



EMPERADOR PROPERTIES

Madrid, a 29 de junio de 2023

EMPERADOR PROPERTIES SOCIMI, S.A. (la “**Sociedad**”), con N.I.F. A-88501051 y domicilio en Paseo de la Castellana número 259D, planta 28 Norte, Madrid, en virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014 sobre abuso de mercado y en el artículo 227 de la Ley 6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión, y disposiciones concordantes, así como en la Circular 3/2020 de BME MFT Equity sobre información a suministrar por empresas incorporadas a negociación en el segmento BME Growth de BME MTF Equity, (en adelante “BME Growth”) pone en su conocimiento la siguiente:

### **OTRA INFORMACIÓN RELEVANTE**

Con fecha 26 de junio de 2023, a las 11h10 se celebró en Madrid en el Paseo de la Castellana 259 D, planta 33, Madrid, España, la Junta General de Accionistas de la Sociedad en primera convocatoria, con la concurrencia personal o por representación de accionistas titulares de 102.016.488 acciones, representativas del 99,99% del capital social (incluida la autocartera).

En dicha sesión se sometieron a deliberación de los asistentes todos los puntos del orden del día de la convocatoria publicada, entre otros, mediante “otra información relevante” de fecha 25 de mayo de 2023, y se adoptaron por un 99,99% de los asistentes con derecho a voto (excluida la autocartera), con un voto de abstención en todos los puntos representativos del 0,00% del capital, los siguientes acuerdos:

1. Examen y aprobación de las cuentas anuales individuales correspondientes al ejercicio social cerrado a 31 de diciembre de 2022. Análisis del informe de auditoría y del informe de gestión.
2. Examen y aprobación de las cuentas anuales consolidadas correspondientes al ejercicio social cerrado a 31 de diciembre de 2022. Análisis del informe de auditoría y del informe de gestión consolidado.
3. Examen y aprobación de la gestión desarrollada por el Consejo de Administración durante el ejercicio social cerrado a 31 de diciembre de 2022.
4. Examen y aprobación de la propuesta de aplicación del resultado correspondiente al ejercicio social cerrado a 31 de diciembre de 2022. Se acuerda aplicar las pérdidas del ejercicio de 591.077 € a pérdidas de ejercicios anteriores.
5. Delegación de facultades.
6. Redacción, lectura y aprobación del acta.

Adicionalmente se anexa la presentación utilizada en la Junta General de accionistas.



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La documentación anterior también se encuentra disponible en la página web de la Sociedad.

De conformidad con lo dispuesto en la Circular 3/2020 se hace constar que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

Quedamos a su entera disposición para cualquier aclaración que precisen.

Atentamente,

D. Jorge Domecq Bohórquez  
Secretario del Consejo de Administración  
EMPERADOR PROPERTIES SOCIMI, S.A.



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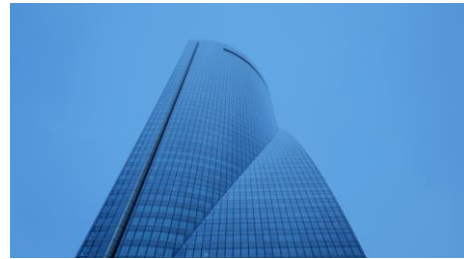
# General Shareholders Meeting

Emperador Properties SOCIMI , S.A.

26 & 27 June 2023

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# Formalities - Introduction



## Formalities



- Attendance of the shareholders and verification of representation.
- Quorum verification.
- Constitution of the General Shareholders Meeting, with Chairman and Secretary to the board acting as Chairman and Secretary of meeting.

## Introduction



- Introduction of the Chairman.
- Context: General Ordinary Shareholder's Meeting.
- Attendance of the registered advisor of the company.



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# Overview of 2022 – IPO process

