

**AUDIT REPORT
ON THE CONSOLIDATED
ANNUAL ACCOUNTS OF
AGP MÁLAGA SOCIMI S.A.
2020**

F +34 952 229 578
info@bnfix.com

DIRECCIONES DE OFICINAS
C/ Cortina del Muelle, 7 - 1ªPlanta 29015 Málaga
C/ Marín García, 5 - 5º 2 29005 Málaga

Independent auditors' report on annual accounts

To the shareholder of AGP MÁLAGA SOCIMI, S.A.

Report on the annual accounts

We have audited the accompanying consolidated annual accounts of AGP MÁLAGA SOCIMI S.A. (the parent company) and a subsidiaries (INDOCAR S.L., SUKSON S.L., AGP MALAGA ALQUILERES S.L.) which comprise the consolidated balance sheet as of 31 December 2020, the consolidated statement of income, the consolidated statement of changes in shareholders' equity, the consolidated statement of cash flows and the notes to the consolidated financial statements for the year then ended.

Management's Responsibility for the Annual Accounts

The Directors are responsible for issuing the accompanying Company's consolidated annual accounts, so that they present a true and fair view of the consolidated equity, consolidated financial position and the consolidated results of their operations of AGP MALAGA SOCIMI S.A. and a subsidiaries (INDOCAR S.L., SUKSON S.L., AGP MALAGA ALQUILERES S.L.) according to the legal framework applicable to the company (which is identified in note 2 a) in the attached notes), and for such internal control as the directors determine is necessary to enable the preparation of consolidated annual accounts that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the mentioned consolidated annual accounts, based on our audit. We conducted our audit in accordance with the current audit standards in Spain. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the annual accounts are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated annual accounts. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated annual accounts, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's issuance of the annual accounts in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated annual accounts.

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


Opinion

In our opinion, the attached consolidated annual accounts give, in all material respects, a true and fair view of the consolidated equity and consolidated financial position of AGP MALAGA SOCIMI S.A. a subsidiaries (INDOCAR S.L. SUKSON S.L. and AGP MALAGA ALQUILERE S.L.) as of 31 December 2020, and the results of their operations and the consolidated cash flows for the year then ended, in accordance with the legal framework applicable and, specifically, the accounting principles and criteria contained in it.

Report on Other Legal and Regulatory Requirements

The accompanying management's consolidated report for the year ended on 31 December 2020 contains the explanations that the directors consider appropriate about the Company's situation, the evolution of its business and other matters and is not an integral part of the consolidated annual accounts. We have verified that the accounting information in the management's consolidated report is consistent with that contained in the consolidated annual accounts for the year ended on 31 December 2020. Our work as auditors is limited to verify the management's consolidated report with the aforementioned scope, and do not include a review of any other information different to that obtained from the accounting records of the Company.

BNFIX UNICONTROL AUDITORES S.L.P.
Inscrita en el ROAC con el nº S0262


DUNIA ALVAREZ LORENZO
ROAC número 06.089

8 April, 2021

BALANCE SHEET

FOR THE YEAR ENDING 31/12/2020

AGP MÁLAGA SOCIMI, S.A.

ASSETS	Notes	31/12/2020	31/12/2019
A) NON-CURRENT ASSETS		42.385.866,04	35.928.723,75
I. Intangible fixed assets		0,00	0,00
3. Patents, licences, brands and similar		0,00	0,00
II. Tangible fixed assets	Note 7	3.465.408,86	3.525.472,83
1. Land and buildings		3.319.241,69	3.353.142,42
2. Plant and machinery and other tangible fixed assets		146.167,17	172.330,41
3. Payments on account and other tangible fixed assets under construction		0,00	0,00
III. Investment Property	Note 8	38.611.190,85	32.388.546,62
1. Land and buildings		38.611.190,85	32.388.546,62
V. Non Current Investments	Note 10	308.245,22	13.420,00
1. Equity Instruments			0,00
2. Loans to third parties			0,00
3. Debt Securities			0,00
4. Derivatives			0,00
5. Other Financial asset	Note 10	308.245,22	13.420,00
VI. Deferred tax assets	Note 14	1.021,11	1.284,30
VII. Non Current Trade receivables			
B) CURRENT ASSETS		872.729,86	805.935,45
II. Inventories		0,00	0,00
2. Raw materials and other supplies		0,00	0,00
4. Finished products		0,00	0,00
b) Finished products with short production cycle		0,00	0,00
6. Advance payments to suppliers		0,00	0,00
III. Trade debtors and other accounts receivable	Note 10	32.458,81	149.181,39
1. Trade receivables for sales and other services rendered		0,00	0,00
b) Short-term receivables for sales and other services rendered		32.145,87	23.201,46
2. Due from group and associated companies		0,00	0,00
3. Sundry debtors		0,00	0,00
4. Personnel		0,00	0,00
6. Other accounts receivable from public authorities		312,94	125.979,93
V. Short-term financial investments	Note 10	250.069,03	0,00
2. Loans to companies		250.069,03	0,00
VI. Short-term prepayments and accrued income		0,00	0,00
VII. Cash and cash equivalents		590.202,02	656.754,06
1. Cash and bank balances		590.202,02	656.754,06
TOTAL ASSETS		43.258.595,90	36.734.659,20

BALANCE SHEET

FOR THE YEAR ENDING 31/12/2020

AGP MÁLAGA SOCIMI, S.A.

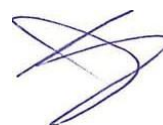
EQUITY AND LIABILITIES	Notes	31/12/2020	31/12/2019
A) EQUITY		30.708.907,50	29.551.518,96
A-1) Shareholders' equity		30.708.907,50	29.551.518,96
I. Share capital	Note 12	9.802.360,00	9.802.360,00
1. Registered share capital			
II. Share premium	Note 12	18.708.007,18	18.708.007,18
III. Reserves		1.053.596,35	0,00
1. Legal and bylaw reserves			
2. Otras reservas		1.053.596,35	0,00
IV. (Acciones y participaciones en patrimonio propias)		0,00	0,00
V. Losses from previous years		0,00	0,00
2. Losses from previous years			
VII Profit for the year	Note 12	1.144.943,97	1.041.151,78
A-3) Subsidies, grants, donations or gifts and legacies received			
B) NON-CURRENT LIABILITIES		11.714.740,98	6.756.467,51
II. Long-term accounts payable		11.714.740,98	6.756.467,51
2. Bank borrowings and other liabilities	Note 13	11.324.862,34	6.646.058,21
5. Other financial liabilities	Note 13	389.878,64	110.409,30
IV. Deferred tax liabilities		0,00	0,00
VII. Long-term debts with special characteristics		0,00	0,00
C) CURRENT LIABILITIES		834.947,39	426.672,73
I. Pasivos vinculados con activos no corrientes mantenidos para la venta			0,00
II. Provisiones a corto plazo		(210,00)	0,00
III. Short-term accounts payable		2.157.804,77	200.466,57
2. Bank borrowings and other liabilities	Note 13	2.157.804,77	199.824,01
5. Other financial liabilities			642,56
IV. Short-term debts to group and associated companies			4.041,51
V. Trade and other accounts payable		(1.322.647,38)	204.767,74
1. Suppliers	Note 13	(1.494.176,86)	253,95
6. Other debts to public authorities	Note 13	171.529,48	204.513,79
7. Anticipos de clientes		0,00	0,00
VI. Short-term prepayments and accruals		0,00	17.396,91
VII. Short-term debts with special characteristics			
TOTAL EQUITY AND LIABILITIES		43.258.595,90	36.734.659,20

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDING 31/12/2020

AGP MÁLAGA SOCIMI, S.A.

