
**INMOCEMENTO, S.A. AND SUBSIDIARIES
(INMOCEMENTO GROUP)**

Management Report

Business year 2025

**Audit Report on
Consolidated Financial Statement
issued by an Independent Auditor**

**INMOCEMENTO, S.A.
AND SUBSIDIARIES**

Consolidated Financial Statements
and Consolidated Management
Report for the year ended
December 31, 2025



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The better the answer.
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AUDIT REPORT ON CONSOLIDATED FINANCIAL STATEMENTS ISSUED BY AN INDEPENDENT AUDITOR

Translation of a report originally issued in Spanish. In the event of discrepancy, the Spanish-language version prevails.

To the shareholders of INMOCEMENTO, S.A.:

Report on the Consolidated Financial Statements

Opinion

We have audited the Consolidated Financial Statements of INMOCEMENTO, S.A. (the parent) and its subsidiaries (the Group), which comprise the consolidated balance sheet at December 31, 2025, the consolidated income statement, the consolidated recognised income statement, the statement of changes in consolidated equity, the consolidated statement of cash flows, and the notes thereto, for the year then ended.

In our opinion, the accompanying consolidated financial statements give a true and fair view, in all material respects, of consolidated equity and the consolidated financial position of the Group at December 31, 2025, and of its financial performance and its consolidated cash flows, for the year then ended in accordance with International Financial Reporting Standards, as adopted by the European Union (IFRS-EU), and other provisions in the regulatory framework applicable in Spain.

Basis for opinion

We conducted our audit in accordance with prevailing audit regulations in Spain. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report.

We are independent of the Group in accordance with the ethical requirements, including those related to independence, that are relevant to our audit of the consolidated financial statements in Spain as required by prevailing audit regulations. In this regard, we have not provided non-audit services nor have any situations or circumstances arisen that might have compromised our mandatory independence in a manner prohibited by the aforementioned requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our audit opinion thereon, and we do not provide a separate opinion on these matters.

Measurement of investment properties and real estate inventories

Description At December 31, 2025, the Group recognised 2,120,476 thousand euros in the consolidated balance sheet under "Investment property" related mainly to land, office buildings and commercial premises held to earn rentals and capital appreciation on future sale, and real estate assets amounting to 763,088 thousand euros included in "Inventories" relating to land and plots, developments in progress and completed buildings held for sale or inclusion in a real estate development.

At year-end, Group management determines the fair or realizable value using valuations carried out by independent experts in accordance with the valuation standards published by Great Britain's Royal Institute of Chartered Surveyors (RICS) for investment property and real estate inventories. The determination of these values require that independent experts make complex estimates and judgments when establishing their assumptions.

Due to the significance of the amounts involved and to the high sensitivity of the analyses conducted with respect to changes in assumptions applied to valuations, e.g., estimated rents, discount rates, and exit yields used in the calculations for investment property, as well as the development, construction, and marketing costs and periods applied when estimating cash flows associated with the calculation bases for real estate inventory, we determined this to be a key audit matter.

Information on the measurement standards applied to investment properties and real estate inventories is provided in Note 3.d and 3.i to the consolidated financial statements. Information on the methodologies and main assumptions used in the valuations and sensitivity analyses is provided in Notes 9 and 14 to the consolidated financial statements.

Our response

Our audit procedures related to this matter included:

- ▶ Understanding the process designed by Group management to assess whether there are indications of impairment and to determine the recoverable amount in "Investment property" and real estate assets included in "Inventories".
- ▶ Reviewing the appraisal models used by independent experts to determine recoverable amounts, with the involvement of our valuation specialists, focusing, for a sample of the appraisals performed, on the model's mathematical coherence, and assessing the reasonableness of the rents used and/or the peers used, the discount rates and exit yields for investment properties, and the development, construction and marketing costs and periods used to estimate the future cash flows associated with land held in inventories, and analysing the sensitivity analyses performed by independent experts, including the performance of valuation testing procedures, where necessary.
- ▶ Reviewing the disclosures in the notes to the consolidated financial statements and evaluating whether they are in conformity with the applicable regulatory financial reporting framework.



