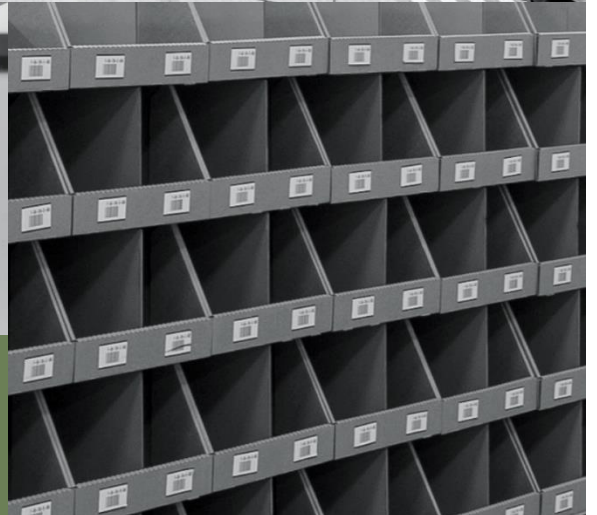


bankinter
investment



Activity Report Q2 2023

Montepino

2

2023

Vehicle Overview

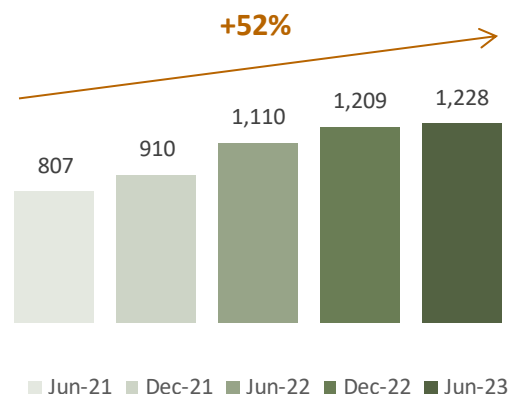
Target Assets Logistics Assets	Geography Spain and Portugal	Form REIT
Launch date 05/2021	Capital €881M	Bankinter Investment €56M
Capital Invested 100%	GAV Investment €1,228M	Managing Partner €45M
LTV Ratio 32% ⁽¹⁾	Vehicle term 10 years	Asset Manager Valfondo

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

Valuation

Gross Asset Value GAV (€M)

Current position



At June 2023, GAV is €1,228M, which is the value of the asset portfolio as valued by Savills.

Overview of the Portfolio I

Montepino is the leading logistics platform in Spain and is made up of 48⁽²⁾ first-class assets:

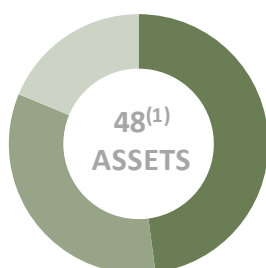
- **Top-quality assets** equipped with state-of-the-art technology fully developed by Montepino: 100% A-class with an average 13.7 meters of clear height, all of them with LEED certification and an average age of 3 years.
- An appealing mix of **Big Box and last-mile delivery** assets with a total surface area of 1.86 million m² for lease (0.74 million correspond to an operative portfolio, 0.51 million to new builds under construction and 0.61 million to land).
- **Exceptional locations** in the most popular logistics hubs in Spain (95% of the Gross Leasable Area in Madrid and Barcelona) and located along the main national and international routes (Mediterranean and Atlantic corridors).
- **Lessees in good standing with high credit ratings**: XPO, Inditex, Luis Simões, Nacex, DSV, Logisfashion, GXO, Louis Vuitton, SEUR, etc.
- **Very long-term contracts with highly visible rental income** (average WAULT of 17 years) with a long lease term to break (average WAULB of 6 years), far above Spanish market standards.
- **Great capacity for expansion** through a portfolio of projects in the pipeline (clearly identified projects in Spain and Portugal).
- **Great capacity for recurring cash-flow generation** at present and in the future. The annualised income from the current portfolio is €34.1M⁽³⁾.

(2) The increase in the number of operative assets is due to Guadalajara being split into Guadalajara A, Guadalajara B and Guadalajara C.

(3) Annualised income from the occupied operative assets: Rent for June multiplied by 12 months.

