

**“MINUTES OF THE ORDINARY AND EXTRAORDINARY UNIVERSAL GENERAL
SHAREHOLDERS’ MEETING OF GRUPO WHITENI SOCIMI S.A.”**

In Madrid on 8 May, at 4:00 p.m., all the shareholders representing 100% of the share capital of the Company were present and/or duly represented at the Company’s registered office, in accordance with the provisions of Article 178 of the Spanish Capital Companies Act and the Company’s Articles of Association.

Shareholders personally attending the meeting hold a total of 6,215,552 shares, representing 84.41% of the share capital, while shareholders duly represented hold a total of 1,146,783 shares, representing 15.59% of the share capital. All representations were duly accredited to the satisfaction of the Meeting.

By unanimous agreement, it was resolved to hold an Ordinary and Extraordinary Universal General Shareholders’ Meeting, with the following:

AGENDA

ORDINARY GENERAL MEETING

- 1.- Examination and approval, if appropriate, of the INDIVIDUAL Annual Accounts and Directors’ Report for financial year 2024, closed on 31 December 2024, as well as of the CONSOLIDATED Annual Accounts and Directors’ Report for said financial year and closed on the same date of GRUPO WHITENI SOCIMI SA/ WHITENI FLEX LIVING S.L. / NEXT LUXURY HOMES S.L.U. Group.
- 2.- Approval, if appropriate, of the performance of the Company’s Board of Directors during the financial year 2024.
- 3.- Approval of the proposed allocation of the result for the financial year 2024, with respect to both the Individual Annual Accounts of GRUPO WHITENI SOCIMI S.A. and the Consolidated Annual Accounts of the Group formed by GRUPO WHITENI SOCIMI S.A., WHITENI FLEX LIVING S.L., and NEXT LUXURY HOMES S.L.U
- 4.- Delegation of powers.
- 5.- Drafting, reading and approval, if appropriate, of the Minutes of the Meeting

EXTRAORDINARY GENERAL MEETING

- 1.- Resolution on the potential voluntary delisting of the company from the Euronext Access Market. Approval of all necessary and complementary resolutions for this purpose.
- 2.- Approval of the waiver of the tax regime for Socimis and the notification to the Tax Agency of the non-application of the special tax regime for Socimis.

3.- Approval of the new corporate name of the company and applicable legislation. Consequent amendment of article 1 of the company's Articles of Association.

4.- Approval of the repeal of the current Articles of Association of the entity and approval of a new Consolidated Text in accordance with the applicable legislation, with the new Articles of Association being adapted to the new legal situation of the Company.

5.- Information on the new CONCEPCIÓN JERÓNIMA 4 Real Estate Project in Madrid. Information on the share capital increase to be carried out for the execution of the Project in the vehicle company Next Luxury Homes SLU.

6.- Miscellaneous matters.

7.- Granting of powers for the development, registration, correction and execution of the resolutions adopted.

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

Mr. Rafael Núñez Blázquez, individual representative of WHITENI RE S.A., as Chairman of the Board, and Ms. Yolanda Calderón Caro, non-director Secretary, who hold these positions on the Board of Directors of WHITENI RE S.A., act as Chairman and Secretary of the Meeting respectively.

Once the session was opened by the Chairman, the Secretary proceeded to check the attendants, confirming that all shareholders with voting rights were present or duly represented, representing 100% of the share capital. The Meeting was thereby declared duly constituted as a Universal General Shareholders' Meeting capable of adopting any and all resolutions.

LIST OF ATTENDANTS:

The Company WHITENI RE S.A., represented by Mr. Rafael Núñez Blázquez, holder of 2,055,316 shares, who attends in person.

Mr. JOSÉ MARÍA VALLEJO CHAMORRO, holder of 644,451 shares. Having delegated his representation to Ms. Yolanda Calderón Caro, representation that is legally accredited.

