



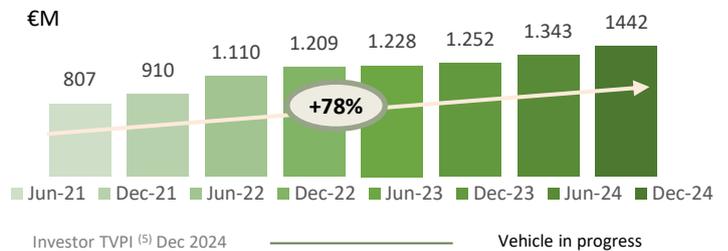
Vehicle Overview

| | | |
|--------------------------------------|--|------------------------------|
| Target Assets Logistics Assets | Geography Spain and Portugal | Form SOCIMI |
| Launch date 05 / 2021 | Capital €881M | Bankinter Investment €56M |
| Capital Invested 100% | GAV Investment €1.442M ⁽⁴⁾ | Managing Partner €45M |
| LTV Ratio 42% ⁽¹⁾ | Vehicle term 10 years | Asset Manager Valfondo |

Operative assets' main financial KPIs⁽²⁾



Trend in gross asset value (GAV)⁽⁴⁾

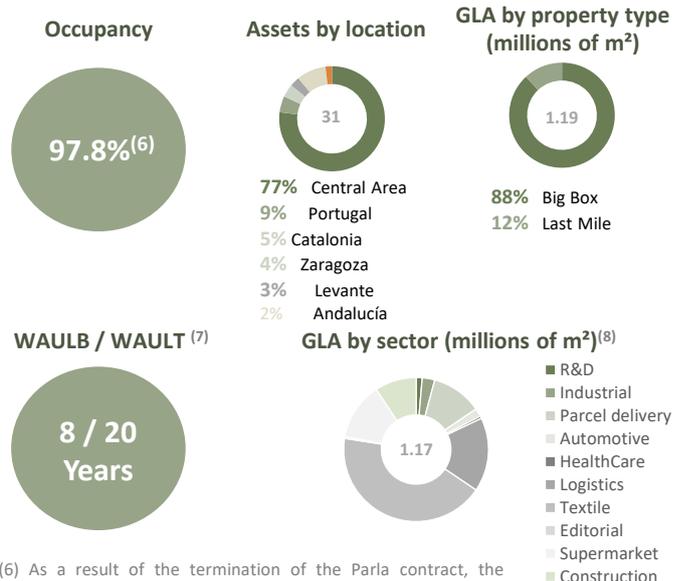


(1) LTV ratio that considers the value of the assets in their current condition including the actual amount borrowed. Calculation method: (Amount borrowed – cash)/Investment (GAV).
 (2) Unaudited December 2024 figures.
 (3) Annualised income from the operative assets calculated by multiplying the last monthly rent collected by 12 months. In the case of the Parla asset (the only unoccupied operative asset), the market rent for a warehouse with the same features and location has been assumed.
 (4) At 31 December 2024, GAV was €1.442M, which is equal to the value of the asset portfolio as valued by Savills.
 (5) Value of the investment (aggregate distribution + NAV at the most recent valuation) / total disbursement. Not calculated for recently launched vehicles and/or vehicles in development/investment period.

Main KPIs

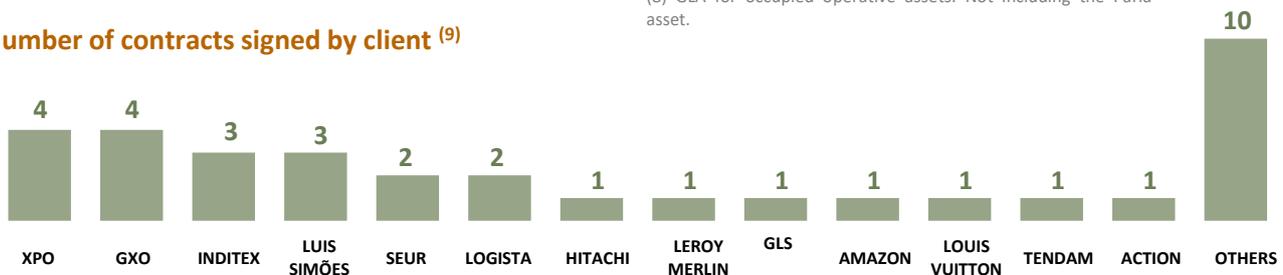


Overview of the operative portfolio



(6) As a result of the termination of the Parla contract, the portfolio is currently not fully occupied.
 (7) Weighted average unexpired lease term to break in the portfolio / End of contract.
 (8) GLA for occupied operative assets. Not including the Parla asset.

Number of contracts signed by client⁽⁹⁾



(9) Two more contracts – for Zaragoza 3C and Zaragoza 3B respectively – were signed.

