



Excellent exposure to iconic hotel assets











This document has been prepared by MILLENIUM HOSPITALITY REAL ESTATE, SOCIMI, SOCIEDAD ANÓNIMA ("MHRE" or the "Society") solely for use in the Company's results presentations.

This Presentation does not constitute or form part of, and should not be construed as, any offer to sell or issue, or invitation to purchase or subscribe, or any request for an offer to purchase or subscribe, any of the Company's securities, nor shall it form the basis of, or be relied on, even the fact that it is distributed, in connection with any contract or investment decisions.

It is expressly stated that these materials are in no way directed at persons resident in countries where the distribution of these materials or the making of an offer would give rise to any notification, reporting or registration obligations. Investors and potential investors in the Company's shares should conduct their own independent research and an assessment of the Company's business and financial position.

The information contained in this document or its completeness may not be relied on for any purpose. No representation or guarantees, express or implied, is or will be made by or on behalf of the Company, any of its executives or its respective subsidiaries or agents, or any of their board members, executives, employees or advisers or any other person, as to the accuracy, completeness or veracity of the information or opinions contained in this document, and if they are relied on, it will be at your own risk. In addition, no liability or obligation (whether direct or indirect, contractual, non-contractual or otherwise) is or will be accepted by the Company, any executive or any other person in relation to the aforementioned information or opinions or any other matters in relation to this document or its content or otherwise arising in connection with them. Consequently, each of these persons accepts no liability whatsoever, whether non-contractual, contractual or otherwise, with respect to this Presentation or the information related to it.

This Presentation may include projections. All statements other than those referring to historical data included in this Presentation, including, but not limited to, statements referring to our financial position, business strategies, management plans and future objectives and operations are projections. These projections entail known and unknown risks, uncertainties and other factors, which could cause our actual results, performance, achievements and industry results to be materially different from those expressly or implicitly indicated in these projections. These projections are based on numerous assumptions regarding our present and future business strategies, and the environment in which we expect to operate in the future. The projections refer to the date of this presentation and we expressly disclaim any obligation to issue any updates or revisions of the projections in this Presentation, any changes in our expectations or changes in any events, conditions or circumstances on which these projections are based. The projections refer to the date of this Presentation and no one undertakes to publicly update or review such projections, whether as a result of new information, future events or otherwise. Consequently, undue reliance should not be placed on any projections contained in this Presentation.

To the extent possible, the industry, market and competitive position data contained in this Presentation come from official or third-party sources. In general, third-party industry publications, studies and surveys assert that the data they contain was obtained from sources believed to be reliable, but the accuracy or completeness of such data is not guaranteed. Although the Company reasonably believes that each of these publications, studies and surveys has been prepared by a reliable source, the Company has not independently verified the data contained in them. In addition, some of the industry, market and competitive position data contained in this Presentation comes from the Company's internal research and estimates based on the knowledge and experience of the Company's management in the markets in which the Group operates. Although the Company reasonably believes that such research and estimates are reasonable and reliable, said research and estimates, as well as their underlying methodology and assumptions, have not been verified by any independent source as to their accuracy or completeness, and they are subject to change. Consequently, undue reliance should not be placed on any industry, market or competitive position data contained in this Presentation.

This Presentation contains alternative performance measures according to Commission Delegated Regulation 2019/979 of 14 March 2019 and the ESMA Guidelines on Alternative Performance Measures of 5 October 2015. Other companies may calculate such financial information differently or use such measures for different purposes than those of the Company, which limits the comparability of these measures. These measures should not be considered as alternatives to those established in the Company's financial information, they have limited use and may not be indicative of the results of operations. Recipients of this Presentation should not place undue reliance on this information.





