

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

Orinoquia Real Estate  
SOCIMI, S.A.

Abbreviated annual accounts for the year 2024  
Includes audit report on abridged financial statements

## **AUDIT REPORT ON THE ABRIDGED ANNUAL ACCOUNTS ISSUED BY AN INDEPENDENT AUDITOR**

To the shareholders of Orinoquia Real Estate SOCIMI, S.A.:

### **Opinion**

We have audited the abridged annual accounts of Orinoquia Real Estate SOCIMI, S.A. (the Company), which comprise the abridged balance sheet as of December 31, 2024, the abridged profit and loss account, the abridged statement of changes in equity and the abridged notes to the financial statements for the year then ended.

In our opinion, the accompanying abridged financial statements give, in all material respects, a true and fair view of the Company's net worth and financial position as of December 31, 2024, and of its results for the year then ended, in accordance with the applicable financial reporting framework (identified in note 2 to the abridged financial statements) and, in particular, with the accounting principles and criteria contained therein.

### **Basis of the opinion**

We conducted our audit in accordance with Spanish auditing standards. Our responsibilities under those standards are described below in the *Auditor's responsibilities in connection with the audit of the abridged financial statements* in our report.

We are independent of the Company in accordance with the ethical requirements, including those of independence, which are applicable to our audit of the abridged annual accounts in Spain as required by the regulations governing the auditing of accounts. In this sense, we have not provided services other than those of the audit of accounts nor have there been any situations or circumstances that, in accordance with the provisions of the aforementioned regulations, have affected the necessary independence in such a way 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.

### **Audit highlights**

Significant audit matters are those matters, in our professional judgment, have been identified as the most significant risks of material misstatement in our audit of the abridged financial statements for the current period. These risks have been addressed in the context of our audit of the abridged financial statements as a, and in forming our opinion thereon, and we express no separate opinion on those risks.

### ***Valuation of investments and loans with group and associated companies***

As explained in note 1 to the accompanying condensed consolidated financial statements, the Company is the head of a group of companies whose activity consists of the ownership and leasing of investment property. The interest in these subsidiaries and the loans granted to them represent the main captions of the abridged balance sheet, representing 99.7% of total assets as of December 31, 2024.

In accordance with the applicable financial reporting regulatory framework, the need to make valuation adjustments to these investments and loans must be assessed at least at year-end on the basis of their recoverable value. In this sense, the directors have estimated the recoverable value of the investments and loans with companies, recording an impairment in the abridged profit and loss account for the year amounting to ninety-four thousand euros. The calculation of the recoverable value may require a high degree of judgment and estimation, since small changes in the variables and assumptions used may have a significant impact on its determination. Consequently, this has been the most relevant aspect in our audit.

In relation to this aspect, we have performed a series of audit tests, by applying, among others, the following procedures:

- We have performed certain procedures to verify certain areas of the financial statements of subsidiaries that we consider to be of greater relative importance.
- We obtained an understanding of the policies and processes implemented by the Company to estimate the recoverable value of its investments and loans, determined that the requirements of the applicable financial reporting framework have been appropriately applied and assessed the manner in which the directors have made estimates of the recoverable value of investments and loans with group companies, as well as the conclusions reached.
- It should be noted that, given the real estate nature of the activity of the subsidiaries, their recoverable value is closely linked to the recoverable amount of the real estate investments and, therefore, where appropriate, we have reviewed the procedures established by the Company's directors through protocols that ensure the competence and independence of the experts used. We have also obtained the valuations of investment property carried out by independent experts and reviewed the calculations made by the Company's directors.
- We have audited the information disclosed in the abridged financial statements.

#### **Directors' liability in connection with abridged annual accounts**

The directors are responsible for the preparation of the accompanying abridged financial statements in order to present fairly the Company's net worth, financial position and results of operations, in accordance with the regulatory financial reporting framework applicable to the Company in Spain, and for such internal control as they determine is necessary to enable the preparation of abridged financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the abridged financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as appropriate, going concern matters and using the going concern basis of accounting unless the directors intend to liquidate the Company or to cease operations, or **there is** no realistic alternative.

#### **Auditor's responsibilities in connection with the audit of abridged financial statements**

Our objectives are to obtain reasonable assurance about whether the abridged annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high degree of assurance, but it does not guarantee that an audit performed in accordance with the regulations governing the audit activity in force 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 that users make on the basis of the abridged financial statements.

As part of an audit in accordance with the regulations governing the auditing of accounts in Spain, we apply our professional judgment and maintain an attitude of professional skepticism throughout the audit. Also:

- Identify and assess the risks of material misstatement of the abridged financial statements, 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 due to fraud is higher than for a material misstatement due to error, as fraud may involve collusion, forgery, intentional omissions, deliberate misstatements, intentional misrepresentations, or the circumvention of internal control.
- We obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- We assessed the appropriateness of accounting policies applied and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the abridged financial statements or, if such disclosures are inadequate, to express a modified opinion. Our conclusions are based on the audit evidence obtained up to the date of our audit report. However, future events or conditions may cause the Company to cease to be a going .
- We assessed the overall presentation, structure and content of the abridged annual accounts, including the disclosures, and whether the abridged annual accounts represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the entity's management regarding, among other , the planned scope and timing of the audit and significant audit findings, as well as any significant deficiencies in internal control that we identify during the course of the audit.

Among the significant risks that have been reported to the company's directors, we have identified those that were most significant in the audit of the abridged financial statements for the current period and which are , the risks considered to be the most significant.

We describe these risks in our audit report unless legal or regulatory provisions prohibit public disclosure.

Grant Thornton, S.L.P., Sociedad  
Unipersonal ROAC n° S0231

David Calzada Criado  
ROAC n° 22193  
May 6, 2025

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

## **ORINOQUIA REAL ESTATE SOCIMI, S.A.**

Abridged financial statements for the year ended December 31, 2024

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

**Orinoquia Real Estate SOCIMI, S.A.****Abridged financial statements as of December 31, 2024****(Expressed in euros)**

<i>Active</i>	<i>Note</i>	<b>2024</b>	<b>2023</b>
<b>A) NON-CURRENT ASSETS</b>		<b>16.000.023,74</b>	<b>15.397.245,35</b>
I. Intangible assets	5	0	0
IV. Investments in group companies	6-7	16.000.023,74	15.397.245,35
<b>B) CURRENT ASSETS</b>		<b>1.929.512,51</b>	<b>609.918,64</b>
III. Trade and other accounts receivable.		1.916.329,35	70.691,50
2. Customers group companies	6	5.661,54	5.661,56
3. Other accounts receivable from group companies	6	1.880.000,00	0
6. Other receivables from public authorities		30.667,81	65.029,94
IV. Short-term investments in group companies	6-13	0	3.981,78
VII. Cash and cash equivalents.	8	13.183,16	535.245,36
<b>T O T H E A C T I V E</b>		<b>17.929.536,25</b>	<b>16.007.163,99</b>

<i>Liabilities</i>	<i>Note</i>	<b>2024</b>	<b>2023</b>
<b>A) NET EQUITY</b>		<b>17.908.800,56</b>	<b>15.543.358,43</b>
A-1) Shareholders' equity		17.908.800,56	15.543.358,43
I. Capital		14.270.000,00	14.270.000,00
1. Deeded capital	9.1	14.270.000,00	14.270.000,00
II. Additional paid-in capital	9.2	916.425,40	916.425,40
III. Reserves	9.3	156.621,40	79.928,70
Other Reserves		156.621,40	79.928,70
V. Results of prior years		(39.922,70)	(39.922,70)
VII. Profit for the year	3	2.605.676,46	766.927,03
VIII. Interim dividend		0	(450.000,00)
<b>B) NON-CURRENT LIABILITIES</b>		<b>0</b>	<b>0</b>
II. Long-term debt		0	0
1. Payable to credit institutions		0	0
<b>C) CURRENT LIABILITIES</b>		<b>20.735,69</b>	<b>463.805,56</b>
III. Short-term debts		0	450.000,00
Other short-term liabilities	10	0	450.000,00
V. Trade and other payables and other payables		20.735,69	13.805,56
Other creditors		20.735,69	13.805,56
<b>T O T A L EQUITY AND LIABILITIES</b>		<b>17.929.536,25</b>	<b>16.007.163,99</b>

The accompanying notes 1 to 14 are an integral part of the abridged financial statements as of December 31, 2024.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

**Orinoquia Real Estate SOCIMI, S.A.**
**Abridged profit and loss account for the year ended December 31, 2024**  
**(Expressed in euros)**

<i>Profit and Loss Statement</i>	<i>Note</i>	<i>31/12/2024</i>	<i>31/12/2023</i>
1. Net revenues	11.1	2.603.790,40	1.057.998,94
Other operating expenses	11.4	(91.751,14)	(196.603,94)
8. Depreciation of fixed assets	5	0	(444,33)
11. Impairment and gain or loss on disposal of investments	11.3	93.778,39	(93.778,39)
13. Other results		0	(5,25)
<b>A) OPERATING INCOME</b>		<b>2.605.817,65</b>	<b>767.167,03</b>
Financial expenses	11.2	(141,19)	(240,00)
<b>B) FINANCIAL RESULT</b>		<b>(141,19)</b>	<b>(240,00)</b>
<b>C) INCOME BEFORE TAXES</b>		<b>2.605.676,46</b>	<b>766.927,03</b>
<b>D) INCOME FOR THE YEAR</b>		<b>2.605.676,46</b>	<b>766.927,03</b>

The accompanying notes 1 to 14 are an integral part of the abridged financial statements as of December 31, 2024.

**Abridged statement of changes in shareholders' equity for the year ended December 31,**  
**(Expressed in euros)**

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

A) Abridged statement of recognized income and expense for the year ended December 31, 2024

	NOTE	2024	2023
<b>A) RESULT OF THE ABRIDGED PROFIT AND LOSS ACCOUNT</b>	<b>3</b>	<b>2.605.676,46</b>	<b>766.927,03</b>
B) TOTAL INCOME AND EXPENSES CHARGED DIRECTLY TO SHAREHOLDERS' EQUITY	3	2.605.676,46	766.927,03
C) TOTAL TRANSFERS TO THE PROFIT AND LOSS ACCOUNT		-	-
<b>TOTAL, RECOGNIZED INCOME AND EXPENSE (A+B+C)</b>	<b>3</b>	<b>2.605.676,46</b>	<b>766.927,03</b>

B) Abridged statement of changes in total equity for the year ended December 31, 2024.

	Capital Escriturado	Prima de emisión	Reservas	Resultados de ejercicios	Resultado del ejercicio	Dividendo a cuenta	TOTAL
<b>A. SALDO, FINAL DEL EJERCICIO 2022</b>	14.270.000,00	916.425,40	40.563,56	(39.922,70)	393.651,37	(320.000,00)	15.260.717,63
I. Ajustes por cambios de criterio 2022 y anteriores							
II. Ajustes por errores 2022 y anteriores							
<b>B. SALDO AJUSTADO, INICIO DEL EJERCICIO 2023</b>	14.270.000,00	916.425,40	40.563,56	353.728,67		(320.000,00)	15.260.717,63
I. Resultado de la cuenta de pérdidas y ganancias					766.927,03		766.927,03
II. Ingresos y gastos reconocidos en patrimonio neto							
1. Ingresos fiscales a distribuir en varios ejercicios							
2. Otros ingresos y gastos reconocidos en patrimonio neto							
III. Operaciones con socios o propietarios						(130.000,00)	(130.000,00)
1. Aumentos de capital							
2. (-) Reducciones de capital							
3. Otras operaciones con socios o propietarios						(130.000,00)	(130.000,00)
IV. Otras variaciones del patrimonio neto			39.365,14	(393.651,37)			(354.286,23)
1. Movimiento de la reserva de revalorización							
2. Otras variaciones			39.365,14	(393.651,37)			(354.286,23)
<b>C. SALDO, FINAL DEL EJERCICIO 2023</b>	14.270.000,00	916.425,40	79.928,70	(39.922,70)	766.927,03	(450.000,00)	15.543.358,43
I. Ajustes por cambios de criterio 2023							
II. Ajustes por errores 2023							
<b>D. SALDO AJUSTADO, INICIO DEL EJERCICIO 2024</b>	14.270.000,00	916.425,40	79.928,70	727.004,33		(450.000,00)	15.543.358,43
I. Resultado de la cuenta de pérdidas y ganancias					2.605.676,46		2.605.676,46
II. Ingresos y gastos reconocidos en patrimonio neto							
1. Ingresos fiscales a distribuir en varios ejercicios							
2. Otros ingresos y gastos reconocidos en patrimonio neto							
III. Operaciones con socios o propietarios						450.000,00	450.000,00
1. Aumentos de capital							
2. (-) Reducciones de capital							
3. Otras operaciones con socios o propietarios						450.000,00	450.000,00
IV. Otras variaciones del patrimonio neto			76.692,70	(766.927,03)			(690.234,33)
1. Movimiento de la reserva de revalorización							
2. Otras variaciones			76.692,70	(766.927,03)			(690.234,33)
<b>E. SALDO, FINAL DEL EJERCICIO 2024</b>	14.270.000,00	916.425,40	156.621,40	(39.922,70)	2.605.676,46		17.908.800,56

Notes 1 to 14 are an integral part of the abridged financial statements as of December 31, 2024

**Notes to the consolidated financial statements for the year 2024**

## **ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

### **1. General information**

Orinoquia Real Estate SOCIMI, S.A, formerly Orinoquia Real Estate S.A, (hereinafter, the "Company") was incorporated in Madrid on March 17, 2017 in accordance with the Capital Companies Act approved by Royal Legislative Decree 1/2010, of July 2 ("the Capital Companies Act") by public deed executed before the illustrious notary of Madrid Mr. Luis Jorquera Garcia. It is registered in the Mercantile Registry of Madrid, Volume 35,808, Book 0, Folio 50, Page M-643403, Entry 1.

Its registered office and tax domicile is located at C/ Marques de la Ensenada, 4, 28004 Madrid

On May 17, 2019, the Company's Shareholders' Meeting resolves to opt for the Special Regime for Listed Public Limited Companies for Investment in the Real Estate Market (SOCIMI), regulated by Law 11/2009, of October 26, as amended by Law 16/2012, of December 27, as amended by Law 11/2022, of July 9, which regulates the Listed Real Estate Investment Companies (Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario) and on June 26, 2019 the Company submits a letter to the Tax Management Unit of the Madrid Special Delegation of the State Tax Administration Agency (Agencia Estatal de la Administración Tributaria), for the communication of the option of the aforementioned regime.

The corporate purpose of the Company according to its bylaws is as follows

- 1) The acquisition and development of urban real estate for lease, including the rehabilitation of buildings under the terms established in Law 37/1992, of December 28, 1992, on Value Added Tax (CNAE 6820).
- 2) The holding of shares in the capital stock of other listed real estate investment companies ("SOCIMIs") or in the capital stock of other entities not resident in Spanish territory that have the same corporate purpose as those companies and are subject to a regime similar to that established for SOCIMIs with respect to the mandatory legal or statutory profit distribution policy (CNAE 6420).
- 3) The holding of shares in the capital of other entities, whether resident or not in Spanish territory, whose main corporate purpose is the acquisition of urban real estate for lease and which are subject to the same regime established for SOCIMIs as regards the mandatory legal or statutory profit distribution policy and which meet the investment requirements referred to in Article 3 of the SOCIMI Law (CNAE 6420).
- 4) The holding of shares or participations in Collective Real Estate Investment Institutions regulated by Law 35/2003, of November 4, 2003, on Collective Investment Institutions (CNAE 6420).

In addition, the Company may carry out other ancillary activities, understood as those whose income represents less than 20% of the Company's income in each tax period or those that may be considered as ancillary in accordance with the law applicable at any given time.

