

Annual Report 2021

 **Renta**
Corporación



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Sustainability Report



Luis Hernández de Cabanyes
Chairman of Renta Corporación

Dear shareholders,

The year 2021 took place in the context of the pandemic, with new waves but also with successful vaccination campaigns that eventually led to a progressive transition towards a certain normality.

GDP growth for 2021 was expected to be higher and it behaved unevenly across sectors and geographical areas, but the start of economic recovery was undoubtedly the best news of last year. Unfortunately, this trend has been cut short by the start of the armed conflict in Ukraine which, unless there is a negotiated solution as soon as possible, could have significant consequences for the European economy for many reasons and, especially, because of our high dependence on Russia for energy. Despite this, the most dramatic issue is undoubtedly the unfair loss of human lives and the unsustainable situation that the most vulnerable population of the conflict zone is going to experience.

In this context, the company will be very cautious over the coming months and we will be especially attentive to any signal from the economy in general, and the real estate sector in particular, and to act accordingly. At the time of writing this letter (March 2022), the level of real estate investment has not been affected and forecasts for the year continue to be optimistic. The first quarter of 2022 closed with a record level of investment in Spain, with a volume of 3.8 billion euros, which represents a growth of almost 150% over the same period of the previous year. Furthermore, this growth occurs in all market segments, with a special focus on residential rentals and logistics, sectors on which, as you well

know, Renta Corporación has been focusing for some time. The forecasts of most consultants for 2022 are highly positive and it is expected that it will not only recover pre-pandemic figures, but will exceed the figures of the last 5 years.

Regarding the Group's activity in financial year 2021, although its evolution was marked by the pandemic, a profit of 6.9 million euros was made. To this result must be added the net profit of 2.3 million from the sale of 50% of the stake in the Vivenio Socimi, which has served to directly increase Renta Corporación's net equity. Although these results were concentrated, as expected, in the second half of the year, they constitute the foundations of future growth.

As usual, Renta does not stop exploring new opportunities for diversifying and growing its business and which, in turn, provide a greater degree of recurring revenue. In this context, the company bases the search for these business opportunities on two levers that it considers to be strategically important for the future of the sector:

- In response to environmental, social and governance (ESG) performance, Renta is working on the integration of environmental and social criteria and, for this reason, has established the first developer that will exclusively build sustainable housing through an industrialised production process in which special importance will be attached to the use of wood in order to reduce CO2 emissions, digitisation, the incorporation of women in the construction process and efficient waste treatment.
- The growth of the urban population, new consumption habits, combined with the high availability of secondary commercial

premises, will lead to new business models which, via the repositioning of these commercial assets, will the new demands of society to be satisfied. One example is the transformation of commercial premises into storage rooms recently initiated by the company.

In addition to all these initiatives aimed at increasing the company's turnover, attention and focus are not neglected on keeping structural costs very efficient and having highly diversified sources of financing available, both to meet the needs of Group growth and to ensure the company's sustainability at a time of cycle change. A clear example of this was FY 2021 itself, during which, as you will have been able to verify, despite the recovery in activity, general expenses stood at 7.6 million euros, i.e. lower than the previous year, and furthermore, financial debt fell to almost 42 million euros, with a healthy debt to assets ratio of 32%.

As usual, I am excited to remind you of the commitment that our company maintains with Fundación Renta and I am pleased to inform you that the contributions made during the year meant we were able to collaborate in 53 projects, mainly in the areas of aid to healthcare, childhood, education and social assistance.

I do not wish to end without congratulating, on behalf of the Board of Directors, the entire Renta Corporación team, both for their commitment and for the profits obtained in the year, and I should also like to express my gratitude to you our shareholders, Ladies and Gentlemen, for the trust placed in the Group and to reaffirm our firm commitment to continue working to provide you with the greatest possible value.

Thank you.

Corporate Governance



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Throughout 2021, Renta Corporación has continued focusing on and reviewing the set of standards governing its action policies and corporate governance transparency, with the aim of upholding high standards in this area and proper recognition from our shareholders, investors and customers.



Governing bodies

(at 31 December 2021)

The Company's internal regulations and compliance with the Good Governance Code of Listed Companies are set out in the Statutes, the Regulations of the General Meeting of Shareholders, the Regulations of the Board of Directors, the Internal Code of Conduct for Stock Market Operations and the Code of Conduct. All of these standards are part of the organisation's corporate culture which must press onward in the development of values, in professional standards and business transparency to continue building a company capable of generating confidence in the market, especially in its shareholders.

Board of Directors

Luis Hernández de Cabanyes
Chairman and Managing Director
Executive

David Vila Balta
Vice-Chairman and CEO
Executive

Ainoa Grandes Massa
Director
External independent

Luis Conde Moller
DIRECTOR
External independent

Manuel Valls Morató
Director
External independent

Blas Herrero Fernández
Director
Representing substantial shareholders

Oravla Inversiones, S.L.
Director
Representing substantial shareholders

Cristina Orpinell Kristjánsdóttir
Director
Representing substantial shareholders

Grégoire Bontoux Halley
Director
Representing substantial shareholders

Elena Hernández de Cabanyes
Director
Other external director

José Maria Cervera Prat
Non-director Secretary

In 2021, Mr Grégoire Bontoux Halley joined the Board as a Director representing substantial shareholders.

Mr Manuel Valls Morató (independent director) is the coordinating director.

Appointments and Remuneration Committee

Ainoa Grandes Massa

Chairman

Elena Hernández de Cabanyes

Member

Luis Conde Moller

Secretary

Audit Committee

Ainoa Grandes Massa

Chairman

Elena Hernández de Cabanyes

Member

Manuel Valls Morató

Secretary

During the year 2021, Ms Ainoa Grandes Massa replaced Mr Luis Conde Moller as Chairman of the Appointments and Remuneration Committee and Mr Manuel Valls Morató in the Audit Committee, with Mr Luis Conde Moller becoming Secretary of the Appointments and Remuneration Committee and Mr Manuel Valls Morató secretary of the Audit Committee.

Senior management

This is the Company's highest executive body and the backbone for the whole organisation. At 31 December 2021, this body is made up of three professionals with a proven track record and a strong ability to channel, organise and coordinate the various circumstances which converge in the Company's business activity, all with the objective of maintaining the business targets in the various environments where it operates as aligned and streamlined as possible.

Luis Hernández de Cabanyes

Executive Chairman and CEO

David Vila Balta

Executive Vice-Chairman and CEO

José Maria Cervera Prat

Corporate General Manager and Non-director Secretary

EUTERPE 11

Barcelona



Background of Renta Corporación Directors

Luis Hernández de Cabanyes

Chairman

Founder of Renta Corporación and Chairman of the Board of Directors, as well as Founder and Vice-President of Fundación Privada Renta Corporación. After beginning his professional career at PricewaterhouseCoopers, he has dedicated his career to business, founding and managing various companies. He is a Trustee of the Fundación Princesa de Girona. He holds a degree in Economics and Business Studies from the Universitat Autònoma de Barcelona and has completed the IESE Business School Business Management Program.

David Vila Balta

Vice-Chairman and CEO

Joined Renta Corporación in 2000. From 1994 to 1997 he worked as Factory Manager at Rochelis. From 1997 to 1998 he was Deputy Purchasing Manager with Outokumpu Rawmet and National Sales Director with LOCSA from 1998 to 2000. He is Chairman of Fundación Sagrado Corazón. He holds a degree in Industrial Engineering from the Barcelona School of Engineering and has a PDG from IESE Business School and a degree from Harvard Business School on creating a high-performing Board of Directors.

Ainoa Grandes Massa

Independent Director

Director of Renta Corporación since April 2017. She is Chair of the Museum of Contemporary Art of Barcelona, vice chairman of the MACBA Foundation and member of its General Board and its Executive Committee. She is also President of the SHIP2B Foundation (Accelerator of start-ups with social and environmental impact) and a trustee of Fundación Abertis. She is a Senior Advisor at financial group Alantra and a member of the advisory board of law firm Herbert Smith Freehills in Spain, the advisory board of communications company Llorente y Cuenca. She also serves on the board of the ARCO (IFEMA) fair in Madrid, the Balía Foundation for Children, and the Board of Barcelona Global and the Universitat Internacional de Catalunya (UIC).

Member of Foro Iberoamérica and the International Council of Moma in NY, she teaches a yearly module for the Cultural Management Master at the Carlos III University in Madrid.

Upon completion of her degree in Business Administration and Management from the Universitat Internacional de Catalunya, with a speciality in finance and AMP (Advanced Management Program) from IESE, she completed her training with courses in

marketing and communication at EADA, cultural management and patronage at NYU, and PADI in digitisation of business at ISDI.

In the last 5 years she has specialised in the field of governance, participating in courses at IESE (Value creation through effective boards with Harvard and Escuela de Consejeros with AED and KPMG) and in sustainability issues (PADI by EADA in 2021).

She worked at the company Sotheby's in Barcelona, Madrid and London before joining the MACBA Foundation as executive director, a position she held for 18 years until her appointment as Chair.

Luis Conde Moller

Independent Director

Director of Renta Corporación since May 2017. Founded Seeliger y Conde in 1990. He specialises in succession processes for large corporations. He was the Chairman of Amrop from 2003 to 2006. He began his career as Director of the International and Corporate Banking Division of the Mas-Sardá Bank in Barcelona.

He was later a member of the Board of Directors and Executive Vice-President of Banco Consolidado de Venezuela, as well as Chairman of Consolidado International Bank in New York. He currently chairs the Barcelona International Boat Show and is a director of the Godó Group Lazard Investment Bank, and a member of the Board of Directors of Fira de Barcelona. He holds a degree in Economics from the University of Barcelona.

Manuel Valls Morató

Independent Director

Director of Renta Corporación since December 2017. Holds a degree in Economics and Business Administration from the University of Barcelona and a postgraduate degree from IESE - University

of Navarra. He is a Chartered Accountant and member of the Official Register of Auditors. He boasts 40 years of experience in PwC, of which 26 years have been as a company partner, where he held various positions of responsibility at the board level, including as a Partner responsible for the Barcelona office and Partner in charge of the Financial Sector in Catalonia, Balearic Islands and Valencia, leading to his position as Head of the Audit Division and as such, Chairman of PwC Auditores, S.L. He has served as Patron of the PwC Foundation and a lecturer at various universities.

He is currently a Director of Banco de Sabadell and a member of its Audit Committee. He is also a member of the Risk Management Committee. He is a member of the Sabis Board of Directors. He also chairs the Audit and Compliance Committee of Cobega.

Blas Herrero Fernández

Director representing substantial shareholders

Director of Renta Corporación since June 2008. Businessman with experience in various industries, including food, audiovisual, real estate and automotive. He is president and owner of Radio Blanca Group, which manages Kiss FM and Hit FM radio stations and two TV channels: DKISS, the new national DTT channel, and Hit TV, the only music TV channel broadcasting free-to-air (FTA) in Spain. Through his company HVB Casas, he carries out real estate projects throughout Spain.

ORAVLA INVERSIONES, S.L.

Duly represented by Baldomero Falcones Jaquotot

Director representing substantial shareholders

Director of Renta Corporación since April 2016. He was Chairman and Chief Executive Officer of



EMBAJADORES 84

Madrid

Fomento de Construcciones y Contratas (FCC) from 2008 to January 2013 and of MasterCard International (New York), where he led the merger between MasterCard and Europay and the IPO on the New York Stock Exchange in 2005. He has also been Managing Director of Banco Hispanoamericano, Banco Central Hispano and of Banco Santander Central Hispano and a member of its Steering Committee for 15 years. He has also been Chairman of Banco Urquijo Limited (UK), Hispano Americano Sociedade do Investimento (Portugal), Banco Hispano Americano Benelux, Banco Urquijo Chile, Fiat Finance, S.A. and Santander Seguros, S.A.

After his career in banking, he founded Magnum Industrial Partners. He has also served on the boards of directors of Unión Fenosa, CESCE, Generalli Spain and Seguros La Estrella.

He is the natural person representing Oravla Inversiones, S.L., a Spanish company registered in Madrid, C/ Barquillo nº 9, 5ª Pl. and NIF B-81796591 whose purpose is (i) to acquire, manage and dispose of stocks, shares and any securities, (ii) to promote the creation of companies, their expansion, development and modernisation, domestically and internationally, (iii) to acquire, dispose of, manage, lease, and

construct real estate (iv) to conduct agricultural and hunting activities, and (iv) to manage its own securities, stocks and shares in all types of entities.

