated as the quotient formed in the numerator by the sum of the ratio of transactions paid by the total amount of payments made, plus the ratio of transactions pending payment by the total amount of payments pending and, in the denominator, by the total amount of payments made and payments pending.

Likewise, the ratio of transactions pending payment corresponds to the quotient formulated in the numerator by the sum of the products corresponding to the amounts pending payment, by the number of days pending payment (calendar days elapsed from the beginning of the period until the closing date of the financial statements) and, in the denominator, the total amount of payments pending.

As stipulated in Article Three of the Spanish Accounting and Auditing Institute's Resolution published on 29 January 2016, amounts accrued in relation to transactions that took place prior to the entry into force of Law 31/2014, of 3 December, are not included.

The maximum legal payment period applicable to the Company according to Law 11/2013, of 26 July, is 30 days unless there is an agreement between the parties with a maximum period of 60 days.

9.8. CAPITAL MANAGEMENT

The ORBIS PROPERTIES Group is financed with funds received from the Group and related companies (see Notes 9.6 and 14), as well as with bank financing granted jointly by the financial institutions CAIXABANK, S.A. and DEUTSCHE PFANDBRIEFBANK AG (see Note 9.5).

As the Group companies are subject to the special tax regime of the SOCIMI ("LSOCIMI"), they are required to distribute at least 80% of their profit in the form of dividends to their shareholders in accordance with the legal obligation under Law 16/2012 (see Note 2).

The main objectives of the Group's capital management are to ensure short- and long-term financial stability, adequate financing of investments and reduction of debt levels. The Board of Directors of the Parent Company considers the level of indebtedness to be adequate (Notes 4.5 and 22).

9.9. FAIR VALUE ESTIMATION OF FINANCIAL INSTRUMENTS

The table below includes an analysis of financial instruments that are valued at fair value, classified by the valuation method. The different levels have been defined as follows:

Listed prices (unadjusted) in active markets for identical assets and liabilities (Level 1).

Data other than the listed price included in Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices) (Level 2).

Data for assets or liabilities that are not based on observable market data (i.e. unobservable data) (Level 3).

(in euros)

	31 December 2025		
	Level 1	Level 2	Level 3
Current:			
Derivative assets (see Note 9.4)	-	339,560.08	-
Total:	-	**339,560.08**	-

	31 December 2024		
	Level 1	Level 2	Level 3
Current:			
Derivative assets (see Note 9.4)	-	1,953,255.43	-
Total:	-	**1,953,255.43**	-

The table sets out the Group's financial liabilities valued at fair value. The fair value of interest-rate swaps and CAPs is calculated as the present value of future estimated cash flows based on estimated interest rate curves.

For the fair value of investment property, see Note 7.

10. SHAREHOLDERS' EQUITY

10.1. ISSUED CAPITAL

Year-end	Class	Number	Nominal value / share	Total nominal value
31/12/2025	Registered	5,000,000	1.00	5,000,000.00

Year-end	Class	Number	Nominal value / share	Total nominal value
31/12/2024	Registered	5,000,000	1.00	5,000,000.00

At 31 December 2019, the issued capital of the Parent Company amounted to 3,000.00 euros, represented by 3,000 shares, fully subscribed and paid up on incorporation, each with a nominal value of 1 euro.

In 2020, as disclosed in Note 1, the Company conducted a capital increase by 4,997,000 interests, issuing 4,997,000 new interests with a par value of 1 euro each, consecutively numbered from 3,001 through 5,000,000, fully subscribed for and paid up, and charged to reserves (other members' contributions); and the Parent Company was transformed into a public limited company, its issued capital thus comprising 5,000,000 registered shares. Since its admission to trading, no transaction with shares has been conducted.

In 2025 and 2024 there were no changes in the issued capital of the Parent Company.

As at 31 December 2025 and 31 December 2024, EPISO 4 Rebound Holding, located in Luxembourg, owns 100% of the shares of the Parent Company. The latter is duly registered as a single-member company with the Commercial Registry.

The shares mentioned in Note 1 are listed on Euronext Access Paris. The opening price at the initial public offering on said market was 13.60 euros per share, and the date of admission to trading was 30 July 2020.

(in euros)

There are no contracts in place with the Sole Shareholder other than those described in Notes 9.5 and 14.

10.2. LEGAL RESERVE

In accordance with the Spanish Companies Law, and pursuant to Article 6.2 of Law 11/2009 of 26 October, regulating Listed Real-Estate Market Investment Companies, the company must transfer 10% of its profit for the reporting period to the legal reserve until the balance of this reserve reaches 20% of the issued capital. The legal reserve may only be used to increase issued capital. Except for the aforementioned purpose and provided that it does not exceed 20% of the issued capital, this reserve may only be used to offset losses, provided that there are no other sufficient reserves available for such purpose.

In accordance with Law 11/2009 regulating Listed Real-Estate Market Investment Companies (SOCIMI), the legal reserve of companies that have opted for the application of the special tax regime established in this Law may not exceed 20% of the issued capital. The articles of association of these companies may not establish any reserve of an unavailable nature other than that mentioned above. In addition, they will be required to distribute, by way of dividends to their shareholders, once the corresponding business obligations have been met, the profits obtained in the reporting period, in accordance with the provisions of Article 6 of Law 11/2009 of 26 October, which regulates Listed Real-Estate Market Investment Companies (Note 1).

Once the provisions stipulated by law or by the articles of association are covered, dividends may only be distributed with a charge to profit for the reporting period or to unrestricted reserves, if the value of equity is not, or as a result of the distribution, does not become, less than the issued capital. For this purpose, the profit recognised directly in equity may not be directly or indirectly distributed. If the Parent Company has retained losses that reduce its equity to less than the issued capital amount, the profit must be used to offset those losses.

At 31 December 2025 and 2024, the legal reserve had not been set up at the Parent Company, in view of the losses obtained since its creation.

- Legal reserve

Euros	Legal reserve	
	2025	2024
Orbis Properties Socimi, S.A.U.	207,330.10	207,330.10
Orbis Cristalia 2&3, S.L.U.	600.00	600.00
Orbis Cristalia 5&6, S.L.U.	-	-
Orbis Foxa 29, S.L.U.	600.00	600.00
Orbis Jilt 6&14, S.L.U.	600.00	600.00
Orbis de la Vega, S.L.U.	-	-
Total	**209,130.10**	**209,130.10**

The legal reserve was allocated in 2025 by applying profits from previous years of those companies that earned profits.

(in euros)

10.3. RESERVES AND LOSSES FROM PREVIOUS PERIODS

As at 31 December 2025 and 2024, there are negative reserves derived from operations with equity instruments, as well as generated by the negative results of previous financial years, according to the following detail.

- Voluntary reserve

Euros	Voluntary reserve	
	2025	2024
Orbis Properties Socimi, S.A.U.	495,093.66	(1,900.54)
Orbis Cristalia 2&3, S.L.U.	22,050.71	22,050.71
Orbis Cristalia 5&6, S.L.U.	206,603.41	206,603.41
Orbis Foxa 29, S.L.U.	9,272.06	9,272.06
Orbis Jilt 6&14, S.L.U.	(112,642.62)	(112,642.62)
Orbis de la Vega, S.L.U.	1,271,526.27	1,271,526.27
Total	**1,891,903.49**	**1,394,909.29**

The voluntary reserve amount was not increased in 2025 or 2024.