Orinoquia Real Estate SOCIMI, S.A. is the parent company of a group of companies and therefore, in accordance with the provisions of Article 42 of the Commercial Code and Article 6 of Royal Decree 1159/2010, of September 17, which approves the Rules for the Preparation of Consolidated Financial Statements, the parent company is obliged to prepare consolidated financial statements. However, the parent company has availed itself of the exemption set out in Article 43.1 of the Commercial Code and in Article 8 of Royal Decree 1159/2010, of September 17, 2010, approving the Rules for the Preparation of Consolidated Financial Statements, due to its size.

Excluded are all activities that by law must comply with special requirements that the Company does not meet.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

The Company's activity, as the parent company of the group, consists of holding shares in the capital stock of other entities, all of which are resident in Spain, whose main corporate purpose is the acquisition of urban real estate for lease and which are subject to the same regime established for SOCIMIs as required by the SOCIMIs Law. In addition to holding shares, the Company invests in these subsidiaries by granting loans which are used by the subsidiaries to acquire urban real estate for lease. In addition, the Company provides management and administration services to its subsidiaries.

As mentioned above, the Company holds a controlling interest in a group of subsidiary companies in the real estate sector, domiciled in Spain. In this regard, for the purposes of accounting classification of certain items of the abridged profit and loss statement, the Company is considered to be an Industrial Holding Company in accordance with consultation 2 of BOICAC [the Official Gazette of the Spanish Accounting and Audit Institute].

As detailed in note 4.c of these notes to the consolidated financial statements, the Company's shares have been listed on the Euronext Access Paris multilateral trading system since April 16, 2021.

The detail of the Parent Company's subsidiaries as of December 31, 2024 is as follows:

As of 12/31/2024			
Subsidiaries	Activity	Direct and Indirect	Capital stock (Euros)
Meta Real Estate, S.L.U.	Short- and medium-term rental of housing and leasing of commercial premises	100%	3.000,00
Orinoquia Andalucía I, S.L.U. (*)	Lease of tourist apartments and short and medium-term rental and lease of commercial premises	100%	3.000,00
Caroni Real Estate, S.L.U.	Lease of tourist apartments and short and medium-term rental and lease of commercial premises	100%	3.000,00
Arauca Real Estate, S.L.U.	Acquisition of real estate for refurbishment and subsequent leasing of the resulting units	100%	3.000,00
Cinaruco Real Estate, S.L.U.	Lease of real estate for sublease as tourist apartments for short and medium stays.	100%	3.000,00

(\*) The building at Plaza de la Merced 22 in Malaga was sold by the subsidiary Orinoquia Andalucía I, S.L. on December 19, 2024 for a price of 6,200,000 euros.

**Meta Real Estate, S.L. (Sociedad Unipersonal):** was incorporated in Spain on July 27, 2017 as a limited liability company, for an indefinite period of time. Its registered office is located at Calle Arturo Soria 330, 12º D.

The corporate purpose of this subsidiary is the acquisition and development of urban real estate for lease.

The main activity of the Subsidiary Company is the leasing of the dwellings for tourist use located in the building it owns at 8 Portal de Valldigna Street in Valencia, next to its commercial premises

Until February 28, 2021, the rental of the tourist apartments was carried out through a management contract with the operator Casiquiare Operadora, S.L. On March 1, 2021, a lease contract for the apartments of the building was formalized with a new operator called Urban Stays, S.L., leaving the aforementioned management contract terminated. The commercial premises of the building were leased to the company Sea Saffron, S.L.

The company terminated the lease agreement with Urban Stays S.L. with effect from August 31, 2023 and entered into a new lease agreement on September 1, 2023 with Casiquiare Operadora S.L. for the operation of the dwellings comprising the building owned by the company.

The company opted for the SOCIMI Regime according to a resolution of its Sole Shareholder dated May 20, 2019, communicated to the Spanish Tax Agency on June 26 of the same year.

**Orinoquia Andalucía I, S.L. (Sociedad Unipersonal):** was incorporated in Spain on July 27, 2017 as a limited liability company, for an indefinite period of time. Its registered office is located at 330 Arturo Soria Street, 12º D.

The corporate purpose of this subsidiary is the acquisition and development of urban real estate for lease.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

The main activity of the Subsidiary Company is the lease of the tourist apartments located in the building it owns at Plaza de la Merced No. 22 in Malaga, next to its commercial premises.

The apartments were leased, until February 28, 2021, under a management contract with the operator Casiquiare Operadora, S.L. On March 1, 2021, a lease contract for the apartments of the building was formalized with a new operator called Urban Stays, S.L., terminating the aforementioned management contract. The commercial premises of the building were leased to the company Byoko Gourmet, S.L.

The company terminated the lease agreement with Urban Stays S.L. effective August 31, 2023 and entered into a new lease agreement on September 1, 2023 with Casiquiare Operadora S.L. for the operation of the apartments comprising the building owned by the company.

The company opted for the SOCIMI Regime according to a resolution of its Sole Shareholder dated May 21, 2019, communicated to the Spanish Tax Agency on June 26 of the same year.

On December 19, 2024 the building of Orinoquia Andalucía I, S.L.U. located at Plaza de la Merced No. 22 in Málaga was sold, terminating the lease contract with Casiquiare Operadora, S.L.

**Caroni Real Estate, S.L. (Sociedad Unipersonal)**: was incorporated in Spain on June 28, 2019 as a limited liability company, for an indefinite period of time. Its registered office is located at Calle Arturo Soria 330, 12º D.

The corporate purpose of this subsidiary is the acquisition and development of urban real estate for lease.

The main activity of the Subsidiary Company is the holding of the property located at 20 Casas de Campo Street in Malaga, together with its commercial premises.

The lease of the apartments from April 1, 2022 was formalized by means of a lease agreement for the apartments of the property with the operator Urban Stays, S.L. The commercial premises of the building were leased to Medconnect Invest, S.L.

The company terminated the lease agreement with Urban Stays S.L. effective August 31, 2023 and entered into a new lease agreement on September 1, 2023 with Casiquiare Operadora S.L. for the operation of the apartments comprising the building owned by the company.

The company opted for the SOCIMI Regime according to a resolution adopted by its Sole Shareholder in the deed of incorporation of the Company dated June 28, 2019, communicated to the Spanish Tax Agency on July 16, 2019.

**Arauca Real Estate, S.L. (Sociedad Unipersonal)**: was incorporated in Spain on July 15, 2019 as a limited liability company, for an indefinite period of time. Its registered office is located at Calle Arturo Soria 330, 12º D.

The corporate purpose of this subsidiary is the acquisition and development of urban real estate for lease.

The main activity of the Subsidiary Company is the holding of the property located at 41 Lérida Street in Madrid. Property acquired on March 24, 2022 by public deed before the Notary of Madrid F. Javier Barreiros Fernández with protocol number 753. Said property was rented to tenants at the time of purchase, who were progressively vacating the property, ending all their rental contracts between the months of October and December 2022. As of December 31, 2023, the refurbishment and change of use of the property is underway for the subsequent leasing of the housing units that will make up the property.

The company opted for the SOCIMI Regime according to a resolution adopted by its Sole Shareholder in the deed of incorporation of the Company dated July 15, 2019, communicated to the Spanish Tax Agency on August 1 of the same year.

**Cinaruco Real Estate, S.L. (Sociedad Unipersonal)**: was incorporated in Spain on September 16, 2019 as a limited liability company, for an indefinite period of time. Its registered office is located at Calle Arturo Soria 330, 12º D.

The corporate purpose of this subsidiary is the acquisition and development of urban real estate for lease.

The main activity of the subsidiary is the lease of a building of tourist apartments located at 5 Eraso Street in Madrid, for which it formalized on January 9, 2021 a deposit contract for its acquisition scheduled for February 5, 2022. The Company proceeded on February 4 The Company proceeded on February 4,

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

2022 to formalize the purchase and sale of the building at 5 Eraso Street by executing the public deed of sale.

The apartments were leased, until February 28, 2022, under a management contract with the operator Casiquiare Operadora, S.L. On March 1, 2022, a lease contract for the apartments of the property was signed with a new operator called Urban Stays, S.L., terminating the aforementioned management contract.

The company terminated the lease agreement with Urban Stays S.L. effective August 31, 2023 and entered into a new lease agreement on September 1, 2023 with Casiquiare Operadora S.L. for the operation of the apartments comprising the building owned by the company.

The company opted for the SOCIMI Regime according to a resolution adopted by its Sole Shareholder in the deed of incorporation of the Company on September 16, 2019, communicated to the Spanish Tax Agency on June 26, 2021.

On October 15, 2025, the building owned by Cinaruco Real Estate, S.L.U. located at Calle Eraso 5, Madrid, will be offered for sale.

- **SOCIMI Regime**

Orinoquia Real Estate SOCIMI, S.A. (as the parent company of a group of companies) communicated on June 26, 2019 to the Tax Agency its option to apply the regime for Listed Real Estate Investment Companies, having been agreed by the Company's Shareholders' Meeting on May 17, 2019 and with retroactive effect from January 1, 2019

The Company is regulated by Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, as amended by Law 11/2021, of July 9, 2011 which regulates Listed Real Estate Investment Companies (Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario). Articles 3 to 6 of the aforementioned SOCIMI Law establish some of the main requirements and obligations that must be fulfilled by this type of companies:

**Investment requirements (Art. 3)**

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

This percentage will be calculated on the consolidated balance sheet in the event that the Company is the parent of a group of companies according to the criteria established in Article 42 of the Commercial Code, regardless of residence and the obligation to prepare consolidated financial statements. This group will be composed exclusively of SOCIMIs and the rest of the entities referred to in Article 2.1 of the SOCIMI Law.

The value of the assets will be determined based on the average of the individual or, as the case may be, quarterly consolidated balance sheets for the year, and the Company may choose to substitute the book value for the market value of the items included in such balance sheets, which would be applied to all the balance sheets for the year, in order to calculate such value.

In the opinion of the Company's directors, this requirement was met as of December 31, 2024, the date of preparation of these abridged financial statements, and is expected to be met within the next 12 months.

Likewise, at least 80 percent of the income for the tax period corresponding to each fiscal year, excluding the income derived from the transfer of the participations and of the real estate assets assigned both to the fulfillment of its main corporate purpose, once the maintenance period referred to in the following paragraph has elapsed, must come from the lease of real estate assets or from dividends or shares in profits from such participations.

This percentage will be calculated on the consolidated result in the event that the Company is the parent of a group of companies according to the criteria established in Article 42 of the Commercial Code, regardless of residence and the obligation to prepare consolidated financial statements. This group will be composed exclusively of SOCIMIs and the rest of the entities referred to in Article 2.1 of the SOCIMI Law.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

The real estate that is part of the assets of the subsidiaries must remain leased for at least three years. For the purposes of the calculation, the time that the properties have been offered for lease will be added up to a maximum of one year.

In this sense the term will be computed:

In the case of real estate that appears in the assets of the Company prior to the time of applying the regime, from the starting date of the first tax period in which the special tax regime established in this Law is applied, provided that at that date the property was leased or offered for lease. Otherwise, the provisions of the following letter shall apply.

In the case of real estate developed or acquired subsequently by the Company, from the date on which it was leased or offered for lease for the first time.

In the case of shares or holdings of entities referred to in section 1 of Article 2 of the SOCIMI Law, they must be held in the assets of the Company for at least three years from their acquisition or, as the case may be, from the beginning of the first tax period in which the special tax regime established in said Law is applied.

In the opinion of the Company's directors, these requirements were met as of December 31, 2024, at the date of preparation of these abridged financial statements and are expected to be met within the next 12 months.

*Obligation to trade on regulated market or multilateral trading system (Art. 4)*

According to Article 4 of Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, which regulates Listed Real Estate Investment Companies (SOCIMIs), the shares of SOCIMIs must be admitted to trading on a regulated market or on a multilateral trading system in Spain or in that of any other Member State of the European Union or the European Economic Area, or on a regulated market of any country or territory with which there is an effective exchange of tax information, uninterruptedly throughout the tax period. The shares of the SOCIMI must be registered. The Company's shares have been listed since April 16, 2021 on the Euronext Access Paris alternative market (see note 4.c).

As established in the First Transitional Provision of Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, which regulates Listed Real Estate Investment Companies, it is possible to opt for the application of the special tax regime under the terms established in Article 8 of said Law, even if the requirements established therein are not met, provided that such requirements are met within two years from the date of the option to apply said regime.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

The non-admission or exclusion of the Company's shares from trading on regulated markets or in a multilateral trading system implies the immediate loss of the special tax regime, and the Company will be taxed under the general corporate income tax regime. As of the date of preparation of these abridged financial statements, and in the opinion of the Company's directors, these requirements have been met within the established terms and conditions. All of the Company's shares have been listed on the Euronext Access Paris multilateral trading system since April 16, 2021.

Minimum capital requirement (Art. 5)

The SOCIMI regime requires a minimum capital of 5 million euros.

On March 17, 2017, the Company was incorporated with an initial capital of €60,000.00, divided into 60,000 shares, nominative, indivisible and cumulative of €1.00 par value each, fully subscribed and paid up, numbered sequentially from one to 60,000, both inclusive.

On January 1, 2018, the Company increased capital by €837,345.00 divided into 837,345.00 shares, by offsetting credits, resulting in capital in the amount of €897,345.00 and share premium of €2,482,655.00.

On March 31, 2018, the Company increased capital, on this occasion by €2,392,681.00 equivalent in 2,392,681 shares with reduction of share premium the same amount.

On April 8, 2018, the Company again increased capital by €89,974.00 corresponding to 89,974 shares with reduction of share premium and voluntary reserves, resulting in a capital of €3,380,000.00.

On April 10, 2019, the Company increased capital, on this occasion by 5,941,459.00 euros equivalent to 5,941,459 shares by means of a cash contribution, resulting in a capital of 8,871,459 euros. Following these operations, the Company's capital stock amounts to 8,871,459.00 euros represented by a total of 8,871,459 shares with a par value of 1 euro per share.

On November 3, 2021, the Company, by resolution of the General and Universal Shareholders' Meeting of November 3, 2021, increased its capital stock, on this occasion by 2,061,069.00 euros equivalent to 2,061,069 shares through cash contributions the amount of 2,310,000.00 euros, whereby the capital increase entailed a share premium of 248,931.00 euros. Following these transactions, the share capital of the Parent Company amounts to 10,932,528.00 euros, represented by a total of 10,932,528 shares with a par value of 1 euro per share.

On April 1, 2022, the Company, by resolution of the General and Universal Shareholders' Meeting of March 28, 2022, increased its capital stock, on this occasion by 3,337,472.00 euros equivalent to 3,337,472 shares through cash contributions in the amount of 3,337,472 euros with a share premium of 0.20 euros per share. Following this transaction, the share capital of the Company amounts to 14,270,000.00 euros represented by a total of 14,270,000 shares with a par value of 1 euro per share.

Profit Distribution Obligation (Art. 6)

The Company shall distribute as dividends, once the mercantile requirements have been met:

100% of the profits from dividends or shares in profits distributed by the entities referred to in section 1 of article 2 of the SOCIMI Law.

At least 50% of the profits derived from the transfer of real estate and shares or participations referred to in section 1 of article 2 of the SOCIMI Law, carried out after the minimum holding periods have elapsed, and assigned to the fulfillment of its main corporate purpose. The remainder of these profits must be reinvested in other real estate or shares or holdings used for the fulfillment of said corporate purpose, within three years after the date of transfer.

At least 80% of the rest of the profits obtained. When the distribution of dividends is charged to reserves from profits of a year in which the special tax regime has been applied, the distribution must be made in the manner described above.

The agreement for the distribution of dividends must be agreed within six months after the end of each fiscal year and paid within one month after the date of the distribution agreement.