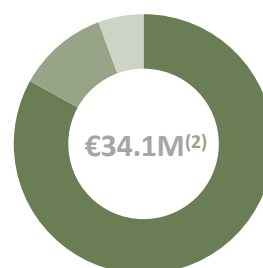
Overview of the Portfolio II

Breakdown of the assets in the portfolio



23 (+2) Operative ⁽¹⁾
16 (+0) Land
9 (+0) New builds under construction

Annualised income from the operative portfolio by location

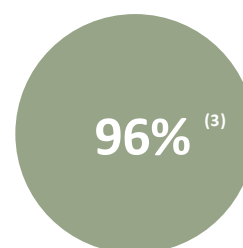


€28.1M Madrid
€4.0M Catalonia
€2.0M Other

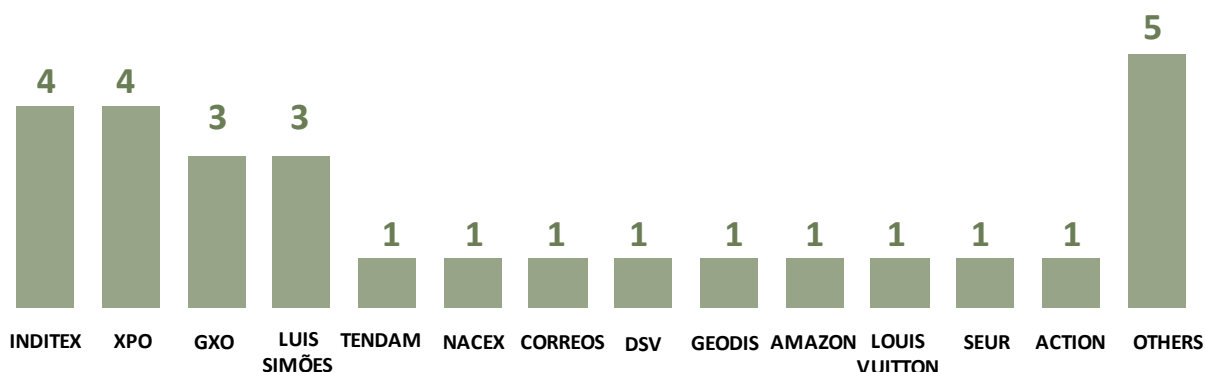
Weighted average unexpired lease term to break (WAULB) – Weighted average unexpired lease term to expiry (WAULT)



Occupancy Rate of Operative Portfolio



Number of contracts signed by client



(1) The increase in the number of operative assets is due to Guadalajara being split into Guadalajara A, Guadalajara B and Guadalajara C.

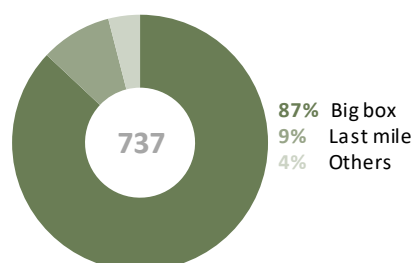
(2) Annualised income from the operative assets taking the termination of the Parla contract into account. Annualised income from the occupied operative assets: the result of multiplying the last rent collected by 12 months.

(3) As a result of the termination of the Parla contract, the portfolio is currently not fully occupied.

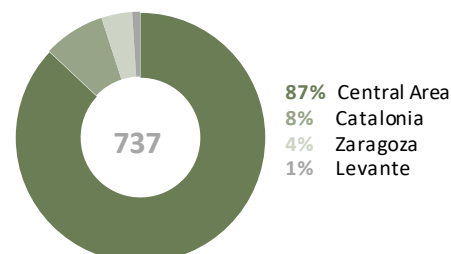
Key Portfolio Indicators

Operative Assets

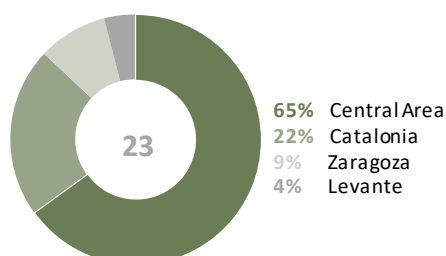
GLA by property type (000' m²)



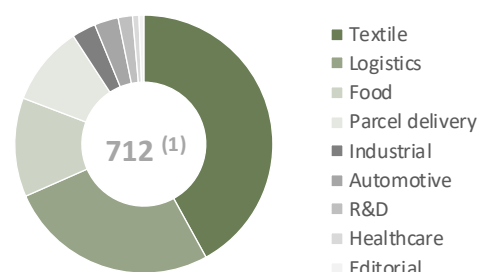
GLA by logistics hub (000' m²)



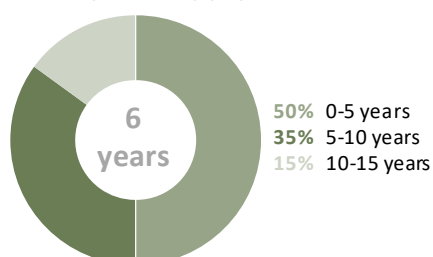
No. of assets by location



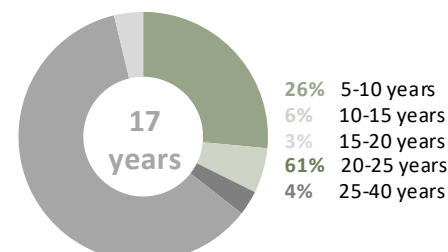
GLA by sector (000' m²)