Cristina Orpinell Kristjánsdóttir

Director representing substantial shareholders

Director of Renta Corporación since 2018. President of Fundación Renta Corporación. She has a degree in pharmaceuticals from the University of Barcelona and has completed a postgraduate in Management in NGOs at Esade Business & Law School. She has completed (i) the Finance Program for Non-Financial Managers at IESE, (ii) in 2019 the IESE “From Manager to Director” Programme, organised by KPMG and the Asociación Española de Directivos and (iii) in November 2021 the ESG programme for company directors at Esade Business & Law School.

Grégoire Bontoux Halley

Director representing substantial shareholders

He began his professional career at Nestlé España, in the marketing division, until reaching positions of responsibility in that area. In 1995 he joined Hipermercados Continente where he performed his duties in the operations department of the Spanish division. In 2003, after the merger with Carrefour, he began managing family business holdings in Europe and Asia, and is currently a leading shareholder in DIA Supermarkets, in the Majorica jewellery firm and in the Kelme sportswear brand, among others. He holds a degree in Economics and Business Sciences from the Weller Institute in Paris and an MBA from IESE in Barcelona.

Elena Hernández de Cabanyes

External Director

Member of the Renta Corporación Board of Directors since 2000. Founder of Second House, of which she is currently Sole Administrator. Founder and trustee of

Fundación Privada Renta Corporación and Fundación Soñar Despierto. Holds a degree in Economics and Business Studies from the Universitat Autònoma de Barcelona and has completed IESE Business School's General Management Program (PDG).

José Maria Cervera Prat

Non-director Secretary

He joined Renta Corporación in March 2015 as Corporate General Manager, and in May 2017 he assumed Non-director Secretary duties on the Board of Directors. He spent his early career in the auditing field. In 1988 he joined Georgia Pacific as responsible for internal audit in Southern Europe until he was appointed Financial Managing Director for Iberia in 2001. In December 2005 he joined the Miquel Group and Costas & Miquel as Chief Financial Officer. Holds a degree in Business Administration and Management from the University of Barcelona and an MBA from ESADE Business School.

Prevention of money laundering

Renta Corporación has a money laundering prevention system consisting of client identification, establishment of risk profile and analysis of operations to ascertain whether they are suspicious. If they are, the information is presented to the Company Secretary's Office for review and, if confirmed, the issue is reported to the relevant government agency.

There were no incidents in the past year and an annual report was prepared by an external expert for the period 1 January 2020 to 31 December 2020 concerning the internal control and communication procedures and bodies referred to in Article 11, Section 7 of Royal Decree 925/1995 of 9 June, which approves the Regulation of Law 19/1993 of 28 December on certain measures to prevent money laundering, demonstrating that Renta Corporación has control and detection systems in place to ensure compliance with regulations for preventing money laundering.

Market environment and Group activity

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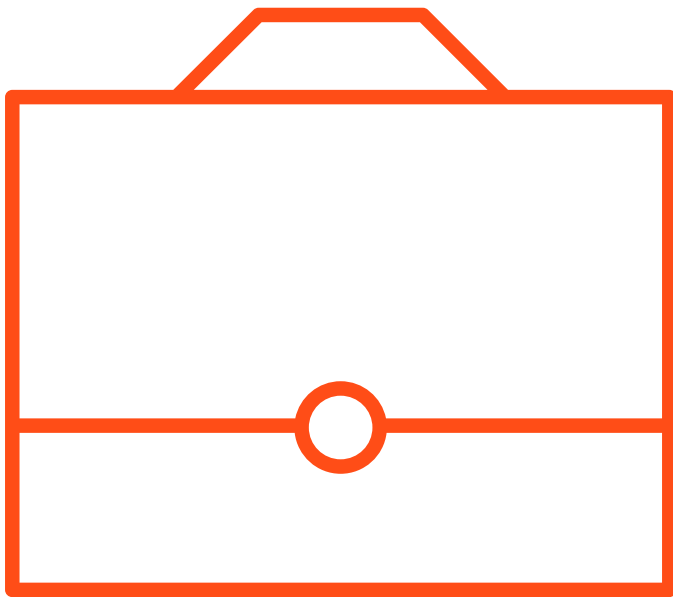
Almost two years after the outbreak of Covid-19, we closed 2021 with positive prospects for 2022, the result of the high vaccination rate of the population and the elimination of mobility restrictions. The year 2022 is likely to be a year of consolidation of the recovery, although the outbreak of the war in Ukraine forces us to be more cautious in the forecasts made to date, since all the alarms have been triggered at an international level due to the implications of what may be triggered in the coming months.



Market Situation

For the moment, the most immediate consequence, beyond the undoubted humanitarian catastrophe, has resulted in significant sanctions against Russia by the United States and the European Union, which has led to an escalation in inflation driven by the price of energy and some raw materials. In addition, the instability is having a major impact on the volatility of the financial markets and, although it seems that medium-term interest rates will remain at current low levels, it is difficult to foresee the policies that may be adopted at the eurozone level in the long term if the conflict continues.

Business portfolio at 31/12/2021



€ 63 M

Financial year 2021 closed with an increase in GDP of around 4.5%, according to estimates by the Bank of Spain. The initial forecasts for 2022 were closer to 5.5%, with a growth of the Spanish economy above the average of the euro zone. Some sources have already lowered these forecasts by practically half a point, despite the fact that there are many unknowns that make any estimate very difficult.

Given this scenario, the initial consequences for the Spanish real estate sector are not expected to be large-scale, given that Spain is generally considered to be a safe market and the real estate sector is perceived as a refuge value, which may even attract more investment to the sector. In addition, Russian buyers have not accounted for a large percentage of historical sales and tend to be concentrated in coastal areas.

On the other hand, the price of raw materials and energy is having a direct impact, and will continue to do so, on construction costs and the profitability of the sector and, as regards the increase in inflation, this could translate into a decrease in the

purchasing power of households and, therefore, to greater difficulty of access to housing.

FY 2021 has been an exceptional year at the level for real estate investment and expectations for 2022 continue to confirm this trend, always conditional on the continued good performance of consumption, the recovery of the labour market, the reactivation of the tourism sector, the containment of interest rates at historic lows and attractive returns on assets.

For its part, digitisation, omnichannel and remote work will continue to mark the evolution of the real estate sector. But if there is one common factor which will continue to grow in importance in all segments, it is the integration of Environmental, Social and Governance criteria (ESG) within the standards of the sector.

On the other hand, an increase in financing is expected for FY 2022, as traditional banks accept to take on greater risk and agree to finance projects in sectors most affected by the pandemic.

Residential segment

The residential segment has proven to be resilient in the face of the Covid-19 crisis, in terms of both demand and prices. In general, it is estimated that the number of transactions will decrease slightly in 2022, although not in the case for new housing, which is expected to experience some growth. It is also estimated that selling prices will rise, especially in new housing, under pressure from the increase in construction costs.

The residential rental segment, with very attractive returns expected for FY 2022, especially in Madrid and Barcelona, continues to grow and represents 75% of residential investment, followed by investment in student residences. In this environment, the regulation of income by the autonomous regions is worrying, which make taking decisions difficult, especially in the case of

international investors. On the other hand, the rise in inflation as a result of the Ukrainian conflict could translate into an increase in rents, leading to higher turnover and lower profitability.

Within this sector, sustainability in construction continues to be a clear differentiating element and a competitive advantage for new housing. Technology and digitisation are also gaining more and more ground.

Office segment

The renting of offices during 2021 was somewhat higher than initial forecasts and it is expected that FY 2022 will continue to be favourable, especially in Madrid, mainly due to the increase in employment in sectors requiring offices. In spite of everything, there are currently more factors to be taken into account when renting offices, such as the balance between face-to-face and teleworking, or the calculation of the space needed.

In reference to rents, 2022 is also expected to be a year of growth, after one in which rents fell slightly in both Barcelona and Madrid.

As in other segments, Covid-19 has accentuated the concern for sustainability, which is why in Spain office buildings with environmental certification have grown exponentially in recent years, a trend which is expected to become even more accentuated in 2022.

Investors in the office sector maintain their interest, but they are more selective towards prime assets in terms of location, asset quality and income security.

Retail segment

The Consumer Confidence Index continues at high and optimistic levels and private consumption is estimated to continue growing during 2022 and 2023. Thanks to extensive vaccination, the latest waves seem to have less of an impact, with a quicker recovery in sales and inflows to

physical stores, so 2022 is expected to be a year of consolidation. As for rents, a recovery is also expected, although it will be more modest and will still be far below pre-Covid levels.

The post-Covid scenario continues to be marked by the increase in on-line commerce, a trend that will grow in the coming years. In this new environment, optimal integration is sought between the on-line and off-line worlds, so that they may work in a complementary way.

Logistics segment

FY 2021 was a record year in terms of floor area contracted at the national level, especially in the centre of Spain and Catalonia, but also in other logistics markets such as Valencia and Zaragoza. The sector is expected to continue growing in 2022 thanks to the boost from segments such as supermarkets and fashion. The increase in electronic commerce will also result in an increase in the demand for logistics space.

In general, the high demand or the decrease in supply, or both factors at the same time, led to the increase in prime rentals during 2021. This trend is expected to continue in 2022, driven also by the increase in construction costs.

Investment set a record within this sector during 2021, so 2022 is unlikely to reach those levels again. All in all, the prospects are very positive, with high liquidity and financing in the market for logistics projects of all kinds.

Hotel segment

During the last months of 2021, the hotel sector began to show signs of recovery, driven by the demand for leisure in the Spanish market. Demand from Europe is expected to recover in FY 2022, as mobility restrictions are eased, and international travel is expected to resume later. Once again, the evolution of the conflict in Ukraine is likely to have an impact on the tourism sector.

The hotel sector will probably be a source of great opportunities for all the players involved in terms of new expansion and refurbishing projects, corporate agreements and strategic alliances or the development of new products that adapt to new realities such as co-working, co-living or Food&Beverage experiences.

The digitisation process is also a growing trend within the sector, as are environmental, social and governance factors, in response to increased customer awareness in this regard.

The consolidation of Spain as one of the principal tourist destinations, the high level of liquidity in the market, attractive profitability and the liquidity tensions of some owners are among the factors that triggered investment levels in the hotel sector during the year 2021, and they are expected to continue during 2022.



Group activity

Transaction business

Regarding Renta Corporación, although the Covid-19 pandemic has continued to affect the market environment during 2021, this year's results, with a net profit of 6.9 million euros, are a substantial improvement over the 8.8 million euro losses of FY 2020. This recovery, which, as we forecast, was concentrated in the second half of the year, is due in part to the diversification of the company's activity, which was able to take advantage of the opportunities of the current market moment in sectors such as hotels and logistics.

The Group has continued to carry out transactions in residential and office operations although in FY 2021 hotel and logistics operations also had a significant weight. The former, as a consequence of the impact which the Covid crisis had on tourism and the valuation of hotels, which made it possible to acquire them, for part of the year, with a more opportunistic approach. The latter, also due to Covid but in the opposite direction, as a consequence of the growth of on-line commerce, which has triggered the demand for logistics assets and which cannot find supply suitable for the new needs.

Equity business

This was created in 2017 with the aim of having an activity less exposed to the cyclical behaviour of the real estate sector and having more recurring resources over time, all capitalising on the enormous capillarity and access to real estate operations the Group has and which had previously been discarded, either for reasons of size or because they were value-added investments.

There are two divisions in this business line:

- **The "Asset Management" Division:** Consisting of the creation and management of real estate vehicles with third parties, it accrues commissions linked to both the origination and management of real estate.

This division includes the Vivenio Socimi, which specialises in residential rental assets. It was created in 2017 with majority capital, fully paid up, from the Dutch pension fund manager APG.

In 2021, within the Vivenio corporate capital increase operation, Renta Corporación sold approximately half of the Vivenio shares it held at that time to the Australian fund Aware Super PTY LTD. This sale entailed a cash inflow of 12.7 million euros and a net profit of 2.3 million euros, which has been charged directly to net equity. With this capital inflow, Vivenio currently has more than 800 million euros of investment capacity.

- **The "Net Equity" Division:** This division encompasses the acquisition and management of any real estate investment intended to remain on the company's balance sheet for an extended period. Until this year, the only assets held by the company for this purpose were four residential buildings in Barcelona. In 2021, it was decided to reinforce this unit with the incorporation of two new assets, a hotel and a commercial property which are either already leased or are expected to be so shortly. The strengthening of the equity strategy will continue in the next few years.

Other information

On the other hand, the company continues to explore new sectors which complement and diversify the Group's activity, while providing recurring revenue. As a result of the continuous analysis of trends, not only in the real estate sector but also in other areas, the Group has launched two new initiatives that are expected to cover an unsatisfied demand. The first of these affects the storage sector. The growth of the urban population, the high availability of premises with significant price discounts after the Covid crisis, a low level of associated investment, and great scalability or resilience to economic cycles, are just some of the aspects why the Group has decided to investigate in this sector.

The second initiative is in the creation of a green developer. Renta Corporación, aware of the integration of Environmental, Social and

Governance (ESG) criteria within industry standards, launches, together with the real estate boutique JV20, the first green developer in Spain that will build sustainable housing through an industrialised production process in which digitisation, the use of clean energy, waste treatment, sustainable materials and the incorporation of women into production processes, among others, will be of great importance.

The Group's business portfolio, focused on Madrid and Barcelona, amounts to 62.7 million euros and has decreased by half compared to the end of 2020 for two main circumstantial reasons. Firstly, as a result of the concentration of very significant asset sales in the last months of FY 2021, which has resulted in a significant reduction in the portfolio. On the other hand, the reduction in the weight of the hotel sector within the portfolio, which is larger than average, and the increase in lower volume residential assets.

GRAN VÍA DE LES CORTS 184
Barcelona

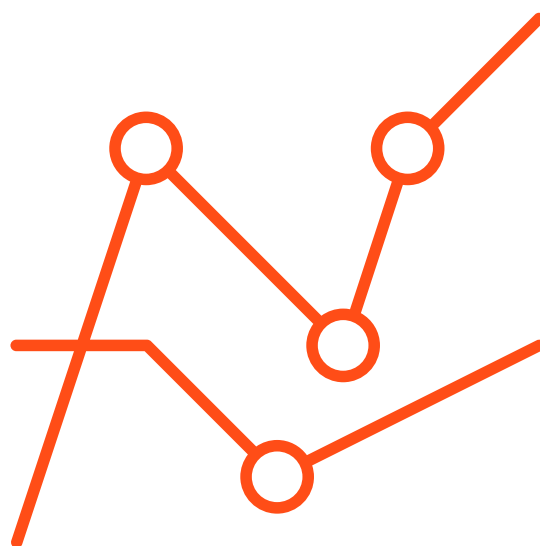


All of this, together with the diversification of financing sources, the containment of structural expenses and exhaustive monitoring of cash flow have been key to the evolution experienced by the Group.

The Board of Directors agreed to distribute to the shareholders of Renta Corporación a total dividend of 3.4 million euros gross, of which 1.2 million euros had already been distributed on account during the month of November 2021.

The share price closed FY 2021 at 1.73 euros per share, 16% below the 2.05 euros per share at the end of FY 2020.

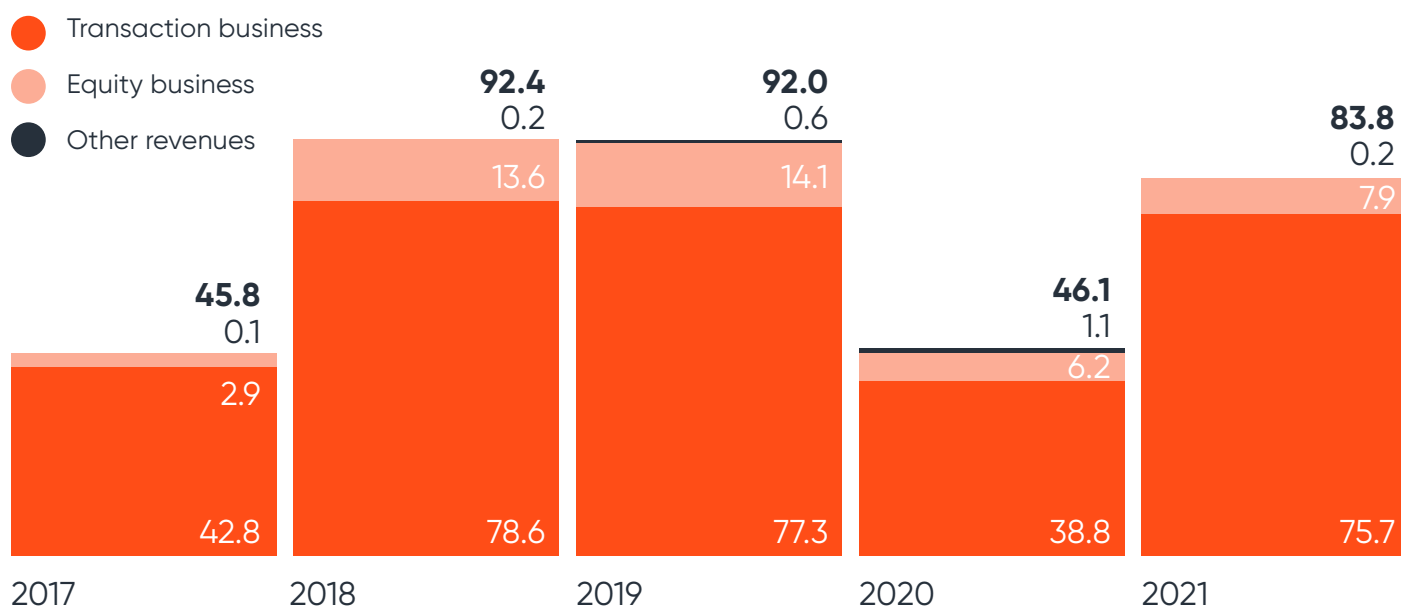
Share value at the close of FY 2021



1.73€

Turnover

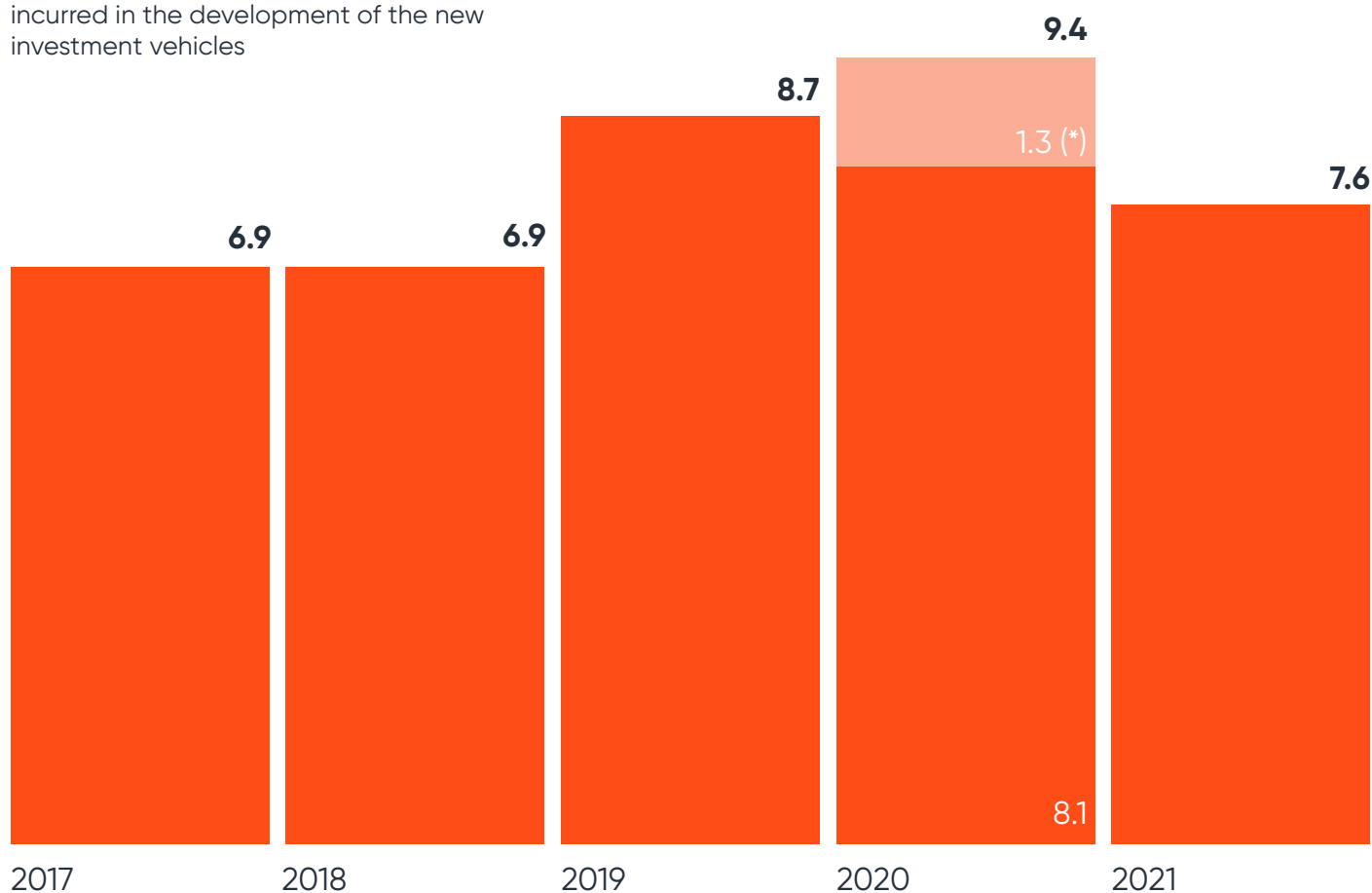
(millions of euros)



Overhead and staff costs

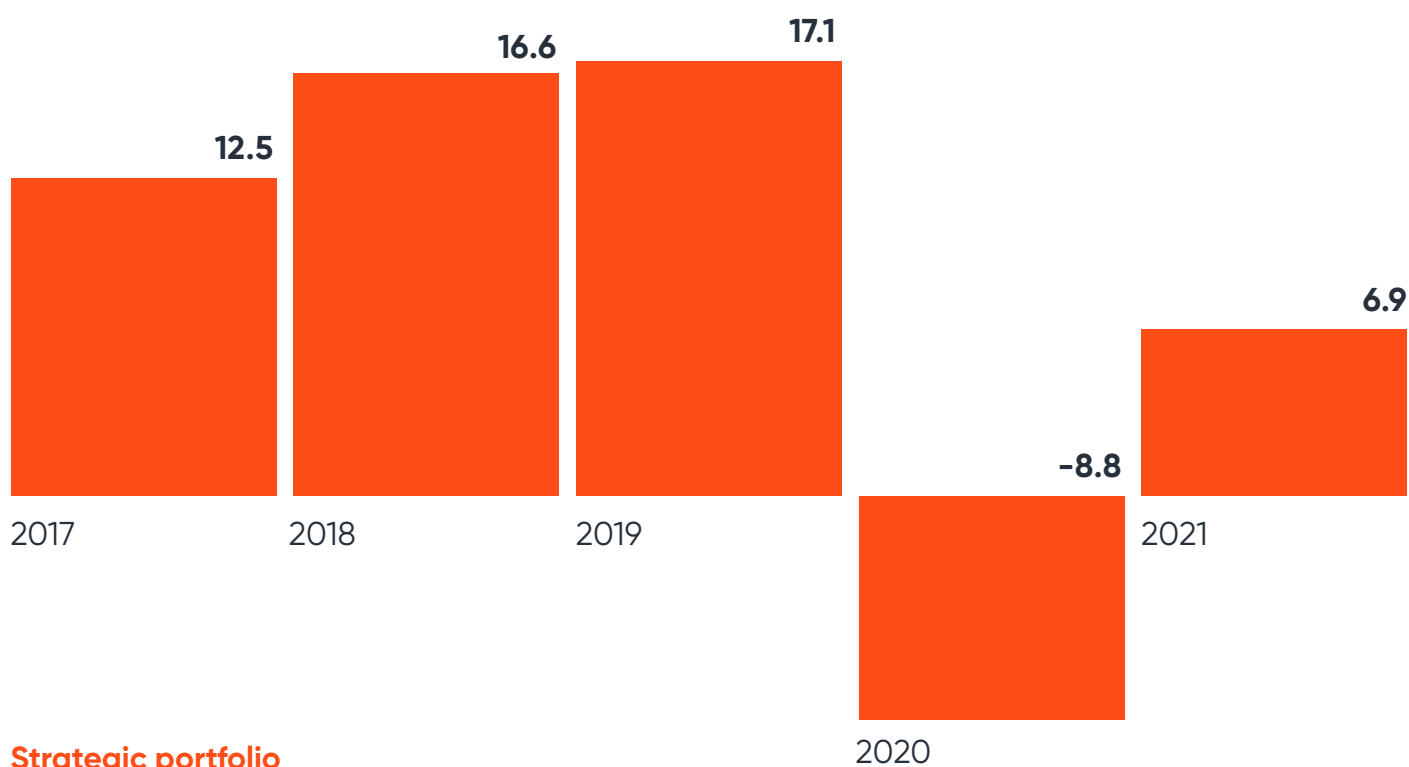
(millions of euros)