PROFIT AND LOSS ACCOUNT	Notes	31/12/2020	31/12/2019
A) ONGOING OPERATIONS			
1. Net revenues	Note 15	6,05	6.000,00
a) Sales			
b) Services rendered		6,05	6.000,00
2. Change in finished products inventory and manufacturing work in progress			
4. Supplies		0,00	0,00
b) Raw materials and other consumables			
c) Work performed for other companies			
5. Other operating income	Note 15	2.713.736,43	1.958.786,98
a) Non-trade income and other current management income		2.713.736,43	1.958.786,98
6. Employee costs	Note 15	(220.785,02)	(94.168,73)
a) Wages, salaries and related items		(184.799,66)	(73.246,31)
b) Staff welfare expenses		(35.985,36)	(20.922,42)
7. Other operating expenses		(816.465,74)	(586.318,62)
a) External services		(816.465,74)	(586.318,62)
b) Taxes			
c) Losses, impairment and change of provisions for commercial operation			
8. Depreciation of fixed assets	Notes 7 & 8	(460.294,75)	(322.330,24)
9. Allocation of subsidies for non-trade and other fixed-asset investments			
11. Impairment and gains/(losses) on disposal of fixed assets		0,00	201.738,18
a) Impairment and losses		0,00	0,00
b) Gains/(losses) on disposal and other		0,00	201.738,18
13. Other results		57.258,14	9.094,29
A.1) OPERATING PROFIT/LOSS		1.273.455,11	1.172.801,86
14. Financial income		170,18	241,77
b) From marketable securities and other financial instruments		0,00	0,00
b 2) Third-party financial income		170,18	241,77
16. Financial expenses		(128.418,14)	(84.660,40)
b) Third-party debt expenses		(128.418,14)	(84.660,40)
18. Exchange rate differences		0,00	
A.2) FINANCIAL PROFIT/LOSS		(128.247,96)	(84.418,63)
A.3) PROFIT/LOSS BEFORE TAX		1.145.207,15	1.088.383,23
A.4) PROFIT/LOSS FOR THE FINANCIAL YEAR FROM ONGOING OPERATIONS		1.145.207,15	1.088.383,23
B) DISCONTINUED OPERATIONS		(263,18)	(47.231,45)
A.5) PROFIT/LOSS FOR THE FINANCIAL YEAR		1.144.943,97	1.041.151,78



STATEMENT OF CHANGES IN EQUITY
AGP MALAGA SOCIMI, S.A.
FOR THE YEAR ENDING 31/12/2020

B) STATEMENT OF TOTAL CHANGES IN EQUITY

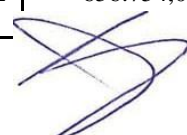
	Registered share capital	Share premium	Losses from previous years	Profit for the year attributed to the Parent Company	Subsidies, grants, donations or gifts and legacies received	TOTAL
A. BALANCE, END OF FINANCIAL YEAR 2018	0,00	0,00	0,00		0,00	0,00
I. Adjustments for changes in criteria 2018 & previous years						0,00
II. Adjustments for errors 2018 and previous years						0,00
III. Reclassification of profit/loss in financial year 2018						0,00
B. ADJUSTED BALANCE, START OF FINANCIAL YEAR 2017	0,00	0,00	0,00		0,00	0,00
I. Total recognised income and expense				1.041.151,78		1.041.151,78
II. Operations with shareholders or owners	9.802.360,00	18.708.007,18				28.510.367,18
1. Share capital increases.	9.802.360,00	18.708.007,18				28.510.367,18
2. (-) Share capital reductions.						0,00
3. Conversion of financial liabilities into equity (debenture conversion, debt condonations).						0,00
4. (-) Distribution of dividends.						0,00
5. Operations with own equity interests (net).						0,00
6. Increase (reduction) in equity due to a business combination.						0,00
7. Other operations with shareholders or owners.						0,00
III. Other changes in equity			0,00			0,00
C. BALANCE, END OF FINANCIAL YEAR 2019	9.802.360,00	18.708.007,18	0,00	1.041.151,78	0,00	29.551.518,96
I. Adjustments for changes in criteria 2019						0,00
II. Adjustments for errors 2019						0,00
D. ADJUSTED BALANCE, START OF FINANCIAL YEAR 2019			0,00	1.041.151,78	0,00	1.041.151,78
I. Total recognised income and expense.				1.144.943,97		1.144.943,97
II. Operations with shareholders or owners.	9.802.360,00	18.708.007,18	0,00		0,00	28.510.367,18
1. Share capital increases.						0,00
2. (-) Share capital reductions						0,00
3. Conversion of financial liabilities into equity (debenture conversion, debt condonations).						0,00
4. (-) Distribution of dividends.						0,00
5. operations with own equity interests (net).						0,00
6. Increase (reduction) in equity due to a business combination.						0,00
7. Other operations with shareholders or owners.						0,00
III. Other changes in equity			1.053.596,36	(1.041.151,78)		12.444,58
E. BALANCE, END OF FINANCIAL YEAR 2020	9.802.360,00	18.708.007,18	1.053.596,36	1.144.943,97	0,00	30.708.907,51

STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDING 31/12/2020

AGP MALAGA SOCIMI, S.A.

STATEMENT OF CASH FLOWS	31/12/2020	31/12/2019
A) CASH FLOWS FROM OPERATING ACTIVITIES		
1. Profit (loss) for the period before taxes	1.145.207,15	1.088.383,23
2. Adjustments to results	588.542,71	205.010,69
a) Depreciation of fixed assets	460.294,75	322.330,24
b) Value adjustments due to impairment		
d) Allocation of subsidies		
g) Proceeds from disposals of fixed assets (+/-)		(201.738,18)
h) Financial expenses	128.418,14	84.660,40
i) Exchange rate differences		
k) Other income and expenses	-170,18	(241,77)
3. Changes in current capital	5.245.646,28	
a) Inventories		
b) Debtors and other accounts receivable	116.722,58	
c) Other current assets	-250.069,03	
d) Creditors and other accounts payable	#####	
e) Other current liabilities	1.949.133,38	
f) other non current assets and liabilities	4.957.273,44	
4. Other cash flows from operating activities	-128.247,96	
a) Interest paid	-128.418,14	
c) Interest received	170,18	
5. Cash flows from operating activities	6.851.148,18	1.293.393,92
B) CASH FLOWS FROM INVESTMENT ACTIVITIES		
6. Payments for investments	#####	
c) Tangible assets		
f) Investment Property	#####	
g) Other financial assets	-294.825,22	
7. Income from divestments		
c) Tangible assets		
e) Other financial assets		
8. Cash flows from investment activities	#####	
C) CASH FLOWS FROM FINANCING ACTIVITIES		
10. Proceeds and payments relating to financial liability instruments		0,00
a) Issue		0,00
2. Debts with financial institutions		0,00
b) Repayment and amortisation of		0,00
2. Debts with financial institutions		(636.639,86)
3. Debts with group and associated companies		0,00
4. Other debts		0,00
c) Debts with special characteristics		0,00
12. Cash flows from financing activities	0,00	(636.639,86)
E) NET INCREASE/DECREASE IN CASH AND CASH EQUIVALENTS	(66.552,04)	656.754,06
Cash and cash equivalents at start of period	656.754,06	0,00
Cash and cash equivalents at end of period	590.202,02	656.754,06