Details of Financial Figures in Q4 2024

Trend in Main Consolidated Financial Figures

| ITEM | Unit | Dec. 2023 | Dec. 2024 ⁽¹⁾ |
|------------------------------------|------|-----------|--------------------------|
| Turnover | €M | 36.6 | 47.6 |
| NOI ⁽²⁾ | €M | 31.5 | 40.3 |
| Operating expenses | €M | (12) | (12.7) |
| EBITDA ⁽³⁾ | €M | 19.5 | 27.6 |
| Financial profit ⁽⁴⁾ | €M | (14.5) | (21.0) |
| Investment property ⁽⁵⁾ | €M | 1,252 | 1,442 |
| LTV ⁽⁶⁾ | % | 39% | 42% |
| Financing actually borrowed | €M | 509 | 607 |

Year-on-year, **turnover** rose by **+30%** and **NOI** by **+28%**, and operating expenses increased by 6%, bearing witness to the improvements in operating efficiency.

This resulted in a **+42%** increase in the **EBITDA**.

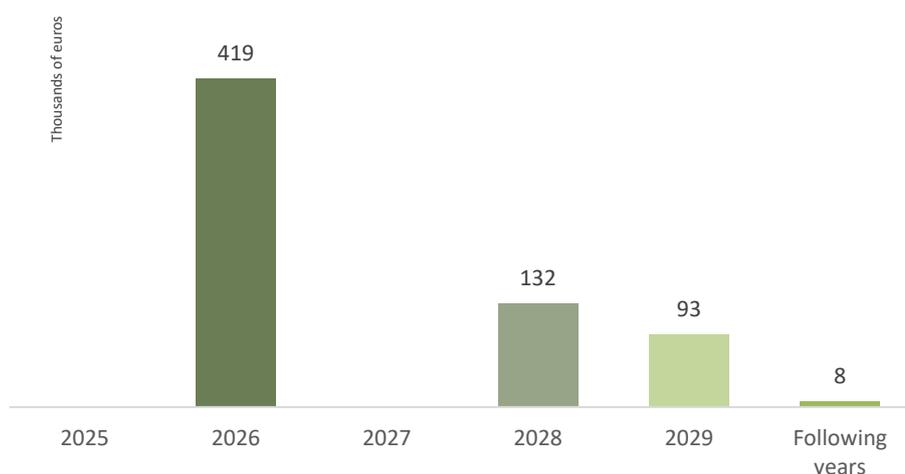
The rise in financial costs was caused by an increase in the debt absorbed and higher reference interest rates applicable to the financing.

In terms of valuation, this continues to increase due to the volume of investment made during the year, as well as the generation of value that is mainly derived from the completion of the development phase and the consequent entry into operation of the assets that are being delivered.

Indebtedness

Financing obtained €671 M

Details of the maturity of the financing arranged by the group is set out below by year (in thousands of euros). This does not include the maturity of the credit accounts (€20M), as they are considered working capital financing:



The first debt to mature will do so in June 2026 and relates to the refinancing of the portfolio carried out in June 2021 through a 5-year syndicated bullet loan⁽⁷⁾.

The other maturities relate to financing arrangements concluded with various financial institutions individually for each project.

(1) Unaudited figures

(2) The NOI figure includes rental income net of operating expenses.

(3) EBITDA calculated as operating income or loss without the impact of goodwill impairment, the change in fair value of investment property or business combination differences.

(4) Financial profit includes income and expenses from the group's financing activities. It does not include profit or loss from the disposal of financial instruments.

(5) At 2024 December, GAV was €1.44 billion, which is equal to the value of the asset portfolio as valued by Savills.

(6) LTV ratio that considers the value of the assets in their current condition including the actual amount borrowed. Calculation method: (Amount borrowed – cash)/Investment (GAV).

(7) Payment structure under which the borrower only pays interest during the term of the loan and must then repay the full principal amount at the end of the agreed period.

