

OTRA INFORMACIÓN RELEVANTE

ZAMBAL SPAIN SOCIMI, S.A.

29 de junio 2026

En virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014 sobre abuso de mercado y en el artículo 227 de la Ley 6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión, y disposiciones concordantes, así como en la Circular 3/2020 de BME Growth, ZAMBAL SPAIN SOCIMI, S.A. (la "Sociedad"), pone en su conocimiento que:

Con motivo de la Junta General Ordinaria de Accionistas de ZAMBAL celebrada hoy día 29 de Junio de 2026, se adjunta la presentación corporativa que se ha utilizado en la misma.

De conformidad con lo dispuesto en la citada Circular 3/2020 se indica que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

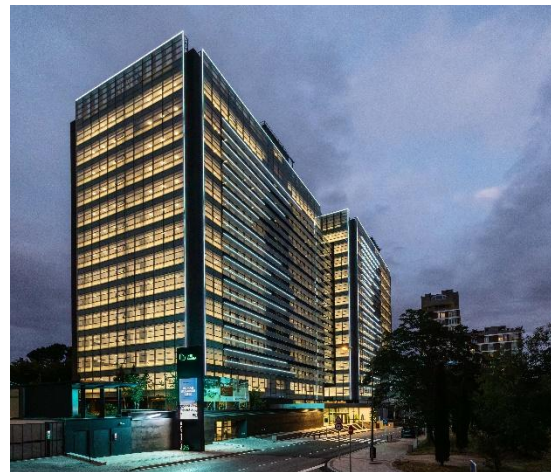
Atentamente,

D. Thierry Julienne
Presidente del Consejo de Administración
ZAMBAL SPAIN SOCIMI S.A.

ZAMBAL SPAIN

SOCIMI S.A

General Shareholders Meeting 29th
June 2026



1. Business Highlights

More than €1,400M invested since 2013 in Spain

403,171 sqm GLA

~88.3% Portfolio Occupancy

Limited recourse to bank financing
undisposed credit facility of €100M

Current External RICs Valuation of
Portfolio (31/12/2025): €1,221M

1. Business Highlights

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~81% of the portfolio's GLA being office space

Lease agreements focused on high-profile corporate tenants

Multidisciplinary management team with a wide experience in the sector

At least 80% profit-distribution as dividends as per SOCIMIs Legislation

Net Operating Income (NOI) in 2025:
€47.8M *

* Net Operating Income from Zambal Spain Socimi, S.A.
Income from leasing + Re-invoicing of expenses - Direct operating expenses (from property investments) + Amortization (Note 6 & 7 Consolidated Annual Accounts).

1. Who are we?

- Zambal Spain Socimi S.A. (hereinafter Zambal) is an investment vehicle created in 2013. Zambal's purpose is to invest and subsequently manage prime real estate assets in well-consolidated markets.
- Zambal is mainly focused on a long-term investment policy, principally based on assets that generate stable incomes, due to their quality and location, as well as to the nature of their tenants. This allows the generation of recurrent cash flows and creation of value for the shareholders.
- Zambal owns a portfolio of 15 buildings in Madrid (Ramirez de Prado with 50% of ownership and Avenida de Burgos 118 with 75% of ownership) with office and retail use and one logistics warehouse in Leon. Most of them with high-profile corporate tenants, being, amongst others: Vodafone España, Amazon, the Community of Madrid, NTT Data, BMW Ibérica, Enagás, Unidad Editorial, Distribuidora Internacional de Alimentación (DIA), ATOS Spain and Naturgy.
- In April 2025 Zambal has acquired a 50% stake in Ahorro Familiar, S.A., which owns a flagship building located at Ramírez de Prado 5 that is currently leased to high-profile tenants including Amazon, the Community of Madrid, and the Madrid City Council. Concurrently, three non-core assets from the original portfolio were successfully divested on the same date.
- In December 2025 Zambal has acquired a 100% stake in Tonglen Logistics, S.L., which owns a 63,000 sqm logistics warehouse located in Villandangos del Páramo (León), which has been delivered in February 2026.
- Zambal is a vehicle externally managed by IBA Capital Partners S.L., an independent private capital management company specialized in real estate investment.

