

CONSOLIDATED ECONOMIC AND FINANCIAL INFORMATION

The consolidated financial information has been prepared in accordance with International Financial Reporting Standards (IFRS-EU).

As a result of the loss of control of the private equity management company Artá Capital, SGEIC, S.A.U., the Group has ceased to exercise control over Grupo Disfasa, S.L. ("Facundo"), Miralda Activos, S.L.U. ("Nuadi") and Gesdocument y Gestión, S.A. ("Gesdocument"), and therefore, from the second quarter of 2023, these subgroups have ceased to be fully consolidated and have been accounted for at fair value. Therefore, the consolidated income statement for 2023 includes the results for the first quarter results of Grupo Disfasa, S.L. ("Facundo"), Miralda Activos, S.L.U. ("Nuadi") and Gesdocument y Gestión, S.A. ("Gesdocument").

The final part of this report includes the Consolidated Financial Statements, audited by KPMG Auditores, S.L., with more detailed information.

CONSOLIDATED BALANCE SHEET

In Millions of euros

ASSETS	As of December 31, 2023	As of December 31, 2022	As of December 31, 2021
Real Estate investments.....	301.2	317.5	334.8
Tangible Fixed Assets.....	1.3	22.5	31.5
Goodwill	-	75.3	79.6
Other intangible assets	-	123.7	119.9
Investments in associates companies.....	2,717.0	2,651.7	2,453.3
Financial investments at fair value with changes in P&L....	1,831.0	1,364.2	973.3
Other financial fixed assets.....	93.2	73.2	66.7
Non-current assets.....	4,943.7	4,628.1	4,059.1
Non-current assets held for sale	-	3.6	134.8
Cash and cash equivalents.....	405.9	572.3	709.5
Other current assets	40.0	119.1	104.7
Current assets.....	445.9	695.0	949.0
TOTAL ASSETS.....	5,389.6	5,323.1	5,008.1

CONSOLIDATED BALANCE SHEET

In Millions of euros

EQUITY AND LIABILITIES	As of December 31, 2023	As of December 31, 2022	As of December 31, 2021
Share capital.....	60.3	59.2	58.2
Retained earnings and others	4,665.7	4,421.50	4,011.00
Interim dividend.....	-	-	(29.1)
Minority shareholders.....	60.1	138.4	164.5
Total net equity.....	4,786.1	4,619.1	4,204.6
Financial debt.....	70.0	161.7	247.2
Provisions and other debt	30.5	23.2	14.0
Other liabilities	25.0	55.6	61.9
Non-current liabilities.....	125.5	240.5	323.1
Financial debt.....	444.5	389.0	347.4
Other liabilities	33.5	74.5	133.0
Current liabilities.....	478.0	463.5	480.4
TOTAL NET EQUITY AND LIABILITIES....	5,389.6	5,323.1	5,008.1

BALANCE SHEET

The changes in most of the balance sheet items in Alba's consolidated financial statements are largely due to the exclusion of Facundo, Gesdocument and Nuadi from the scope of consolidation. As mentioned above, these companies were fully consolidated until the date of sale of the private equity management company Artá Capital, SGEIC, S.A.U., and are now accounted for at fair value from the second quarter of the year.

The *Real Estate Investments* account, which includes rental properties, decreased by €16 million in 2023 to €301 million, mainly due to a decrease in the fair value of these properties. This decrease was partially offset by the purchase of several garage spaces and by improvements made to the real estate portfolio. The valuation of the properties is carried out every six months by an independent expert, with the increase or decrease in value being recognized in the income statement under the heading *Change in the fair value of real estate investments*.

The changes in *Goodwill* and *Other intangible assets*, as well as the significant reduction in *Tangible fixed assets*, were due to the exclusion of Facundo, Gesdocument and Nuadi from the scope of consolidation.

Investments in associate companies, increased by €65 million in 2023. This increase is mainly explained by the results contributed of the investees (€161 million), as well as by the changes in their consolidated equity (€15 million), among other elements. Partially offsetting the aforementioned increases, are the impairment recorded on the Ebro Foods shareholding (€45 million) and the dividends distributed by investees (€71 million).