Except for the items described above, the voluntary reserves recognised are mainly related to the companies' incorporation expenses.

- Losses from previous years

Euros	Losses from previous years	
	2025	2024
Orbis Properties Socimi, S.A.U.	(1,777,092.57)	(1,429,552.86)
Orbis Cristalia 2&3, S.L.U.	(20,819,807.32)	(19,251,376.38)
Orbis Cristalia 5&6, S.L.U.	(14,748,816.48)	(15,480,648.48)
Orbis Foxa 29, S.L.U.	(1,402,474.19)	(1,279,542.35)
Orbis Jilt 6&14, S.L.U.	(4,032,270.43)	(4,424,600.43)
Orbis de la Vega, S.L.U.	(29,794,876.25)	(29,800,421.69)
Total	**(72,575,337.24)**	**(71,666,142.19)**

10.4. OTHER SHAREHOLDERS' CONTRIBUTIONS

In order to provide sufficient liquidity to the subsidiaries, the Sole Shareholder of the Company made successive contributions for a total amount of 86,636,984.37 euros between the company's incorporation and the date on which this sum was reached, 31 December 2025.

In 2025 the following changes were reported under this heading of the Parent Company:

- On 12 June 2025, the Sole Shareholder of the Company decided to contribute 4,757,905.51 euros to the Company's equity through the offsetting of the credit that the Sole Shareholder holds against the Company.

- On 20 June 2025, the Sole Shareholder of the Company decided to contribute EUR 2,150,817.55 to the Company's equity.

(in euros)

- On 1 October 2025, the Sole Shareholder approved the return of contributions for an amount of 3,033,074.88 euros by bank transfer.

- On 1 October 2025, the Sole Shareholder decided to make a contribution to the Company's equity for an amount of 8,002,200.00 euros by bank transfer.

10.5. PROFIT/(LOSS) BY COMPANY

The contribution of each Group company included in the consolidation perimeter to the consolidated result in the period ended 31 December 2025 and 2024 is as follows:

	31 December 2025	31 December 2024
Orbis Properties Socimi, S.A.	(312,146.65)	(10,158,225.96)
Orbis Cristalia 2&3, S.L.U.	(1,559,078.84)	(1,568,430.94)
Orbis Cristalia 5&6, S.L.U.	(939,309.95)	929,054.09
Orbis Foxa 29, S.L.U.	720,950.49	(122,931.84)
Orbis Jilt 6&14, S.L.U.	304,484.07	692,102.11
Orbis de la Vega, S.L.U.	250,341.22	5,545.44
TOTAL	**(1,534,759.66)**	**(10,222,887.10)**

The Parent Company obtained and applied the following profit/(loss) in 2025 and 2024, as detailed below:

Euros	31 December 2025	31 December 2024
Balance of the income statement	(2,926,696.57)	(412,200.85)
Applied to losses from previous years	(2,926,696.57)	(412,200.85)

10.6. ADJUSTMENTS FOR CHANGES IN VALUE

As of 1 January 2021, the Group has classified the derivatives described in Note 9.3 as hedging, as the conditions for such classification are met, as described in said note. Adjustments caused by changes in value of the cash flow hedging derivatives have prompted the recognition of hedging operations against Equity as detailed below:

	31 December 2025	31 December 2024
Hedging operations (Note 9.4)	2,090,727.30	2,332,694.56
	2,090,727.30	**2,332,694.56**

11. TAX MATTERS

The breakdown of balances relating to assets and liabilities with public administrations at 31 December 2025 and 2024 is as follows:

	31 December 2025	
	Assets	Liabilities
Current		
Value Added Tax (VAT)	130,046.14	(424,275.81)
Tax withholdings and pre-payments	2,259.88	(2,075.71)
Total	**132,306.02**	**(426,351.52)**

(in euros)

31 December 2024		
	Assets	Liabilities
Current		
Value Added Tax (VAT)	-	(545,054.89)
Tax withholdings and pre-payments	2,674.08	(355.98)
Total	**2,674.08**	**(545,410.87)**

Under current legislation, tax returns cannot be deemed to be final until they have been audited by the tax authorities or until the currently-established four-year statute-of-limitations period has expired. The Group has the last four reporting periods available for review for all the taxes applicable to it, which are those that have elapsed since the incorporation of the Parent Company and the subsidiaries.

As a result of the differing interpretations that could be made of current tax legislation, among other reasons, additional liabilities could arise as a result of an inspection. In any case, the Board of Directors believes that said liabilities, should they arise, would not significantly affect the consolidated financial statements.

12. CALCULATION OF CORPORATE TAX

The conciliation of the net income and expenses at 31 December 2025 and 2024, the tax base (taxable profit) of the Corporate Tax, is as follows:

31/12/2025	Consolidated income statement		Equity	
	Increases	Decreases	Total	Total
Income and expenses for the year	-	-	**(1,534,759.66)**	**4,958,852.52**
Corporate tax	-	-	-	-
Temporary differences	3,570,602.00	-	3,570,602.00	-
Permanent differences	-	(3,954,626.13)	(3,954,626.13)	-
Tax base (taxable profit/(loss))	-	-	**(1,918,783.79)**	**4,958,852.52**
Base rate 0% (SOCIMI)	-	-	**(1,918,783.79)**	-
Base rate 25% (general regime)	-	-	-	-
Amount payable	-	-	-	-

31 December 2024	Consolidated income statement		Equity	
	Increases	Decreases	Total	Total
Income and expenses for the year	-	-	**(412,200.85)**	**(2,868,125.22)**
Corporate tax	-	-	-	-
Temporary differences	-	-	-	-
Permanent differences	-	(3,217,945.71)	(3,217,945.71)	-
Tax base (taxable profit/(loss))	-	-	**(3,630,146.56)**	**(2,868,125.22)**
Base rate 0% (SOCIMI)	-	-	**(3,630,146.56)**	-
Base rate 25% (general regime)	-	-	-	-
Amount payable	-	-	-	-

In financial years 2025 and 2024 there were no sales of assets, nor were any transactions conducted involving application of the general tax regime. Positive adjustments for temporary differences refer to adjustments within the deductible limit of finance costs and the negative adjustment refers to the impairment of investment property recognised during the year (Note 7).

(in euros)

On 28 September 2018, and with effect from 28 September 2018, the Group companies notified the corresponding Office of the State Agency for Tax Administration of their tax address regarding the option adopted by the Sole Shareholder of the Parent Company to adhere to the SOCIMI regime.

In application of the SOCIMI regime, and pursuant to Article 9 of Law 11/2009 regulating the aforementioned regime, it is established that the entities that opt for the application of the special tax regime will be taxed at the rate of zero percent (0%) Corporate Tax and, where not provided for by Law 11/2009, they will be regulated by the general provisions established in Royal Legislative Decree 4/2004 of 5 March, approving the revised text of the Corporate Tax Law.