Details of the Assets in the Portfolio

OPERATIVE

€62.4 M⁽¹⁾

Annualised income from operative assets

1,196,331 m²

Total GLA for operative assets

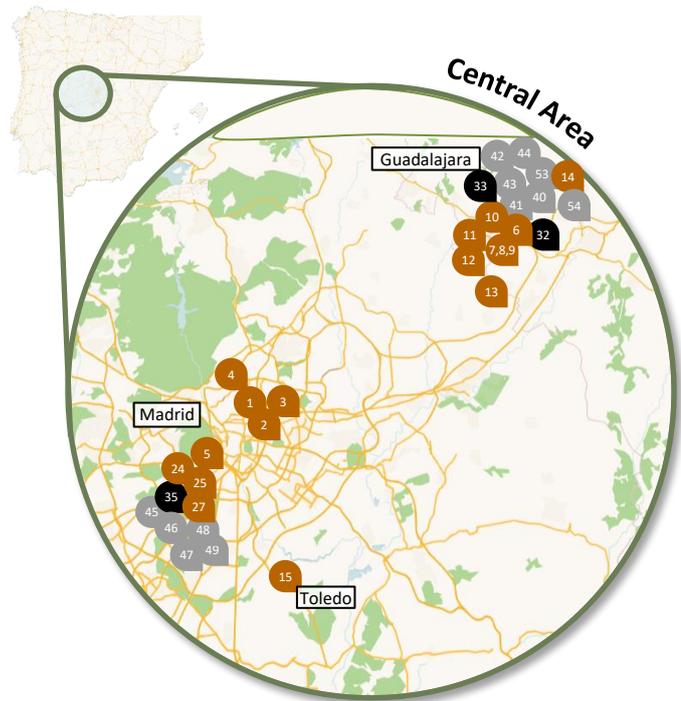
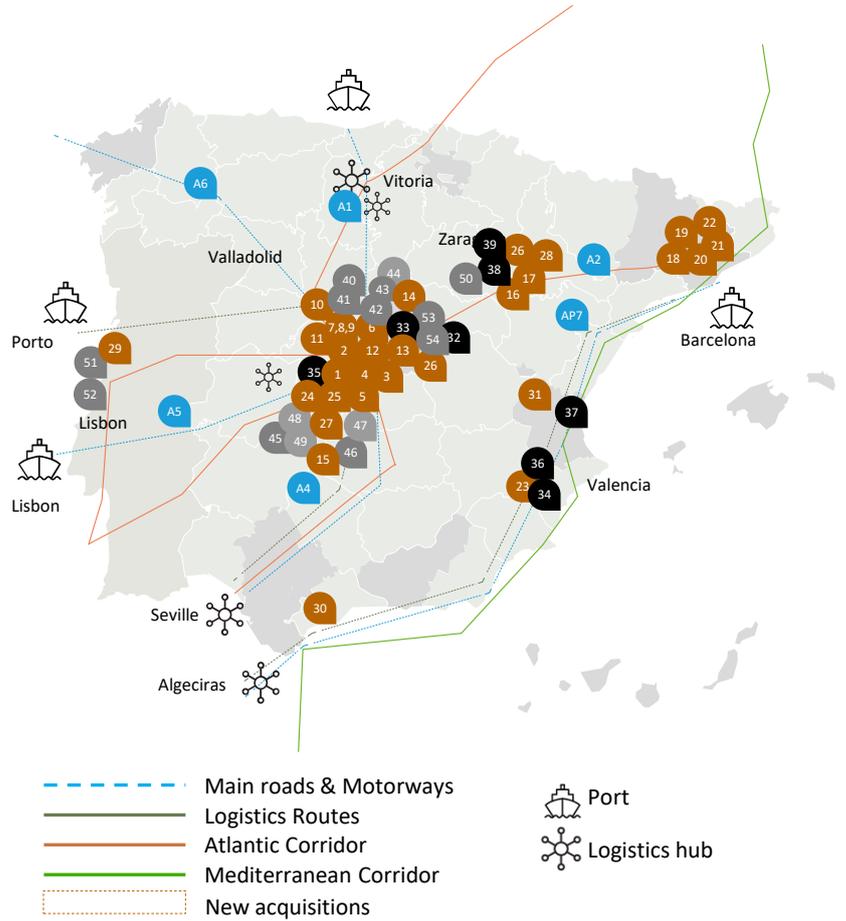
- 1 Coslada 1
- 2 Coslada 2
- 3 San Fernando de Henares
- 4 Alcobendas
- 5 Parla
- 6 Marchamalo 1
- 7 Guadalajara 1A
- 8 Guadalajara 1B
- 9 Guadalajara 1C
- 10 Marchamalo 2A
- 11 Marchamalo 2B
- 12 Marchamalo 3
- 13 Cabanillas
- 14 Torija
- 15 Toledo
- 16 Zaragoza 1
- 17 Zaragoza 2
- 18 Castellbisbal 1
- 19 Castellbisbal 2
- 20 Can Serra 1
- 21 Can Serra 2
- 22 Barberá
- 23 Alicante 1
- 24 Illescas 1A
- 25 Illescas 1C
- 26 Zaragoza 3A
- 27 Illescas 2
- 28 Zaragoza 4
- 29 Castanheria A ★
- 30 Malaga ★
- 31 Alaquàs 1 ★

ASSETS UNDER CONSTRUCTION

- 32 Ruiseñor 2
- 33 Guadalajara 1D
- 34 Alicante 2
- 35 Pradillos M6
- 36 Alicante 3
- 37 Alaquàs 2
- 38 Zaragoza 3B ★
- 39 Zaragoza 3C ★

LAND

- 40 Guadalajara 2
- 41 Guadalajara 3
- 42 Guadalajara 4
- 43 Marchamalo 4
- 44 Marchamalo Common Areas
- 45 Illescas 1B
- 46 Pradillos M2
- 47 Pradillos M3
- 48 Pradillos M4
- 49 Pradillos M5
- 50 Zaragoza 3D
- 51 Castanheria 1B
- 52 Castanheria 1C
- 53 Ruiseñor 1
- 54 Guadalajara 1E



★ New developments in Q4 2024 since Q3 2024

(1) Annualised income from the operative assets calculated by multiplying the last monthly rent collected by 12 months. In the case of the Parla asset (the only unoccupied operative asset), the market rent for a warehouse with the same features and location has been assumed.