The Company ALCANA HOME S.L.U, represented by its Sole Administrator, Ms. Macarena Gutiérrez Fernández, holder of 855,766 shares, who attends in person.

The company RIO AUSTRIAS CAPITAL S.L., represented by Mr. Álvaro del Castaño Villanueva, holder of 2,215,569 shares, who attends in person.

Mr. IVÁN MANUEL POZA GARCÍA, holder of 375,053 shares, who attends in person.

The company WORLD WIDE FOUNDATION EQUIPMENT S.L., holder of 59,716 shares, represented by Mr. Manuel Humberto Zapata Fernández. Having delegated his representation to Ms. Yolanda Calderón Caro, representation which is legally accredited.

The Company NEW DENIA INVESTMENT S.L., represented by its individual representative and Joint and Several Administrator Mr. Fernando de Góngora Galván, holder of 323,429 shares, who attends in person.

Mr. FERNANDO DE GÓNGORA GALVÁN, holder of 29,858 shares, who attends in person.

Ms. ANA DE GÓNGORA GALVÁN, holder of 29,858 shares. Having delegated her representation to Mr. Fernando de Góngora Galván, representation which is legally accredited.

SOL DE GÓNGORA GALVÁN, holder of 29,858 shares. Having delegated her representation to Mr. Fernando de Góngora Galván, representation that is legally accredited.

Ms. BELÉN DE GÓNGORA GALVÁN, holder of 29,858 shares. Having delegated her representation to Mr. Fernando de Góngora Galván, representation that is legally accredited.

Ms. MARÍA ELENA BLÁZQUEZ MÁRZOL, holder of 5,624 shares. Having delegated her representation to Mr. Rafael Núñez Blázquez, representation which is legally accredited.

JOSÉ LUIS NÚÑEZ VELASCO, holder of 5,181 shares. Having delegated his representation to Rafael Núñez Blázquez, representation which is legally accredited.

Mr. RAFAEL NÚÑEZ CLAVIJO, holder of 1,327 shares. Having delegated his representation to Ms. Yolanda Calderón Caro, representation that is legally accredited.

Mr. ÁNGEL VALLEJO CHAMORRO, holder of 22,118 shares. Having delegated his representation to Ms. Yolanda Calderón Caro, representation that is legally accredited.

Mr. KONSTANTIN SAJONIA-COBURGO-GOTHA GÓMEZ ACEBO, holder of 88,468 shares. Having delegated his representation to Mr. Álvaro del Castaño Villanueva, representation accredited in legal form.

Mr. IGNACIO BLANCO SERRANO, holder of 6,634 shares. Having delegated his representation to Mr. Fernando de Góngora Galván, representation that is legally accredited.

The company LECA DESARROLLO INMOBILIARIO S.L., represented by Mr. Javier Fernández del Cabo, holder of 42,397 shares, who attends in person.

The company GRUPO WHITENI SOCIMI S.A., represented by Mr. Rafael Núñez Blázquez, holder of 68,164 shares, who attends in person.

The company LEFER GRANADA 2012 S.L., represented by Mr. José Luis Legaza Gómez, holder of 41,632 shares. Having delegated his representation to Mr. José Miguel Cobos Alcalá del Olmo, representation that is legally accredited.

ASDINI CAPITAL&INVESTMENTS S.L., represented by Jorge Díez Tejada, holder of 18,335 shares. Having delegated his representation to Mr. José Miguel Cobos Alcalá del Olmo, representation that is legally accredited.

The company REAL MARÍN MÁLAGA 66 S.L., represented by Mr. Pedro Marín Mendoza, holder of 18,335 shares. Having delegated his representation to Mr. José Miguel Cobos Alcalá del Olmo, representation which is legally accredited.

Mr. DAMIEN GILES-GUY-MARIE TEXIER, holder of 18,335 shares. Having delegated his representation to Mr. José Miguel Cobos Alcalá del Olmo, representation that is legally accredited.

