

MS. YOLANDA CALDERON CARO SECRETARY OF THE BOARD OF DIRECTORS OF THE COMPANY "WHITENI RCAJAL SOCIMI SA".

CERTIFIES

I.- That the Minutes Book contains the Ordinary and Extraordinary General Meeting of Shareholders of the Company, held in Madrid, at Paseo de la Castellana, number 56, first floor, on 3 May 2022, at 12:00 p.m., were attended by all the shareholders present and/or duly represented, representing 100% of the share capital, in accordance with the provisions of article 178 of the Spanish Companies Act and the Articles of Association. In attendance in person were shareholders owning a total of 3,304,480 shares, representing 58.98% of the share capital and, duly represented by shareholders owning a total of 2,298,105 shares representing 41.02% of the same, all the representations were legally accredited to the satisfaction of the Meeting and agreed UNANIMOUSLY to hold an Ordinary and Extraordinary General Meeting of a Universal nature.

II.- That all the items on the Agenda of both the Ordinary and Extraordinary General Meetings were unanimously accepted.

III.- All resolutions were adopted UNANIMOUSLY, as well as the Minutes, which were unanimously approved at the end of the meeting, which constituted the last item on the Agenda of the Ordinary and Extraordinary General Meetings.

IV.- That, in accordance with legal and statutory provisions and, in agreement with all those present and due to the physical absence of the Chairman of the Board of Directors, who has delegated his representation at the Meeting, Mr. Rafael Núñez Blázquez acted as Chairman of the Meeting and Ms. Yolanda Calderón Caro acted as Secretary non-director, who holds this position,

V.- The meeting was opened by the Chairman and the Secretary called the attendance list, noting that all the shareholders signed below their names were present at the meeting, all of them with voting rights, representing the entire share capital. Attending in person, shareholders holding a total of 3,304,480 shares, representing 58.98% of the share capital and, duly represented, shareholders holding a total of 2,298,105 shares, representing 41.02% of the share capital, in total, 100% of the share capital. The members of the Board of Directors attended the meeting. In addition, Mr Francisco Álvarez Fidalgo, Mr Ricardo Jiménez Hernández and Mr Alfonso Picón Rodríguez attended as guests.

VI.- Having ratified their decision to meet in an Ordinary and Extraordinary General Meeting of a Universal nature, the Chairman of the Meeting declared the same to be validly constituted and with sufficient legal capacity to take all kinds of resolutions and decisions.

VII.- That the resolutions adopted, among others, were those transcribed below.

AGREEMENTS

EXTRAORDINARY MEETING

Sixth.- Increase of share capital by the sum of 5,000,000 euros by means of cash contributions and by offsetting credits through the issue of 5,000,000 new ordinary shares of the company with a par value of 1 euro each, of the same class as those currently in circulation, fully subscribed and paid up. A partial increase is permitted. Consequent amendment of article 5 of the Articles of Association.

The company's share capital amounts to 5,602,585 euros, divided into 5,602,585 shares with a par value of 1 euro each. The shares are registered shares of the same class and series, are fully subscribed and paid up, and are represented by book entries.

It is unanimously resolved to increase the company's share capital by 5,000,000 euros, from 5,602,585 euros to 10,602,585 euros, by means of cash contributions and by offsetting credits. It is also agreed that a partial extension is admissible. Therefore, in the event that the capital increase is fully subscribed and paid up, the share capital of the company will amount to 10,602,585 euros, divided into 10,602,585 shares of 1.00 euro par value each. This share capital increase is to be carried out through the creation of 5,000,000 new shares with a par value of 1 euro each, the new shares being issued without share premium.

The par value of the new shares issued as a result of the resolution to increase the share capital will be subscribed and paid up in full by means of cash contributions and by offsetting credits that certain shareholders and third parties hold against the company. The new shares will be represented by book entries whose accounting records will be kept by Sociedad de Gestión de Sistemas de Registro, Compensación y Liquidación de Valores SAU (Iberclear) with registered

offices at Plaza de la Lealtad, Madrid, and its authorised participating entities under the terms established in the regulations applicable.

These new shares shall be of the same class, series and rights as those existing at present and shall grant their holders the same voting and economic rights as the remaining shares of the company, following the execution and granting of the corresponding public deed of share capital increase, from the date of their registration in the register of Iberclear and its Participating Entities.

With regard to the share capital increase by offsetting credits, the amount of the increase is paid out at the Meeting itself by offsetting the liquid, due and payable credits, for the same amount, held against the company in accordance with section 301 of the Capital Companies Act. The total amount of the credits that are offset by the capital increase by offsetting credits amounts to 706,750 euros, issuing 706,750 new shares with the same nominal value (1.00 euro) and content of rights and obligations as the previous ones.