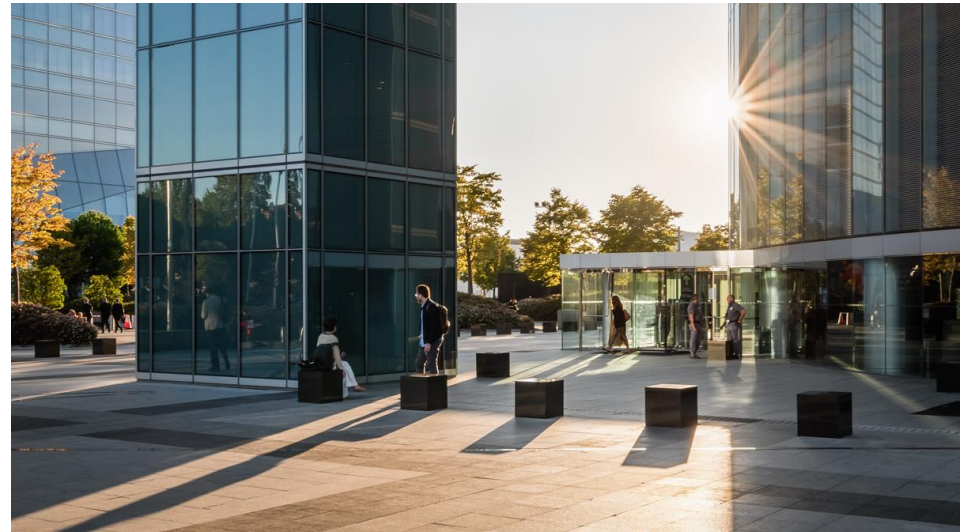
- The real estate company Emperador Properties debuts with a capitalization of 428 M€ on the Madrid Stock Exchange with the incorporation of BME Growth. Emperador Properties debuted with a portfolio based on two iconic properties, Torre Emperador Castellana which is part of the Cuatro Torres Business Area in Madrid, and the second building is Torre Diagonal One located in Barcelona, in the 22@ district. These two properties have a value of 774 M€ .
- The company debuted with a value of 428 M€ at a price of 4.20 euros per share, although little trading is expected, as the Tan family controls 99.04% of Emperador Properties through the company Megaworld Land Singapore. 20 minority shareholders hold 0.93% and 0.3% corresponds to treasury stock. In fact, no transactions took place in the opening session.





# Overview of 2022 - Refinancing Tecsca

- The 257 M€ refinancing of Torre Emperador Castellana signed with CaixaBank in March 2022, is a project aligned with Emperor Properties' global ESG (Environmental, Social and Governance) strategy, which the company applies to each of its assets.
- This contract has a maturity of 7 years and an associated interest rate hedge. It is also linked to compliance with the social and environmental impact requirements defined by the "Green Loan Principles" issued by the Loan Market Association.



# Overview of 2022 - Individual balance statements



(k€)	Assets	2022	2021
	<i>Non-Current Assets</i>	<b>370,696</b>	<b>72,18</b>
	Investment in Group and associated companies	370,696	72,18
	<i>Current Assets</i>	<b>5,522</b>	<b>45</b>
	Clients, group and associated companies	1,128	-
	Other credits with Public Administrations	55	5
	Cash and other cash equivalents	4,339	40
	<b>Total Assets</b>	<b>376,218</b>	<b>72,225</b>

	2021	2021
<i>Net turnover</i>	<b>935</b>	-
Other operating expenses	(1,53)	(29)
<i>Operating profit(loss)</i>	<b>(591)</b>	<b>(29)</b>
<i>Financial profit(loss)</i>	-	-
<i>Results before taxes</i>	<b>(591)</b>	<b>(29)</b>
Tax on profit	-	-
<b>Profit/(loss) for the financial year</b>	<b>(591)</b>	<b>(29)</b>

(k€)	Net Equity and Liabilities	2022	2021
	<i>Net Equity</i>	<b>375,493</b>	<b>72,209</b>
	<i>Own funds</i>	<b>375,493</b>	<b>72,209</b>
	Capital	102,056	71,103
	Share premium	274,184	1,137
	Loss from previous financial years	(31)	(2)
	Own shares	(125)	-
	Profit/(loss) for the financial year	(591)	(29)
	<i>Current Liabilities</i>	<b>725</b>	<b>16</b>
	Debt with group and associated companies	125	-
	Trade creditors and other accounts payable	600	16
	Suppliers	599	15
	Suppliers, group and associated companies	1	1
	<b>Total Equity and Liabilities</b>	<b>376,218</b>	<b>72,225</b>

# Overview of 2022 -Consolidated balance statements



(k€)	Assets	2022	2021
	<i>Real Estate Investments</i>	<b>649,99</b>	<b>147,28</b>
	Lands	304,01	45,31
	Buildings	344,55	101,23
	Other installations	1,42	742,00
	<i>Long-term Investment in Group &amp; Associated Companies</i>	<b>37,46</b>	<b>5,24</b>
	Loans to group companies	37,46	5,24
	<i>Long term financial investments</i>	<b>34,51</b>	<b>960,00</b>
	Derivative financial instruments	30,33	-
	Other long term financial assets	4,18	960,00
	<i>Total non-current assets</i>	<b>721,96</b>	<b>153,49</b>
	<i>Trade debtors and other accounts receivable</i>	<b>1,13</b>	<b>149,00</b>
	Trade receivables for sales and services	569,00	92,00
	Current tax assets	248,00	-
	Other credits with Public Administrations	309,00	57,00
	<i>Short-term Investment in Group &amp; Associated Companies</i>	<b>2,93</b>	-
	Loans to group companies	2,93	-
	<i>Cash and cash equivalents</i>	<b>13,22</b>	<b>2,05</b>
	<i>Total current assets</i>	<b>17,27</b>	<b>2,20</b>
	<b>Total assets</b>	<b>739,23</b>	<b>155,68</b>