**AGPMÁLAGA SOCIMI, S.A.(before Sukagp Properties, S.L.)
and subsidiaries INDOCAR S.L. SUKSON S.L and AGP MALAGA
ALQUILERES S.L.**

Consolidated financials
statements at December 31,
2020 and Management Report

AGP MÁLAGA SOCIMI,S.A.(before Sukagp Properties, S.L.) and subsidiaries

Consolidated Report as of December 31, 2020

1.GENERAL INFORMATION ON THE COMPANIES

1.1 The Parent Company

AGP MÁLAGA SOCIMI S.A.(before Sukagp Properties, S.L.)was incorporated for an indefinite period of time on 2 th August 2019 in a public deed authorized before the notary D. José Castaño Casanova, protocol N° 3583

It made a change of corporate name on December 11, 2019, according to a public deed authorized before the notary Mr. José Castaño Casanova, protocol n° 5700.

1.2 The details of the parent company are:

NIF: A.93.704.831

Company name: AGP MALAGA SOCIMI, S.A. (before Sukagp Properties, S.L.)

Address: Alameda Principal nº 16

Postal Code: 29005


Municipality: Málaga

Province: MALAGA

1.3 Subsidiaries

The consolidation has been carried out by applying the global integration method to all subsidiaries, which are those in which the Group exercises or can exercise, directly or indirectly, its control, understood as the power to direct the financial and operating policies of A company to obtain economic benefits from its activities. This circumstance is manifested, in general, although not only, by the ownership, directly or indirectly, of 50% or more of the voting rights of the company.

The Group companies included in the consolidation perimeter and the information related to them in terms of participation percentages correspond to December 31, 2020.



	Participation of the parent company
	AGP MALAGA SOCIMI, S.A.
Subsidiaries Companies-	
INDOCAR, S.L.	100%
SUKSON, S.L.	100%
AGP MÁLAGA ALQUILERES, S.L.	100%

The acquisition of the total cost of the shareholdings shown in the previous table has as its origin the following operations:

- Partial financial division of the entity AGP Rentals, S.L. of September 19, submitted to the notary public D. José Castaño Casanova, protocol No. 4,266.
- Capital increase through a non-monetary contribution of September 23, 2019, notary Mr. José Castaño Casanova, protocol No. 4,326.
- Incorporation of the company AGP MÁLAGA ALQUILERES, S.L. by deed of October 21, 2021, notary Mr. José Castaño Casanova.

All of them have the same financial year as the Group.

2. BASIS OF PRESENTATION OF THE ANNUAL ACCOUNTS

2.1 true and fair view

The consolidated annual accounts as of December 31, 2020 have been obtained from the individual accounting records of the Parent Company and its subsidiaries, and are presented in accordance with the R.D. 1514/2007 by which the General Accounting Plan is approved and by Royal Decree 1159/2010 of September 17, which approves the rules for the formulation of the consolidated annual accounts. Thus, they provide a true and fair view of the company's equity, financial situation, annual results and flows of cash for the aforementioned financial period.

These consolidated annual accounts, as well as the individual accounts of the companies included in the Group, corresponding to December 31, 2020, and which have been or will be formulated by their Administrators, will be submitted for approval by the Ordinary General Shareholders' Meeting, where they are expected to be approved without any amendments.

2.2 Principles of consolidation-

The definition of the AGP MÁLAGA SOCIMI S.A. (before Sukagp Properties, S.L.) it has been carried out in accordance with Royal Decree 1159/2010, which approves the rules for the formulation of the Consolidated Annual Accounts, and includes all the companies detailed in Note 1. There is no accounting principle of mandatory

application that, having a significant effect on the annual accounts, has stopped applying.

The consolidation has been carried out by applying the global integration method for those companies over which there is effective control for having the majority of the votes in their representation and decision-making bodies

Additionally, there is no company on which the Group exerts a significant influence and has not consolidated.

2.3 Critical issues in valuation and uncertainty estimation

a) At the closing date of the fiscal year, there is no relevant data that could suppose significant changes in the value of the assets or liabilities in the following fiscal year.

b) There are no changes in any accounting estimate that are significant and that affect the current year or future years.

c) The main financial figures of the Group show a situation of financial strength and a solvent financial situation.

The Group's management is not aware of the existence of significant uncertainties, related to events or conditions that may raise reasonable doubts about the possibility of the company continuing to operate normally.

2.4 Comparison of information

a) The information contained in this consolidated report refers to December 31, 2020.

b) No changes have been made to the structure of the balance sheet, the profit and loss account and the statement of changes in equity with respect to the previous year.

c) There are no causes that prevent the comparison of the annual accounts for the year with those of the previous one, nor that may affect future years.

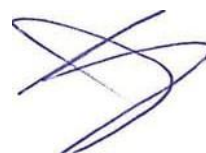
d) The amounts of the previous year have not needed any adjustment to be comparable with those of the current year.

2.5 Grouping of captions

Certain items in the consolidated balance sheet, the consolidated profit and loss account, the consolidated statement of changes in equity and the consolidated statement of cash flows are presented in grouped form to facilitate their understanding, although to the extent where it is significant, the disaggregated information has been included in the corresponding notes to the report

2.6 ERROR RECTIFICATIONS

In the preparation of the attached annual accounts, no significant errors were detected, nor were there any significant changes in accounting criteria.



2.7 "CRITICAL ASPECTS OF VALUATION AND ESTIMATION OF UNCERTAINTY" TO COLLECT INFORMATION ON THE IMPACT OF COVID19

- a) The company has prepared its financial statements under the principle of a going concern, having taken into account the current situation derived from the health alert caused by the effect of COVID-19, as well as its possible effects on the economy in general, and in the entity in particular, considering that there is no risk of continuity in its activity, as reflected in note number 17 of this report.
- b) No changes have been made to the accounting estimates.
- c) The administrator of the company does not consider the existence of additional uncertainties, beyond those discussed in section a) of this point, that may raise significant doubts about the possibility that the company continues to operate.

3.APPLICATION OF RESULTS OF THE PARENT COMPANY

The distribution of results of the parent company is as follows:

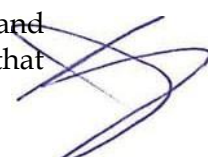
DISTRIBUTION BASES:	Ejercicio 2020	Ejercicio 2019
RESULTS OF THE YEAR:	1.144.943,97 €	-33.117,96 €
TOTAL:	1.144.943,97 €	-33.117,96€
APPLICATIONS OF THE RESULTS:	Ejercicio 2020	Ejercicio 2019
A DIVIDENDOS:	859.415,78 €	
TO BE ABSORBED WITH FUTURE BENEFITS:	-33.117,96 €	
A LOSS COMPENSATION:	33.117,96 €	
TO RESERVES:	252.410,23 €	
TOTAL:	1.144.943,97 €	-33.117,96 €

4. RECORDING AND VALUATION STANDARDS

The main valuation standards used by the Parent Company in the preparation of the The Intermediate consolidated financials statements of December 31, 2020 have been the following:

4.1 Transactions between companies included in the consolidation perimeter-

In the preparation of the attached consolidated financials statements, all balances and transactions between consolidated companies have been eliminated, provided that



their amount is relevant, as well as the results produced between that companies as a result of the previous transactions.