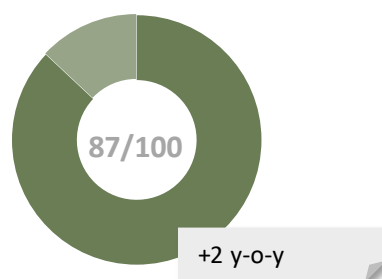
GLA by weighted average unexpired lease term to break (WAULB) (%)



GLA by weighted average unexpired lease term to expiry (WAULT) (%)



Customer satisfaction survey⁽²⁾



(1) GLA for occupied operative assets. Not including the surface area of Parla

(2) Data drawn from the yearly satisfaction surveys completed by our customers at the close of 2022. 2021-2022 comparison.

Location of Assets

OPERATIVE

€34.1 M⁽¹⁾

Annualised income from operative assets

737,689 m²

Total GLA for operative assets

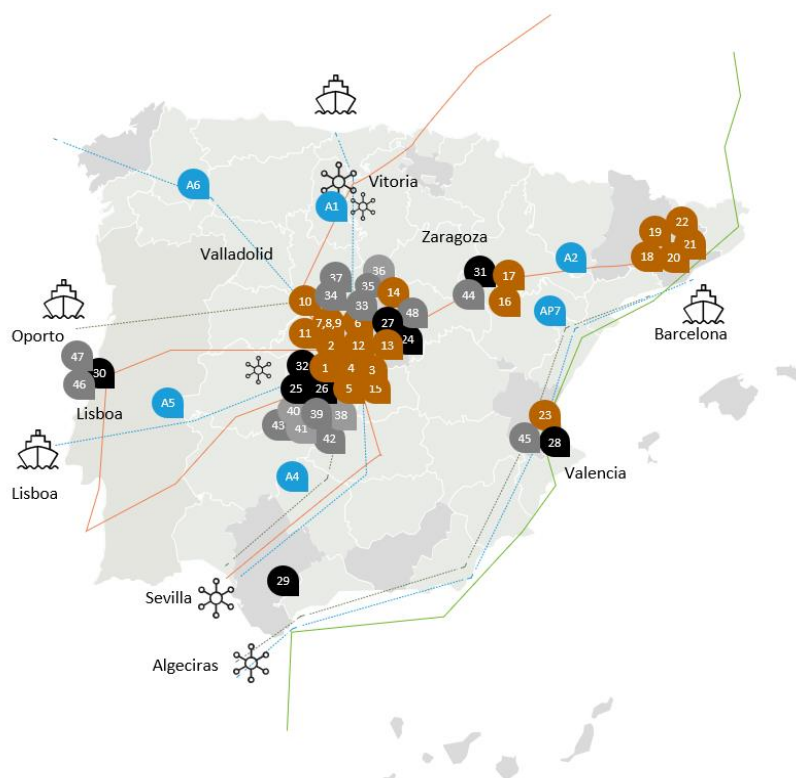
- 1 Coslada 1
- 2 Coslada 2
- 3 San Fernando de Henares
- 4 Alcobendas
- 5 Parla
- 6 Marchamalo 1
- 7 Guadalajara 1A
- 8 Guadalajara 1B
- 9 Guadalajara 1C
- 10 Marchamalo 2A
- 11 Marchamalo 2B
- 12 Marchamalo 3
- 13 Cabanillas
- 14 Torija
- 15 Toledo
- 16 Zaragoza 1
- 17 Zaragoza 2
- 18 Castellbisbal 1
- 19 Castellbisbal 2
- 20 Can Serra 1
- 21 Can Serra 2
- 22 Barberá
- 23 Alicante 1

NEW BUILDS UNDER CONSTRUCTION

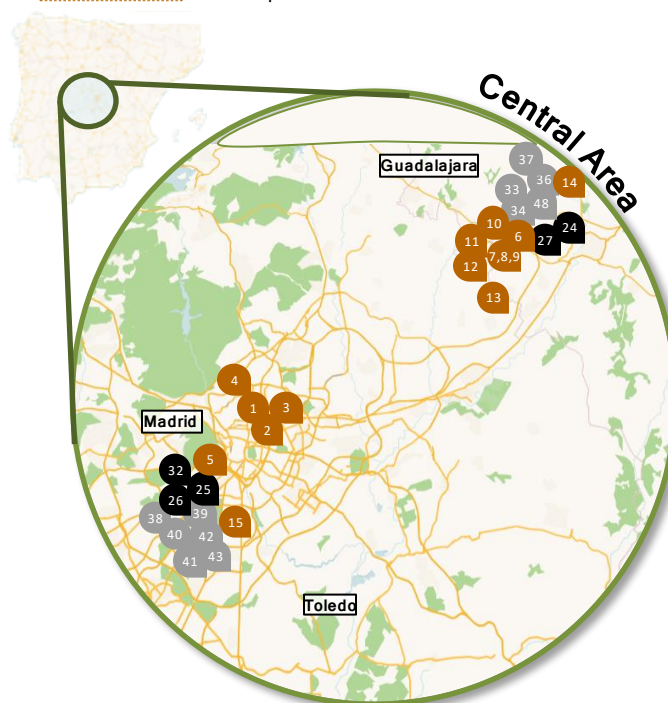
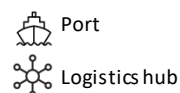
- 24 Ruiseñor 2
- 25 Illescas 1A
- 26 Illescas 1C
- 27 Guadalajara D
- 28 Alicante 2
- 29 Málaga 1
- 30 Castanheira 1A
- 31 Zaragoza 3A
- 32 Illescas 2