2. 2025 Summary

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1) Zambal 2025's Highlights:

- I. During 2025, net rental income decreased by €2.3 million, primarily due to the CINESA rent concessions, the departure of Lexser from Lérida 44, and the surrender of three floors by NTT. This decrease was partially offset by CPI-indexed rent uplifts and the expiration of certain rent concessions.
- II. On April 9, 2025, Zambal acquired a 50% stake in Westfaliano Europe, S.L.U., with the remaining 50% acquired by Rockaway Invest, S.L. (a company managed by Batipart). Westfaliano Europe, S.L.U. holds 100% of the shares of Ahorro Familiar, S.A., owner of the flagship building located at Ramírez de Prado 5, currently leased to high-profile tenants including Amazon, the Community of Madrid, and the Madrid City Council. Concurrently, three non-core assets included in the original portfolio were successfully divested on the same date.
- III. On July 30, 2025, a major lease renewal was finalized with Enagás, Spain's leading gas distribution company, for the property at Paseo de los Olmos 19. The agreement secures a long-term firm commitment followed by an extension option, alongside agreed temporary rent-free incentives spread across the upcoming exercises.
- IV. On March 26, 2025, a lease extension was signed with DIA, a leading Spanish supermarket chain, securing an additional multi-year firm commitment with a mid-term break option. As part of the negotiation, the rent was updated, and the landlord agreed to a one-off contribution toward the tenant's fit-out works alongside an initial rent-free period.
- V. In 2025 the Company has decided to divest its stake in Cal Core Real Estate Investment, S.L. following the renegotiation of the lease agreement, considering it an opportunity for asset rotation. Cal Core Real Estate Investment, S.L. owns the asset corresponding to the BMW headquarters located at Avenida de Burgos 118 in Madrid. As of the date of these annual accounts, a 25% stake in the company has already been divested, and it is the intention to complete the 100% divestment during 2026.

2) Asset Management actions in 2025:

i. CAPEX:

- SAN LUIS 25: Refurbishment works were completed in December 2025, with a final investment of €5.0 million.
- LÉRIDA 44: Renovation works were finalized in July 2025 with a final investment of €0.5 million.
- NOVUS: Renovation works are scheduled to start in early 2026.

ONE AGORA:

In December, the fit-out works were completed, and Regus began operations as the flex-space operator in the building. Additionally, the first lease agreement for the property was signed with Aranzadi, securing a tenant for one full floor.