Contents

- 1. Main figures
- 2. Main milestones in the period
- 3. Consolidated Results 1H23
- 4. Portfolio
- 5. Market context
- 6. Annexes
 - · Balance sheet
 - EPRA metrics
 - Relevant and Privileged Information
- 7. Contact











GROWTH CONTINUES AT A SIGNIFICANT RATE



GAV⁽¹⁾ €632.1 million (+7.8% vs 2022)

68% in operation 14% in restructuring 18% in development

+ 21% revaluation in

hotels in operation (GAV⁽¹⁾/ Acquisition Cost⁽³⁾

+6.6%, total portfolio

Liquidity of €72.9 million

Low net LTV leverage level⁽²⁾ 15.1% (gross LTV 26.6%)

90% of the debt matures after
January 2026

81% fixed rate debt(5)

Revenue €9.93 million;

(+80.4% vs 1H22)

EBITDA €3.18 million

(9.4x that of 1H22)

Net Result €5.47 million

Result of hotel business activity
+€8.05 million

EPRA NTA €4.71/share (+1% vs 2022)

Increase in asset value of

+€4.64 million, due to the quality and value potential of the MHRE portfolio in a market environment with widespread declines.

⁽¹⁾ Valuation carried out on 30 June 2023 by independent experts.

^{(2) (}Debt with credit institutions – Cash and cash equivalents)/GAV

Acquisition cost = acquisition price + transaction costs + Capex

Average of SOCIMIS listed on the Spanish continuous market

Includes debt with negotiated cap







- (1) Valuation carried out on 30 June 2023 by independent experts.
- (2) Debt with credit institutions cash and cash equivalents/GAV
 (3) Source INE (National Statistics Institute) July 2023 and Colliers
- (4) SOCIMIS listed on the Spanish Continuous Market

- ➤ The portfolio's GAV⁽¹⁾ has increased by 7.8% from the close of 2022 to €632.1 million as a result of:
 - ✓ The CAPEX implemented in the period amounting to €40.78 million, arising from the progress of the repositioning works in the hotels.
 - ✓ The increase in valuations carried out by independent experts amounting to €4.64 million, which represents an exception to the widespread decline in valuations observed in the sector⁽⁴⁾ in the first half of 2023.
 - ✓ The large increase in value of all assets in operation after their repositioning stands out (+21% compared to their acquisition cost), with the improvement registered by JW Marriot Hotel Madrid being particularly significant, standing at 30.5%.
- The 2023 opening plan has been completed ahead of schedule: during the first half of 2023, JW Marriott Hotel Madrid and Nobu Hotel Seville opened their doors. In August, Nobu Hotel San Sebastian did so ahead of schedule. After these 3 openings, MHRE has 8 of its 13 assets in operation.
- In relation to the performance of hotels in operation, the Radisson Collection Seville and the JW Marriott Madrid stand out, thanks to the improvement seen in luxury tourism, which has translated into higher occupancy and ADRs than expected.
- In line with the company's philosophy, lease agreements have been successfully signed with prestigious international hotel chains to put together a unique multi-brand portfolio, which will contribute to the portfolio's security and the expected profitability of the assets.
- > Significant improvement in results (revenues of €9.93 million; and net result of €5.47 million) as a consequence of the higher income arising from the hotel business activity due to the commissioning of new assets, the updating of rents in line with the CPI and the improvement in the valuation of the portfolio.
- > We maintain a strong balance sheet: Net debt (LTV(2)) of 15.1% and a cash balance of €72.86 million as at 30 June 2023.
- > The company teams' excellent capacities in the repositioning of assets and the implementation of Capex.
- > Improvement in EPRA NTA per share of 1%, thanks to the increase in value arising from the entry into operation of new assets.
- The hotel market continues to show signs of notable strength, both in terms of hotel investment and the evolution of rates and occupancy volumes. +€1.383 billion has been invested in 1H23, with operations in 5* hotels standing out, accounting for 50% of said amount. Hotel rates and occupancy of 5* hotels continue to rise (ADR +8.85% and REVPAR +9.46% vs 7M22); this is also the category that is growing the most. Added to this is the fact that this year it is expected that the record for tourists and spending per tourist seen in 2019 will be broken, a historic record year for tourism in Spain.