LAND

- 33 Guadalajara 2
- 34 Guadalajara 3
- 35 Guadalajara 4
- 36 Marchamalo 4
- 37 Marchamalo Common Areas
- 38 Illescas 1B
- 39 Pradillos M2
- 40 Pradillos M3
- 41 Pradillos M4
- 42 Pradillos M5
- 43 Pradillos M6
- 44 Zaragoza 3B
- 45 Alicante 3
- 46 Castanheira 1B
- 47 Castanheira 1C
- 48 Ruiseñor 1



- Main roads & Motorways
- Logistics Routes
- Atlantic Corridor
- Mediterranean Corridor
- New acquisitions



(1) Annualised income from the occupied operative assets: the result of multiplying the last rent collected by 12 months.

Details of the Portfolio I _







Operative Assets

1 Coslada 1 logistics hub

 04 / 2018	 13,905m ²
 Cross-dock	 13 / 30
 Coslada (Madrid)	 Gold
 Last mile	










2 Coslada 2 logistics hub

 03 / 2022	 4,427m ²
 Distribution Centre	 7 / 16
 Coslada (Madrid)	 Platinum
 Last mile	



3 San Fernando de Henares logistics hub

 05 / 2021	 7,937m ²
 Cross-dock	 5 / 9
 San Fernando de Henares	 Gold
 Last mile	










4 Alcobendas logistics hub

 09 / 2018	 6,241m ²
 Distribution Centre	 6 / 16
 Alcobendas (Madrid)	 Certified
 Last mile	










5 Parla logistics hub

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



6 Marchamalo 1 logistics hub








 10 / 2018	 186,157m ²
 E-commerce	 4 / 20
 Marchamalo (Guadalajara)	 Silver
 Big box (XXL)	



Details of the Portfolio II _








Operative Assets

7 Guadalajara A logistics hub

 03 / 2020	 32,632m ²
 Distribution Centre	 13 / 23
 Guadalajara	 Silver
 Big box (XXL)	










8 Guadalajara B logistics hub

 04 / 2019	 30,036m ²
 Distribution Centre	 13 / 23
 Guadalajara	 Gold
 Big box (XXL)	










9 Guadalajara C logistics hub

 04 / 2019	 28,931m ²
 Distribution Centre	 4 / 23
 Guadalajara	 Silver
 Big box (XXL)	










10 Marchamalo 2 – Warehouse A logistics hub

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










11 Marchamalo 2 – Warehouse B logistics hub

 02 / 2022	 54,168m ²
 Distribution Centre	 5 / 7
 Marchamalo (Guadalajara)	 Gold
 Big Box (XXL)	






12 Marchamalo 3 logistics hub

 03 / 2021	 36,727m ²
 Distribution Centre	 5 / 12
 Marchamalo (Guadalajara)	 Gold ¹
 Big box (XXL)	



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate








 WALB / WALT

(1) Environmental certification goal

Details of the Portfolio III








Operative Assets

13 Cabanillas logistics hub

 01 / 2019	 21,598m ²
 Distribution Centre	 4 / 20
 Cabanillas (Guadalajara)	 Silver
 Big box (XXL)	



14 Torija logistics hub

 03 / 2022	 53,275m ²
 E-commerce / Distribution Centre	 2 / 5
 Torija (Guadalajara)	 Gold
 Big Box (XXL)	










15 Toledo logistics hub

 03 / 2019	 92,027m ²
 E-commerce / Dist. Centre	 5 / 21
 Toledo	 Silver
 Big box (XXL)	










16 Zaragoza 1 logistics hub

 11 / 2010	 15,834m ²
 Distribution Centre	 4 / 7
 Zaragoza	 Gold
 Other	










17 Zaragoza 2 logistics hub

 07 / 2012	 13.304m ²
 Hi Tech	 8 / 20
 Zaragoza	 Gold ¹
 Other	





18 Castellbisbal 1 logistics hub

 01 / 2021	 12,830m ²
 Cross-dock	 8 / 33
 Castellbisbal (Barcelona)	 Gold
 Last mile	



