

Inmobiliaria Colonial, SOCIMI, S.A.

Balance sheet
31 December 2024 and 2023

(Thousands of euros)

<u>Assets</u>	<u>Note</u>	<u>31 December 2024</u>	<u>31 December 2023</u>
Intangible assets	Note 5	29,207	39,112
Goodwill		26,888	35,609
Intellectual property		68	124
Computer software		2,251	3,379
Property, plant and equipment	Note 6	23,015	21,752
Land and buildings		17,841	17,873
Plant and other items of property, plant and equipment		5,174	3,879
Investment property	Note 7	2,917,320	2,831,761
Land		1,751,138	1,662,142
Constructions and installations		1,001,537	985,944
Real estate investments in progress and advances		297,769	346,111
Impairment of investment property		(133,124)	(162,436)
Non-current investments in group companies and associates		2,831,501	2,691,563
Equity instruments in group companies	Note 10-a	2,858,989	2,722,876
Loans to group companies	Notes 9 .10-b, 11-a and 20	4,114	3,913
Impairment of investments in group companies	Note 10-a	(31,602)	(35,226)
Non-current financial investments	Note 9	37,536	58,649
Non-current equity instruments	Note 11-b	5,086	3,524
Res.	Note 12	--	1,958
Other financial assets		32,450	53,167
Total non-current assets		5,838,579	5,642,837
Non-current assets held for sale	Note 13	16,660	120,846
Trade and other receivables		34,276	16,919
Trade receivables for sales and services		23,569	2,147
Trade and other payables, group companies and associates	Note 20	133	218
Other receivables	Note 11-a	3,328	6,318
Prepayments to suppliers		85	177
Staff		11	8
Other receivables from public authorities	Note 18	7,150	8,051
Current investments in group companies	Notes 9 and 20	563,256	418,269
Loans to group companies		563,256	418,269
Current financial investments	Note 9	10,534	679
Equity instruments		9	9
Other financial assets		10,525	670
Current accruals		--	289
Cash and cash equivalents	Note 16	456,768	336,056
Total current assets		1,081,494	893,058
Total assets		6,920,073	6,535,895

The accompanying Notes 1 to 24 and Appendix I are an integral part of the balance sheet at 31 December 2024.

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(Thousands of euros)

<u>Equity and Liabilities</u>	<u>Note</u>	<u>31 December 2024</u>	<u>31 December 2023</u>
Own funds		3,747,843	3,143,276
Capital	Note 14-a	1,568,362	1,349,039
Registered Capital		1,568,362	1,349,039
Share premium	Note 14-b	1,847,691	1,463,600
Reserves	Note 14-c	235,417	180,203
Legal and bylaw-mandated reserves		91,559	70,272
Other reserves		143,858	109,931
(Treasury shares and equity instruments)	Note 14-d	(61,187)	(64,928)
Profit/(loss) for the year		153,332	212,866
Other net equity instruments		4,228	2,496
Valuation adjustments	Note 14-e	200,064	207,990
Hedging transactions		200,064	207,990
Grants, donations and legacies received		33	36
Subsidies		33	36
Total equity		3,947,940	3,351,302
Long-term provisions	Note 15	25	8
Non-current employee benefit obligations		25	8
Non-current payables	Note 9	2,335,865	2,811,082
Bonds and other marketable securities	Note 16	2,306,360	2,678,495
Bank borrowings	Note 16	(3,622)	101,763
Res.	Note 12	2,075	2,053
Other financial liabilities	Note 17	31,052	28,771
Deferred tax liabilities and other payables to public authorities	Note 18	69,476	79,482
Total non-current liabilities		2,405,366	2,890,572
Current provisions	Note 15	5,201	2,701
Current payables	Note 9	509,481	202,851
Bonds and other marketable securities	Note 16	508,800	197,566
Bank borrowings	Note 16	(1,026)	218
Res.	Note 12	1,707	5,067
Current payables to group companies	Notes 9 and 20	3,386	293
Trade and other payables		48,684	88,175
Vendors		33,202	32,616
Miscellaneous payables		2,469	2,464
Staff		1,808	1,946
Other payables to public authorities	Note 18	9,551	5,881
Customer advances	Note 10	1,654	45,268
Current provisions		15	1
Total current liabilities		566,767	294,021
Total equity and liabilities		6,920,073	6,535,895

The accompanying Notes 1 to 24 and Appendix I are an integral part of the balance sheet at 31 December 2024.