

CALL FOR EXTRAORDINARY GENERAL SHAREHOLDERS' MEETING ADVERO PROPERTIES SOCIMI, S.A.

The Board of Directors of ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or the "Company"), in accordance with the legal and statutory regulations in force, has agreed to convene an Extraordinary General Meeting of Shareholders to be held at the registered office in Barcelona, Calle Iradier 21, on November 10, 2025, at 10:00 a.m. on first call and on 11 November 2025, at the same time, on second call.

The Board of Directors has also agreed to make it possible to attend the General Meeting by telematic means, in accordance with the provisions of the Company's bylaws and this notice.

The General Meeting shall be held as follows

AGENDA

***First.-** Delegation to the Board of Directors, under article 297.1.b) of the Capital Companies Act, of the power to agree on a share capital increase, in one or more times, within a maximum period of 5 years and up to a maximum amount equivalent to half of the company's share capital at the time of authorisation, in the amount decided by the latter, with provision for incomplete subscription; also delegating, in accordance with the provisions of Article 506 of the Capital Companies Act, the power to exclude the pre-emptive subscription right in relation to such share issues and the power to amend Article 5 of the bylaws.*

***Second.** Delegation of powers.*

***Third.** Requests and questions*

***Fourth.** Reading and, where appropriate, approval of the Minutes of the Meeting*

*** To avoid inconvenience to the Shareholders, it is noted that it is highly likely that the Meeting will be held on first call, on November 10, 2025 at 10:00 a.m., with the majority of shareholders expected to attend electronically.**

COMPLEMENT TO THE CALL AND PROPOSALS FOR AGREEMENT

Shareholders representing at least five percent (5%) of the share capital may request that a supplement to this call for the General Shareholders' Meeting be published by including one or more items on their Agenda. The exercise of this right must be made by means of a reliable notification - addressed to the attention of the Secretary of the Board of Directors - which must be received at the registered office within five days of the publication of this notice of call.

INFORMATION

In compliance with the provisions of the Capital Companies Act, the Shareholders may examine at the registered office, and request the delivery or free sending by mail of the full

text of the proposed resolutions corresponding to all the items on the Agenda that the Board of Directors submits to the General Meeting, as well as the Report issued by the Board of Directors on the first item of the Agenda.

Information relating to the General Shareholders' Meeting can also be consulted and obtained on the company's website (www.adveroproperties.com).

Until the seventh day prior to the day scheduled for the holding of the General Meeting, the Shareholders may request from the Board of Directors the information or clarifications they deem necessary regarding the matters included in the agenda, or ask in writing the questions they consider pertinent; The directors must provide the information in writing until the day of the general meeting.

RIGHT TO ASSISTANCE

All Shareholders who, at least five (5) days prior to the date set for the meeting, are registered in the corresponding registers of any of the entities participating in Iberclear and are in possession of the attendance card that will be issued for this purpose by the entity in which they have deposited the shares, will have the right to attend the General Meeting (either physically or electronically).

a) Physical attendance at the General Meeting

At the entrance to the premises where the General Meeting is held and for the purpose of proving the identity of the shareholders, or of whoever validly represents them, from one hour before the time announced for the start of the meeting, shareholders who wish to physically attend the Meeting, or their representatives, must present the corresponding attendance card to the Company's organizational services. together with their ID card, passport or any other official identification document valid for this purpose.

b) Telematic attendance at the General Meeting

The Board of Directors has agreed, in accordance with the provisions of Article 13 of the Bylaws, that shareholders and their representatives may also attend this General Meeting electronically, as follows:

(i) Request for telematic assistance. Shareholders who wish to attend the Meeting or their representatives electronically must notify the Company of their intention to participate in the General Meeting by videoconference at least 72 hours before the Meeting is held at first call, by email addressed to the address investor.relations@adveroproperties.com. This address will be the one that will later be used for connection to the Board by telematic means.

In this email, the shareholder or representative must identify himself by attaching a copy of his attendance card duly completed and signed as well as the National Identity Document or Foreigner Identity Card or passport. In the case of shareholders who are legal persons, the representative natural person must also attach a copy of the deed or document that accredits their representation for the purpose of justifying it.

(ii) Connection and Support. The Company will send by email to the shareholder who has expressed his intention to attend by videoconference, the link to access the General Meeting.

The Company reserves the right to request from shareholders or their representatives any additional means of identification it deems necessary to verify their status as shareholders and to ensure their authenticity. Likewise, the Company may enable additional means of identification.