Mr. VIRGILIO CARRASCO PACHECO, holder of 11,003 shares. Having delegated his representation to Mr. José Miguel Cobos Alcalá del Olmo, representation that is legally accredited.

Mr. RICARDO JIMÉNEZ HERNÁNDEZ HERNÁNDEZ, holder of 150,000 shares, who attends in person.

The company CARLTON CAPITAL REAL ESTATE S.L., represented by Mr. Xavier Jiménez, holder of 116,050 shares. Having delegated his representation to Mr. José Miguel Cobos Alcalá del Olmo, representation that is legally accredited.

The company KATEDRALIA PROYECTOS Y OBRAS S.L., represented by Vicente Vallés Ruiz, holder of 100,000 shares, who attends in person.

Ms. YOLANDA CALDERÓN CARO, Secretary Non-Director, attends in person.

All the members of the Board of Directors of the company are also present, and the General Meeting is also attended by Mr. Alfonso Picón Rodríguez, Mr. Carlos Martín Pérez and Mr. José Miguel Cobos Alcalá del Olmo.

By virtue thereof, all of them having ratified their decision to meet in an Ordinary and Extraordinary General Meeting of UNIVERSAL character, the Chairman of the Meeting declares the same to be validly constituted and with sufficient legal capacity to take all kinds of resolutions and decisions. The Universal Shareholders' Meeting is constituted to take all kinds of resolutions and decisions.

The following items on the Agenda were then dealt with and, after deliberation, the following were adopted UNANIMOUSLY:

RESOLUTIONS ORDINARY MEETING

First. - Examination and approval, if appropriate, of the INDIVIDUAL Annual Accounts and Directors' Report for the financial year 2024, closed on 31 December 2024, as well as the CONSOLIDATED Annual Accounts and Directors' Report for said financial year and closed on the same date of the Group, GRUPO WHITENI SOCIMI SA/ WHITENI FLEX LIVING S. L. / NEXT LUXURY HOMES S.L.U.

The word is given to Mr. Picón Rodríguez, Financial Director, who begins his presentation by reporting on the current structure of the Group of Companies, comparing the situation in January 2024 with the current situation. He recalled that, in January 2024, the entities Proyectos y Promociones Legazpi Socimi SL and Whiteni Fomento Socimi SL, en liquidacion, were wholly owned by the Whiteni Group and the entities Whiteni Desarrollos SL and Whiteni Residencial SL were indirectly owned in a percentage of 31.38% and 18.72%, respectively. Following the partial reverse financial spin-off executed in April 2024, he explains that the current situation is that the company Next Luxury Homes SLU, which is an empty company and which was created

as a result of the spin-off, is wholly owned by the Whiteni Group and as well holds 42.14% of the share capital the entity Whiteni Flex Living SL, recalling that it is the vehicle that was created for the acquisition of the five properties at Monteleón Street, number 28. In this regard, it also recalls each of the property developments being carried out by the companies currently forming part of the Group and by the other companies mentioned above.

He recalls the share capital reductions approved at the General Meeting held in September 2024, one of them to re-establish the balance between the capital and the net equity of the company, which had been reduced as a result of losses suffered during the financial year 2024, due to the accounting loss on the sale of the shares of Whiteni Desarrollos SL and the second one with the aim of returning contributions to the company's shareholders. He informs that these reductions, which have already been executed, are pending registration in the Mercantile Register together with the corresponding and necessary Report of the company's Auditors with respect to the first of them, indicating that when the registration of the reduction in the Mercantile Register takes place, it can already be taken against the net assets of the company, being cancelled, therefore, at the moment of the registration of the same, and although these data do not appear reflected in the Annual Accounts of this financial year, they will be contemplated in the financial year 2025. Mr. Picón recalls the technical reasons why accounting losses were incurred when selling the shares in Whiteni Desarrollos SL, which constitutes the reason for GRUPO WHITENI SOCIMI, S.A. to have a negative accounting result and it is derived, for the most part, from the purchase and sale of shares that it held in WHITENI DESARROLLOS, S.L. and which were valued for accounting purposes at an amount much higher than their Net Book Value as reflected in the books. After the acquisition of the shares by GRUPO WHITENI SOCIMI, S.A. in financial year 2022, the company WHITENI DESARROLLOS, S.L. was used as a SPV for the awarding of the land by the Madrid City Council located at calle Sánchez Preciado, number 33. For this reason, at the end of financial year 2023, an accounting impairment in the value of the company's shareholding was reflected, which was definitive in May 2024 with the total sale of the company's shares.