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate








 WALB / WALT

(1) Environmental certification goal

Details of the Portfolio IV





Operative Assets

19 Castellbisbal 2 logistics hub

 12 / 2022	 27,560m ²
 Distribution Centre	 15 / 21
 Castellbisbal (Barcelona)	 Gold ¹
 Last mile	










20 Can Serra 1 logistics hub

 03 / 2021	 6,167 m ²
 Distribution Centre	 8 / 18
 Sant Esteve de Sesrovires	 Gold
 Last mile	








21 Can Serra 2 logistics hub

 12 / 2020	 6,856m ²
 Distribution Centre	 8
 Sant Esteve de Sesrovires	 Gold
 Last mile	










22 Barberà logistics hub

 04 / 2022	 5,932m ²
 Distribution Centre	 4 / 15
 Barberà del Vallés (Barcelona)	 Gold
 Last mile	



23 Alicante 1 logistics hub







 09 / 2022	 4,935m ²
 Distribution Centre	 7 / 10
 Alicante	 Gold
 Last mile	



Details of the Portfolio I _







Assets under Construction ⁽¹⁾

24 Ruiseñor 2 logistics hub

	Distribution Centre		42,710m²
	Guadalajara		N/A
	Big Box (XXL)		Gold²









25 Illescas 1A logistics hub

	Distribution Centre		142,970m²
	Illescas (Toledo)		7/23
	Big Box (XXL)		Gold²









26 Illescas 1C logistics hub

	Distribution Centre		78,047m²
	Illescas (Toledo)		15/40
	Big Box (XXL)		Gold²









27 Guadalajara D logistics hub

	Distribution Centre		50,184m²
	Guadalajara		N/A
	Big Box (XXL)		Gold²









28 Alicante 2 logistics hub

	Distribution Centre		4,371m²
	Alicante		N/A
	Last mile		Gold²





29 Málaga 1 logistics hub

	E-commerce / Dist. Centre		17,894m²
	Malaga		15/25
	Last mile		Gold²



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate







 WALB / WALT

(1) Assets "under construction": This includes all those assets on which construction work is ongoing or where preliminary work to prepare the plot for its intended use has been carried out.
(2) Environmental certification goal

Details of the Portfolio II _







Assets under Construction ⁽¹⁾

30 Castanheira 1.A logistics hub

	E-commerce		108,500m ²
	Lisbon		21/30
	Big Box (XXL)		Gold ²









31 Zaragoza 3A logistics hub

	Distribution Centre		9,317m ²
	Zaragoza		7/10
	Last mile		Gold ²



32 Illescas 2 logistics hub







	Distribution Centre		58,399m ²
	Illescas (Toledo)		14/29
	Big Box (XXL)		Gold ²



Details of the Portfolio I







Land

33 Guadalajara 2 logistics hub

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









34 Guadalajara 3 logistics hub

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









35 Guadalajara 4 logistics hub

	Distribution Centre		14,695m ²
	Marchamalo (Guadalajara)		N/A
	Land		Gold ¹









36 Marchamalo 4 logistics hub

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







37 Marchamalo logistics hub Common Areas

	Common Areas		24,876m ²
	Marchamalo (Guadalajara)		N/A
	Land		N/A





38 Illescas 1B logistics hub

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



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate







 WALB / WALT

(1) Environmental certification goal

Details of the Portfolio II







Land

39 Pradillos M2 logistics hub

	Distribution Centre		27,591m ²
	Marchamalo (Guadalajara)		N/A
	Land		Gold ¹









40 Pradillos M3 logistics hub

	Distribution Centre		8,389m ²
	Marchamalo (Guadalajara)		N/A
	Land		Gold ¹









41 Pradillos M4 logistics hub

	Distribution Centre		41,881m ²
	Marchamalo (Guadalajara)		N/A
	Land		N/A









42 Pradillos M5 logistics hub

	Distribution Centre		21,348m ²
	Illescas (Toledo)		N/A
	Land		Gold ¹









43 Pradillos M6 logistics hub

	Distribution Centre		17,177m ²
	Guadalajara		N/A
	Land		Gold ¹



44 Zaragoza 3B logistics hub







	Distribution Centre		74,741m ²
	Zaragoza		N/A
	Land		Gold ¹



Details of the Portfolio III







Land

45 Alicante 3 logistics hub

	Distribution Centre		6,853m²
	Alicante		N/A
	Land		Gold¹









46 Castanheira 1B logistics hub

	Distribution Centre		26,750m²
	Lisbon		N/A
	Land		Gold¹









47 Castanheira 1C logistics hub

	Distribution Centre		11,900m²
	Lisbon		N/A
	Land		Gold¹



48 Ruiseñor 1 logistics hub

	Distribution Centre		87,901m²
	Guadalajara		N/A
	Land		Gold¹



Our Expert Partner's Opinion —



"The first half of 2023 has been very busy. We have seen the most significant interest rates rise in the last 25 years. This has affected valuations in the short term, although they are expected to recover as interest rates start to fall in 2024. However, rent has risen above the increases in the CPI, providing evidence of high demand for space and a very healthy sector. In addition, construction prices have stabilised after the steep rise in costs seen in the preceding 18 months."