Recent Market Trends

SPAIN

Logistics investments rose to over €898 million in Q3, 30% more than Q3 2023, following a 126% year-on-year increase. The middle market remained dominant, accounting for 26% of the market. There were fewer transactions of under €20 million than in the second quarter.

International capital decreased by 4%, dropping from 80% to 76%, with most activity taking place in the United States, the UK and the Czech Republic. Domestic investment rose to 24% of all investment.

Prime yields held steady at 5.35%. The decline in interest rates during the year, coupled with new interest in the sector, will drive prime yield compression in the short to medium term, which should help to increase the valuation of the assets in the portfolio.

| | | | |
|--------------|--------------------------|---------------------|-----------------------|
| 5.35% | €6.85 | €5.29 | 280k m ² |
| Prime yield | Prime rent | Average rent | Take-up in Q3 |
| 10.7% | 3-5 years ⁽¹⁾ | 211k m ² | 15.7 M m ² |
| Vacancy rate | Standard contract term | New stock | Total stock |

Central Area

Between January and September, there was a take-up of over 710k m² in the Central Area, up 2.2% compared to 2023. A total of 19 transactions were closed in Q3, with most activity taking place in the A4 and A2 axes. Demand from logistics operators was spread out and accounted for the majority of demand. Prime rents rose again this quarter, reaching €6.85/m²/month following an increase of 1.5%.

| | | | |
|--------------|------------------------|-------------------|----------------------|
| 5.35% | €8.75 | €6.18 | 240k m ² |
| Prime yield | Prime rent | Average rent | Take-up in Q3 |
| 4.88% | 3+2 | 0k m ² | 11.5k m ² |
| Vacancy rate | Standard contract term | New stock | Total stock |

Catalonia

Take-up in Catalonia reached 240k m² during this Q3, and the downward trend in availability seen throughout 2024 continued. The number of square metres handed over in Q3 was zero. A shortage in supply, added to the entry into the market of state-of-the-art assets, caused prime rents to rise to €8.75/m²/month in Q1, and they are currently stable.

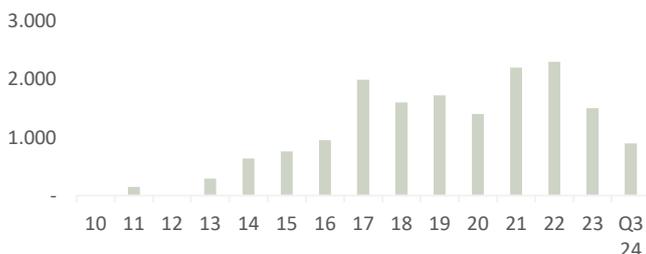
Other logistics hubs

Between January and September, demand for logistics premises in other regions surpassed 570k m², a 64% increase since 2023. Demand in these markets accounted for 20% of all demand in the country.

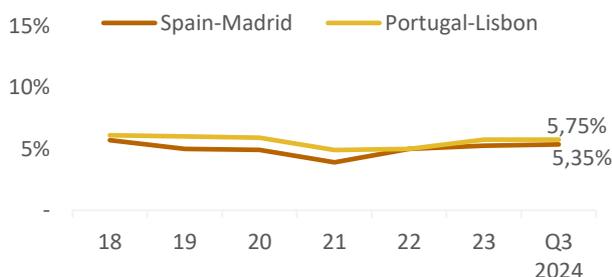
Once again, Valencia had the greatest share, with over 246k m² of take-up so far in 2024. With a take-up of over 180k m², Zaragoza was the second largest market.

Rent remained stable. The highest figures were seen in Bilbao, at €6.50/m²/month, followed by Valencia, Seville and Malaga with €5.50/m²/month and Zaragoza with €4.10/m²/month.

Investments in logistics assets in Spain (€M)



Trend in prime yield in Iberia %



Source: Quarterly reports published by CBRE. Q3 2024

(1) The contract term expressly includes a mandatory minimum term of 3 to 5 years.



Recent Market Trends

PORTUGAL

Three logistics transactions were recorded in Portugal in Q3 (two in the Lisbon area and one in Porto), for a total of €35 million (a 72% increase compared to Q2 2024 and 20 times the Q3 2023 figure). So far this year, investment has reached €63.5 million, a 51% increase compared to the same period of last year. Prime logistics yields remained stable compared to the previous quarter (-5.75% in Lisbon and 6% in Porto) and experienced a similar rise of 50 bps compared to 2023.