It also recalls the transfer of the property Bajo B at calle Fomento number 40 from Whiteni Fomento to Grupo Whiteni as a result of the debt existing between the two companies, indicating that the income from the operation of the property will be higher in the following financial year, as this acquisition took place at the end of 2024. He also recalls that in the current financial year a large part of the expenses incurred for professional services are related to the financial spin-off operation carried out, as it is a corporate operation with a high cost: Registries, Notaries, Valuers, Appraisers, Account Auditors, etc.

Mr. Picón points out that the reductions in share capital carried out during the year are not currently reflected in the respective balance sheets and therefore the situation will change considerably in the 2025 financial year, indicating also that the share capital that appears is that prior to the execution of the capital reductions, so that the balance sheets will be much simplified in the following financial year. It also informs of the existing credits against Legazpi and Fomento that will disappear with the corresponding capital reductions and recalls the existing credit between Legazpi and Whiteni Group for the acquisition of the land for the Estepona real estate development.

Regarding the new companies forming part of the Group, he explained the following:

- Whiteni Flex Living SL: established in 2024 on the occasion of the acquisition of the five apartments at calle Monteleón 28. He reports that the result for the year is negative, mainly due to the expenses for professional services derived from the purchase and sale

of the properties and which are not yet capitalisable. He reports that the company has a very simple balance sheet with the five apartments recorded at acquisition value. He also indicates that the refurbishment work started in 2025 and therefore the expenses arising from this work are not reflected. On the Assets side, the credit to the Public Administration for the VAT was already reimbursed this year and on the Non-current Liabilities side, the financing with the Banca Pueyo entity.

- Next Luxury Homes SLU: Reports its incorporation derived from the spin-off process, indicating that it has not had any real activity during the year and is waiting to be used as a vehicle in a real estate project to be carried out. He informs that the only debt that exists in the Balance Sheet is an invoice from the Notary's Office, which has already been paid this year.

Mr. Picón indicates that, therefore, the Balance Sheet of the Consolidated Annual Accounts is very simple, since two of the companies that comprise, it has practically no activity, the Balance Sheets of the Individual Annual Accounts and the Consolidated Annual Accounts being very similar.

Shareholders are also informed of the meeting of the Board of Directors held on 31 March, at which the Annual Accounts were formulated and unanimously approved by the Directors.

Next, Mr. Picón Rodríguez together with the Chairman explained in detail the Individual Annual Accounts of the Company and the Consolidated Annual Accounts of the Group of Companies GRUPO WHITENI SOCIMI SA/ WHITENI FLEX LIVING S.L. / NEXT LUXURY HOMES SLU, analyzing the operating expenses for the year and reporting on all the items that make up the Assets and Liabilities of the Balance Sheet, firstly with regard to the Individual Annual Accounts and secondly with regard to the Consolidated Annual Accounts of the Group of Companies.

After the pertinent explanations, the INDIVIDUAL Annual Accounts of the Company for the financial year 2024, closed on 31 December 2024, comprising the Balance Sheet, the Profit and Loss Account, the Explanatory Report, the Cash Flow Statement, the Statement of Changes in Net Equity and, additionally, the Management Report, are unanimously approved with a negative result for the financial year of -1,173,689.06.

