

Madrid, 19 de junio de 2026

ELAIA INVESTMENT SPAIN, SOCIMI, S.A. (en adelante “Elaia”, la “Sociedad” o la “Compañía”), 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 MFT Equity sobre información a suministrar por empresas incorporadas a negociación en el segmento BME Growth de BME MTF Equity, (en adelante “BME Growth”) pone en su conocimiento la siguiente

OTRA INFORMACIÓN RELEVANTE

Con fecha 18 de junio de 2026, a las 17h30, se celebró en Madrid, en la calle Serrano 16, 5ª derecha, y por videoconferencia, la Junta General Ordinaria y Extraordinaria de Accionistas de la Sociedad, en primera convocatoria, con la concurrencia personal o por representación de accionistas titulares de 11.121.904 acciones, representativas del 98,49% del capital social (incluida la autocartera).

En dicha sesión, se sometieron a deliberación de los asistentes todos los puntos del orden del día de la convocatoria publicada, entre otros, mediante “otra información relevante” de fecha 14 de mayo de 2026 y se adoptaron por unanimidad de los asistentes con derecho a voto (con exclusión de la autocartera), representativos del 98,44% del capital social presente con derecho a voto, los siguientes acuerdos:

- Examen y aprobación de las cuentas anuales correspondientes al ejercicio social cerrado a 31 de diciembre de 2025. Análisis del informe de auditoría y del informe de gestión.
- Examen y aprobación de la gestión desarrollada por el Consejo de Administración durante el ejercicio social cerrado a 31 de diciembre de 2025.
- Examen y aprobación de la propuesta de aplicación del resultado correspondiente al ejercicio social cerrado a 31 de diciembre de 2025.
- Nueva autorización al Consejo de Administración para la venta de activos esenciales de la Sociedad.
- Renovación de auditores.

- Reducción de capital hasta la cifra de siete millones doscientos noventa y dos mil cuatrocientos veinte euros (7.292.420 €) mediante distribución del valor nominal de las acciones y consiguiente modificación del artículo 5º de los estatutos sociales de la Sociedad relativo al capital social y a las acciones.
- Ratificación de la novación del Asset Management Agreement.
- Delegación de facultades.
- Redacción, lectura y aprobación del acta.

La documentación anterior también se encuentra disponible en la página web de la Sociedad.

En cumplimiento de lo dispuesto en la Circular 3/2020 de BME MTF Equity se deja expresa constancia de que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

ELAIA INVESTMENT SPAIN, SOCIMI, S.A.
D. Louis Bayon
Presidente del Consejo de Administración



GENERAL SHAREHOLDERS MEETING
18 JUNE 2026

ELAIA INVESTMENT SPAIN

AGENDA

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A. FORMALITIES. INTRODUCTION

FORMALITIES

- Attendance of the shareholders and verification of representation
- Quorum verification
- Constitution of the General Shareholders Meeting, with Chairman and Secretary to the Board acting as Chairman and Secretary of the meeting

INTRODUCTION

- Introduction of the Chairman
- Context: General Ordinary Shareholders' Meeting
- Attendance of the registered advisor of the company (Renta 4)

B. OVERVIEW OF 2025 – HIGHLIGHTS

RENTS
1,9 M€

- **P&V assets:** contractual rents invoiced and paid by P&V for the entire year except for Cecilia b/c of the disposal

DIVESTMENTS
38,6 M€

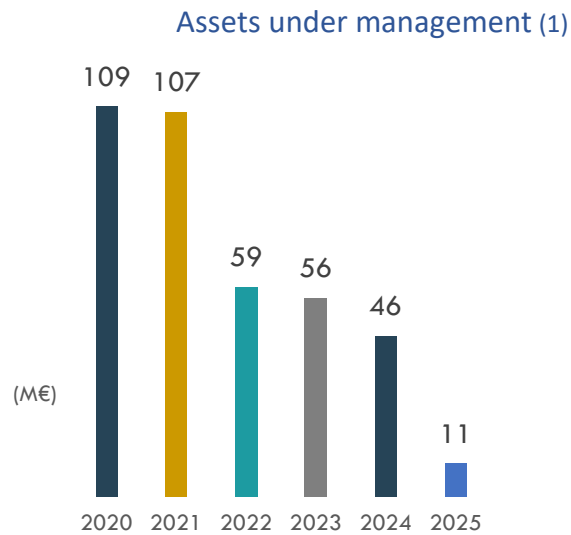
- **Disposals 2025:**
 - **Estartit:** sale of Festamar and 31 units of Festasol
 - Festamar: Price 10,2 m€ vs 9,3m€ VE (+9,7%)
 - Festasol: Price 4,9 m€ vs 3,5m€ VE (+40%)
 - **El Puerto:** sale of 41 units.
 - Price 5,6 m€ vs 3,9 m€ VE (+43,6%)
 - **Surfing Playa:** Price 7,9m€ vs 7,3m€ VE (+8,2%)
 - **Cecilia:** Price 10m€ vs 9,3m€ VE (+7,5%)