€5.25

Big Box prime rent

€6.50

Last Mile prime rent

30,7 k m²

Take-up

Lisbon

In Q3, Lisbon saw a take-up of 30,700 m² in the logistics sector, 62% less than in Q2. The vacancy rate in the city rose slightly compared to the previous quarter and is currently at 2.72%. Prime rents continued to climb, rising by €0.25/m²/month in some areas, and with the highest rent (€6.50/m²/month) in Sintra-Cascais.

2.7%

Vacancy rate

2.9 M m²

Total stock

414.7 k m²

Expected delivery of new stock

€5.5

Big Box prime rent

€6.50

Last Mile prime rent

36.8 k m²

Take-up

Porto

In Q3, Porto, experienced its strongest quarter of 2024 so far and accounted for around half of all take-up in the country. A total of 36,800 m² of logistics space was occupied in this region following a quarter-on-quarter increase of 170%, increasing by 36,800 m² in the third quarter, which contributed to a cumulative total of 61,900 m² for the year. Prime rents maintained their upward trend. This quarter, rents increased by around €0.25/m²/month in Maia and Valongo.

1%

Vacancy rate

1.5 M m²

Total stock

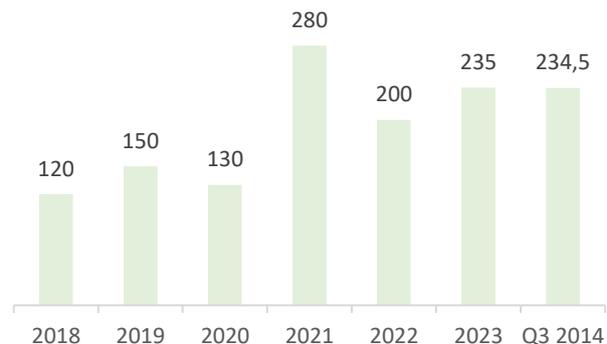
110.6 k m²

Expected delivery of new stock

Rent (€/m²/month) and prime yield trends in Portugal



Take-up in Lisbon and Porto (thousands of m²)





Main Developments in the Portfolio at December 2024

The most outstanding events involving the company's **assets** in Q4 are summarised below:

| OPERATIVE | # | Asset | New developments since the last report |
|-----------|---|---------------|---|
| | 1 | Parla | Following the impact of the DANA weather event in Valencia and Castilla-La Mancha, the Central Government's Office in Madrid Autonomous Region sought our assistance at the request of the Spanish Ministry of Territorial Policy. As a result, we allowed them to use this asset to store medical cleaning supplies and food and other essentials to be sent to the affected areas. After embarking on a co-exclusive partnership with two leading firms – Knight Frank and Savills – operators were contacted to discuss its joint marketing. Several operators in the logistics market have expressed interest in the warehouse. |
| | 2 | Castanheira 1 | Following its final handover in November, the tenant is currently in the process of establishing itself in this asset while starting to conduct its business. |
| | 3 | Alaquàs 1 | Following its handover in December, the tenant is currently in the process of automating and establishing its business in this asset. |
| | 4 | Malaga | The tenant is in the process of establishing its business in the warehouse and anticipates starting operations in late Q1 2025. |
| | 5 | Marchamalo 2A | The lease with the operator that was previously renting the warehouse has been successfully renewed for five years. |
| | 6 | Illescas 1A | The photovoltaic installation expansion works in this asset have been completed. |
| | 7 | Toledo | The heating and air conditioning installation works in the warehouse have started and are making good progress. The works on the silo have reached the final stage and should be finished by Q1 2025. |

| ASSETS UNDER CONSTRUCTION | Valencia – Alaquàs 2 | |
|---------------------------|----------------------|--|
| | | Due to the DANA weather event in Valencia, delays in the handover of this asset to the customer are expected. This qualifies as an event of force majeure. The most significant damage has been to the development, delaying its handover, which is now expected to take place in February. The customer has requested a study regarding the expansion of the photovoltaic installation. |
| | Illescas M6 | Following completion of the pile-driving works for the entirety of Phase 1, the works are making steady progress. The Phase 2 earthworks are also making good progress, as is the levelling of the development. The plan is for Phase 1 to be completed in early July. |
| | Zaragoza 3B | A contract for the development of a 22,430.71 m ² warehouse was signed in January 2025 with a company specialising in industrial products and services, and the asset will be handed over in Q2 2026. |
| | Zaragoza 3C | A contract with a logistics operator to develop an 8,386.64 m ² warehouse was signed in December 2024, and its delivery is currently planned for Q1 2026. |

4
2024

Summary of deliveries in 2024.

GLA delivered in
2023 (m²)

219,159⁽¹⁾

GLA delivered in
2024 (m²)

239,213



ZARAGOZA 3A

Q1 2024



ILLESCAS 2

Q3 2024



ZARAGOZA 4

Q3 2024



CASTANHEIRA A

Q4 2024



ALAQUÀS 1

Q4 2024



MÁLAGA

Q4 2024

(1) The increase in the amount of surface area rented out in 2023 was due to the regularisation of Illescas 1C and the addition of 374.67 m² in 2024.