Recoverability of deferred tax assets

Description As explained in Note 22 to the accompanying consolidated financial statements, at 31 December 2025, the Group recognized deferred tax assets amounting to 136,016 thousand euros.

According to the accounting policy described in Note 3.p to the accompanying consolidated financial statements, the Group recognises deferred tax assets except in cases where there are reasonable doubts about their future recovery.

The assessment made to determine the recoverable amount of these assets requires Group management to make complex judgments regarding the estimates of the future taxable profit based on financial projections considering applicable tax laws and accounting standards.

Due to the complexity of the judgments involved in projecting the future taxable income and given the materiality of the amount involved, we determined this to be a key audit matter.

**Our
response**

Our audit procedures related to this matter included:

- ▶ Understanding the process established by Group management to analyse the recoverability of deferred tax assets.
- ▶ Assessing the reasonableness of the key assumptions used by Group management to estimate the time frame over which it expects to be able to utilise its deferred tax assets, focusing on the financial and tax assumptions used to estimate the future taxable income on the basis of budgets, business performance and historical experience.
- ▶ Assessing, with the involvement of our tax specialists, the key assumptions made by Group management regarding applicable tax laws.
- ▶ Assessing the sensitivity of the results to reasonably possible changes in those assumptions.
- ▶ Reviewing the disclosures in the notes to the consolidated financial statements and evaluating whether they are in conformity with the applicable regulatory financial reporting framework.

Recognition of revenue from the sale of assets pertaining to the cement activity

Description The Group recorded 665,505 thousand euros in “Net business turnover” in the consolidated income statement at 31 December 2025 from sales of assets pertaining to the cement activity, which represent 69% of total revenue from the Group’s sales.

Sales of assets pertaining to the cement activity assets are recognised when the significant risks and rewards incidental to ownership are transferred to the buyer, and the outcome of the transaction can be estimated reliably.

Although revenue recognition itself is not inherently complicated, due to the significance of the amounts involved, the large number of transactions of individually insignificant amounts, the risk that revenue might be recognised prior to the end of the reporting period, which pose a greater risk of material misstatement and require a considerable effort on the part of our audit team, we determined this to be a key audit matter.

Information on the accounting policies applied and the related disclosures is provided in Notes 3.r and 25 to the accompanying consolidated financial statements.

**Our
response**

Our audit procedures related to this matter included:

- ▶ Understanding Group management's policy for recognizing revenue from the sale of assets related to the cement activity.
- ▶ Analysing the matching of revenue from sales of assets related to the cement activity to accounts receivable and cash inflows using mass data processing techniques.
- ▶ Performing analytical procedures on revenue and cost of sales related to the sale of assets pertaining to the cement activity.
- ▶ Performing cut-off testing for a sample of revenue transactions related to the sale of assets pertaining to the cement activity occurring on dates near the end of the reporting period to verify whether they were accounted for correctly.
- ▶ Analysing credit notes issued in connection with the sale of assets pertaining to the cement activity after the reporting date.
- ▶ Reviewing the disclosures in the notes to the consolidated financial statements and evaluating whether they are in conformity with the applicable regulatory financial reporting framework.

Other information: consolidated management report

Other information refers exclusively to the 2025 consolidated management report, the preparation of which is the responsibility of the parent company's directors and is not an integral part of the consolidated financial statements.

Our audit opinion on the consolidated financial statements does not cover the consolidated management report. Our responsibility for the consolidated management report, in conformity with prevailing audit regulations in Spain, entails:

- a. Checking only that the consolidated non-financial statement and certain information included in the Corporate Governance Report and in the Board Remuneration Report, to which the Audit Law refers, were provided as stipulated by applicable regulations and, if not, disclose this fact.
- b. Assessing and reporting on the consistency of the remaining information included in the consolidated management report with the consolidated financial statements, based on the knowledge of the Group obtained during the audit, in addition to evaluating and reporting on whether the content and presentation of this part of the consolidated management report are in conformity with applicable regulations. If, based on the work we have performed, we conclude that there are material misstatements, we are required to disclose this fact.

Based on the work performed, as described above, we have verified that the information referred to in paragraph a) above is provided as stipulated by applicable regulations and that the remaining information contained in the consolidated management report is consistent with that provided in the 2025 consolidated financial statements and its content and presentation are in conformity with applicable regulations.



Responsibilities of the parent company's directors and the audit committee for the consolidated financial statements

The directors of the parent company are responsible for the preparation of the accompanying consolidated financial statements so that they give a true and fair view of the equity, financial position and results of the Group, in accordance with IFRS-EU, and other provisions in the regulatory framework applicable to the Group in Spain, and for such internal control as they determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors of the parent company are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless said directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The audit committee is responsible for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with prevailing audit regulations in Spain will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with prevailing audit regulations in Spain, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- ▶ Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ▶ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- ▶ Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.



- ▶ Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- ▶ Plan and perform the Group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the audit committee of the parent company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the audit committee of the parent company with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the audit committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter.

Report on other legal and regulatory requirements

European single electronic format

We have examined the digital files of the European single electronic format (ESEF) of INMOCEMENTO, S.A. and subsidiaries for the 2025 financial year, which include the XHTML file containing the consolidated financial statements for the year, and the XBRL files as labeled by the entity, which will form part of the annual financial report.

The directors of INMOCEMENTO, S.A. are responsible for submitting the annual financial report for the 2025 financial year, in accordance with the formatting and mark-up requirements set out in Delegated Regulation EU 2019/815 of 17 December 2018 of the European Commission (hereinafter referred to as the ESEF Regulation). In this regard the Corporate Governance Report and the Board Remuneration Report of the Board of Directors have been incorporated by reference in the Consolidated Management Report.

Our responsibility consists of examining the digital files prepared by the directors of the parent company, in accordance with prevailing audit regulations in Spain. These standards require that we plan and perform our audit procedures to obtain reasonable assurance about whether the contents of the consolidated financial statements included in the aforementioned digital files correspond in their entirety to those of the consolidated financial statements that we have audited, and whether the consolidated financial statements and the aforementioned files have been formatted and marked up, in all material respects, in accordance with the ESEF Regulation.



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In our opinion, the digital files examined correspond in their entirety to the audited consolidated financial statements, which are presented and have been marked up, in all material respects, in accordance with the ESEF Regulation.

Additional report to the audit committee

The opinion expressed in this audit report is consistent with the additional report we issued to the audit committee on February 24, 2026.

Term of engagement

The ordinary general shareholders' meeting held on October 28, 2024 appointed us as auditors for three years, commencing on December 31, 2024.

ERNST & YOUNG, S.L.
(Registered in the Official Register of
Auditors under No. S0530)

(Signed in the original version in Spanish)

Alfonso Balea López
(Registered in the Official Register of
Auditors under No. 20970)

February 25, 2026

**INMOCEMENTO, S.A. AND SUBSIDIARIES
(INMOCEMENTO GROUP)**

Annual Financial Statements and Management Report

Business Year 2025



**INMOCEMENTO, S.A. AND SUBSIDIARIES
(INMOCEMENTO GROUP)**

Annual Accounts

CONSOLIDATED FINANCIAL STATEMENTS
CONSOLIDATED BALANCE SHEET: ASSETS

INMOCEMENTO, S.A. AND SUBSIDIARIES
As at 31 December 2025 (in thousands of euros)