It is noted for the record that the resolution to increase the capital is adopted in view of the company's accounts, the report of the administrative body and the certification of the company's auditor, and that the reality and circumstances of the credits contributed are accredited.

The subscription and payment of the new shares is unanimously approved, which is carried out in the same act and, in the following terms, by the company's creditors who offset their credits:

- 1. The shareholder, the Company LEFER GRANADA 2012 SL, subscribes 28,799 shares, each with a nominal value of 1 euro, for a total nominal value of 28,799 euros, by offsetting the credit it holds against the Company for a total amount of 28. 28,799 euros, being fully liquid, due and payable and being duly reflected in the Company's accounts, as shown in the report relating to article 301 of the Capital Companies Act drawn up by the Company's administrative body and the certification of the Company's auditor, which were made available to the shareholders prior to the holding of the General Meeting.*
- 2. The shareholder, the Company LECA DESARROLLO INMOBILIARIO SL, subscribes 11,901 shares, each with a nominal value of 1 euro, for a total nominal value of 11,901 euros, by offsetting the credit it holds against the Company for a total amount of 11,901 euros, being fully liquid, due and payable and being duly reflected in the Company's accounts, as shown in the report relating to article 301 of the Capital Companies Act drawn up by the Company's administrative body and the certification of the Company's*

auditor, which were made available to the shareholders prior to the holding of the Meeting.

3. The shareholder *Álvaro del Castaño Villanueva* subscribes 550,000 shares, each with a par value of 1 euro, for a total par value of 550,000 euros, by offsetting the credit he holds against the Company for a total amount of 550,000 euros, which is fully liquid, due and payable and is duly reflected in the Company's accounts, as reflected in the report relating to article 301 of the Capital Companies Act drawn up by the company's governing body and the certification of the Company's auditor, which were made available to the shareholders prior to the holding of the Meeting.
4. The company *CARLTON CAPITAL REAL ESTATE SL*, subscribes 116,050 shares, each with a par value of 1 euro, for a total par value of 116,050 euros, by offsetting the credit it holds against the Company for a total amount of 116,050 euros, which is fully liquid, due and payable and is duly reflected in the Company's accounts, as reflected in the report relating to section 301 of the Capital Companies Act prepared by the company's governing body and the certification of the Company's accounts auditor, which were made available to the shareholders prior to the holding of the General Meeting.

The amount of the related credits being, therefore, equivalent to the total amount of the capital increase, the General Shareholders' Meeting records the total extinction by offsetting the credits contributed.

In accordance with the provisions of section 5 of article 301 of the Capital Companies Act, the Directors' Report and the Auditor's Certification are incorporated into the public deed documenting the execution of the capital increase.

In the case of cash contributions, the full payment of the price of each new share, in this case, must be made by the subscribers directly into the following bank accounts held by the Company and opened with LA CAIXA and BANKINTER: LA CAIXA bank account number ES30 2100 21 8547 1300610469 and BANKINTER bank account number ES98 0128 77 0672 0100001537 indicating as the concept of the deposit "subscription of share capital increase of *Whiteni Rcajal Socimi SA*".

Each of the subscribers of the new shares of the company that are the object of the capital increase shall be entitled to obtain from the Participating Entities with which the subscription has been processed a signed copy of the subscription form, which shall not be negotiable and shall be valid until the balances of securities corresponding to the new shares subscribed are assigned, without

prejudice to its validity for evidential purposes, in the event of claims or incidents. Once the capital increase has been paid up and the certificate issued certifying that the funds have been deposited in the aforementioned bank accounts of the company, the capital increase will be declared closed and subscribed and the corresponding deed of capital increase will be executed before a Notary Public for subsequent registration in the Madrid Mercantile Register. Once this registration has been completed, a copy of the deed will be deposited with Iberclear. The Company will notify the Market of the subscription of the share capital and the execution of the corresponding public deed, as well as the registration of the new shares in the accounting register of Iberclear.

In accordance with and for the purposes of the provisions of article 299 of the Capital Companies Act, it is hereby stated that all the shares of the company previously issued have been fully paid up.

It is resolved that the subscription of the share capital by means of monetary contributions may be carried out within a maximum period of two and a half months from the adoption of this resolution, by means of the deposit of the corresponding amounts in the current accounts held by the Company as stated above. Furthermore, it is expressly provided that in the event that the capital increase has not been fully subscribed within the period established for this purpose, the share capital shall be increased by the amount of the subscriptions made, in accordance with the provisions of article 311.1 of the Capital Companies Act, which regulates incomplete increases in public limited companies.