Consolidated P&L

(Euros)	06/30/2023 (6 months)	12/31/2022 (6 months)	Var % (6 months)
Revenues Cost of sales Other operating income Personnel Cost Other operating expenses EBITDA	9.930.362 (97.165) 295.390 (3.504.868) (3.441.306) 3.182.413	5.505.400 (46.685) 317.787 (3.167.616) (2.304.101) 304.785	80,4% 108,1% -7,0% 10,6% 49,4%
Impairment losses of accounts receivable Changes in fair value of investment properties Depreciation & Amortization Impairment losses on disposal of non current assets Result for loss of control of subsidiaries	13.498 6.466.800 (413.368) (1.828.952) 0	0 16.788.741 (328.417) (733.301) 860.198	ns -61,5% 25,9% 149,4% ns
EBIT	7.420.391	16.892.007	-56%
FINANCIAL RESULT	(1.949.816)	(1.107.514)	-76%
PROFIT BEFORE TAXES Texes	5.470.575	15.784.493	-65%
NET PROFIT	5.470.575	15.784.493	-65%
Breakdowr	by segment		
Revenues	9.930.362	5.505.400	80,37%
Hotels	8.272.626	4.758.966	73,8%
Golf	1.657.736	746.434	122,1%
EBITDA	3.182.413	304.785	944,15%
Hotels	3.651.509	805.951	353,1%

(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

(469.096)

(501.166)

6,4%

- (2) Defined in the Management Policy and excluding the costs associated with Golf de Alcaidesa due to being temporarily operated by the Company
- (3) Excluding Alcaidesa staff

Golf

Consolidated results 1H23 (IFRS)

- > The revenue figure amounts to €9.93 million, 80.4% more than in 1H22, thanks to the better performance of both the hotel business activity (+73.8% vs. 1H22) and the Golf courses business activity (+122.1% vs. 1H22). The reasons for this increase are as follows:
 - ✓ The entry into operation of new hotels: JW Marriot Madrid and Nobu Seville, as well as the contribution during the entire half of the Radisson Bilbao (opened in March 2022) and Iberostar Gran Vía Las Letras (acquired on 27 October 2022) hotels.
 - ✓ Update of the rents of the Meliá Bilbao hotel in line with the CPI (+5.7%)
 - ✓ Improvement in Golf results as a result of the contribution of the La Hacienda Alcaidesa Links golf course, which was closed during the first half of 2022 due to renovation works.

Revenues are expected to continue improving in 2023 due to the additions of new hotels, the update of the Lucentum's rent and the golf courses' expected continuous improvement.

- **EBITDA**⁽¹⁾ stands at €3.18 million, more than 9 times the 1H22 EBITDA, thanks to the improvement in the hotel business EBITDA vs. that registered in 1H22
 - ✓ The optimisation of the company's structure and the increase in its size mean that the ratio of overheads⁽²⁾ to EPRA NTA at year-end is expected to be significantly below 1.5%, as established in the company's Management Policy.
- Net result of +€5.47 million due to the significant improvement in EBITDA and the improvement in asset value amounting to +€4.64 million
 - ✓ Increase in financial income as a result of cash balance remuneration
 - ✓ Increase in financial expenses linked to the financing of hotels in operation, due to the fact that these were previously capitalised as higher cost of the work, until they were delivered to the lessee, as well as the greater increase in debt.



Consolidated Balance Sheet	30 June 2022	31 December 2022
Total investment properties including those for disposal	647.060.052	597.701.122
Bank Borrowings	-168.396.576	-124.200.628
Cash	72.855.131	72.460.965
Net Debt	-95.541.445	-51.739.663
LTV ⁽¹⁾	26,6%	21,2%
Net LTV	15,1%	8,8%
Average Interest Rate	3,74%	2,98%
Average Debt Maturity	6,6	5,9



Consolidated Results 1H23 (IFRS)