4.2 Homogenization of accounting groups-

In order to present in a homogeneous manner the different items that make up the attached consolidated financials statements, the following basic criteria of homogenization have been applied on the presentation of the individual financials statements of the Group and associated companies:

- Temporary homogenization
- Value homogenization.
- Homogenization by internal operations.
- Homogenization in the grouping and presentation.

4.3. INTANGIBLE FIXED ASSETS

As a general rule, intangible assets are immediately valued at their acquisition price or production cost. Subsequently, it is valued at cost less by the corresponding accumulated depreciation and, where appropriate, by the impairment losses that it has experienced. These assets are amortized over their useful life.

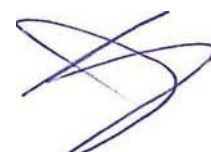
The Group records in this section the costs incurred in the acquisition and development of computer programs. The maintenance costs of the computer applications are recorded in the profit and loss account for the year in which they are incurred. The amortization of computer applications is carried out by applying the linear method for a period of 3 years.

4.4 Goodwill-

Goodwill is included in the asset when its value is revealed by virtue of an onerous acquisition, in the context of a business combination. Goodwill is allocated to each of the cash-generating units on which the benefits of the business combination are expected to fall and, after the approval of Law 22/2015 on Audit of Accounts, for the years beginning with As of January 1, 2016, goodwill is amortized based on its useful life, and it will be presumed, unless proven otherwise, that said useful life of 10 years.

4.5 TANGIBLE FIXED ASSETS

Tangible fixed assets shall be valued at its acquisition price or production cost, and is subsequently reduced by the corresponding accumulated depreciation and impairment losses, if any, in accordance with the criteria mentioned in Note 4.6.



Conservation and maintenance expenses of the different elements that make up tangible fixed assets are charged to the profit and loss account for the year in which they are incurred. On the contrary, the amounts invested in improvements that contribute to increase the capacity or efficiency or to extend the useful life of said assets are recorded as higher cost of the same.

The Group amortizes its tangible fixed assets following the straight-line method, distributing the cost of the assets over the years of estimated useful life, according to the following detail:

	Years of Estimated
Buildings	33
Tools	4
Technical facilities, other facilities, machinery and furniture	8-10
Information processing equipment	4
Transportation elements	6

Additionally, the Group amortizes the elements of its fixed assets that are inseparable from the work centers that are used under lease agreements, at the most, in the remaining term of the lease agreements related to them at the time of their put into operating conditions.

4.6 IMPAIRMENT OF INTANGIBLE FIXED ASSETS AND MATERIAL -

Whenever there are indications of loss of value of intangible or material assets, the Group proceeds to estimate through the so-called "impairment test" the possible existence of value losses that reduce the recoverable value of said assets to an amount less than their value in books.

The recoverable amount is determined as the highest amount between fair value less costs to sell and value in use.

Recoverable values are calculated for each cash-generating unit (delegation, independent workshop or other individualized facilities that form a group of elements that are jointly managed), although in the case of tangible assets, whenever possible, impairment calculations they will always refer element by element, individually.

The direction annually assesses whether there are signs of impairment and, where appropriate, prepares a business plan for each cash-generating unit, for a period of 5 years, based on past experience and based on the best estimates available, that are consistent with information from third parties. The main components of this business plan are the projections of results, investments and working capital. Other variables that influence the calculation of the recoverable value are the discount rate to be applied and the growth rate of the cash flows used to extrapolate the cash flow projections beyond the period covered by the budgets or forecasts.

In the case that an impairment loss of a cash-generating unit must be recognized, the assets of the cash-generating unit are reduced in proportion to their book value, up to the limit of the highest value among the following: their value reasonable less costs to sell, its value in use and zero.

When an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased by the revised estimate of its recoverable amount, but in such a way that the increased carrying amount does not exceed the carrying amount which would have been determined had no impairment loss been recognized in previous years. Said reversal of an impairment loss is recognized as income.

4.7 LEASES

Leases are classified as financial leases as long as the conditions of the leases show that the risks and benefits inherent to the ownership of the asset that are the subject of the contract are substantially transferred to the lessee. The other leases are classified as operating leases.

4.7.1 Financial leases

In financial leasing operations in which the Group acts as lessee, the cost of the leased assets is presented in the consolidated balance sheet according to the nature of the asset that is the object of the contract and, simultaneously, a liability for the same amount. Said amount will be the lower of the fair value of the leased asset and the current value at the beginning of the lease of the minimum amounts agreed, including the purchase option, when there are no reasonable doubts about its exercise. The contingent fees, the cost of services and the taxes payable by the lessor will not be included in its calculation. The total financial burden of the contract is charged to the consolidated profit and loss account for the year in which it accrues, applying the effective interest rate method. Contingent installments are recognized as an expense in the year in which they are incurred.

Assets recorded for this type of transaction are amortized using criteria similar to those applied to all tangible assets, taking into account their nature.

4.7.2 Operating leases

Income and expenses derived from operating lease agreements, when the Group acts as lessor, are recorded in the consolidated income statement in the year in which they accrue.

Expenses derived from operating lease agreements in which the Group acts as lessee are recorded in the consolidated income statement in the year in which they accrue.

Any collection or payment that may be made when contracting an operating lease will be treated as a collection or advance payment that will be charged to income throughout the lease period, as the benefits of the leased asset are transferred or received.

4.8 FINANCIAL INSTRUMENTS

4.8.1. Financial assets

The financial assets held by the Group are classified in the following categories



- a) Loans and receivables: financial assets originated in the sale of goods or in the provision of services for traffic operations of the company, or those that, not having a commercial origin, are not equity instruments or derivatives and whose collections are of a fixed or determinable amount and they are not traded in an active market.

Specifically, the bonds delivered are recorded by the nominal amounts delivered, to the extent that the financial effect of their update is not significant.

Initial assessment-

Financial assets will be initially valued at their fair value which, unless otherwise stated, will be the price of the transaction, which will be equivalent to the fair value of the consideration given plus the transaction costs that are directly attributable to them.

Subsequent assessment-

Loans and receivables are valued at amortized cost.

At least at the end of the year the Group performs an impairment test for financial assets that are not recorded at fair value. It is considered that there is objective evidence of impairment if the recoverable value of the financial asset is lower than its carrying amount. When it occurs, the record of this determination is recorded in the profit and loss account.

The Group derecognizes financial assets when the rights over the cash flows of the corresponding financial asset expire or have been transferred and the risks and rewards inherent to its ownership have been substantially transferred.

4.8.2. Financial liabilities

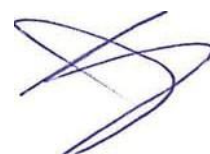
Financial liabilities are those debits and payable items that the Group has and that have originated in the purchase of goods and services by traffic operations of the company, or also those that without having a commercial origin, cannot be considered as financial instruments derivatives.

