



FAIFEY INVEST SOCIMI, S.A.
Calle Príncipe de Vergara 112, 4th floor, 28002 Madrid
www.faifeysocimi.com

Madrid, on 28 November 2025

Pursuant to Article 17 of Regulation (EU) No. 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation), and Article 61004/2 of Euronext Rule Book I, on ongoing obligations of companies listed on Euronext, FAIFEY INVEST SOCIMI, S.A. ("the **Company**") hereby notifies the following:

PRESS RELEASE

The General Meeting of Shareholders of the Company held on 28 November 2025, with universal and extraordinary character, approved the following distributions:

- an interim dividend distribution of the Company on account of the profit for the year 2025 according to the following timetable and details:

Last trading date	03/12/2025
Ex – Date	04/12/2025
Record Date	05/12/2025
Payment date	08/12/2025
Total gross dividend (€)	1,000,000.00
Number of issued shares with dividend rights:	5,060,000
Gross amount (€ per share)	0.19762846
Withholding tax (€ per share)	-
Net amount (€ per share)	0.19762846

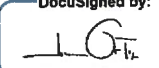
- a distribution against the Share Premium account according to the following timetable and details:

Last trading date	03/12/2025
Ex – Date	04/12/2025
Record Date	05/12/2025
Payment date	08/12/2025
Total gross dividend (€)	10,966,000.00
Number of issued shares with dividend rights:	5,060,000
Gross amount (€ per share)	2.16719368
Withholding tax (€ per share)	-
Net amount (€ per share)	2. 16719368

The paying agent will be UPTEVIA OST CENTRALISEES, and payment will be made through the means that EUROCLEAR makes available to its participating entities.

We remain at your disposal for any clarifications you may require.

Yours faithfully,

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Mr. José María Ortiz
Secretary of the Board of Directors
FAIFEY INVEST SOCIMI, S.A.

**ACTA DE LA JUNTA GENERAL EXTRAORDINARIA
Y UNIVERSAL DE LA SOCIEDAD FAIFEY INVEST
SOCIMI, S.A.**

En Luxemburgo, a 28 de noviembre de 2025, se reúne la Junta General extraordinaria y universal de accionistas de la Sociedad FAIFEY INVEST SOCIMI, S.A., (en adelante, la "**Sociedad**"), por estar presente o debidamente representado todo el capital social con derecho de voto y aceptar los asistentes por unanimidad la celebración de la Junta y el orden del día para la misma, al amparo de lo previsto en el artículo 178 del Real Decreto Legislativo 1/2010, de 2 de julio, por el que se aprueba el texto refundido de la Ley de Sociedades de Capital.

Asimismo, se acuerda por unanimidad someter a la deliberación el siguiente

ORDEN DEL DIA

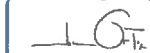
- I. Distribución de un dividendo de la Sociedad a cuenta del resultado del ejercicio 2025.**
- II. Distribución de reservas con cargo a prima de emisión.**
- III. Ruegos y preguntas.**

En cumplimiento de lo previsto en la LSC y en los artículos 97.1. 4ª y 98 del Reglamento del Registro Mercantil, se forma la siguiente lista de asistentes:

La sociedad "FAS PROP CO. A, S.À R.L.", titular de 1.294.770 acciones, números 1 a 15.353 y 60.001 a 1.339.417 todas inclusive, representativas del 25,5883% del capital social, representada por D. José María Ortiz López-Cámara y Dña. Olha Yurkina.

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D./Mr. José María Ortiz López-Cámara

**MINUTES OF THE EXTRAORDINARY GENERAL
SHAREHOLDERS MEETING OF THE COMPANY
FAIFEY INVEST SOCIMI, S.A.**

In Luxembourg, on November 28, 2025, a general extraordinary and universal meeting of the members of the company FAIFEY INVEST SOCIMI, S.A. (the "**Company**") was held as all the Company's voting capital was present or duly represented and the shareholders unanimously agreed to hold the meeting accepting the items on the corresponding agenda, in accordance with the provision of article 178 of the Royal Decree 1/2010 date 2 July by virtue of which the Corporate Enterprise Act is approved.

It was unanimously resolved to discuss the following

AGENDA

- I. Payment of an Interim Dividend of the Company on account of the profit of the year 2025.**
- II. Reserves' distribution charged to the Company's share premium.**
- III. Questions and other business.**

In accordance with the provisions of the LSC and Articles 97.1.4th and 98 of the Commercial Registry Regulations, the following list of attendees was drawn up:

The company "FAS PROP CO. A, S.À R.L.", holder of 1,294,770 shares, numbers 1 to 15,353 and 60,001 to 1,339,417, all inclusive, representing 25.5883% of the share capital, hereby represented by Mr. José María Ortiz López-Cámara and Ms. Olha Yurkina.

