



***RESULTS 1H25***

*8 October 2025*



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(1) Valuation carried out on 30 June 2025 by independent experts, except for the Fairmont resort, sold on 31 July, which has been valued at transaction price.

(2) Debt with credit institutions - cash and cash equivalents/GAV

(3) Source: INE (National Statistics Institute), Christies & Co and Colliers International

(4) Pending registration in the Companies Register.

(5) These figures do not include the impact of the classification of the Golf as a discontinued operation, which was sold after the close of the first half of the year

## *Main milestones in the period (1H25)*

- **The results obtained consolidate the path of growth initiated in 2024, demonstrating the solid position of the business and the quality of the portfolio.** Revenues amounted to €13.35 million<sup>(5)</sup> (+34.8% vs. 1H24) and EBITDA <sup>(5)</sup> amounted to €8.13 million (+1.5x 1H24), as a result of improved hotel business activity and the cost containment plan implemented since the end of 2024. On the other hand, net result reached €29.4 million (+14x 1H24) as a result of improved EBITDA, the €30 million increase in asset value and the effect of discontinued operations (-€5.5 million).
- **MHRE closed the first half with a loan-to-value ratio (LTV) of 20.5% and €46.96 million in cash on hand (gross debt of 196 millions)** , enabling it to comfortably complete the projects underway and continue to grow.
- **The portfolio's GAV<sup>(1)</sup> stands at €728.4 million, having increased by 6.44% since the close of 2025. This variation is explained by:**
  - ✓ The CAPEX implemented in the period amounting to €19 million, essentially arising from the progress of the repositioning works on the hotels, with the CAPEX to be implemented at the close of 1H25 amounting to €28.2 million.
  - ✓ The effect of improved valuations by independent experts.
- **After the close of the period, the Company:**
  - ✓ Total gross remuneration received by shareholders to approx. €1.57/share in 2025 (approx. €181 million) Paid an ordinary dividend against 2024 results amounting to €0.116/share, and paid an extraordinary dividend against the share premium account amounting to €1.44356123/share
  - ✓ Sold of Fairmont La Hacienda Hotel: Sold all the shares of the company Alcaidesa Holding, S.A.U. and the equity interests of MHRE San Roque, S.L.U., the companies that own the Fairmont La Hacienda resort and the golf courses called "La Hacienda Links Golf Resort", under the terms and conditions described in the "Privileged Information" published on 16 June 2025.
  - ✓ Reduced the number of directors from 10 to 6 with the sole purpose of adapting the size of the Company's Board of Directors to be more in line with the Company's current circumstances and needs, within the limits set out in the Articles of Association, for the Board's due representativeness and efficacy.
  - ✓ The General Meeting approved the change of company name to Hotei Properties Group SOCIMI in symbol of a new starting point in our company's history <sup>(4)</sup>.
- **The Spanish hotel market, and particularly the luxury segment, has continued to show notable strength, both in terms of hotel investment and the evolution of rates and occupancy volumes.** Spain has reached a new record number of international tourists (44.5<sup>(3)</sup> million; +4.7% vs. 1H24), and the average spending per tourist is up again (+3.5%<sup>(3)</sup> vs. 1H24), marking a new all-time high. Hotel rates and occupancy have continued to grow.

## Consolidated results 1H25 (IFRS)

(Euros)	06/30/2025 (6 months)	06/30/2024 (6 months)	Var % (6 months)
Revenues	13.351.431	9.908.102	34,8%
Cost of sales	(357.443)	(184.548)	93,7%
Other operating income	860.736	508.928	69,1%
Work performed on its assets	361.473	0	-36,7%
Personnel Cost	(2.295.448)	(3.628.645)	6,1%
Other operating expenses	(3.830.226)	(3.610.107)	6,1%
Other results	37.685	189.450	-80,1%
<b>EBITDA</b>	<b>8.128.208</b>	<b>3.183.180</b>	<b>155,3%</b>
Impairment losses of accounts receivable	(198.296)	65.639	n.s
Changes in fair value of investment properties	30.028.860	3.578.445	739,2%
Depreciation & Amortization	(279.452)	(87.599)	-219,0%
Impairment losses on disposal of non current assets	0	(1.477.097)	n.s
<b>EBIT</b>	<b>37.679.321</b>	<b>5.262.568</b>	<b>616%</b>
<b>FINANCIAL RESULT</b>	<b>(2.761.859)</b>	<b>(2.691.576)</b>	<b>-3%</b>
<b>PROFIT BEFORE TAXES</b>	<b>34.917.461</b>	<b>2.570.992</b>	<b>1258%</b>
Taxes	-	-	
<b>NET PROFIT</b>	<b>34.917.461</b>	<b>2.570.992</b>	<b>1258%</b>
Discontinued operation	(5.483.899)	(491.347)	
<b>PROFIT ATTRIBUTABLE TO THE PARENT COMPANY</b>	<b>29.433.563</b>	<b>2.079.645</b>	<b>1315%</b>