However, the tax is accrued in proportion to the distribution of dividends. In the event of generating of tax losses, Law 27/2014 of 27 November on Corporate Tax will not apply. Likewise, the regime of deductions and relief established in Chapters II, III and IV of that rule will not be applicable.

As established in Article 9 of the Law of SOCIMI, the entity will be subject to a kind of special tax of 19% on the full amount of profit dividends or shares distributed to shareholders whose stake in the issued capital is equal to or greater than 5%, provided that said dividends, in the shareholders' fiscal location, are exempt or taxed at a rate of less than 10%. This tax will be considered as a Corporate Tax liability. On 30 June 2021, the reform of the SOCIMI regime was passed, introducing the obligation to levy a 15% tax on the undistributed profits of Listed Real-Estate Market Investment Companies.

At the reporting date of these consolidated financial statements, the Group meets all the requirements of the aforementioned legislation (see Note 2).

In the event of non-compliance with any of the conditions, the Group would be taxed under the general system provided that it did not remedy such deficiencies in the reporting period following the non-compliance.

Given that the Parent Company and its subsidiaries were incorporated in the same reporting period in which the tax regime established in Law 11/2009, as amended by Law 16/2012 of 27 December, was applied, there are no taxable losses prior to the application of this regime.

Given that the Group was established in 2018, at 31 December 2025 the following reporting periods are available for review for the taxes detailed below:

Tax	Years open for inspection or inspected
Corporate Tax	2021 to 2024
Value Added Tax	2021 to 2025
Other taxes	2025

13. INCOME AND EXPENSES

13.1. NET REVENUE

The breakdown of the net sum of the Group's revenue corresponding to its continuing operations per activity category is as follows:

(in euros)

Item	31 December 2025	31 December 2024
Income from leasing office spaces	8,097,579.17	9,312,777.87
Income from leasing parking spaces	1,437,445.42	1,328,182.70
Income from leasing retain spaces	229,413.99	259,117.92
Sundry income	106,724.00	28,263.02
Income from leasing warehouse spaces	30,538.61	24,846.48
Income from re-invoicing of office expenses	4,764,045.75	4,603,887.23
Income from re-invoicing of parking expenses	190,499.64	267,347.36
Income from re-invoicing of warehouse expenses	45,673.72	11,886.13
Total	**14,901,920.30**	**15,836,308.71**

Income detailed in the above table has been generated in the following circumstances:

- All income generated by the group is directly or indirectly related to leasing of offices, parking spaces, retail premises or storage facilities.
- All the details in the table above correspond to properties located in the Community of Madrid.
- The entire customer portfolio is made up of companies registered in Spain and no income from foreign companies has been recognised.
- All leasing agreements are subject to fixed prices per square metre of occupancy of different spaces (offices, retail premises or storage facilities) or garage parking spaces. Some tenants have benefited from rent grace periods or staggered rents.

13.2. OTHER OPERATING EXPENSES

The breakdown of this heading at 31 December 2025 and 2024 is as follows:

Outside services:	31 December 2025	31 December 2024
Repair and maintenance costs	704,220.08	757,799.74
Independent professional services	3,257,950.76	3,448,103.22
Insurance premiums	137,417.74	121,714.75
Banking services	682,471.24	42,658.34
Advertising	840.00	-
Utilities	1,852,066.15	2,312,042.38
Other services	1,610,683.68	1,796,022.20
Taxes	2,113,172.93	1,443,491.55
TOTAL	**10,358,822.58**	**9,921,832.18**

The "Repairs and maintenance" heading includes expenses relating to investment property owned by the Group (see Note 7).

With respect to taxes, the corresponding breakdown would be as follows:

Taxes	31 December 2025	31 December 2024
Local taxes (Property Tax (IBI) and others)	1,415,177.88	1,307,794.96
Business Tax	647,535.33	162,218.86
Non-deductible VAT	50,459.72	(26,522.27)
TOTAL	**2,113,172.93**	**1,443,491.55**

In 2025 and 2024 the Group recognised expenses for Business Taxes (IAE) as detailed below:

(in euros)

IAE	31 December 2025	31 December 2024
Orbis Cristalia 2&3, S.L.U.	46,275.11	46,275.11
Orbis Cristalia 5&6, S.L.U.	45,441.18	45,441.18
Orbis De La Vega, S.L.U.	36,789.09	36,789.09
Orbis Foxa, S.L.U.	501,559.81	17,265.14
Orbis Jilt 6&14, S.L.U.	16,448.34	16,448.34
Total	**647,535.33**	**162,218.86**

13.3. OTHER PROFIT/(LOSS)

During the 2025 and 2024 financial years, 33,898.61 euros and 10,966.48 euros of other relevant profit/(loss) were recorded, mainly originating from invoices from previous years not located and bonds and deposits not returned due to penalties and cancellations of contracts.

13.4. FINANCIAL PROFIT/(LOSS)

The detail of this heading for the period up to 31 December 2025, and with respect to 31 December 2024, is as follows:

	31 December 2025	31 December 2024
Finance costs:	**(7,645,177.38)**	**(7,107,079.15)**
Interest on loans with companies of the Group (see Note 14.1)	(3,272,843.77)	(3,454,020.01)
Interest on loans with financial institutions (see Note 9.4)	(4,651,531.86)	(6,974,564.86)
Other finance costs	279,198.25	3,321,505.72
Exchange differences	-	**3.19**
TOTAL	(7,645,177.38)	(7,110,728.02)

14. RELATED PARTIES

All related-party transactions took place between the subsidiaries and the Sole Shareholder of the Parent Company, EPISO 4 REBOUND HOLDING, S.À.R.L. The transactions between the abovementioned parties are mainly for financing and management services provided to the subsidiaries.

14.1. RELATED PARTY TRANSACTIONS AND BALANCES

a) Related-party transactions

Related-party transactions at 31 December 2025 and 2024 are as follows:

(in euros)

			31 December 2025
Company name	Type of relationship	Item	Amount
EPISO Rebound Holding S.á r.l	Sole Shareholder	Accrued interest	3,272,843.77
EPISO Rebound Holding S.á r.l	Sole Shareholder	Current transactions	1,495,139.20
EPISO Rebound Holding S.á r.l	Sole Shareholder	Balance with shareholder	150,340.77
Total			**4,918,323.74**

			31 December 2024
Company name	Type of relationship	Item	Amount
EPISO Rebound Holding S.á r.l	Sole Shareholder	Accrued interest	3,454,020.01
EPISO Rebound Holding S.á r.l	Sole Shareholder	Current transactions	1,496,157.63
EPISO Rebound Holding S.á r.l	Sole Shareholder	Balance with shareholder	4,757,905.51
Total			**9,708,083.15**

(1) Management Fee:

Transactions with related parties regarding operations in the normal course of the Company's business and are carried out at market prices, which are similar to those applied to unrelated entities.

b) Related-party balances

Balances with related parties at 31 December 2025 and 2024 are as follows:

	31 December 2025		
	Total	Non-current	Current
Loans from group companies	**55,671,085.40**	**31,937,489.92**	**23,733,595.48**
Orbis Cristalia 2&3, S.L.U. (a)	13,258,439.57	7,506,503.87	5,751,935.70
Orbis Cristalia 5&6, S.L.U. (a)	18,672,044.10	11,969,339.18	6,702,704.92
Orbis Foxa 29, S.L.U. (a)	30,777.43	-	30,777.43
Orbis Jilt 6&14, S.L.U. (a)	5,195,473.05	1,654,074.84	3,541,398.21
Orbis de la Vega, S.L.U. (a)	18,364,010.48	10,807,572.03	7,556,438.45
EPISO Rebound Holding S.à.r.l. (current account)	150,340.77	-	150,340.77
Payable to Group companies	**4,078,550.94**	-	**4,078,550.94**
EPISO Rebound Holding S.à.r.l.(Management Fee)	4,078,550.94	-	4,078,550.94
TOTAL	**59,749,636.34**	**31,937,489.92**	**27,812,146.42**

	31 December 2024		
	Total	Non-current	Current
Loans from group companies	**67,553,299.76**	-	**67,553,299.76**
Orbis Cristalia 2&3, S.L.U. (a)	13,821,670.82	-	13,821,670.82
Orbis Cristalia 5&6, S.L.U. (a)	17,793,194.71	-	17,793,194.71
Orbis Foxa 29, S.L.U. (a)	8,074,181.94	-	8,074,181.94
Orbis Jilt 6&14, S.L.U. (a)	5,071,417.44	-	5,071,417.44
Orbis de la Vega, S.L.U. (a)	18,034,929.34	-	18,034,929.34
EPISO Rebound Holding S.à.r.l. (current account)	4,757,905.51	-	4,757,905.51
Payable to Group companies	**5,395,250.06**	-	**5,395,250.06**
EPISO Rebound Holding S.à.r.l.(Management Fee)	5,395,250.06	-	5,395,250.06
TOTAL	**72,948,549.82**	-	**72,948,549.82**

The breakdown of balances for financing with group companies is as follows:

(in euros)

	Type of relationship	Type of relationship	Related parties	% of holding	Loan principal (31/12/2025)	Accumulated interest (31/12/2025)
Orbis Cristalia 2&3, S.L.U.	Bridge debt Interest-bearing loan	Indirect sole shareholder	EPISO Rebound Holding	100%	-	525,103.84
	Interest-bearing loan				7,506,503.87	5,226,831.84
Orbis Cristalia 5&6, S.L.U.	Bridge debt Interest-bearing loan				-	533,018.83
	Interest-bearing loan				11,969,339.18	6,169,686.09
Orbis Foxa 29, S.L.U.	Bridge debt Interest-bearing loan				-	-
	Interest-bearing loan				-	30,777.43
Orbis Jilt 6&14, S.L.U.	Bridge debt Interest-bearing loan				-	409,374.37
	Interest-bearing loan				1,654,074.84	3,132,023.84
Orbis de la Vega, S.L.U.	Bridge debt Interest-bearing loan				-	585,539.40
	Interest-bearing loan				10,807,572.03	6,970,899.05
TOTAL					**31,937,489.92**	**23,583,254.69**

	Type of relationship	Type of relationship	Related parties	% of holding	Loan principal (31/12/2024)	Accumulated interest (31/12/2024)
Orbis Cristalia 2&3, S.L.U.	Bridge debt Interest-bearing loan	Indirect sole shareholder	EPISO Rebound Holding	100%	-	525,103.86
	Interest-bearing loan				8,858,106.67	4,438,460.36
Orbis Cristalia 5&6, S.L.U.	Bridge debt Interest-bearing loan				-	533,018.83
	Interest-bearing loan				11,969,339.18	5,290,836.70
Orbis Foxa 29, S.L.U.	Bridge debt Interest-bearing loan				-	223,816.94
	Interest-bearing loan				5,487,915.55	2,362,449.45
Orbis Jilt 6&14, S.L.U.	Bridge debt Interest-bearing loan				-	409,374.37
	Interest-bearing loan				1,654,074.84	3,007,968.23
Orbis de la Vega, S.L.U.	Bridge debt Interest-bearing loan				-	585,539.40
	Interest-bearing loan				11,606,786.78	5,842,603.16
TOTAL					**39,576,223.02**	**23,219,171.30**

On 28 November 2018, the Subsidiaries signed a series of loans granted by the Sole Shareholder of the Parent Company, i.e., EPISO Rebound Holding, as set out above, with a maturity date of 31 March 2024. On 19 June 2024, addenda were signed with each of these parties to set the maturity date at 31 December 2025. Subsequently, on 31 December 2025, addenda to said contracts were signed, establishing the final maturity on 31 December 2027.

At 31 December 2025 and 2024, loans with the Parent Company's Sole Shareholder were as follows:

Interest-bearing loan:

- Interest-bearing loan agreement between Orbis Cristalia 2&3, S.L. (hereinafter, the "*borrower*") and EPISO Rebound Holding S.à.r.l. (hereinafter the "*lender*") whereby the lender made available to the borrower a maximum amount of 9,918,239.00 euros with an interest rate of 8.9% per annum (2024: annual rate of 8.9%).

During the 2025 financial year, the drawn balance was decreased by 1,351,602.80 euros (an increase of 492,777.60 euros in 2024) reaching 7,506,503.87 euros as at 31 December 2025 (8,858,106.67 euros as at 31 December 2024).

Interest accrued in the amount of 788,371.48 euros (746,554.06 euros in 2024), reaching a total of 5,226,831.84 euros (4,438,460.36 euros in 2024). In 2025 and 2024 no accrued interest was paid.

- Interest-bearing loan agreement between Orbis Cristalia 5&6, S.L. (hereinafter, the "*borrower*") and EPISO Rebound Holding S.à.r.l. (hereinafter, the "lender") by which the lender made available to the borrower a maximum amount of 11,409,707.71 euros with an annual interest rate of 7.5%.

  During the 2025 financial year, the drawn balance was neither increased nor reduced (a reduction of 280,000 euros in the 2024 financial year) with a balance at the close of 11,969,339.18 euros (same amount as at 31 December 2024).

  Interest accrued in the amount of 878,849.39 euros (940,187.11 euros in 2024), reaching a total of 6,169,686.09 euros (5,290,836.70 euros at 31 December 2024). In 2025 and 2024 no accrued interest was paid.

- Interest-bearing loan agreement between Orbis Foxa 29, S.L. (hereinafter, the "*borrower*") and EPISO Rebound Holding S.à.r.l. (hereinafter, the "*lender*") whereby the lender made available to the borrower a maximum amount of EUR 4,531,198.27 with an annual interest rate of 8.9% (2024: annual rate of 8.9%).

  During the 2025 financial year, a total repayment of the loan principal was made, resulting in a zero balance (drawn balance of 5,487,915.55 euros as at 31 December 2024).

  Interest of 353,271.40 euros was accrued (489,922.48 euros as at 31 December 2024), reaching an amount of 30,777.43 euros (2,362,449.45 euros in 2024) after a repayment of 2,684,943.42 euros for interest settlement.