- Tangible and real estate assets increased mainly due to the CAPEX implemented in the period amounting to €40.78 million and the €4.64 million increase in the asset valuation carried out by independent experts
- The net LTV debt ratio stands at 15.1% vs. 8.8% at year-end 2022. At the close of June 2023, the company held gross cash of 72.9 million, with the increase in financial debt this half being €48 million
- 90% of the debt matures after 1 January 2026.
- 81.38% of the debt is fixed rate ⁽³⁾, with the average rate being 3.74%.
- Improvement in EPRA NTA of 1% to €4.71/share



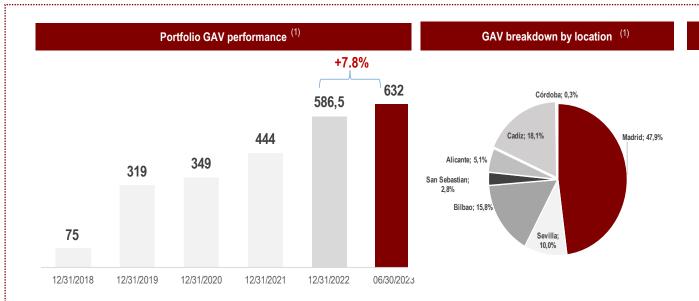
⁽¹⁾ Debt with credit institutions LTV/GAV

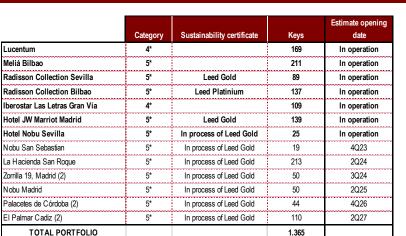
Only the bank debt included in the balance sheet heading liabilities linked to assets held for sale has been considered.

³⁾ Includes debt with negotiated cap



Portfolio summary as at 30 June 2023

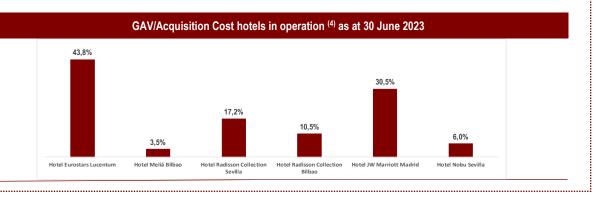




Estimated date of entry into operation of the assets

Data as at 30 June 2023

- ✓ 7.8% increase in GAV. In LfL terms, the increase was +0.8%.
- ✓ GAV⁽¹⁾/acquisition cost total portfolio: +6.6%; +21%⁽³⁾ in the portfolio of hotels in operation
- ✓ Capex
 - Implemented in 1H23 €40.8 million
 - Pending implementation €150 million.



¹⁾ Source CBRE and Savills as at 30 June 2023

⁽²⁾ Project being defined, consequently, the number of rooms could vary

B) Hotel Lucentum, Hotel Meliá Bilbao, Hotel Radisson Bilbao, Hotel Radisson Seville, Nobu Hotel Seville and JW Marriot Hotel Madrid

¹⁾ The Iberostar Las Letras hotel is not included as it is planned to be repositioned once the current rental contract ends



Overall view of the portfolio as at 30 June 2023

LEED Gold certification has been requested for all assets undergoing restructuring