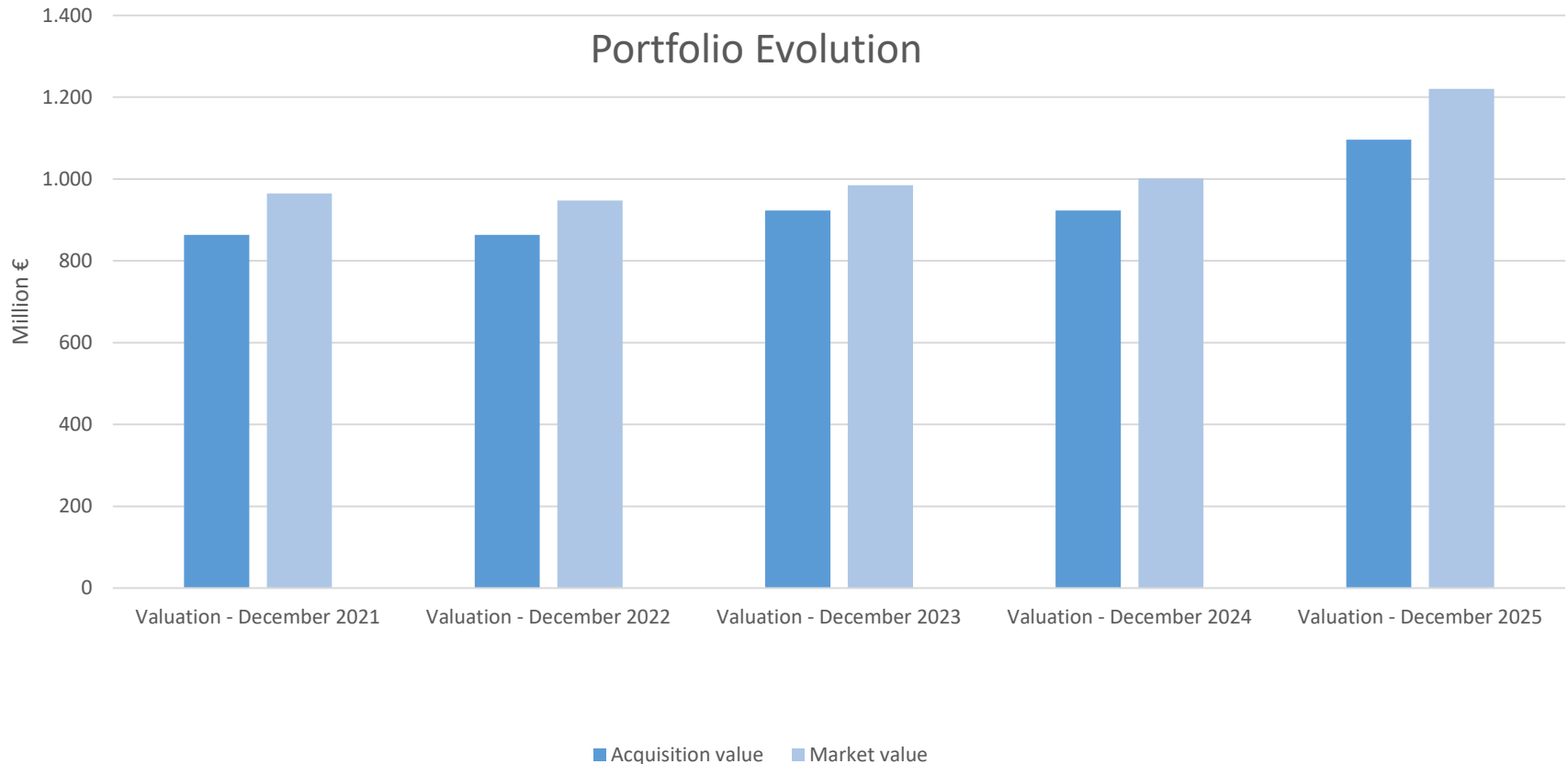
AVDA. DE MANOTERAS 40:

In March, a one-year lease extension was secured with the anchor tenant (CINESA), granting a temporary rent concession. This short-term renewal provides operational stability while various long-term repositioning alternatives for the leisure center are being evaluated.

TONGLÉN ACQUISITION:

On December 23, 2025, the Company finalized the acquisition of a 100% stake in Tonglén. Which owns a 63,000 sqm logistics warehouse located in Villandangos del Páramo (León) and it was delivered in February 2026.

3.1. Portfolio Evolution



*RICS valuations by an external expert.
"Acquisition value" does not include any CAPEX invested in the building and considering the acquisition debt (when applies).*

4. Assets Acquired in 2013

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AVDA. DE SAN LUIS 25 (Madrid)

OFFICE BUILDING



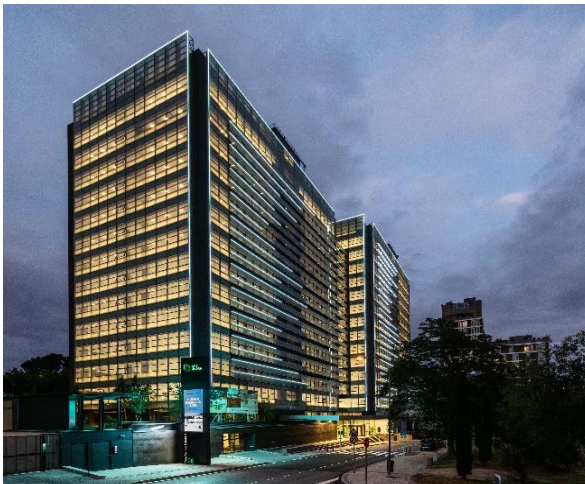
- Acquisition Date: September 2013
- GLA: 16,889 sqm + 403 parking units
- Tenant: UNEDISA (RCS Media Group)

The building is located in the north of Madrid between the M-30 and M-40 satellite highways and has direct access to the airport.

