ELAIA
INVESTMENT SPAIN

Madrid, 4 de junio de 2025

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 4 de junio de 2025, a las 16h00, se celebró en Madrid, en la calle Serrano 16, 5º derecha, y por videoconferencia, la Junta General Ordinaria de Accionistas de la Sociedad, en primera convocatoria, con la concurrencia personal o por representación de accionistas titulares de 8.568.688 acciones, representativas del 75,88% 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 29 de abril de 2025 y se adoptaron por unanimidad de los asistentes con derecho a voto (con exclusión de la autocartera), representativos del 75,42% del capital social presente con derecho a voto, los siguientes acuerdos:

- Examen y aprobación de las cuentas anuales individuales correspondientes al ejercicio social cerrado a 31 de diciembre de 2024. Análisis del informe de auditoría y del informe de gestión.

- Examen y aprobación de las cuentas anuales consolidadas correspondientes al ejercicio social cerrado a 31 de diciembre de 2024. Análisis del informe de auditoría y del informe de gestión consolidado.

- Examen y aprobación de la gestión desarrollada por el Consejo de Administración durante el ejercicio social cerrado a 31 de diciembre de 2024.

- Examen y aprobación de la propuesta de aplicación del resultado correspondiente al ejercicio social cerrado a 31 de diciembre de 2024.

- Aprobación de distribución de aportaciones de socios (cuenta 118) de hasta 5.830.287,71 €, durante un periodo máximo de 18 meses y delegación en el Consejo de Administración para proceder a su reparto.

- Nueva autorización al Consejo de Administración para la venta de activos esenciales de la Sociedad.

- Renovación de auditores.

- Sustitución de D. Nicolas Ruggieri por D. Ludovic Jacquot y de Doña Carole Faucher por D. Nicolas Darius como Consejeros de la Sociedad.

- 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
4 JUNE 2025

ELAIA INVESTMENT SPAIN

AGENDA

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 2024 – HIGHLIGHTS

RENTS
4,4 M€

- **P&V assets:** contractual rents invoiced and paid by P&V for the entire year except for Terrazas b/c of the disposal
- **Surfing Playa:** new lease with Acerca Hospitality; significant improvement of the performance allowing for variable rent

DIVESTMENTS
12,5 M€

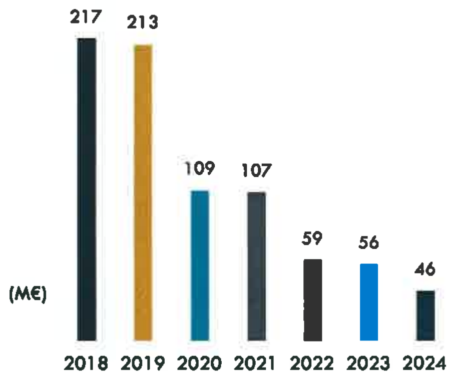
- **Disposals :**
    - **Estartit:** sale of 3 apartments
    - **Terrazas:** sale of the remaining 148 apartments
    - **Surfing Playa:** purchase option of Acerca Hospitality confirmed

FINANCING

- Terrazas **debt repaid** upon disposal
- **Interest rates** held steady throughout 2024
- **Variable-rate debt** represented 56% at the end of 2024

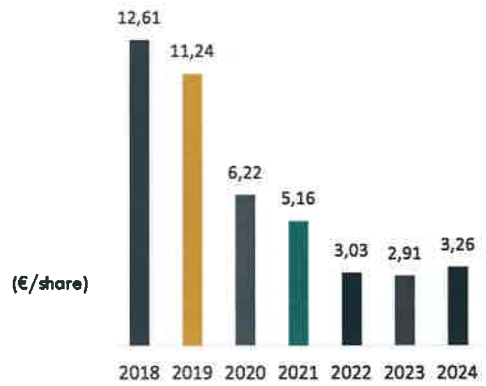
B. OVERVIEW OF 2024– KEY FIGURES AS OF 31 DECEMBER 2024

Assets under management[1]



Valuation as of 31/12/2024
46 M€

Triple net EPRA NAV/share



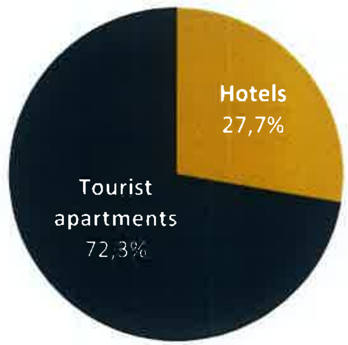
EPRA NNNAV
2024
3,26 €/ share

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

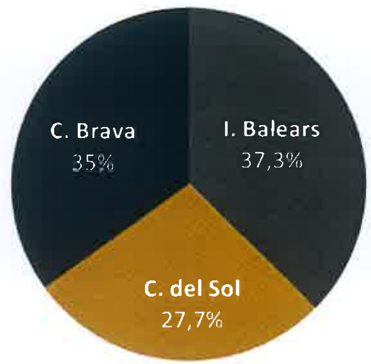
B. OVERVIEW OF 2024 – KEY FIGURES AS OF 31 DECEMBER 2024