Financial investments at fair value with changes in P&L, increased from €1,364 million to €1,831 million in 2023. This change is mainly due to the acquisitions made during the year for a total amount of €222 million, the increase in the fair value of financial investments for €118 million and the classification under this heading of the short-term investment held by Alba in 2022 in Inmobiliaria Colonial (€80 million), as well as, the investments in Facundo, Gesdocument and Nuadi due to the aforementioned loss of control (€57 million). Among the financial investments made, we would highlight the increase in the shareholding in Inmobiliaria Colonial and Technoprobe, for €77 and €83 million, respectively. At this point, we consider it necessary to recall that, in 2023, this heading includes all the shareholdings in unlisted companies (except for Verisure, Parques Reunidos and Profand, which are included as

investments *in associates*) and the shareholdings in other long-term listed companies (Befesa, Technoprobe, Global Dominion and Inmobiliaria Colonial).

Other financial investments increased by €20 million, mainly as a result of the subordinated loan arranged in June 2023 with Profand for the acquisition of a production asset in the United States (€29 million) and, to a lesser extent, the increase in the fair value of the put option held by the Group on its shareholding in the same company, which were partially offset by the collection of receivables from third parties.

As of December 31, 2022, all the assets and liabilities of Artá Capital, SGEIC, S.A.U. and Artá Partners, S.A., which were sold at the end of the first quarter of 2023, as mentioned above, were classified under *Non-current assets held for sale*. As of December 31, 2023, there were no *non-current assets held for sale*.

The balance of *Cash and cash equivalents* decreased from €572 million to €406 million in 2023, mainly due to investments made. As of December 31, 2023, Alba's net cash, calculated as the cash position less short- and long-term financial liabilities, was €16 million, compared with net cash of €110 million at the end of the previous year.

For its part, *Other current assets* decreased by €79 million, mainly due to the aforementioned changes in the scope of consolidation.

Retained earnings and others increased by €244 million, mainly due to the net income for the year (€234 million) and, to a lesser extent, to positive changes in the equity of investee companies (€15 million). These increases were partially offset by the effect of the flexible dividend distributed by Corporación Financiera Alba in the year detailed below, with no interim *dividend* paid during 2023.

In this regard, in relation to the aforementioned flexible dividend, the Shareholders' Meeting of Corporación Financiera Alba, S.A., held on June 19, 2023, approved a capital share increase in the Company to implement the flexible dividend. On July 5, 2023, the trading period for the free-of-charge allocation rights ended, through which the Company proceeded to purchase 6,244,550 free-of-charge allocation rights for an amount of €6 million; this option was accepted by 10.5% of the holders of these rights. The final number of new ordinary shares with a par value of €1 per unit issued in the capital increase was 1,060,012. As a result of the capital increase, the share capital of Corporación Financiera Alba, S.A. at December 31, 2023, amounted to 60,305,186 shares with a par value of €1 each. The new shares of the Company were admitted to trading on the stock exchange on July 19, 2023.

The *Minority shareholders* item decreased from €138 million to €60 million during the year, mainly because of the deconsolidation of Facundo, Gesdocument and Nuadi.

As a result of the above, *Net Equity*, including *Minority shareholders*, increased by 3.6% during the year to €4,786 million.

Non-current liabilities include financial debt with a maturity of more than one year amounted of €70 million, which was reduced by €92 million during the year due to the deconsolidation of Facundo, Gesdocument and Nuadi (€82 million) and the transfer to short term of loans maturing in 2024 (€10 million). Other non-current liabilities decreased mainly due to changes in the scope of consolidation.

Current liabilities, which include both bank loans with maturities of less than one year and other short-term debt, increased from €463 million at the end of 2022 to €478 million at the end of 2023. This change is mainly explained by the higher bank debt due to the investments made, which was partially offset, once again, by the exclusion of the liabilities of Facundo, Gesdocument and Nuadi from the scope of consolidation.