As established in the First Transitional Provision of Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, which regulates Listed Real Estate Investment Companies, the Company may opt to apply the special tax regime under the terms established in Article 8 of the

aforementioned Law, even if the requirements established therein are not met, provided that such requirements are met within two years from the date of the option to apply said regime, although in the opinion of the Company's directors these requirements are met at the date of preparation of these abridged financial statements.

Failure to agree on the distribution or total or partial payment of dividends under the terms established in Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, which regulates Listed Real Estate Investment Companies, will entail the loss of the special tax regime. In this case, taxation under the general regime will take place in the tax period corresponding to the fiscal year from whose profits such dividends would have come. If the non-distribution occurs in relation to the profits of the first three years of application of the regime, the Company would not be able to apply the regime at any time.

The corporate income tax rate for SOCIMIs is 0%. However, when the dividends distributed by the SOCIMI to its shareholders with an ownership interest of more than 5% are exempt or taxed at a rate of less than 10%, the SOCIMI will be subject to a special tax of 19%, which will be treated as a corporate income tax liability, on the amount of the dividend distributed to such shareholders. If applicable, this special tax will accrue on the date of the resolution to distribute the dividend and must be paid by the SOCIMI within two months from the date of the resolution to distribute the dividend.

As a new feature for the 2021 tax year, according to Law 11/2021, of July 9, on measures to prevent and combat tax fraud, which amends SOCIMI Law 11/2009, of October 26, for tax periods beginning on or after January 1, 2021, the entity will be subject to a special tax of 15% on the amount of the profits obtained in the year that are not subject to distribution, in the part that comes from income that has not been taxed at the general corporate income tax rate or income subject to the reinvestment period, regulated in letter b) of section 1 of Article 6 of this Law. The special tax will accrue on the day of the resolution of application of the result of the fiscal year by the general meeting of shareholders, or equivalent body, and must be subject to self-assessment and payment within two months from the date of accrual. This tax will be considered as a corporate income tax liability.

## **2. Basis of presentation of abridged financial statements**

### **a) Applicable financial reporting framework**

These abridged financial statements have been prepared by the Company's directors in accordance with the regulatory financial reporting framework applicable to the Company, which is set forth in:

- The Commercial Code and other commercial legislation.
- The General Accounting Plan approved by Royal Decree 1514/2007, applicable amendments introduced by Royal Decree 1159/2010, Royal Decree 602/2016 and Royal Decree 1/2021 and the sectorial adaptation for real estate companies.
- The mandatory standards approved by the Instituto de Contabilidad y Auditoría de Cuentas in development of the General Accounting Plan and its complementary standards.
- Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, as amended by Law 11/2021, of July 9, 2021, which regulates Listed Real Estate Investment Companies (SOCIMI) and the disclosure obligations to be detailed in these abridged financial statements.

All other applicable Spanish accounting regulations.

The abridged financial statements for the year ended December 31, 2023, were prepared by the Board of Directors of the Company at the meeting held on June 27, 2024 and were approved by the General and Ordinary Shareholders' Meeting of the Company on June 30, 2024, having been filed with the Commercial Registry of Madrid.

**b) Faithful image**

The abridged financial statements have been prepared from the Company's accounting records and are presented in accordance with current mercantile legislation and the rules established in the General Accounting Plan approved by Royal Decree 1514/2007 and the amendments incorporated to it by Royal Decree 1159/2010, Royal Decree 602/2016 and Royal Decree 1/2021, in order to present a true and fair view of the Company's net worth, financial position and results of operations.

Likewise, Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, as amended by Law 11/2021, of July 9, 2011, regulating Listed Real Estate Investment Companies (SOCIMI) is applicable to the Company in relation to the information to be disclosed in this abridged report.

**c) Non-binding accounting principles**

The Board of Directors of the Company has prepared these abridged financial statements taking into account all the mandatory accounting principles and standards that have a significant effect on the financial statements. There are no accounting principles that, being mandatory, are no longer applied.

**d) Critical aspects of uncertainty valuation and estimation**

In preparing these abridged financial statements, estimates were made by the Company's directors in order to value certain of the assets, liabilities, income, expenses and commitments reported herein. Basically, these estimates refer to:

- The evaluation of the existence of impairment in certain assets.
- Corporate income tax: On June 26, 2019, the Company opted to take advantage of the SOCIMIs tax regime which implies that the corporate income tax rate amounts to 0% provided that the requirements established in the SOCIMIs Law and by the regulator of the multilateral trading system in which the Company's shares are listed are met. In accordance with the provisions of this Law, and provided that the Company's shares are admitted to trading on a regulated market or in a multilateral trading system in accordance with the provisions of articles 3 and 4 of the SOCIMI Law, respectively, the taxable income is taxed at the general tax rate. The directors supervise compliance with the legal requirements to take advantage of the tax benefits provided. The Company's directors consider that these requirements are fully complied with at the date of preparation of these abridged financial statements and it is expected that they will continue to be complied with in the following 12 months.

Although these estimates have been made on the basis of the best information available at December 31, 2024, it is possible that future events may make it necessary to change these estimates (upwards or downwards) in the coming years, which would be done prospectively, recognizing the effects of the change in estimate in accordance with current accounting standards.

**e) Comparison of information**

In accordance with mercantile legislation, for comparative purposes, in addition to the figures for fiscal year 2024, the figures for the previous year are presented with each of the items of the abridged balance sheet, the abridged income statement and the abridged statement of changes in shareholders' equity, for comparison purposes.

The abridged notes to the financial statements also include quantitative information for the previous year, except when an accounting standard specifically states that this is not necessary.

The Company's directors have prepared these financial statements in abridged form as they do not comply with the limits established in Article 257 of the Spanish Companies Act, by reference to Article 261 of said Act.

**f) Line item grouping**

Certain items of the abridged balance sheet, the abridged income statement and abridged statement of changes in equity are presented in grouped form to facilitate their understanding, although, to the extent significant, disaggregated information has been included in the corresponding notes.

#### g) Changes in accounting criteria

During fiscal year 2024 there have been no significant changes in accounting criteria with respect to the criteria applied in fiscal year 2023 in the Company.

#### h) Environmental impact

Given the activity in which the Company engages, it has no environmental liabilities, expenses, assets, provisions or contingencies that could be significant in relation to its net worth, financial position and results.

For this reason, no information relating to this matter is disclosed in these abridged financial statements.

### 3. Application of results

The proposed distribution of the profit for the year 2024, formulated by the directors and which is expected to be approved by the Ordinary General Shareholders' Meeting is as follows:

	2024	2023
Delivery Basis		
Profit and Loss (Loss (Loss))	2.605.676,46	766.927,03
TOTAL	2.605.676,46	766.927,03
Distribution		
Voluntary Reserves		
Legal Reserve	260.567,65	76.692,70
Interim dividends against income for the year	(2.220.000,00)	450.000,00
A Dividends	125.108,81	240.234,33
Total, Dividends	2.345.108,81	690.234,33
Total, Apportionment Basis= Total distribution	2.605.676,46	766.927,03

On February 3, 2025, the Company's Board of Directors approved an interim dividend distribution for the year ended December 31, 2024. The dividend payment date was February 13, 2025 and the gross amount was €2,220,000.00, which represented a dividend of €0.15557113 per share. The payment of this dividend was made through the mechanisms of Sociedad de Gestión de los Sistemas de Registro, Compensación, Liquidación de Valores, S.A (Iberclear).

Estado de Liquidez	
Resultados obtenidos hasta el 31 de diciembre de 2024	2.605.676,46€
Resultados de ejercicios anteriores	(39.922,70€)
Reservas obligatorias y Estatutarias	(260.567,65€)
Estimación Impuesto de Sociedades	(0,00€)
<b>Importe máximo a repartir</b>	<b>2.305.186,11€</b>

On December 28, 2023 the Board of Directors of the Company resolved, on the basis of Article 277 of the Capital Companies Act, to distribute dividends of 0.0315346 euros per share, which represents an interim dividend distribution of 450,000.00 euros for the year ended December 31, 2023, shown in the table above, presenting the corresponding statement of liquidity since the approval of the interim dividend distribution was made before the end of the year 2023, shown in the table above.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Liquidity Statement	
Results obtained up to December 26, 2023 for the year December 31, 2023	921.256,92 €
Results of prior years	(39.922,70) €
Mandatory and statutory reserves	79.928,70 €
Estimated Corporate Income Tax	-
Maximum amount to be distributed	829.131,23 €

This interim dividend was paid on January 15, 2024.

#### 4. Recording and valuation standards

##### a. Intangible assets.

Software licenses acquired from third parties are capitalized on the basis of the costs incurred to acquire and prepare them for use of the specific software. These costs are amortized over their estimated useful lives of 3-4 years.

Expenses related to computer software maintenance are recognized as an expense when incurred.

##### b. Financial instruments

On initial recognition, the Company classifies financial instruments as a financial asset, a financial liability or an equity instrument, depending on the economic substance of the transaction, and taking into account the definitions of financial asset, financial liability and equity instrument of the financial reporting framework applicable to the Company, as described in note 2.a.

The recognition of a financial instrument occurs when the Company becomes an obligor of the instrument, either as acquirer, holder or issuer.

##### b.1) Financial assets

The Company classifies its financial assets based on the business model applied to them and the cash flow characteristics of the instrument.

The business model is determined by the Company's management and reflects the way in which each group of financial assets is managed together to achieve a specific business objective. The business model that the Company applies to each group of financial assets is the way in which the Company manages them with the objective of obtaining cash flows.

When categorizing assets, the Company also takes into account the characteristics of the cash flows they accrue. Specifically, it distinguishes between those financial assets whose contractual terms give rise, on specified dates, to cash flows that are collections of principal and interest on the principal amount outstanding (hereinafter, assets that meet the UPPI criterion), from other financial assets (hereinafter, assets that do not meet the UPPI criterion). Specifically, the Company's financial assets are classified into the following categories:

##### b.1.1) Financial assets at amortized cost

These correspond to financial assets to which the Company applies a business model whose objective is to receive the cash flows derived from the execution of the contract, and the contractual conditions of the financial asset give rise, on specified dates, to cash flows that are solely collections of principal and interest, on the principal amount outstanding, even when the asset is admitted to trading on an organized market, so they are assets that meet the UPPI criterion (financial assets whose contractual terms give rise, on specified dates, to cash flows that are collections of principal and interest on the principal amount outstanding).

The Company considers that the contractual cash flows of a financial asset are only collections of principal and interest on the principal amount outstanding, when these are those of an ordinary or common loan, regardless of whether the transaction is agreed at a zero or below-market interest rate. The Company considers that financial assets convertible into equity instruments of the issuer, loans with inverse floating interest rates (i.e. a rate that has an inverse relationship with market interest rates); or those in which the issuer may defer the payment of interest if such payment would affect its solvency, without the deferred interest accruing additional interest, do not meet this criterion and, therefore, are not classified in this category.

The Company, when assessing whether it is applying the contractual cash flow collection business model to a group of financial assets, or, on the contrary, is applying another business model, takes into consideration the timing, frequency and value of sales that are occurring and have occurred in the past within this group of financial assets. Sales in themselves do not determine the business model and therefore cannot be considered in isolation. Therefore, the existence of one-off sales, within the same group of financial assets, does not determine the change of business model for the rest of the financial assets included within that group. To assess whether such sales determine a change in the business model, the Company takes into account existing information on past sales and expected future sales for the same group of financial assets. The Company also takes into account the conditions that existed at the time of the past sales and the current conditions when assessing the business model it is applying to a group of financial assets.

In general, this category includes trade receivables and non-trade receivables:

Trade receivables: Financial assets arising from the sale of goods and the rendering of services in connection with the Company's trade operations for deferred collection.

Credits for non-trade operations: Those financial assets which, not being equity instruments or derivatives, do not have a commercial origin and whose collections are of a determined or determinable amount, arising from loan or credit operations granted by the Company.

They are initially recorded at the fair value of the consideration given plus directly attributable transaction costs.

Notwithstanding the foregoing, trade receivables maturing within one year and which do not have a contractual interest rate are initially valued at their nominal value, provided that the effect of not discounting cash flows is not significant, in which case they will continue to be valued subsequently at that amount, unless they are impaired.

Subsequent to initial recognition, they are valued at amortized cost. Accrued interest is recognized in the income statement.

At year-end, the Company makes the appropriate impairment adjustments whenever there is objective evidence that the value of a financial asset, or a group of financial assets with similar risk characteristics valued collectively, is impaired as a result of one or more events occurring after its initial recognition, which cause a reduction or delay in the collection of the estimated future cash flows, which may be caused by the debtor's insolvency.

Impairment losses are recorded based on the difference between their book value and the present value at year-end of the estimated future cash flows to be generated (including those from the execution of real and/or personal guarantees), discounted at the effective interest rate calculated at the time of their initial recognition. For financial assets at variable interest rates, the Company uses the effective interest rate that, in accordance with the contractual terms of the instrument, is applicable at year-end. These adjustments are recognized in the abridged income statement.

b.1.2) Financial assets at cost

This category includes the following financial assets:

- Investments in the equity of group, multigroup and associated companies.
- Other investments in equity instruments whose fair value cannot be determined by reference to an active market, or cannot be reliably estimated, and derivatives with such investments as underlying.
- Hybrid financial assets whose fair value cannot be reliably estimated, unless they meet the criteria to be classified as a financial asset at amortized cost.
- Contributions made to joint ventures and similar accounts.
- Participating loans whose interest is contingent, either because a fixed or variable interest rate is agreed upon, conditioned to the fulfillment of a milestone by the borrower (e.g. the achievement of profits), or because it is calculated with reference to the evolution of the borrower's activity.
- Any financial asset, which initially could be classified as a financial asset at fair value through profit or loss, when it is not possible to obtain a reliable estimate of fair value.

They are initially recorded at the fair value of the consideration given plus directly attributable transaction costs. Fees paid to legal advisors or other professionals involved in the acquisition of the asset are recorded as an expense in the abridged income statement. Expenses generated internally in the acquisition of the asset are not recorded as an increase in the value of the asset and are recorded in the abridged profit and loss account. In the case of investments made before they are considered as equity investments in a group, multi-group or associated company, the book value immediately before the asset can be considered as such is considered as the cost of such investment.

Equity instruments classified in this category are stated at cost less any accumulated impairment losses.

Contributions made as a result of joint ventures and similar agreements are valued at cost, increased or decreased by the profit or loss, respectively, corresponding to the company as a non-managing participant, less, if applicable, the accumulated amount of impairment losses.

The same criterion is applied to participating loans whose interest is contingent, either because a fixed or variable interest rate is agreed upon conditional upon the fulfillment of a milestone in the borrower company, or because it is calculated exclusively by reference to the evolution of the borrower company's activity. If, in addition to a contingent interest rate, it includes an irrevocable fixed interest rate, the latter is accounted for as finance income on an accrual basis. Transaction costs are charged to the profit and loss account on a straight-line basis over the life of the participating loan.

At least at year-end, the Company makes the necessary valuation adjustments whenever there is objective evidence that the carrying amount of an investment is not recoverable.

The amount of the valuation adjustment is calculated as the difference between its book value and the recoverable amount, understood as the higher of its fair value less costs to sell and the present value of the future cash flows derived from the investment, which in the case of equity instruments is calculated either by estimating the amount expected to be received as a result of the distribution of dividends by the investee and the disposal or derecognition of the investment in the investee, or by estimating its share in the future cash flows derived from the investment, either by estimating those expected to be received as a result of the distribution of dividends by the investee and the disposal or derecognition of the investment in the investee, or by estimating its share of the cash flows expected to be generated by the investee, both from its ordinary activities and from its disposal or derecognition. Likewise, in order to evaluate the indication of impairment of the investees, the equity adjusted by the unrealized capital gains derived from the real estate investments owned by the investees is taken into account.