The debits and items to be paid are initially valued at the fair value of the consideration received, adjusted for the directly attributable transaction costs, or for their nominal value if they are debits for commercial operations with a maturity not exceeding one year and they do not have a contractual interest rate. Subsequently, these liabilities are valued according to their amortized cost.

The Group derecognizes financial liabilities when the obligations that generated them are extinguished.

4.9 INVENTORIES

The assets included in the inventories are valued at the individualized acquisition price, which, if applicable, incorporates the cost of the improvements made for their



sale conditions. In the specific case of spare parts, they are valued using the weighted average cost method.

As a general rule, when the net realizable value is lower than the acquisition price or production cost and the depreciation is considered reversible, the valuation correction is carried out, providing the corresponding impairment. If the loss is irreversible, It is written off directly from the value of stocks.

The Group makes the appropriate valuation adjustments, recognizing them as an expense in the profit and loss account when the net realizable value of the inventories is lower than its acquisition price (or its production cost)

4.10 PROVISIONS AND CONTINGENCIES

The Directors of the Parent Company in the formulation of the consolidated financials statements differentiate between:

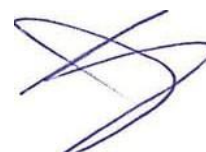
- Provisions: credit balances that cover current obligations arising from past events, whose cancellation is likely to result in an outflow of resources, but that are indeterminate in terms of their amount and / or time of cancellation.
- Contingent liabilities: possible obligations arising as a result of past events, whose future materialization is conditioned to occur, or not one or more future events independent of the will of the Company.

The consolidated financials statements at December 31, 2020 include all provisions with respect to which it is estimated that the probability of having to meet the obligation is greater than otherwise. Contingent liabilities are not recognized in the financial statements, but are reported on them in the notes to the report, to the extent that they are not considered as remote.

Provisions are valued at the current value of the best possible estimate of the amount necessary to cancel or transfer the obligation, taking into account the information available on the event and its consequences, and recording the adjustments that arise from the updating of said provisions as a financial expense as it accrues.

The compensation to be received from a third party at the time of liquidating the obligation, provided that there is no doubt that such reimbursement will be received, is recorded as an asset, except in the event that there is a legal link for which part of the risk, and under which the Company is not obliged to respond; In this situation, the compensation will be taken into account to estimate the amount for which, where appropriate, the corresponding provision will appear.

The Directors and the Group Management are not aware of any contingent liabilities of consideration as of December 31, 2020, nor at the date of formalization of these consolidated financials statements.



4.11 SUBSIDIES

For the accounting of the subsidies received, the Group follows the following criteria:

a) Non-reimbursable capital subsidies: they are valued at the fair value of the amount or the good granted, depending on whether they are monetary or not, and are initially recognized as income directly attributed to equity, being charged to income in proportion to the provision to the amortization made in the period for the subsidized elements or, where appropriate, when their disposal or valuation correction for deterioration occurs, with the exception of those received from partners or owners that are registered directly in the own funds and do not constitute any income.

b) Reimbursable subsidies: while they are reimbursable, they are accounted for as liabilities.

c) Operating subsidies: they are credited to the profit and loss account at the time they are granted, except if they are used to finance the operating deficit of future years, in which case they will be charged in those years. If they are granted to finance specific expenses, the allocation will be made as the financed expenses accrue.

4.12 INCOME AND EXPENSES

Income and expenses are allocated based on the accrual criterion, that is, when the actual flow of goods and services that they represent occurs, regardless of the moment in which the monetary or financial flow derived from them occurs. Said income is valued at the reasonable value of the consideration received, deducted discounts and taxes.

The recognition of sales revenue occurs at the moment when the significant risks and rewards inherent to the property of the good sold have been transferred to the buyer, not maintaining current management of said good, or retaining effective control over it.

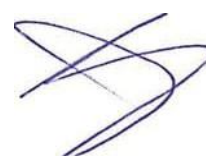
Interest received from financial assets is recognized using the effective interest rate method and dividends, when the shareholder's right to receive them is declared. In any case, the interest and dividends of financial assets accrued after the time of acquisition are recognized as income in the profit and loss account.

4.13 INCOME TAX-

Societies are taxed individually in relation to corporate tax, so each of them calculates their corresponding expense.

The expense or income from income tax includes the part related to the expense or income from the current tax and the part corresponding to the expense or income from deferred tax.

The current tax is the amount that each company satisfies as a result of the tax payments of the income tax relating to an exercise. Deductions and other tax advantages in the tax quota, excluding withholdings and payments on account, as well



as the compensable tax losses of previous years and effectively applied therein, result in a lower amount of the current tax.

Deferred tax expense or income corresponds to the recognition and cancellation of deferred tax assets and liabilities. These include the temporary differences that are identified as those amounts that are expected to be payable or recoverable derived from the differences between the carrying amounts of the assets and liabilities and their tax value, as well as the negative tax bases pending compensation and the credits for deductions tax not applied fiscally. These amounts are recorded by applying to the temporary difference or credit that corresponds to the type of lien that is expected to be recovered or liquidated.

Deferred tax liabilities are recognized for all taxable temporary differences, except those derived from the initial recognition of goodwill or other assets and liabilities in an operation that does not affect the fiscal result or the accounting result and is not a business combination, as well as those associated with investments in subsidiaries, associates and joint ventures in which the Company can control the moment of the reversal and is likely not to revert in the foreseeable future.

On the other hand, deferred tax assets are only recognized to the extent that it is considered probable that the subsidiary, or the tax group to which it belongs, will dispose of future taxable profits against which to make them effective.

Deferred tax assets and liabilities, arising from operations with direct charges or payments in equity accounts, are also accounted for with net equity counterpart.

At each accounting close, the recorded deferred tax assets are reconsidered, making the appropriate corrections to them as long as there are doubts about their future recovery. Likewise, at each closing, deferred tax assets not recorded in the balance sheet are evaluated and they are subject to recognition to the extent that their recovery with future tax benefits becomes probable.

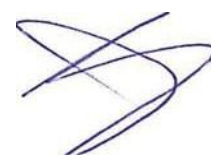
4.14 PATRIMONIAL ELEMENTS OF AN ENVIRONMENTAL NATURE-

Assets of an environmental nature are considered to be assets that are used in a lasting manner in the Group's activity, whose main purpose is the minimization of environmental impact and the protection and improvement of the environment, including the reduction or elimination of future pollution.

The activity of the Group, due to its nature, does not have a significant environmental impact. However, there are expenses incurred periodically for these concepts that correspond to the management of waste generated by the vehicle repair and workshop activity, which is carried out by the corresponding municipal entities.

4.15 TRANSACTIONS WITH RELATED PARTIES

The Group performs part of its operations with related to market values. Additionally, transfer prices are adequately supported by what the Directors of the Parent Company consider that there are no significant risks due to this aspect from which future liabilities may arise.



4.16 BUSINESS COMBINATIONS

Business combinations are accounted for by applying the acquisition method for which the acquisition date is determined and the cost of the combination is calculated, identifying the identifiable assets acquired and the liabilities assumed at their fair value referred to that date.

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

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

- The fair values on the date of acquisition of the assets assigned, the liabilities incurred or assumed and the equity instruments issued.
- The fair value of any contingent consideration that depends on future events or the fulfillment of predetermined conditions.

Expenses related to the issuance of equity instruments or financial liabilities delivered in exchange for the acquired elements are not part of the cost of the combination.