B. OVERVIEW OF 2024– PORTFOLIO OVERVIEW AS OF 31 DECEMBER 2024

Portfolio distribution by use



Portfolio geographic distribution



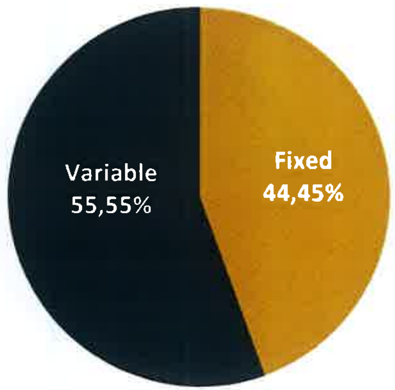
Assets under management
46 M€ [1]

c. 100% in value of property leased
Average maturity for leased assets: 2,7 years

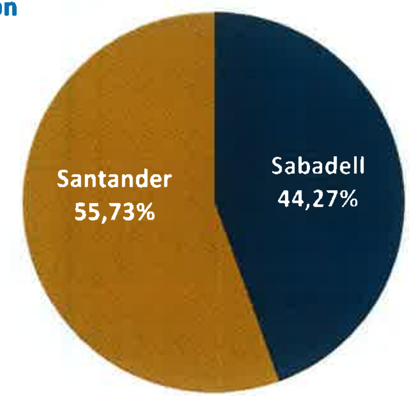
(1) Gross asset value, RICS valuations of Catella.

B. OVERVIEW OF 2024— FINANCIAL SITUATION AS OF 31 DECEMBER 2024. BANK DEBT DETAILS

Rates Financing



Bank Repartition



Financial Ratios

ICR 2,06 x

LTV 30%

Total Outstanding remaining debts 31.12.2024

14 M € of total consolidated debt

B. OVERVIEW OF 2024– FINANCIAL SITUATION AS OF 31 DECEMBER 2024

INDIVIDUAL BALANCE SHEET AND P&L 2024

Bilan Actif en K€	31/12/2024	31/12/2023
Immobilisations incorporelles	-	-
Investissements immobiliers	32.823	45.572
Participations	5.253	4.003
Immobilisations financières	1.598	897
Total actifs non courants	39.674	50.472
Stocks	677	(7)
Créances clients et autres créances	1.538	2.241
Trésorerie et équivalents de trésorerie	4.522	2.221
Total actifs courants	6.737	4.455
Total Actif	46.411	54.927

Résultat en K€	31/12/2024	31/12/2023
Revenus	3.946	4.269
Plus/moins value cessions actifs	1.322	747
Plus/moins value partic	1.250	
Honoraires Asset Management	(642)	(701)
Frais Corporate	(262)	(478)
Autres impôts	(262)	(1.240)
D&A	(977)	(535)
Autres coûts	(103)	(263)
EBIT	1.799	1.799
Résultat Financier	(1072)	(1067)
IS	-	-
Résultat Net	3.201	731

Positive result for the fiscal year 2024: 3,200,769.88 €.
Distribution to be approved by virtue of the fourth resolution

Bilan Passif en K €	31/12/2024	31/12/2023
Capital	11.292	11.292
Réserves	2.269	2.269
Actions propres	(387)	(382)
Apports d'associés	17.830	19.700
RAN	-	(1.869)
Résultat net	3.201	731
Total Capitaux Propres	34.206	31.742
dettes bancaires et obligataires	9.237	18.407
Autres dettes financières	337	635
Passifs non courants	9.574	19.042
dettes bancaires et obligataires	2.130	3.748
Dettes Fournisseurs	468	339
Autres dettes courantes	33	56
Passifs courants	2.631	4.143
Total Passif et Capitaux Propres	46.411	54.927

B. OVERVIEW OF 2024– FINANCIAL SITUATION AS OF 31 DECEMBER 2024

CONSOLIDATED BALANCE SHEET AND P&L 2024

Bilan Actif en K€	31/12/2024	31/12/2023
Immobilisations incorporelles	-	-
Immobilisations corporelles	38	51
Investissements immobiliers	37.751	50.622
Immobilisations financières	1.638	897
Total actifs non courants	39.428	51.569
Stocks	677	(7)
Créances clients et autres créances	1.734	2.235
Trésorerie et équivalents de trésorerie	5.044	2.363
Total actifs courants	7.455	4.591
Total Actif	46.883	56.160

Resultat consolidé en K€	31/12/2024	31/12/2023
Revenus	4.562	4.621
Plus/moins value cessions actifs	1.322	773
Dépréciation immo	-	169
Honoraires Asset Management	(642)	(701)
Frais Corporate	(274)	(515)
Autres impôts	(303)	(1.278)
D&A	(1.171)	(898)
Autres coûts	(104)	(264)
EBIT	3.389	1.906
Résultat Financier	(1.134)	(1.139)
Impôt sur les sociétés	-	-
Résultat Net	2.255	767