The recognition of impairment losses and, if applicable, their reversal, will be recorded as an expense or income, respectively, in the abridged income statement. The reversal of the impairment will be limited to the carrying amount of the investment that would have been recognized at the date of reversal if the impairment had not been recorded.

However, in those cases in which an investment has been made in the company, prior to its classification as a group, multi-group or associated company, and prior to such classification, and valuation adjustments

have been made and charged directly to equity derived from such investment, such adjustments are maintained after the classification until the disposal or derecognition of the investment, at which time they are recorded in the abridged income statement, or until the following circumstances occur:

- In the case of previous valuation adjustments due to asset revaluations, the impairment adjustments are recorded against equity up to the amount of the previously recognized revaluations, and the excess, if any, is recorded in the income statement. Impairment losses recognized directly in equity are not reversed.
- In the case of previous valuation adjustments due to reductions in value, when the recoverable amount subsequently exceeds the carrying amount of the investments, the latter is increased, up to the limit of the aforementioned reduction in value, against the equity item that has recorded the previous valuation adjustments, and from that moment, the new amount arising is considered the cost of the investment. However, when there is objective evidence of impairment in the value of the investment, the accumulated losses are recognized directly in equity in the abridged income statement.

The valuation criteria for investments in the equity of group, associated and multigroup companies are detailed in the following section.

#### Investments in the equity of group, associated and multigroup companies

Group companies are those related to the company by a control relationship and associated companies are those over which the company exercises significant influence. In addition, the category of jointly controlled entities includes those companies over which, by virtue of an agreement, joint control is exercised with one or more partners. These investments are initially valued at cost, which is equal to the fair value of the consideration paid plus directly attributable transaction costs. In those cases in which the Company has acquired holdings in group companies through a merger, spin-off or non-monetary contribution, if these give it control of a business, it values the holding in accordance with the criteria established by the specific rules for transactions with related parties, established by section 2 of the NRV 21<sup>a</sup> "Transactions between group companies", by virtue of which, these must be valued at the values that they contributed to the consolidated financial statements, prepared in accordance with the criteria established by the Commercial Code, of the group or major subgroup in which the acquired company, whose parent company is Spanish, is included. In the event of not having consolidated financial statements, prepared in accordance with the principles established by the Code of Commerce, in which the parent company is Spanish, they will be integrated by the value contributed by such shareholdings to the individual financial statements of the contributing company.

They are subsequently measured at cost, less any accumulated impairment losses. These corrections are calculated as the difference between their book value and the recoverable amount, the latter being understood as the higher of their fair value less costs to sell and the present value of the expected future cash flows of the investment. Unless there is better evidence of the recoverable amount, the equity of the investee is taken into consideration, adjusted by the unrealized gains existing at the valuation date.

In the event that the investee has an interest in another investee, the equity shown in the consolidated financial statements is taken into account.

Changes in value due to impairment losses and, if applicable, their reversal, are recorded as an expense or income, respectively, in the income statement.

b.1.3) Disposal of financial assets

Financial assets are derecognized from the balance sheet, as established in the Conceptual Accounting Framework of the Spanish National Chart of Accounts, approved by Royal Decree 1514/2007, of November 16, 2007, based on the economic reality of the transactions and not only on the legal form of the contracts that regulate them. Specifically, the derecognition of a financial asset is recorded, in whole or in part, when the contractual rights to the cash flows from the financial asset have expired or when it is transferred, provided that in such transfer substantially all the risks and rewards of ownership are transferred. The Company considers that the risks and rewards of ownership of the financial asset have been substantially transferred when its exposure to changes in cash flows is no longer significant in relation to the total change in the present value of future net cash flows associated with the financial asset.

If the Company has neither transferred nor retained substantially all the risks and rewards of the financial asset, the asset is derecognized when control is not retained. If the Company retains control of the asset, it continues to recognize it at the amount to which it is exposed to changes in the value of the transferred asset, i.e., for its continuing involvement, recognizing the associated liability.

The difference between the consideration received net of attributable transaction costs, considering any new asset obtained less any liability assumed, and the carrying amount of the financial asset transferred, plus any cumulative amount recognized directly in equity, determines the gain or loss arising on derecognition of the financial asset and forms part of the profit or loss for the year in which it arises.

The Company does not derecognize financial assets in transfers in which it retains substantially all the risks and rewards of ownership, such as bill discounting, factoring with recourse, sales of financial assets with repurchase agreements at a fixed price or at the sale price plus interest, and securitizations of financial assets in which the Company retains subordinated financing or other types of guarantees that absorb substantially all the expected losses. In these cases, the Company recognizes a financial liability for an amount equal to the consideration received.

b.2) Financial liabilities

A financial liability is recognized in the balance sheet when the Company becomes an obligated party to the contract or legal transaction in accordance with the provisions thereof. Specifically, financial instruments issued are classified, in whole or in part, as a financial liability, provided that, in accordance with the economic reality of the financial instrument, it entails a direct or indirect contractual obligation for the Company to deliver cash or another financial asset or to exchange financial assets or liabilities with third parties on unfavorable terms.

Also classified as a financial liability is any contract that can be settled with the company's own equity instruments, provided that:

It is not a derivative and obligates or may obligate to deliver a variable amount of its own equity instruments.

If it is a derivative with an unfavorable position for the Company, that can be settled by a form other than the exchange of a fixed amount of cash or another financial asset for a fixed amount of the Company's own equity instruments; for these purposes, those that are, in themselves, contracts for the future receipt or delivery of the Company's own equity instruments are not included among the Company's own equity instruments.

Contributions made as a result of a joint venture and similar contracts are valued at cost, increased or decreased by the profit or loss, respectively, corresponding to the company as a non-managing participant, and less, if applicable, the accumulated amount of impairment adjustments. In this case, when the entire cost of the joint venture account has been impaired, the additional losses generated by the joint venture account are classified as a liability.

Participating loans that accrue interest on a contingent basis are recorded in the same way, either because a fixed or variable interest rate is agreed upon conditional upon the fulfillment of a milestone in the borrower company (for example, the achievement of profits), or because they are calculated exclusively by reference to the evolution of the borrower company's activity. Interest expense accrued on the participating loan is recognized in the income statement on an accrual basis, and transaction costs are recognized in the income statement on a straight-line basis over the life of the participating loan. .

In those cases in which the Company does not transfer the risks and benefits inherent to a financial asset, it recognizes a financial liability for an amount equivalent to the consideration received.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

The categories of financial liabilities, among which the Company classifies them, are as follows:

**b.2.1) Financial liabilities at amortized cost**

In general, the Company classifies the following financial liabilities in this category:

Trade accounts payable: financial liabilities arising from the purchase of goods and services for trade transactions with deferred payment, and

Debits for non-trade operations: are those financial liabilities that, not being derivative financial instruments, do not have a trade origin, but come from loan or credit operations received by the Company.

Participating loans that have ordinary or common loan characteristics are also classified in this category.

Additionally, all financial liabilities that do not meet the criteria to be classified as financial liabilities at fair value through profit or loss are classified in this category.

Financial liabilities at amortized cost are initially measured at the fair value of the consideration received, adjusted for directly attributable transaction costs.

Notwithstanding the foregoing, trade payables maturing in less than one year and which do not have a contractual interest rate, as well as disbursements required by third parties on participations, the amount of which is expected to be paid in the short term, are initially valued at their nominal value, provided that the effect of not discounting cash flows is not significant.

Subsequently, they are valued at amortized cost, using the effective interest rate. Those which, as mentioned in the preceding paragraph, are initially valued at their nominal value, continue to be valued at that amount.

**b.2.2) Derecognition of financial liabilities**

The Company derecognizes a financial liability when the obligation has been extinguished. The Company also derecognizes its own financial liabilities that it acquires (even if it intends to sell them in the future). When debt instruments are exchanged with a lender, provided they have substantially different terms, the original financial liability is derecognized and the new financial liability that arises is recognized. In the same way, a substantial modification of the current conditions of a financial liability is recorded.

The difference between the carrying amount of the financial liability, or the portion thereof that has been derecognized, and the consideration paid, including attributable transaction costs, and which also includes any asset transferred other than cash or liability assumed, is recognized in the income statement for the year in which it occurs.

When there is an exchange of debt instruments that do not have substantially different terms, the original financial liability is not derecognized from the balance sheet, recording the amount of fees paid as an adjustment to its carrying amount. The new amortized cost of the financial liability is determined by applying the effective interest rate, which is the rate that equals the carrying amount of the financial liability at the date of modification with the cash flows payable under the new conditions.

For these purposes, the terms of the contracts are considered to be substantially different when the lender is the same as the one that granted the initial loan and the present value of the cash flows of the new financial liability, including net fees, differs by at least 10% from the present value of the outstanding cash flows of the original financial liability, both discounted at the effective interest rate of the original liability. Additionally, in those cases in which the difference is less than 10%, the Company also considers that the conditions of the new financial instrument are substantially different when there are other types of substantial modifications of a qualitative nature, such as: a change from a fixed interest rate to a variable interest rate or vice versa, the restatement of the liability in a different currency, an ordinary loan that is converted into a participating loan, etc.

**c. Net worth**

The capital stock is represented by nominative book entries, all of the same class.

The costs of issuing new shares or options are presented directly against shareholders' equity, as a reduction in reserves

In the case of acquisition of the Company's own shares, the consideration paid, including any directly attributable incremental cost, is deducted from equity until cancellation, reissue or disposal. When these shares are subsequently sold or reissued, any amount received, net of any directly attributable incremental transaction costs, is included in equity.

All of the Company's shares have been listed on the Euronext Access Paris multilateral trading system since April 16, 2021.

**d. Current and deferred taxes**

General regime

Income tax expense or income comprises the portion relating to current tax expense or income and the portion relating to deferred tax expense or income. The current tax is the amount paid by the Company as a result of income tax settlements relating to a fiscal year. Deductions and other tax benefits on the tax liability, excluding withholdings and payments on account, as well as tax loss carryforwards from previous years and effectively applied in the current year, give rise to a lower amount of current tax.

Deferred tax expense or income relates to the recognition and derecognition of deferred tax assets and liabilities. These include temporary differences, which are identified as those amounts expected to be payable or recoverable arising from differences between the carrying amounts of assets and liabilities and their tax bases, as well as tax loss carryforwards and credits for tax deductions not applied for tax purposes. These amounts are recorded by applying to the corresponding temporary difference or credit the tax rate at which they are expected to be recovered or settled.

Deferred tax liabilities are recognized for all taxable temporary differences, except those arising from the initial recognition of goodwill or other assets and liabilities in a transaction that affects neither taxable profit nor accounting profit and is not a business combination, as well as those associated with investments in subsidiaries, associates and joint ventures where the Company can control the timing of the reversal and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are only recognized to the extent that it is considered probable that future taxable profits will be available against which they can be utilized.

Deferred tax assets and liabilities arising from transactions charged or credited directly to equity accounts are also recorded with a balancing entry in equity.

Deferred tax assets are reviewed at each balance sheet date and the appropriate adjustments are made to the extent that there are doubts as to their future recoverability. Likewise, deferred tax assets not recorded in the balance sheet are assessed at each balance sheet date and are recognized to the extent that it becomes probable that they will be recovered with future tax benefits.

## **ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

### SOCIMI tax regime

On May 17, 2019, the Company's Shareholders' Meeting approved to opt for the SOCIMIs regime and on June 26, 2019, the Company submitted a letter to the Tax Management Unit of the Madrid Special Delegation of the State Tax Administration Agency (Agencia Estatal de Administración Tributaria), for the communication of the option to be taxed under the Special Regime for Listed Real Estate Investment Companies (SOCIMIs), regulated by Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, which regulates Listed Real Estate Investment Companies (Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario).

Pursuant to the provisions of Law 11/2009, of October 26, 2009, as amended by Law 16/2012, of December 27, 2012, which regulates Listed Real Estate Investment Companies, entities that meet the requirements defined in the regulations and opt for the application of the special tax regime provided for in said Law will be taxed at a tax rate of 0%. In the event of generating tax losses, Article 26 of Law 27/2014, of 27 November, on Corporate Income Tax will not be applicable. Likewise, the system of deductions and allowances established in Chapters II, III and IV of said law will not be applicable.

In all matters not provided for in the SOCIMI Law, the provisions of the general tax regulations, in particular, the Corporate Income Tax Law, the Revised Text of the Non-Resident Income Tax, approved by Royal Legislative Decree 5/2004, of March 5, and Law 35/2006, of November 28, on Personal Income Tax and partially amending the Corporate Income Tax, Non-Resident Income Tax and Wealth Tax Laws, will be applicable in addition to the provisions of the SOCIMI Law. The entity will be subject to a special tax of 19% on the full amount of dividends or shares in profits distributed to shareholders whose shareholding in the capital stock of the entity is equal to or greater than 5%, when such dividends are exempt or taxed at a tax rate of less than 10%. This tax will be treated as a corporate income tax liability.

According to Law 11/2021, of July 9, on measures to prevent and combat tax fraud, which amends SOCIMI Law 11/2009, of October 26, for tax periods beginning on or after January 1, 2021, the entity will be subject to a special tax of 15% on the amount of the profits obtained in the year that are not subject to distribution, in the part that comes from income that has not been taxed at the general corporate income tax rate or income subject to the reinvestment period regulated in the aforementioned Law. This tax will be treated as a corporate income tax liability.

#### **e. Provisions and contingent liabilities**

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. Adjustments to the provision due to restatement are recognized as a financial expense as they accrue.

Provisions with a maturity of one year or less and with an insignificant financial effect are not discounted. When part of the disbursement required to settle the provision is expected to be reimbursed by a third party, the reimbursement is recognized as a separate asset, provided that its receipt is virtually certain.

Provisions for taxes correspond to the estimated amount of possible tax obligations with the tax authorities.

#### **f. Revenue recognition**

The Company's main income is derived from the provision of management and administrative services to subsidiaries, as well as from dividends generated by the profit and/or interest earned on loans granted to subsidiaries

To determine whether revenue should be recognized, the Company follows a five-step process:

1. identification of the contract with a customer
2. identification of performance obligations
3. determination of the transaction price
4. allocation of the transaction price to the performance obligations
5. revenue recognition when performance obligations are met.

Interest received on financial assets is recognized using the effective interest rate method. Interest on financial assets accrued after the time of acquisition is recognized as income in the income statement. Financial expenses are also recognized using the effective interest rate method.

**g. Functional and presentation currency**

These abridged financial statements are presented in euros, which is the Company's functional and presentation currency.

**h. Classification of assets and liabilities into current and non-current**

Assets and liabilities are presented in the abridged notes to the consolidated financial statements classified as current and non-current. For these purposes, assets and liabilities are classified as current when they are linked to the Company's normal operating cycle and are expected to be sold, consumed, realized or liquidated in the course of the same; they are different from the above and their maturity, disposal or realization is expected to occur within a maximum period of one year. They are held for trading purposes or are cash and cash equivalents whose use is not restricted for a period exceeding one year.