(1) EBITDA calculation = Operating result - variation in provisions - variation in the fair value of investment property - Impairment and income from disposal of fixed assets - Amortisation - Result from loss of control of subsidiaries.

(2) Restated figures.

(3) The company Hotel Villa Miraconcha, operator of Nobu Hotel San Sebastian, was integrated into the company's perimeter in 2024.

**Revenues stand at €13.35 million, an increase of 34.8% vs. 1H24. The reasons for this improvement are due to:**

- ✓ The contribution of 7 complete assets in the first half vs. 1H24, in which period the following hotels did not contribute: The Autor Madrid and Fairmont La Hacienda, which opened their doors in November and December 2024, respectively, as well as the Meliá Bilbao hotel, which was in the process of being renovated. On the other hand, in 1H24, Hotel Lucentum contributed until March, inclusive, when it was sold, and Nômade Madrid (formerly Iberostar Las Letras) contributed for the first 6 months, as renovations started in July last year.
- ✓ The contribution to the consolidation accounts of the integration of the company Hotel Villa Miraconcha<sup>(3)</sup>, operator of Nobu Hotel San Sebastian, during the 6 months vs. 3 months in 1H24 (which was acquired in March 2024).

These figures do not include the impact of the classification of the Golf as a discontinued operation, which was sold after the close of the first half of the year.

**EBITDA<sup>(1)</sup> stands at €8.13 million, 1.5 times the 1H24 figure**, due to the aforementioned increase in revenues and cost reductions. As with revenues, EBITDA does not include the impact of the classification of the Golf as a discontinued operation, which was sold after the close of the first half of the year. Including this effect, it would have amounted to €8.52 million.

**Net result of €29.4 million, vs. €2 million in 1H24 (approx.14x)**, due to the improved EBITDA mentioned above, and the positive impact of valuations carried out by independent experts (+€30 million).

## Consolidated Results 1H25 (IFRS)

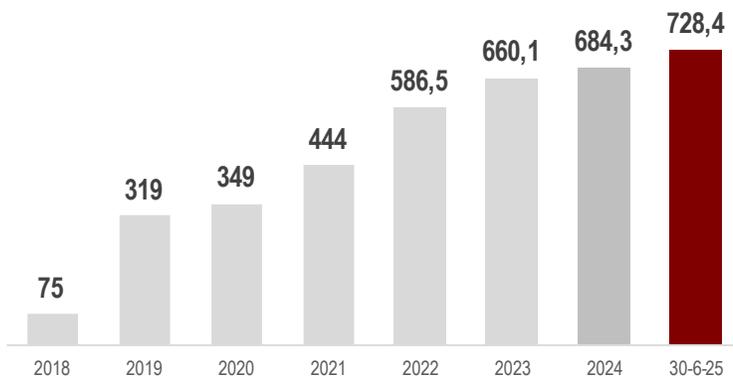
Consolidated Balance Sheet	30 June 2025	31 December 2024
GAV	728.364.777	684.266.000
Bank Borrowings <sup>(2)</sup>	-196.043.907	-203.354.674
Cash	46.963.373	77.335.130
Net Debt	-149.080.534	-126.019.544
LTV <sup>(1)</sup>	26,9%	28,7%
Net LTV	20,5%	18,4%

- **Tangible assets and investment property increased** mainly due to the €19 million CAPEX implemented in the period and higher asset valuations.
- **The loan-to-value ratio (LTV) stands at 20.5 %<sup>(1)</sup> vs. 18.4% at the close of 2024.**
- **The company held gross cash of €46.9 million<sup>(3)</sup> at the close of 1H25.**
- **EPRA NTA was €4.96/share<sup>(4)</sup>, 5.2% higher than at the close of 2024.**



(1) Debt with credit institutions LTV/the portfolio's GAV at 30 June 2025. Note that this does not include net debt of assets held for sale  
(2) Only bank debt has been considered, excluding debt related to discontinued operations.  
(3) Cash and cash equivalents including available investment funds (fixed income). Note that this does not include the cash balance of assets held for sale  
(4) The EPRA NAV adjusted for the total remuneration received by shareholders after the end of the period would be €3.39/share."

