



Pursuant to Article 17 of Regulation (EU) No. 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation), and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC, and Article 61004/2 of Euronext Rule Book I, MONTEPINO LOGÍSTICA, SOCIMI, S.A. (the "Company") hereby notifies the following.

OTHER RELEVANT INFORMATION

On July 21st 2023, the company's subsidiary RPLP – RIBATEJO PLATAFORMA LOGÍSTICA, UNIPESSOAL LDA. formalized with ING BANK N.V. - SUCURSAL EM PORTUGAL a Green Loan Facility Agreement, secured by a first ranking mortgage over the Built To Suit lease development project in Ribatejo (Portugal).

Main terms of the loan:

- Principal: EUR 64,000,000, maximum 50% LTV at practical completion.
- Term: 6 years. Bullet.
- Interest: Euribor 3M + 2.00% during development plus 0.5% commitment fee on the unused Facility Amount.
Euribor 3M + 1.90% after practical completion.
- Upfront fees: 1% .
- Hedging: Forward Started Swap in respect of 70% of the Facility amount.
Starting date 22 December 2024 fixed 2.9956%.
- Use of the funds: Develop the Built To Suit lease logistics project in Ribatejo.

The Facility is made available in accordance with the Core Components of the Green Loan Principles and falls under the category of an eligible green



building project that complies with regional, national and international standards and certifications (the "Eligible Green Project").

Guarantees: Usual securities for transactions of this nature, including mortgage over the Property Lote 1 located at Castanheira do Ribatejo, (Portugal) and pledge over receivables and accounts of the property. Shareholders guarantee over pending construction costs only during development period.

- Financial covenants:

Asset level:

- Interest Coverage Ratio (ICR) 1.5x backwards and onwards.
- Loan to Value (LTV) <60%, soft LTV <55.0%.
- Debt yield >7.5%, soft Debt Yield > 8%.

If soft covenants breaches, a repayment of 2.00 % of the Facility Amount per annum would apply.

Borrower level:

- Loan to Value (LTV) <60%.

Sincerely

D. Alfonso Cárcamo Gil
Secretary (Non-Director) of the Board