**i. Related party transactions**

In general, transactions between related parties are carried out at market prices and are initially recorded at fair value. If the agreed price differs from the fair value, the difference is recorded based on the economic reality of the transaction. Subsequent valuation is carried out in accordance with the relevant standards. Details of transactions with related parties are shown in note 13.4

**5. Intangible Fixed Assets**

The detail and movements of intangible assets are shown in the following table:

<b>2024</b>	<b>Computer applications</b>	<b>Other intangible assets</b>	<b>Intangible assets</b>
<b>Cost</b>			
<i>Beginning balance</i>	3.800,00	1.737,00	<b>5.537,00</b>
<i>Acquisitions</i>	-	-	-
<i>Disposals</i>	-	-	-
<i>Ending balance</i>	3.800,00	1.737,00	<b>5.537,00</b>
<b>Accumulated depreciation</b>			
<i>Beginning balance</i>	(3.800,00)	(1.737,00)	<b>(5.537,00)</b>
<i>Allocations / Reversals</i>	-	-	-
<i>Ending balance</i>	(3.800,00)	(1.737,00)	<b>(5.537,00)</b>
<b>Net value</b>	-	-	-

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

2023	Computer applications	Other intangible assets	Intangible assets
<b>Cost</b>			
Beginning balance	3.800,00	1.737,00	<b>5.537,00</b>
Acquisitions	-	-	-
Disposals	-	-	-
Ending balance	3.800,00	1.737,00	<b>5.537,00</b>
<b>Accumulated depreciation</b>			
Beginning balance	(3.715,01)	(1.377,66)	<b>(5.092,67)</b>
Allocations / Reversals	(84,99)	(359,34)	<b>(444,33)</b>
Ending balance	(3.800,00)	(1.737,00)	<b>(5.537,00)</b>
<b>Net value</b>	-	-	-

**6. Financial assets****6.1 Category analysis**

As of December 31, 2024 and 2023, financial assets, including equity instruments in group companies, are broken down as follows:

	2024	2023
<b>Non-current financial assets</b>	<b>16.000.023,74</b>	<b>15.397.245,35</b>
<b>Non-current financial assets at cost</b>	<b>16.000.023,74</b>	<b>15.397.245,35</b>
<b>Long-term investments in group companies</b>	<b>16.000.023,74</b>	<b>15.397.245,35</b>
Meta Real Estate, S.L.U.	3.117.723,74	3.060.723,74
Orinoquia Andalucía I, S.L.U.	1.312.100,00	1.682.100,00
Caroni Real Estate, S.L.U.	2.462.500,00	2.422.500,00
Arauca Real Estate, S.L.U.	5.194.200,00	4.318.421,61
Cinaruco Real Estate, S.L.U.	3.913.500,00	3.913.500,00
<b>Non-current financial assets at amortized cost</b>	<b>0,00</b>	<b>0,00</b>
<b>Long-term loans to related companies (see note 13)</b>	<b>0,00</b>	<b>0,00</b>
Meta Real Estate, S.L.U.	0,00	0,00
Orinoquia Andalucía I, S.L.U.	0,00	0,00
Caroni Real Estate, S.L.U.	0,00	0,00
Arauca Real Estate, S.L.U.	0,00	0,00
Cinaruco Real Estate, S.L.U.	0,00	0,00
<b>Current financial assets</b>	<b>0,00</b>	<b>3.981,78</b>
<b>Financial assets at current amortized cost</b>	<b>0,00</b>	<b>3.981,78</b>
<b>Short-term investments in group and associated companies</b>	<b>0,00</b>	<b>3.981,78</b>
Investments in group companies	0,00	3.981,78
<b>Short-term financial investments</b>	<b>0,00</b>	<b>0,00</b>
C/C with partners and/or administrators	0,00	0,00
<b>Total</b>	<b>16.000.023,74</b>	<b>15.401.227,13</b>

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

**Maturity analysis**

As of December 31, 2024 and 2023, financial assets classified by year of maturity are broken down as follows

December 31, 2024

There are none

December 31, 2023

	2024	2025	2026	2027	From now on	TOTAL
Long-term loans to group companies	0,00	0,00	0,00	0,00	0,00	0,00
Short-term financial investments	0,00	0,00	0,00	0,00	0,00	0,00
Investments in group companies	3.981,78	0,00	0,00	0,00	0,00	3.981,78
<b>TOTAL</b>	<b>3.981,78</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>3.981,78</b>

The loans granted to the subsidiaries are all *bullet* loans maturing in 2025 (which has been modified by amendments dated July 1, 2022 in the case of Meta Real Estate, S.L.U. and March 24, 2022 and November 8, 2022 in the case of Arauca Real Estate, S.L.U.), which accrued an interest rate of 2.00% between 06/01/2022 and 06/30/2022 and an interest rate of 5.00% between 07/01/2022 and 12/31/2022. ), which accrued an interest rate of 2.00% between 06/01/2022 and 06/30/2022 and an interest rate of 5.00% between 07/01/2022 and 12/31/2022, being the amount of financial income recorded during 2024 in the amount of 0.00 euros (0.00 euros in 2023) and being the accrued interest receivable in the amount of 0.00 euros as of December 31, 2024 (3,981.78 euros as of December 31, 2023)

2023					
SOCIEDAD	FECHA SALDO ACUMULADO	SALDO ACUMULADO	PERIODO	% INTERES	INTERESES DEVENGADOS 2023
CARONI REAL ESTATE, S.L.U	31/03/2023	437.000,00	1T	5%	3.981,78 €
				<b>TOTAL</b>	<b>3.981,78 €</b>

Loans granted to subsidiaries in 2024 and 2023 are recorded under "Long-term loans to Group companies" as follows:

On July 23, 2024, the Sole Shareholder of the Company (Orinoquia Real Estate SOCIMI, S.A.) and the subsidiary Meta Real Estate S.L.U. formalized, by means of the Record of Decisions of the Sole Shareholder, the consideration of the balance existing at July 23, 2024 of 57,000.00 euros as contributions to shareholders' equity, 57,000.00 euros, which implies a total amount of 57,000.00 euros for contributions from shareholders without entailing any increase in its Share Capital and without it therefore being necessary to modify the article of its bylaws relating to the same, considering that the value of the contributions in each of the subsidiaries corresponded to the fair value of the same.

Total, contributions 2024 Meta Real Estate, S.L.U.: 57,000.00 euros.

On December 12, 2024, the Sole Shareholder of the subsidiary Orinoquia Andalucía I, S.L.U. formalized, by means of the Record of Decisions of the Sole Shareholder, the return of contributions to shareholders' equity with a balance of 370,000.00 euros as of December 12, 2024.

Total, refunds 2024 Orinoquia Andalucía I, S.L.U.: 370,000.00 euros

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

On July 23, 2024, the Sole Shareholder of the Company (Orinoquia Real Estate SOCIMI, S.A.) formalized by means of a Record of Decisions with the subsidiary Caroni Real Estate S.L.U., the consideration of the balance as of July 23, 2024 of 40,000.00 € as contributions to Shareholders' Equity without entailing any increase in its capital stock and without it therefore being necessary to modify the article of its Bylaws relating to the same, considering that the value of the contributions in each of the subsidiaries corresponded to the fair value of the same.

Total, contributions 2024 Caroni Real Estate, S.L.U.: 40.000,00 €.

On January 19 and December 11, 2024, the decisions of the Sole Shareholder of the Company (Orinoquia Real Estate SOCIMI, S.A.) and the subsidiary Arauca Real Estate S.L.U., S.A., were formalized by means of the Record of Decisions of the Sole Shareholder of the Company (Orinoquia Real Estate SOCIMI, S.A.), the consideration of contributions to Equity in the amounts of 302,000.00 and 480,000.00, respectively, without entailing any increase in its capital stock and without it therefore being necessary to modify the article of its bylaws relating thereto, the directors considering that the value of the contributions in each of the subsidiaries was the fair value of the same.

Total, contributions 2024 Arauca Real Estate, S.L.U.: € 782,000.00

Likewise, it is hereby stated for the record that the refunds subject to this decision shall be exempt from payment of the tax on property transfers and documented legal acts, modality of corporate operations, in accordance with article 45.I.B).11 of the Revised Text of the Tax on Property Transfers and Documented Legal Acts, approved by Royal Legislative Decree 1/1993, of September 24.

The following is a summary of the accounting for the transactions indicated above:

	Saldo a 31/12/2023	Aumentos	Devoluciones	Reversion Deterioro	Saldo a 31/12/2024
<b>Inversiones en empresas del grupo</b>					
<b>Participaciones a Largo Plazo</b>	<b>15.397.245,35</b>	<b>879.000,00</b>	<b>(370.000,00)</b>	<b>93.778,39</b>	<b>16.000.023,74</b>
Orinoquia Andalucía I, S.L.U.	1.682.100,00		(370.000,00)		1.312.100,00
Meta Real Estate, S.L.U.	3.060.723,74	57.000,00			3.117.723,74
Cinaruco Real Estate, S.L.U.	3.913.500,00				3.913.500,00
Caroni Real Estate, S.L.U.	2.422.500,00	40.000,00			2.462.500,00
Arauca Real Estate, S.L.U.	4.318.421,61	782.000,00		93.778,39	5.194.200,00

On December 21, 2023, the Sole Shareholder of the Company (Orinoquia Real Estate SOCIMI, S.A.), with the subsidiaries Orinoquia Andalucía I, S.L.U., Caroni Real Estate, S.L.U., Cinaruco Real Estate, S.L.U. and Arauca Real Estate, S.L.U., entered into an agreement by means of the Record of Decisions of the Sole Shareholder of the Company (Orinoquia Real Estate SOCIMI, S.A.), the reclassification of the current amount of the loans at the date of the agreement as a contribution to equity (account 118 contribution from shareholders or owners of the General Accounting Plan approved by Royal Decree 1514/2007 of November 16, 2007) without entailing any increase in their share capital and without it therefore being necessary to amend the article of their bylaws relating to the same, considering that the value of the contributions in each of the subsidiaries was the fair value thereof.

The Company decided that the contribution would be made irrevocably and without consideration, and in no case may the Company be entitled to any refund, reimbursement or reimbursement whatsoever.

Likewise, it is hereby stated for the record that the contribution covered by this decision shall be exempt from payment of the tax on Property Transfer and Documented Legal Acts, corporate operations modality, in accordance with Article 45.I.B).11 of the Consolidated Text of the Tax on Property Transfer and Documented Legal Acts, approved by Royal Legislative Decree 1/1993, of September 24, 1993. These exempt taxes (Form 600) were duly presented as a contribution to shareholders' equity without involving an increase in the capital stock of the subsidiaries.

On December 22, 2023, the Sole Shareholder of the subsidiary Orinoquia Andalucía I, S.L.U. formalized by means of a Decision Act of the Sole Shareholder, the repayment of the amount of 720,000 € of the loans at the date of the agreement as a reduction of the Shareholders' Equity (account 118 contribution of partners

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

or owners of the General Accounting Plan approved by Royal Decree 1514/2007 of November 16, 2007) and therefore it will be recorded as a reduction of the Company's equity, without entailing any reduction of its share capital, and without it therefore being necessary to modify the article of its Articles of Association relating to the same. The Sole Shareholder decides that the contributions shall be made irrevocably and without consideration, and under no circumstances shall the Company be entitled to any refund, reimbursement or reimbursement whatsoever.

Likewise, it is hereby stated for the record that the refunds subject to this decision shall be exempt from payment of the tax on property transfers and documented legal acts, modality of corporate operations, in accordance with article 45.I.B).11 of the Revised Text of the Tax on Property Transfers and Documented Legal Acts, approved by Royal Legislative Decree 1/1993, of September 24.

Below is a detail of the reclassifications made:

	Saldo a 31/12/2022	Deterioro	Aumentos	Devoluciones	Saldo
<b>Inversiones en empresas del Grupo</b>					
<b>Participaciones a Largo Plazo</b>	<b>13.466.023,74 €</b>	<b>(93.778,39)</b>	<b>2.745.000,00 €</b>	<b>(720.000,00)</b>	<b>15.397.245,35 €</b>
Orinoquia Andalucía I, S.L.U.	2.348.100,00 €		54.000,00 €	(720.000,00)	1.682.100,00 €
Meta Real Estate, S.L.U.	2.573.723,74 €		487.000,00 €		3.060.723,74 €
Cinaruco Real Estate, S.L.U.	3.432.500,00 €		481.000,00 €		3.913.500,00 €
Caroni Real Estate, S.L.U.	1.748.500,00 €		674.000,00 €		2.422.500,00 €
Arauca Real Estate, S.L.U.	3.363.200,00 €	(93.778,39)	1.049.000,00 €		4.318.421,61 €

Non-current financial assets reflect the amount of the account held between the Company and the Company's shareholders as detailed in Note 13 "Transactions and balances with related parties", which is derived from certain payments in relation to an interim dividend paid which, due to adverse results, could not be paid and must therefore be reimbursed by the shareholders in accordance with Article 278 of the Capital Companies Law.

Financial assets at current amortized cost include interest generated on loans assigned to subsidiaries. Debts owed to customers of group companies

#### Movement in provisions for commercial operations.

The Company does not reflect in its accounts any provisions for trade operations as of December 31, 2024 or December 31, 2023.

### 6.3. Provisions and reversals of impairment losses on financial assets

#### Provisions and reversals of impairment losses on investments in subsidiaries

During 2024 impairment losses on equity investments in subsidiaries were reversed.

	Balance at year-2023	Increases and capital repayments	Impairment reversals	Balance at the end of 2024
<b>Long-term investments in group companies</b>	<b>15.397.245,35</b>	<b>509.000,00</b>	<b>93.778,39</b>	<b>16.000.023,74</b>
Meta Real Estate, S.L.U.	3.060.723,74	57.000,00	-	3.117.723,74
Orinoquia Andalucía I, S.L.U.	1.682.100,00	(370.000)	-	1.312.100,00
Caroni Real Estate, S.L.U.	2.422.500,00	40.000,00	-	2.446.500,00
Cinaruco Real Estate, S.L.U.	3.913.500,00	-	-	3.913.500,00
Arauca Real Estate, S.L. U	4.318.421,61	782.000,00	93.778,39	5.194.200,00
<b>TOTALS</b>	<b>15.397.245,35</b>	<b>509.000,00</b>	<b>93.778,39</b>	<b>16.000.023,74</b>

As of December 31, 2023:

	Closing balance at f 2022	Impairment	Provisions/reversal of impairment	Balance at the end of 2023
<b>Long-term investments in group companies</b>	<b>13.466.023,74</b>	<b>93.778,39</b>	<b>-</b>	<b>15.397.245,35</b>
Meta Real Estate, S.L.U.	2.573.723,74	-	-	3.060.723,74
Orinoquia Andalucía I, S.L.U.	2.348.100,00	-	-	1.682.100,00
Caroni Real Estate, S.L.U.	1.748.500,00	-	-	2.422.500,00
Cinaruco Real Estate, S.L.U.	3.432.500,00	-	-	3.913.500,00
Arauca Real Estate, S.L. U	3.363.200,00	93.778,39	-	4.318.421,61
<b>TOTALS</b>	<b>13.466.023,74</b>	<b>93.778,39</b>	<b>-</b>	<b>15.397.245,35</b>

#### Provisions and reversals for impairment of long-term loans granted to subsidiaries made during the years 2023-2024:

There are no movements in long-term receivables from related parties in fiscal year 2024.

The changes in long-term receivables from related parties in 2023 are as follows:

Long-term loans to related companies	Balance at 12/31/2022	Capitalizations	Balance at 12/31/2023
Caroní Real Estate, S.L.U.	437.000,00	(437.000,00)	-
<b>Total</b>	<b>437.000,00</b>	<b>(437.000,00)</b>	<b>-</b>

All of these loans were capitalized on March 28, 2023. See note 6.

The interest accrued during the years 2023 recorded in the abridged profit and loss account amounted to 3,981.78 euros and 0.00 euros respectively. The interest rate corresponding to this loan is 5.00%.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

The net asset value of the subsidiaries as of December 31, 2024 and the net asset value adjusted for unrealized capital gains or losses corresponding to investment properties as follows:

Subsidiary 2024	NBV of the real estate investment	Market Valuation 31/03/2025	Unrealized capital gains or losses
Meta Real Estate, S.L.U.	5.348.007,47	7.530.000,00	2.181.992,53
Orinoquia Andalucía I, S.L.U.*	0,00	0,00	0,00
Caroní Real Estate, S.L.U.	5.304.391,15	8.940.000,00	3.635.608,85
Arauca Real Estate, S.L.U.	11.255.490,02	11.510.000,00	254.509,98
Cinaruco Real Estate, S.L.U.	6.802.839,15	7.430.000,00	627.160,85

(\*) The building at Plaza de la Merced 22 in Malaga was sold by the subsidiary Orinoquia Andalucía I, S.L. on December 19, 2024 for a price of 6,200,000 euros.