FINANCING

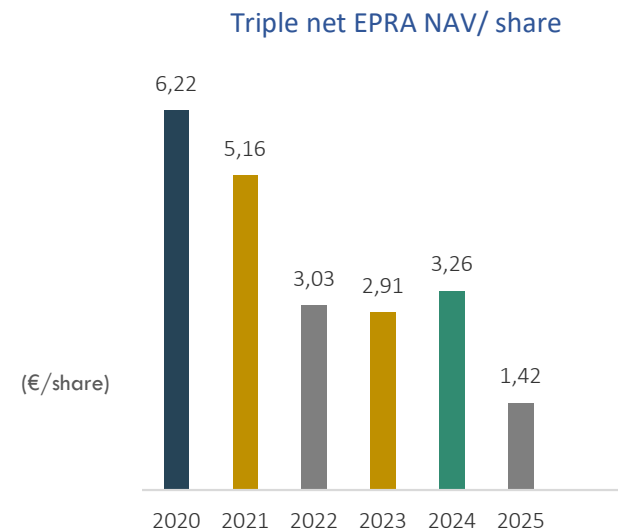
There is no longer any debt associated with Elaia:

- Cecilia: Repayment of the €3.6 million debt upon disposal (21/03/2025).
- Estartit: Early repayment following the asset disposals (15/10/2025).
- El Puerto: The debt was fully repaid at maturity in January 2026.