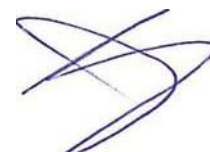
In the exceptional case that a negative difference arises in the combination, it is charged to the profit and loss account as income.

If, on the closing date of the exercise in which the combination occurs, the valuation processes necessary to apply the acquisition method described above cannot be concluded, this accounting is considered provisional, and these provisional values can be adjusted in the period necessary to obtain the required information which in no case will be more than one year. The effects of the adjustments made in this period are accounted for retroactively by modifying the comparative information if necessary.

Subsequent changes in the fair value of the contingent consideration are adjusted against income, unless such consideration has been classified as equity in which case subsequent changes in its fair value are not recognized.

4.17 CLASSIFICATION OF ASSETS AND LIABILITIES BETWEEN CURRENT AND NON-CURRENT-

Assets and liabilities are presented in the balance sheet classified between current and non-current. For these purposes, assets and liabilities are classified as current when they are linked to the normal operating cycle of the Group and are expected to sell, consume, carry out or liquidate during the same. Additionally, assets and liabilities that are different from the previous ones are also classified as current and their maturity, disposal or realization is expected to occur within a maximum period of one year; they are held for trading purposes or they are cash and other equivalent liquid assets whose use is not restricted for a period exceeding one year.



5. BUSINESS COMBINATIONS

The parent company AGP MÁLAGA SOCIMI S.A., (before Sukagp Properties, S.L.) has increased capital, acquiring its shares of subsidiaries INDOCAR, S.L. and SUKSON, S.L., through two business combinations:

A) On September 19, 2019, a partial financial split has been made through which the partners of AGP Rentals, S.L. contribute to AGP MÁLAGA SOCIMI S.A., (before Sukagp Properties, S.L.) their shares in Indocar societies, S.L. and Sukson, S.L. in exchange for shares in AGP MÁLAGA SOCIMI S.A., (before Sukagp Properties, S.L.) . The shares are valued at real value in the amount of 21,177,487.31 euros, of which 19,065,282.17 euros correspond to Sukson, S.L. and 2,112,205.14 euros to Indocar, S.L. This motivates a reduction of the emission premium share in AGP Rentals, S.L. worth 8,820,232.90 euros.

B) On September 23, 2019 the partners natural persons of Indocar, S.L. and Sukson, S.L. they contribute their shares in these companies in exchange for new shares of AGP MÁLAGA SOCIMI S.A., (before Sukagp Properties, S.L.) , the shares being valued at 7,329,879.85 euros, of which 6,273,778.75 euros correspond to Indocar, S.L. and 1,056,101.10 euros to Sukson, S.L.

6. INTANGIBLE FIXED ASSETS

The company does not have intangible assets.

7. TANGIBLE FIXED ASSETS

The movement in this chapter of the balance sheet as of December 31, 2019, as well as the most significant information that affects this heading, has been the following (in euros):

December 31, 2020

Costs	Initial Balance	Inputs	Outputs	Final Balance
Lands	1.062.307			1.062.307
Buildings	3.126.576			3.126.576
Plant and machinery and other tangible fixed assets	266.180			266.180
Total Costs	4.455.063			4.455.063

Amortization	Inputs	Endowments	Outputs	Final Balance
Buildings	-835.741	-33.900		-869.641
Plant and machinery and other tangible fixed assets	-93.850	-26.163		-120.013
Total Amortization	929.591	-60.063		-989.654

Net	Initial Balance	Final Balance
Coste		4.455.063
Amortizaciones		-989.654
Net		3.465.409

At December 31, 2020, the Group had no items of fully amortized property, plant and equipment that are still in use.

The Group's policy is to formalize insurance policies to cover the possible risks to which the various elements of its property, plant and equipment are subject. As of December 31, 2020, there was no coverage deficit related to these risks.

The movement in this chapter of the balance sheet as of December 31, 2019, as well as the most significant information affecting this point, has been the following (in euros):

December 31, 2019

Cost	Initial Balance	Inputs	Outputs	Final Balance
Lands		1.098.833	-36.526	1.062.307
Buildings		3.152.473	-25.897	3.126.576
Plant and machinery and other tangible fixed assets		266.180		266.180
Total Cost		4.517.486	-62.423	4.455.063

Amortization	Inputs	Endowments	Outputs	Final Balance
Buildings		-840.566	4.825	-835.741
Plant and machinery and other tangible fixed assets		-93.850		-93.850
Total Amortizations		-60.359	4.825	-929.591

Net	Initial Balance	Final Balance
Cost		4.455.063
Amortization		-929.590
Net		3.525.473

At December 31, 2019, the Group had no items of fully amortized property, plant and equipment that are still in use.

The Group's policy is to formalize insurance policies to cover the possible risks to which the various elements of its property, plant and equipment are subject. As of December 31, 2019, there was no coverage deficit related to these risks.

8. INVESTMENTS PROPERTY

The movement in this chapter of the balance sheet as of December 31, 2020, as well as the most significant information affecting this point, has been the following (in euros):

December 31, 2020

Cost	Initial Balance	Inputs	Outputs	Final Balance
Lands	6.875.223	3.654.502		10.529.725
Buildings	27.533.918	2.968.373		30.502.291
Total Cost	34.409.141	6.622.875		41.032.016

Amortization	Inputs	Endowments	Outputs	Final Balance
Buildings	-2.020.594	-400.230		-2.420.824
Total Amortizations	-2.020.594	-400.230		-2.420.824

Net	Initial Balance	Final Balance
Cost		41.032.016
Amortization		-2.420.824
Net		38.611.192

At December 31, 2020, the Group had no items of fully amortized Investments property, that are still in use.

The Group's policy is to formalize insurance policies to cover the possible risks to which the various elements of its investments property, are subject. At December 31, 2020, there was no coverage deficit related to these risk.

The movement in this chapter of the balance sheet as of December 31, 2019, as well as the most significant information affecting this point, has been the following (in euros):

December 31, 2019

Cost	Initial Balance	Inputs	Outputs	Final Balance
Lands		7000.000	-124.900	6.875.223
Buildings		27.647.577	-113.659	27.533.918
Total Cost		34.170.582	-238.559	34.409.141

Amortization	Initial Balance	Endowments	Outputs	Final Balance
Buildings		-2.021.350	756	-2.020.594
Total Amortizations		-2.021.350	756	-2.020.594

Net	Initial Balance	Final Balance
Cost		34.409.141
Amortization		-2.020.594
Net		32.388.547

At December 31, 2019, the Group had no items of fully amortized Investments property, that are still in use.

The Group's policy is to formalize insurance policies to cover the possible risks to which the various elements of its investments property, are subject. At December 31, 2019, there was no coverage deficit related to these risk.

9. LEASES AND OTHER SIMILAR TRANSACTIONS

9.1. Financial Leases

At December 31, 2020 the Group has no Financial Leases.

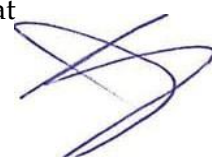
9.2. Operating Leases

The Group does not have operational leasing contracts in which it acts as lessee.