Bankinter Investment

The largest manager of Alternative Investment savings in Spain and Portugal



Consolidated figures

Global and diverse team

27 investment vehicles

+€5 billion
Committed capital

+€1.19 billion
Aggregate distribution

+€7.9 billion
Capital invested

>12,000
Investors



Bankinter Investment News

- Launch of the Orion Fund:** This is an investment vehicle targeting funds that back venture capital firms that use technology to transform traditional business models. Kanoar Ventures is once again a strategic partner in this vehicle. This is our second fund together focusing on venture capital.
- Collective venture capital firms:** We have launched three new venture capital firms specifically for our customers in the Basque Country, Catalonia and the Levante / Balearic Islands region. They have a diversified investment goal in terms of both sectors and geographical areas, and our aim is for at least 20% of the capital in each of them to be used to support and invest in the development of businesses in those regions.
- Individual venture capital firms:** We continue to develop and structure venture capital investment vehicles under a delegated wealth management scheme in Bankinter Investment SGEIC, structured in line with the investment interests of its shareholders (family assets).
- We enhance the value proposition:** A number of opportunities are at an advanced stage of examination with a view to carrying them out through various vehicles in 2025. These include, among others, student accommodation, venture capital and a variety of real estate opportunities.



If you would like any further information, please contact your banker or your Bankinter agent.

Annex: Details of the Portfolio

Operative assets

1 Coslada 1 logistics hub

| | |
|------------------|-----------------------|
| 04 / 2018 | 13,905 m ² |
| Cross-dock | 11 / 28 |
| Coslada (Madrid) | Gold |
| Last mile | |



2 Coslada 2 logistics hub

| | |
|---------------------|----------------------|
| 03 / 2022 | 4,427 m ² |
| Distribution Centre | 5 / 14 |
| Coslada (Madrid) | Platinum |
| Last mile | |



3 San Fernando de Henares logistics hub

| | |
|----------------------------------|----------------------|
| 05 / 2021 | 7,937 m ² |
| Cross-dock | 3 / 7 |
| San Fernando de Henares (Madrid) | Gold |
| Last mile | |



4 Alcobendas logistics hub

| | |
|---------------------|----------------------|
| 09 / 2018 | 6,241 m ² |
| Distribution Centre | 4 / 14 |
| Alcobendas (Madrid) | Certificate |
| Last mile | |



5 Parla logistics hub

| | |
|---------------------|-----------------------|
| 06 / 2021 | 25,893 m ² |
| Distribution Centre | N/A |
| Parla (Madrid) | Platinum |
| Big box (XXL) | |



6 Marchamalo 1 logistics hub

| | |
|--------------------------|------------------------|
| 10 / 2018 | 186,157 m ² |
| E-Commerce | 3 / 19 |
| Marchamalo (Guadalajara) | Silver |
| Big box (XXL) | |



Delivery date
 Logistics activity

Location
 Type of property

Leasable area
 Environmental certificate

WAULB / WAULT

Annex: Details of the Portfolio

Operative assets

7 Guadalajara A logistics hub

| | |
|---|---|
|  03 / 2020 |  32,632 m ² |
|  Distribution Centre |  12 / 22 |
|  Guadalajara |  Silver |
|  Big box (XXL) | |



8 Guadalajara B logistics hub

| | |
|---|---|
|  04 / 2019 |  30,036 m ² |
|  Distribution Centre |  12 / 2 |
|  Guadalajara |  Gold |
|  Big box (XXL) | |



9 Guadalajara C logistics hub

| | |
|---|---|
|  04 / 2019 |  28,931 m ² |
|  Distribution Centre |  2 / 21 |
|  Guadalajara |  Silver |
|  Big box (XXL) | |



10 Marchamalo 2 – Warehouse A logistics hub

| | |
|--|---|
|  12 / 2020 |  50,317 m ² |
|  Distribution Centre |  5 / 7 |
|  Marchamalo (Guadalajara) |  Gold |
|  Big box (XXL) | |



11 Marchamalo 2 – Warehouse B logistics hub

| | |
|--|---|
|  02 / 2022 |  54,168 m ² |
|  Distribution Centre |  3 / 5 |
|  Marchamalo (Guadalajara) |  Gold |
|  Big Box (XXL) | |



12 Marchamalo 3 logistics hub

| | |
|--|---|
|  03 / 2021 |  36,727 m ² |
|  Distribution Centre |  3 / 10 |
|  Marchamalo (Guadalajara) |  Gold ¹ |
|  Big box (XXL) | |



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Operative assets

13 Cabanillas logistics hub

| | |
|--|---|
|  01 / 2019 |  21,598 m ² |
|  Distribution Centre |  2 / 18 |
|  Cabanillas (Guadalajara) |  Silver |
|  Big box (XXL) | |



14 Torija logistics hub

| | |
|---|---|
|  03 / 2022 |  53,275 m ² |
|  E-commerce / Dist. Centre |  1 / 3 |
|  Torija (Guadalajara) |  Gold |
|  Big Box (XXL) | |