- Interest-bearing loan agreement between Orbis Jilt 6&14, S.L. (hereinafter, the "borrower") and EPISO Rebound Holding S.à.r.l. (hereinafter, the "lender") by which the lender made available to the borrower a maximum amount of 7,906,307.63 euros with an annual interest rate of 7.5%.

  During the 2025 financial year, the drawn balance was neither increased nor reduced (122,388.38 euros in 2024) with a balance at the close of 1,654,074.84 euros (same amount as at 31 December 2024).

  Interest of 124,055.61 euros was accrued (123,062.31 euros as at 31 December 2024), reaching an amount of 3,132,023.84 euros (3,007,968.23 euros as at 31 December 2024). In 2025 and 2024 no accrued interest was paid.

- Interest-bearing loan agreement between Orbis de la Vega, S.L. (hereinafter, the "*borrower*") and EPISO Rebound Holding S.à.r.l. (hereinafter, the "*lender*") whereby the lender made available to the borrower a maximum amount of EUR 11,038,600.00 with an annual interest rate of 8.9% (2024: annual rate of 8.9%).

(in euros)

During the 2025 financial year, the drawn balance was decreased by 799,214.75 euros (a decrease of 4,656,146.73 euros in the 2024 financial year) with a balance at the close of 10,807,572.03 euros (11,606,787.78 euros as at 31 December 2024).

Interest of 1,128,295.89 euros was accrued (1,154,294.05 euros as at 31 December 2024), reaching an amount of 6,970,899.05 euros (5,842,603.16 euros in 2024). In 2025 and 2024 no accrued interest was paid.

Bridge interest-bearing loan:

In September 2018, the subsidiaries signed certain loan agreements with EPISO Rebound Holding S.à.r.l. for a total of 167,727,977.00 euros at an annual interest rate of 7.5%, which were settled on 30 November 2018 after receiving the loan from the financial institutions described in Note 9.5. As at 31 December 2025, the accrued interest pending payment corresponding to the aforementioned principal reached 2,053,036.44 euros (2,276,853.38 as at 31 December 2024).

Others:

Finally, as at 31 December 2025, there is an outstanding balance between the Parent Company and its Sole Shareholder amounting to 150,340.77 euros (4,757,905.51 euros as at 31 December 2024), which is entirely composed of payments for invoices issued to the Group paid by the Sole Shareholder on its behalf.

Commercial operations:

The following is a breakdown of business transactions by Management Fees accrued with EPISO Rebound Holding S.à.r.l. at 31 December 2025 and 2024:

	31 December 2025	31 December 2024
Orbis Cristalia 2&3, S.L.U.	350,547.74	350,786.51
Orbis Cristalia 5&6, S.L.U.	347,892.07	348,129.03
Orbis Foxa 29, S.L.U.	156,684.23	156,790.95
Orbis Jilt 6&14, S.L.U.	239,009.82	239,172.63
Orbis de la Vega, S.L.U.	401,005.34	401,278.51
TOTAL	**1,496,139.20**	**1,496,157.63**

15. BOARD OF DIRECTORS AND SENIOR MANAGEMENT

a) Remuneration of the members of the Board of Directors

The current and former members of the Board of Directors of the Parent Company and its subsidiaries have not received any remuneration for participation in profits or bonuses. They have also not received any shares or stock options during the reporting period, nor have they exercised any options or have any options outstanding.

At 31 December 2025, as in 2024, no contributions had been made to pension funds or plans for former or current members of the Board of Directors of the Parent Company or its subsidiaries. Similarly, no obligations have been incurred for these items during 2025 or 2024.

At 31 December 2025 and 31 December 2024, the Parent Company and its subsidiaries had not paid any life insurance premium, nor had they taken out any life insurance policy to cover the risk of death, or any liability insurance policy.

b) Advances and loans to the members of the governing body

At 31 December 2025, as in 2024, no advances or loans had been granted to the members of the Company's governing body, nor was any balance maintained with them.

c) Remuneration and loans to senior management - Board of Directors

There is no personnel considered as Senior Management as at 31 December 2025 and 2024, as these functions are carried out by the Board of Directors. A total of 22,197.00 euros was accrued for their executive functions as at 31 December 2025 in the Parent Company and its subsidiaries (22,197.00 euros as at 31 December 2024), invoiced through a commercial company.

d) Information regarding conflicts of interest involving members of the Board of Directors.

In order to avoid situations of conflict of interest in the Company, the directors have throughout the reporting period complied with the obligations set out in Article 228 of the revised text of the Spanish Companies Law. Furthermore, both said directors and the persons related to them have refrained from engaging in any of the situations of conflict of interest provided for in Article 229 of said Law, except in cases where the corresponding authorisation was obtained.

Neither the Company's directors nor persons connected to them, as defined in the Spanish Companies Law, held ownership interests in companies engaging in an activity that is identical, similar or complementary to the corporate purpose of the Company.

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

The Group's risk management policies are established by the Board of Directors of the Parent Company and the management of the Group's financial risks is centralised in the Finance Department of the higher-level Group to which the Orbis Properties Group belongs, which has established the necessary mechanisms to control exposure to variations in interest rates and exchange rates, as well as credit and liquidity risks. Based on these policies, the Group has established a series of procedures and controls to identify, measure and manage the risks arising from its business activity.

The Group's activities are exposed to several kinds of financial risk: market risk (including interest rate risk), credit risk and liquidity risk. The Group's global risk management programme focuses on the uncertainty of the financial markets and aims to minimise the potential adverse effects on its financial returns. The Group uses derivative financial instruments to hedge its exposure to certain risks.

The main financial risks affecting the Group are detailed below:

a) Market risk:

Interest rate risk

The Group's interest rate risk derives from its financial debt. Loans taken out with floating interest rates expose the Group's cash flows to the interest rate risk, which is offset by cash and cash equivalents held at floating rates.

The Group analyses its exposure to interest rates in an ongoing manner. Several scenarios are simulated, taking into account financing alternatives. Based on these scenarios, the Group calculates the impact of a certain change in interest rates on its profits (these scenarios are used only for liabilities representing the most significant positions subject to interest rates). These analyses take into account:

- The economic setting in which the Group operates, designing different economic scenarios by modifying the key variables that could affect the Group (interest rates, share prices, occupancy rates of the investment properties, etc.).
- Any inter-dependent variables identified and the degree to which they are linked.
- The timeframe in which the assessment is made, taking the time horizon of the analysis into consideration and any possible deviations.

Simulations are performed regularly so as to ensure that the maximum potential loss stays within the limits set by Management and the Directors of the Parent Company.

At 31 December 2025 and 2024, 100% of the financing in place with third parties was tied to floating rates (see Note 9.5), and the Group has set up certain derivative financial instruments to mitigate its exposure to fluctuations in interest rates (see Note 9.4). The Group's loans are denominated in euros.

b) Credit risk:

There is no significant concentration of credit risk, defined as the impact of impairment of accounts receivable on the consolidated income statement, within the Group companies. The Group has policies in place to ensure that sales and leases are undertaken with customers that have an appropriate credit history. In general, the Group keeps its cash on hand and cash equivalents at financial institutions with a high credit rating. Most of the leasing agreements concluded with the tenants are long-term agreements.

c) Liquidity risk:

Management and the Board of Directors of the Parent Company are responsible for managing the liquidity risk related to the ability to settle payment commitments and/or commitments arising from new investments. The specific maturity of the Group's financial instruments at 31 December 2025 is shown in Notes 8 and 9 of these consolidated financial statements.

