

ADVERO PROPERTIES SOCIMI, S.A.

REPORT PREPARED BY THE BOARD OF DIRECTORS OF THE COMPANY IN RELATION TO THE PROPOSALS REFERRED TO IN ITEMS 4, 5, and 7 OF THE AGENDA OF THE ORDINARY AND EXTRAORDINARY GENERAL SHAREHOLDERS' MEETING CONVENED TO BE HELD ON JUNE 16 AND 17, 2026 AT FIRST AND SECOND CALL, RESPECTIVELY.

BARCELONA, MAY 15, 2026

P.S. It is stated that it is highly probable that the Meeting will be held on first call, on June 16, 2026 at 11:00 a.m.

INDEX

1. PRESENTATION.
2. RE-ELECTION AND APPOINTMENT OF DIRECTORS.
3. AUTHORISATION TO THE BOARD OF DIRECTORS FOR THE DERIVATIVE ACQUISITION OF TREASURY SHARES, DIRECTLY OR THROUGH SUBSIDIARY COMPANIES.
4. EXAMINATION, STUDY AND APPROVAL, WHERE APPROPRIATE, OF THE OPERATIONS FOR THE ACQUISITION OF ESSENTIAL ASSETS OF THE COMPANY, IN ORDER TO COMPLY WITH THE PROVISIONS OF ARTICLE 160, SECTION F) OF THE CAPITAL COMPANIES ACT.

1. PRESENTATION.

This report has been prepared and signed by the Board of Directors of the company 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 points 4, 5 and 7 of the Agenda, published for the call of the Ordinary and Extraordinary General Meeting of Shareholders of the Company, to be held on June 16, 2026, at 11:00 a.m., on first call, or on June 17, 2026, at the same time, on second call.

2. RE-election and APPOINTMENT OF DIRECTORS.

It is proposed to the General Shareholders' Meeting to re-elect and appoint the following directors, as their position has expired or is about to expire.

2.1.- Re-election and appointment of *ADEQUITA CAPITAL LIMITED*, as director of the Company.

Proposed resolution to be submitted to the General Meeting

It is proposed to the General Shareholders' Meeting to re-elect and appoint the company ADEQUITA CAPITAL LIMITED, whose details are recorded in the Mercantile Registry, which will be represented by Ms. Gloria Folch Ramos, as a director of the Company, for the statutory period of 4 years.

2.2.- Re-election and appointment of REIG JOFRE INVESTMENTS, S.L., as director of the Company.

Proposed resolution to be submitted to the General Meeting

It is proposed to the General Shareholders' Meeting to re-elect and appoint the company REIG JOFRE INVESTMENTS, S.L., whose details are recorded in the Mercantile Registry, for a statutory period of 4 years, which will be represented by Mr. Alejandro García Reig.

2.3.- Re-election and appointment of the MUTUALIDAD GENERAL DE LA ABOGACÍA, MUTUALIDAD DE PREVISIÓN SOCIAL A PRIMA FIJA., as a director of the Company.

Proposed resolution to be submitted to the General Meeting

It is proposed to the General Shareholders' Meeting to re-elect and appoint as a director of the Company, for the statutory period of 4 years, the MUTUALIDAD GENERAL DE LA ABOGACÍA, MUTUALIDAD DE PREVISIÓN SOCIAL A PRIMA FIJA, WHOSE DETAILS APPEAR IN THE Mercantile Registry, which will be represented by Mr. Carlos Pérez-Baz Hernández.

2.4.- Re-election and appointment of RIUARAN, S.L. as director of the Company.

Proposed resolution to be submitted to the General Meeting

It is proposed to the General Shareholders' Meeting to re-elect and appoint the company RIUARAN, S.L., whose details are recorded in the Mercantile Registry, for the statutory period of 4 years, which will be represented by Mr. Pablo Corbera Elizalde.

3.- AUTHORISATION TO THE BOARD OF DIRECTORS FOR THE DERIVATIVE ACQUISITION OF TREASURY SHARES, DIRECTLY OR THROUGH SUBSIDIARIES.

The Board of Directors proposes to the General Shareholders' Meeting to delegate to it, as in previous years, the power to acquire treasury shares, directly or through subsidiary companies, by means of a purchase and sale title or by any other "intervivos" act for consideration.

The acquisition of treasury shares must in any case be carried out within the limits established for this purpose by the General Shareholders' Meeting, being for a minimum price equal to their nominal value and a maximum price of 16.00 euros per share.

The proposed authorization will be for a maximum period of 12 months and in compliance with all the terms and conditions established in articles 144 and following of the Capital Companies Act and concordant legislation.

Proposed resolution to be submitted to the General 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, directly or through subsidiary companies, by means of a purchase and sale deed or by any other "intervivos" act for consideration.

The acquisition of treasury shares must in any case be carried out within the limits established for this purpose by the General Shareholders' Meeting, being for a minimum price equal to their nominal value and a maximum price of 16.00 euros per share.

The proposed authorization will be for a maximum period of 12 months and in compliance with all the terms and conditions established in articles 144 and following of the Capital Companies Act and concordant legislation.

4.- EXAMINATION, STUDY AND APPROVAL, WHERE APPROPRIATE, OF THE ACQUISITION OF ESSENTIAL ASSETS OF THE COMPANY, IN ORDER TO COMPLY WITH THE PROVISIONS OF ARTICLE 160, SECTION F) OF THE CAPITAL COMPANIES ACT.

It will be proposed to the Shareholders that they empower the Board of Directors to execute 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 by the company of essential assets will be submitted to the General Shareholders' Meeting.