CONSOLIDATED INCOME STATEMENT⁽¹⁾

In Millions of euros

	2023	2022	2021
Share of net results of associate companies.....	160.8	231.4	245.0
Revenue and other income.....	53.1	166.9	235.9
Changes in the fair value of real estate investments.....	(19.4)	1.1	(0.8)
Financial income.....	77.5	21.5	17.6
Impairment of assets and change in fair value of financial instruments.....	82.9	173.4	66.1
Result from asset sales.....	2.5	47.5	1.0
Total.....	357.4	641.8	564.8
Procurement.....	(16.2)	(61.9)	(66.0)
Operating expenses.....	(84.6)	(110.3)	(138.0)
Financial expenses.....	(13.2)	(6.3)	(5.4)
Depreciation.....	(4.2)	(18.1)	(29.2)
Corporate income tax.....	(7.1)	(0.6)	(13.1)
Minority shareholders.....	1.9	(8.2)	(10.4)
Total.....	(123.4)	(205.4)	(262.1)
NET INCOME.....	234.0	436.4	302.7
Net income per share (euros).....	3.88	7.37	5.20

Note 1: This Income Statement is presented grouped according to management criteria, which explains the differences between certain chapters and the data included in the Consolidated Financial Statements.

INCOME STATEMENT

Alba's *net income* amounted to €234 million in 2023, 46.4% lower than the previous year's result. *Net income per share* decreased from €7.37 in 2022 to €3.88 in 2023.

Income under *Share of net results of associate companies* decreased by 30.5%, from €231 million in the previous year to €161 million in 2023. This decrease is mainly due to the lower results contributed by Acerinox and Parques Reunidos, which were partially offset by the greater contribution to the result of the shareholdings in Naturgy and Ebro Foods.

Revenue and other income decreased by €114 million to €53 million in the year, mainly due to changes in the scope of consolidation of fully consolidated shareholdings. As mentioned above, only three months of the sales of Gesdocument, Facundo and Nuadi were included in 2023, whereas in 2022, six months of the sales of Facundo and Gesdocument, three months of Preving and Satlink and the entire revenue of Nuadi were included. This item also includes income from Alba's real estate investments, which increased by 16.3% in 2023, to €15 million, because of the higher occupancy level of the properties and the increase in the average rent, with the leasable area remaining unchanged compared to 2022. In this sense, as of December 31 of both years, the gross leasable area amounted to 42,420 square meters, with an occupancy rate of 97.7% as of December 2023, compared to 88.4% at the end of 2022.

According to the assessment report performed by an independent expert, the estimated value of the real estate assets decreased by €19 million in 2023, this amount being included in the item *Changes in the fair value of real estate investments*. As of December 31, 2023, the fair value of real estate investments amounted to €301 million.

Financial income amounted to €78 million in 2023, compared with €22 million in the previous year, due to higher interest and dividends received.

The heading *Impairment of assets and changes in the fair value of financial instruments* showed a positive result of €83 million in the year, due to the increase in the valuation of *Financial investments at fair value with changes in P&L* (€120 million) and, to a much lesser extent, to other non-current assets included under the heading *Other financial investments* and the reversal of the impairment made in 2022 on the Profand shareholding. This was partially offset by the impairment recorded on the Ebro Foods shareholding (€45 million).

The results from asset sales includes income of €3 million in 2023 corresponding to the capital gains obtained on the sale of the private equity management company Artá Capital, SGEIC, S.A.U., compared to the €48 million obtained in 2022 from the capital gains recorded, among others, on the sale of Satlink, the entire shareholdings in Indra Sistemas and a building in Madrid.

Procurements and Operating expenses decreased in 2023 to €16 million and €85 million, respectively, 73.8% and 23.3% less than in the previous year due to the changes in the scope of consolidation mentioned under the heading of *Revenue and other income*.

Financial expenses increased by €7 million in the year to €13 million due to the increase in interest rates in 2023.

Changes in the scope of consolidation of our fully consolidated investees explain the variation in the *Minority shareholders* item in the consolidated income statement for the year.

Corporate income tax amounted to an expense of €7 million in 2023, compared with €1 million in the previous year.