Details of unrealized capital gains as of December 31, 2023 are as follows:

Subsidiary 2023	NBV of the real estate investment	Market Valuation 31/12/2023	Unrealized capital gains or losses
Meta Real Estate, S.L.U.	5.312.997,71	6.530.000,00	1.217.002,29
Orinoquia Andalucía I, S.L.U.	4.000.910,73	5.000.000,00	999.089,27
Caroní Real Estate, S.L.U.	5.327.801,32	7.660.000,00	2.332.198,68
Arauca Real Estate, S.L.U.	8.269.999,54	8.270.000,00	0,46
Cinaruco Real Estate, S.L.U.	6.816.875,20	7.140.000,00	323.124,80

The net asset value of the subsidiaries as of December 31, 2024 and the net asset value adjusted for unrealized capital gains or losses corresponding to investment properties were as follows:

Subsidiary 2024	Equity as of 12/31/2024	Capital gain/ unrealized losses	Adjusted Shareholders' Equity (excluding tax effect)
Meta Real Estate, S.L.U.	3.381.919,85	2.181.992,53	5.563.912,38
Orinoquia Andalucía I, S.L.U.	1.139.674,33	0,00	1.139.674,33
Caroní Real Estate, S.L.U.	2.686.054,39	3.635.608,85	6.321.663,24
Arauca Real Estate, S.L.U.	4.997.801,55	254.509,98	4.743.291,57
Cinaruco Real Estate, S.L.U.	3.914.232,43	627.160,85	4.541.393,28

The detail of unrealized capital gains as of December 31, 2023 was as follows:

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Subsidiary 2023	Equity as of 12/31/2023	Capital gain/ unrealized losses	Adjusted Shareholders' Equity (excluding tax effect)
Meta Real Estate, S.L.U.	2.949.489,04	1.217.002,29	4.166.491,33
Orinoquia Andalucía I, S.L.U.	1.517.480,63	999.089,27	2.516.569,90
Caroní Real Estate, S.L.U.	2.466.482,41	2.332.198,68	4.798.681,09
Arauca Real Estate, S.L.U.	4.203.018,74	(0,46)	4.203.018,28
Cinaruco Real Estate, S.L.U.	3.752.674,81	323.124,80	4.075.766,61

For the calculation of the unrealized capital gains or losses on real estate investments, a valuation report on the market value of the real estate assets of the subsidiaries, prepared by Catella Property Spain, S.A. with a valuation date of March 31, 2025, was taken into consideration.

For those subsidiaries with Adjusted Equity (without taxable income) with positive values of more than 3,000 euros, the impairment losses, if any, that had been recorded at the beginning of 2023 were reversed to reflect a net value of the holdings in those companies equal to their cost value, i.e. 3,000 euros, which was recorded under the heading "Impairment and reversals of impairment and gain or loss on disposal of equity instruments" in the abridged statement of income.

During 2024, impairment losses on equity investments in subsidiaries were reversed. The evolution of this caption in the year ended December 31, 2024 was as follows:

	Balance at the end of 2023	Partner Contributions	Refunds of Contributions	Reversal of impairment	Balance at the end of 2024
	<b>15.397.245,35</b>	<b>879.000,00</b>	<b>(370.000,00)</b>	<b>93.778,39</b>	<b>16.000.023,74</b>
Meta Real Estate, S.L.U.	3.060.723,74	57.000,00		-	3.117.723,74
Orinoquia Andalucía I, S.L.U.	1.682.100,00	0,00	(370.000,00)	-	1.312.100,00
Caroni Real Estate, S.L.U.	2.422.500,00	40.000,00	-	-	2.462.500,00
Cinaruco Real Estate, S.L.U.	3.913.500,00	0,00	-	-	3.913.500,00
Arauca Real Estate, S.L.U.	4.318.421,61	782.000,00	-	93.778,39	5.194.200,00
<b>TOTALS</b>	<b>15.397.245,35</b>	<b>879.000,00</b>	<b>(370.000,00)</b>	<b>93.778,39</b>	<b>16.000.023,74</b>

The Company's directors have considered that the shares in the subsidiary Orinoquia Andalucía I, S.L.U. will be recovered through the distribution of the cash held by this subsidiary.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

No provisions and reversals of impairment losses on equity investments in subsidiaries were made in 2023. The evolution of this caption in the year ended December 31, 2023 was as follows:

	Balance at the end of 2022	Partner Contributions	Refunds of Contributions	Impairments	Balance at the end of 2023
	<b>13.466.023,74</b>	<b>2.045.000,00</b>		-	<b>15.397.245,35</b>
Meta Real Estate, S.L.U.	2.573.723,74	487.000,00		-	3.117.723,74
Orinoquia Andalucía I, S.L.U.	2.348.100,00	54.000,00	(720.000,00)	-	1.312.100,00
Caroni Real Estate, S.L.U.	1.748.500,00	674.000,00		-	2.462.500,00
Cinaruco Real Estate, S.L.U.	3.432.500,00	481.000,00		-	3.913.500,00
Arauca Real Estate, S.L.U.	3.363.200,00	1.049.000,00		(93.778,39)	4.318.421,61
<b>TOTALS</b>	<b>13.466.023,74</b>	<b>2.045.000,00</b>	<b>(720.000,00)</b>	<b>(93.778,39)</b>	<b>15.397.245,35</b>

**7. Equity instruments in group, multigroup and associated companies**

The most significant information related to group, multi-group and associated companies, which are not listed on the stock exchange or multilateral trading systems, is as follows:

Subsidiaries	Registered Office	Direct and Indirect	% Voting rights	Capital stock (Euros)
Meta Real Estate, S.L.U.	C/ Arturo Soria, 330 12D 28012 Madrid	100%	100%	3.000,00 €
Orinoquia Andalucía I, S.L.U.	C/ Arturo Soria, 330 12D 28012 Madrid	100%	100%	3.000,00 €
Caroni Real Estate, S.L.U.	C/ Arturo Soria, 330 12D 28012 Madrid	100%	100%	3.000,00 €
Arauca Real Estate, S.L.U.	C/ Arturo Soria, 330 12D 28012 Madrid	100%	100%	3.000,00 €
Cinaruco Real Estate, S.L.U.	C/ Arturo Soria, 330 12D 28012 Madrid	100%	100%	3.000,00 €

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

As of 12/31/2024									
Subsidiaries	Capital	Reservations	Partner contributions	Negative results from previous years	Operating income (loss)	Net Income	Total Stockholders' Equity	Audited Data	Dividends(*)
Meta Real Estate, S.L.U.	3.000,00	600,00	3.114.723,74	(188.995,22)	541.843,70	489.591,33	3.381.919,85	NO	37.000,00
Orinoquia Andalucía I, S.L.U.	3.000,00	600,00	1.309.100,00	(73.416,80)	2.262.060,76	2.045.391,13	1.139.674,33	NO	2.045.000,00
Caroni Real Estate, S.L.U.	3.000,00	600,00	2.459.500,00	(57.618,91)	529.458,22	470.573,30	2.686.054,39	NO	190.000,00
Arauca Real Estate, S.L.U.	3.000,00	-	5.191.200,00	(209.181,26)	37.565,43	12.782,81	4.997.801,55	NO	-
Cinaruco Real Estate, S.L.U.	3.000,00	600,00	3.910.500,00	(203.166,04)	362.071,21	301.298,47	3.914.232,43	NO	98.000,00
TOTALS	15.000,00	2.400,00	15.985.023,74	(832.378,23)	3.732.999,32	3.319.637,04	16.119.682,55		2.370.000,00

(\*) These dividends correspond to those distributed on account during the year 2024. It should also be noted that in 2024 the dividends pending distribution corresponding to 2023 have been distributed as detailed in Note 11.1.

As of 12/31/2023									
Subsidiaries	Capital	Reservations	Partner contributions	Negative results from previous years	Operating income (loss)	Net Income	Total Stockholders' Equity	Audited Data	Dividends (*)
Meta Real Estate, S.L.U.	3.000,00	600,00	3.057.723,74	(188.995,22)	428.380,39	372.160,52	2.949.489,04	NO	295.000,00
Orinoquia Andalucía I, S.L.U.	3.000,00	600,00	1.679.100,00	(173.416,80)	221.355,51	156.797,43	1.517.480,63	NO	148.600,00
Caroni Real Estate, S.L.U.	3.000,00	(61,73)	2.419.500,00	(57.618,91)	456.701,17	391.663,05	2.466.482,41	NO	290.000,00
Arauca Real Estate, S.L.U.	3.000,00	-	4.409.200,00	(49.394,24)	(129.834,86)	(159.787,02)	4.203.018,74	NO	NO
Cinaruco Real Estate, S.L.U.	3.000,00	250,42	3.910.500,00	(203.166,04)	248.252,86	184.090,43	3.752.674,81	NO	142.000,00
TOTALS	15.000,00	1.388,69	15.476.023,74	(672.591,21)	1.224.855,07	944.924,41	14.889.145,63		875.600,00

(\*) These dividends correspond to those distributed on account during the year 2023. It should also be noted that in 2023 the dividends pending distribution corresponding to the year 2022 have been distributed.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

With respect to the subsidiary Orinoquia Andalucía I, S.L.U., on December 19, 2023 the Company executed a pledge policy in which it constituted a real right of pledge in favor of Banco Pichincha over 3,000 shares representing 100% of the capital stock of the aforementioned subsidiary, as security for a mortgage loan executed by the subsidiary with Banco Pichincha on the same day for a principal amount of 2,750,000 euros. This pledge was released with the early total repayment of the mortgage loan that gave rise to said pledge on December 24, 2024, the date on which the aforementioned loan was fully repaid.

**8. Cash and cash equivalents**

Cash and cash equivalents" includes the Company's cash and cash equivalents. The carrying amount of these assets approximates their fair value

	31/12/2024	31/12/2023
Cash and cash equivalents	13.183,16	535.245,36
<b>Total</b>	<b>13.183,16</b>	<b>535.245,36</b>

As of December 31, 2024, the balance of the caption "Cash and cash equivalents" amounts to 13,183.16 euros and is fully available es. There are no restrictions on the availability of cash balances.

**9. Net worth****9.1 Assets under management**

On March 17, 2017, the Parent Company was incorporated with an initial capital of €60,000.00, divided into 60,000 shares, nominative, indivisible and cumulative of €1.00 par value each, fully subscribed and paid up, numbered sequentially from one to 60,000, both inclusive.

On January 1, 2018, the Parent Company increased capital by €837,345.00 divided into 837,345.00 shares, by offsetting receivables, resulting in capital in the amount of €897,345.00 and additional paid-in capital of €2,482,655.00.

On March 31, 2018, the Parent Company increased capital, on this occasion by €2,392,681.00 equivalent in 2,392,681 shares with a reduction of the share premium for the same amount.

On April 8, 2018, the Parent Company again increased capital by €89,974.00 corresponding to 89,974 shares with reduction of share premium and voluntary reserves, resulting in a capital of €3,380,000.00.

On April 10, 2019, the Parent Company increased capital, on this occasion by €5,941,459.00 equivalent to 5,941,459 shares by means of a cash contribution, resulting in a capital of €8,871,459.00. Following these transactions, the Parent Company's capital stock amounts to 8,871,459.00 euros represented by a total of 8,871,459 shares with a par value of 1 euro per share.

On November 3, 2021, the Company, by resolution of its General and Universal Shareholders' Meeting of November 3, 2021, increased its capital stock, on this occasion by 2,061,069.00 euros equivalent to 2,061,069 shares through cash contributions the amount of 2,310,000.00 euros, whereby the capital increase entailed a share premium of 248,931.00 euros. Following these transactions, the share capital of the Parent Company amounts to 10,932,528.00 euros, represented by a total of 10,932,528 shares with a par value of 1 euro per share.

On April 1, 2022, the Company, by resolution of the General and Universal Shareholders' Meeting of March 28, 2022, increased its capital stock, on this occasion by 3,337,472.00 euros equivalent to 3,337,472 shares, by means of cash contributions in the amount of 3,337,472 euros with a share premium of 0.20 euros per share. Following this transaction, the Company's capital stock amounts to 14,270,000.00 euros represented by a total of 14,270,000 shares with a par value of 1 euro per share. These shares were admitted to trading on the Euronext Access Paris multilateral trading system under the same conditions as the previous shares.

As of December 31, 2024, the composition of shareholders holding more than 5% of the Company's capital stock is as follows:

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Shareholder	Number of shares	Capital stock
Casiquiare Gestión Turística S.L.	2.550.430	17,87%
Herman Sifontes Tovar	3.078.448	21,57%
Carmen Cecilia Capriles López	3.536.624	24,78%
Gustavo Gómez-Ruiz	750.000	5,26%

All of the Company's shares have been listed on the Euronext Access Paris multilateral trading system since April 16, 2021.

**9.2 Share premium**

At December 31, 2024 and December 31, 2023, the share premium amounted to 916,425.40 euros (corresponding to 0.064 euros per share).

The share premium is freely distributable to the extent that its distribution does not result in a net equity lower than the capital stock.

**9.3 Legal reserve**

Under the Corporations Law, a corporation must transfer 10% of its net income for each year to the legal reserve until the reserve reaches at least 20% of capital stock. The legal reserve may be used to increase capital to the extent of the balance of the reserve in excess of 10% of the increased capital. Except for the aforementioned purpose, and as long as it does not exceed 20% of capital stock, and taking into account the limitations established by the special regime for SOCIMIs, this reserve may only be used to offset losses, provided that sufficient other reserves are not available for this purpose.

In accordance with the special tax regime for SOCIMIs, the legal reserve may not exceed 20% of capital stock. The Company's bylaws stipulate that no unavailable reserve other than the legal reserve may be established.

As of December 31, 2024 and 2023 the Company has endowed the legal reserve in the following amounts:

	2024	2023
Legal reserve	156.621,40	79.928,70
<b>Total</b>	<b>156.621,40</b>	<b>79.928,70</b>

**9.4 Voluntary reserves**

The balance of Voluntary Reserves as of December 31, 2024 and 2023 is €0.00

	2024	2023
Voluntary reserves	0,00	0,00
<b>Total</b>	<b>0,00</b>	<b>0,00</b>

**9.5 Treasury stock**

The Company does not hold any treasury stock as of December 31, 2024 and did not hold any as of December 31, 2023.

**10. Financial liabilities****10.1 Category analysis**

As of December 31, 2024 and 2023, financial liabilities are broken down as follows:

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

	31/12/2024	31/12/2023
<b>Current financial liabilities</b>	-	-
<b>Financial liabilities at current amortized cost</b>	-	-
<b>Other short-term liabilities</b>	-	450.000,00
Dividends payable	-	450.000,00
<b>payables to Group companies</b>	-	-
Trade and other payables	20.735,69	13.805,56
<b>Total</b>	<b>20.735,69</b>	<b>463.805,56</b>

20,735.69 corresponding to debts with other creditors.

In 2023 it reflects the amount of 450,000.00 euros corresponding to the dividend payable on account of the profit for 2023 approved by the Board of Directors of the Company on December 28, 2023, which was paid on January 15, 2024 and the amount of 13,805.56 euros corresponding to debts with other creditors.