(iii) Interventions and information. Interventions and proposals for resolutions or requests for information that, in accordance with the Capital Companies Act, those who are going to attend by telematic means intend to make during the holding of the Meeting, must be sent to the Company, in writing, by email to the following address investor.relations@adveroproperties.com before 23:59 (CET) on the day immediately prior to the scheduled meeting on first call.

Requests for information or clarifications from shareholders or their representatives who attend the Meeting electronically will be answered orally during the General Meeting and, where appropriate, in writing within 7 days of its celebration.

(iv) Voting. Shareholders or their representatives who wish to attend the Meeting by telematic means may cast their vote on the proposed resolutions relating to items included in the Agenda, after the Chairman or Secretary of the General Meeting has read them and in accordance with the instructions provided for this purpose.

In any case, the videoconference voting process will end when, after reading the proposals, the President or Secretary declares the end of the voting period on the proposed resolutions.

Shareholders may also exercise their proxy and voting rights by remote means of communication prior to the meeting of the General Meeting under the terms set out in the following sections on "Right of proxy" and "Remote voting".

(v) Priority rules

The physical or telematic attendance of the shareholder who has granted his proxy or has cast his vote remotely prior to the Meeting, regardless of the means used, will render null and void the proxy or vote previously made. Likewise, physical attendance renders telematic attendance null and void.

For the appropriate legal purposes, the telematic attendance of the shareholder will be equivalent to the face-to-face attendance at the General Shareholders' Meeting.

(vi) Additional Information.

For more information on telematic attendance at the General Meeting, shareholders can write to the address of the Company investor.relations@adveroproperties.com.

RIGHT OF REPRESENTATION

Shareholders with the right to attend may be represented at the Meeting by another person, stating this either on the card issued by the depositories of their shares, or in another document, with a special character for this Meeting.

Representation may also be conferred by means of remote communication, complying with the requirements for the exercise of the right to vote remotely as indicated below.

REMOTE VOTING

Shareholders with the right to attend will be able to cast their vote remotely on points included in the agenda, in any of the following ways:

The exercise of the right to vote on proposals on items included in the agenda may be exercised by the shareholder with the right to attend by:

- 1) the delivery of the attendance, proxy and remote voting card attached, duly completed, at the Company's offices, or by sending it to the Company by post (address: Calle Iradier 19-21, 08017 Barcelona).
- 2) electronic means, to the investor.relations@adveroproperties.com. email address, also attaching a copy of the DNI or Foreign Identity Card or passport and a copy of the attendance card.

Remote voting, whether sent by post or by electronic means of remote communication, must be in the possession of the Company at its registered office, at least 24 hours before the time scheduled for the General Meeting to be held at first call.

DATA PROTECTION

The personal data that shareholders provide to the Company, for the exercise of their rights of attendance, proxy voting or voting at the General Shareholders' Meeting, will 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 opposition under the terms established in current legislation, by written communication addressed to the Company (attention: Alejandro Vives). Once the Meeting has ended, the Company will cease to process the data provided.

In Barcelona, 10th October 2025

Alejandro Vives Roura
Secretary of the Board of Directors

**DELEGATION OF REPRESENTATION
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 10 November 2025 at 10:00 a.m. or on 11 November 2025 at 10:00 a.m.

Shareholder: Passport/ID: Number of Titles: Shareholder's signature: In _____, _____ 2025

AGENDA

First.	Delegation to the Board of Directors, under article 297.1.b) of the Capital Companies Act, of the power to agree on a share capital increase, in one or more times, within a maximum period of 5 years and up to a maximum amount equivalent to half of the company's share capital at the time of authorisation, in the amount decided by the latter, with provision for incomplete subscription; also delegating, in accordance with the provisions of Article 506 of the Capital Companies Act, the power to exclude the pre-emptive subscription right in relation to such share issues and the power to amend Article 5 of the bylaws.
Second.	Delegation of powers.
Third.	Requests and questions.
Fourth.	Reading and, where appropriate, approval of the Minutes of the Meeting.

The undersigned shareholder confers his 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./Mrs. _____, with
N.I.F./C.I.F:_____.**

If the proxy does not have a nominative expression of the person to whom it is delegated, it will be understood that it has been granted in favour of the Chairman of the Board of Directors or, where appropriate, in favour of the person presiding over the General Meeting.

Voting instructions on the proposals of the Board of Directors

(Mark the appropriate box with a cross)

Agenda Items	1st	2nd	3rd	4th
In favour				
Against				
Abstention				

The delegation reaches proposals on items not contained in the Agenda, in which case the representative may vote in the direction he or she deems appropriate.