### Portfolio GAV performance



#### Data as at 30 June 2025

- ✓ 6.44% increase in GAV to €728 million due to the CAPEX implemented and the increase in asset value (LfL var. 3.6%).
- ✓ GAV<sup>(1)</sup>/acquisition cost total portfolio: +9%; +11.3% in hotels in operation
- ✓ Capex
  - ✓ Implemented in 1H25: €19 million.
  - ✓ Pending implementation: €28.2 million, corresponding to the hotels in Madrid, Nobu and Nómade.

(1) Source: Valuation by independent experts as at 30 June 2025

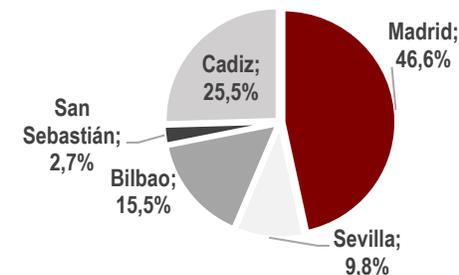
### Portfolio summary as at 30 June 2025

#### Portfolio breakdown by hotel

	Category	Sustainability certificate	Keys	Opening date	Status
Meliá Bilbao	5*		210	05/23/2024	Ramp up (3)
Radisson Collection Sevilla	5*	Leed Gold	89	06/25/2021	Stabilized
Radisson Collection Bilbao	5*	Leed Platinum	137	03/15/2022	Stabilized
Hotel JW Marriot Madrid	5*	Leed Gold	139	03/27/2023	Ramp up
Hotel Mercer Plaza Sevilla	5*	Leed Gold	25	04/21/2024	Ramp up
Nobu San Sebastian	5*	Leed Platinum	20	08/10/2023	Ramp up
El Autor, Autograph Collection Madrid	5*	Leed Platinum	50	11/26/2024	Ramp up
Fairmont La Hacienda San Roque	5*	In process of Leed Gold	311	12/27/2024	Ramp up
Nómade Madrid	5*	In process of Leed Gold	93	1H26	En desarrollo
Nobu Madrid	5*	In process of Leed Gold	50	1H26	En desarrollo
<b>TOTAL PORTFOLIO</b>			<b>1.124</b>		

*The Fairmont La Hacienda hotel was sold on 31 July 2025.*

#### GAV breakdown by location



**The portfolio's GAV adjusted for the sale of the Fairmont La Hacienda resort on 31 July 2025 would stand at €557.3 million**

LEED Gold certification (minimum) has been requested for all assets undergoing restructuring

