

CERTIFICATE OF THE MINUTES OF THE EXTRAORDINARY AND UNIVERSAL GENERAL SHAREHOLDERS' MEETING OF "IANTE INVESTMENTS SOCIMI, S.A."

Mrs. Alicia Selvi Domínguez, in his position as Secretary of the Board of Directors of "IANTE INVESTMENTS SOCIMI, S.A." (hereinafter, the "Company"), whose position is in force and duly registered,

CERTIFIES

- I. Whereas, on June 16, 2025, all the shareholders with voting rights of the Company, who hold all the subscribed and paid-up capital, appeared at the registered office, duly represented, unanimously agreeing to hold an Extraordinary and Universal General Shareholders' Meeting, which was held in accordance with the provisions of the Company's Bylaws and article 178 of the Spanish Corporation Law.
- II. Whereas, according to the attendance list, the meeting was attended by 100% of the share capital, duly represented.
- III. Whereas, Acting as Chairman and Secretary of the Board meeting, by unanimous agreement of the attendees, are Mr. Pablo Paramio García and Mrs. Alicia Selvi Domínguez, respectively.
- IV. Whereas, the Chairman proposed the AGENDA, which was unanimously approved by the shareholders in attendance, comprising the following items:

 - “1. Approval of the Execution of the Financing Documents and Related Guarantees*
 - 2. Acknowledgement and Approval of the Limitations Set Forth in the Financing Documents*
 - 3. Authorization and Waiver Regarding Self-Dealing and/or Conflict of Interest*
 - 4. Authorization Granted to the Board of Directors*
 - 5. Drafting, Reading, and, Where Appropriate, Approval of the Minutes of the Meeting*
- V. Whereas, after deliberation on the matters included in the Agenda proposed by the Chairman and, the Extraordinary and Universal General Shareholders' Meeting having been declared by the Chairman to be validly constituted, the CORPORATE AGREEMENTS were unanimously adopted and are partially transcribed below from the Minute Book:

1.- Approval of the Execution of the Financing Documents and Related Guarantees

That, in the context of the following agreements:

- (i) *a facilities agreement for an amount of €291,000,000 entered into on 2 June 2022 by, amongst others, Iante Investments Socimi, S.A. as Shareholder and certain companies of its group, as Borrowers, ING Bank N.V., Sucursal en España and the financial entities listed therein as lender, ING BANK N.V. as Hedge Counterparty (hereinafter, as amended and restated on 29 July 2022, the “Existing Syndicated Facilities Agreement”);*
- (ii) *a facilities agreement for an amount of €60,000,000 entered into on 19 March 2024 by, amongst others Aracalis Investments, S.L. and Salford Corporate Services, S.L. as Borrowers, Iante Investments Socimi, S.A. as Shareholder, ING Bank N.V., Sucursal en España as original lender, agent and security agent, ING BANK N.V. as Hedge Counterparty (hereinafter, as amended and restated on 29 January 2025, the “Existing Cañaveral and Vallecas Facilities Agreement”);*
- (iii) *a public deed of mortgage-backed loan agreement entered into on 30 May 2022 between, amongst others, Banco Sabadell, S.A., as lender and Compañía de Financiación, Explotación e Inversión, S.L., as borrower and mortgagor (hereinafter, as amended on 3 January 2023, the “Existing*

Romanones Facility Agreement”);

- (iv) a facilities agreement for an amount of €145,245,399 entered into on 27 May 2022 by, amongst others, Madrid Affordable Housing 2021, S.A. as Borrower, CaixaBank, S.A. as lender and as Hedge Counterparty (hereinafter, as amended and restated from time to time and, in particular, as amended and restated on 26 May 2023 and on 5 November 2024, the **“Existing Vive 1 Facilities Agreement”**);
- (v) a facilities agreement for an amount of €158,264,800 entered into on 15 June 2022 by, amongst others, Madrid Affordable Housing Development 2021, S.A. as Borrower, CaixaBank, S.A. as Lender and as Hedge Counterparty (hereinafter, as amended and restated from time to time and, in particular, as amended and restated on 26 May 2023, on 27 September 2023 and on 5 November 2024, the **“Existing Vive 2 Facilities Agreement”**);

Hereinafter, the Existing Syndicated Facilities Agreement, the Existing Cañaveral and Vallecas Facilities Agreement, the Existing Romanones Facility Agreement, the Existing Vive 1 Facilities Agreement, and the Existing Vive 2 Facilities Agreement shall be jointly referred to as the **“Existing Facilities Agreements”**; and

- (vi) a number of hedging agreements entered into in relation to the Existing Facilities Agreements, together with their confirmations and/or annexes (the **“Existing Hedging Agreements”**),

the General Shareholders’ Meeting agrees, under section 15 and 160 of the TRLSC, to consent to and approve the execution by the Company, in its capacity as borrower, guarantor and/or obligor or in other capacity, as appropriate in the framework of the refinancing transaction of the Company and certain companies of the group, with the purposes of, among others, adapting the debt of the Company and its group (the **“Refinancing Transaction”**), of the agreements identified below of which it will be a party (as applicable):