Likewise, the CONSOLIDATED Annual Accounts of the Group of Companies GRUPO WHITENI SOCIMI SA/ WHITENI FLEX LIVING S.L. / NEXT LUXURY HOMES S.L. U for the financial year 2024, closed on 31 December 2024, comprising the Balance Sheet, the Profit and Loss Account, the Explanatory Report, the Cash Flow Statement, the Statement of Changes in Net Equity, and, additionally, the Management Report, from which a negative result for the financial year of -1,207,654.87€ is obtained. The Annual Corporate Governance Report was also unanimously approved.

Therefore, the Individual Annual Accounts of the Company and the Consolidated Annual Accounts of the Group of Companies for the financial year 2024, closed on 31 December 2024, the corresponding Management Reports for the financial year and the Annual Corporate Governance Report are unanimously approved.

The approval of the Individual Annual Accounts of the Company GRUPO WHITENI SOCIMI SA and the approval of the Consolidated Annual Accounts of the Group of Companies GRUPO WHITENI SOCIMI SA/// WHITENI FLEX LIVING S.L. / NEXT LUXURY HOMES S.L.U., of the Management Reports and of the Annual Corporate Governance Report has been carried out through a separate vote in accordance with the provisions of the Capital Companies Act.

For the appropriate purposes, it is hereby stated that the Annual Accounts for the 2024 financial year, both the Individual Accounts and the Consolidated Accounts of the Group of Companies, have been prepared in the Abbreviated Format. That is, the accounts have been prepared in accordance with the General Accounting Plan, Abbreviated Accounts Model (Real Decreto 1514/2007 of November 16), pursuant to the provisions of Articles 257 et seq. of the Ley de Sociedades de Capital.

Furthermore, it is expressly stated that the Annual Accounts for the 2024 financial year, both the Individual Annual Accounts and the Consolidated Annual Accounts of the Group of Companies, have been audited by the Company's Statutory Auditor, C&O Consultores y Auditores S.L., with ROAC number S-1194. Accordingly, an Auditor's Report has been issued. In this regard, the Statutory Auditor has issued favourable reports on the content of the aforementioned Annual Accounts, which are submitted together with the Individual and Consolidated Annual Accounts.

Second. – Approval, where appropriate, of the management carried out by the Company's Board of Directors during the 2024 financial year.

All attendees are reminded of the directors who comprise the Board of Directors of the Company. Subsequently, the management performed by said Board of Directors during the 2024 financial year, which ended on December 31, 2024, is unanimously approved. The shareholders express their gratitude to all Board Members for their dedication in the performance of their duties and reaffirm the confidence placed in them.

Third. – Approval of the proposed appropriation of the result for the 2024 financial year, regarding the result of the Individual Annual Accounts of the Company GRUPO WHITENI SOCIMI S.A. and the result of the Consolidated Annual Accounts of the Group of Companies GRUPO WHITENI SOCIMI S.A. / WHITENI FLEX LIVING S.L. / NEXT LUXURY HOMES S.L.U.

3.1. Individual Annual Accounts of the entity Grupo Whiteni Socimi S.A.

In accordance with Article 6 of the Ley de SOCIMIs regarding the distribution of results for the 2023 financial year, no proposal for appropriation of the result is applicable concerning the 2024 financial year results of the entity Grupo Whiteni Socimi S.A.

It is unanimously agreed that the losses for the 2024 financial year, amounting to -1,173,689.06€, shall be carried forward to be offset against future profits.

3.2. Consolidated Annual Accounts of the Group of Companies

In accordance with Article 6 of the Ley de SOCIMIs regarding the distribution of results for the 2023 financial year, no proposal for appropriation of the result is applicable concerning the 2024 financial year results of the Group of Companies GRUPO WHITENI SOCIMI S.A., WHITENI FLEX LIVING S.L., and NEXT LUXURY HOMES S.L.U.