(*) Corresponds to non-recurring costs incurred in the development of the new investment vehicles



Net profit

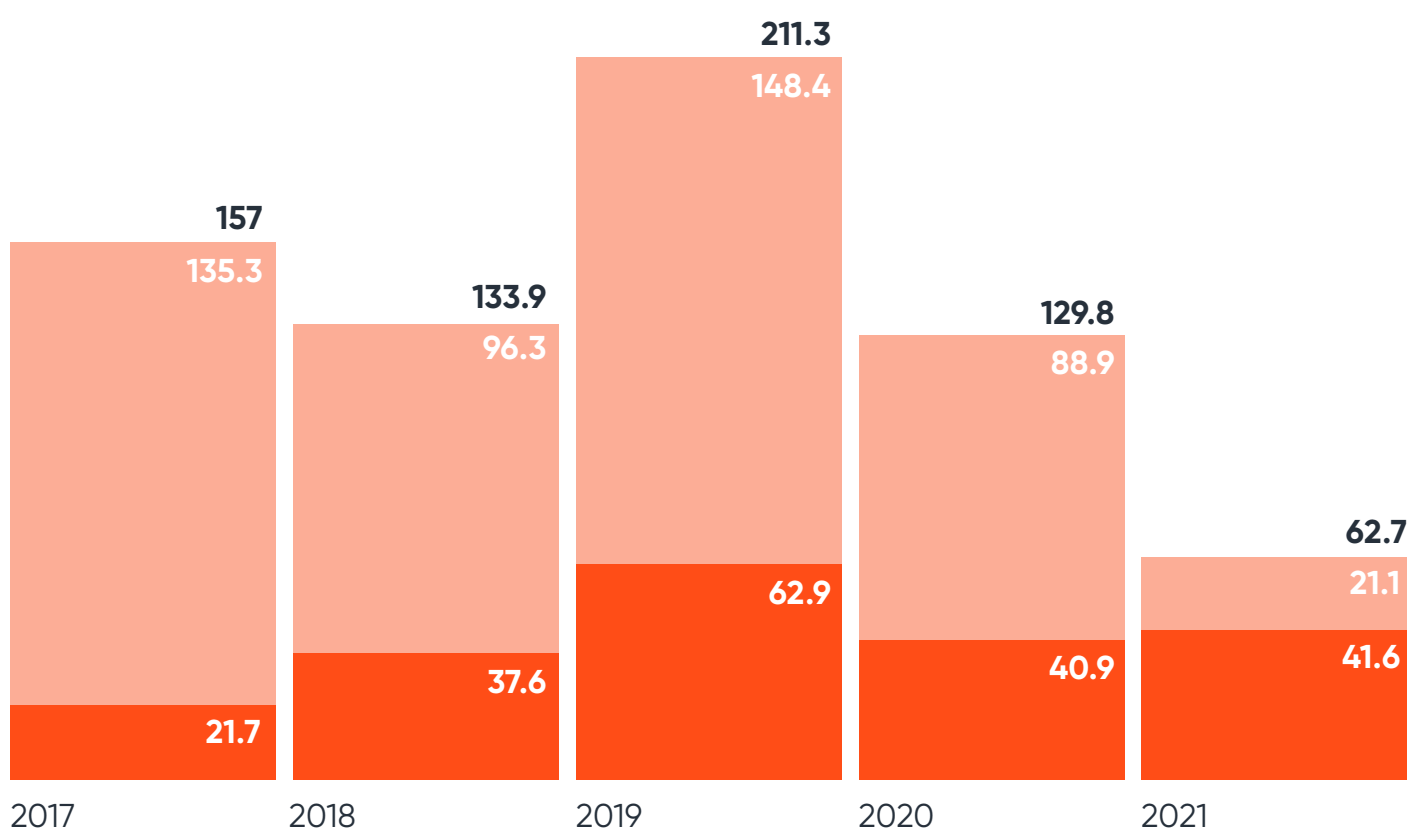
(millions of euros)



Strategic portfolio

(millions of euros)

- Strategic inventory
- Rights



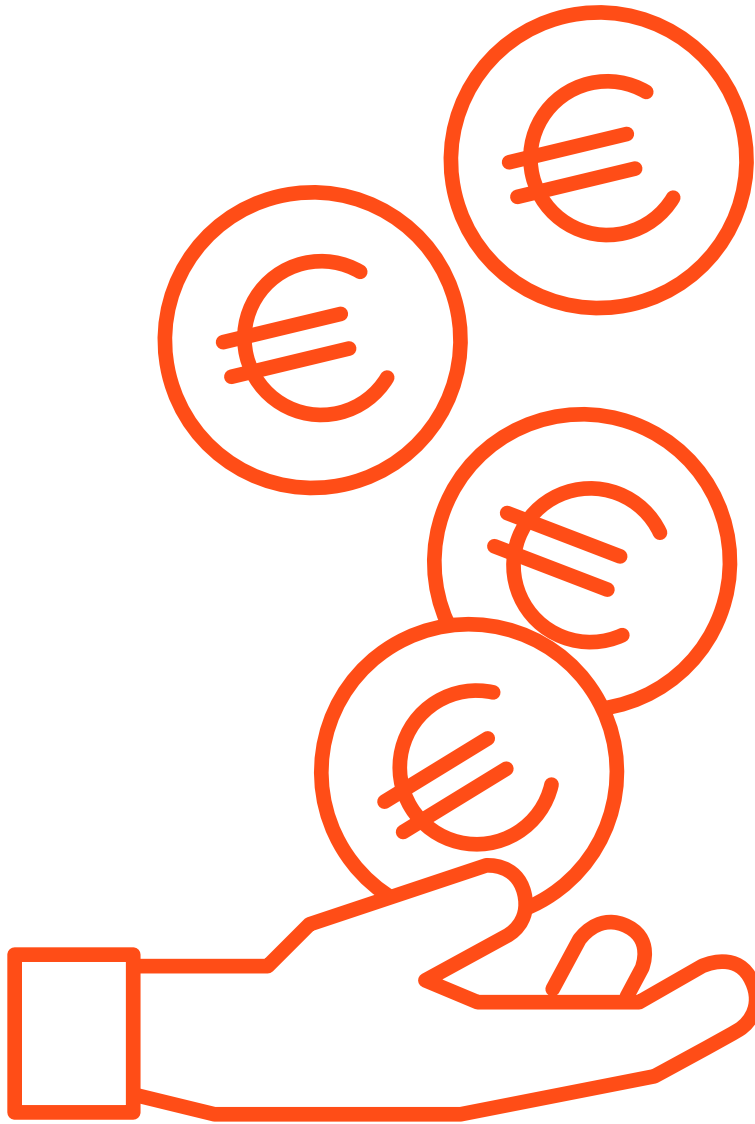
Financial Management

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Net financial debt, calculated as Financial Debt minus Equity Loans, suffered a highly significant decrease to 41.9 million euros, compared to 47.5 million euros at the end of the previous year, mainly as a consequence of the net effect of amortisation of mortgage debt associated with assets sold during the period, the increase in other debts and increased cash flow.



Financing

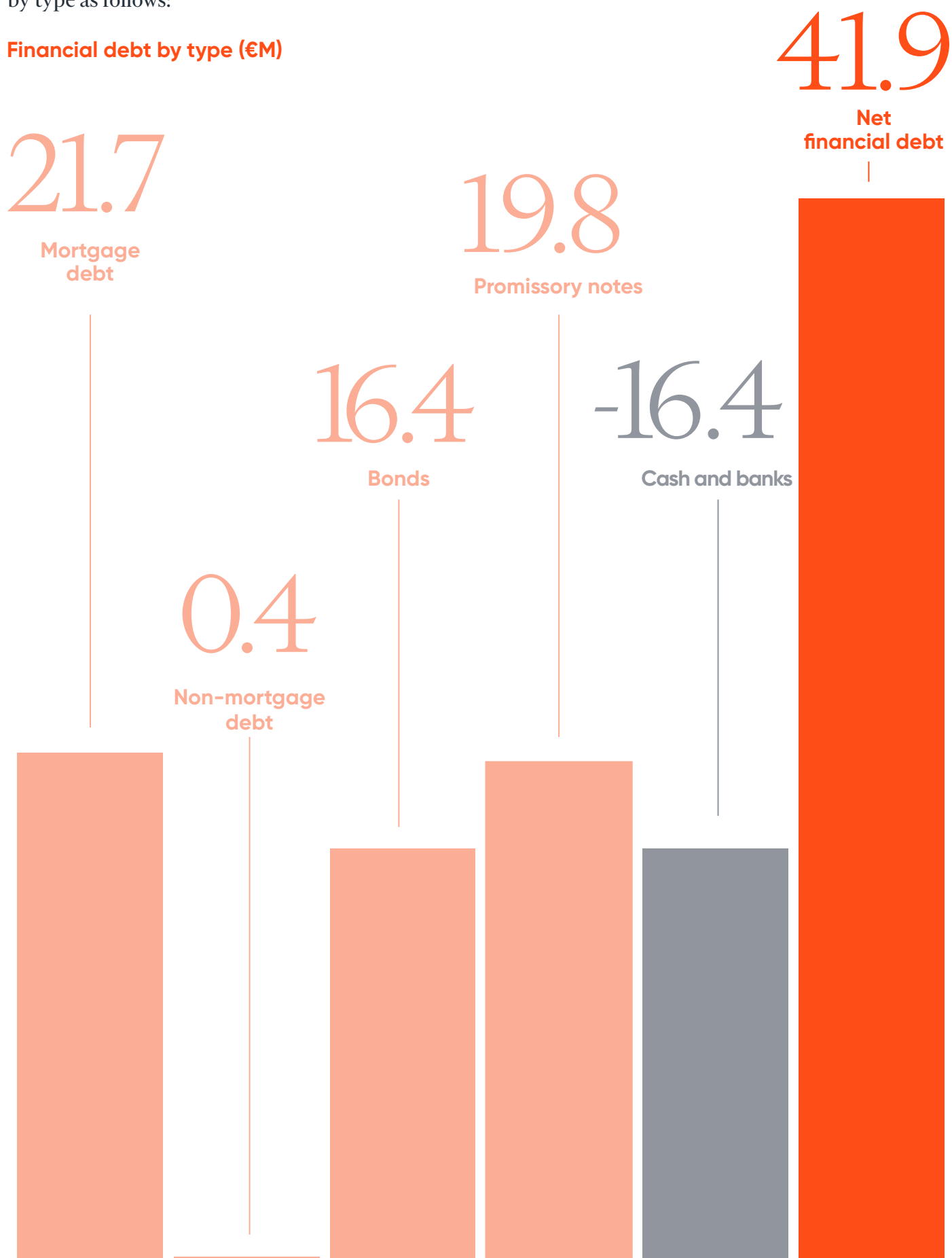


The following table analyses the data by headings in financial year 2021:

(millions of euros)	Dec-21	Dec-20	Var.
Mortgage debt	21.7	26.4	-4.7
Other debts	36.6	29.3	7.3
(-) Cash and Inv. Financial	-16.4	-8.2	-8.2
Net financial debt	41.9	47.5	-5.6

Net Financial Debt is distributed
by type as follows:

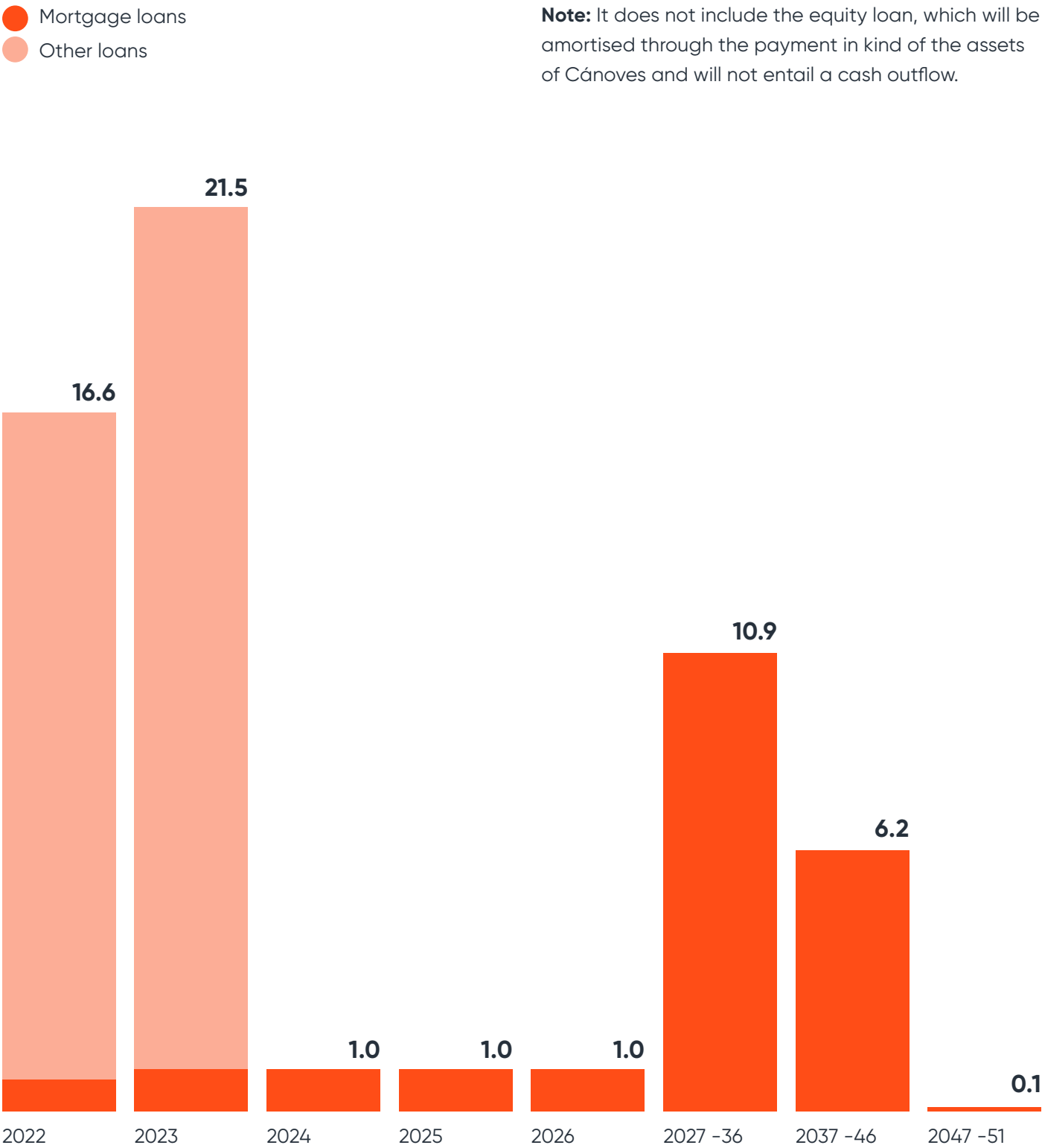
Financial debt by type (€M)



The assets listed under the “Inventory” heading are classified as current assets because they are to be completed in the Group’s normal operating cycle. Consequently, debt associated with the

assets under this heading, appear in their entirety as Financial Debts in current liabilities, regardless of its maturity. Financial debt maturity is shown in the chart below:

Financial debt amortisation schedule (€M)



Cash Management

The Renta Corporación Group has diversified sources of financing for its investments, such as the issuance of bonds and promissory notes, mortgage loans under favourable conditions and, on occasion, other non-bank loans; in addition to disposing of the ordinary income generated by its activity.

Treasury management aims to meet payment obligations in the short term and manage cash surpluses. In order to meet payment commitments

and provide the financial resources needed for strategy implementation, Corporate General Management carries out:

01

Monitoring of the liquidity capacity to meet payments in the short term.

04

Searching for sources of credit with the best conditions for the Group.

02

Monitoring of financing capacity to meet payment obligations in the medium and long term, as well as to continue the normal course of operations and the defined strategy.

05

Adapting the structure and amount of debt depending on the current situation and evolution of the business.

03

Monitoring of compliance with provisos or other obligations associated with debt.

06

Planning and monitoring of cash inflows and outflows.

In the current context, liquidity has continued to be a priority during 2021 and subject to regular and detailed monitoring. At 31 December, 2021, the Group has access to diversified financing sources,

with a sustainable level of leverage, in addition to a treasury of 15.7 million euros, which allows it to meet the Group's planned payment obligations and investment needs in the medium term.

Risk management

The Group's business is exposed to various financial risks: market risk (including exchange rate risk and interest rate risk), credit risk, liquidity risk, capital risk and operations risk. The Group's global risk management programme focuses on the uncertainty of financial markets and seeks to minimise potential adverse effects on profitability. The Group's risk management policy aims to preserve its solvency by acting on the types of risk described below.

Risk management is controlled by the Group's General Management, which assesses and hedges risks in close collaboration with the Group's operating units, pursuant to policies approved by the Board of Directors.

Market risk: exchange rate

The Group defines currency risk as the negative effect that a fluctuation of exchange rates may have on profit, equity or cash flows. The Group has no international companies, nor does it carry out transactions for a significant amount in any currency other than the euro, so the exposure to this type of risk is not significant.

Market risk: interest rate

The Group is currently financed through an equity loan, mortgage debt rewarded at variable market rates and through other loans, the issuance of promissory notes and 5-year ordinary unsecured bonds. Regarding the equity loan, this bears interest at a variable rate of Euribor plus a spread of between 1% and 3%, depending on the Group's consolidated net profit, always provided that it exceeds 10 million euros in the lowest range. If the consolidated net profit is under 10 million euros, no variable interest is accrued.

The interest rate risk is managed in accordance with policies approved by the Board of Directors, which establish whether or not hedging instruments are needed to minimise the impact of volatile interest rates. The Group does not have contracted no hedging in relation to the interest rate.

Given the favourable interest rate terms agreed in the Creditors' Agreement and the fixed nature of the bond remuneration, there is a natural hedge limiting volatility, so there is no need to take out interest rate insurance.

Credit risks

Credit risk arises from both the ability to obtain financing and the ability to access cash and deposits with banks and financial institutions as well as collection from customers, including outstanding receivables and committed transactions. The Group has a diversified financial structure made up of both bank and non-bank financing, with the latter mainly coming in the form of bonds and promissory notes. This diversified structure provides greater flexibility for handling operations which, by their nature, are more difficult for the now more restrictive traditional banks to finance.

Equally, given how the Group's results panned out in 2020 as a result of the current market situation due to the Covid-19 pandemic, the Group reached an agreement with the 2018 bondholders to suspend the calculation of the covenant until FY 2022.

Liquidity risk

The Group's ability to obtain new financing depends on many factors, some of which are not under its control, such as general economic conditions, availability of credit from financial institutions and established monetary policies. The Group consolidated the diversification of its sources of funding, which gives it flexibility to take on more complex finance projects that are financed by traditional banks. In this regard, the Group renewed its promissory note programme, which was incorporated in the Alternative Fixed Income Market (MARF) on 7 May 2021. Additionally, in the last quarter of FY 2020, ICO's direct financing programme came into operation through the purchase of Group promissory notes

in the MARF, which had been renewed in FY 2021. In addition, a contract was signed under the ICO guarantee programme guaranteeing 70% of the discounted nominal amount of the issues carried out, up to a limit of 90% of the reduction in the Group's consolidated EBITDA between 14 March and 20 June, 2020 compared to the same period of the previous year, and this was consumed in total.

In addition, any kind of alliance with financial partners could be explored, which will allow for the extension of funding sources to carry out more large-scale projects in the future which will bring higher margins.

Capital risk

Exposure to capital risk is determined by the difficulty of maintaining sufficient net equity and debt levels to keep the Company operational, to generate returns for shareholders and profits for holders of other equity instruments and to maintain an optimal capital structure and limit or reduce its cost.

VIA AUGUSTA, 232
Barcelona





CTRA. SABADELL 244
Rubí · Barcelona

Operational risks

The ever-changing and unpredictable situation at present could provoke risks of temporary interruptions in developments or sales on top of those already experienced in during 2020's periods of confinement, although the reality of FY 2021 allows us to face the future with optimism. Most of the Group's income comes from the operations it carries out. Consequently, the Group's income and profit depend on the supply and demand of real estate assets. Additionally, it should be noted that the entirety of the Group's business to date is located in Spain, so any change in the economic situation in our country could have a direct impact on the evolution of its

business. As is to be expected, the evolution of the macroeconomic situation and the uncertainty of the markets due to the pandemic among other factors, may affect the Group's volume of current and potential operations.

Notes on the Consolidated Balance Sheet

Renta Corporación Group's **Long-term assets** amount to 77.057 million euros. With respect to FY 2020, this item has increased by 2.969 million euros. This variation is mainly due to the combined effect of:

- The increase in real estate investments amounting to 6.996 million euros, due to the acquisition of assets during the year and the revaluation of the entire portfolio.
- The net decrease of 4.205 million euros in equity instruments and long-term accounts receivable related to the Vivenio Socimi as a result of the sale to the Australian Aware fund of approximately half of the shares held by the Group in the Socimi, offset by the increase resulting from the valuation at fair value of the shares held at the end of the financial year and the increase in credit rights convertible into shares accrued for the services provided in 2021.

AÑOVER DE TAJO, 3
Madrid



Consolidated Balance Sheet

(figures in thousands of euros)

Assets	2021	2020	Variance
Total long-term assets	77,057	74,088	2,969
Inventory	60,408	65,195	-4,787
Trade debtors and other accounts receivable	10,922	4,298	6,624
Financial investment	430	542	-112
Cash and cash equivalents	15,977	7,677	8,300
Total current assets	87,737	77,712	10,025
Total assets	164,794	151,800	12,994
Liabilities	2021	2020	Variance
Total net equity	75,730	66,830	8,900
Financial debt	26,189	38,963	-12,774
Other long-term liabilities	4,683	4,209	474
Total long-term liabilities	30,872	43,172	-12,300
Trade creditors and other accounts payable	8,012	7,882	130
Financial debt	50,180	33,916	16,264
Other current liabilities	58,192	41,798	16,394
Total liabilities	89,064	84,970	4,094
Total net equity and liabilities	164,794	151,800	12,994

Finally, in relation to long-term assets, **deferred tax assets** are included for a net amount of 27.207 million euros, corresponding mostly to negative tax bases to be offset in coming years, with 61.030 million euros of negative tax bases still to be capitalised.

Current assets for the year amounted to 87.737 million euros, which represents an increase of 10.025 million euros compared to 2020, mainly due to the following effects:

- **Inventories** stand at 60.408 million euros, a reduction of 4.787 million euros compared to the end of FY 2020, due to the net effect between the acquisitions and sales

of properties made during the year. The property acquisitions include, among others, two logistics buildings on Carretera del Mig in l'Hospitalet de Llobregat and Carretera de Sabadell in Rubí, an office building on Via Augusta in Barcelona and another residential building on the same street, in addition to two residential buildings on Avenida Carabanchel Alto and calle San Carlos in Madrid. In terms of sales, it is worth mentioning that of a lot of five buildings in Ciudad Lineal in Madrid and the operations of Carretera del Mig, and the offices of Via Augusta mentioned above, two residential operations, in carrer Euterpe and carrer Entença, and an office operation in Gran Via de les Corts Catalanes in Barcelona.

Under this heading the Group has registered the residential land of Cànoves for 18.115 million euros. This asset is guaranteed by creditors under the 2014 Creditors' Agreement, which provides for its payment in kind in 2022. For this reason, this land is not considered to be a strategic asset.

Additionally, the value of inventory at year-end includes purchase options and sale and purchase promises with a net value of 725 million euros, entitling a future purchase of assets for 21.135 million euros which, when added to strategic inventories, leads to a business portfolio of 62.703 million euros.

- In relation to **Clients and other accounts receivable**, there was an increase of 6.624 million euros compared to the previous year, mainly due to the recording of uncollected income associated with the progress of the work carried out at the end of FY 2021 in relation to certain properties that will be acquired by accession by the clients as

the projects are executed, for an amount pending collection at closing for a sale made in the final days of the year and to the provisions of funds delivered in the purchase of buildings and the amounts deposited in guarantee of the fulfilment of obligations contracted with third parties.