**Assets in portfolio with a GAV<sup>(1)</sup> of 728.4 million**

In operation (82.1% GAV <sup>(1)</sup> )							In repositioning (17.9% GAV <sup>(1)</sup> )		
<b>Radisson Seville</b>	<b>Radisson Bilbao</b>	<b>JW Marriott Madrid</b>	<b>Mercer Plaza Seville</b>	<b>Nobu San Sebastian</b>	<b>Meliá Bilbao</b>	<b>Autor Autograph Collection Madrid</b>	<b>Fairmont La Hacienda Cadiz</b>	<b>Hotel Nomade Madrid</b>	<b>Nobu Madrid</b>
<ul style="list-style-type: none"> <li>Hotel rooms: 89</li> <li>Category 5*</li> <li>Segment: Luxury</li> <li>Brand: Radisson Collection</li> <li>Contract type: Variable income with guaranteed minimum income</li> <li>Main building incorporated into the scope in 2018 and annex in 1H2019</li> <li>Status: Stabilised</li> <li>LEED Gold Certificate</li> <li>Energy certificate B</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 137</li> <li>Category 5*</li> <li>Segment: Luxury</li> <li>Brand: Radisson Collection</li> <li>Contract type: Variable income with guaranteed minimum income</li> <li>Incorporated into the scope in 1H2019</li> <li>Status: Stabilised</li> <li>LEED Platinum Certificate</li> <li>Energy certificate A</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 139</li> <li>Category 5*</li> <li>Segment: Luxury</li> <li>Brand: JW Marriot</li> <li>Contract type: Variable income with guaranteed minimum income.</li> <li>Incorporated into the scope in October 2019. Consists of two buildings</li> <li>Status: Ramp up</li> <li>LEED Gold Certificate</li> <li>Energy certificate A</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 25</li> <li>Category 5*</li> <li>Segment: Boutique luxury</li> <li>Brand: Mercer</li> <li>Contract type: Variable income with guaranteed minimum income</li> <li>Incorporated into the scope in 2019. Consists of two buildings.</li> <li>Status: Ramp up</li> <li>LEED Gold Certificate</li> <li>Energy certificate A</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 20</li> <li>Category 5*</li> <li>Asset type: High-end Luxury</li> <li>Brand: Nobu</li> <li>Contract Type: Operated directly by MHRE through its subsidiary Villa Miraconcha</li> <li>Included in the portfolio in 4Q20.</li> <li>Status: Ramp up</li> <li>LEED Platinum Certificate</li> <li>Energy certificate A</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 210</li> <li>Category 5*</li> <li>Segment: Luxury</li> <li>Brand: Meliá</li> <li>Contract type: Variable income with guaranteed minimum income</li> <li>Incorporated into the scope in November 2019</li> <li>Status: Ramp up</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 50</li> <li>Category 5*</li> <li>Segment: Boutique luxury</li> <li>Brand: Marriott Autograph Collection</li> <li>Contract type: Variable income with guaranteed minimum income</li> <li>Incorporated into the scope in July 2022</li> <li>Status: Ramp up</li> <li>Certificate: Target LEED Gold</li> <li>Target energy certificate A</li> </ul>	<ul style="list-style-type: none"> <li>Hotel rooms: 311</li> <li>Category 5*</li> <li>Segment: Luxury</li> <li>Brand: Fairmont</li> <li>Contract type: Variable income with guaranteed minimum income</li> <li>Incorporated in December 2019.</li> <li>Consists of Hotel, 2 plots of land, 2 golf courses, 1 clubhouse and 32 branded residences</li> <li>Status: Ramp up</li> </ul> <p><b>Sold on 31 July 2025</b></p>	<ul style="list-style-type: none"> <li>Hotel rooms: 93</li> <li>Category 5*</li> <li>Segment: High-end Luxury</li> <li>Brand: Nomade</li> <li>Contract type: Fixed income: Variable income with guaranteed minimum income</li> <li>Incorporated into the scope in October 2022</li> <li>Target LEED Gold</li> <li>Target energy certificate A</li> </ul> <p>Openings scheduled for 1H2026</p>	<ul style="list-style-type: none"> <li>Hotel rooms: 50</li> <li>Category 5*</li> <li>Segment: Luxury.</li> <li>Included in the portfolio in December 2021.</li> <li>Brand: Nobu.</li> <li>Contract type: variable income with guaranteed minimum income</li> <li>Target LEED Gold</li> <li>Target energy certificate A</li> </ul>

(1) Valuation carried out on 30 June 2025 by independent experts, except for the assets related to the Fairmont La Hacienda resort valued at transaction price as at 31 July 2025.

## Spain is consolidating its position as one of the most active and liquid destinations in Europe and globally

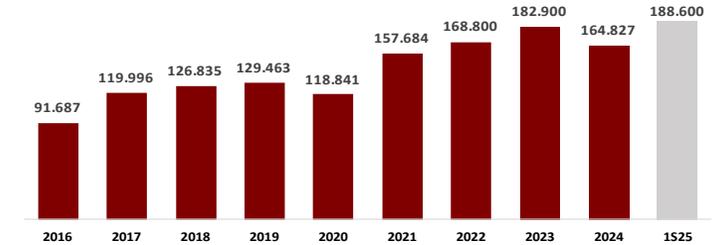
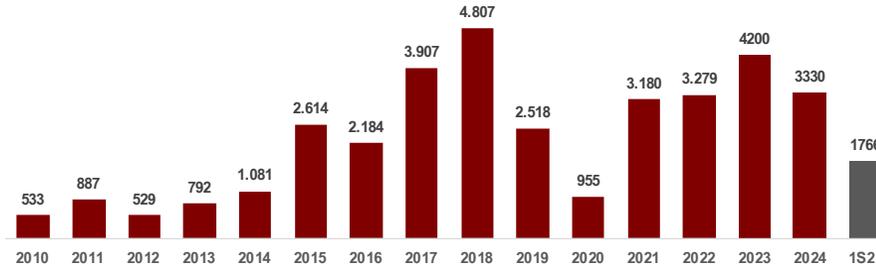
**Spain continues to attract higher quality tourist profiles and to increase the hotel stock's degree of deseasonalisation.**

New record number of international tourists in Spain, +44.5 million in 1H25 (+4.7% vs. 1H24).

The average spending per tourist was 1,376 euros, an annual increase of 3.5%.

Hotels were the preferred asset class for investors in 1H25, with hotel investment in Spain reaching €1.766 billion, 20% higher than in 1H24. 64% of this figure was realised by domestic investments. The 4 and 5-star segments accounted for 74% of the total volume invested, reflecting a clear commitment by capital to strengthening the destination's upmarket positioning and attract a tourist profile with higher purchasing power.

In 1H25, the price paid per room set a new record at €188,600/room (+12% compared to the average for the post-covid period), driven among other factors by the growing weight of higher category assets and assets located in prime locations.

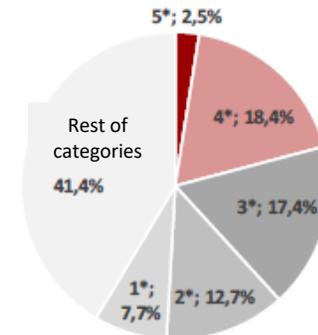
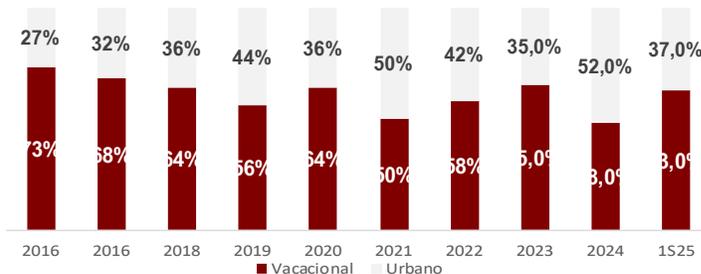


Investment in the holiday segment has taken centre stage largely due to the completion of the purchase of the Mare Nostrum resort in Tenerife, valued at €430 million.

After an excellent 2024, Madrid has seen its activity limited by a lack of available product, with only 8 transactions for an aggregate volume of €120 million.

The percentage of 5-star hotels of the total hotel stock in Spain was 2.5% in 1H25, a figure that is markedly below the European average.

A positive outlook continues for the Spanish hotel sector in 2025, which is consolidating its position as one of the most active and liquid destinations in Europe and globally.