It is unanimously agreed that the losses for the 2024 financial year of the Group of Companies, amounting to -1,207,654.87 €, shall be carried forward to be offset against future profits.

In this regard, the results of the 2024 financial year of the other companies within the Consolidated Group are reported as follows:

- WHITENI FLEX LIVING S.L.: -87,532.31€
- NEXT LUXURY HOMES S.L.U.: -318.27€

It is expressly stated that both resolutions concerning the proposed appropriation of the result for the 2024 financial year of the entity Grupo Whiteni Socimi S.A. and of the Consolidated Group of Companies were adopted unanimously through separate votes in accordance with the provisions of the Ley de Sociedades de Capital.

Fourth. Delegation of powers.

It is unanimously approved to authorize any member of the Company's Board of Directors, including the non-director Secretary of the Company, to, in the name and on behalf of the Company, to file the Annual Accounts with the corresponding Commercial Registry and to carry out any clarifications or corrections that may be necessary for such purpose.

Fifth. – Drafting, reading and, where appropriate, approval of the Minutes of the General Meeting.

The Minutes of the Meeting are drafted and read aloud and subsequently approved unanimously by all shareholders of the Company.

EXTRAORDINARY GENERAL MEETING

First. – Resolution regarding the possible voluntary delisting of the Company's shares from the Euronext Access Market. Approval of all necessary and related resolutions in this regard.

It is unanimously approved the voluntary delisting of 100% of the Company's shares from the Euronext Access Paris Market, and to likewise approve, by unanimous decision, all necessary and complementary resolutions related to said delisting. The shareholders are informed that no transfer of shares will occur as a result of this decision. Additionally, it is proposed and agreed that shareholders should commit not to transfer their shares for the duration of the voluntary delisting process.

Lastly, it is unanimously resolved that shareholders shall be allocated registered shares in the same number as those currently held and represented through book entries at the time this resolution is adopted.

Second. – Approval of the renunciation of the SOCIMI tax regime and notification to the Tax Authorities of the non-application of the special SOCIMI tax regime.

It is unanimously approved that GRUPO WHITENI SOCIMI S.A. shall renounce the special tax regime applicable to Listed Real Estate Investment Companies (SOCIMI). Accordingly, from the moment of adoption of this resolution, GRUPO WHITENI SOCIMI S.A. shall be taxed under the general corporate tax regime, and the provisions of Ley 11/2009 of 26 October, which governs SOCIMIs, shall no longer apply.

As a consequence, it is unanimously resolved to notify the Spanish Tax Agency (AEAT) of the RESIGNATION of the application of the special SOCIMI tax regime, thereby revoking the notification submitted on 5 April 2018, which resulted from the resolution adopted by the General Shareholders' Meeting on 23 January 2018, and formalized by means of a public deed executed before the Notary Public of Madrid, Mr. Jaime Recarte Casanova, on 24 January 2018, under protocol number 464, and registered with the Madrid Commercial Registry on 6 February 2018, under Volume 36941, Folio 13, Section 8, Page M-660628, whereby the Company opted for the application of the special SOCIMI tax regime.

Third. – Approval of the Company's new corporate name and applicable legislation. Consequent amendment of Article 1 of the Company's Bylaws.

It is unanimously approved to change the corporate name of the Company. Accordingly, the Company, previously named “GRUPO WHITENI SOCIMI S.A.”, shall henceforth be known as “GRUPO WHITENI, SOCIEDAD ANÓNIMA”.

To formalize the name change, the corresponding application shall be submitted to the Registro Mercantil Central, and the Certificate of Name Change shall be attached to the Minutes and the Public Deed.

As a result, it is also unanimously resolved to amend the wording of Article 1 of the Company’s Bylaws regarding the company name and applicable legislation, which shall henceforth be read as follows:

Article 1 – Name and Applicable Legislation:

The Company is named “GRUPO WHITENI S.A.” and is incorporated as a Public Limited Company. The Company is governed by these Bylaws and, in all matters not provided for herein, by the Spanish Companies Act, as well as any other applicable legal provisions that may develop, amend, or replace it, and by all other regulations that may apply.