Excess cash held by the Group is invested in current accounts that earn interest at a certain rate or in term deposits, choosing appropriate maturities or sufficient liquidity to afford the required comfort in line with the forecasts mentioned above. At 31 December 2025, the Group has the cash and cash equivalents indicated in Note 8.3.

The ultimate shareholder of the Parent Company, EUROPEAN PROPERTY INVESTORS SPECIAL OPPORTUNITIES 4 LP, has confirmed in writing that it will provide the necessary financial support for the Parent Company and its subsidiaries to continue to operate and meet their obligations (Note 4.5).

(in euros)

17. OTHER DISCLOSURES

17.1 STAFF STRUCTURE

The Group does not have any employees. As such, there were no personnel expenses, social security contributions or other personnel costs accrued in the reporting period (2024: same situation).

The current Board of Directors of the Parent Company is made up of 2 men and 1 woman (2024: same situation).

17.2 AUDIT FEES

The fees in 2025 and 2024 for the services engaged by Orbis Properties SOCIMI, S.A. from the respective auditors are detailed below.

	PwC Auditores, S.L.		Other entities in the PwC network	
	2025	2024	2025	2024
Audit services	84,838.00	83,905.00	6,634.00	6,250.00
Services other than auditing	-	-	15,034.80	6,058.00
- Services required by law	-	-	-	-
- Other verification services	-	-	-	-
- Tax-related services	-	-	15,034.80	6,058.00
Total	**84,838.00**	**83,905.00**	**21,668.80**	**83,905.00**

*PricewaterhouseCoopers Auditores, S.L. (PwC).

The balances related to the audit of the Financial Statements include the 12-month period, 31 December 2025 and 2024.

17.3. PROVISIONS AND CONTINGENCIES

At the date of preparation of these consolidated financial statements, the Parent Company's directors considered that no events had occurred that might make it necessary to allocate a provision or to disclose information about any contingencies.

18. ENVIRONMENTAL INFORMATION

The systems, equipment, facilities and expenses incurred by the Group for the protection and improvement of the environment are not significant as at 31 December 2025 or 31 December 2024.

The Parent Company's directors considered that at 31 December 2025 and 2024 there were no contingencies relating to environmental protection and improvement that would have a significant impact on the consolidated financial statements. At present, the Group does not carry out activities that have a significant impact on the environment.

The Group has not received environmental grants during the financial year ended 31 December 2025 or 31 December 2024.

(in euros)

19. REPORTING REQUIREMENTS DERIVING FROM SOCIMI STATUS (LAW 11/2009), AS AMENDED BY LAW 16/2012 AND LAW 11/2021

Below, we detail the information requirements derived from the SOCIMI status, Law 11/2009, as amended by Law 16/2012 and Law 11/2021, as amended by Royal Decree 792/2023:

In compliance with the provisions of Article 11 of Law 11/2009 regulating Listed Real-Estate Market Investment Companies, as the Parent Company and its subsidiaries are covered by the SOCIMI regime, the following information is provided:

Description	Year ended 31/12/2025
a) Reserves from years prior to the application of the tax regime under Law 11/2009, as amended by Law 16/2012 of 27 December	None.
b) Reserves from each year in which the special tax regime established in said law was applicable - Earnings on income subject to the general tax rate - Earnings on income subject to the 19% tax rate - Earnings on income subject to the 0% tax rate	 None. None. None.
c) Dividends distributed from the profits for each reporting period in which the tax regime established in this Law was applicable - Dividends on income subject to the general tax rate - Dividends on income subject to the 18% and 19% tax rates - Dividends on income subject to the 0% tax rate	 None. None. None.
d) Dividends shared out against reserves - Dividends on income subject to the general tax rate - Dividends on income subject to the 19% tax rate - Dividends on income subject to the 0% tax rate	None.
e) The resolution date for distribution of the dividends indicated in c) and d) above	None.
f) Date of acquisition of properties intended for lease, which give rise to income subject to this special regime	Note 7.
g) Dates of acquisition of equity interests in the capital of entities referred to in Section 1, Article 2, of the Law	07 July 2018
h) Identification of the asset calculated as part of the 80% referred to in section 1, article of this Law	Note 7.
i) Reserves carried forward from reporting periods in which the special tax regime established in this Law was applicable and capitalised during the fiscal year, but not for distribution or to offset losses. The period in which the reserves arose must be identified.	N/A

MANDATORY DISTRIBUTION OF DIVIDENDS

Given its status as a SOCIMI, and as set forth in article 27 of its articles of association, the Parent Company is required to distribute dividends of the profits earned during the reporting period, after meeting the relevant commercial obligations, pursuant to article 6 of Law 11/2009, of 26 October, amended by Law 16/2012, which regulates Listed Real-Estate Market Investment Companies ("SOCIMI").

(in euros)

20. SEGMENT REPORTING

Management has defined the operating segments based on information that these bodies have reviewed for the purpose of allocating resources and assessing the Group's performance. Management has identified two segments to be reported: offices and corporate.

All the assets are located in the Community of Madrid, so no geographic segment reporting is needed.

31 December 2025			
	Offices	Corporate	Total
Net revenue	14,901,920	-	14,901,920
Operating expenses	(6,513,590)	(3,856,230)	(10,369,820)
Depreciation and amortisation charges	(2,342,410)	-	(2,342,410)
Impairment and profit/loss from disposals	3,954,626	-	3,954,626
Other profit/(loss)	(33,899)	-	(33,899)
Profit(loss) from operations	**9,966,647**	**(3,856,230)**	**6,110,417**
Finance income	1,695,148	-	1,695,148
Finance costs	(8,265,751)	-	(8,265,751)
Fair value variation in financial instruments.	(1,074,575)	-	(1,074,575)
Exchange differences	-	-	-
Financial profit/(loss)	**(7,645,178)**	**-**	**(7,645,178)**
Profit/(loss) before tax	**2,321,469**	**(3,856,230)**	**(1,534,761)**
Income tax	-	-	-
Profit/(loss) for the year	**2,321,469**	**(3,856,230)**	**(1,534,761)**

31 December 2025			
	Offices	Corporate	Total
Non-current assets	**180,249,501**	**-**	**180,249,501**
Investment property	178,448,558	-	178,448,558
Other non-current assets	1,800,942.45	-	1,800,942
Current assets	**7,460,301**	**-**	**7,460,301**
Non-current liabilities	**131,808,544**	**-**	**131,808,544**
Current liabilities	**34,182,609**	**-**	**34,182,609**

(in euros)