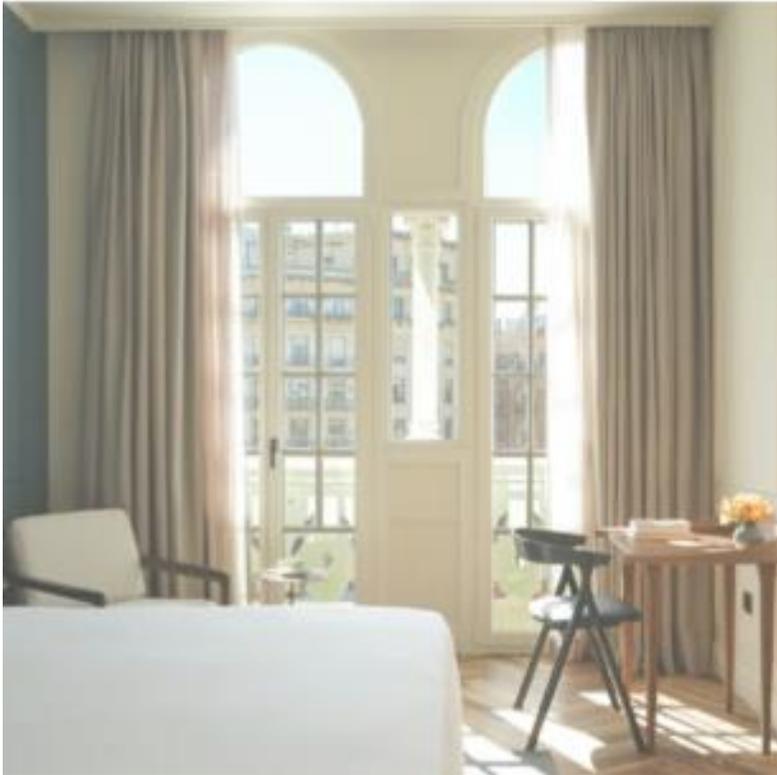


The main hotel variables in the 5\* segment have continued to improve in 1H25. Thus, to June, there has been a:

- ✓ 5.7% increase in ADR to 307 euros
- ✓ 9.45% increase in REVPAR to 227 euros.

(1) World Economic Forum  
Source: Colliers International, Christie & Co and INE (National Statistics Institute)

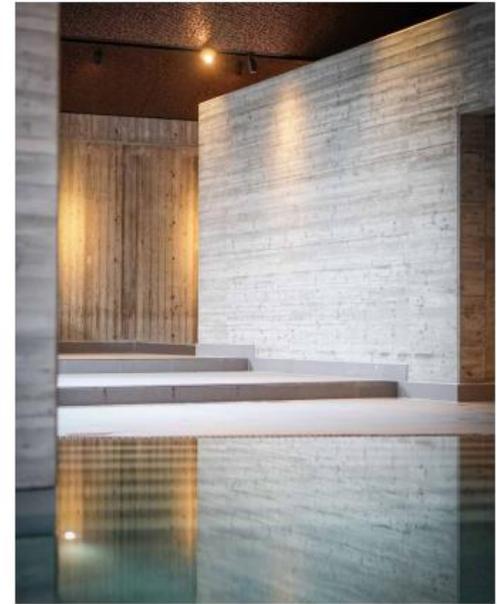
## Outlook and Conclusions



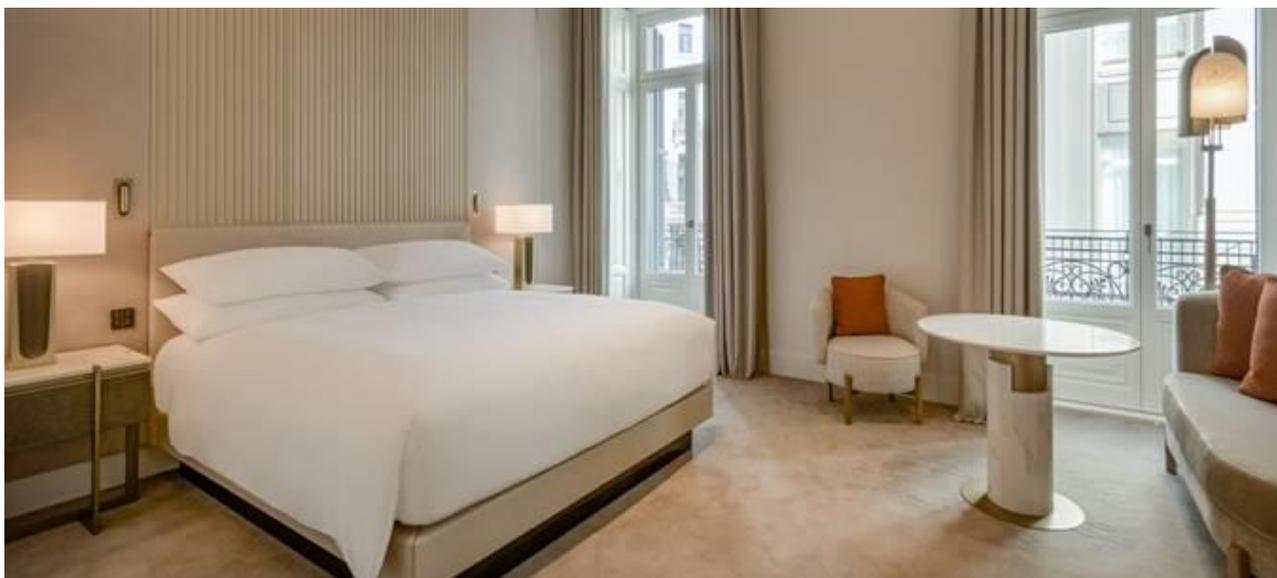
**Excellent potential for the Company to successfully capitalise on the effort made**