Fourth. – Approval of the repeal of the current Bylaws and approval of a new Consolidated Text in accordance with applicable legislation, thereby adapting the new Bylaws to the Company’s new legal status.

It is unanimously approved to fully repeal the current Bylaws of the Company and to approve a new Consolidated Text of the Bylaws, adapted to the Company’s new legal status as a Sociedad Anónima under the general corporate regime, and to reflect the resolutions adopted at this General Meeting.

The full text of the new Bylaws shall be attached to the Minutes and the corresponding Public Deed.

Fifth. – Information regarding the new real estate project “CONCEPCIÓN JERÓNIMA 4” in Madrid. Information on the capital increase to be carried out in the project vehicle company, Next Luxury Homes S.L.U.

Mr. Núñez Blázquez addresses the shareholders to provide an update on the real estate project located at Calle Concepción Jerónima Nº. 4, Madrid.

He first outlines the corporate structure proposed for the execution of the project. The project will be developed by a special purpose vehicle (SPV) called WHITENI CONCEPCIÓN JERÓNIMA S.L., which will be 80% owned by an SPV of the investment platform URBANITAE, and 20% owned by NEXT LUXURY HOMES S.L., which will group together WHITENI investors, including shareholders, stakeholders from other projects, and third parties. Mr. Rafael further explains that there has been a modification to the original project, which may now result in 15 residential units and one commercial space, instead of the initially planned 17 units. This adjustment is due to the submission of incorrect floor plans by the property owner, with whom a revised purchase offer of 6,400,000€ is being negotiated. He adds that there is an exclusivity agreement signed with URBANITAE, which is currently conducting due diligence on the revised proposal. URBANITAE is expected to submit the project to its Investment Committee for approval on Monday, May 12, 2025. Mr. Rafael also notes that another investment platform, WECITY, which is collaborating on the Monteleón project, has expressed interest in financing this project with 70% equity. Regarding NEXT LUXURY HOMES S.L., the financing target required to execute the project is 890,000€.

Lastly, he informs that investment transfers from interested parties are scheduled for May 13, 2025, following receipt of the final decisions from URBANITAE and WECITY.

Sixth. – Miscellaneous matters.

1. Legal proceedings related to María de Molina 50

Mr. Rafael Núñez Blázquez takes the floor to inform the shareholders about the developments in the legal proceedings concerning the property located at María de Molina 50, since the outset of the case:

1. PUBLIC AUCTION

Mr. Rafael recalls Grupo Whiteni's participation in the public auction of the "Complejo Eurocis", in which they placed second. The successful bidder was a vehicle belonging to Grupo Lar, despite the fact that their offer contained deficiencies in the financing terms and in the payment structure.

2. ADMINISTRATIVE LAWSUIT CONCERNING THE AWARD DECISION

Grupo Whiteni filed an administrative appeal against the award order issued by the Ministry of Finance, which was admitted for processing.

In the course of this proceeding, an incomplete administrative file was received, lacking an email that confirmed the deficiencies in the awarded offer. A request for completion of the file was made, and the full documentation was eventually received. A precautionary measure was also requested to suspend the award, even though the sale

had already been formalized; no resolution was issued in that regard. An application to record a preventive notice of the claim in the Registro de la Propiedad was denied. Regardless of these ongoing legal actions, the sale of the property was finalized.

3. EXTENSION OF THE LAWSUIT TO CHALLENGE THE SALE

In October 2024, because of the above, an extension of the lawsuit was filed to also challenge the act of sale, which should have triggered an automatic suspension of the proceedings — something that did not happen. As a result, additional pleadings and a new appeal were submitted.

This appeal was partially upheld with respect to the suspension of the proceeding due to the extension of the claim, but the request to allow the extension itself was not ruled upon.

