



# 1. Executive summary

## KEY FINANCIALS OF THE GROUP

<p>REVENUE</p> <p><b>47.3</b> €M</p> <p>+0% vs. 9M 21</p>	<p>OPERATING MARGIN</p> <p><b>11.4</b> €M</p> <p>+19% vs. 9M 21</p>	<p>EBITDA</p> <p><b>5.5</b> €M</p> <p>+25% vs. 9M 21</p>	<p>NET PROFIT</p> <p><b>2.2</b> €M</p> <p>+38% vs. 9M 21</p>
<p>OPERATING MARGIN/ REVENUE</p> <p><b>24%</b></p> <p>+4 pp vs. 9M 21</p>	<p>BORROWINGS AS A % OF ASSETS</p> <p><b>32%</b></p> <p>+0 pp vs. Dec. 21</p>	<p>PORTFOLIO</p> <p><b>58.7</b> €M</p> <p>-6% vs. Dec. 21</p>	<p>EQUITY</p> <p><b>75.8</b> €M</p> <p>+0.1 €M vs. Dec. 21</p>

- Renta Corporación closed the third quarter of 2022 with a **cumulative net profit of EUR 2.2 million**, up 38% on the profit obtained in the same period of 2021.
- The current macro-economic context continues to be marked by geopolitical uncertainty, the inflationary spiral and rising interest rates, which have led to an increase in construction and financing costs in the property sector, causing a slowdown in the closing of transactions in progress, as well as in new investment decisions. As a result of this, the Company expects to bring 2022 to a close with net profits below what was reported at last April's Annual General Meeting.
- The **operating margin** amounted to EUR 11.4 million, 19% more than the amount reported in the same period of 2021, and corresponded mainly to the asset management business.
- **Overheads** totalled EUR 5.9 million, EUR 0.7 million more than the figure of EUR 5.2 million for the same period of 2021, as a result of the adjustment of staff costs in accordance with the cost of living and the strengthening of the corporate structure to implement the Company's new projects.
- **Net financial debt** and **borrowings** as a % of assets remained at the same level as at the end of 2021, and stood at EUR 41.8 million and 32%, respectively
- The Company initiated the process of repaying the participating loan through the dation in payment of the Cànoves asset, as established in the Creditors Arrangement, as a preliminary step towards definitively ending the insolvency proceedings.
- The Company's **cash position** remains healthy, increasing to EUR 21.4 million at the end of the quarter.
- The Company's **business portfolio** at the end of the quarter totalled EUR 58.7 million, slightly lower than the 31 December 2021 figure, and is concentrated in the industrial and residential sectors.
- **Equity** at the end of the third quarter stood at EUR 75.8 million, virtually the same figure as at 2021 year-end, mainly due to the profit generation in the period and the payment of a final dividend of EUR 2.2 million out of 2021 profit.
- The **share market price** at 30 September 2021 was EUR 1.35 per share, 22% lower than the price of EUR 1.73 per share at 2021 year-end.

## 2. Business performance and results

### 2.1 Consolidated statement of profit or loss

(million EUR)	9M 2022	9M 2021	% change
Transactional business revenue	39.9	45.6	
Asset management business revenue	7.3	1.4	
Other income	0.1	0.1	
<b>REVENUE</b>	<b>47.3</b>	<b>47.1</b>	<b>0%</b>
Transactional business margin	5.3	9.1	
Asset management business margin	6.9	0.7	
Other income and expenses	-0.8	-0.2	
<b>OPERATING MARGIN</b>	<b>11.4</b>	<b>9.6</b>	<b>19%</b>
Overheads and staff costs	-5.9	-5.2	
<b>EBITDA</b>	<b>5.5</b>	<b>4.4</b>	<b>25%</b>
Depreciation and amortisation charge, provisions and other	-0.3	-0.2	
<b>EBIT</b>	<b>5.2</b>	<b>4.2</b>	<b>24%</b>
Net financial loss	-2.3	-2.1	
<b>PROFIT BEFORE TAX</b>	<b>2.9</b>	<b>2.1</b>	<b>38%</b>
Income tax	-0.7	-0.5	
<b>NET PROFIT</b>	<b>2.2</b>	<b>1.6</b>	<b>38%</b>

Cumulative **revenue** in the third quarter amounted to EUR 47.3 million, the same level as the figure for the same period of 2021.