												3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
				Asset	s in portfolio	with a GAV ⁽¹⁾	of 632.1 mil	lion				
GAV ⁽¹⁾ : 32.3 million	GAV ⁽¹⁾ : 51.6 million	GAV ⁽¹⁾ : 46.7 million	GAV ⁽¹⁾ : 48.5 million	GAV ⁽¹⁾ : 70.5 million	GAV ⁽¹⁾ : 165 million	GAV ^(1:) 16.5 million	GAV ⁽¹⁾ : 17.6 million	GAV ⁽¹⁾ : 1.7 million	GAV ⁽¹⁾ : 36.23 million	GAV ⁽¹⁾ : 102 million	GAV ^{(1):} 31.13 million	GAV ⁽¹⁾ 12.3 million
Alicante	Bilbao	Seville	Bilbao	Madrid	Madrid	Seville	San Sebastian	Córdoba	Madrid	Cádiz	Madrid	Cadiz
Hotel Lucentum	Meliá Bilbao	Plz. Magdalena	Hotel Gran Vía	Hotel Iberostar Las Letras	Hotel JW Marriott	Hotel Nobu Seville	Hotel Nobu San Sebastian	Palacetes de Córdoba	C/Alcalá 26	Fairmont La Hacienda	C/Zorrilla 19	El Palmar
	A CHARLES OF THE PARTY OF THE P										Thinks the T	
■ Bedrooms: 169	■ Bedrooms: 211	■ Bedrooms: 89	■ Bedrooms: 137	■ Bedrooms: 109	■ Bedrooms: 139	■ Bedrooms: 25	■ Bedrooms: 19	■ Bedrooms: 44	■ Bedrooms: 50	■ Bedrooms: 213	■ Bedrooms: 50	■ Bedrooms: 130
Category 4*	■ Category 5*	■ Category 5*	■ Category 5*	■ Category 4*	■ Category 5*	■ Category 5*	■ Category 5*	■ Category 5*	■ Category 5*	Category 5*	■ Category 5*	Category 5*
Type: Leisure	 Type: Bleisure 	Type: Luxury	Type: Luxury	 Type: Bleisure 	■ Type: High-end	Type: Boutique	Asset type:	Type: boutique	Asset type:	■ Type: Luxury	■ The project design	* * * * * * * * * * * * * * * * * * * *
Operator:	 Operator: Meliá 	Operator:	Operator: Radisson	Operator:	Luxury	luxury	Boutique luxury	Operator: pending	Luxury.	resort with villas and golf courses	is currently underway	resort
Eurostars	Contract type:	Radisson	Collection	Iberostar	Operator: JW Marriet	Operator: Nobu	Operator: Nobu	 Included in the 	 Included in the 	•	,	The project design is currently.
Contract type:	Fixed income		Contract type:	Contract type:		* '	Contract type:			Fairmont		underway
	* * * * * * * * * * * * * * * * * * * *	Radisson Collection Contract type:			Operator: JW MarriotContract type:	Operator: NobuContract type: Variable income	· ·	 Included in the portfolio in 1H2020. Consists 	 Included in the portfolio in December 2021. 	Operator:	Operator PendingIncorporated into	is currently

with guaranteed

minimum income

the scope in 2019.

Consists of two

buildings

Incorporated into

- Fixed income until 2025. From 2025. variable income with a guaranteed minimum income
- Incorporated into the scope in 2018
- the scope in
- Incorporated into November 2019
- Contract type: Variable income with quaranteed minimum income
- Main building incorporated into the scope in 2018 and annex in 1H2019
- LEED Gold Certificate

- Variable income with guaranteed minimum income
- Incorporated into the scope in 1H2019
- LEED Platinum Certificate
- Fixed income
- Incorporated into the scope in October 2022
 - - LEED Gold

- Contract type: Variable income with guaranteed minimum income.
- Incorporated into the scope in October 2019. Consists of two buildings
- Certificate 1H23 openings.

- variable income with guaranteed minimum
- Included in the

Open in August 2023

- portfolio in 4Q20.
- The project design is currently underway

properties into a

of converting

single hotel

different

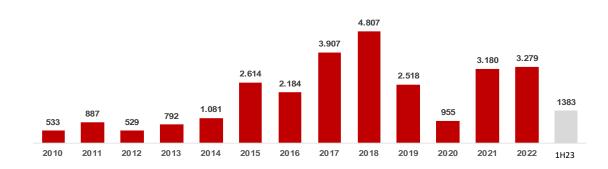
- December 2021. 1H2020. Consists
 - Operator Nobu.
 - Contract type: variable income with guaranteed minimum.
- Contract type: Variable income with guaranteed minimum income
- Incorporated into the scope in December 2019. Consists of different plots of land, two golf courses and a clubhouse.
- Incorporated into the scope in July
- Incorporated into the scope in November 2022
- Operator Pending

