

[LOOSE TRANSLATION FOR INFORMATION PURPOSES ONLY]

TÉMPORE PROPERTIES SOCIMI, S.A.

**RESOLUTIONS PASSED BY THE ORDINARY GENERAL
SHAREHOLDERS' MEETING HELD ON 29 JUNE 2021**

1. APPROVAL OF THE COMPANY'S ANNUAL ACCOUNTS AND THE MANAGEMENT REPORT, WHICH HAVE BEEN SUBJECT TO AUDITING. APPROVAL OF THE CORPORATE MANAGEMENT. APPROVAL OF THE APPLICATION OF THE RESULT. ALL CORRESPONDING TO THE FINANCIAL YEAR ENDED 31 DECEMBER 2020.

1.1. Approval of the Company's Annual Accounts and the Management Report.

It is agreed to approve Témpore's Annual Accounts made up of the balance sheet, the profit and loss statement, the statement of changes in equity, the statement of cash flows and the annual report as at 31 December 2020, as well as the Company's Management Report, corresponding to exercise 2020.

It is noted that the Annual Accounts and the Management Report of financial year 2020 have been drafted by the Board of Directors in its meeting held on 5 March 2021.

These documents have been favourably verified by the Company's auditor.

The Annual Accounts and the Management Report, together with the corresponding audit report by the Company's auditor, are attached to these Minutes as **Annex I**.

1.2. Approval of the Board of Directors' corporate management.

It is agreed to approve the corporate management carried out by the Board of Directors during the financial year ended on 31 December 2020.

1.3. Approval of the application of results.

Given the negative results shown by the profit and loss statement of the financial year ended on 31 December 2020, it is agreed to apply the results for the financial year 2020, with losses amounting to EUR 7,318,891 to the account "Negative results from previous years".

2. APPROVAL OF THE MAXIMUM OVERALL AMOUNT OF THE REMUNERATION OF THE DIRECTORS.

In accordance with the provisions of articles 217 of the Spanish Companies Law and 24 of the Company's Bylaws, the maximum amount of the annual aggregate remuneration of the Company's directors is set in EUR 500,000 for an indefinite term as long as the General Shareholders' Meeting does not resolve otherwise.

The Board of Directors will distribute the remuneration among the Company's directors taking into account the duties and responsibilities allocated to each director, the roles performed within the Board, the belonging and attendance to meetings of the Board Committees, if any, and other objective circumstances that the Board may deem relevant.

3. APPOINTMENT OF THE AUDITOR OF THE COMPANY'S ACCOUNTS FOR THE FINANCIAL YEAR 2021.

It is resolved to re-elect as auditor of the Company, for the period of one (1) year, this is for the audit review of the annual accounts corresponding to the fiscal year ending on 31 December 2021, the audit firm Grant Thornton S.L.P., Sociedad Unipersonal, a company domiciled at Paseo de la Castellana 81, floor 11, 28046 and with Spanish Tax Identification Number (N.I.F.) number B-08.914.830, registered in the Mercantile Register of Madrid, in tome 36,652, sheet 33, page M-657409, registered under number S0231 in the Official Register of Auditors of the Institute of Accounting and Auditing of Accounts.

Grant Thornton S.L.P., Sociedad Unipersonal, will accept its appointment through any means valid in law.

4. RE-ELECTION OF DIRECTORS.

4.1 Re-Election of Mr. Juan Ramón Dios Rial as member of The Board of Directors.

It is resolved to re-elect Mr. Juan Ramón Dios Rial, of legal age, Spanish nationality, married, with domicile to these effects at Plaza Manuel Gómez-Moreno number 6, 6th floor (Edificio Bronce), Madrid, and with Spanish ID number (D.N.I.) [...], in force, as Director of the Company, for the statutory term of four years.

Mr. Juan Ramón Dios Rial will accept his appointment through any means valid in law.

4.2 Re-Election of Mr. Nicolás Díaz Saldaña as member of The Board of Directors.

It is resolved to re-elect Mr. Nicolás Díaz Saldaña, of legal age, Spanish nationality, married, with domicile to these effects at Plaza Manuel Gómez-Moreno number 6, 6th floor (Edificio Bronce), Madrid, and with Spanish ID number (D.N.I.) [...], in force, as Director of the Company, for the statutory term of four years.

