

RAMÓN VALENCIA CLARÉS, natural person representing "DOGMA ABOGADOS Y ECONOMISTAS, S.L.", which in turn is Secretary of the Board of Directors of the trading company "PERSEIDA RENTA GESTIÓN SOCIMI, SA" with registered office in Seville, Avda. República Argentina, number 29B, 1ª planta, mod. 2. 41011, C.I.F. number B01758242 and registered in the Mercantile Register of Seville, in volume 6915, folio 206, page SE126978, CERTIFIES

I.- That on 3 March 2022, at the aforementioned registered office, at a telematic meeting held in accordance with the provisions of art. 3.1. b) of Royal Decree-Law 34/2020, of 17 November, on urgent measures to support business solvency and the energy sector, and on tax matters, all the shareholders of the Company, representing the entire share capital, unanimously agreed to hold a Universal and Extraordinary General Shareholders' Meeting of the aforementioned Company, validly held with the following agenda, which all those present unanimously accepted and signed below:

AGENDA

- 1. Brief presentation by the Chairman of the Board of Directors on the company's business plan and objectives for the current financial year.**
- 2. Examination and approval, if applicable, of the increase of the share capital by a maximum nominal amount of 8,000,000.00 euros by issuing and putting into circulation a maximum of 8,000,000 new ordinary shares with a nominal value of one euro each, without share premium, which will be fully subscribed and paid up by means of cash contributions, with provision for incomplete subscription. Delegation to the Board of Directors, with powers of substitution, of the powers required to execute the resolution and to set the terms and conditions thereof in all matters not provided for in the resolution, pursuant to the provisions of article 297.1.a) of the Capital Companies Act, as well as to redraft article 5 of the Articles of Association.**
- 3. Delegation to the Board of Directors, with express power of substitution, of the power to increase the share capital under the terms and conditions of article 297.1b) of the Capital Companies Act, for a maximum period of two years.**
- 4. Delegation of powers.**
- 5. Drafting, reading and, if appropriate, approval of the minutes.**

By unanimous decision of all the members, as well as in accordance with the statutory and legal regulations, Mr. Faustino Valdés Gallardo was appointed Chairman of the meeting and the Secretary of the Board of Directors, DOGMA ABOGADOS Y ECONOMISTAS, S.L. in the person of its legal representative, Mr. Ramón Valencia Clares, was appointed Secretary of the Board of Directors.

II.- The meeting was opened by the Chairman and the Secretary proceeded to draw up the attendance list, from which it can be seen that the shareholders of the company, owners of 100% of the share capital, were present or duly represented.

III.- At the indication of the Chairman, the Secretary read out the AGENDA. The attendees not wishing to initiate debate on the aforementioned points, nor requesting that any intervention or opposition be recorded in the Minutes, after the presentation of the corresponding proposals, the Meeting unanimously adopts the following RESOLUTIONS, which are transcribed verbatim, without the omission contradicting what is transcribed:

AGREEMENTS

(...)

Second. Examination and approval, as the case may be, on increasing the share capital by a maximum nominal amount of 8,000,000.00 euros by issuing and putting into circulation a maximum of 8,000,000 new ordinary shares with a par value of one euro each, without issue premium, which shall be subscribed and paid up in full against cash contributions, with provision for incomplete subscription. Delegation to the Board of Directors, with powers of substitution, of the powers required to execute the resolution and to set the terms and conditions thereof in all matters not provided for in the resolution, pursuant to the provisions of article 297.1.a) of the Capital Companies Act, as well as to redraft article 5 of the Articles of Association.

Once completed the presentation of the company's business plan and objectives for the current financial year has been completed, it is proposed to open a round through a capital increase for a maximum nominal amount of €8,000,000.00 by issuing and putting into circulation a maximum of 8,000,000 new ordinary shares with a nominal value of one euro.

The shareholders present at the meeting unanimously resolve to approve the share capital increase for a maximum nominal amount of 8,000,000.00 euros by issuing and putting into circulation a maximum of 8,000,000 new ordinary shares with a nominal value of one euro.

The new shares shall have the same voting rights as those of the shares already created as from the date of subscription. It is also unanimously agreed by those present and represented that the new shares to be put into circulation shall have the same par value as the other shares, i.e. ONE EURO (1 €), so that from the date of their subscription they shall participate in the corresponding proportion of the company's profits.

The shareholders, through their proxies as well as in person, declare one by one and individually their waiver of the right of pre-emptive acquisition.

The shareholders declare as a whole that the management body may, as from the signing of these minutes, offer to any non-shareholder third party to take over the shares put into circulation.

In the event of incomplete subscription of the aforementioned share capital increase, the capital shall be increased by the amount of the subscriptions made, and the administrative body shall be empowered to proceed to implement the increase by the amount actually subscribed, and the

administrative body shall also give the corresponding article of the articles of association the corresponding wording.

The resolution to increase capital and its implementation must be carried out within a maximum period of six months, by means of the corresponding public deed, registration in the Mercantile Register and publication in the BORME, delegating the administrative body to carry out these operations.

As a consequence of the above resolution to increase the capital, it is unanimously agreed by those present and represented to modify the content of article 5 of the Articles of Association, depending on the amount of capital effectively assumed.

