CASTELLANA PROPERTIES SOCIMI, S.A.

By virtue of the resolution of the Board of Directors of Castellana Properties SOCIMI, S.A. (the **"Company"**), the shareholders are hereby called to the Extraordinary General Shareholders' Meeting to be held in Madrid, at the registered office (Paseo de la Castellana Nº 36-38, 8th floor, C.P. 28046), on Thursday 15 January 2026, at 10.00 am, on first call, or, if appropriate, on Friday 16 January 2026, at 10.00 am, at the same place, on second call, to discuss and resolve on the items included in the following

AGENDA

FIRST.	Share capital increase by means of credit offset and consequent modification of article 6 of the bylaws.
SECOND.	Any other business.
THIRD.	Delegation of powers.
FOURTH.	Drafting, reading and approving the minutes of the Shareholders' Meeting.

Information rights: In accordance with the provisions of article 301 of the Spanish Companies' Act (*Ley de Sociedades de Capital*), as from the publication of this call to meeting, shareholders may obtain from the Company, immediately and free of charge, (i) the report of the Board of Directors in relation to the proposed resolution on the share capital increase by offsetting credits together with the full text of the amendment to the Articles of Association proposed by the Board of Directors, redrafting article 6 of the Articles of Association, and (ii) the certification of the Company's auditor certifying that the data offered by the Board of Directors on the credits to be offset are in accordance with the Company's accounts. All of the above documents may also be consulted on the Company's website (www.castellanaproperties.es).

Right of attendance and representation: All shareholders who appear as such in the corresponding accounting register of book entries (Iberclear) five days prior to the meeting shall be entitled to attend the meeting, which they may prove by means of the corresponding attendance card issued by the entities adhering to the Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A. (Iberclear), or by the Company itself after accrediting their ownership or the document that, in accordance with the law, verifies them as shareholders, which shall indicate the number of shares they hold and the number of votes they may cast. Shareholders who do not attend the General Shareholders' Meeting in person may be represented at the meeting by another person, in compliance with the requirements and formalities stipulated in the bylaws and the Spanish Companies' Act.

Note: To avoid inconveniencing shareholders, it is noted that it is foreseen the Meeting to be held on first call, that is, on Thursday 15 January 2026 at 10:00 a.m.

In Madrid, on 26 November 2025.

The Secretary of the Board of Directors