

NOTICE INFORMING SHAREHOLDERS, CREDITORS AND EMPLOYEES OF JSS REAL ESTATE SOCIMI, S.A. OF THEIR RIGHT TO SUBMIT COMMENTS ON THE JOINT MERGER PROJECT

In compliance with the provisions of Article 7 of Royal Decree-Law 5/2023, of 28 June, transposing, among others, the European Union Directive on structural changes to commercial companies (the "**RDL 5/2023**"), it is hereby announced that the members of the Board of Directors of JSS Real Estate SOCIMI, S.A. ("**JSS SOCIMI**" or the "Company") and the members of the Board of Directors of Árima Real Estate SOCIMI, S.A. ("**Árima**") have drafted, approved and signed a joint merger plan (the "Plan") dated 27 June 2025, pursuant to which JSS SOCIMI will be absorbed by its listed subsidiary Árima, with the consequent dissolution (without liquidation) and extinction of the former, transferring all its assets en bloc to Árima, the latter acquiring by universal succession all the rights and obligations of JSS SOCIMI (the "Merger").

In accordance with the provisions of Article 7.1.2 of RDL 5/2023, the shareholders, creditors and employees of JSS SOCIMI are hereby informed that they may submit comments on the Project no later than five (5) working days before the date of the Company's General Shareholders' Meeting, at which the proposal to approve the Merger will be submitted. The General Shareholders' Meeting is expected to be held on 21 October 2025, on first call, although the final date set for the General Meeting will be published in another relevant notice.

In Madrid, on 12 September 2025

The Secretary (non-director) of the Board of Directors of JSS Real Estate SOCIMI, S.A.

Mr. Enrique Nieto Brackelmanns