- **Cash flow** was a priority during the financial year, and was therefore frequently monitored in detail. The year ended with a cash position of 15.977 million euros, 8.300 million euros higher than at the close of FY 2020, which allows the Group to meet payment obligations and investment needs in the medium term.

Net equity stands at 75.730 million euros, increasing by 8.900 million euros compared to the 66.830 million at the end of December 2020, mainly due to the profit for the year of 6.899 million euros, the allocation to shareholders' equity of the profit on the sale of the Vivenio shares to the Australian Aware fund and the

PASSEIG DE GRÀCIA 54
Barcelona



revaluation of the rest of the Vivenio shares held by the Group, all of them net of their tax effect. Finally, there is a decrease due to the result of operations with treasury shares, also net of their tax effect, and the distribution of an interim dividend during the year.

Additionally, the approval of the payment of a complementary dividend for a total amount of 2.200 million euros will be proposed at the General Meeting of Shareholders.

Long-term financial debts stand at 26.189 million euros and are made up of the senior bond issued in October 2018 maturing in 2023, promissory notes and mortgages associated with real estate investments, with long-term maturities. Compared to the previous year, there was a decrease in this heading of 12.774 million euros, mainly due to the net effect of the short-term reclassification of the equity loan which will be cancelled in 2022 through the payment in kind of the Cànoves land, and the issuance of new long-term promissory notes.

The items under **Other long-term liabilities** increased by 474 thousand euros, to 4.683 million euros in 2021 due to the combined effect of an increase in deferred tax liabilities as a result of the tax impact of the revaluation of real estate investments and of the shares in the Vivenio Socimi owned by the Group, and a decrease due to the short-term reclassification of the debt linked to the creditors' agreement to be settled in 2022.

Suppliers and other accounts payable amount to 8.012 million euros, mainly including deferred payments for the purchase of some assets and costs related to the acquisition and transformation of some operations purchased during the year, debts with public administrations and advances from customers for reserves and down-payments, which will give rise to future income of 390 million euros in Madrid, and 1.149 million euros in Barcelona.

Finally, **short-term debts and financial liabilities** stand at 50.180 million euros, which represents an increase of 16.264 million euros, due mainly to the combined effect of the short-term reclassification of the equity loan, the issuance of new promissory notes and amortisation of mortgage loans associated with assets sold.

Notes on Consolidated Profit and Loss Statement

Revenues reached 81.484 million euros in FY 2021, compared with 44.519 million in 2020 and comprised:

	2021	2020	Variance
Real estate sales	71,093	36,993	34,100
Real estate project management	4,650	1,773	2,877
Transaction business	75,743	38,766	36,977
Management of Socimi	4,472	3,927	545
Rents	1,269	1,826	-557
Equity business	5,741	5,753	-12
Net turnover	81,484	44,519	36,965

(figures in thousands of euros)

Income from the **transaction business** increased by 36.977 million euros compared to FY 2020, an increase which occurred both in **real estate sales** and in income from real estate **project management**, with a notable weight from the residential and office sectors, in addition to the logistics sector. As for the residential sector, worthy of note is the sale of two buildings in Euterpe and Entença streets in Barcelona, in addition to the sale of a group of five buildings in Ciudad Lineal, Madrid. Sales in the office sector consisted mainly of a delegated development operation on Via Augusta and another on Calle Provença, both in Barcelona. Finally, it is also worth highlighting a logistics operation on the Carretera del Mig in l'Hospitalet de Llobregat and three hotel operations in Barcelona.

The Socimi management business line generated revenue of 4.472 million euros, up by 545 thousand euros on 2020 as a result of the net impact of several positive and negative effects. In a positive sense, in FY 2021 an incentive commission was collected which was substantially higher than that of the previous year, which was practically zero. On the other hand, the commission on asset management has ceased to be received after Vivenio internalised it at the beginning of 2021, and the commission for origination was substantially lower during 2021 as a result of the Covid period. In this sense, the entry of the Australian Aware Super PTY LTD fund into the share capital of the Socimi will mark a turning point in this trend as it will allow it to invest around 800 million euros in the next few years.

Consolidated Profit and Loss Statement

(figures in thousands of euros)

	2021	2020	Variance
A) Net turnover	81,484	44,519	36,965
Other operating income	167	1,115	-948
Goods used	-59,876	-31,689	-28,187
Supplies	-	-936	936
Employee benefit expenses	-5,277	-5,754	477
Outsourcing expenses	-6,298	-12,181	5,883
Other taxes	-297	-692	395
Losses, impairment and changes in trade provisions	-86	-255	169
Amortisation and losses related to assets	-273	-304	31
Profit from disposal of fixed assets	10	-	10
Consolidated operating profit	9,554	-6,177	15,731
Change in value of real estate investments	2,168	445	1,723
Net financial expenses	-3,556	-3,113	-443
Impairment and profit/(loss) from disposals of financial instruments	-	-	-
Profit sharing by the equity method	-48	-	-48
Consolidated profit before tax	8,118	-8,845	16,963
Profit tax	-1,219	43	-1,262
Profit and loss for the period from continuing operations	6,899	-8,802	15,701
Profit and loss for the preceding period from discontinued operations, after tax	-	-	-
Consolidated profit for the year	6,899	-8,802	15,701
Profit attributable to shareholders	6,899	-8,802	15,701
Profit/(loss) attributable per share from continuing operations (stated in euros per share)	0.21	-0.27	0.48
Profit/(loss) attributable per share from discontinued operations (stated in euros per share)	-	-	-
Attributable Profit/(Loss) per share (stated in euros per share)	0.21	-0.27	0.48

The **Consolidated operating profit** shows a notable increase compared to FY 2020 due to the recovery in the volume of operations, and represents a recoverer from the 6.177 million euro loss in FY 2020 to a profit of 9.554 million in 2021.

Variations in the value of real estate investments in 2021 amounted to 2.168 million euros, compared to 445 thousand euros in 2020.

The **Net financial result** for the financial year shows a net expense of 3.556 million euros, an increase of 443 thousand euros over FY 2020, which represented a net expense of 3.113 million euros and included financial income of 1.003 million euros due to the lower expense associated with the remuneration of the equity loan, which has not been repeated this year. If we do not take this positive impact into account, the financial expenses related to the Group's activity decreased in FY 2021 compared to 2020.

As a result, the Renta Corporación Group closed FY 2021 with an **Accumulated net profit** of 6.899 million euros, compared to the 8.802 million euro loss in FY 2020, a substantial improvement when compared to the previous year. The diversification of the Group's activity has contributed to this recovery, which was able to take advantage of the opportunities of the current market situation in sectors such as hotels and logistics.

On the other hand, in pursuance of the strategic plan reviewed at the end of the year, the amount of negative tax bases to be offset against future profits was maintained with respect to 2020.

CTRA. DEL MIG 219

L'Hospitalet de Llobregat · Barcelona



Notes on the Consolidated Cash Flow Statement

The Group's practice is focused on the acquisition, transformation and sale of real estate assets with high turnover, which allows rapid acquisition of liquidity. Thus, the buoyancy of the housing market is pinpointed as the determining factor for generating liquidity in the Group. The Group's business model, by its very essence of acquisition and sales flow, quickly identifies market changes and adapts its practices to the context in which they take place.

The cash flow generated from the operating activity came to 1.836 million euros in FY 2021. On the other hand, investment in long-term assets generated positive cash flow of 7.702 million euros as a result, mainly, of the net effect of the sale of part of the Vivenio shares, which gave rise to a positive cash flow of more than 12 million euros, and the investment in new assets classified as real

estate investments. All of which, together with the payment of an interim dividend against profit for FY 2021 amounting to 1.200 million euros gross, resulted in an increase of 8.300 million euros in cash and cash equivalents at the close of 2021.

ENTENÇA 69
Barcelona



Consolidated Cash Flow Statement

(figures in thousands of euros)

Operations	2021	2020	Variance
Operational Profit/(loss)	4,996	-2,253	7,249
Changes in current capital	-1,795	22,460	-24,255
Interest earned (paid)	-800	-1,851	1,051
Dividend receipts	73	-	73
Corporation tax payment	-638	-96	-542
Cash generated/(used) - Operations	1,836	18,260	-16,424
Investment operations	2021	2020	Variance
Investment in associated companies	-75	-	-75
Investment in intangible assets	-158	-116	-42
Net investment in tangible fixed assets	-60	-70	10
Investment in real estate	-4,828	-	-4,828
Net disposal of other financial assets	12,823	-198	13,021
Cash generated/(used) - Investment	7,702	-384	8,086
Financing operations	2021	2020	Variance
Purchase of equity instruments	-524	-	-524
Alienation of equity instruments	89	211	-122
Issuance of debentures and other negotiable securities	35,004	16,415	18,589
Issuance of loans by financial institutions	19,061	6,293	12,768
Issuance of other loans	53	7,814	-7,761
Reimbursement of obligations and other negotiable securities	-21,516	-25,731	4,215
Repayment of debts with credit entities	-23,978	-15,778	-8,200
Repayment of other debts	-8,227	-4,776	-3,451
Dividends	-1,200	-	-1,200
Cash generated/(used) - Financing	-1,238	-15,552	14,314
Cash at beginning of the year	7,677	5,353	2,324
Cash at year-end	15,977	7,677	8,300
(Net reduction) / increase in cash flows and cash equivalents	8,300	2,324	5,976

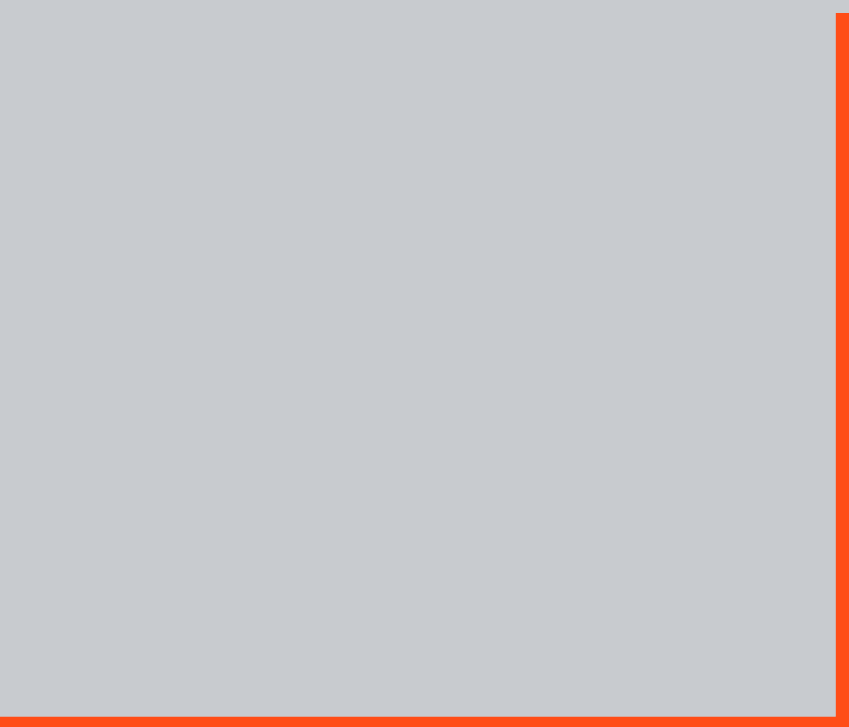
Stock Market and Shareholders

4

Renta Corporación shares have been listed on the Barcelona and Madrid Stock Exchanges since April 2006, and are traded on the Spanish Stock Exchange Interconnection System (ISBE or Continuous Market).

Renta Corporación's share capital consists of 32,888,511 shares in circulation with a par value of €1/share.

All shares have the same voting and financial rights.



Share history

Having closed FY 2020 at 2.05 euros/share, Renta Corporación share closed FY2021 at 1.73 euros. The year-end price equates to a market capitalisation of 56.9 million euros.

Salient Figures

Source: BME





14,557,314

Shares traded during 2021

Trading

In FY 2021, 14.557.314 shares were traded for a total price of 29.834.656 euros. The month with the highest volume of contracts was January and the month with the lowest volume was July. Average daily trading was 56,864 shares.

Shareholders

Distribution of holdings in Renta Corporación
Real Estate S.A. at December 31, 2021.