If the entire capital of the increase is subscribed, the share capital will become thirteen million six hundred and ninety-eight thousand seven hundred and twenty-four euros (13,698,724.00 €) and therefore the article of the Articles of Association described above will be modified, which, in the event of full subscription and payment, will have the following wording:

"Article 5. Share Capital

The capital is approximately thirteen million six hundred and ninety-eight thousand seven hundred and twenty-four euros (13,698,724.00 €) divided into 13,698,724 ordinary shares with a nominal value of ONE EURO (1 €) each. The shares are registered shares of a single class and series and are fully subscribed and paid up. Each share carries one vote.

The share confers on its legitimate holder the status of shareholder and implies acceptance by its holders of these Articles of Association and of the resolutions validly adopted by the governing bodies of the Company, while at the same time empowering them to exercise the rights inherent to their status, in accordance with these Articles of Association and the applicable regulations".

Three. Delegation to the Board of Directors, with express power of substitution, of the power to increase the share capital under the terms and conditions of article 297.1b) of the Capital Companies Act, for a maximum period of two years.

It is unanimously approved to authorise the Board of Directors to increase the share capital under the terms and conditions of article 297.1 b) of the Capital Companies Act, for a maximum period of two years.

Fourth. Delegation of powers.

It is unanimously approved to empower the Board of Directors so that any of its members, without distinction, may notarise these resolutions that may be subject to registration, as well as to carry out all such acts, declarations and documents as may be necessary or appropriate for their full effectiveness and registration in the Mercantile Register, and may even clarify or correct any of the points included in these minutes, execute such deeds of correction, supplementary or clarification as

may be appropriate, and request, where appropriate, the partial registration of the resolutions adopted.

Five. Drafting, reading and, if appropriate, approval of the minutes of the meeting

The minutes of this meeting were drafted and, having been read, were unanimously approved by those present.

TITLE II.

In relation to the second resolution on the agenda:

1) In accordance with the waivers expressed in the minutes of the Meeting of the pre-emptive acquisition rights of the shares put into circulation and after the deadlines foreseen, 500,000 shares are finally subscribed, which are subscribed and paid up by means of and charged to the cash contribution.

All of the 500,000 new shares issued in execution of the capital increase resolution are taken up and paid up in full by the following shareholder described below:

1.1 *, of legal age, of Spanish nationality, domiciled at *, holder of DNI number *, who pays the sum of 500,000.00 euros, for which he is awarded 500,000 shares of those put into circulation, with a nominal value of 1 euro each and numbered from share 5,698,725 to 6,198,724, both inclusive.

Following the capital increase, he now holds 1,000,000 shares.

2) Rights of the new shares.

The new shares shall confer on their holder the same voting and economic rights as the Company's ordinary shares currently in circulation as from the date on which the increase is declared subscribed and paid up and are registered in their name in the corresponding accounting register.

Representation of the new shares.

The new shares shall be represented by book entries, the accounting register of which shall be attributed to the Financial Market Infrastructure Service Provider (FMI) EUROCLEAR and its participating entities.

3) Amendment of the Articles of Association.

In view of the foregoing and, consequently, it was unanimously agreed to amend article 5 of the Articles of Association, in relation to the capital finally subscribed and paid up, so that, finally relating to the share capital, it shall henceforth be worded as follows:

"Article 5.- Share capital

The share capital is approximately six million one hundred and ninety-eight thousand seven hundred and twenty-four euros (6,198,724.00 euros) divided into 6,198,724 ordinary shares of ONE EURO (1

euro) nominal value each. The shares are registered shares of a single class and series and are numbered from 1 to 6,198,724, both inclusive, fully subscribed and paid up. Each share carries one vote.

The share confers on its legitimate holder the status of shareholder and implies acceptance by its holders of these Articles of Association and of the resolutions validly adopted by the governing bodies of the Company, as well as empowering them to exercise the rights inherent to their status, in accordance with these Articles of Association and the applicable regulations".

It is expressly stated that the shares held by each of the subscribers are not numbered, as they are registered shares REPRESENTED BY ACCOUNTING ENTRIES. Thus, Article 6.1 of the Company's Articles of Association literally states the following: "The shares shall have the character of 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 registration in the corresponding accounting register, we refer to the deed of notarisation and notarisation of corporate resolutions executed before the Notary Public of Mr Eduardo C. Ballester Vázquez, on 9 March 2021, under number 703 of his protocol, whereby it is agreed "to appoint EUROCLEAR as the entity responsible for keeping the registers of the Company's shares".

In accordance with the provisions of article 166.4.1 of the Mercantile Registry Regulations, it is hereby stated that the agreed capital increase has been fully subscribed and paid up in accordance with the terms set out and the shares have been allotted to the subscribers.

Admission to trading of the new shares.

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 the new shares have been registered as book entries on EUROCLEAR and as soon as possible from the date on which the Market is notified that the capital increase has been subscribed and paid up and executed.

This certificate is issued in Seville on 27 September 2022.

The Secretary: D. Ramón Valencia Clarés for DOGMA ABOGADOS Y ECONOMISTAS, S.L.



THE PRESIDENT:

