

INSTRUCTIONS ON ATTENDANCE, DELEGATION AND DISTANCE VOTE

The Board of Directors of Trivium Real Estate SOCIMI, S.A. (the "**Company**") has called the Extraordinary General Shareholders Meeting to be held at calle Goya 24, 2ª Planta, 28001 Madrid, on **14 July 2022, at 10:00 hours** on first call, and at the same time and the same place on **15 July 2022**, on second call, in accordance with the Agenda set out in the notice of the call that shall be published in the web page of the Company and through notification of other relevant information to BME Growth sufficiently in advance.

The General Shareholders Meeting shall be held, possibly, on the first call.

Introduction

In view of the exceptional context derived from the situation generated by the pandemic of Covid-19, and with the aim of preserving the general interest and the health of the individuals, the Board of Directors recommends to the shareholders that they exercise their voting and delegation rights in advance to the celebration of the Extraordinary General Shareholders Meeting through distance communication means, or that they assist through telematic means to the Extraordinary General Shareholders Meeting, in the terms set out in the notice calling the General Shareholders Meeting and this document, avoiding therefore to the extent possible the physical attendance to the place where the Extraordinary General Shareholders Meeting shall be held.

Furthermore, and in the terms permitted by the health regulation or any other measure adopted by the health or administrative authorities, which may be approved in the context of the current situation derived from the pandemic of Covid-19, the Extraordinary General Shareholders Meeting could be held on the same dates and time envisaged in the notice calling the General Shareholders Meeting, exclusively through telematic means, this is without physical attendance of the shareholders or their representatives. In such case, the shareholders would be informed through the publication of an announcement complementing the notice calling the General Shareholders Meeting in the terms that are legally envisaged to such effect.

Shareholders are informed that, prior to the meeting, the Company will provide them with a link in order to assist to the Shareholders Meeting via videoconference in the terms envisaged herein.

Right to attend

In accordance with the provisions of Article 17 of the Articles of Association, the shareholders of the Company will have the right to attend the Shareholders Meeting regardless of the number of shares they hold, provided that the legitimacy of the shareholder is recorded prior to the holding of the Shareholders Meeting, which will be accredited by means of the corresponding nominative attendance card or the document that, in accordance with the Law, accredits them as shareholders, which will indicate the number, class and series of the shares they hold, as well as the number of votes they may cast.

In order to attend the Shareholders Meeting, shareholders must have the ownership of their shares registered in the corresponding accounting register of book entries five days prior to the date on which the Shareholders Meeting is to be held and must be provided with the

corresponding attendance card or the document that, in accordance with the Law, accredits them as a shareholder.

If you wish to attend personally to the General Shareholders Meeting, you should deliver at the entrance of the place set out for the meeting the card on attendance, delegation and distance voting (the “**Card**”).

Telematic attendance

Furthermore, in conformity with provisions of article 17 of the By-laws, it is notified that the shareholders [and directors] who wish to attend the General Shareholders Meeting on remote through telematic means may do so in the terms which are indicated hereinbelow:

- The shareholder who wishes to attend the General Shareholders Meeting on remote through telematic means, must notify so to the Company before the 24 hours of the third day previous to the date scheduled for the celebration of the General Shareholders Meeting on the first call, by email to the address info@trivium-socimi.com. In the said email, the shareholder or the shareholder's representative must be identified, identify the number of shares that it represents and express his/her willingness to attend the General Meeting by videoconference.
- The Company will send to the shareholder who has expressed their intention to attend by telematics means, in an email, the link and the passwords to access the General Meeting. This electronic mail shall be sent, by 09:00 hours at the latest, on the day of celebration of the General Shareholders Meeting to the address designated by each shareholder interested.
- The telematic assistance on remote and on real time shall be feasible from any device with access to internet through the system that shall be notified by the Company in the above referred electronic mail to those shareholders who, prior identification and accreditation of their condition as shareholders, request to attend by telematic means in conformity with that set out above.
- The shareholders who wish to attend on remote through telematic means to the General Shareholders Meeting must access through the referred system by 09:55 hours on the day of celebration of the meeting at the latest and must proof their identity showing their national identify card or equivalent documentation.
- In case that an individual attending through telematic means is a representative of the shareholder, must also show the card on attendance, delegation and distance vote duly completed and signed (or other written mean that it is valid in view of the Chairman or the Secretary of the General Shareholders Meeting or of the individuals designated by them) and, as applicable if they represent shareholders who are legal persons, the powers or documents of representation which are appropriate.

Right of representation

According with the applicable regulations, any shareholder entitled to attend may be represented at the Shareholders Meeting by any person. The proxy must be granted in writing or by remote communication means, in the terms set forth in the following section, and especially for this Shareholders Meeting in accordance with the provisions of Article 184 of the Spanish Companies Act.

The representative may have the representation of more than one shareholder without limitation as to the number of shareholders represented. Where a proxy holder holds proxies from several shareholders, he may cast votes of a different sign depending on the instructions given by each shareholder.

Representation is always revocable. The attendance to the Shareholders Meeting of the represented shareholder, either physically or for having cast the vote remotely, implies the revocation of any delegation, whatever the date of the meeting. The proxy shall likewise be revoked for the disposal of the shares of which the Company is aware.

In case that the representation is granted to a representative, it is recommended to take into account the provisions set out in the following sections relating to the attendance through videoconference.

The Chairman, the Secretary of the Shareholders Meeting, or the persons appointed through him, shall be deemed empowered to determine the validity of the proxies granted and compliance with the requirements for attendance at the Shareholders Meeting.

Representation and distance voting

Shareholders may notify the Company the exercise of the representation right, and also may issue their vote on the proposals relating to points included in the Agenda and communicate it to the Company, in both cases prior to the holding of the General Shareholders Meeting and through the following means:

- a) Delivery at the registered office of the Company (calle Goya 22, 3ª planta, 28001 Madrid, Madrid, on weekdays, from 09:00 to 14:00) the card on attendance, delegation and distance vote, duly signed, or other written instrument that, in the opinion of the Chairman or the Secretary of the General Shareholders Meeting (or the individuals designated by them), allows the identification of the shareholder conferring the representation or exercising its right to vote and, where appropriate, of the delegate that it designates;
- b) By mail, sending the card on attendance, delegation and distance vote duly signed to the registered office of the Company (Calle Goya 22, 3ª planta, 28001 Madrid), or through other written instrument that, in the opinion of the Chairman or the Secretary of the General Shareholders Meeting (or the individuals designated by them), allows to duly verify the identity of the shareholder conferring the representation or exercising its right to vote and, where appropriate, that of the delegate he/she designate; or
- c) By correspondence or electronic communication with the Company through the following email address: info@trivium-socimi.com, which will be accompanied by an electronic copy of the card on attendance, delegation and distance vote (or other mean that is valid in the opinion of the Chairman or the Secretary of the General Shareholders Meeting or the individuals designated by them), detailing the identity of the shareholder and that incorporates the electronic signature or other type of identification of the represented shareholder or that exercises his/her right to vote, that guarantees the authenticity and identification of the shareholder who exercises its right to vote.

The vote issued remotely will be rendered ineffective due to the physical or remote attendance at the meeting of the shareholder who issues it.

Shareholders who have cast their vote remotely in the indicated terms will be considered present for the purposes of the constitution of the General Shareholders Meeting.

Common rules for remote representation and voting:

For its validity, the proxy granted or the vote cast remotely must be received by the Company before the 24 hours of the third day previous to the date scheduled for the celebration of the General Shareholders Meeting on the first call.

Madrid, 14 June 2022