	<i>Notes</i>	31/12/2025	31/12/2024
NON-CURRENT ASSETS		3,339,153	3,401,512
Intangible assets	7	149,469	148,951
Goodwill		147,430	147,430
Other intangible assets		2,039	1,521
Property, plant and equipment	8	510,810	495,892
Land and buildings		333,317	341,255
Plant and other plant, property and equipment		177,493	154,637
Investment property	9	2,120,476	2,089,562
Investments accounted for using the equity method	11	392,012	491,994
Non-current financial assets	13	30,370	19,414
Deferred tax assets	22.a	136,016	155,699
CURRENT ASSETS		1,367,836	1,202,972
Non-current assets held for sale	5	55,245	62,278
Inventories	14	877,253	838,315
Trade and other receivables		164,322	144,419
Trade receivables for sales and services	15.a	132,564	119,370
Other receivables	15.b	11,858	12,125
Current tax assets	22.b	19,900	12,924
Other current financial assets	13	8,068	15,602
Other current assets	15.c	6,227	6,097
Cash and cash equivalents	16	256,721	136,261
TOTAL ASSETS		4,706,989	4,604,484

The accompanying Notes 1 to 31 and Annexes I to V form an integral part of the consolidated financial statements, jointly forming the 2025 consolidated income statements.

CONSOLIDATED BALANCE SHEET: LIABILITIES AND EQUITY

INMOCEMENTO, S.A. AND SUBSIDIARIES
As at 31 December 2025 (in thousands of euros)

	Notes	31/12/2025	31/12/2024
EQUITY	17	3,264,765	2,938,560
Equity attributed to the Parent Company		2,576,716	2,237,769
Shareholders' equity		2,615,679	2,266,163
Capital		227,439	227,439
Retained earnings and other reserves		2,042,776	1,888,177
Shares and equity interests		(1,095)	(1,058)
Profit/(loss) for the business year attributed to the Parent Company		346,559	151,605
Valuation adjustments		(38,963)	(28,394)
Non-controlling interests		688,049	700,791
NON-CURRENT LIABILITIES		860,095	735,126
Grants		9,715	692
Non-current provisions	18	70,324	66,380
Non-current financial liabilities	19	466,211	350,483
Bank borrowings		406,949	306,667
Other financial liabilities		59,262	43,816
Deferred tax liabilities	22.a	313,845	317,571
CURRENT LIABILITIES		582,129	930,798
Current provisions	18	17,687	22,760
Current financial liabilities	19	312,784	704,189
Bank borrowings		291,981	687,411
Other financial liabilities		20,803	16,778
Trade and other accounts payable	20	251,658	203,849
Suppliers		80,873	74,386
Other creditors		170,785	124,143
Current tax liabilities	22.b	-	5,320
TOTAL LIABILITIES AND EQUITY		4,706,989	4,604,484

The accompanying Notes 1 to 31 and Annexes I to V form an integral part of the consolidated financial statements, jointly forming the 2025 consolidated income statements.

CONSOLIDATED INCOME STATEMENT

INMOCEMENTO, S.A. AND SUBSIDIARIES
31 December 2025 (in thousands of euros)

	Notes	31/12/2025	31/12/2024
	25 and 26	966,984	943,927
Net business turnover			
Self-constructed assets		5,211	719
Other operating revenues	25	33,307	39,040
Changes in finished goods and work in progress inventories		81,353	53,668
Supplies	25	(497,452)	(437,278)
Staff expenses	25	(81,074)	(74,669)
Other operating expenses		(189,418)	(212,661)
Amortisation of fixed and non-current assets and allocation of grants for non-financial and other assets	7, 8 and 9	(34,404)	(34,696)
Changes in value, impairment and profits/(losses) from disposals of fixed and non-current assets	25	23,615	4,933
Other profits/(losses)		(549)	(263)
OPERATING PROFIT/(LOSS)		307,573	282,720
Interest revenues	25	4,737	3,195
Interest expenses	25	(31,536)	(48,442)
Other financial results	25	(1,270)	1,166
FINANCIAL PROFIT/(LOSS)		(28,069)	(44,081)
Profit/(loss) of entities valued using the equity method	25	140,909	(5,335)
PRE-TAX PROFIT/(LOSS) FROM CONTINUING OPERATIONS		420,413	233,304
Corporation tax	22	(34,410)	(56,536)
CONSOLIDATED PROFIT/(LOSS) FOR THE BUSINESS YEAR		386,003	176,768
Profit/(loss) attributed to the Parent Company		346,559	151,605
Profit/(loss) attributed to non-controlling interests	17 and 25	39,444	25,163
EARNINGS PER SHARE (euros)	17		
Basic		0.76	2.22
Diluted		0.76	2.22

Notes 1 to 31 and Annexes I to V form an integral part of the accompanying consolidated financial statements, jointly forming the consolidated income statements for the 2025 business year.

CONSOLIDATED RECOGNISED INCOME STATEMENTS

INMOCEMENTO, S.A. AND SUBSIDIARIES
As at 31 December 2025 (in thousands of euros)

	31/12/2025	31/12/2024
CONSOLIDATED PROFIT/(LOSS) FOR THE BUSINESS YEAR	386,003	176,768
Other comprehensive income - Items that are not reclassified to profit/(loss) for the period	-	20
Actuarial profits and losses (*)	-	20
Tax effect	-	-
Other comprehensive income - items that can subsequently be reclassified to profit/(loss) for the period	(9,788)	9,939
Financial assets at fair value with changes in other comprehensive income	14	4
Valuation gains/(losses)	-	-
Amounts transferred to the profit and loss account	14	4
Cash flow hedges	2,300	(3,317)
Valuation gains/(losses)	2,208	95
Amounts transferred to the profit and loss account	92	(3,412)
Conversion differences	(4,538)	1,646
Valuation gains/(losses)	(2,272)	1,646
Amounts transferred to the profit and loss account	(2,266)	-
Share in other comprehensive income recognised by investments in joint ventures and associates	(6,989)	10,777
Valuation gains/(losses)	(7,030)	10,752
Amounts transferred to the profit and loss account	41	25
Tax effect	(575)	829
TOTAL COMPREHENSIVE INCOME FOR THE BUSINESS YEAR	376,215	186,727
Attributed to the Parent Company	336,749	162,290
Attributed to non-controlling interests	39,466	24,437

The accompanying Notes 1 to 31 and Annexes I to V form an integral part of the consolidated financial statements, jointly forming the 2025 consolidated income statements.

(*) Amounts that under no circumstances will be charged to the income statement.

STATEMENT OF CHANGES IN CONSOLIDATED EQUITY

INMOCEMENTO, S.A. AND SUBSIDIARIES
As at 31 December 2025 (in thousands of euros)

<i>Notes</i>	<i>17.a</i>	<i>17.b</i>	<i>17.c</i>	<i>17.d</i>	<i>17</i>	<i>17.II</i>	<i>Total equity</i>	
	Capital stock	Retained earnings and other reserves	Shares and equity interests	Profit/(loss) for the business year attributed to the Parent Company	Valuation adjustments	Equity attributed to shareholders of the Parent Company	Non-controlling interests	Total equity
Equity as at 31 December 2023	60	1,702,116	-	225,236	(33,453)	1,893,959	767,038	2,660,997
Total revenues and expenses for the business year	-	4,087	-	151,605	6,598	162,290	24,437	186,727
Transactions with shareholders or owners	227,379	(67,317)	(1,058)	-	-	159,004	21,316	180,320
Capital increases/(reductions)	227,379	(67,317)	-	-	-	160,062	39,904	199,966
Distribution of dividends	-	-	-	-	-	-	(18,588)	(18,588)
Transactions with own shares or equity instruments (net)	-	-	(1,058)	-	-	(1,058)	-	(1,058)
Other changes in equity	-	249,291	-	(225,236)	(1,539)	22,516	(112,000)	(89,484)
Equity as at 31 December 2024	227,439	1,888,177	(1,058)	151,605	(28,394)	2,237,769	700,791	2,938,560
Total revenues and expenses for the business year	-	34	-	346,559	(9,844)	336,749	39,466	376,215
Transactions with shareholders or owners	-	15	(37)	-	-	(22)	(5,326)	(5,348)
Capital increases/(reductions)	-	-	-	-	-	-	(780)	(780)
Distribution of dividends	-	-	-	-	-	-	(4,546)	(4,546)
Transactions with own shares or equity interests (net)	-	15	(37)	-	-	(22)	-	(22)
Other changes in equity	-	154,550	-	(151,605)	(725)	2,220	(46,882)	(44,662)
Equity at 31 December 2025	227,439	2,042,776	(1,095)	346,559	(38,963)	2,576,716	688,049	3,264,765