- Expected improvement in the main financial metrics in 2025**
- Cost restructuring completed**
- Portfolio with high value potential**
- Capacity for further growth**
- We have a committed team that is fully aligned with the company's strategy**

**This means we can face the future with optimism**



## Consolidated Balance Sheet: (in euros)



	Assets	june 30, 2026	december 30, 2024
<b>NON-CURRENT ASSETS</b>		<b>567,712,569</b>	<b>695,015,228</b>
Intangible assets		72,362	78,424
Goodwill		931,841	931,841
Tangible assets		4,238,832	18,228,386
Investment property		557,325,367	670,529,277
Long-term financial investments		2,998,071	3,099,032
Non-current trade receivables		2,146,096	2,148,248
<b>CURRENT ASSETS</b>		<b>233,163,174</b>	<b>86,439,001</b>
Inventories		511,162	1,670,262
Trade receivables and other accounts receivable		5,527,081	6,152,653
Customers for sales and services rendered		4,485,230	4,176,236
Miscellaneous receivables		411,060	294,995
Receivables from public administrations		630,791	1,681,402
Short-term financial investments		9,883,703	4,805,712
Other current assets		877,622	682,911
Cash and cash equivalents		40,839,041	21,127,463
Other liquid assets		.	32,000,000
Assets held for sale		175,524,365	.
<b>TOTAL ASSETS</b>		<b>800,875,743</b>	<b>781,454,229</b>
	<b>Liabilities</b>		
<b>EQUITY</b>		<b>574,702,438</b>	<b>545,495,579</b>
Own funds		575,807,397	546,397,878
Financial assets at fair value through profit or loss		(1,104,959)	(902,299)
<b>NON-CURRENT LIABILITIES</b>		<b>173,247,186</b>	<b>167,361,729</b>
Long-term debts		172,967,281	164,847,435
Long-term debts with credit institutions		166,225,508	158,032,026
Finance lease creditors		.	18,542
Derivatives		234,225	.
Other long-term financial liabilities		6,507,548	6,796,921
Deferred tax liabilities		279,905	2,514,294
<b>CURRENT LIABILITIES</b>		<b>52,926,119</b>	<b>68,596,921</b>
Short-term debts		27,289,092	45,698,106
Short-term debts with credit institutions		26,886,636	45,299,294
Finance lease creditors		.	4,812
Other short-term financial liabilities		402,456	394,000
Trade creditors and other accounts payable		11,174,154	22,702,027
Suppliers and sundry creditors		8,645,207	17,544,533
Personnel (remuneration pending payment)		1,141,673	3,168,022
Debts to public authorities		958,157	846,413
Advances from customers		429,117	1,143,039
Short-term accruals		150,616	196,788
Liabilities related to assets held for sale		14,312,257	.
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>800,875,743</b>	<b>781,545,229</b>



#### Privileged Information and Other Relevant Information

- ❑ 7 January 2025. Significant stakes
- ❑ 7 January 2025. Communication of transactions in securities related parties
- ❑ 21 March 2025. Portfolio valuation as at 31 December 2024
- ❑ 21 March 2021. 2023 financial reporting/presentation 2024 results
- ❑ 28 April 2025. Reduction in the number of directors
- ❑ 29 May 2025. Notice of General Meeting
- ❑ 6 June 2025. Ratifying notice of General Meeting
- ❑ 16 June 2025. Notice of Extraordinary General Meeting
- ❑ 16 June 2025. Sale Alcaidesa companies
- ❑ 30 June 2025. Presentation General Meeting
- ❑ 30 June 2025. Resolution General Meeting
- ❑ 30 June 2025. Ordinary dividend payment
- ❑ 30 June 2025. Corporate Governance changes

#### Privileged Information and Other Relevant Information after the end of the period

- ❑ 2 July 2025. Correction of relevant information regarding dividend payment
- ❑ 3 July 2025. Significant stakes at 30 June 2025
- ❑ 16 July 2025. Resolutions adopted at the Extraordinary General Meeting
- ❑ 1 August 2025. Completion of Alcaidesa agreement
- ❑ 1 August 2025. Extraordinary dividend payment schedule
- ❑ 19 September 2025. Information on minority shareholders' lawsuit



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