

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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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