

REPORT OF THE AUDIT AND CONTROL COMMITTEE ON THE INDEPENDENCE OF THE EXTERNAL AUDITOR

To the Board of Directors of Árima Real Estate SOCIMI, S.A.

In compliance with the provisions of article 529 quaterdecies, section 4.f), of the Spanish Companies Act, as well as the provisions of article 35.5 of the Regulations of the Board of Directors, the Audit and Control Committee of the company Árima Real Estate SOCIMI, S.A. (the "**Company**") issues this report prior to issuance, by PricewaterhouseCoopers Auditores, S.L. ("**PwC**"), of its audit report on the Company's annual accounts for the year ended December 31, 2023, stating the following:

I. Appointment of auditor

The Company's General Shareholders' Meeting, held on 18 October 2018, appointed PwC as auditors of the Company and its consolidated group for the years 2018, 2019 and 2020, and they were re-elected by the Company's General Shareholders' Meeting held on 29 June 2021, for the years 2021, 2022 and 2023. This would be their sixth year as the Company's auditors.

PwC's selection process has been carried out in accordance with the provisions of Law 22/2015, of July 20, on Auditing, which, in its article 40, establishes the rules on the hiring, rotation and appointment of auditors; and in accordance with the provisions of Regulation (EU) No 537/2014 of the European Parliament, of April 16, 2014.

II. Independence

Prior to the preparation of this Report, PwC has sent a letter dated February 12, 2024 to the Audit and Control Committee, in which it confirms that it has complied with the independence requirements that are applicable in accordance with the provisions of the Audit Law and its implementing regulations. During the 2023 financial year, the auditor has not informed the Company's Audit and Control Committee of any matter that could jeopardize its independence.

In addition, PwC has ensured that, in accordance with its internal procedures, it has not identified circumstances which, individually or as a whole, could pose a significant threat to its independence and which could therefore give rise to incompatibility.

III. Fees

In order to assess PwC's independence, the Company's Audit and Control Committee has monitored the fees for all the services provided for the 2023 financial year.

The fees for services provided during the period from 1 January to 31 December 2023, which include audit and other services, and which have been assessed by the Audit and Control Committee are as follows:

Thousands of €	2023
Account Audit Services	112
Other than audit services	10

IV. Conclusion

On the basis of the foregoing and once the relevant evaluation has been made, the Audit and Control Committee considers that the independence of the Company's current auditor has been guaranteed.

Madrid, 20 February 2024