47.21

Free-float

39.2

Directors

11.12

Other significant
shareholders

2.47

Treasury shares

Note:

Information provided in this section was produced from reports filed by shareholders who reported their shareholder positions either because their holding exceeds regulated levels or because they are obliged to do so as company directors.

Up-to-date information is also available in the Annual Corporate Governance Report, as required by regulations, and on the Spanish Securities and Investment Board and Renta Corporación websites.

Dividends

The dividend distribution policy was resumed in 2018, and during 2019 a total of €3,100,000 was distributed.

Similarly, and despite the forecast payment in 2020 of a complementary dividend of €2,100,000 to be charged to the FR 2019 profit, owing to the exceptional circumstances due to the spread of the COVID virus and from a perspective of financial prudence, this was eventually not distributed. In FY 2021 an interim dividend of €1,200,000 was distributed and on February 23, 2022 the Board

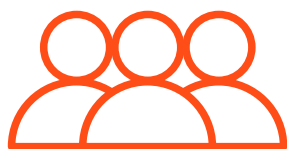
of Directors proposed to the Ordinary General Meeting of Shareholders scheduled for April 6, 2022 a complementary dividend of €2,200,000 to be charged to the FY 2021 profit.

MONTEROLS 27
Barcelona



Relationship with investors

It is our wish to keep investors constantly informed of developments within the group, so that both shareholders and investors can access company public information and material events through the following communication channels:



General Meeting of Shareholders

However, due to the exceptional situation experienced as a result of COVID, the 2020 and 2021 Ordinary General Meetings of Shareholders were held electronically, the Ordinary General Meeting of Shareholders has always been one of the best channels for attending in person to the shareholders of the company.



Publications

The Annual Report is the main means of communication, supplemented by communications with the Spanish Securities and Investment Board (CNMV):

1. Annual Report, including the Annual Corporate Governance Report, which provides relevant and accurate information on the Company business.
2. Communications to the CNMV of any other relevant or privileged information.



Internet

Via its website at www.rentacorporacion.com, the company provides clear, objective and real-time information about corporate events, its organisation and financial statements, as well as the latest news, material events, reports, presentations and any other information which may help give a clear picture of the current status of the group.

To handle shareholder queries about the progress of the Company, a channel exists which was specifically set up for this purpose via the e-mail address r.inversores@rentacorporacion.com.

Sustainability Report

5

Renta Corporación is a company which considers Corporate Social Responsibility (CSR) a strategic part of the business and has as a roadmap a mission and vision, through values that are applied within the framework of the Code of Ethics and shared with the people and stakeholders with which the Company interacts on a permanent basis during its business activity.



Sustainability Report

One mission

creating value through business activity that allows our customers to maximise their potential, and the creation of long-term value for our shareholders.

One vision

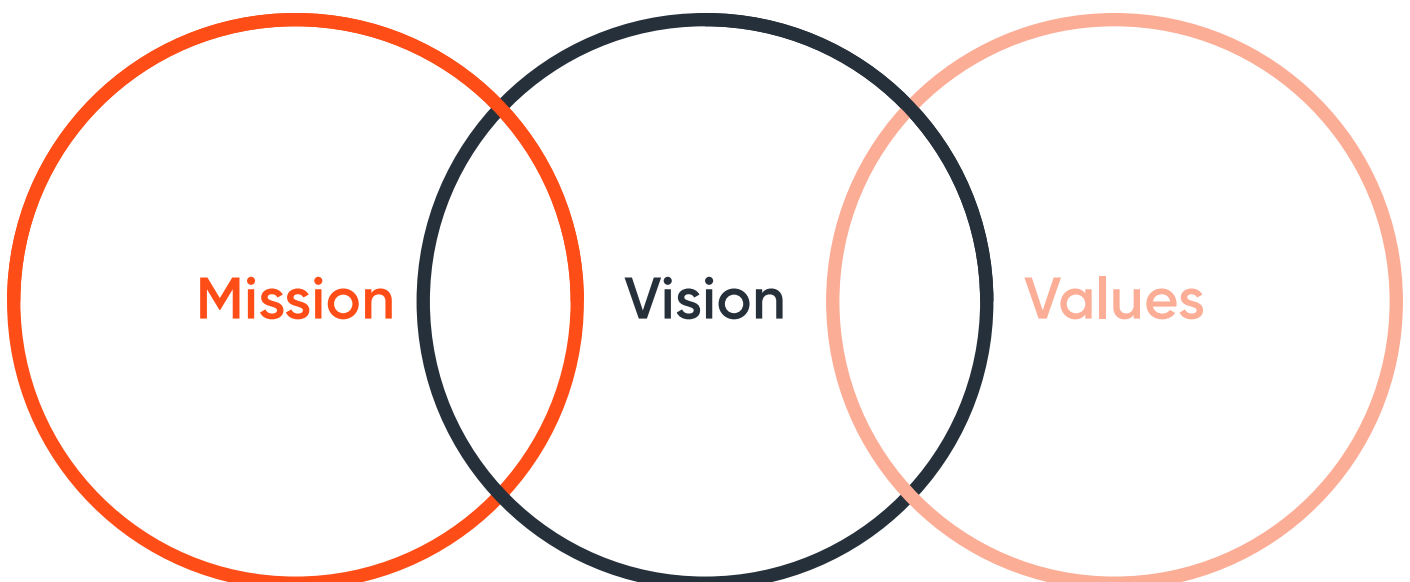
Seeking to become leaders in the building purchasing and rehabilitating sector in large urban centres.

Values

Applying ethics, rigour, commitment, transparency and responsibility in relationships and in real estate activity, as well as fostering talent and professionalism in the team.

This CSR activity report features all aspects that distinguish Renta Corporación as a responsible company. And we understand responsibility as not merely complying with environmental parameters and applying sustainability criteria when planning our business activity, but in reference to our ethics and responsibility to employees, our commitment to them and our need for transparency in all areas of our relationship.

In 2021 Renta Corporación initiated an ESG strategy development project, establishing (i) which stakeholders groups the organisation relates with, (ii) what their needs and expectations are based on a materiality analysis which should be as relevant as possible to the group's business model (iii) defining an ESG policy which would serve as a guideline for all the initiatives to be promoted in terms of ESG in order to generate a positive impact and succeed in creating value.



Corporate culture and stakeholders

Companies that have integrated CSR into their business model are in a better competitive position for facing future challenges.

This is the case of Renta Corporación, which continued to be committed to its stakeholders during 2021, providing strong communication channels and always looking for strong commitments to strengthen the relationship in the medium and long term.

In addition, transparency, rigour, ethics, commitment and talent are the parameters that define Renta Corporación's corporate culture. These principles guide the Company's activity and its relationship with the environment, reflecting its commitment, its strong belief in people as guarantors of delivering value to all its activities and preserving the reputation of the brand in business dealings.

Talent as the tip of the spear, the greatest asset for a company that strives to be a benchmark in its sector.

Ethics and commitment are overarching elements in all company relationships and a safeguard of integrity and respect in the organisation.

Transparency and rigour as the bases on which a company must work by providing the necessary credibility to carry out its work in the long run.

Talent

**Ethics and
commitment**

**Transparency
and rigour**

Commitment to the team

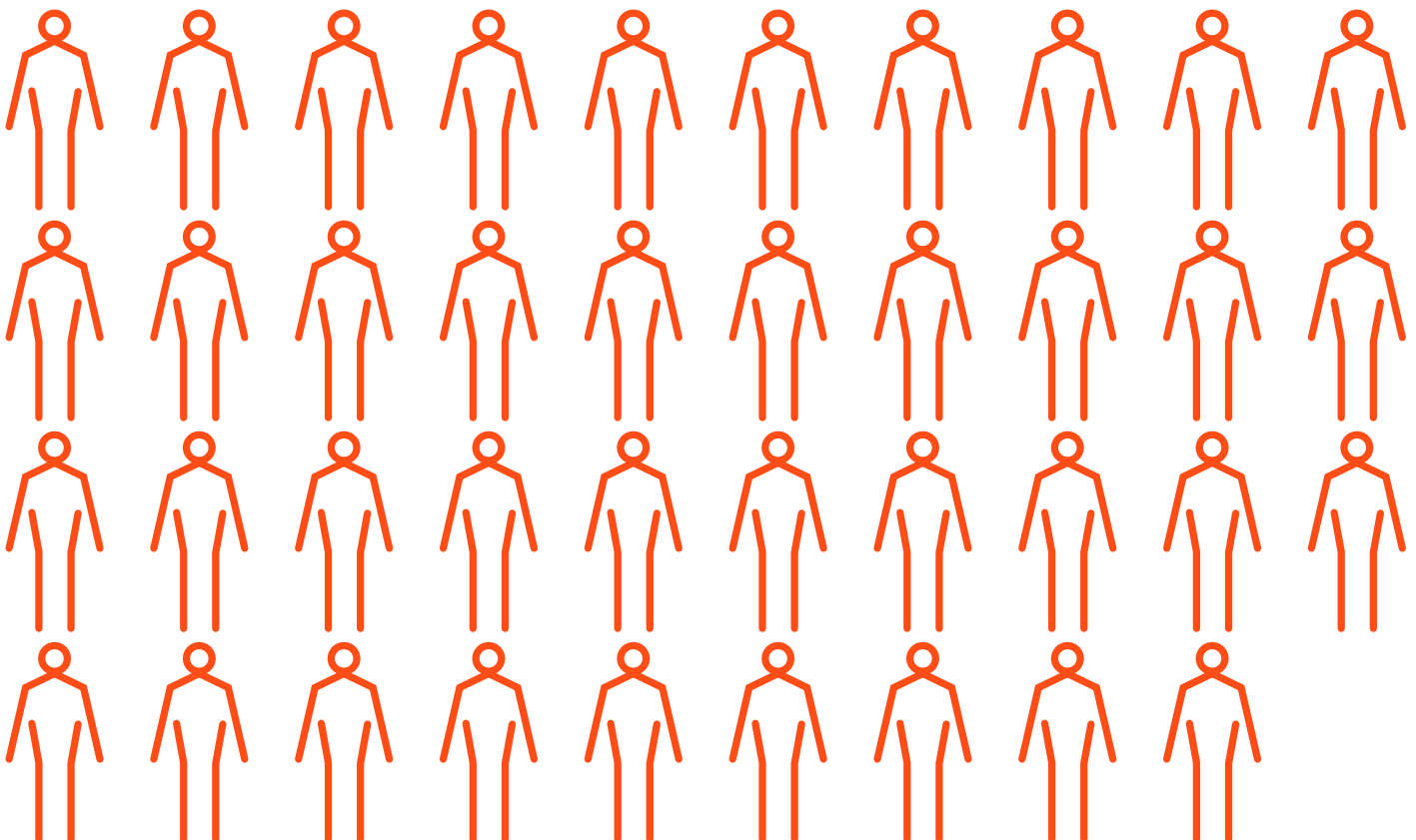
Renta Corporación's people have always been one of the Company's most obvious strengths, pivotal for business development and its quest for excellence. The Company's responsibility in this area is among the main objectives of its Corporate Social Responsibility.

At 31 December 2021, the Company had 39 employees.

The Company workforce highlights include:

By year-end 2021, 21% of the Company's team worked from the Madrid office and the remaining 79% from the Barcelona office.

39 Employees at December 31, 2020



56%

Female representation
in the workforce

46 years

Average age of
employees

82%

Percentage of university
graduates

30%

Percentage of female
representation on the
Board of Directors

Renta Corporación is aware that its team is its most important asset given that managing talent in pursuit of excellence is basic.

Principle channels of communication

Communication with stakeholders is part of Renta Corporación's strategy and business management, the objective of which is to harness the information and opportunities that a smooth and direct relationship can provide.

In order to ensure the very best quality, the company is in constant contact with its customers, shareholders, investors and suppliers through

various channels. These channels serve to detect strengths and weaknesses and to observe the needs and expectations of the customers themselves.



01

Customers

- Bilateral information regarding new products.
- Regular sales campaigns.
- Internal policy for excellent relationships with tenants, involving direct and personal communication.
- Website and e-mail.

02

Suppliers

- Loyalty actions designed to foster and strengthen good relations.
- Submittal of relevant information to technical personnel and property appraisers.
- Website and e-mail.

03

Employees

- Annual corporate meetings.
- Human Resource Department performance review meetings with all employees.
- Monthly Management Committee meetings.
- Quarterly information meetings.
- E-mail updates (announcing appointments, organisational changes, job vacancies, etc.).
- Website, Intranet and Employee Mailbox.