The property consists of five floors, three of them above ground, and is mostly leased long-term to UNEDISA, one of the major Spanish media groups and a subsidiary company of the Italian media group RCS.

ONE ÁGORA (Madrid)

OFFICE BUILDING



- Acquisition Date: December 2013
- GLA: 31,734 sqm + 450 parking units
- Tenant: Multi tenant; 10% occupied

A contemporary building in Madrid originally designed by Gabriel Allende in 2004. The asset comprises two twin towers merged in one after the refurbishment, each with 15 floors above ground and three underground levels, featuring direct access from the M-30 highway. The property has recently completed a comprehensive refurbishment process.

This project, executed by Zambal in collaboration with the architectural firm L35, has significantly upgraded the building's accessibility and prestige. The intervention included a total renovation of its facilities, the structural connection of both towers, and the creation of innovative common areas. These enhancements expand the range of services available to tenants, establishing the complex as a prime benchmark and one of the most modern and innovative office hubs in Madrid.

4. Assets Acquired in 2014

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PRINC BUILDING (Madrid)

OFFICE BUILDING



- Acquisition Date: June 2014
- GLA: 9,798 sqm + 187 parking units
- Tenant: ENAGAS

Located in the Embajadores neighborhood of Madrid, which is enjoying sustainable growth thanks to the Madrid Río urban park and the Mahou beer maker, among others.

The building consists of two blocks with separate entrances and communication cores. It has eight floors above ground level and three basements, and it is 100% occupied on a long-term lease by ENAGAS, the main supplier of natural gas in Spain.

TRIPARK BUSINESS PARK (Madrid)

OFFICE BUILDING



- Acquisition Date: June 2014
- GLA: 10,480 sqm + 411 parking units
- Tenant: DIA

This contemporary building designed by Gabriel Allende and built in 2002 is part of the Tripark Business Park (developed by Hines). It has four floors above ground and two below ground, and the building has LEED Gold certification.

It is 100% leased to Distribuidora Internacional Alimentos, SA (DIA), one of the leading players in the food sector.

4. Assets Acquired in 2015

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AVDA. DE AMÉRICA 115 (Madrid)

OFFICE BUILDING



- Acquisition Date: September 2015
- GLA: 50,421 sqm + 1,503 parking units
- Tenant: VODAFONE SPAIN

Located on the North side of the avenue América, it connects with the A-2 in both directions, with the M-40 to the North and with the neighborhoods Alameda de Osuna and Canillejas.

This business park, completed in 2012, is made up by 5 free-standing glass buildings surrounding a central area where the accesses are brought together.

Each building has a ground floor plus six above ground floors for office use, and two underground floors used as parking.

The whole building is rented on a long-term lease to Vodafone España, S.A.U. and it is the company's Spanish headquarters.

4. Assets Acquired in 2016

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AVDA. DE MANOTERAS 40 (Madrid)

LEISURE CENTRE



- Acquisition Date: May 2016
- GLA: 12,923 sqm + 980 parking units
- Tenant: Multi tenant; 95% occupied (Main tenant CINESA)

The Manoteras Leisure Centre, located in the North periphery of Madrid, with its façade fronting directly onto the M-11 highway, is located 12 km from the city center.

The property has a GLA of circa 13,000 sqm and hosts a large cinema operator, with 20 projection rooms and 4,000 seats; as well as 10 retail units leased to leading restaurant chains, providing the asset with a complete and varied leisure offer. The building also has 980 parking spaces at basement level.

AVDA. DE SAN LUIS 77 (Madrid)

OFFICE BUILDING



- Acquisition Date: December 2016
- GLA: 31,899 sqm + 979 parking units
- Tenant: NATURGY

The asset consists of 14 buildings that form the corporate HQ of Naturgy in Madrid.

The building is located at Avenida de San Luis, 77, in the northern-central part of Madrid city between the M-30 and M-40 ring roads. It has direct access to the airport.

4. Assets Acquired in 2017

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SANTIAGO DE COMPOSTELA 96 (Madrid)

OFFICE BUILDING



- Acquisition Date: November 2017
- GLA: 14,731 sqm + 182 parking units
- Tenant: Community of Madrid

Office building located on the M-30, in the northwest area of Madrid. The property consists of 14 floors above ground with a total SBA of 14,731 sqm and 182 parking spaces. The building is fully rented to the Community of Madrid and serves as the headquarters of the Provincial Court of Madrid.

LÉRIDA 44 (Madrid)

OFFICE BUILDING



- Acquisition Date: November 2017
- GLA: 4,045 sqm
- Tenant: Vacant

Office building located just 500 meters from the CBD (Azca area). It consists of 4,045 sqm of office space. The interior of the building was entirely refurbished in January 2016 and in 2025 some renovation works were executed.

AVDA. DE ALBARRACÍN 25 (Madrid)

OFFICE BUILDING



- Acquisition Date: December 2017
- GLA: 14,904 sqm + 166 parking units
- Tenant: ATOS Spain, S.A.U.

Office building located in the Julian Camarillo office area. The property consists of 5 floors above ground with total SBA of 14,904 sqm and 191 parking spaces. The building is fully rented to Atos as their headquarters in Spain.

4. Assets Acquired in 2018

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NOVUS BUILDING (Madrid)

OFFICE BUILDING



- Acquisition Date: October 2018
- GLA: 42,945 sqm + 561 parking units
- Tenant: NTT Data HQ, Hilti and Euresst

Grade A office building located in Camino Fuente de la Mora 1, in Manoteras business area. The property is located between A-1, M-11 and M-40 motorways, with excellent connections both by road and through public transport.

Novus building is composed of two connected buildings which share basements and main entrance. The property is distributed in 6 floors above ground and two floors below ground. The property is mostly rented to NTT and houses the business headquarters of the company. The multinational Hilti and Euresst complete the list of tenants of the Novus Building.

ALBARRACÍN 31 (Madrid)

OFFICE BUILDING



- Acquisition Date: December 2018
- GLA: 19,727 sqm + 232 parking units
- Tenant: Community of Madrid

Office building located in Calle Albarracín 31, within the business area of Julián Camarillo. The area is bordered by the emblematic Alcalá and Hermanos García Noblejas streets and enjoys excellent connections with the city of Madrid and the airport.

The building has a total gross lettable area above ground of 19,727 sqm, distributed in ground floor + 3 levels and is provided with 232 below ground parking spaces. The property is fully leased to the Spanish Criminal Courts (Comunidad de Madrid).

4. Assets Acquired in 2023

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FRANCISCO GERVÁS 10 (Madrid)

OFFICE BUILDING



- Acquisition Date: December 2023
- GLA: 7,954 sqm + 168 parking units
- Tenant: Community of Madrid

Building near Paseo de la Castellana, with an area of 7,954 square meters, distributed over 14 floors above ground and three basements that include 168 parking spaces.

The building is currently leased to the Department of Justice and Interior of the Comunidad de Madrid, where the Family Courts are located.

4. Assets Acquired in 2025

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VILLADANGOS DEL PÁRAMO (León)

LOGISTIC WAREHOUSE

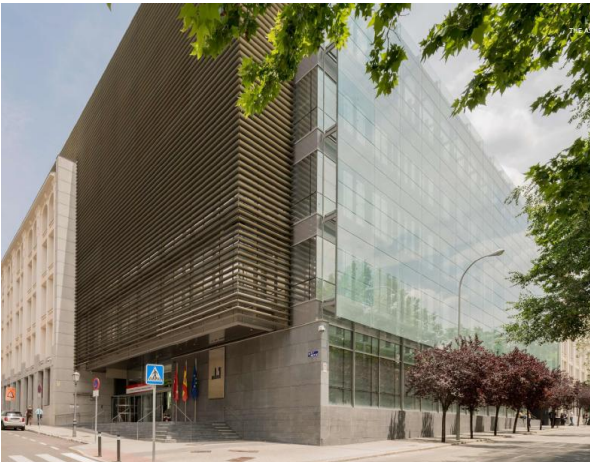


- Acquisition Date: December 2025
- GLA: 64,087 sqm + 982 parking units
- Tenant: DIA (leading Spanish grocery retail group)

A prime logistics asset located in Villadangos del Páramo (León).

The property is fully leased to DIA, leading Spanish supermarket chain under a long-term, triple-net agreement, securing highly stable, long-term cash flows.

RAMIREZ DE PRADO 5 (Madrid) OFFICE BUILDING



- Acquisition Date: April 2025
- GLA: 58,952 sqm + 603 parking units
- Tenant: Amazon, Community of Madrid and Madrid City Council

Acquired in 2025, Prado Urban Business Park is a prime business complex located at Calle Ramírez de Prado 5. Reflecting a strong commitment to sustainability and top-tier market standards, the property boasts a BREEAM Excellent certification. It offers an exceptional range of premium value-added amenities for its occupiers, including a gym, landscaped gardens, a playroom, and physiotherapy services.

The complex stands as a consolidated commercial hub in Madrid, fully leased to high-profile corporate and institutional tenants such as Amazon, the Community of Madrid, and the Madrid City Council.

4. Asset held for sale in 2025

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AVDA. DE BURGOS 118 (Madrid)

OFFICE BUILDING



- Acquisition Date: January 2015
- Sale decision: 2025
- GLA: 11,682 sqm + 495 parking units (*)
- Tenant: BMW

A standalone building located in a prestigious business park at the junction of the A-1 and M-11 highways, adjacent to the future extension of Madrid's central axis: the Paseo Castellana.

The property is fully leased on a long-term contract to BMW and serves as the company's Spanish Head Office.

The asset has been contributed to a company, "Cal Core Real Estate Investment, S.L." and was subsequently financed with a €28 million debt facility. Following the corporate restructuring, a 25% stake in the share capital has been divested, and it is estimated that the sale of the remaining 75% stake will take place during the 2026 financial year.

5. Financial Information

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(€'000)

Balance sheet	31/12/2025	31/12/2024	Variance	% Variance
Non-current assets	881,170	842,564	38,606	4.58%
Property, Plant & Equipment (PPE)	997	948	49	5.17%
Investment properties	839,384	831,598	7,786	0.94%
Equity Method investments	34,048	-	34,048	100.00%
Long-term investments	6,741	10,018	(3,277)	(32.71%)
Current assets	124,662	26,925	97,737	363.00%
Non – current assets held for sale	41,721	-	41,721	100.00%
Trade and other receivables	3,267	3,020	247	8.18%
Prepayments and accrued income	942	647	295	45.59%
Cash and cash equivalents	78,732	23,258	55,474	238.52%
Total assets	1,005,832	869,489	136,343	15.68%

Source: Consolidated Annual Accounts for 2025 and 2024

Non-current assets

- The principal item in non-current assets is investment property. During the period Zambal has made a CAPEX investments amounting to €12,715k, amortizations of €16,483k, depreciation of €3,013 the incorporation of Tonglen asset €55,406k and the classification of held for sale of BMW €40,839k.
- Equity method investments correspond to the 50% of the Ahorro Familiar, S.A. shares, les the distributions during 2025.
- The €6,741k under long-term investments related to deposits arranged at Public Housing Institutions of the pertinent Autonomous Regions corresponding to 2-month rent deposits made by the tenants €6,741k.

Current assets

- Non - current assets held for sale corresponds to the 100% of the value of Cal Core the owner of the BMW asset.
- The €3,267k under trade and other receivables relate to rents and invoiced expenses pending to collect €1,175k, straight line rents €972k, public treasury €984k and others €136k.