Mr. Nicolás Díaz Saldaña will accept his appointment through any means valid in law.

4.3 Re-Election of Mr. Rafael De Mena Arenas as member of The Board of Directors

It is resolved to re-elect Mr. Rafael De Mena Arenas, of legal age, Spanish nationality, married, with domicile to these effects at Plaza Manuel Gómez-Moreno number 6, 6th floor (Edificio Bronce), Madrid, and with Spanish ID number (D.N.I.) [...], in force, as Director of the Company, for the statutory term of four years.

Mr. Rafael De Mena Arenas will accept his appointment through any means valid in law.

5. SHARE CAPITAL INCREASE BY THE NOMINAL AMOUNT OF EUR 1,368,337 BY MEANS OF THE ISSUANCE AND PLACEMENT INTO DISTRIBUTION OF 1,368,337 NEW ORDINARY SHARES

EACH WITH A FACE VALUE OF EUR 1.00 FACE, WITH A PREMIUM PER SHARE EQUAL TO EUR 3.85 AND WITH ALLOWANCE FOR INCOMPLETE SUBSCRIPTION, WHICH WILL BE FULLY SUBSCRIBED AND PAID UP BY MEANS OF THE CAPITALISATION OF CREDIT RIGHTS. DELEGATION OF POWERS, WITH SUBSTITUTION FACULTIES, TO THE COMPANY'S BOARD OF DIRECTORS TO EXECUTE THE RESOLUTION AND ESTABLISH THE NECESSARY CONDITIONS WHERE NOT PROVIDED IN THIS RESOLUTION, AS WELL AS TO AMEND ARTICLE 6 OF THE ARTICLES OF ASSOCIATION.

5.1 Share capital increase

It is resolved to increase the Company's share capital, which, as of today, is established at EUR 30,786,830 up to the amount of EUR 32,155,167, that is, increasing it by EUR 1,368,337 by means of issuance and placement into distribution of 1,368,337 new ordinary nominative shares each with a face value of EUR 1.00 (the "**New Shares**"), of the same class and series as those previously existing, represented by book entries (the "**Share Capital Increase**").

The New Shares are issued for their EUR 1.00 face value with an overall share premium equal to EUR 5,268,097.45, that is, a premium of EUR 3.85 per share, resulting in an issue price of EUR 4.85 per share (capital plus share premium). Consequently, the total amount to be paid up with respect to capital and share premium shall be equal to EUR 6,636,434.45, notwithstanding the possibility of an incomplete subscription.

The face value and share premium corresponding to the New Shares will be fully paid up by means of the set-off of the credit right *vis-à-vis* the Company that are mentioned below.

5.2 Subscription and disbursement of the New Shares

The New Shares will be subscribed and fully paid up by the creditor listed below, or by those who have replaced it prior to the execution of these resolutions and who have notified the Company of the said replacement, at an issue price of EUR 4.85 per share. Specifically, the creditor is Tempore Holdings SCSp, registered in the *Luxembourg Trade and Companies Register*, under the number B235427, with registered office in 5C, rue Eugene Ruppert, L 2453 Luxembourg, Tax Identification Number (TIN) 2019 5804 754 and Spanish Tax Identification Number (N.I.F) N0187137E. The credit that is subject to the capitalization of credit rights arises out of the "Assignment Agreement" contract of 29 April 2021, and has a capitalisable amount of EUR 6,636,439.00.

The New Shares' face value and their share premium will be completely paid up once the set-off of the credit right subject to capitalisation, which is listed above, is executed. Said credit right shall automatically terminate in the amount that has been set off as a consequence of the execution of the Share Capital Increase.

The aforementioned credit right, in the amount that its holder decides to apply to the disbursement, shall fulfil, by the time of its set-off, the requirements for capitalisation of credit rights under article 301 of the Spanish Corporate Enterprises Act, as it will be 100% liquid, due and payable, as evidenced by the Board of Directors' report prepared to that end. Fulfilment of the requirements under article 301 for the capitalisation of credits will be confirmed by the certificate issued by the Company's

auditor, Grant Thornton S.L.P., *Sociedad Unipersonal*, a company domiciled at Paseo de la Castellana 81, floor 11, 28046 and with Spanish Tax Identification Number (N.I.F.) number B-08.914.830.