(k€)	Net Equity & Liabilities	2022	2021
	<i>Capital</i>	<b>102,06</b>	<b>71,10</b>
	Share capital	102,06	71,10
	<i>Share premium</i>	<b>274,18</b>	<b>1,14</b>
	<i>Reserves in consolidated companies</i>	<b>664,00</b>	<b>506,00</b>
	<i>Profit(loss) from previous financial years</i>	<b>(31,00)</b>	<b>(2,00)</b>
	<i>Own shares</i>	<b>(125,00)</b>	-
	<i>Profit(loss) for the financial year</i>	<b>(719,00)</b>	<b>129,00</b>
	Valuation adjustments	29,26	(631,00)
	<i>Total net equity</i>	<b>405,29</b>	<b>72,24</b>
	<i>Long-term debt</i>	<b>324,27</b>	<b>78,14</b>
	Long-term debt with credit institutions	319,12	76,71
	Liabilities from financial derivatives	-	340,00
	Other long-term financial liabilities.	5,14	1,09
	Deferred tax liabilities	-	290,00
	<i>Total non-current liabilities</i>	<b>324,27</b>	<b>78,43</b>
	<i>Short-term debt</i>	<b>5,18</b>	<b>4,25</b>
	Short-term debt with credit institutions	5,18	4,25
	<i>Short-term debt with group &amp; associated companies</i>	<b>125,00</b>	-
	<i>Trade creditors and other accounts payable</i>	<b>4,37</b>	<b>755,00</b>
	Suppliers	3,84	711,00
	Other debt with Public Administrations.	197,00	44,00
	Other creditors	326,00	-
	<i>Total Current Liabilities</i>	<b>9,68</b>	<b>5,01</b>
	<b>Total equity and liabilities</b>	<b>739,23</b>	<b>155,68</b>

# Overview of 2022 - Consolidated balance statements

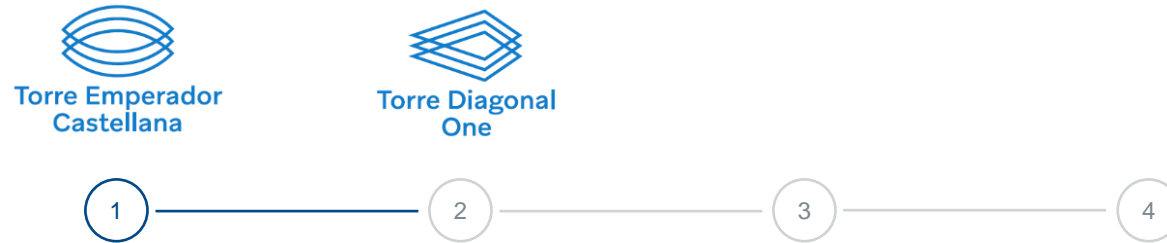


(k€)	Consolidated P&L	2022	2021
	<i>Net turnover</i>	<b>22,30</b>	<b>2,61</b>
	Income from leases	22,30	2,61
	<i>Amortization expense</i>	<b>(4,47)</b>	<b>(537,00)</b>
	<i>Other operating expenses</i>	<b>(10,56)</b>	<b>(1,08)</b>
	External services	(6,82)	(890,00)
	Taxes	(3,74)	(194,00)
	Impairment of real estate investments	(3,76)	-
	<i>Operational profits/losses</i>	<b>3,51</b>	<b>988,00</b>
	<i>Financial income</i>	<b>477,00</b>	<b>14,00</b>
	From marketable securities and other financial instruments	477,00	14,00
	<i>Financial expenses</i>	<b>(5,77)</b>	<b>(628,00)</b>
	Due to debt with third parties	(5,77)	(628,00)
	<i>Changes in fair value of financial instruments</i>	<b>1,01</b>	-
	<i>Financial profit(loss)</i>	<b>(4,29)</b>	<b>(614,00)</b>
	<i>Pre-tax profit(loss)</i>	<b>(780,00)</b>	<b>374,00</b>
	Tax on profit	61,00	(245,00)
	<b>Profit(loss) for the financial year</b>	<b>(719,00)</b>	<b>129,00</b>

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# Comments and queries



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## Resolution Proposal

Examination and approval of the individual annual accounts for the financial year ended 31 December 2022. Analysis of the audit report and the management report.





## Resolution Proposal

Examination and approval of the consolidated annual accounts for the financial year ended 31 December 2022. Analysis of the audit report and the consolidated management report.



## Resolution Proposal

Examination and approval of the management carried out by the Board of Directors during the financial year ended 31 December 2022.



## 4 Resolution Proposal

Examination and approval of the proposed allocation of the profit for the year ended 31 December 2022.



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## Resolution Proposal

Delegation of powers.



# 6

## Resolution Proposal

Drafting, reading and approval of the minutes



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# Thank You

Emperador Properties SOCIMI , S.A.