5. Financial Information

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(€'000)

Balance Sheet	31/12/2025	31/12/2024	Variance	% Variance
Equity	787,066	785,882	1,184	0.15%
Share capital	646,006	646,006	-	0.00%
Share Premium	66,522	66,522	-	0.00%
Reserves	50,810	46,395	4,415	9,52%
Treasury shares	(669)	(670)	1	(0.15%)
Profit/(loss) for the year	20,543	27,147	(6,604)	(24.33%)
Grants, donations and bequests	409	482	(73)	(15.15%)
Minority interests	3,445	-	3,445	100.00%
Non-current liabilities	164,605	78,082	86,523	110.81%
Long-term Financial Liabilities	94,076	18,524	75,552	407.86%
Long-term payables	20,529	7,270	13,259	182.38%
Long-term debts with group and associated companies	50,000	52,288	(2,288)	(4.38%)
Current liabilities	54,161	5,525	48,636	880.29%
Liabilities directly associated with non-current assets held for sale	28,486	-	28,486	100.00%
Short-term Financial Liabilities	14,966	-	14,966	n.a.
Trade and other payables	10,709	5,524	5,185	93.46%
Advances from customers or accrued expenses	-	1	(1)	(100.00%)
Total equity and liabilities	1,005,832	869,489	136,343	15.68%

Source: Consolidated Annual Accounts for 2025 and 2024

Shareholders' Funds

- The Company's equity amounts to €787,066k of which €669k relates to treasury shares and Minority interest amounting to €3.445k.

Non-current liabilities

- Non-current liabilities relate to deposits received from the tenants €10,182k, long-term loan related to the acquisition of the 100% of Bato Real Estate €19,076k, long-term financial debt with group €50,000k, bank debt €75,000k and €10,347k Participation accounts in Ramirez de Prado.

Current liabilities

- Liabilities directly link to the assets held for sale €28,486k, initial purchase price of the Tonglen shares €14,966k. The Trade and other payables, €10,709k are mainly relating to the logistic warehouse Capex €4,292k, public treasury €1,223k and other suppliers €5,194k.

5. Financial Information

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(€'000)

Income Statement	31/12/2025	31/12/2024	Variance	% Variance
Incomes	60,681	62,940	(2,259)	(3,59%)
Total Revenue	60,681	62,940	(2,259)	(3,59%)
Staff Costs	(259)	(255)	(4)	1,57%
Other Operating Expenses	(17,932)	(17,101)	(831)	4,86%
Fixed Asset Depreciation	(16,608)	(16,013)	(595)	3,72%
Impairment	(3,013)	-	(3,013)	n.a.
Allocation of grants related to fixed assets	85	47	38	80,85%
Total Operating Results	22,954	29,618	(6,664)	(22,50%)
<i>% of Revenue</i>	37.83%	47.07%	(9.24pp)	(19,63%)
Financial Income	1,692	461	1,231	267,03%
Financial Expense	(4,479)	(2,932)	(1,547)	52,76%
Financial Income/(Expense)	(2,787)	(2,471)	(316)	12,79%
<i>% of Revenue</i>	(4.59%)	(3.93%)	(0.66pp)	16,79%
Share of profit (loss) of equity-accounted investees	583	-	583	n.a.
Profit/Loss Before Taxes	20,750	27,147	(6,397)	(23,56%)
Corporate Income Tax	(71)	-	(71)	n.a.
Profit/(Loss) from ongoing operations	20,679	27,147	(6,468)	(23,83%)
Profit/(Loss) from discontinued operations (Including CIT)	-	-	-	-
Net Profit/(Loss)	20,679	27,147	(6,468)	(23,83%)

Source: Consolidated Annual Accounts for 2025 and 2024

Revenues & Operating Expenses

- The revenue decrease by €2.3 million, mainly due to rent concessions and the vacancy of some buildings, partially offset by CPI-indexed rent uplifts and the expiration of certain rent concessions.
- reflects the incorporation of the newly acquired property at Francisco Gervás 10, following the acquisition of Bato at the end of 2023.

Financial Income/expenses

- The Financial Income was derived primarily from interest earned on current account balances €641k and Tongle income €1,051k, and the
- The Financial Expenses are from intercompany loans (€2,282k), related to the acquisition of Bato (€ 605k), bank loans (BMW €460k and other €1,132k).

5. Financial Information

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€'000

	31/12/2025	31/12/2024
Income	60,681	62,940
EBITDA*	42,575	45,631
Investment Properties (IP) & PPE	840,381	832,546
% EBITDA / IP	5.07%	5.48%

* EBITDA is calculated as Operating Result - Fixed Asset Depreciation - Impairment

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