

Barcelona, 16 May 2025

OTHER RELEVANT INFORMATION

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the provisions of article 17 of Regulation (EU) 596/2014 on market abuse and article 227 of Law 6/2023 of 17 March on Securities Markets and Investment Services, and related provisions, as well as BME MTF Equity Circular 03/2020, publishes a notice of the Ordinary and Extraordinary General Shareholders' Meeting.

This notice, together with the documentation relating to the items on the agenda, all prepared under the sole responsibility of the issuer and its directors, may be found in the "Investors/General Meeting of Shareholders" section of the Company's website (www.adveroproperties.com).

Yours sincerely,

Mr. Pablo Corbera Elizalde
Representing RIUARAN, S.L.
Chairman of ADVERO PROPERTIES SOCIMI, S.A.

CALL FOR ORDINARY AND EXTRAORDINARY GENERAL SHAREHOLDERS' MEETING

By agreement of the Board of Directors of ADVERO PROPERTIES SOCIMI, S.A. of 14 May 2025, the shareholders are hereby summoned to the Ordinary and Extraordinary General Meeting of the Company, to be held exclusively in person at the Barcelona Stock Exchange, located at Paseo de Gracia, 19, on 19 June 2025 at 10.30 a.m. on first call and, in the event that, due to a failure to reach the necessary attendance, the quorum is not reached, the General Meeting will be held at the same place and time on 20 June 2025, on second call, to deal with the agenda set out below:

AGENDA

First. -	Examination and, where appropriate, approval of the annual accounts, comprising the balance sheet, profit and loss account, the statement of changes in equity, the cash flows statement, and explanatory notes, for the financial year ended 31 December 2024.
Second. -	Approval, where appropriate, of the proposed allocation of results for the year ended 31 December 2024, which includes the distribution as a dividendo of 100% of the distributable result, for a total amount of 331,106 euros, 80% higher than previous year's amount.
Third. -	Approval, where appropriate, of the management of the Board of Directors for the financial year ended 31 December 2024.
Fourth. -	Ratification and appointment of Ripargrau, S.L. as a director.
Fifth. -	Approval, where appropriate, of the authorisation to the Board of Directors for the derivative acquisition of own shares, either directly or through subsidiary companies.
Sixth.	Re-election of the statutory auditor.
Seventh.	Examination, study, and approval, where appropriate, of the acquisition of essential assets, in order to comply with the provisions of article 160, f) of the Capital Companies Act.
Eighth.	Delegation of powers.
Ninth. -	Questions and Answers.
Tenth. -	Reading and, if appropriate, approval of the minutes of the meeting.

NOTE: Shareholders are hereby informed that the General Meeting is expected to be held on FIRST CALL on 19 June 2025 at 10:30 a.m.

Call complement

Pursuant to the provisions of article 172 of the Capital Companies Act, shareholders representing at least five per cent of the share capital may request the publication of a supplement to the notice of a general shareholders' meeting, including one or more items on the agenda. This right must be exercised by means of a certified notice to be received at the registered office of the company within five days of the publication of the call to meeting.

Shareholders' right to information

In accordance with the provisions of article 197 of the Capital Companies Act, up to the seventh day prior to the date scheduled for the meeting, shareholders may request from the members of the Board of Directors such information or clarifications as they deem necessary or submit in writing such questions as they deem appropriate regarding the items on the agenda.

Furthermore, in accordance with article 272 of the Spanish Companies Act, any shareholder may obtain from the company, immediately and free of charge, the annual accounts of the company, which include, among others, the balance sheet, the profit and loss account, the statement of changes in equity for the year, the cash flow statement, the annual report, the management report and the auditor's report.

For the purposes set forth in the Capital Companies Act, the report issued by the directors in relation to items 4, 5, 6 and 7 of the agenda is made available to the shareholders. This documentation may be requested and examined by shareholders at the registered office of the company, and they may also request that it be delivered or sent free of charge.

Right to attend the General Meeting

The General Meeting may be attended by all shareholders holding shares with voting rights who have them registered in the corresponding accounting register five days prior to the date on which the meeting is to be held.