10. FINANCIAL INSTRUMENTS (long and short term)

10.1 LONG TERM FINANCIAL INSTRUMENTS

The balance of the accounts under the heading "Long-term financial investments" at



December 31, 2020, is as follows (in euros):

	2020	2019
Loans and receivables:		
Deposits	308.244	13.420
Long-term taxation		
Total	308.244	13.420

10.2 SHORT TERM FINANCIAL INSTRUMENTS

The balance of the accounts under the heading "Short-term financial investments" at December 31, 2020, is as follows (in euros):

	2020	2019
Short-term receivables	250.069	-4.041
Deposits		
Total	250.069	-4.041

10.3 OTHER FINANCIAL ASSETS

	2020	2019
Customers	32.145	23.201
Others	312	125.979
Total	32.458	149.980

11 INFORMATION ON THE NATURE AND THE LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS

The management of the Group's financial risks is centralized in the Financial Department of the Group. The following are the main financial risks that impact the Group:

Credit risk:

In general terms, the Group maintains its treasury and equivalent liquid assets in high-level financial institutions. Additionally, given its activity and the anticipated collection procedure established in most of its operations, the credit risk is very small.

Liquidity risk:

The Group keeps updated a budget of collections and payments related to its activity and investment activities for each company or subgroup of companies that are jointly managed, so that it anticipates its liquidity needs well in advance for them.

Market risk:

Both the treasury and the Group's financial credit balances are exposed to interest rate fluctuations, which could have an adverse effect, where appropriate, on financial results and cash flows. The remuneration of financial credits refers to interest rates linked to the evolution of the Euribor.

The Group does not carry out operations in foreign currency, so it is not exposed to risks arising from changes in the exchange rate.

12 CONSOLIDATED SHAREHOLDING'S EQUITY

12.1 SHARE CAPITAL

At December 31, 2020, the share capital amounts to 9,802,360 euros, subscribed in participations of 1 euro of nominal value each, equal, cumulative and indivisible, which cannot be incorporated into negotiable securities or denominated shares, fully subscribed and paid up. Likewise, that social interests carry an issue or assumption premium amounting to 18,708,007.18 euros, that is, 1,90852 euros of premium for each subscribed social participation. The disbursement of the shareholdings was made entirely through the operations described in section 5 of this report, in addition to the constitution worth 3,000 euros per monetary contribution.

At the close of the fiscal year, no company had a participation equal to or greater than 10% of the capital capital of the Parent Company.

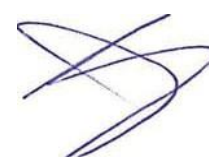
12.2 RESULT BY COMPANIES

The contribution by companies of the consolidated group to the consolidated results at December 31, 2020 is as follows:

	(Loss)/Profits	
	2020	
Agp Málaga Socimi, S.A.	435.873,74 €	
Indocar, S.L.	1.512.763,59 €	
Sukson, S.L.	57.002,39 €	
AGP Málaga Alquileres, S.L.	-1.279,96 €	
Total	2.004.359,76 €	

13 DEBTS(long and short term)

The detail of these points, both long and short term, of the balance sheet at December 31, 2020 is as follows:



December 31, 2020

	Nominal / Limit Granted	Outstanding balances		
		Corto Plazo	Largo Plazo	Total
Personal Guaranteed Loans				
Mortgage-guaranteed loans		2.157.804	11.324.862	13.482.666
Other long-term debts			389.878	389.878
Undue accrued interest				
Debts to credit institutions		2.157.804	11.714.740	13.872.544
Creditors by financial leases				
Creditors by financial leases				
Suppliers		-1.494.176		-1.494.176
Other Creditors		171.529		171.529
Other debts				
Other financial liabilities		-1.322.647		-1.322.647
Total		835.157	11.714.740	12.549.897

December 31, 2019

	Nominal/ Límite Concedido	Saldos pendientes de vencimiento		
		Corto Plazo	Largo Plazo	Total
Personal Guaranteed Loans				
Mortgage-guaranteed loans		199.824	6.646.058	6.845.882
Other long-term debts			110.409	110.409
Undue accrued interest				
Debts to credit institutions		199.824	6.756.467	6.956.291
Creditors by financial leases				
Creditors by financial leases				
Suppliers		253		253

Other Creditors		204.514		204.514
Other debts		30.000		30.000
Other financial liabilities		234.767		234.767
Total		434.591	6.756.467	7.191.058

The Group does not have discount lines and credit policies.

The detail due dates of the items that are part of the "Long-term debts" at December 31, 2020 is as follows (in euros):

December 31, 2020

	2021	2022	2023	2024	2025 y siguientes	Total
Debts to credit institutions	2.157.804	1.982.980	1.972.575	2.150.000	5.219.307	13.482.666
Suppliers	-1.494.176					-1.494.176
Other Creditors	171.529					171.529
Other financial liabilities					389.878	389.878
Total	835.157	1.982.980	1.972.575	1.298.257	5.609.185	12.549.897

14 TAX SITUATION

14.1 DEBTS TO PUBLIC AUTHORITIES

The composition of current balances with the Public Administrations at December 31, 2020 is as follows (in euros):

	2020	
Debtors-		
Public authorities, VAT debtor		
Public authorities, debtor for various concepts		
Other Public Administrations		
Creditors-		
Withholdings made on IRPF account	12.253	
Public authorities, creditor by IS		
Social Security agencies, creditors	3.544	
Public authorities, VAT creditor	141.281	
	157.078	

14.2 DIFERENCES BETWEEN ACCOUNTING RESULT AND TAXABLE TAX BASE

All Group companies are taxed for corporate income purposes individually. The pre-tax results of the parent company of the tax group and its subsidiaries have been:

	(Loss)/Beneficio	
	2020	
Agp Malaga Socimi, S.A.	435.873 €	
Indocar, S.L.	1.512.763 €	
Sukson, S.L.	57.002 €	
AGP Málaga Alquileres, S.L.	-1.279 €	
Total	2.004.359 €	

The reconciliation of the accounting result and the taxable base is:

	PROFIT AND LOSS ACCOUNT		Income and expenses directly attributed to equity		Reserves		Total
	(A)	(D)	(A)	(D)	(A)	(D)	
Profit/los for the financial year	2.004.359						2.004.359
Income Tax	263						263
Permanent Differences							
<i>SOCIMI regime</i>		-1.156.599					-1.156.599
<i>Dividends</i>		-859.415					-859.415
<i>Adjustment Sukson"s reserves</i>					12.444		12.444
Temporal differences							
- <i>From this year</i>							
- <i>From past years</i>		1.052					-1.052
Capitalization reserve							
Taxable base							0,00

The 2020 calculations are as follows:

Taxable base	0,00
Tax rate	25%
Fee (Current tax expense)	0,00
Less:	
Deduction for donations	
Withholdings and prepayments	
Public authorities creditor for profit tax	0,00

The breakdown of the income tax expense differentiating the current tax and the variation of deferred taxes is as follows:

	2. Variation of deferred taxes				3. TOTAL (1+2)
	1. Current tax	a) Deferred taxes asset		b) of liabilities	
		Temporal differences	Credit tax for BIN	Other credits	Temporal Differences
To profits and loss account					
To continued operations					
To interrupted operations					
Attribution to Net Worth,					
By valuation of financial instruments					
For grants, donations and legacies received					
For actuarial gains and losses and other adjustments					
For non-current assets and maturity					
		-263			-263

liabilities, held for sale
For conversión differences
For reserves

- On September 26, 2019, the entities that make up the consolidation group requested, with effect for the year beginning on January 1, 2019, the taxation in the SOCIMIs Special Regime, provided for in articles 8 and 9 of Law 11/2009, of October 26, which regulates Listed Investment Companies in the Real Estate Market.