**10.2 Maturity analysis**

As of December 31, 2024 and 2023, the amounts of "Other financial liabilities" classified by year of maturity are as follows:

December 31, 2024

	FINANCIAL LIABILITIES						
	2025	2026	2027	2028	2029	From now on	TOTAL
<b>Short-term payables to group companies</b>	-	-	-	-	-	-	-
<b>Trade and other payables</b>	20.735,69	-	-	-	-	-	20.735,69
<b>TOTAL</b>	<b>20.735,69</b>	-	-	-	-	-	<b>20.735,69</b>

December 31, 2023

	FINANCIAL LIABILITIES						
	2024	2025	2026	2027	2028	From now on	TOTAL
<b>Dividends payable</b>	450.000,00	-	-	-	-	-	450.000,00
<b>Trade and other payables</b>	13.805,56	-	-	-	-	-	13.805,56
<b>TOTAL</b>	<b>463.805,56</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>463.805,56</b>

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

**11. Revenues and Expenses****11.1 Net revenues**

The distribution of the Company's net sales is as follows:

	2024	2023
Income from services rendered to group companies (see note 13)	4.678,97	4.678,97
Dividend income from subsidiaries	2.599.111,43	1.049.338,19
Interest income from loans to subsidiaries (see note 13)	0,00	3.981,78
<b>TOTAL</b>	<b>2.603.790,40</b>	<b>1.057.998,94</b>

The breakdown of the Company's net sales during fiscal year 2024 is as follows:

Dividends distributed by subsidiaries on account of 2024 profits:

Meta Real Estate S.L.U.: 37,000.00 euros

Orinoquia Andalucía S.L.U.: 2,045,000.00 euros

Cinaruco Real Estate S.L.U.: 98,000.00 euros

Caroni Real Estate S.L.U.: 190,000.00 euros

**Total dividends received for fiscal year 2024: 2,370,000.00 euros**

Dividends distributed in 2024, by the subsidiaries of the remainder of the profits for the year 2023:

Meta Real Estate S.L.U.: 77,160.52 euros

Orinoquia Andalucía S.L.U.: 8,197.43 euros

Cinaruco Real Estate S.L.U.: 42,090.43 euros

Caroni Real Estate S.L.U.: 101,663.05 euros

**Total dividends received on account of 2023 results: 229,111.43 euros**

Re-invoicing of Administration and Management Fees of Orinoquia Capital Management to subsidiaries:

Meta Real Estate S.L.U.: 840.02 euros

Orinoquia Andalucía S.L.U.: 275.86 euros

Cinaruco Real Estate S.L.U.: 1,232.86 euros

Caroni Real Estate S.L.U.: 545.97 euros

Arauca Real Estate S.L.U.: 1,784.26 euros

**Total Re-invoicing to subsidiaries: 4,678.97 euros**

**Total turnover of the Company: 2.603.790,40**

All of the revenues for the years ended December 31, 2024 and 2023 have been realized in Mexico.

Currently, the Company, as described in Note 1, is the head of a group of companies to which companies in the real estate sector domiciled in Spain report directly. In this regard, for the purposes of accounting classification of certain captions of the abridged income statement, the Company is considered to be an Industrial Holding Company in accordance with consultation 2 of BOICAC 79/2009.

**11.2 Other financial expenses**

The item "Other financial expenses" includes the interest generated on the Sabadell current account, for a total amount ('141.19).

**11.3 Provision and reversal of impairment of investments in group companies**

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

<b>Reversal of impairment of investments in group companies</b>	<b>2024</b>	<b>2023</b>
Meta Real Estate, S.L.U.	-	-
Orinoquia Andalucía I, S.L.U.	-	-
Caroni Real Estate, S.L.U.	-	-
Cinaruco Real Estate, S.L.U.	-	-
Arauca Real Estate, S.L. U	<b>93.778,39</b>	<b>(93.778,39)</b>
<b>Total</b>	<b>93.778,39</b>	<b>(93.778,39)</b>

In the case of the subsidiary Arauca Real Estate S.L.U., the entire impairment of the investment in the shares in that company in 2023 was reversed.

**11.4 Other operating expenses**

The breakdown of other operating expenses is as follows:

	<b>2024</b>	<b>2023</b>
Independent professional services	<b>90.214,44</b>	<b>195.894,69</b>
LEGAL SERVICES AND NOTARIAL HONOR	<b>23.599,88</b>	<b>130.454,39</b>
COMPUTER MAINTENANCE	-	-
ADVISORY SERVICE. ACCOUNTING AND TAX	<b>22.360,25</b>	<b>21.221,00</b>
SERVICES PROVIDED BY OCM	<b>23.293,15</b>	<b>23.242,27</b>
EXTERNAL CONSULTANT AND REGISTRATION COSTS	<b>56,08</b>	<b>82,54</b>
OTHER SERV. PROF. INDEPENDENT	<b>20.905,08</b>	<b>20.894,49</b>
Insurance premiums, banking services and others	<b>1.536,70</b>	<b>709,25</b>
BANKING AND SIMILAR SERVICES	<b>1.272,22</b>	<b>346,26</b>
MISCELLANEOUS CENTRAL AND STR	<b>264,46</b>	<b>353,64</b>
NON-DEDUCTIBLE EXPENSES	<b>0,02</b>	<b>9,35</b>
<b>TOTAL</b>	<b>91.751,</b>	<b>196.603,</b>

The caption "Independent professional services" includes the fees related to the management contract signed with Orinoquia Capital Management, S.L. (see detail below) as well as notary fees and legal, tax and accounting fees.

The details of the Administration and Management contract between Orinoquia Real Estate SOCIMI, S.A. and Orinoquia Capital Management S.L. are as follows:

**Fees, services and main features of the contract**

On June 16, 2017 the Parent Company, (hereinafter the "Company") signed an administration and management agreement with Orinoquia Capital Management S.L., formerly named Cinaruco Capital Management S.L, (hereinafter the "Manager") with the purpose of delegating part of the ordinary management of the Company's administration and the execution of its Business Plan for a minimum period of eight years of mandatory compliance and annual extensions at the discretion of the Manager, in the event that the Company's Business Plan had not been completed by June 16, 2025.

The remuneration set for the Administration and Management services was established as a percentage of 1.25% per annum on the Company's funds managed by the Manager. Funds managed by the Manager were defined as the sum of the Company's capital stock, future capital increases, participating loans and loans received from its Partners and Shareholders, expressly excluding the Company's bank financing. This remuneration is accrued quarterly in favor of the Manager and is calculated as Funds under management are received by the Company on a 360-day annual basis.

The administration and management contract also establishes a success or profit sharing fee in favor of the Manager provided that certain profitability conditions are met in the investments made by the Company. The success or profit sharing fee corresponds to 20% of the Company's profits from all investments made by the Company once the Company has recovered the investment made and has obtained a return equivalent to

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

14% per annum before corporate income tax ("the preferential rate of return"). The right to participate in the profits or the accrual of success fees will occur upon liquidation or completion of all the investments made by the Company and will include all the investments or businesses of the Company, its subsidiaries and investees, in such a way that they will depend on the total or global profitability achieved by the Company upon completion of its Business Plan. It was established that in the event that by 16/06/2025 the Company had not completed its Business Plan and the Company had not liquidated, divested or completed all of its investments or businesses, the Manager shall also be entitled to collect the success or profit sharing fees and they shall accrue at that time in favor of the Manager.

In such case, a calculation of such fees will be made considering the Net Asset Value of the Company as determined by the market value of the assets of the Company (and its subsidiaries) performed by an independent external valuator. The result of the fee calculation shall be recorded, in such case, as an account payable (or debt) of the Company to the Manager and in the event that the Company does not have sufficient liquidity to settle such debt, the Manager shall have the right to capitalize such debt and receive payment in shares of the Company by means of a capital increase of the Company. If on 16/06/2025 the Company's shareholders decide to carry out a divestment strategy or to complete the Business Plan by means of a partial or total sale and purchase of the Company's shares or other restructuring operations such as mergers, spin-offs, capital increases and other types of capital increases, the Gestora shall have the right to capitalize such debt and to receive payment in shares of the Company through a capital increase of the Company, capital increases and any other type of transaction involving a significant restructuring of the Company or a change of control of the Company or its management body, the Manager shall have the right for such transaction to result in the Company receiving the liquidity necessary to satisfy the success fees accrued in favor of the Manager.

The total fees accrued in 2024 in favor of the Gestora under the administration and management contract amounted to 186,141.62 euros, of which 23,293.15 euros were invoiced by the Gestora to the Company. Of the amount of 23,293.15 euros, 4,678.97 euros were passed on by the Company to the subsidiaries, so that the Administration and Management fees actually borne by the Company amounted to 18,614.18 euros, which corresponds to 10% of the total Administration and Management fees, the remainder being borne by the subsidiaries on a proportional basis according to the funds invested by the Company in each of the subsidiaries.

The contract sets out a list of services of the Manager relating to the management and general advice in the execution of the Company's Business Plan as "Asset Manager", which are remunerated with administration and management fees and success fees.

Exclusivity:

The Administration and Management Agreement between the Company and the Manager contains an exclusivity clause in favor of the Manager, i.e. the Company may not contract the same or similar services with other companies other than the Manager. However, the Manager may provide management services to other companies.

Representation of the Company:

In the Administration and Management Agreement, the Company agreed that the Manager may legally represent the Company with respect to its real estate investments. In said contract the Company agreed to grant a broad power of attorney before a notary public in favor of the Manager so that the latter could represent the Company in the purchase, sale, lease of real estate, contracting of services necessary for the execution of the Entity's real estate projects and in general for any need that may arise as a consequence of the relationship between the Manager and the Company. To date, such power of attorney has not been granted, nor has it been required by the Gestora.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Penalty for unilateral termination by the Company

The agreement established that if the Company intends to terminate or unilaterally terminates the agreement for causes attributable to the Company or breaches the Exclusivity clause, the Manager will be entitled to receive compensation equivalent to the amount of administration and management fees remaining between the date of termination and the date of termination of the agreement, i.e. June 16, 2025. In addition, in such case, the Gestora will be entitled to compensation equal to the amount resulting from the calculation of success fees or profit sharing, using the date of termination of the administration and management contract as the calculation date.

**12. Tax status****12.1 Current balances with public administrations**

In 2024 and 2023 there were no balances of tax assets and tax liabilities at year-end.

**12.2 Reconciliation between the accounting result and the taxable income for tax purposes**

The reconciliation between the accounting income and the taxable income for income tax purposes for the years that ended December 31, 2024 and 2023 are presented below:

<b>2024</b>	<b>Profit and loss account</b>	
Balance of income and expenses for the year	2.605.676,46	
	Increases	Decreases
Corporate income tax	-	-
Permanent differences	-	-
Compensation Bis	-	-
Taxable income (taxable income)	2.605.676,46	-
Tax rate:	0,00%	0,00%
Full amount	-	-
Net quota:	-	-
<b>Liquid payable/ (to be returned)</b>	-	-

<b>2023</b>	<b>Profit and loss account</b>	
Balance of income and expenses for the year	766.927,03	
	Increases	Decreases
Corporate income tax	-	-
Permanent differences	-	-
Compensation Bis	-	-
Taxable income (taxable income)	766.927,03	-
Tax rate:	0,00%	0,00%
Full amount	-	-
Net quota:	-	-
<b>Liquid payable/ (to be returned)</b>	-	-

The Company does not have any deferred tax assets not recorded in the accounts. In accordance with the SOCIMI Law, the current corporate income tax is the result of applying the 0% rate to the taxable income. No deduction is applicable in 2024 and was not applicable in 2023.

The following are the payments on account and withholdings for fiscal years 2024 and 2023

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

<b>Payments on account (withholding interest on loans to subsidiaries)</b>	<b>2024</b>	<b>2023</b>
Orinoquia Andalucía I, S.L.U.	-	-
Caroni Real Estate, S.L.U.	<b>756,54</b>	<b>3.396,10</b>
Arauca Real Estate, S.L.U.	-	<b>36,70</b>
Cinaruco Real Estate, S.L.U.	-	<b>446,69</b>
Meta Real Estate, S.L.U.	-	<b>4.844,23</b>
<b>Total</b>	<b>756,54</b>	<b>8.723,72</b>

**12.3 Fiscal years pending verification and inspection activities.**

Under current legislation, taxes cannot be considered definitively settled until the tax returns have been inspected by the tax authorities or the four-year statute of limitations period has elapsed. The Company's directors consider that the aforementioned taxes have been properly assessed and, therefore, even in the event that discrepancies arise in the interpretation of current legislation due to the tax treatment granted to the transactions, any resulting liabilities, should they materialize, would not have a significant effect on these financial statements.

**12.4 Information requirements deriving from the status of SOCIMI, Law 11/2009, as amended by Law 16/2012 and by Law 11/2021 (hereinafter, SOCIMI Law).**

The information required by Article 11 of the SOCIMI Law is detailed below:

**a) Reserves from fiscal years prior to the application of the tax regime established in the SOCIMI Law.**

At December 31, 2024, the reserves from previous years in which the tax regime established in the SOCIMI Law has not been applied are: 9,197.05 euros.

**b) Reserves from fiscal years in which the tax regime established in the SOCIMI Law has been applied.**

At December 31, 2024, the reserves arising from years in which the tax regime established in the SOCIMI Law has been applied are: 156,621.40 euros, deriving from income subject to the 0% tax rate.

Dividends distributed with a charge to profits for each year in which the tax regime established in this SOCIMI Law has been applicable, differentiating the part that comes from income subject to a tax rate of 0%, 15% or 19%, with respect to those that, if applicable, have been taxed at the general tax rate.

<b>Exercise</b>	<b>Amount dividend</b>	<b>Income subject to the 0% rate</b>	<b>Income subject to 15% tax</b>	<b>Income subject to 19% tax</b>	<b>Income subject to the general rate of taxation</b>	<b>Date of adoption of dividend distribution resolution</b>	<b>Fiscal year in which the result was generated</b>
2023	240.234,30	240.234,30				27/06/2024	2023
2023	450.000,00	450.000,00				28/12/2023	2023
2022	34.286,23	34.286,23				28/06/2023	2022
2022	320.000,00	320.000,00				30/12/2022	2022
2022	169.736,36	169.736,36				28/06/2022	2021
2022	81.993,96	81.993,96				08/02/2022	2021
2021	30.568,23	30.568,23				30/06/2021	2019

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

In the abridged financial statements for the year ended December 31, 2023, the members of the Board of Directors of the Company proposed the distribution of all of the profits obtained by the Company during the year 2023, taking into account the allocation of the legal reserve and the dividends distributed on account of the year 2023. This proposal was approved by the Ordinary General Shareholders' Meeting of the Company on June 27, 2024.

c) In the case of distribution charged to reserves, designation of the year from which the reserve was applied and whether the reserves were taxed at 0%, 15%, 19% or at the general rate.

In 2024, no dividends have been distributed against Reserves.

The Company distributed the amount of €3,805.18 on June 30, 2021 from reserves generated in the 2018 financial year, prior to the application of the special tax regime for SOCIMIs, for which reason these reserves were taxed at the general rate of 25%.

d) Date of the resolution to distribute the dividends referred to in b) and c) above.

See paragraphs b) and c) above.

e) Date of acquisition of the real estate for lease and of the shares in the capital of the entities referred to in Article 2.1 of the SOCIMI Law.

The Company holds shares in the capital of entities referred to in Article 2.1 of the SOCIMI Law. The detail is as follows:

Investee company	No. of shares	Equity in capital stock	Date of adoption of Special Tax Regime for SOCIMIs (*)	Date of acquisition of shares in subsidiaries (**)
Meta Real Estate, S.L.U.	3.000	100%	20/05/2019	27/07/2017
Orinoquia Andalucía I, S.L.U.	3.000	100%	21/05/2019	27/07/2017
Caroni Real Estate, S.L.U.	3.000	100%	28/06/2019	28/06/2019
Arauca Real Estate, S.L.U.	3.000	100%	15/07/2019	15/07/2019
Cinaruco Real Estate, S.L.U.	3.000	100%	16/09/2019	16/09/2019

(\*) Date of the resolution of the Sole Shareholder of the investee company.