Revenue from the **transactional business** fell by EUR 5.7 million, 80% of which was concentrated in transactions in the residential sector. These transactions include most notably the sale of a building in Avenida Madrid and the partial sale of a building in Via Augusta and another in calle Camèlies in Barcelona; in addition to the partial sale of two buildings in Madrid located in Avenida Carabanchel Alto and calle San Carlos. In relation to other uses, a hotel transaction in calle Alcalá de Madrid was recognised, as well as the partial sale of a portion of a delegated office building development in Via Augusta, Barcelona.

With regard to the **asset management business**, revenue increased by EUR 5.9 million and was generated from the collection of fees from the Vivenio REIT and from the revaluation of the investment property, a segment that has been bolstered throughout the year with the acquisition of assets for commercial use for conversion into urban storage spaces.

The **operating margin** amounted to EUR 11.4 million, 19% more than the margin reported in the same period of 2021, an increase that was centred on the asset management business.

Cumulative **EBITDA** at the end of the September amounted to EUR 5.5 million, up 25% on the figure for the same period of 2021.

The **financial loss** amounted to EUR -2.3 million, slightly higher than the figure in the same period of 2021.

The Group recognised an income tax expense of EUR -0.7 million arising mainly from the Group's ordinary activities.

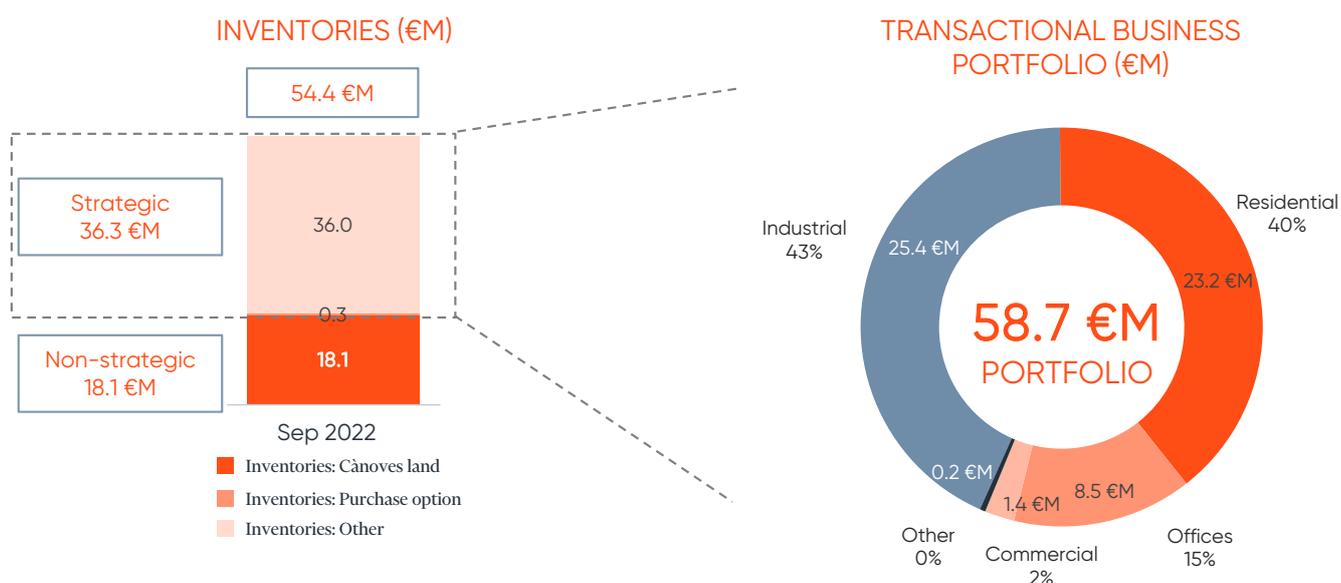
## 2.2 Consolidated balance sheet

### 2.2.1 Assets

Assets (million EUR)	Sep-22	Dec-21	Change
Non-current assets and right-of-use assets	2.6	1.7	0.9
Other non-current assets	85.3	75.4	9.9
<b>Non-current assets</b>	<b>87.9</b>	<b>77.1</b>	<b>10.8</b>
Inventories	54.4	60.4	-6.0
Accounts receivable	7.7	10.9	-3.2
Cash	21.4	16.0	5.4
Financial assets	0.5	0.4	0.1
<b>Current assets</b>	<b>84.0</b>	<b>87.7</b>	<b>-3.7</b>
<b>Total assets</b>	<b>171.9</b>	<b>164.8</b>	<b>7.1</b>