15 Toledo logistics hub

| | |
|---|---|
|  03 / 2019 |  92,027 m ² |
|  E-commerce / Dist. Centre |  3 / 19 |
|  Toledo |  Silver |
|  Big box (XXL) | |



16 Zaragoza 1 logistics hub

| | |
|---|---|
|  11 / 2010 |  15,834 m ² |
|  Distribution Centre |  2 / 5 |
|  Zaragoza |  Gold |
|  Other | |



17 Zaragoza 2 logistics hub

| | |
|---|---|
|  07 / 2012 |  13,304 m ² |
|  Hi Tech |  6 / 18 |
|  Zaragoza |  Certificate |
|  Other | |



18 Castellbisbal 1 logistics hub

| | |
|---|--|
|  01 / 2021 |  12,830m ² |
|  Cross-dock |  6 / 31 |
|  Castellbisbal (Barcelona) |  Gold |
|  Last mile | |



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Operative assets

19 Castellbisbal 2 logistics hub

| | |
|---|---|
|  12 / 2022 |  27,560 m ² |
|  Distribution Centre |  14 / 19 |
|  Castellbisbal (Barcelona) |  Gold |
|  Last mile | |



20 Can Serra 1 logistics hub

| | |
|---|--|
|  03 / 2021 |  6,167 m ² |
|  Distribution Centre |  6 / 16 |
|  Sant Esteve (Barcelona) |  Gold |
|  Last mile | |



21 Can Serra 2 logistics hub

| | |
|---|--|
|  12 / 2020 |  6,856 m ² |
|  Distribution Centre |  6/6 |
|  Sant Esteve (Barcelona) |  Gold |
|  Last mile | |



22 Barberà logistics hub

| | |
|--|--|
|  04 / 2022 |  6,202 m ² |
|  Distribution Centre |  3 / 13 |
|  Barberà del Vallés (Barcelona) |  Gold |
|  Last mile | |



23 Alicante 1 logistics hub

| | |
|---|--|
|  09 / 2022 |  4,935 m ² |
|  Distribution Centre |  5 / 8 |
|  Alicante |  Gold |
|  Last mile | |



24 Illescas 1A logistics hub

| | |
|---|--|
|  11/2023 |  140,737 m ² |
|  Distribution Centre |  5/20 |
|  Illescas (Toledo) |  Platinum |
|  Big Box (XXL) | |



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Operative assets

25 Illescas 1C logistics hub

| | |
|---|---|
|  11/2023 |  78,422 m ² |
|  Distribution Centre |  15/40 |
|  Illescas (Toledo) |  Platinum |
|  Big Box (XXL) | |



26 Zaragoza 3A logistics hub

| | |
|---|--|
|  03/2024 |  9,317 m ² |
|  Distribution Centre |  7/10 |
|  Zaragoza |  Platinum |
|  Last Mile | |



27 Illescas 2 logistics hub

| | |
|---|---|
|  08/2024 |  58,821 m ² |
|  Distribution Centre |  13/30 |
|  Illescas (Toledo) |  Gold ¹ |
|  Big Box (XXL) | |



28 Zaragoza 4 logistics hub

| | |
|---|---|
|  09/2024 |  13,230 m ² |
|  Distribution Centre |  11/21 |
|  Zaragoza |  Gold ¹ |
|  Last Mile | |



29 Castanheira 1A logistics hub

| | |
|---|--|
|  11/2024 |  108,495 m ² |
|  E-Commerce |  21/29 |
|  Lisbon |  Gold ² |
|  Big Box (XXL) | |



30 Málaga logistics hub

| | |
|---|---|
|  12/2024 |  17,894 m ² |
|  E-commerce / Dist. Centre |  15/25 |
|  Malaga |  Gold ² |
|  Last mile | |



Annex: Details of the Portfolio

Operative assets

31 Alaquàs 1 logistics hub

 12/2024

 Distribution Centre

 Valencia

 Last Mile

 31,456 m²

 12/22

 Gold¹



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Assets under Construction ⁽¹⁾

32 Ruiseñor 2 logistics hub

| | |
|---|---|
|  Distribution Centre |  42,710 m ² |
|  Guadalajara |  N/A |
|  Big Box (XXL) |  Gold ² |



33 Guadalajara 1 D logistics hub

| | |
|---|---|
|  Distribution Centre |  50,184 m ² |
|  Guadalajara |  N/A |
|  Big Box (XXL) |  Gold ² |



34 Alicante 2 logistics hub

| | |
|---|--|
|  Distribution Centre |  4,371 m ² |
|  Alicante |  N/A |
|  Last mile |  Gold ² |



35 Pradillos M6 logistics hub

| | |
|---|--|
|  Distribution Centre |  15,372.44 m ² |
|  Illescas (Toledo) |  5/15 |
|  Last mile |  Gold ¹ |