B. OVERVIEW OF 2025— KEY FIGURES AS OF 31 DECEMBER 2025



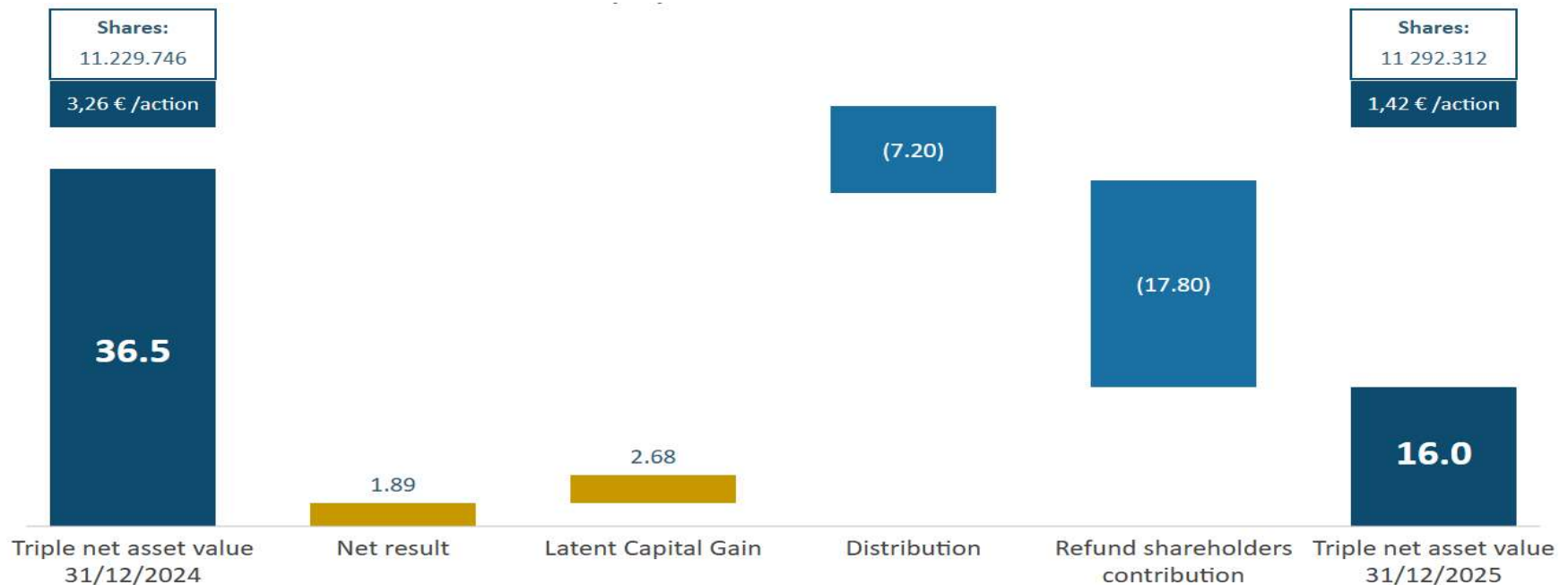
**Valuation as
of 31/12/2025
10,7 M€**



**EPRA NNAV
2025
1,42 €/ share**

(1) Gross asset value, RICS valuations of Catella.

B. OVERVIEW OF 2025 – ANR TRIPLE NET AU 31/12/2025



B. OVERVIEW OF 2025— FINANCIAL SITUATION AS OF 31 DECEMBER 2025

BALANCE SHEET AND P&L 2025

Bilan Actif en K€	31/12/2025	31/12/2024
Investissements immobiliers	7.755	32.823
Participations	-	5.253
Immobilisations financières	598	1.598
Total actifs non courants	8.353	39.674
Stocks	924	677
Créances clients et autres créances	1.429	1.538
Trésorerie et équivalents de trésorerie	7.075	4.522
Total actifs courants	9.429	6.737
Total Actif	17.782	46.411

Résultat en K€	31/12/2025	31/12/2024
Revenus	2.024	3.946
Plus/moins value cessions actifs	5.431	1.322
Plus/moins value partic	(484)	1.250
Honoraires Asset Management	(212)	(642)
Frais Corporate	(379)	(262)
Autres impôts	(346)	(262)
D&A	(367)	(977)
Autres coûts	(240)	(103)
EBIT	5.427	1.799
Résultat Financier	(341)	(1072)
IS	-	-
Résultat Net	5.086	3.201

Bilan Passif en K €	31/12/2025	31/12/2024
Capital	11.292	11.292
Réserves	2.269	2.269
Actions propres et partic dans le PN	(320)	(387)
Apports d'associés	-	17.830
Acompte sur dividendes	(4.000)	
Résultat net	5.086	3.201
Total Capitaux Propres	14.327	34.206
Dettes bancaires et obligataires	-	9.237
Autres dettes financières	521	337
Passifs non courants	521	9.574
Dettes bancaires et obligataires	1.654	2.130
Dettes Fournisseurs	358	468
Autres dettes courantes	923	33
Passifs courants	2.934	2.631
Total Passif et Capitaux Propres	17.782	46.411

C. DISTRIBUTION OF 2025 RESULTS AND CAPITAL REDUCTION

CONTEXT

- Financial year ended 31 December 2025:
 - Net profit: 5.086.176,80€
 - Interim dividend paid (December 2025): 4.000.885,61€
 - Remaining dividend to be distributed (June 2026): 1.085.291,19€
- Considering the current cash position, we propose an additional 4M distribution through a capital reduction. Under the Spanish Corporate Enterprises Act (Ley de Sociedades de Capital), creditors have a one-month opposition period from the date of the General Meeting before the distribution can be executed. Subject to the expiry of this opposition period without objection, the payment is expected to be made by the end of July 2026.