Renta Corporación's **non-current assets** amounted to EUR 87.9 million, up EUR 10.8 million from the figure at 2021 year-end. This difference is due to the increase in the investment property segment as a result of the acquisition of new assets as well as the revaluation of the assets acquired for lease; and the increase in the non-current financial assets. This line item includes Renta Corporación's ownership interest in the share capital of the Vivenio REIT, as well as the non-current account receivable relating to the collection of fees yet to be converted into shares.

In **current assets**, inventories decreased by EUR 6.0 million with respect to 2021 year-end due mainly to the net effect of the sales for the year and the acquisition of various properties. The acquisitions included most notably two logistics assets in Ripollet and Toledo; a commercial premises in Madrid and four residential assets in Barcelona and Madrid. The value of the inventories included purchase option premiums amounting to EUR 0.3 million, which grant the right to purchase assets amounting to EUR 22.7 million in the future. This, together with the strategic inventories, gives rise to a transactional business portfolio of EUR 58.7 million, somewhat lower than the figure for December 2021, and distributed mainly between the industrial and residential sectors.



Lastly, the receivables figure decreased by EUR 3.2 million due principally to the collection of a residential sale performed in the last week of 2021. This item related mainly to the recognition of the stage of completion of delegated property development in progress, tax receivables and the amounts deposited relating to the purchase options under consideration and to guarantee obligations to third parties.

## 2.2.2 Liabilities

Equity + liabilities (million EUR)	Sep-22	Dec-21	Change
<b>Equity</b>	<b>75.8</b>	<b>75.7</b>	<b>0.1</b>
<b>Liabilities</b>			
Non-current financial debt	22.0	26.2	-4.2
Other non-current payables	5.8	4.7	1.1
<b>Non-current liabilities</b>	<b>27.8</b>	<b>30.9</b>	<b>-3.1</b>
Non-current financial debt	8.0	15.4	-7.4
Current financial debt	51.6	34.6	17.0
Other current payables	8.7	8.2	0.5
<b>Current liabilities</b>	<b>68.3</b>	<b>58.2</b>	<b>10.1</b>
<b>Total equity + liabilities</b>	<b>171.9</b>	<b>164.8</b>	<b>7.1</b>

Net financial debt stood at EUR 41.8 million, the same level as at 2021 year-end, mainly as a result of the repayment of the mortgage debt associated with the assets sold in the period offset by the increase in other payables and cash.

### Net financial debt<sup>(\*)</sup>

(million EUR)	Sep-22	Dec-21	Change
Mortgage debt	14.2	21.7	-7.5
Other payables	49.5	36.6	12.9
(-) Cash and financial assets	-21.9	-16.4	-5.5
<b>Total Net Financial Debt</b>	<b>41.8</b>	<b>41.9</b>	<b>-0.1</b>

Note: (\*) Not including the participating debt amounting to EUR 17.9 million in both years.

### Financial debt repayment schedule (€M)<sup>(\*)</sup>



Note: (\*) Not including the participating loan, which will be repaid through the dation in payment of the Cànoves asset and will not give rise to a cash outflow.

#### DISCLAIMER

The percentages and figures that appear in this report have been rounded off and, accordingly, in certain cases they may differ from the actual figures in euros. Also, the information in this report may contain statements that represent forecasts or estimates in relation to the Company's future performance. Analysts and investors should bear in mind that such statements in relation to the future do not constitute a guarantee of the Company's future performance, and they assume risks and uncertainties; therefore, actual performance could differ substantially from the performance envisaged by such forecasts.