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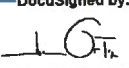


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Dña./Ms. Olha Yurkina

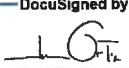
La sociedad "FAS PROP CO. B, S.À R.L.", titular de 1.309.612 acciones, números 15.354 a 30.882 y 1.339.418 a 2.633.500, todas inclusive, representativas del 25,8817% del capital social, representada por D. José María Ortiz López-Cámara y Dña. Olha Yurkina.

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D./Mr. José María Ortiz López-Cámara

La sociedad "FAS PROP CO. C, S.À R.L.", 2.455.618 acciones, números 30.883 a 60.000 y 2.633.501 a 5.060.000 todas inclusive, representativas del 48,5300% del capital social, presentada por D. José María Ortiz López-Cámara y Dña. Olha Yurkina.

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D./Mr. José María Ortiz López-Cámara

De conformidad con lo establecido en el artículo 191 de la LSC, actúa como presidente de la sesión FAS PROP CO. A, S.À R. L presentada por D. José María Ortiz López-Cámara y como secretario FAS PROP CO. C, S.À R. L presentada por Dña. Olha Yurkina.

El presidente toma la palabra e informa a los asistentes de los diferentes asuntos que conforman el orden del día, y no habiéndose solicitado aclaraciones o intervenciones de los que haya que dejar constancia en el acta, se adoptaron unánimemente las siguientes:

De conformidad con lo anterior, los accionistas adoptan los siguientes:

The company "FAS PROP CO. B, S.À R.L.", holder of 1,309,612 shares numbers 15,354 to 30,882 and 1,339,418 to 2,633,500 all inclusive, representing 25.8817% of the share capital, represented herein by Mr. José María Ortiz López-Cámara and Ms. Olha Yurkina.

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Dña./Ms. Olha Yurkina

The company "FAS PROP CO. C, S.À R.L.", holder of 2,455,618 shares, numbers 30,883 to 60,000 and 2,633,501 to 5,060,000 all inclusive, representing 48.5300% of the share capital, represented herein by Mr. José María Ortiz López-Cámara and Ms. Olha Yurkina.

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Dña./Ms. Olha Yurkina

In accordance with the provision of Article 191 of the LSC, FAS PROP CO. A, S.À R. L, represented herein by Mr. José María Ortiz López-Cámara, chaired the meeting and FAS PROP CO. C, S.À R. L represented herein by Ms. Olha Yurkina acted as secretary.

The Chairman took the floor, and informed the attendees on the different items on the agenda, there not being any requests for interventions to be recorded, the following resolutions were unanimously adopted:

In accordance with the above, the Shareholders adopt the following:

ACUERDOS

PRIMERA. – Distribución de un dividendo a cuenta del resultado del ejercicio 2025.

De conformidad con el estado contable de liquidez preparado por el consejo de administración que se adjunta a la presente acta como **Anexo 1**, se pone de manifiesto que es factible la distribución de un dividendo a cuenta del beneficio del ejercicio 2025.

La junta general de accionistas declara que, según dicho estado contable de liquidez, la cantidad a distribuir no excede de la cuantía de los resultados obtenidos hasta la fecha, deducidas las pérdidas procedentes de ejercicios anteriores y las cantidades con las que se han dotado las reservas obligatorias por Ley o por disposición estatutaria, así como la estimación del impuesto a pagar sobre dichos resultados, de conformidad con el artículo 277 de la Ley de Sociedades de Capital.

A la vista del resultado de la Sociedad durante el ejercicio fiscal 2025, y teniendo en cuenta el informe del consejo de administración, en el mismo se refleja que el dividendo de 1.000.000,00 euros a distribuir no supera el dividendo máximo total.

Por ello, la junta general de accionistas aprueba, por unanimidad de los Accionistas presentes o representados, repartir un dividendo a cuenta del resultado del ejercicio 2025, por un importe de 1.000.000,00 euros.

El dividendo será pagadero a partir del mismo día de la fecha de celebración de la junta, y el pago se hará efectivo en un plazo máximo de quince (15) días a contar desde la fecha en la que el Consejo de Administración de la Sociedad recibe la confirmación por escrito de los números de cuenta bancaria de cada accionista.

Sin perjuicio de lo anterior, el retraso en la notificación de la cuenta bancaria de uno de los

RESOLUTIONS

FIRST. – Payment of an Interim Dividend on account of the profit of year 2025.

In accordance with the cash-flow statement (*estado contable de liquidez*) prepared by the board of directors attached to these minutes as **Annex 1**, it is agreed that it is feasible to proceed with a distribution of an interim dividend on account of the profit of 2025.

The shareholders declare that, according to the aforementioned cash-flow statement, and having deducted the losses of previous years, the amount to cover the mandatory legal reserves and estimated amount of payable tax, the amount to distribute does not exceed the profits received to date, according to article 277 of the Corporate Enterprise Act.

In view of the Company's results obtained at the close of financial year 2025 and considering the report of the board of directors, in which it is reflected that an interim dividend of EUR 1,000,000.00 to be distributed does not exceed the total maximum dividend.

Therefore, the general shareholders' meeting, unanimously by the shareholders present or represented, resolves to distribute an interim dividend on account of the profit of year 2025, in the amount of EUR 1,000,000.00.

The dividend will be payable from the same day as the date of the Meeting, and the payment will be effective with a maximum period of fifteen (15) days from the date on which the Board of Directors of the Company receive written confirmation of the bank account details of each shareholder.

Notwithstanding the foregoing, the delay in the notification of the bank details of one of the shareholders will not cause any delay in the

accionistas no causará retraso alguno en el pago del dividendo a los restantes accionistas.

Dado que todavía no se ha procedido con el pago de dicho dividendo, el importe del mismo se incluye en el estado contable de liquidez que consta en el anexo que se adjunta a la presente acta, teniéndolo por tanto en cuenta a la hora de establecer el reparto a los accionistas de la Sociedad.

Por último, los accionistas acuerdan por unanimidad que el referido dividendo a cuenta sea repartido a cada accionista en su respectiva cuota de participación de la siguiente forma:

La sociedad "FAS PROP CO. A, S.À R.L.", titular de 1.294.770 acciones, números 1 a 15.353 y 60.001 a 1.339.417 todas inclusive, representativas del 25,5883% del capital social, 255.883,40 euros.

La sociedad "FAS PROP CO. B, S.À R.L.", titular de 1.309.612 acciones, números 15.354 a 30.882 y 1.339.418 a 2.633.500, todas inclusive, representativas del 25,8817% del capital social, 258.816,60 euros.

La sociedad "FAS PROP CO. C, S.À R.L.", 2.455.618 acciones, números 30.883 a 60.000 y 2.633.501 a 5.060.000 todas inclusive, representativas del 48,5300% del capital social, 485.300,00 euros.

SEGUNDO. – Distribución de reservas con cargo a prima de emisión.

Asimismo, de acuerdo con el estado contable de liquidez y la propuesta del consejo de administración, se pone de manifiesto que es factible la distribución de reservas de libre disposición en la cantidad de 10.966.000,00 euros con cargo a la cuenta contable 110 "prima de emisión" al existir reservas suficientes en la Sociedad para distribuir.

A los efectos oportunos, se deja expresa constancia de que, con la referida distribución, el valor del

payment of the dividend to the remaining Shareholders.

Since this dividend has not yet been paid, it is included in the cash-flow statement of the annex attached to these minutes, thus taking them into account when establishing the distribution to the Company's shareholders.

Lastly, the shareholders unanimously approve that said interim dividend shall be distributed to each shareholder in their respective shareholding percentage as follows:

The company "FAS PROP CO. A, S.À R.L.", holder of 1,294,770 shares, numbers 1 to 15,353 and 60,001 to 1,339,417, all inclusive, representing 25.5883% of the share capital, EUR 255,883.40.

The company "FAS PROP CO. B, S.À R.L.", holder of 1,309,612 shares numbers 15,354 to 30,882 and 1,339,418 to 2,633,500 all inclusive, representing 25.8817% of the share capital, EUR 258,816.60.

The company "FAS PROP CO. C, S.À R.L.", holder of 2.455.618 share numbers, 30.883 to 60.000 and 2.633.501 to 5.060.000 all inclusive, representing 48,5300% of the share capital, EUR 485,300.00.

SECOND. – Reserves' distribution charged to the Company's share premium.

Furthermore, according to the cash-flow statement and the proposal of the board of directors, it is stated that is feasible to proceed with the distribution of reserves amounting to EUR 10,966,000.00 against the account 110 "share premium" since there are sufficient reserves in the Company to distribute.

For any relevant purpose, it is expressly stated for the records that, as a result of the distribution, the

patrimonio neto de la Sociedad no resulta inferior a su cifra de capital social y de que se cumplen con los demás requisitos legales y estatutarios previstos.

Por ello, la junta general de accionistas aprueba, por unanimidad de los accionistas presentes o representados, efectuar la distribución de reservas por el importe de 10.966.000,00. Asimismo, la junta de accionistas aprueba que la distribución de la citada cantidad se haga efectiva por medio de una o varias transferencias bancarias en un plazo máximo de quince (15) días a contar desde la fecha en la que el consejo de administración de la Sociedad recibe la confirmación por escrito de los números de cuenta bancaria de cada accionista.