D. EIS PORTFOLIO AS OF TODAY

Following the sales occurred as of today, there are only two remaining assets in the EIS portfolio:

As of today	NAME	LOCATION	TYPE	SURFACES	Nº UNITS	VE 31/12/2025
1/06/2026	EL PUERTO	Fuengirola	Hotel	2,886 m ²	83	7,9 m€
	FESTASOL	L'Estartit	T. Apartments	220 m ²	4	0,5 m€
				3,106 m²	87	8,4 m€

- **El Puerto:** sale and purchase agreement signed for the remaining units, with execution of the deed of sale in July.
 - Price for the 83 remaining units: 8,1m€ vs 7,9m€ VE (+2,5%)
 - Total Price for the 129 units: 14,2m€ vs 12,3m€ VE (+15%)
- **Estartit:** sale and purchase agreements signed for the remaining units, with execution of the deeds of sale in June/July.
 - Price for the 4 remaining units: 0,6m€ vs 0,5m€ (+20%)
 - Price for the 51 units: 7,9m€ vs 5,8m€ (+36%)
- There remains 1m€ to be received from PVCP in October 2026, which will bring the Elaia adventure to an end.

E. NEW AUTHORIZATION TO THE BOARD OF DIRECTORS FOR THE SALE OF ESSENTIAL ASSETS OF THE COMPANY

OVERVIEW

- Renewal of the authorization granted at the General Shareholders Meeting held on June 4th 2025 to allow the Board of Directors to resolve on the sale of any asset of the company.
- The Board of Directors is authorized in order to sell any real state assets belonging to the company's portfolio including assets of its holding company, even if the value of one of those assets or of several of them together exceeds 25% of the value of the assets reflected in the last approved balance sheet (core assets according to article 160 f) of the Spanish Capital Companies Act). Regarding the holding company, either the company or its asset may be sold.
- The CEO will be the one who, in the exercise of the powers conferred to him, will formalize the transactions once the Board of Directors specifies the assets that will go on sale and the main conditions (price) for each always acting as the CEO within the framework established by this General Shareholders' Meeting and the Board of Directors.

F. APPROVAL OF THE RENEWAL OF THE AUDITORS

OVERVIEW

- Renewal of Mazars as auditor for exercise ending on 31 December 2026
- Mazars was previously appointed in order to carry out the audit for exercises ending on 31 December 2020, 31 December 2021, 31 December 2022, 31 December 2023, 31 December 2024 and 31 December 2025
- Mazars fees are approximately 20k €

G. RATIFICATION OF THE NOVATION OF THE ASSET MANAGEMENT AGREEMENT

OVERVIEW

- As a result of the sales carried out by the Batipart Management Spain, S.L.U. team and the value generated for shareholders, the Board of Directors approved on 11 December 2025 a fee of €500,000 for that company (€473,000 due to sales and €27,000 as promote) and the consequent amendment of the Asset Management Agreement, subject to the completion of the final sales at the prices approved by the Board of Directors. The amendment is expected to be signed, and the corresponding fee paid, between 14th and 31st of July.
- It is proposed to ratify the novation of the Asset Management Agreement under the terms set out by the Board of Directors.



H. COMMENTS AND QUERIES



I. RESOLUTIONS

FIRST RESOLUTION

RESOLUTION PROPOSAL

- Approval of the accounts of the company for the fiscal year closed on 31 December 2025 (including balance sheet, P&L, state of changes of the net equity and state of cash movement)

SECOND RESOLUTION

RESOLUTION PROPOSAL

- Approval of the management carried out by the Directors during the fiscal year closed on 31 December 2025

THIRD RESOLUTION

RESOLUTION PROPOSAL

- Approval of the allocation corresponding to the fiscal year closed on 31 December 2025

FOURTH RESOLUTION

RESOLUTION PROPOSAL

- New authorization to the Board of Directors for the sale of essential assets of the Company

FIFTH RESOLUTION

RESOLUTION PROPOSAL

- Approval of the renewal of the auditors

SIXTH RESOLUTION

RESOLUTION PROPOSAL

- Capital reduction to seven million two hundred and ninety-two thousand four hundred and twenty euros (€7,292,420) by reducing the nominal value of the shares and consequently amending Article 5 of the Company's By-Laws relating to the share capital and the shares

SEVENTH RESOLUTION

RESOLUTION PROPOSAL

- Ratification of the novation of the Asset Management Agreement

EIGHTH RESOLUTION

RESOLUTION PROPOSAL

- General delegations of powers to the Board of Directors and specifically to the Chairman and the Secretary to the Board the execution of any formalities that need to be carried out in order to execute the agreements approved on today's meeting (e.g. notary deeds, registrations with the Commercial Registry, publications in the BME Growth)

NINTH RESOLUTION

RESOLUTION PROPOSAL

- Approval of the minutes of the meeting



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