(\*\*) Acquisition by incorporation of investee companies

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

**f) Identification of the assets that compute within the 80% referred to in section 1 of article 3 of the SOCIMI Law.**

The Company, on an individual basis, has no direct Real Estate Investments as of December 31, 2024. The assets that compute, on a consolidated basis, within the 80% referred to in section 1 of article 3 of the SOCIMI Law, are as follows:

Investee company	Property	Date of acquisition of the properties by the investees
Meta Real Estate, S.L.U.	Portal de Valldigna Street N.º 8, Valencia	13/02/2018
Orinoquia Andalucía I, S.L.U.	Plaza de la Merced N.º 22, Malaga	17/01/2019(*)
Caroni Real Estate, S.L.U.	Calle Casas de Campo N.º 20, Málaga	07/02/2021 (**)
Arauca Real Estate, S.L.U.	Lérida Street, 41 Madrid	24/03/2022
Cinaruco Real Estate, S.L.U.	Calle Eraso N.º 5, Madrid	04/02/2022

(\*) Building sold on December 19, 2024.

(\*\*) Building sold on March 26, 2025.

The consolidated balance sheet of the group complies with the minimum 80% investment requirement established in Article 3 of the SOCIMI Law.

Reserves from fiscal years in which the tax regime applicable in the SOCIMI Law has been applicable, which have been disposed of in the tax period, other than for distribution or to offset losses, identifying the fiscal year from which such reserves originate.

	2024(*)	2023	2022	2021	2020
Results	2.605.676,46	766.927,03	393.651,37	279.700,36	- 39.922,70
Legal reserve allocation	260.567,65	76.692,70	39.965,14	27.970,04	-
Balance of Reserves	156.621,40	79.827,70	40.563,56	12.593,52	12.593,52

(\*) Proposal made by the Company's directors.

In fiscal years 2024, 2023, 2022, 2021 and 2020 no legal reserve has been distributed.

## **LIMITATIONS ON THE DISTRIBUTION OF DIVIDENDS**

In accordance with the Capital Companies Law and pursuant to Article 6.2 of Law 11/2009, of October 26, 2009, as amended by Law 16/2012, which regulates Listed Real Estate Investment Companies, the Parent Company must allocate an amount equal to 10% of the profit for the year to the legal reserve until it reaches 20% of the capital stock. The legal reserve may only be used to increase capital stock. Except for the aforementioned purpose, until the legal reserve exceeds 20% of capital stock, it may only be used to offset losses, provided that sufficient other reserves are not available for this purpose. As of December 31, 2024, the legal reserve has not been established.

After covering the expenses provided for by law or the bylaws, dividends may only be distributed out of the profit for the year, or out of unrestricted reserves, if the value of the net assets is not or, as a result of the distribution, is not less than the share capital. For these purposes, profits charged directly to equity may not be distributed, either directly or indirectly. If there were losses from previous years that would cause the value of the Company's equity to be less than the amount of the share capital, the profit would be used to offset these losses.

### Mandatory dividend distribution

Given its status as a SOCIMI, and as set forth in Article 27 of its bylaws, the Parent Company shall be obliged to distribute the profit obtained in the year in the form of dividends to the Shareholders, once the corresponding mercantile obligations have been met, in accordance with the provisions of Article 6 of Law 11/2009, of October 26, as amended by Law 16/2012, which regulates Listed Real Estate Investment Companies (SOCIMI).

## **13. Other Information**

### **13.1 Information on compliance with articles 229 to 231 of the Capital Companies Act.**

The directors Mr. Axel Capriles Méndez and Mr. Edric Capriles Hernández, who have held positions on the Board of Directors of the Company and are direct or indirect shareholders of related companies that provide services to the Company, if they have matters to report in relation to the duties of loyalty, to avoid situations of conflict of interest and not to compete with the Group, in accordance with the provisions of Articles 229 to 231 of the Capital Companies Act.

These directors have controlling interests and/or are directors in other non-Group companies that may be considered to be engaged in activities that compete with the Company or its subsidiaries.

In addition, the aforementioned directors may be affected by conflict of interest situations, for which reason they have requested a waiver from the Company's General Shareholders' Meeting, which was approved on January 12, 2021. This dispensation to carry out activities on their own account or on behalf of others, or through subsidiary companies, which may compete with the Company or its subsidiaries or which may generate situations of conflicts of interest, has included all the members of the Board of Directors of the Company. Said dispensation has included a specific mention to those companies in which Mr. Axel Daniel Capriles Méndez or Mr. Edric Daniel Capriles Hernández has a shareholding or which are managed by Mr. Axel Daniel Capriles Méndez or Mr. Edric Daniel Capriles Hernández, which may imply a situation of competition with the Group of which the Company is the head

Of the current assumptions of conflict of interest and competition in which Mr. Axel Daniel Capriles Méndez may incur with respect to the Company or its subsidiaries, through its subsidiaries, as a consequence of being a partner or controlling partner (directly or indirectly) and/or director of the following companies:

Orinoquia Capital Management, S.L.: Controlling Partner and Administrator.  
Casiquiare Operadora, S.L.: Controlling Partner and Administrator.  
Casiquiare Gestión Turística, S.L.: Controlling Partner and Administrator.  
Gran Roque Capital, S.L.: Controlling Partner and Administrator.  
Ocamo Promociones, S.L.: Controlling Partner and Administrator.  
Delta Real Estate, S.L.U.: Controlling Partner and Administrator  
Proyectos Kasai, S.L. Partner and Administrator  
Zambeze Inversiones, S.L. Partner and Administrator  
Tana Real Estate, S.L. Partner and Administrator  
Inversiones El Morichal, S.L. Partner and Joint Administrator.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Of the current assumptions of conflict of interest and competition, in which Mr. Edric Daniel Capriles Hernández incurs with respect to the Company, through its subsidiaries, as a consequence of being a partner or controlling partner (directly or indirectly) of control and/or administrator of the following companies:

Orinoquia Capital Management, S.L.: Controlling Partner and Administrator.  
 Casiquiare Operadora, S.L.: Administrator.  
 Salesas Real Estate, S.L.U: Controlling Partner and Administrator.  
 Ocamo Promociones, S.L.: Administrator.  
 Delta Real Estate, S.L.U.: Administrator  
 Tana Real Estate, S.L, Director and indirect shareholder

The Shareholders' Meeting of the Company, by resolution of January 12, 2021, also resolved to exempt Mr. Herman José Sifontes Tovar, Mr. André Marc Daniel Przedborski and Mr. Juan Antonio Guitart Carmona from their obligation not to compete with the Company, with respect to their positions and shareholdings in other companies, under the terms permitted by Article 230.3 of the Capital Companies Act, provided that (and this has been made known to the exempted Directors): (i) no damage can be expected for the Company in any case; (ii) the Director informs the Board of Directors in a timely manner in the event of a conflict of interest or "effective" competition that causes the slightest damage to the Company; and (iii) the exempted Director resigns from his position in the event that any damage, prejudice or negative effect were to occur.

**13.2 Remuneration and other benefits to directors and senior management.**

As of December 31, 2024, the Company's Directors had not received any remuneration in the form of salaries, per diems or remuneration for profit sharing or share premiums. Neither have they received any shares or stock options during the year. Mr. Juan Guitart Carmona, as fees for advising the Board of Directors of the Company, has received and accrued as of December 31, 2024, an amount of five thousand euros (5,000.00 euros).

The Company has no personnel at December 31, 2024 and 2023.

**13.3 Guarantees given to third parties and other commitments assumed.**

As of December 31, 2024, the Company no bank guarantees

At December 31, 2024 the Company has granted a joint and several guarantee to CaixaBank S.A. for a mortgage loan held by the subsidiary Arauca Real Estate, S.L.U. The principal amount of this loan amounts to 3,460,907.74 euros.

At December 31, 2024, the Company has granted a joint and several guarantee to Bankinter, S.A. for a mortgage loan held by the subsidiary Caroni Real Estate, S.L.U. The principal amount of this loan amounts to 547,594.04 euros.

**13.4 Balances and transactions with related parties**

The Company's balances on its balance sheet as of December 31, 2024 and 2023 with its subsidiaries are as follows:

Razón Social	Tipo de vinculación	Concepto	2024	2023
Meta Real Estate, S.L. U	Empresa Dependiente	Cientes emp. grupo	1.016,42	977,05
Orinoquia Andalucía I, S.L.U.	Empresa Dependiente	Cientes emp. grupo	333,79	875,27
Caroni Real Estate, S.L.U.	Empresa Dependiente	Cientes emp. grupo	660,62	747,44
Arauca Real Estate, S.L.U.	Empresa Dependiente	Cientes emp. grupo	2.158,95	1.558,24
Cinaruco Real Estate, S.L.U.	Empresa Dependiente	Cientes emp. grupo	1.491,76	1.503,56
Orinoquia Andalucía I, S.L.U.	Empresa Dependiente	Dividendo pendiente de cobro	1.880.000,00	0,00
Caroni Real Estate, S.L.U.	Empresa Dependiente	Intereses Préstamo	0,00	3.981,78
<b>Total</b>			<b>1.885.661,54</b>	<b>9.643,34</b>

Transactions in 2024 and 2023 with group and related companies were as follows.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Razón Social	Tipo de vinculación	Concepto	2024	2023
Meta Real Estate, S.L.U.	Empresa dependiente	Prestación de servicio	840,02	807,48
Orinoquia Andalucía I, S.L.U.	Empresa dependiente	Prestación de servicio	275,86	723,36
Caroni Real Estate, S.L.U.	Empresa dependiente	Prestación de servicio	545,97	617,72
Arauca Real Estate, S.L.U.	Empresa dependiente	Prestación de servicio	1.784,26	1.287,80
Cinaruco Real Estate, S.L.U.	Empresa dependiente	Prestación de servicio	1.232,86	1.242,61
Caroni Real Estate, S.L.U.	Empresa dependiente	Ingresos por dividendos	291.663,05	356.339,18
Cinaruco Real Estate, S.L.U.	Empresa dependiente	Ingresos por dividendos	140.090,43	155.086,48
Meta Real Estate, S.L.U.	Empresa dependiente	Ingresos por dividendos	114.160,52	347.351,85
Orinoquia Andalucía I, S.L.U.	Empresa dependiente	Ingresos por dividendos	2.053.197,43	190.560,68
Caroni Real Estate, S.L.U.	Empresa dependiente	Intereses Préstamo	-	5.448
Orinoquia Andalucía I, S.L.U.	Empresa dependiente	Intereses Préstamo	-	(1.466)
Orinoquia Capital Managment, S.L.	Empresa vinculada	Otros gastos de explotación	(23.293)	(18.665)
<b>Total</b>			<b>2.603.790,40</b>	<b>1.057.998,94</b>

There are no balances of related party transactions with partners and/or directors.

The Company's transactions in the income statement as of December 31, 2024 and 2023 with its subsidiaries are as follows:

Services rendered

In 2024 and 2023, they are due to the invoicing made by the Company to its subsidiaries of the expenses incurred by the Administration and Management. The amount charged was distributed among the 5 subsidiaries according to the weight of the funds invested by the Company in each of the subsidiaries.

Revenues from Re-invoicing of Administration and Management Fees:

Company	2024	2023
Caroni Real Estate, S.L.U.	545,97	739,74
Meta Real Estate, S.L.U.	840,02	810,42
Orinoquia Andalucía I, S.L.U.	275,86	739,30
Cinaruco Real Estate, S.L.U.	1.232,86	1.093,76
Arauca Real Estate, S.L.U.	1.784,26	1.295,75
<b>Tota</b>	<b>4.678,97</b>	<b>3.939,23</b>

Interest income from loans:

Company	2024	2023
Meta Real Estate, S.L.U.	-	-
Cinaruco Real Estate, S.L.U.	-	-
Arauca Real Estate, S.L.U.	-	3.981,78
Caroni Real Estate, S.L.U.	-	-
<b>Total</b>	<b>-</b>	<b>3.981,78</b>

Fees for Management and Administration Services of the related company Orinoquia Capital Management, S.L.

Company	2024	2023
Orinoquia Capital Management, S.L.	23.293,15	23.242,26
<b>Total</b>	<b>23.293,15</b>	<b>23.242,26</b>

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

Orinoquia Capital Management S.L. is 50% owned by Salesas Real Estate S.L.U (a company wholly owned by Mr. Edric Daniel Capriles Hernández) and 50% owned by Casiquiare Gestión Turística S.L.U. (a company wholly owned by Mr. Axel Daniel Capriles Méndez). The fees established for the services between the company and the subsidiaries represent 60% of the fees paid to the management company and of this amount, each subsidiary is entitled to an amount equivalent to the weight of the net book value of its real estate investments, in relation to the sum of the net book value of all the real estate investments of the subsidiaries.

**14. Events arising after the reporting date**

Subsequent to year-end, the following events have occurred:

On February 3, 2025, the Company's Board of Directors resolved to distribute an interim dividend for the year ended December 31, 2024. The dividend payment date was February 13, 2025 and the gross amount amounted to €2,220,000.00, which represented a dividend of €0.15557113 per share. The payment of this dividend was made through the mechanisms of Sociedad de Gestión de los Sistemas de Registro, Compensación, Liquidación de Valores, S.A (Iberclear).

Last trading date (D)	February 10, 2025
Ex Date (D+1)	February 11, 2025
Record Date (D+2)	February 12, 2025
Dividend payment date (D+3)	February 13, 2025
Total gross dividend	2.220.000,00 €
Shares outstanding	14.270.000
Gross amount (euros/share)	0,15557113 €
Withholding tax (euro/share)	0,02955851 €
Net amount (euros/share)	0,12601261 €

The Board of Directors of the Company, by resolution of February 21, 2025, has called an Extraordinary Shareholders' Meeting of the Company for March 24, 2025, at 11:00 a.m. on its first call. The agenda for the aforementioned Meeting is the Authorization for the Company to proceed with the acquisition of its own shares.

On March 26, 2025, the subsidiary Cinaruco Real Estate, S.L.U. sold the building at 5 Eraso Street in Madrid for a price of 8,500,000 euros. With the sale, Cinaruco Real Estate, S.L.U. has proceeded to the total early repayment of the mortgage loan it had with the bank Bankinter and has proceeded to the cancellation of the lease contract it had with Casiquiare Operadora S.L. This was the only property owned by the subsidiary.

In the opinion of the Company's directors, in addition to those described above, no other subsequent events have come to light that could have an impact on these abridged financial statements.

**ORINOQUIA REAL ESTATE SOCIMI, S.A.**

*This document is a free translation of an original text in Spanish. The Spanish language version shall be controlling in all respects and shall prevail in case of any inconsistencies with this English translated version, if any.*

---

**PRESENTATION OF THE ABRIDGED FINANCIAL STATEMENTS**

On April 29, 2025, The Board of Directors of Orinoquia Real Estate SOCIMI, S.A. in compliance with the requirements established in Article 253 of the Capital Companies Act and Article 37 of the Code of Commerce, proceeds to prepare the abridged financial statements (abridged balance sheet, abridged profit and loss account, abridged statement of changes in equity and abridged notes) for the year ended December 31, 2024, which are constituted by the documents attached hereto.

---

D. Axel Daniel Capriles Méndez  
Chairman

---

D. Herman José Sifontes Tovar  
Board Member

---

D. Edric Daniel Capriles Hernández  
Vice President

---

Mr. Juan Antonio Guitart Carmona  
Board Member

---

D. André Marc Daniel  
Board Member

---

D. Eduardo Sans Sampietro  
Secretary Non-member of the Board

---

D. Leopoldo Mendoza  
Counselor