In accordance with the above, the income generated by the lease of real estate (2,193,913 euros in Indocar and 308,086 euros in Sukson) are taxed at the 0.00% rate.

DEFERRED TAX ASSETS

The balance of this account at December 31, 2020 has been as follows (in euros):


December 31, 2020

Concepts	Initial Balance	Increases	Decreases	Final Balance
Goodwill Amortization				
Limitation deductibility amortization	1.021			1.021
Total	1.021			1.021

The deferred tax assets indicated above have been recorded in the balance sheet as the Group Administrators consider that, in accordance with the best estimate of the Group's future results, including certain fiscal planning actions, it is probable that such assets will be recovered.

14.3 EXERCISES PENDING VERIFICATION

As established by current legislation, taxes cannot be considered definitively settled until the returns submitted have been inspected by the tax authorities or the statute of limitations of four years has elapsed. At December 31, 2020, the Group has the last four fiscal years open for inspection for all applicable taxes. The Directors of the parent company consider that the liquidations of the taxes have been adequately practiced, so that, even in case of discrepancies in the current legal interpretation for the tax treatment granted to the operations, the possible resulting liabilities, in If materialized, they would not significantly affect the attached annual accounts.



15. INCOME AND EXPENSES

15.1 NET AMOUNT OF TURNOVER

The "Net amount of turnover" section of the profit and loss account at December 31, 2020 presents the following detail (in euros):

	2020	
Services	6	
	6	

The composition of the account "Accessory income and other current management" is as follows (in euros):

	2020	
Lease income	2.688.921	
Others	24.814	
	2.713.736	

15.2 SUPPLIES

There have been no "Supplies" of the attached profit and loss account corresponding to December 31, 2020.

15.3 PERSONNEL EXPENSES

The breakdown of caption "Staff welfare expenses" in the profit and loss account attached corresponding to December 31, 2020 is as follows (in euros):

	2020	
Wages and salaries	-184.799	
Indemnities		
Social charges-		
Company Social Security Contributions	-35.985	
Other welfare expenses		
Total Personnel Expenses	-220.785	

16. OTHER INFORMATION

16.1 EMPLOYEES

The average number of people employed at September 30 is 1 person, detailed by categories, is as follows:

Categories:	2020	
Adviser	4	
Managing Director	1	
Director	1	
Head Department	2	
Administrative/ Sellers	1	
Officials	1	
Pawn		
Total	10	

16.2 AUDITOR FEES

The fees related to account auditing services provided to the different companies of the group "AGP MÁLAGA SOCIMI, S.A., and Subsidiaries" by the account auditor, Unicontrol Auditores y Consultores, S.L.P, at December 31, 2020 amounted to 3,500 Euros

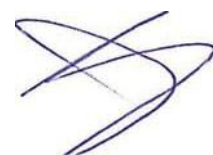
Neither the auditor or any company linked to it has provided additional services to the Group.

16.3 INFORMATION ON DEFERRED PAYMENTS TO SUPPLIERS. The third additional provision "Reporting Obligation" of the Law 15/2010, July 5

In fiscal year 2020, the Group companies, for commercial payment operations to suppliers, have not exceeded the maximum payment terms established in Law 15 / 2010, of July 5, on the fight against late payment in commercial operations.

17 EVENTSSUBSEQUENT

The Entity does not have any decision in the draft that could significantly alter the value recorded in the Annual Accounts of the elements of assets and liabilities or their classification, which have or may have an effect on equity and on the appropriate application of the principle of company in operation.



18. TRANSACTIONS WITH ASSOCIATED PARTIES

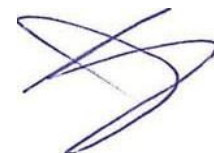
The company Parque Málaga S.A. owes the amount of 250,000 euros.

19. REMUNERATION AND OTHER BENEFITS TO THE BOARD OF DIRECTORS

During the annual fiscal year ended December 31, 2020, the Group Companies have not registered remuneration in respect of allowances, salaries and other expenses accrued by the members of the Board of Directors, or Senior Management.

Likewise, the Group does not maintain any commitment regarding liabilities or life insurance with the members of the Board of Directors.

In Malaga, on March 31, 2021.



MANAGEMENT REPORT

Company: AGP MALAGA SOCIMI S.A.

Year: 2020

CIF: A93704831

1. Company Status

The company is in full development of its economic activities, and its volume and characteristics can be observed through the different components of the Annual Accounts.

Next, certain information that aims to clarify the situation that the entity has had, is detailed through key financial indicators

In the first place, a representative chart of the balance sheet of the year subject to the Annual Accounts is included, which has allowed us to diagnose the financial and equity situation at the closing date.

2. Business evolution

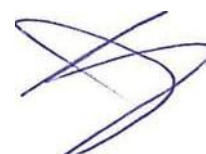
To ensure an understanding of the evolution of the company's business, a series of information obtained from the financial statements of the last financial year, are detailed below:

ASSETS		Importe	%
A	Non Current Assets	42.385.866,04	95,77%
B	Non Current Investments	0,00	0,00%
C	Inventories	0,00	0,00%
D	Trade Debtors and Other Accounts Receivables	32.458,81	0,07%
E	Short-terms Financial Investments	250.069,03	2,82%
F	Cash and Cash Equivalents	590.202,02	1,33%
	Total Assets	43.258.595,90	100,00%

EQUITY ADN LIABILITIES		Importe	%
G	Equity	30.708.907,50	70,99%
H	Long Term accounts payable	11.714.740,98	27,08%
I	Short term accounts payable	834.947,42	1,93%
	Total Equity adn Liabilities	43.258.595,90	100,00%

3. Events after closing

After the end of the fiscal year, a health alert was issued due to the pandemic caused by COVID-19



MANAGEMENT REPORT

Company: AGP MALAGA SOCIMI S.A.

Year: 2020

CIF: A93704831

Despite its effects during the validity of the state of alarm, it is estimated that after the lifting of the restrictions there is no risk of continuity in the activity.

4. Foreseeable evolution of the company

As can be seen from the consultation of the Balance Sheet and the Profit and Loss Account, which we submit to the approval of the General Meeting, the Company has normally carried out its activity during the year 2020, facing the difficulties that arise in the economic dynamics of each day, which fortunately have been surpassed. The results obtained are not as good as would be desired, but given the growing competition in the market, we consider them acceptable, and we wish to improve them in the future. The Company has endeavoured to follow the austere expense policy, and, has made the investments that the Company's own dynamics demanded.

5. Research and development activities

During this fiscal year, the Company has not carried out any type of work in research and development.

6. Transactions with own shares or participations

The Company has not carried out any type of operation with shares or participations of the company during this fiscal year.

7. Transactions with financial instruments

During this fiscal year, the Company has not carried out any type of operation with financial instruments or, where appropriate, these operations have not been relevant for the valuation of assets, liabilities, financial situation and results.

8. Corporate governance report

During the fiscal year, the Company has not issued securities admitted to trading in a regulated market of any Member State of the European Union, and therefore does not attach a corporate governance report in this section.