- (i) Any documents for the release and pay-off in relation to the Existing Facilities Agreements, the Existing Hedging Agreements, as well as any document for the release of any guarantees and/or security interests, promissory securities and irrevocable powers of attorney in connection therewith (the **“Release Documents”**);
- (ii) a recap facilities agreement to be entered into on or about June or July 2025 by, amongst others, Iante Investments Socimi, S.A. and certain companies of the group, as Borrowers and Guarantors, ING Bank N.V., Sucursal en España as Lender, ING BANK N.V. as Hedge Counterparty, as Agent and as Security Agent (the **“Security Agent”**) (the **“Recap Facilities Agreement”**);
- (iii) a facilities agreement to be entered into on or about June or July 2025 by, amongst others, Iante Investments Socimi, S.A. as Shareholder and certain companies of the group, as Borrowers, ING Bank N.V., Sucursal en España as Lender, ING BANK N.V. as Hedge Counterparty, as Agent and as Security Agent (the **“New Cañaveral, Vallecas and Romanones Facilities Agreement”**);
- (iv) a facilities agreement to be entered into on or about June or July 2025 by, amongst others, Madrid Affordable Housing 2021, S.A., as Borrower, ING Bank N.V., Sucursal en España as Lender, ING BANK N.V. as Hedge Counterparty, as Agent and as Security Agent (the **“New Vive 1 Facilities Agreement”**);
- (v) a facilities agreement to be entered into on or about June or July 2025 by, amongst others, Madrid Affordable Housing Development 2021, S.A., as Borrower, ING Bank N.V., Sucursal en España as Lender, ING BANK N.V. as Hedge Counterparty, as Agent and as Security Agent (the **“New Vive 2 Facilities Agreement”**);
- (vi) [...]
- (vii) [...]
- (viii) [...]

- (ix) [...]
- (x) *any others guarantee or security granting agreement or in connection with the granting of transaction securities, subject to the laws of any jurisdiction, which are applicable in connection with the Refinancing Transaction (all together, the "Security Documents"), including, in particular, but not limited to:*
 - (i) *one or more security agreement under which, inter alia, the following first ranking in rem security interest (derecho real de prenda de primer rango) and promissory pledges and/or mortgages are granted:*
 - (a) *pledges over the shares (acciones) of the Company;*
 - (b) *pledges over the receivables held by the Company under certain agreements;*
 - (c) *pledges over the receivables derived from the bank accounts owned by the Company;*
 - (d) *any promissory pledges over receivables arising under any Transaction Document to be entered into in the future; and*
 - (e) *any promissory mortgage agreements of any rank over certain assets and/or concessions owned by the Company or which are expected to be owned by the Company;*
 - to be entered into between, among others and as applicable, the Company and, if applicable, any other Transaction Obligors in connection with, among others, the New Facilities Agreements and the New Hedging Agreements;*
 - (ii) *one or more mortgage deeds, of any rank over certain assets and/or concessions owned by the Company; and*
 - (iii) *one or more deed of irrevocable power of attorney to be granted by, among others, the Company in favour of the Security Agent, in relation to the securities and/or promissory securities referred to above (with express powers of self-dealing (autocontratación), representing multiple parties (multiple representación), conflict of interest, delegation and granting further powers of attorney).*
- (xi) [...]
- (i) [...]
- (ii) [...]
- (iii) [...]
- (iv) [...]
- (v) [...]
- (vi) [...]

The General Shareholders' Meeting declares that is aware of the main terms and conditions of the Finance Documents.

It is noted for the record that the execution of the Finance Documents, the Security Interests and Guarantees and the Irrevocable Powers of Attorney and all of the foregoing decisions are beneficial to the Company and its group.

2.- Acknowledgement and Approval of the Limitations Set Forth in the Financing Documents

Accordingly, the General Shareholders' Meeting acknowledges that the Finance Documents contain the restrictions, obligations and events of default typical for this kind of refinancing transactions. The Sole

Shareholder of the Company expressly approves them for the purposes of article 160 of the Spanish Companies Act.

3.- Authorization and Waiver Regarding Self-Dealing and/or Conflict of Interest

The General Shareholders' Meeting expressly authorises and waives self-dealing, representing multiple parties (multirepresentación) and/or conflict of interest, that may be incurred by any of: (i) the members of the Company's managing body; (ii) the Company's attorneys; and/or (iii) the people to whom the Company's attorneys have granted further powers of attorney, in connection with any documents granted or subscribe in the context of the Finance Documents, the Security Interests and Guarantees and the Irrevocable Powers of Attorneys and other powers of attorney that may be granted in the context of the Refinancing Transaction.

4.- Authorization Granted to the Board of Directors

The General Shareholders' Meeting agrees to expressly authorise the company's managing body to (a) adopt such decisions, as it deems necessary and convenient, to carry out the content of the foregoing decisions and, in general; (b) to carry out the acts and formalities and to grant and sign the public or private documents as may be necessary for its development and fulfilment, granting for such purposes the powers of attorney and ratifications as it deems appropriate, as well as the corresponding deeds of clarification, correction and rectification as may be necessary, and to take the steps and make the declarations as may be necessary for the registration, where appropriate, of the decisions in the Commercial Register and in any other competent registry.

5.- Drafting, Reading, and, Where Appropriate, Approval of the Minutes of the Meeting

And there being no further decisions to consign, the Minutes are drafted both in Spanish and English languages although the latter is issued for information purposes only, whilst the former shall prevail in case of discrepancies between them, according to article 15 of TRLSC, and to articles 97 and 99 of the Spanish Companies' House Regulation, being the minutes read aloud, and unanimously approved by all those present and signed below by the Secretary and Chairman on the date and at the place written above.

For such purposes, this certificate is issued by the Secretary, after approval by the Chairman of the Board of Directors, in Madrid on June 26, 2025.

Mr. Pablo Paramio García
Chairman of the Board of Directors

Mrs. Alicia Selvi Domínguez
Secretary of the Board of Directors