With regard to pre-emptive subscription rights and in accordance with the provisions of articles 304 and 305 of the Capital Companies Act, all of the company's shareholders expressly waive their pre-emptive subscription rights in full or in part before the Meeting itself, which the Meeting accepts, refraining, therefore, from establishing the conditions for the exercise of such right and unanimously agreeing to subscribe and pay for the new shares in the manner that will be reproduced in the certification of the minutes of the Meeting.

The Company will request the listing of the new shares issued on Euronext Access, considering that, barring unforeseen circumstances, the new shares will be listed on Euronext Access once they have been registered as book entries in Iberclear and as soon as possible from the date on which the Market is informed that the share capital increase has been subscribed and paid up.

Therefore, the new shares resulting from the resolution to increase the capital, in the case of cash contributions, are created at their nominal value of 1 euro without issue premium, it also being agreed to depreciate the amount if necessary to balance the decimals, which will be fully paid up at the time of their adjudication by means of the cash contributions.

It is also unanimously resolved to approve the subscription and payment of the share capital in the form that will be recorded and reproduced in the corresponding certificate of the minutes of the General Meeting.

It is also stated for the record that prior to the holding of the Meeting, the Directors' Report referred to in articles 286, 287 and 296 of the Capital Companies Act and the concordant articles of the Mercantile Register Regulations has been made available to the shareholders.

Once the resolution to increase the share capital has been executed, the wording of article 5 of the Articles of Association relating to the company's share capital will be modified, adapting it to the final result. In this respect, and in the event that the agreed share capital increase is fully subscribed, the wording of the article would be as follows:

"Article 5.- Share Capital: The share capital is TEN MILLION SIX HUNDRED TWO THOUSAND FIVE HUNDRED EIGHTY-FIVE EUROS (10,602,585 euros) divided into 10,602,585 shares of ONE EURO (1.00 euro) nominal value each.

The shares are registered shares of the same class and series, fully subscribed and paid up. Each share carries the right to one vote".

It is hereby stated that the shares into which the company's share capital is divided shall not be numbered, as they are registered shares represented by means of book entries, as reflected in the first section of article 6 of the company's Articles of Association: "The shares shall be registered shares and shall be represented by book entries and shall be constituted as such by virtue of registration in the corresponding accounting register". With regard to the registration in the corresponding accounting register, reference is made to the deed of corporate resolutions executed before the Notary Public of Madrid, Mr Jaime Recarte Casanova, protocol number 3,547, dated 20 June 2018, whereby it is agreed "to designate IBERCLEAR as the entity in charge of keeping the registers of the Company's shares". The deed is accompanied by a diligence of correction dated 5 November 2018, executed before the same Notary, which incorporates the

acceptance of Sociedad de Gestión de los sistemas de Registro, Compensación y Liquidación de Valores SA as the entity in charge of the accounting records of the Company's shares, all of which is recorded in the Companies Register of Madrid, volume 36941, folio 17, section 8ª, page M-660628.

Ninth.- Delegation of Powers.

~~It is unanimously resolved to empower any member of the Board of Directors, including the non-director secretary of the company, Ms. Yolanda Calderón Caro, so that any of them may carry out such acts, legal business, contracts and operations as may be appropriate, in order to register the foregoing resolutions in the Mercantile Registry, including in particular and among other powers, the power to appear before a Notary Public to execute such public deeds and notarial acts as may be necessary or appropriate for this purpose, with express powers of clarification, correction and rectification.~~

Tenth.- Drafting, reading and approval, if appropriate, of the Minutes of the Meeting.

The minutes were drafted and read, and it was unanimously agreed that the minutes of the present meeting be approved by all those present.

There being no further business to discuss and having been drafted by the Secretary, the Meeting itself unanimously approves these minutes, which are then signed by the Secretary with the approval of the Chairman of the Board of Directors and accompanied by the list of attendees.

VIII.- That, with regard to the share capital increase by offsetting credits, the amount of the share capital increase was subscribed and paid up at the General Meeting itself, for a total amount of 706,750 euros and therefore 706,750 new shares were issued with the same par value (1.00 euro) and with the same rights and obligations as the previous ones, as indicated in the previous point.