The said report and the certificate of the Company's auditor will be annexed to the deed (*escritura pública*) documenting the execution of the Share Capital Increase.

5.3 Absence of preferential subscription right

As the Share Capital Increase refers to the set-off of the credit right, there shall be no preferential subscription right over the New Shares in favour of the Company's current shareholders, in accordance with article 304 of the Spanish Corporate Enterprises Act.

5.4 Representation of the New Shares

The New Shares will be represented by book entries, which shall be kept by Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A.U. ("**Iberclear**") and its participating entities under the rules in force at any time.

5.5 Rights of the New Shares

The New Shares will entitle their holders to the same political and economic rights to the Company's shares currently in circulation from the date on which the Company declares that the Share Capital Increase has been subscribed and paid up and the New Shares are recorded in the corresponding accounting records. Notably, with respect to economic rights, the New Shares shall entitle participation in corporate dividends, either interim or final dividends, whose distribution has been approved after the aforementioned date.

5.6 Incomplete subscription

According to article 311 of the Spanish Corporate Enterprises Act, it is resolved to expressly allow for the possibility of an incomplete subscription of the Share Capital Increase, in which case the share capital shall be increased by the amount of the effective subscriptions, rendering the rest without effect.

5.7 Execution of the share capital increase

Pursuant to article 297.1.a) of the Spanish Corporate Enterprises Act, the Board of Directors shall declare the Share Capital Increase totally or partially subscribed and paid up and, thus, executed, establishing its conditions where not established in the these resolutions.

Accordingly, it is resolved to expressly empower the Board of Directors, as broadly as required by law, with the powers to establish the amount of the share capital increase and the number of shares to be issued, based on the loans effectively offset and in accordance with the certificate issued by the Company's auditor.

Given the indivisibility of the Company's shares and the impossibility of issuing or delivering fractions of shares, in the event that the amount of the credit effectively capitalised does not correspond to a whole number of shares to be issued by the Company, considering their face value and the share premium, Témpore Holdings SCSp shall waive the remainder of the Company's share that would

otherwise correspond to it, so that the number of shares issued by the Company and delivered to Témpore Holdings SCSp is an integer.

5.8 Amendment of the Articles of Association

It is resolved to modify article 6 of the Company's Articles of Association, also empowering the Board of Directors to draft its final version according to the shares that are finally subscribed and paid up.

6. INCORPORATION OF THE SHARES ISSUED THROUGH THE SHARE CAPITAL INCREASE TO THE BME GROWTH SEGMENT OF BME MTF EQUITY.

It is resolved to request the admission of the New Shares to the BME Growth sub-market of BME MTF Equity, under the terms stated in the document that may be required in order to admit the New Shares to the relevant market, as applicable, expressly stating that the Company shall be subject to the rules in force from time to time and, in particular, to those related to trading, remaining on or being excluded from trading.

It is hereby expressly stated that, in the event of a subsequent delisting request in connection with the Company's shares listed on the BME Growth sub-market of BME MTF Equity, that request must be adopted pursuant to the formalities and requirements under applicable law.

7. DELEGATION OF POWERS TO FORMALISE, INTERPRET, RECTIFY AND EXECUTE THE RESOLUTIONS ADOPTED AT THE GENERAL SHAREHOLDERS MEETING.

Notwithstanding the delegations established in the above resolutions, it is resolved to authorise as broadly as legally permissible, all the members of the Board of Directors and the Secretary non-member to the Board of Directors so that any of them may, acting indistinctly: (i) perform and execute all required acts or documents, public or private, to implement, formalise, publicise and, in general, give effect to the resolutions adopted herein until their complete registration with the Commercial Registry, if applicable, also executing all required documents, whether public or private, to complement or rectify as may be required, adapting them to the verbal or written assessment of the registrar or that of any other authority, agency, body or institution; (ii) carry out all required or convenient acts and execute all required documents, public or private, in order to obtain the admission to trading of the New Shares on the BME Growth sub-market of BME MTF Equity; and (iii) fulfil any other steps and requirements that may be necessary to fully implement the resolutions adopted.

8. APPROVAL OF THE MINUTES.

There being no further issues to discuss, in witness thereof, these minutes are drafted, read and unanimously approved by the shareholders at the end of the meeting, signed by the Secretary and countersigned by the Chairman of the meeting.

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