Right of Representation

Shareholders entitled to attend may be represented at the General Meeting by another person, including the Chairman of the Board of Directors, stating this either on the card issued by the depositories of their shares or on the attached document.

Proxies may also be granted by means of remote communication, fulfilling the requirements for the exercise of remote voting rights as set out below.

Remote voting

Shareholders entitled to attend may vote remotely on items on the agenda in one of the following ways:

- a) By delivering the enclosed duly completed attendance, proxy and remote voting card to the Company's offices, or by sending it to the Company by post (address: Calle Iradier 19-21, 08017 Barcelona).
- b) By electronic means, to the following e-mail address: investor.relations@adveroproperties.com

Proxies and absentee votes cast by postal or electronic correspondence must be received by the Company at least 24 hours before the time scheduled for the General Meeting on first call.

Data protection

The personal data that shareholders provide to the Company to exercise their rights to attend, delegate their vote or vote at the General Shareholders' Meeting shall be processed exclusively by the Company for the purpose of enabling shareholders to exercise such rights. Shareholders may exercise their rights of access, rectification, deletion and objection under the terms established in current legislation, by means of written communication addressed to the registered office of the company (attention Alejandro Vives). Once the Meeting has ended, the Company will cease to process the data provided.

Barcelona, 16 May 2025

Alejandro Vives Roura
Secretary of the Board of Directors

ADVERO PROPERTIES SOCIMI, S.A.

REPORT DRAWN UP BY THE BOARD OF DIRECTORS OF THE COMPANY IN RELATION TO THE PROPOSED RESOLUTIONS REFERRED TO IN ITEMS 4, 5, 6 AND 7 OF THE AGENDA OF THE ORDINARY AND EXTRAORDINARY GENERAL SHAREHOLDERS' MEETING CALLED FOR 19 AND 20 JUNE 2025 ON FIRST AND SECOND CALL RESPECTIVELY.

BARCELONA, 16 MAY 2025

P.S. It is noted that it is highly likely that the General Shareholders' Meeting will be held on first call on 19 June 2025 at 10.30 a.m.

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- 3. ITEM 5 OF THE AGENDA: AUTHORISATION TO THE BOARD OF DIRECTORS FOR THE DERIVATIVE ACQUISITION OF OWN SHARES, DIRECTLY OR THROUGH SUBSIDIARIES.**
- 4. ITEM 6 OF THE AGENDA: RE-ELECTION OF THE STATUTORY AUDITOR.**
- 5. ITEM 7 OF THE AGENDA: EXAMINATION, STUDY AND APPROVAL, IF APPROPRIATE, OF ESSENTIAL ASSET ACQUISITIONS, IN ORDER TO COMPLY WITH THE PROVISIONS OF ARTICLE 160, SECTION F) OF THE SPANISH CAPITAL COMPANIES ACT.**

1. PRESENTATION.

This report has been prepared and signed by the Board of Directors of ADVERO PROPERTIES SOCIMI, S.A., in compliance with the provisions of the current Capital Companies Act (LSC), in order to explain to the Shareholders the reasons, interests and main characteristics of the proposed resolutions included in items 4, 5, 6 and 7 of the Agenda, published for the call of the Ordinary and Extraordinary General Shareholders' Meeting of the Company, to be held on 19 June 2025, at 10:30 a.m., at first call, or on 20 June 2025, at the same time, at second call.

2. ITEM 4 OF THE AGENDA: RATIFICATION AND APPOINTMENT OF THE DIRECTOR RIPARGRAU, S.L.

It is proposed to the General Meeting of Shareholders to ratify the appointment of Ripargrau, S.L. as a director of the Company.

Proposed resolution to be submitted to the General Shareholders' Meeting

It is proposed to the General Shareholders' Meeting to ratify the appointment by co-optation agreed by the Board of Directors at its meeting held on 24 October 2025, and to appoint Ripargrau, S.L., as a Director of the Company for the statutory period, represented by Mr. Alexandre Grau Bedos, whose details are recorded in the Companies Register.

3. ITEM 5 OF THE AGENDA: AUTHORISATION TO THE BOARD OF DIRECTORS FOR THE DERIVATIVE ACQUISITION OF OWN SHARES, DIRECTLY OR THROUGH SUBSIDIARY COMPANIES.