Por último, los accionistas acuerdan por unanimidad que la distribución de reservas con cargo a la cuenta de prima de emisión sea distribuida a cada accionista en su respectiva cuota de participación de la siguiente forma:

La sociedad "FAS PROP CO. A, S.À R.L.", titular de 1.294.770 acciones, números 1 a 15.353 y 60.001 a 1.339.417 todas inclusive, representativas del 25,5883% del capital social, 2.806.017,36 euros.

La sociedad "FAS PROP CO. B, S.À R.L.", titular de 1.309.612 acciones, números 15.354 a 30.882 y 1.339.418 a 2.633.500, todas inclusive, representativas del 25,8817% del capital social, 2.838.182,84 euros.

La sociedad "FAS PROP CO. C, S.À R.L.", 2.455.618 acciones, números 30.883 a 60.000 y 2.633.501 a 5.060.000 todas inclusive, representativas del 48,5300% del capital social, 5.321.799,80 euros.

TERCERO - Ruegos y preguntas.

No ha habido ruegos, preguntas, o intervenciones de las que se haya solicitado su constancia en Acta.

value of the net equity (*patrimonio neto*) of the Company is not lower than its share capital, and that any other requirement established in the law or the by-laws have been completed.

Therefore, the general shareholders' meeting, unanimously by the shareholders present or represented, resolves to distribute the reserves in the amount of EUR 10,966,000.00. Additionally, the shareholders approve that the distribution of said quantity is made by the Company by means of one or more bank transfers within a maximum period of fifteen (15) days from the date on which the board of directors of the Company receive written confirmation of the bank account details of each shareholder.

Lastly, the shareholders approve unanimously that the reserves' distribution charged to the share premium account shall be distributed to each shareholder in their respective shareholding percentage as follows:

The company "FAS PROP CO. A, S.À R.L.", holder of 1,294,770 shares, numbers 1 to 15,353 and 60,001 to 1,339,417, all inclusive, representing 25.5883% of the share capital, EUR 2,806,017.36.

The company "FAS PROP CO. B, S.À R.L.", holder of 1,309,612 shares numbers 15,354 to 30,882 and 1,339,418 to 2,633,500 all inclusive, representing 25.8817% of the share capital, EUR 2,838,182.84.

The company "FAS PROP CO. C, S.À R.L.", holder of 2,455,618 shares, numbers 30,883 to 60,000 and 2,633,501 to 5,060,000 all inclusive, representing 48.5300% of the share capital, EUR 5,321,799.80.

THIRD. - Questions and other business.

There have been no further queries, questions or interventions which were requested to be recorded in these Minutes.

Y no habiendo más asuntos que tratar, se da por finalizada la Junta, previa extensión de la presente acta, que es aprobada por unanimidad y firmada en prueba de conformidad por la secretaria de la junta con el visto bueno del presidente de la junta, en el lugar y la fecha en su encabezamiento indicados.

En caso de discrepancia en la interpretación entre el texto redactado en lengua española y el redactado en lengua inglesa, prevalecerá el primero, pudiendo redactarse la certificación de la presente acta en lengua española.

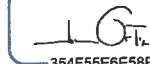
Having concluded that there were no other issues to be dealt with, the session was ended, being the minutes previously drawn up and unanimously approved and signed by the secretary of the meeting with the approval of the chairman of the meeting, in the date and place indicated above.

In case of different interpretation of the Spanish and English text, the Spanish text shall take priority. The corresponding certificate could be written in Spanish language.

**VºB EL PRESIDENTE DE LA JUNTA DE ACCIONISTAS/
VºB THE CHAIRMAN OF THE SHAREHOLDERS MEETING**

**FAS PROP CO. A, S.À R.L.
Representado por/Represented by
D./Mr. José María Ortiz López-Cámara**

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**LA SECRETARIA DE LA JUNTA DE ACCIONISTAS/
THE SECRETARY OF THE SHAREHOLDERS MEETING**

**FAS PROP CO. C, S.À R.L.
Representado por/Represented by
D./Ms. Olha Yurkina**

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ANEXO 1 / ANNEX 1

	(Euros)
<i>Liquidez disponible a 23/11/2025</i>	246,608.96 €
+ COBROS ESTIMADOS	11,966,000.00 €
<i>Dividends received from APN1</i>	<i>11,966,000.00 €</i>
- PAGOS ESTIMADOS	12,043,957.01 €
<i>-Interim Dividend Q4 2025</i>	<i>1,000,000.00 €</i>
<i>-Reserves' distribution charged to share premium</i>	<i>10,966,000.00 €</i>
<i>-Payments to providers</i>	<i>77,957.01 €</i>
(=) Liquidez disponible a 31/12/2025	165,651.95 €