31 December 2024			
	Offices	Corporate	Total
Net revenue	15,836,309	-	15,836,309
Other operating income	2,083	-	2,083
Operating expenses	(6,836,496)	(3,085,336)	(9,921,832)
.Depreciation and amortisation charges	(2,446,944)	-	(2,446,944)
Impairment and profit/loss from disposals	3,217,945	-	3,217,945
Other profit/(loss)	10,966	-	10,966
Profit(loss) from operations	**9,783,863**	**(3,085,336)**	**6,698,527.17**
Finance income	3,617,385	-	3,617,385
Finance costs	(10,724,464)	-	(10,724,464)
Fair value variation in financial instruments.	(3,652)	-	(3,652)
Exchange differences	3	-	3
Financial profit/(loss)	**(7,110,728)**	**-**	**(7,110,728)**
Profit/(loss) before tax	**2,673,135**	**(3,085,336)**	**(412,200)**
Income tax	-	-	-
Profit/(loss) for the year	**2,673,135**	**(3,085,336)**	**(412,200)**

31 December 2024			
	Offices	Corporate	Total
Non-current assets	**210,163,915.51**	-	**211,313,331**
Investment property	208,537,004.74	-	209,686,420
Other non-current assets	1,626,911	-	1,626,911
Current assets	**11,631,784**	-	**11,631,784**
Non-current liabilities	**3,341,543**	-	**3,341,543**
Current liabilities	**206,836,624**	-	**206,836,624**

21. OTHER RISKS

The cost increases prompted by inflation and ongoing armed conflicts, and the possible effects thereof on the economy in general and on the Company in particular, remain uncertain.

Following a preliminary assessment of the situation, the Group feels that this risk will not have a direct or significant impact on its business and, as such, does not expect it to cause any negative consequences.

22. EVENTS AFTER THE REPORTING PERIOD

On 18 June 2026, by means of a comprehensive minute, the decision of the Sole Shareholder of 1 October 2025 to return contributions made to the Company's equity for an amount of 3,033,074.88 euros was recorded. Likewise, on 18 June 2026, by means of a comprehensive minute, the decision of the Sole Shareholder of 25 November 2025 to make a contribution to the Company's equity for an amount of 8,002,200.00 euros was recorded.

In the opinion of the Board of Directors, there are no other relevant subsequent events.

ORBIS PROPERTIES SOCIMI, S.A. (Sole Shareholder Company) and subsidiaries

CONSOLIDATED DIRECTORS' REPORT FOR THE 2025 FINANCIAL YEAR

(in euros)

1. Company status: organisational structure and operation.

ORBIS PROPERTIES, S.A. (Sole Shareholder Company) was incorporated on 5 July 2018 and is the parent of a group of companies (jointly, Orbis Properties Group). The Group's business activity consists of operating real-estate assets, mainly office buildings located in the Community of Madrid, under operating leases. 2018 was the first year for the Group, with eight buildings in its portfolio since they were acquired on 26 September 2018. However, in 2020 one of the assets was disposed of (the one located at C/Juan Ignacio Luca de Tena 6, Madrid).

The Group has been subject to the regime established in Law 11/2009, of 26 October, as amended by Law 16/2012, since 6 April 2017 with retroactive effect from 1 January 2018, and subsequently amended by Law 11/2021, of 9 July, regulating Listed Real Estate Investment Companies (SOCIMI), which in practice means that, provided that certain requirements are met, the Group is subject to a 0% Corporate Income Tax rate. The Parent Company has been listed on the EURONEXT Paris since July 2020.

1.1. Consolidated Balance Sheet

Investment property have changed significantly during 2025, as one of the assets (Foxá 29) has been sold. Additionally, improvements and upgrades have been incorporated both to ensure the proper functioning of the facilities and for better marketing of the spaces available for lease.

In addition, the subsidiaries agreed to new terms with the lenders in accordance with the so-called amending and non-terminating instrument ratifying the property mortgage, which established a two-year grace period from this date for repayment of the principal and also extended the maturity of the loan for two years. Under terms included in the "Amendment Consent Letter" signed by the subsidiaries and lenders on 27 July 2021 as a result of the amendment to the terms of the loan, the aforementioned DSCR will not be calculated during the principal repayment grace period. In the same document, the schedule for repayment of the principal was set to resume on 31 July 2023.

Upon resumption of the repayment schedule and the relevant calculation of the DSCR, which showed positive results, the lenders then released the previously agreed retained liquidity according to the terms of the initial financing agreement.

As at 31 December 2025 and 2024, the subsidiaries are not in a "Cash Trap Event" situation by virtue of the above. Therefore, the bank balances retained previously have been released by the lenders.

1.2. Consolidated income statement

In 2025, the revenue figure dropped by 5.90 % compared to the figure for 2024, mainly as a result of the recognition of certain grace periods agreed upon with former and new tenants, the partial implementation of remote work strategies and inflation prompted by the armed conflicts. During the reporting period ended 31 December 2025, the sum of other operating expenses came to 10,369,819.52 euros (2024: 9,921,832.18 euros). The Group's finance income in said period was 7,645,177.38 euros (2024: 7,110,728.02 euros).

2. Business Evolution

The marketing efforts of the highly reputable company in this sector hired by the directors for this purpose are leading to an increase in the occupancy rates. Understandably, the global scenario marked by the ongoing armed conflicts is interfering with economic development as a whole, prompting price hikes for energy and commodities, mainly, and slowing said marketing efforts, delaying the growth and expansion of present and future customers.

At any rate, the Parent Company's Board of Directors continue to monitor the events and their impact on the Group. The Group's Directors are constantly in contact with their service providers to ensure the continuity of its operations, and to assess its liquidity status, the obligations of lessees with which the subsidiaries have concluded leasing agreements and the financing obligations of the latter, as well as making assessments based on the value estimates contained in these consolidated financial statements. The necessary steps are being taken to address the situation and minimise its impact, considering that, based on the most recent estimates and the cash position to date, the situation does not affect application of the going concern principle.

3. Main risks and uncertainties

Because of the type of business in which the Group engages, its activities are exposed to a range of financial risks: market risk (including interest rate risk), credit risk, and liquidity risk.

Risk management is monitored by the directors of the Parent Company, who assess the financial risks and hedge them in line with approved policies. The directors provide written policies for overall risk management.

ORBIS Properties Group is financed with funds received from group companies and related parties, in addition to financing from banks granted jointly by CAIXABANK, S.A. and DEUTSCHE PFANDBRIEFBANK AG.

The Group's companies, being under the special tax regime for SOCIMIs ("LSOCIMI"), are committed to distributing at least 80% of their profits in the form of dividends to their shareholders in accordance with the legal obligation existing in Law 16/2012 and subsequently amended by Law 11/2021 of 9 July.

The main objectives of the Group's capital management are to ensure short- and long-term financial stability, adequate financing of investments and reduction of debt levels. The Board of Directors of the Parent Company considers the level of debt to be appropriate.

The Group's risk management policies are established by the Board of Directors and management of the Group's financial risks is centralised in the Finance Department, which has mechanisms in place to control exposure to fluctuations in interest rates and exchange rates, and to credit and liquidity risks. Based on these policies, the Group has established a series of procedures and controls to identify, measure and manage the risks arising from its business activity.