36 Alicante 3 logistics hub

| | |
|---|--|
|  Distribution Centre |  6,853 m ² |
|  Alicante |  N/A |
|  Last Mile |  Gold ¹ |



37 Alaquàs 2 logistics hub

| | |
|--|--|
|  Cross-dock |  6,197 m ² |
|  Valencia |  9/19 |
|  Last Mile |  Gold ¹ |



Annex: Details of the Portfolio

Assets under Construction

38 Zaragoza 3C logistics hub

| | |
|---|--|
|  Distribution Centre |  8,386 m ² |
|  Zaragoza |  N/A |
|  Land |  Gold ¹ |



39 Zaragoza 3B logistics hub

| | |
|---|---|
|  Distribution Centre |  22,430 m ² |
|  Zaragoza |  N/A |
|  Land |  Gold ¹ |



Annex: Details of the Portfolio

Land

40 Guadalajara 2 logistics hub

| | |
|---|--|
|  Distribution Centre |  125,220 m ² |
|  Guadalajara |  N/A |
|  Land |  Gold ¹ |



41 Guadalajara 3 logistics hub

| | |
|---|---|
|  Distribution Centre |  47,920 m ² |
|  Guadalajara |  N/A |
|  Land |  Gold ¹ |



42 Guadalajara 4 logistics hub

| | |
|---|---|
|  Distribution Centre |  14,695 m ² |
|  Guadalajara |  N/A |
|  Land |  Gold ¹ |



43 Marchamalo 4 logistics hub

| | |
|--|---|
|  Distribution Centre |  44,137 m ² |
|  Marchamalo (Guadalajara) |  N/A |
|  Land |  Gold ¹ |



44 Marchamalo logistics hub Common Areas

| | |
|--|---|
|  Common Areas |  24,876 m ² |
|  Marchamalo (Guadalajara) |  N/A |
|  Land |  Gold ¹ |



45 Illescas 1B logistics hub

| | |
|---|---|
|  Distribution Centre |  28,290 m ² |
|  Illescas (Toledo) |  N/A |
|  Land |  Gold ¹ |



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Land

46 Pradillos M2 logistics hub

| | |
|---|---|
|  Distribution Centre |  27,591 m² |
|  Illescas (Toledo) |  N/A |
|  Land |  Gold ¹ |



47 Pradillos M3 logistics hub

| | |
|---|---|
|  Distribution Centre |  8,389 m² |
|  Illescas (Toledo) |  N/A |
|  Land |  Gold ¹ |



48 Pradillos M4 logistics hub

| | |
|---|---|
|  Distribution Centre |  41,881 m² |
|  Illescas (Toledo) |  N/A |
|  Land |  Gold ¹ |



49 Pradillos M5 logistics hub

| | |
|---|---|
|  Distribution Centre |  21,348 m² |
|  Illescas (Toledo) |  N/A |
|  Land |  Gold ¹ |



50 Castanheira 1B logistics hub

| | |
|---|---|
|  Distribution Centre |  21,881 m² |
|  Lisbon |  N/A |
|  Land |  Gold ¹ |



51 Castanheira 1C logistics hub

| | |
|---|---|
|  Distribution Centre |  7,338 m² |
|  Lisbon |  N/A |
|  Land |  Gold ¹ |



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Land

52 Ruiseñor 1 logistics hub

| | |
|---|--|
|  Distribution Centre |  87,901m ² |
|  Guadalajara |  N/A |
|  Land |  Gold ¹ |



53 Zaragoza 3D logistics hub

| | |
|---|---|
|  Distribution Centre |  34,628 m ² |
|  Zaragoza |  N/A |
|  Land |  Gold ¹ |



54 Guadalajara 1E logistics hub

| | |
|---|---|
|  Distribution Centre |  14,940 m ² |
|  Guadalajara |  N/A |
|  Land |  Gold ¹ |



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Glossary of Terms and Definitions

CAPEX: Capital expenditures.

Take-up: The property leasing rate in the market in a given period, measured in square metres.

Ring: In the logistics market, rings are the areas into which the main cities are divided. In Madrid, for example, the first ring is the area inside the circular areas formed by the M-30/M-40 ring road. The second ring is between the first ring and the boundary of the region (20-30 km). Finally, the third ring starts from the second ring (30 km) and ends at 70 km.

Early Access: Early access to the warehouse before its handover date.

GAV: Gross Asset Value.

Prime: This refers to locations or products that are deemed outstanding for buying or renting purposes.

Rent: The amount of money paid on a regular basis to rent a property. It can be stated as a monthly or annual amount and is expressed as the rent per m²/month.

Stock: Vacant or unoccupied square metres in the market that are available for rent.

Occupancy/Vacancy Rate: This refers to the percentage of property in the market that is occupied/unoccupied.

TVPI: Total Value Paid-In.

Yield: The rate of return on an investment property.

WAULB: Weighted average unexpired lease break.

WAULT: Weighted average unexpired lease term.

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