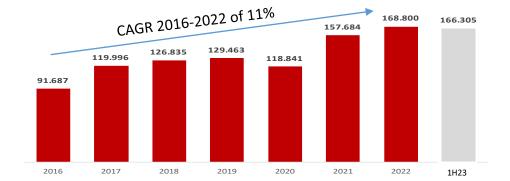


Positive Market Context: The strength continues both in terms of the volumes of hotel investment and in the industry's fundamentals

In 1H23, hotel investment stood at €1.383 billion, after an excellent 2022 in which this figure reached €3.279 billion. A consolidation of investor interest in urban areas can be seen, with the operations in Madrid and Barcelona in 5-star hotels being particularly significant.

In 1H23, the price was in line with the closing price of 2022, which set an all-time record at €168,800, +7% higher than the figure in 2021 and 33% higher than that recorded in 2019. The reasons for this improvement are due to the operations carried out in the 5-star segment.





Investment in urban hotels in 1H23 stood at 43.5%, vs. 42% recorded in 2022.

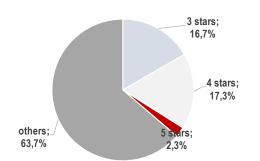
In 1H23, the most significant operations in the sector were in the urban and 5* category, especially in Madrid and Barcelona

Operations such as the Mandarin in

Barcelona and AC Palacio del Retiro in

Madrid stand out, both for over a million

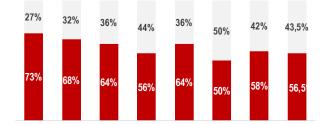
The percentage of 5-star hotels of the total hotel



stock in Spain is 2.3%, a figure that is significantly below the European average.

Positive outlook for the luxury hotel sector in 2023 despite the macroeconomic situation.

- Industry experts state that despite lingering doubts over the economy and the potential impact on the tourism sector, its excellent fundamentals, investor confidence and appetite make them positive as respects hotel investment for the remainder of the vear
- On the other hand, the main hotel variables in the 5* segment in 2023 have continued to show signs of strength:
 - ✓ 8.85% increase in ADR to July 2023, standing at €298.63
 - 9.46% increase in REVPAR to July, standing at €216.11
- Hotel overnight stays increased by 10.8% to July 2023, compared to the same period in 2022, also exceeding the figure for 2019, the last pre-pandemic year



2020 ■ Vacational Urban Continued high demand from international luxury hotel operators to increase or establish a presence in Spain

euros per room

Source: Colliers International and INE 10



Annexes











Consolidated Balance Sheet: (in euros)



Assets	30-jun-23	12/31/2022
NON CURRENT ASSETS	615.728.650	602.269.955
Intangible assets	52.645	23.248
Property plant & equipment	18.411.550	19.257.122
Investment properties	592.457.000	578.444.000
Finacial Investment	3.423.094	2.044.851
Trade receivables	1.384.361	2.500.734
CURRENT ASSETS	133.192.002	89.610.124
Inventories	898.924	918.965
Trade and other receivables	8.529.441	14.672.391
Financial investment	13.305.926	956.606
Other Current assets	1.411.078	601.197
Cash and cash equivalents	72.855.131	72.460.965
Assets held for sale	36.191.502	
TOTAL ASSETS	748.920.652	691.880.079

Equity & Liabilities	30-jun-23	12/31/2022
EQUITY	544.578.783	539.428.164
NON CURRENT LIABILITIES	160.780.090	125.963.181
Borrowings	158.265.796	123.448.887
Bank borrowings	152.917.969	118.019.627
Other finacial liabilities	5.347.827	5.429.260
Deferred tax liabilities	2.514.294	2.514.294
CURRENT LIABILITIES	43.561.779	26.488.734
Provisions	35.000	88.034
Borrowings	7.571.271	8.442.439
Bank borrowings	6.083.026	6.181.001
Other finacial liabilities	1.488.245	2.261.438
Trade & other payables	23.869.695	17.931.927
Other current liabilities	358.754	26.334
Liabilities associated with assets held for sale	11.727.059	
TOTAL EQUITY & LIABILITIES	748.920.652	691.880.079



EPRA Earnings and EPRA Earnings Per Share

	(Figures in thousand euros)	<u>jun-23</u>
	EARNINGS PER IFRS CONSOLIDATED INCOME STATEMENT	5.471
	Adjustments to calculate EPRA Earnings, exclude:	
(i)	Changes in value of investment properties, development properties held for investment and other interests	6.467
(ii)	Profits or losses on disposal of investment properties, development properties held for investment and other interests	-
(iii)	Profits or losses on sales of trading properties including impairment charges in respect of trading properties.	-
(iv)	Tax on profits or losses on disposals	-
(v)	Negative goodwill / goodwill impairment	-
(vi)	Changes in fair value of financial instruments and associated close-out costs	171
(vii)	Acquisition costs on share deals and non-controlling joint venture interests	-
(viii)	Deferred tax in respect of EPRA adjustments	-
(ix)	Adjustments (i) to (viii) above in respect of joint ventures (unless already included under proportional consolidation)	-
(x)	Non-controlling interests in respect of the above	-
	EPRA EARNINGS	(1.168)
	Basic number of shares	115.800
	EPRA EARNINGS PER SHARE (Euros)	(0,01)
	MHRE specific adjustments, exclude:	
(a)	Net profit (loss) from other activities different than hotel leases (i.e. Golf)	(2.577)
(b)	Provision for personnel bonuses and other remuneration items	(578)
	ADJUSTED EPRA EARNINGS	1.987
	ADJUSTED EPRA EARNINGS PER SHARE (Euros)	0,02

The additional specific MHRE adjustments made to determine the EPRA Earnings correspond to the following:

- a) The net result (loss in 1H23) generated by the activity of the golf courses temporarily operated by the Group.
- The expense accrued in the period for bonuses and other remuneration items for MHRE personnel, as these items vary from year to year.

APPENDIX - EPRA INFORMATION

At MHRE we recognise the importance of complying with a standardised and generally accepted reporting mechanism on the main economic indicators of the business, in order to provide quality and directly comparable information in the industry, both for investors and for different users of the financial information.

Since January 2023 MHRE is a member of EPRA (European Public Real Estate Association). For this reason, we have dedicated a specific section to present our main economic indicators in accordance with EPRA guidelines.⁽¹⁾

The EPRA set of indicators is based on the information included in the consolidated financial statements prepared in accordance with International Financial Reporting Standards (IFRS) and makes certain adjustments to provide investors with the most relevant information about a real estate investment company.

The indicators defined in the EPRA Best Practices Recommendations that MHRE considers most relevant are included in this appendix.

(1) The guidance applied is included in the last "Best Practices Recommendations" document issued by EPRA in February 2022, which is available in EPRA's official web page: https://www.epra.com/finance/financial-reporting/guidelines



EPRA Net Asset Value (NAV) metrics

		30/06/2023	
(Figures in thousand euros)	EPRA NRV	EPRA NTA	EPRA NDV
(rigules ill tilousallu euros)	LINANN	LINANIA	LFRA NUV
IFRS Equity attributable to shareholders	544.579	544.579	544.579
Include / Exclude:			
i) Hybrid instruments	-	-	-
Diluted NAV	544.579	544.579	544.579
Include:			
ii.a) Revaluation of investment properties (if IAS 40 cost option is used)	-	-	-
ii.b) Revaluation of investment properties under construction (if IAS 40 cost option is used)	-	-	-
ii.c) Revaluation of other non-current investments	-	-	-
iii) Revaluation of tenant leases held as finance leases	-	-	-
iv) Revaluation of trading properties	-	-	-
Diluted NAV at Fair Value	544.579	544.579	544.579
Exclude:			
v) Deferred tax in relation to fair value gains of investment properties	2.514	1.257	n.a.
vi) Fair value of financial instruments	304	304	n.a.
vii) Goodwill as a result of deferred tax	-	-	-
viii.a) Goodwill as per the IFRS balance sheet	-	-	-
viii.b) Intangibles as per the IFRS balance sheet	n.a.	(53)	n.a.
Include:			
ix) Fair value of fixed interest rate debt	n.a.	n.a.	8.191
x) Revaluation of intangibles to fair value	-	n.a.	n.a.
xi) Real estate transfer tax	17.028	-	n.a.
NAV	564.425	546.088	552.770
Fully diluted number of shares	116.032	116.032	116.032
NAV per share (Euros)	4,86	4,71	4,76