Bilan Passif en K €	31/12/2024	31/12/2023
Capital	11.292	11.292
Réserve Légale	2.269	2.269
Actions propres	(387)	(382)
Réserves consolidées	(1.142)	(1.177)
Apports d'associés	17.830	19.700
RAN	-	(1.869)
Résultat net	2.255	767
Total Capitaux Propres	32.118	30.600
Dettes bancaires et obligatoires	11.385	20.910
Autres dettes financières	377	704
Passifs non courants	11.762	21.613
Dettes bancaires et obligatoires	2.496	3.514
Dettes Fournisseurs	470	367
Autres dettes courantes	38	67
Passifs courants	3.003	3.948
Total Passif et Capitaux Propres	46.883	56.160

C. EIS PORTFOLIO AS OF TODAY (1/2)

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

ACQUISITION	ACQUISITION DATE	NAME	LOCATION	TYPE	SURFACES	N° UNITS
2015	23/12/2015	EL PUERTO	Fuengirola	Hotel	3,734 m²	145
	29/12/2015	FESTA	L'Estartit	T. Apartments	6,919 m²	127
TOTAL AS OF TODAY					10.653 m²	272

C. EIS PORTFOLIO AS OF TODAY (2/2)

1 El Puerto
(Pierre & Vacances)

2 Festa
(Pierre & Vacances)

D. APPROVAL OF DISTRIBUTION OF SHAREHOLDERS CONTRIBUTIONS

OVERVIEW

- By virtue of the delegation granted by the Shareholders on June 13th 2024, the Board of Directors decided on May 19th 2025 to distribute shareholders contributions up to 12,000,000 €. During the same meeting, the Board of Directors also decided to distribute the current amount of shareholders contributions, 5,830,287.71 € if some conditions are met no later than September 30th 2025
- It is proposed to renew the delegation to the Board of Directors to distribute shareholders contributions up to a maximum amount of its current amount (5,830,287.71 €) if it is not previously distributed according to the decision made by the Board of Directors on May 19th 2025
- Distribution of shareholders contributions (account 118):
  -Maximum distributable amount of 5,830,287.71 €
  -Board of Directors will confirm conditions and execute
  -Maximum period of 18 months
- Distribution as dividends of the positive result of the fiscal year 2024 (3,200,769.88 €) to be decided by virtue of the fourth resolution

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 13th 2024 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 sales process, whether total or partial, must me competitive and may be led by one or several renowned agents.
- 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 2025
- Mazars was previously appointed in order to carry out the audit for exercises ending on 31 December 2020, 31 December 2021, 31December 2022, 31 December 2023 and 31 December 2024
- Mazars fees are approximately 20k €

G. SUBSTITUTION OF MR. NICOLAS RUGGIERI BY BY MR. LUDOVIC JACQUOT AND MS. CAROLE FAUCHER BY MR. NICOLAS DARIUS AS MEMBERS OF THE BOARD OF DIRECTORS

OVERVIEW

- Substitution of Mr. Nicolas Ruggieri by Mr. Ludovic Jacquot and Ms. Carole Faucher by Mr. Nicolas Darius as members of the Board of Directors

H. COMMENTS AND QUERIES

I. RESOLUTIONS

FIRST RESOLUTION

RESOLUTION PROPOSAL

- Approval of the individual accounts of the company for the fiscal year closed on 31 December 2024 (including balance sheet, P&L, state of changes of the net equity and state of cash movement)

SECOND RESOLUTION

RESOLUTION PROPOSAL

- Approval of the consolidated accounts of the company for the fiscal year closed on 31 December 2024 (including balance sheet, P&L, state of changes of the net equity and state of cash movement)

THIRD RESOLUTION

RESOLUTION PROPOSAL

- Approval of the management carried out by the Directors during the fiscal year closed on 31 December 2024

FOURTH RESOLUTION

RESOLUTION PROPOSAL

- **Approval of the allocation corresponding to the fiscal year closed on 31 December 2024**

FIFTH RESOLUTION

RESOLUTION PROPOSAL

- Approval to distribute shareholders contributions (account 118) up to 17.830.287,71 €, for a maximum period of 18 months and delegation to the Board of Directors to proceed with their distribution

SIXTH RESOLUTION

RESOLUTION PROPOSAL

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

SEVENTH RESOLUTION

RESOLUTION PROPOSAL

- **Approval of the renewal of the auditors**

EIGHT RESOLUTION

RESOLUTION PROPOSAL

- Substitution of Mr. Nicolas Ruggieri by Mr. Ludovic Jacquot and Ms. Carole Faucher by Mr. Nicolas Darius as members of the Board of Directors

NINETH 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)

TENTH RESOLUTION

RESOLUTION PROPOSAL

- **Approval of the minutes of the meeting**

ELAIA INVESTMENT SPAIN