A Providencia —instead of an Auto, as would have been procedurally appropriate— was eventually issued, denying the extension of the claim on the basis of a supposed lack of connection between the award and the sale. Mr. Rafael considers this decision legally unfounded and lacks justification.

4. CURRENT STATUS

Mr. Núñez Blázquez reports the recent filing of an appeal against the court order and the submission of a new, independent administrative lawsuit, now specifically challenging the formalized sale.

2. Affordable housing project – Madrid Río

Mr. Rafael Núñez Blázquez briefly informs the shareholders about a potential real estate project in Madrid Río aimed at developing affordable housing, sponsored by a Mexican investment group. GRUPO WHITENI would act as Listing Sponsor.

Mr. Rafael assures that shareholders will be kept informed of further progress in upcoming meetings.

3. Legazpi Project

Mr. José Miguel Cobos Alcalá del Olmo takes the word to provide an update on the Legazpi Project in the city of Estepona.

First, Mr. José Miguel presents the certificate of completion dated March 14, 2025, and confirms that the construction company is currently performing final snagging works. He informs that the horizontal property division has already been registered in the Registro de la Propiedad. However, the certificate of work completion is still pending registration due to corrections requested by the

Registro de la Propiedad, which are currently being addressed. Therefore, registration is expected shortly.

Regarding pending matters, Mr. José Miguel states that they are working on obtaining utility availability certificates (water, electricity, and gas), which is the final step before executing the property sale deeds. He notes that this process was expected to be completed by the last week of May.

Mr. Cobos also summarizes the construction process:

The first construction company, Vi-able, recommended by BBVA, certified only 9 months before going bankrupt. The second company, Almoarchi, certified just two additional months needed to complete the structural phase. The third and current builder, Serón, certified 14 months of work.

He states that the cost overrun from the original budget amounts to 246,856€, plus an additional 45,400€ related to claims from tenants, which will be fully absorbed by the contractor, Serón.

Mr. José Miguel shares pre-closing figures. Mr. Rafael Núñez Blázquez and Mr. Alfonso Picón Rodríguez add that due to a debt owed by PROYECTOS Y PROMOCIONES LEGAZPI SOCIMI S.L. to GRUPO WHITENI SOCIMI S.A., most of the liquidation will be executed by way of a share capital decrease in GRUPO WHITENI SOCIMI S.A., following repayment of the debt by the former.

Finally, they confirm that the amount to be returned to shareholders via share capital decrease in GRUPO WHITENI SOCIMI S.A. is 898,128.87€ and the liquidation share of PROYECTOS Y PROMOCIONES LEGAZPI SOCIMI S.L. is 42,765.20€.

Therefore, the total distribution amount from the project is 940,894.07€.

Mr. José Miguel estimates that the sales will be finalized within three weeks following the General Meeting, with shareholders to be paid their respective share (€898,128.87) by no later than June 15, 2024.

Seventh. – Delegation of Powers.

It is unanimously resolved to authorize 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 all acts, legal transactions, contracts, and operations as may be necessary or appropriate for the registration of the aforementioned resolutions with the Registro Mercantil. This includes, in particular and among other powers, the authority to appear before a Notary Public to grant all necessary or appropriate public deeds and notarial certificates for such purpose, with express authority to make clarifications, corrections, amendments, and rectifications.

Eighth. – Drafting, reading and, where appropriate, approval of the Minutes of the Meeting.

The Minutes of the Meeting are drafted and read, and their approval is unanimously agreed upon by all attendees.

There being no further matters to address and following the drafting of the Minutes by the Secretary, the General Meeting unanimously approves this document. The Minutes are subsequently signed by the Secretary with the approval of the Chairman of the Board of Directors and are attached together with the list of attendees.

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



Rafael Núñez Blázquez

WHITENIRE S.A.

Chairman of the Board



Yolanda Calderón Caro

Secretary of the Board.