APPENDIX – EPRA INFORMATION

According to the latest EPRA "Best Practices Recommendations" document, the calculation of the EPRA NAV and EPRA NNNAV ratios were replaced by three new indicators: EPRA NRV, EPRA NTA and EPRA NDV.

EPRA Net Reinstatement Value (NRV)

The objective of this new ratio is to highlight the value of long-term net assets. Therefore, assets and liabilities that are not expected to crystallise under normal circumstances, such as fair value movements of financial derivatives and deferred taxes on real estate valuation surpluses, are excluded. Since the objective of the metric is also to reflect what would be necessary to recreate the Company through investment markets on the basis of its current capital and financing structure, related costs, such as real estate transfer taxes, should be included.

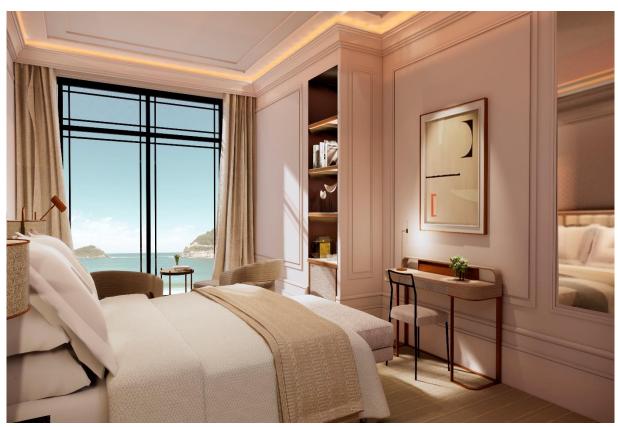
EPRA Net Tangible Assets (NTA)

The calculation of this ratio is made on the assumption that the Company buys and sells the net real estate assets, thus crystallising certain levels of deferred tax liabilities.

EPRA Net Disposal Value (NDV)

In response to investors' interest in understanding the full extent of liabilities and the resulting value of the Company if the company's assets are sold and/or if liabilities are not held to maturity. To this end, this new EPRA indicator provides a scenario in which deferred taxes, financial instruments and certain other adjustments are included in the calculation based on the full extent of its liabilities, including off-balance sheet tax exposure, net of any resulting taxes. This measure should not be considered an 'actual liquidation value' because, in many cases, fair values do not represent liquidation values.





Inside and Other Material Information

- □ 3 January 2023. Notification of significant shareholdings at 31 December 2022.
- 8 March 2023: Nobu Sevilla hotel lease agreement.
- ☐ 15 March 2023: Valuation of assets as at 31 December 2022
- ☐ 15 March 2023: Presentation of results for 2022
- ☐ 15 March 2023: Change in Corporate Governance
- ☐ 28 March 2023: Opening of the JW Marriot Madrid hotel
- ☐ 21 April 2023: Opening Nobu Seville
- ☐ 28 April 2023: General Meeting of Shareholders convened
- □ 28 April 2023: Changes in the management team
- □ 30 May 2023: Appointment of the Chairman of the Audit and Control Committee
- □ 30 May 2023: Results of the General Meeting of Shareholders

Inside Information and Other Relevant Information after the end of the period

☐ 4 July 2023: Notification of significant shareholdings at 30 June 2023





Contact

María Pardo Martinez

Corporate Communications and Investor Relations Director

Email: mariapardo@mhre.es Paseo de la Castellana 102 28046 Madrid

Phone number: 91 185 17 10 www.mhre.es