The Group's global risk management programme focuses on the uncertainty of the financial markets and aims to minimise the potential adverse effects on its financial returns. The Group uses derivative financial instruments to hedge its exposure to certain risks.

The main financial risks affecting the Group are detailed below:

<u>a) Market risk:</u>

Interest rate risk

The Group's interest rate risk derives from its financial debt. Loans taken out with floating interest rates expose the Group's cash flows to the interest rate risk, which is offset by cash and cash equivalents held at floating rates.

The Group analyses its exposure to interest rates in an ongoing manner. Several scenarios are simulated, taking into account financing alternatives. Based on these scenarios, the Group calculates the impact of a certain change in interest rates on its profits (these scenarios are used only for liabilities representing the most significant positions subject to interest rates). These analyses take into account:

- The economic setting in which the Group operates, designing different economic scenarios by modifying the key variables that could affect the Group (interest rates, share prices, occupancy rates of the investment properties, etc.).

- Any inter-dependent variables identified and the degree to which they are linked.

- The timeframe in which the assessment is made, taking the time horizon of the analysis into consideration and any possible deviations.

Simulations are performed regularly so as to ensure that the maximum potential loss stays within the limits set by Management and the Directors of the Parent Company.

At 31 December 2025 and 2024, 100% of the financing in place with third parties was tied to floating rates (see Note 9.5), and the Group has set up certain derivative financial instruments to mitigate its exposure to fluctuations in interest rates (see Note 9.4). The Group's loans are denominated in euros.

b) Credit risk:

There is no significant concentration of credit risk, defined as the impact of impairment of accounts receivable on the consolidated income statement, within the Group companies. The Group has policies in place to ensure that sales and leases are undertaken with customers that have an appropriate credit history. In general, the Group keeps its cash on hand and cash equivalents at financial institutions with a high credit rating. Most of the leasing agreements concluded with the tenants are long-term agreements.

c) Liquidity risk:

Management and the Board of Directors of the Parent Company are responsible for managing the liquidity risk related to the ability to settle payment commitments and/or commitments arising from new investments. The specific maturity of the Group's financial instruments at 31 December 2025 is shown in Notes 8 and 9 of these consolidated financial statements.

Excess cash held by the Group is invested in current accounts that earn interest at a certain rate or in term deposits, choosing appropriate maturities or sufficient liquidity to afford the required comfort in line with the forecasts mentioned above. At 31 December 2025, the Group has the cash and cash equivalents indicated in Note 8.3.

The ultimate shareholder of the Parent Company, EUROPEAN PROPERTY INVESTORS SPECIAL OPPORTUNITIES 4 LP, has confirmed in writing that it will provide the necessary financial support for the Parent Company and its subsidiaries to continue to operate and meet their obligations (Note 4.5).

Fair value estimation

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Techniques such as discounted cash flow estimates are used to determine the fair value of financial instruments.

(in euros)

The carrying amount of trade payables and receivables is assumed to be near their fair value. For the purposes of financial reporting disclosures, the fair value of financial liabilities is estimated by discounting future contractual cash flows.

The table below includes an analysis of financial instruments that are valued at fair value, classified by the valuation method. The different levels have been defined as follows:

- Listed prices (unadjusted) in active markets for identical assets and liabilities (Level 1).
- Data other than the listed price included in Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices) (Level 2).
- Data for assets or liabilities that are not based on observable market data (i.e. unobservable data) (Level 3).

	31 December 2025		
	Level 1	**Level 2**	**Level 3**
Non-current:			
Derivative assets (Notes 8.1 and 9.4)	-	-	-
Current:			
Derivative assets (see Note 9.4)	-	*339,560.08*	-

	31 December 2024		
	Level 1	**Level 2**	**Level 3**
Non-current:			
Derivative assets (Notes 8.1 and 9.4)	-	-	-
Current:			
Derivative assets (see Note 9.4)	-	1,953,255.43	-

The table sets out the Group's financial liabilities valued at fair value. The fair value of interest-rate swaps is calculated as the present value of future estimated cash flows based on estimated interest rate curves.

See Note 7 of the notes to the consolidated financial statements for details on the fair value of investment property.

4. Procedures and controls

Risks related to the possibility of inadequate leadership and management of the Group, which could lead to an infringement of Spanish laws, are included in this category. Specifically, this includes Law 5/2010 and the amendments enacted in the Reform of the Criminal Code in reference to the criminal liability of companies, as well as Law 31/2014, which reforms the Spanish Companies Law as regards new duties and responsibilities of Directors.

The implementation of risk management policies in the Group is a process driven by the Directors, for which each and every member of the Group is responsible, aimed at providing reasonable assurance that the objectives set by the Group will be accomplished and offering the shareholders, other stakeholders and the market in general appropriate guarantees to ensure that the value generated will be safeguarded.

5. Research and Development Activities

The Group has not performed any R&D activities during the reporting periods ended 31 December 2025 and 2024.

6. Outlook

There is a broader supply of new and refurbished spaces in certain micro-sectors of other locations that, while the subsidiaries' business model should not be affected, will have an impact on the sector as a whole, increasing the percentage of vacant spaces. Overall, this could slow the reversal of the impairment of investment properties showing impairment losses at 31 December 2025.

Armed conflicts are negatively affecting the commodities and energy markets, prompting increases in price indexes. However, the aforementioned circumstances are not expected to lead to a drop in business activities in the office space leasing sector.

7. Treasury shares

The Group owns no treasury shares, nor have any transactions with them been conducted in 2025 or 2024.

8. Other disclosures

The Group does not have any employees and therefore no staff costs, social benefits expenses or other employee benefit costs accrued during the year (same situation in 2024).

The average term of payment to suppliers in 2025 was 73.59 days (152.92 days in 2024).

9. Events after the reporting period.

On 18 June 2026, by means of a comprehensive minute, the decision of the Sole Shareholder of 1 October 2025 to return contributions made to the Company's equity for an amount of 3,033,074.88 euros was recorded. Likewise, on 18 June 2026, by means of a comprehensive minute, the decision of the Sole Shareholder of 25 November 2025 to make a contribution to the Company's equity for an amount of 8,002,200.00 euros was recorded.

In the opinion of the Board of Directors, there are no other relevant subsequent events.

ORBIS PROPERTIES SOCIMI, S.A. (Sole Shareholder Company) and subsidiaries

PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS AND CONSOLIDATED DIRECTORS' REPORT

On June 30 2026 the Board of Directors of ORBIS PROPERTIES SOCIMI, S.A.U., pursuant to the requirements of Article 253 of the Spanish Companies Law and Article 44 of the Code of Commerce, authorised for issue the consolidated financial statements of ORBIS PROPERTIES SOCIMI, S.A.U. and subsidiaries and the consolidated directors' report for the year ended 31 December 2025, consisting of the pages preceding this certification.

Tania Julia La Menza

Director

ORBIS PROPERTIES SOCIMI, S.A. (Sole Shareholder Company) and subsidiaries

PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS AND CONSOLIDATED DIRECTORS' REPORT

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Jean-Philippe Jean Jacques Blangy

Director

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Luis Miguel Bueno

Director