IX.- That, with regard to the share capital increase by means of monetary contributions, it has been closed on the date of two and a half months from the adoption of the resolution agreed at the General Meeting of 3 May 2022, having been subscribed and paid up in the amount of 1,053,000 euros, thus issuing 1,053,000 new shares with a nominal value of 1.00 euro each and with the same content of rights and obligations as the previous ones. Therefore, establishing as a date two

and a half months from the adoption of the resolution that was adopted at the General Meeting of 3 May 2022, being therefore the date of execution 18 July 2022.

The list of subscribers, the amount subscribed and paid up by each subscriber and the shares are as follows:

1° The company WHITENI RE SA, amount contributed 400,000 euros. Number of new shares subscribed and paid up 400,000, for a total nominal value of 400,000 euros (1.00 euro per share).

2° MR IVÁN MANUEL POZA GARCÍA, amount contributed 100,000 euros. Number of new shares subscribed and paid up 100,000, for a total nominal value of 100,000 euros (1.00 euro per share).

3° The company LECA DESARROLLO INMOBILIARIO SL, amount contributed 3,000 euros. Number of new shares subscribed and paid up 3,000, for a total nominal value of 3,000 euros (1.00 euro per share).

4° MR RICARDO JIMÉNEZ HERNÁNDEZ, amount contributed 150,000 euros. Number of new shares subscribed and paid up 150,000, for a total nominal value of 150,000 euros (1.00 euro per share).

5° The company ALCANA HOME SLU, amount contributed 300,000 euros. Number of new shares subscribed and paid up 300,000, for a total nominal value of 300,000 euros (1.00 euro per share).

6° The company KATEDRALIA PROYECTOS Y OBRAS SL, amount contributed 100,000 euros. Number of new shares subscribed and paid up 100,000, for a total nominal value of 100,000 euros (1.00 euro per share).

X.- That the aforementioned amount is deposited in the current accounts held by the Company, on the date of issue of the corresponding bank certificates, account number ES30 2100 21 8547 1300610469 of the bank LA CAIXA and account number ES98 0128 77 0672 0100001537 of the bank BANKINTER SA. The corresponding bank certificates in this respect are attached.

XI.- That the share capital of the company before the capital increase amounted to 5,602,585 euros, after the share capital increase and having agreed a partial increase in accordance with article 311.1 of the Capital Companies Act, it amounts to 7,362,335 euros, being fully subscribed and paid up.

XII.- That, as a consequence of all the above, it is unanimously agreed to modify the wording of article 5 of the company's Articles of Association, relating to share capital, which shall henceforth be worded as follows:

"ARTICLE 5: The share capital is SEVEN MILLION THREE HUNDRED AND SIXTY TWO THOUSAND THREE HUNDRED AND THIRTY-FIVE EUROS (7,362,335 euros) divided into 7,362,335 shares of ONE EURO (1.00 euro) par value each.

The shares are registered shares of the same class and series, fully subscribed and paid up. Each share carries one vote".

It is hereby stated that the shares into which the company's share capital is divided shall not be numbered, as they are registered shares represented by means of book entries, as reflected in the first section of article 6 of the company's Articles of Association: "The shares shall be registered shares and shall be represented by book entries and shall be constituted as such by virtue of registration in the corresponding accounting register". With regard to the registration in the corresponding accounting register, reference is made to the deed of corporate resolutions executed before the Notary Public of Madrid, Mr Jaime Recarte Casanova, protocol number 3,547, dated 20 June 2018, whereby it is agreed "to designate IBERCLEAR as the entity in charge of keeping the registers of the Company's shares". The deed is accompanied by a diligence of correction dated 5 November 2018, executed before the same Notary, which incorporates the acceptance of Sociedad de Gestión de los sistemas de Registro, Compensación y Liquidación de Valores SA as the entity in charge of the accounting records of the Company's shares, all of which is recorded in the Companies Register of Madrid, volume 36941, folio 17, section 8ª, page M-660628.

There being no further business to discuss and having been drafted by the Secretary, the Board itself unanimously approved these minutes, which were then signed by the Secretary with the approval of the Chairman and accompanied by the list of attendees.

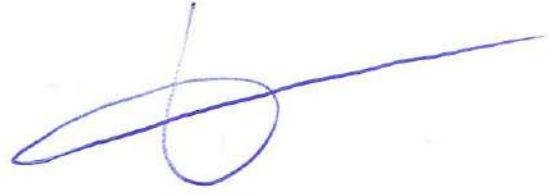
The Minutes were signed by the Secretary with the approval of the Chairman of the Board.

This is certified in Madrid, on 5 September 2022, for the record and for all appropriate purposes.



Ricardo Jiménez Hernández

Chairman of the Board



Yolanda Calderón Caro

Secretary of the Board