04

Society

- Regular presentations to the press concerning Company results.
- Dialogue with neighbourhood associations and government authorities.
- Membership of trade associations and CSR promoters.
- Feedback from NGOs and society at large about Fundación Renta Corporación's contributions and activities.
- Website and e-mail.

05

Investors/shareholders

- Publication of annual and quarterly financial results.
- Press releases.
- Annual publication of reports (annual, ESG, corporate governance).
- Shareholder relations office.
- Website and e-mail.

Value chain

Ethics, commitment and efficiency are the principles which underlie all activities carried out by Renta Corporación and its relationships with all of its stakeholders, as well as its professionalism as a manifestation of its strong commitment to the business model and the belief that it is the way forward in the next few years.

These principles, coupled with the conviction that people are the strength of our organisation, make Renta Corporación a company that is guided not only by the bottom line but also by the desire to promote more sustainable and efficient development with its business.

Renta Corporación helps to create quality and increasingly sustainable environments for its customers, with efficient resource management as its driving force, a philosophy which it extends to its suppliers. It therefore fosters the following set of guidelines both with its suppliers and internally:

01

Rational consumption of energy resources.

02

Recycling of materials and waste management.

03

Selecting materials for construction projects that contribute to their energy efficiency.

04

Focus on energy refurbishing in all properties in which it is involved.



Good governance

In its commitment to establishing a culture of integrity, the Company is committed to good governance by encouraging awareness of it and safeguarding compliance. Thus, the Good Governance Code, beyond its obligations and recommendations, guarantees the transparency and rigour of our operations and proper corporate governance in order to unify and strengthen the identity, culture and behaviour patterns of the Group.

A basic principle of our Corporate Governance is that of transparency with shareholders, investors and the market in general, and to carry out monitoring of best practices in this regard, identify risks and instruments for control and management, information management and security policies and promotion of socially responsible corporate policies.

Through the Company's website, www.rentacorporacion.com, all stakeholders have access to detailed information for any question or request.

Aware of the importance of risk management, Renta Corporación has established procedures for identifying reputation risks, as well as other risks deriving from compliance with the law, general and industry standards, and internal policies. The Company has two supervisory bodies in the Board of Directors that act as safeguards: the Audit Committee and the Appointments and Remuneration Committee. There is also the internal auditor.

The Audit Committee assists the Board in its oversight duties by periodically reviewing the process of preparing the financial information, internal controls and ensuring the external auditor's independence. The Appointments and Remuneration Committee fulfils the function of informing the Board on appointments, re-elections, separations and remunerations of the Board of Directors and their positions, as well as the general remuneration and incentives general policy for the same and senior management.

The Internal Audit functions are assumed by an independent external expert, who is in charge of reviewing and evaluating the effectiveness of the risk management and internal control system's operations and contributing to its improvement. These responsibilities are carried out under the supervision of the Audit Committee, which periodically reports to the Board of Directors on the recommendations made for improving the risk management and internal control systems, and the degree of adoption thereof.

ESG criteria

Renta Corporación maintains and continues to apply ESG (Environmental, Social and Governance) criteria, fully committed to the SDGs (Sustainable Development Goals).



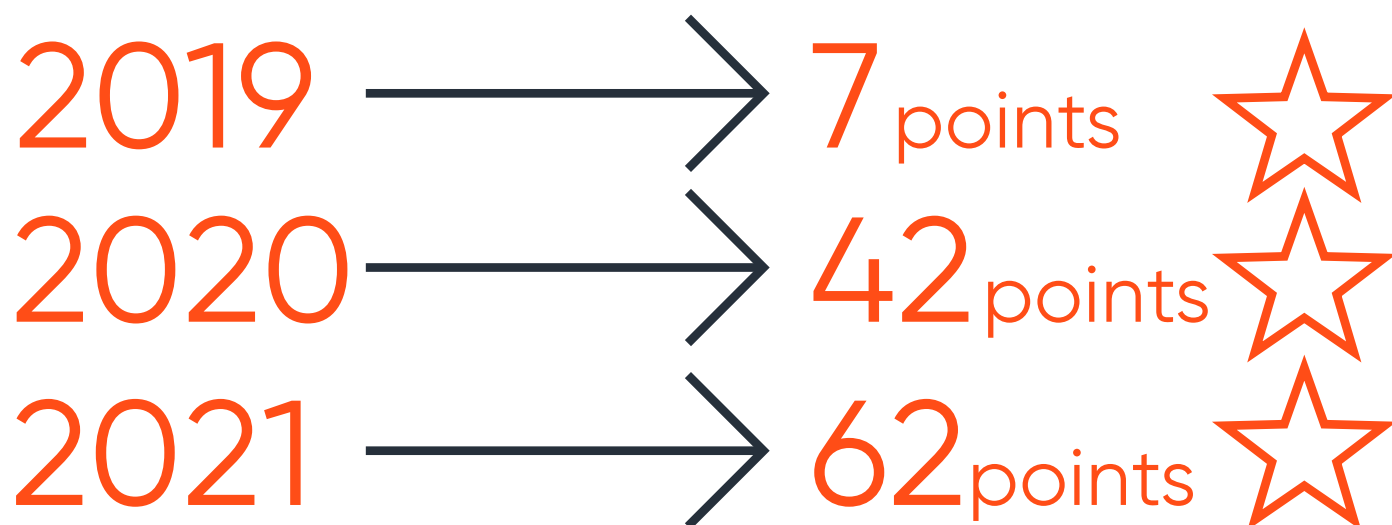
For this reason, Renta Corporación requires LEED certification in its new office promotions (related to energy efficiency, use of water, green areas, etc.). This certification is a demonstration of our commitment to sustainability and the environment and, on the other hand, provides an added value of well-being to future users of the property, highly appreciated by tenants.

Renta Corporación should also highlight the commitment to sustainable construction and energy efficiency through a new housing project in Hospitalet de Llobregat. It will be a construction (i) with green certification from the Green Building Council of Spain, which recognises projects that

respect the environment, (ii) that will work with almost zero energy consumption and with energy certification A, and (iii) that will be made using natural, local and recyclable materials and/or with recycled content and wood with FSC or PEFC certifications for sustainable forest management.

Lastly, in our VIVENIO SOCIMI we are applying a similar system, the BREEAM, in all our new developments, whether they are our own or turnkey. In addition, we are carrying out certain investments in those developments that are already in operation, in order to make them more sustainable. Regarding the evolution of the GRESB rating (<https://gresb.com>), good progress is being made:

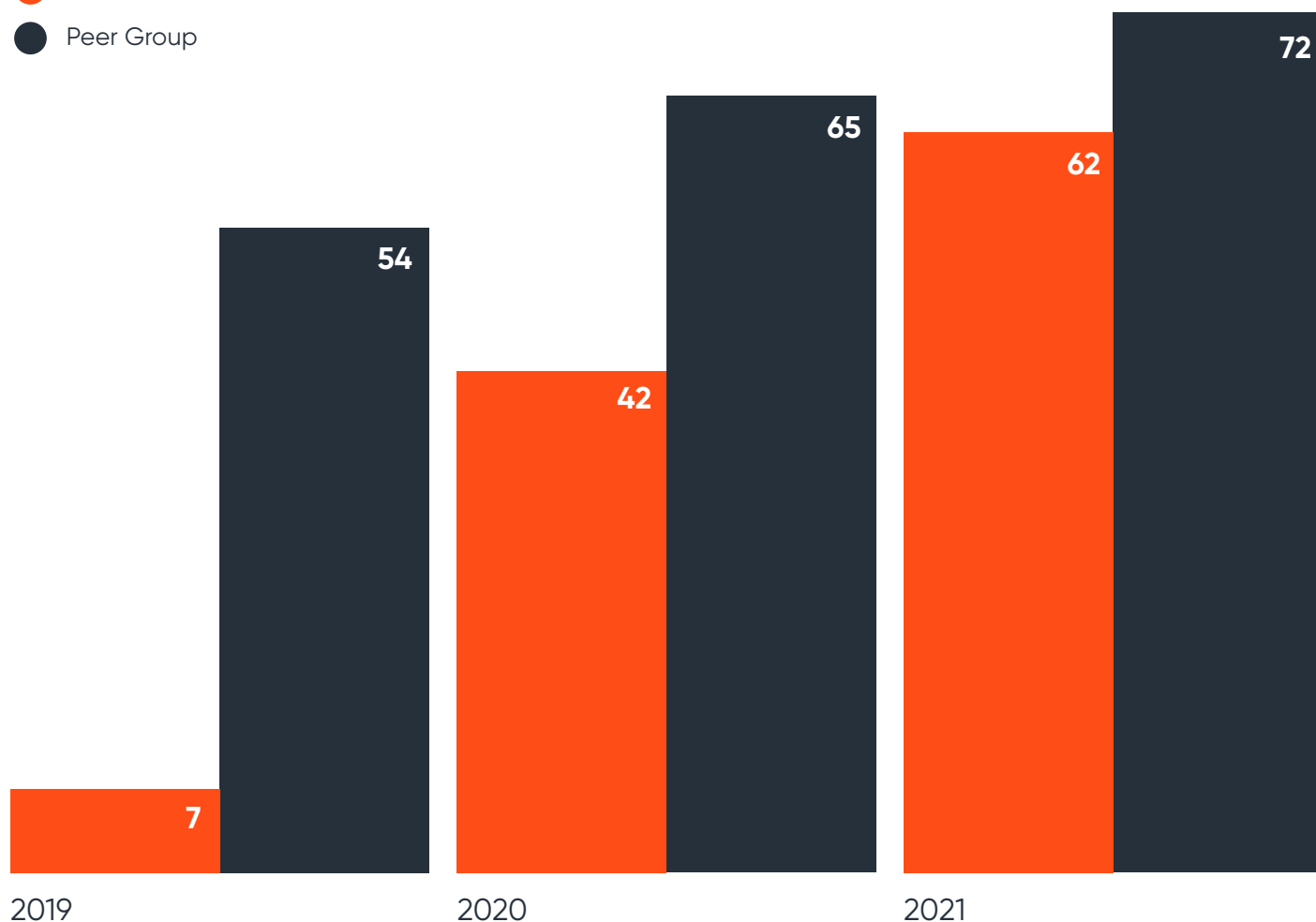
Evolution of the GrebZ Ranking 2019-2021 Standing Investments



Rating Evolution

Score

- Transaction business
- Peer Group



Foundation Renta Corporación

Renta Corporación's Social Responsibility is channelled largely through the Fundación Renta Corporación, which aims to collaborate on projects dedicated to:

1.
Helping children and women.
2.
Healthcare.
3.
Housing, sanitation and infrastructure.
4.
Nutrition and waters programmes.
5.
Education.
6.
Social assistance

Since 1999, the Foundation has collaborated on more than 950 projects, with a contribution of nearly 25 million euros.

It should be noted that the Renta Corporación Board of Directors, as of October 22, 2014, and in order to continue the Group's policy of corporate social responsibility, agreed to allocate 2% of the Group's annual net profit to the Fundación Renta Corporación. With these contributions, the company's social commitment is consolidated, channelled through Fundación Renta Corporación. In addition, an interim dividend was again distributed in 2021 by Renta Corporación Real

Estate, S.A. based on the profit of FY 2021, and this amount will be deducted from 2% of the group's net profit for the year.

Furthermore, Fundación Renta Corporación holds 3.5% of the shares of Renta Corporación Real Estate.

In 2021, the Foundation has collaborated with 53 causes, to an amount of €128,000.

The Foundation acts through two types of collaboration. On the one hand, it supports ambitious projects, such as (i) Ashoka, to

support social entrepreneurship, (ii) the Construction of the Sant Joan de Déu Cancer Centre or (iii) the Fundació Princesa de Girona (the collaboration ends this year after 5 years). On the other hand, it supports another type of smaller projects, but which are just as important as the previous ones such as help (i) for the elderly and disadvantaged groups (Fundación Roure...), (ii) for the disabled (Nou Xamfrà, Fundació Nen Déu...), (iii) student scholarships (Fundación Pineda, Amigos de Rimkieta...), and (iv) single mothers (Hogar de María...).

Similarly, the Foundation (i) vaccinated the children of Mala Home in Kathmandu ("Dream Nepal" project) and (ii) operated cataracts on its expeditions throughout Africa (Fundación Elena Barraquer). Finally, the Foundation has made contributions to two projects for combating climate change: (i) reforestation in the Amazon and (ii) cleaning up plastic in the oceans (The Ocean clean-up).