Juan José Vera
VALFONDO MANAGING DIRECTOR



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Recent Market Trends

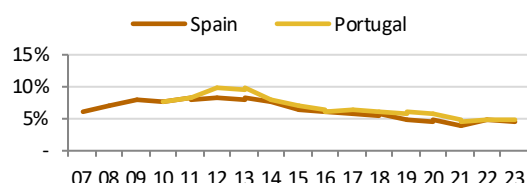
SPAIN

Following a strong start to 2022 with an all-time record in investment figures (€895M), a total of €293M was invested in Q1 2023, 67% down from last year.

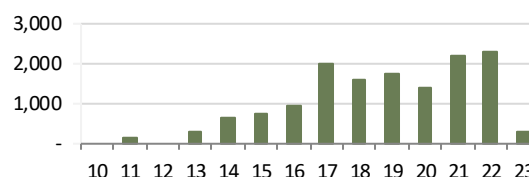
Although the large portfolios of the previous two years have not been a significant feature in this Q1, a comparison with year-end figures reveals a 6% increase. All this shows that investors are still interested in this sector, although they are being cautious due to the current uncertainty. The most significant portfolio in this period was Project Easo, with a total of €73M from its northern Spain (Irun and Cantabria) assets. Mid-cap product transactions accounted for 25% of all transactions.

Prime yields, for their part, are currently stable at 4.75% following the adjustment carried out towards the end of last year. However, forecasts suggest that they will peak at around 5.1% this year.

Trend in prime yield Iberia %



Trend for investments in logistics assets in Spain (€M)



Central Area: A take-up figure of over 283,000 m² was recorded in the Central Area. This shows some slowdown, with a drop of 6% from the record-breaking Q1 2022. Despite this drop, take-up is significantly above (+33%) the Q1 average for the last 5 years. Out of the total surface area taken up in this period, 94% was net, proving that there is a need for space and very healthy demand.

In this Q1, 53% of new leases were in properties in Spain, but they did not include warehouses as large as those leased last year. The A-2 axis made up 41% of demand, and A-4 and A-42 together made up 47% of new contracts. These three axes alone account for 88% of the market. The speculative lease by Suardiaz of a warehouse of over 42,000 m² in Seseña is particularly worth noting. Most of the demand in this early part of the year has been from logistics operators, which accounted for 71% of all transactions. No e-commerce-related transactions were recorded in this Q1.

At €6.25/m²/month, prime rents in the Central Area remain stable compared to year end, although they are expected to increase in the next few months.

Barcelona: Contracts for over 215,000m² of logistics space were concluded in Catalonia in this Q1, down 11% compared to 2022. Out of the total take-up, 93% was net absorption. Despite a drop compared to Q1 in the last two (record-breaking) years, the comparison shows that this quarter was above the historical average.

Availability rates fell again, down to 2.17%, due to the lack of new products being delivered and to high take-up rates, dropping more than one percentage point in a year. The availability rates on the closer area, which have now reached 0.4%, are particularly worth noting. They are forecast to rise in the coming months as a result of speculative projects being delivered.

The short supply, added to the delivery of top-quality assets, has already pushed up prime rents in Catalonia to €8.00/m²/month, 3.2% more than at 2022 year-end, and 6.7% more than in the same period of 2022. Further rises in rents for this type of product are expected for Catalonia.



Other logistics hubs: Most markets saw record total figures in Q1. Excluding the two largest markets, a total of 190,922m² was recorded, 41% more than in the same period in 2022.

Valencia, the third largest market in Spain, saw a total take-up of 108,613m², 39% more than in Q1 2022. The Seville, Zaragoza and Bilbao markets are particularly worth noting, with record take-up figures for Q1 of any year of 36,300 m², 26,966 m² and 16,000 m² respectively. In Malaga, take-up figures are being affected by the shortage of quality supply, with only a single transaction for 3,000 m².

As to availability rates, the lack of stock in Valencia, whose available stock has reached 2.5%, is particularly worth noting. However, projects resulting in higher availability rates have been carried out in many markets in the last few months, although these properties are quickly becoming occupied as a result of high take-up rates. Two examples of this are Malaga and Seville, which had minimal availability rates and where demand is being met as a result of several new projects.

Prime rents remain stable in almost every area, except for Zaragoza, where they have risen to 4.00€/m²/month, 3.23% up since year-end and 5.26% compared to this time last year. In Bilbao, however, the most recent transactions with prime products reflect a rent adjustment of over 10%. At €6.50/m²/month, this is the market with the highest rents. In Valencia, this increase (to €4.75/m²/month) was seen towards the end of last year, and there is still no evidence of any further adjustments.

PORTUGAL

Lisbon: During Q1 of this year, Portugal saw a take-up of 160,000m² of logistics space, more than three times the 1Q 2022 figure.

Although there is active demand for logistics space, a combination of a lack of grade A assets and a constant rise in construction costs is making it impossible to meet this demand. Similarly to what happened in 2022, 2024 will see new projects coming into the market and providing excellent potential for the logistics sector.

Leasable space availability dropped by 60% during this quarter, down to 26,720 m², reaching an all-time low of 1%. This quarter's strong demand was accompanied by a shortage in future supply. There are currently 5 buildings under construction with a total surface area of 79,000 m² to be completed in 2023.

With the exception of Carregado-Azambuja and Palmela-Setúbal, which have seen an increase of €0.25/m²/month, there were no changes to prime rents in Q1. Overall, CBRE expects the next few months to bring rent increases. Prime yields will remain stable this quarter.

Porto: No new developments were completed in Porto during Q1. However, Invicta Park, with a surface area of 24,400 m², is currently under construction. This project involves refurbishing an existing building (work is expected to be completed this year) and preparing a plot of land for future new constructions.

For 2024, for the first time in over a decade, there are plans for 568,000 m² of speculative property. Nevertheless, we do not expect an increase in the vacancy rate in view of the high demand rate.

There were no rent changes in Q1. Overall, CBRE expects the following months to bring rent increases.



Company Highlights

June 2023

On 6 June 2023 Montepino Logística Sodimi S.A. floated on the Paris Euronext Access market. A total of 85,988,040 shares were listed at a suggested price of €11.07 per share, equivalent to an initial market capitalisation of €952M.

The decision to float a company on the stock market is based, among other factors, on the fulfilment of one of the requirements applicable to all REITs wishing to continue operating under their tax regime. However, as these are fairly illiquid markets, share prices can easily be affected by orders for very low volumes.

This means that the share price is not representative of the company's value, particularly if, as in Montepino's case, there is an important long-term business plan involving the future development of a significant proportion of its assets.

The most outstanding events involving the company's operative assets in Q2 are summarised below:

- **Marchamalo 1:** Work to adapt the land for the installation of photovoltaic panels providing 800kW for self-consumption has started.
- **Toledo** (Expansion of the storage Silo, Mezzanines and Heating / Air Conditioning): The storage silo construction work continues in its first phase with the adaptation of entrances, demolition work and excavation.
- **Parla:** This is the only vacant property in the company's operative portfolio. It is being actively marketed.
- **Castellbisbal 2:** The tenant is continuing to work on establishing its business in the warehouse.

Highlights of our assets under construction:

- **Castilla la Mancha – Illescas 1A:** Phase 1 has already been delivered to the tenant and its operation has already started. Phase 2 is due to be delivered in July. The tenant has formally requested that phase 3 be delivered before year-end.
- **Castanheira 1A:** The foundation works are in progress, and the prefabricated structure is now being assembled at the same time. The ground stabilisation work on the development is also being carried out.
- **Castilla la Mancha – Illescas 1C:** Delivery is expected to take place on time to the tenant's satisfaction.
- **Castilla la Mancha Illescas 2:** Preliminary works for the construction of the warehouse are currently in progress as per the established schedule.
- **Aragón Zaragoza 3A:** Construction work started in June following the demolition of the warehouse previously located on the plot.
- **Andalucía – Málaga:** The urban planning procedures with the city council are at the final stage. At the same time, the bidding process for the warehouse's pre-construction works has begun.

Highlights of our land assets:

- **Castilla la Mancha – Guadalajara 3, Marchamalo 4, Guadalajara 4, Guadalajara D:** Two prestigious agencies have been given co-exclusive marketing rights to these assets in order to fast-track their marketing.

ESG – Sustainability Report

We present the Montepino Sustainability Report for the second year in accordance with our commitment under the ESG Policy and its associated roadmap, establishing an annual reporting process on the company's ESG actions and results.

The sustainability report has been drawn up in accordance with GRI standards and in line with EPRA's sustainability best practices. It has been verified by an independent third party, who has confirmed the accuracy of the data.

The document has been published in English and Spanish on the [Montepino](#) website.





Investment and ROI Strategy —

Montepino's strategy focuses on continuing to head the leading logistics platform in Spain, exploding its current portfolio of first-class assets (23 operative, 9 under construction and 16 land) and developing the portfolio under consideration with the same standards in terms of asset quality, clients with high credit ratings and low volatility of rent.

Trend in Main Financial Figures —

Item	Unit	Dec. 2021	Jun. 2022	Dec. 2022	Jun. 2023
Assets ⁽¹⁾	#	26	35	42	48
Operative	#	16	19	21	23
% Total	%	61.5	54.3	50.0	48.0
Annualised operating income ⁽²⁾	€M	25.8	31.8	33.6	34.1
Turnover ⁽³⁾	€M	13.9	12.4	26.7	17.4
GAV ⁽⁴⁾	€M	910	1,110	1,208	1,228
LTV	%	31.3	11.2	21.0	31.8

1) This includes the portfolio assets that are operative, under construction, and land.

2) The annualised operating income is the rent for all the assets in the portfolio that are already operative.

3) Turnover for 2021 and 2022 included in the audited annual accounts. The June 2022 and 2023 figures have not been audited.

4) The GAV figures for June and December match the valuation made by Savills on those dates.

ESG – Website Update

The ESG section on the Montepino website has been updated to include its own SUSTAINABILITY section showing the results of the annual GRESB assessment. In addition, the annual Sustainability Reports can now be downloaded from there.

The website also includes specific sections with information on:

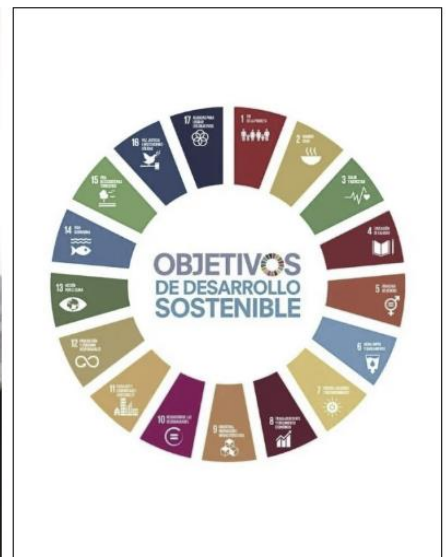
- Strategy and objectives
- Details of the company's commitments and actions carried out under each strategic pillar
- Commitment to the Sustainable Development Goals



Strategy and Objectives



Strategic Pillars



Contribution to SDGs

ESG – Sustainable Certification of the Portfolio

Under the ESG Construction and Management of Sustainable Buildings strategic pillar, the company continues to pursue the aim of promoting a portfolio that is entirely LEED-certified. This is an internationally recognised sustainability certification.

In addition to adding value to assets, having sustainability certification for buildings ensures the implementation of sustainable solutions, better environmental performance and reduced environmental impact.

With 22 certificates obtained to date, Montepino is a leader in terms of LEED portfolio certification in the logistics sector. All other assets are in the process of certification.



1 asset

Certificado
40-49 puntos



14 assets

Oro
60-79 puntos



5 assets

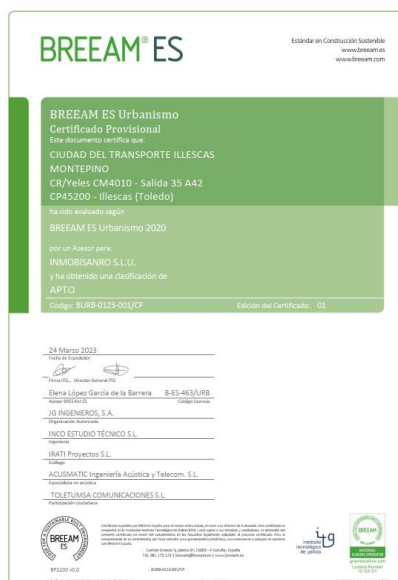
Plata
50-59 puntos



2 assets

Platino
80+ puntos

Furthermore, we are continuing to make progress in our aim of obtaining BREEAM Urban Planning certification for the Pradillos industrial park in Illescas. Certification has already been obtained for the first phase of the process.



ESG – New Community Support Agreement _

The company has started to support the Guadalajara-born Taekwondo fighter Lena Moreno Reyes through Fundación Deporte Joven and its *España Compite: en la empresa como en el deporte* programme.

Under this programme, the company acts as a patron for athletes, helping drive their careers forward.



Continuing with its commitment under the ESG policy, Montepino supports those communities in which it operates the most through partnerships or patronage arrangements with sports clubs, elite athletes or sports schools to promote a healthy lifestyle and the strong values linked to the practice of sport.



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Tentative Calendar

Q3
2023

Announcement of the
Report for
Q2 2023

Q4
2023

Announcement of the
Report for
Q3 2023



bankinter
investment



Invest in real assets.
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