The Board of Directors proposes to the General Shareholders' Meeting to delegate to the Board of Directors, as in previous years, the power to acquire treasury shares, either directly or through subsidiaries, by purchase or by any other "inter vivos" act for valuable consideration.

The acquisition of treasury shares must in any case be made within the limits established for this purpose by the General Shareholders' Meeting, at a minimum price equal to their nominal value and a maximum price of 18 euros per share.

The proposed authorisation will be for a maximum period of 12 months and in compliance with all the terms and conditions established in Articles 144 et seq. of the Capital Companies Act and concordant legislation.

Proposed resolution to be submitted to the General Shareholders' Meeting

It is proposed to the General Shareholders' Meeting to delegate to the Board of Directors, as in previous years, the power to acquire treasury shares, either directly or through subsidiaries, by purchase or by any other "inter vivos" act for valuable consideration.

The acquisition of treasury shares must in any case be made within the limits established for this purpose by the General Meeting of Shareholders, at a minimum price equal to their nominal value and a maximum price of 18 euros per share.

The proposed authorisation will be for a maximum period of 12 months and in compliance with all the terms and conditions established in Articles 144 et seq. of the Capital Companies Act and concordant legislation.

4. ITEM 6 OF THE AGENDA: RE-ELECTION OF THE AUDITOR.

It is proposed to the General Shareholders' Meeting to re-elect the audit firm Ernst & Young as the company's auditors for a period of three years.

Proposed resolution to be submitted to the General Shareholders' Meeting

As the period for which the current auditors of the company were appointed has ended, it is proposed to re-elect the audit firm Ernst & Young as auditors of the company's accounts for a period of three years, corresponding to the financial years 2025, 2026 and 2027, in accordance with article 264 et seq. of Royal Legislative Decree 1/2010 of 2

July, approving the revised text of the Capital Companies Act (Ley de Sociedades de Capital).

5.- ITEM 7 OF THE AGENDA: EXAMINATION, STUDY AND APPROVAL, IF APPROPRIATE, OF OPERATIONS TO ACQUIRE ESSENTIAL ASSETS, IN ORDER TO COMPLY WITH THE PROVISIONS OF ARTICLE 160, SECTION F) OF THE CAPITAL COMPANIES LAW.

It will be proposed to the shareholders that they authorise the Board of Directors to carry out the asset acquisition operations they deem appropriate, once the corresponding legal and technical reviews have been carried out in each case, and in accordance with the provisions of article 160 f of the Capital Companies Act, the acquisition of essential assets will be submitted to the General Shareholders' Meeting.

Barcelona, 16 May 2025

**DELEGATION OF REPRESENTATION
ORDINARY AND EXTRAORDINARY GENERAL SHAREHOLDERS' MEETING
ADVERO PROPERTIES SOCIMI, S.A**

Proxy form for the Shareholders' Meeting of ADVERO PROPERTIES SOCIMI, S.A., to be held on 19 June 2025 at 10:30 a.m. or on 20 June 2025 at 10:30 a.m.

Shareholder:

Passport/ID:

Number of shares:

Shareholder's signature:

In _____, on _____ of _____ 2024

ORDER OF THE DAY

First. -	Examination and, where appropriate, approval of the annual accounts, comprising the balance sheet, profit and loss account, the statement of changes in equity, the cash flows statement, and explanatory notes, for the financial year ended 31 December 2024.
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Tenth. -	Reading and, if appropriate, approval of the minutes of the meeting.

The undersigned shareholder confers their representation for this Meeting to:
(Check only one of the following boxes and designate the representative)

- ☐ 1. The Chairman of the Board of Directors.
☐ 2. Mr/Ms _____, with ID: _____.

If the proxy does not state the name of the person to whom it is delegated, it shall be deemed to have been granted in favour of the Chairman of the Board of Directors or, as the case may be, in favour of the person chairing the General Meeting.

Voting instructions for the proposals of the Board of Directors

(Mark the corresponding box with a cross)

Agenda Item	1°	2°	3°	4°	5°	6°	7°	8°	9°	10°
In favor										
Against										
Abstention										

The delegation extends to proposals on items not on the agenda, in which case the representative may vote as he/she sees fit.