The accompanying Notes 1 to 31 and Annexes I to V form an integral part of the consolidated financial statements, jointly forming the 2025 consolidated income statements.

CONSOLIDATED STATEMENT OF CASH FLOWS (INDIRECT METHOD)

INMOCEMENTO, S.A. AND SUBSIDIARIES
As at 31 December 2025 (in thousands of euros)

	Notes	31/12/2025	31/12/2024
Pre-tax profit/(loss) from continuing operations		420,413	233,304
Adjustments to profit/(loss)		(130,775)	85,388
Depreciation and amortisation	6, 7 and 8	34,429	34,704
Changes in value, impairment and profits/(losses) from disposals of fixed and non-current assets	6, 7 and 24	(23,615)	(4,933)
Other adjustments to the (net) profit/(loss)	24	(141,589)	55,617
Changes in working capital	15	21,083	18,625
Other cash flows from operating activities		24,999	(747)
Dividends received		53,558	25,079
Collections/(payment) for corporate income tax		(28,559)	(25,826)
TOTAL CASH FLOWS FROM OPERATING ACTIVITIES		335,720	336,570
Investment payments		(47,691)	(52,835)
Group companies, associates and business units		(6)	(405)
Property, plant and equipment; intangible assets; and investment property	6, 7 and 8	(46,764)	(51,335)
Other financial assets		(921)	(1,095)
Proceeds from divestments		179,992	433
Group companies, associates and business units		178,131	177
Property, plant and equipment; intangible assets; and investment property	6, 7 and 8	1,664	45
Other financial assets		197	211
Other cash flows from investment activities		12,970	3,062
Interest received		4,197	5,432
Other proceeds from/(payments for) investment activities		8,773	(2,370)
TOTAL CASH FLOWS FROM INVESTMENT ACTIVITIES		145,271	(49,340)
Proceeds from/(payments for) equity instruments	16	(45,554)	104,674
Issue/(redemption)		(614)	200,000
(Acquisition)/disposal of own shares	4b	(44,940)	(95,326)
Proceeds from/(payments for) financial-liability instruments	18	(281,539)	(264,373)
Issue		606,547	735,950
Repayment and redemption		(888,086)	(1,000,323)
Dividends paid and payments on equity instruments	5	(5,107)	(17,178)
Other cash flows from financing activities		(26,548)	(41,237)
Interest payments		(27,755)	(42,051)
Other proceeds from/(payments for) financing activities		1,207	814
TOTAL CASH FLOWS FROM FINANCING ACTIVITIES		(358,748)	(218,114)
EFFECT OF VARIATIONS IN EXCHANGE RATES		(1,783)	925
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		120,460	70,041
Cash and cash equivalents at the start of the period	15	136,261	66,220
Cash and cash equivalents at the end of the period	15	256,721	136,261

The accompanying Notes 1 to 31 and Annexes I to V form an integral part of the consolidated financial statements, jointly forming the 2025 consolidated income statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

INMOCEMENTO, S.A. AND SUBSIDIARIES
As at 31 December 2025

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1. GROUP ACTIVITY

The Innocemento Group is made up of the Parent Company Innocemento, S.A. and a group of national and international investee companies.

Company identification details

Name of the reporting entity or other means of identification	Innocemento, S.A.
Legal form of the entity	Public Limited Company (In Spain: Sociedad Anónima)
Address of the entity's registered office	C. Balmes 36, 08007 Barcelona, Spain
Address of the entity	Avenida Camino de Santiago 40, 28050, Madrid, Spain
Country of incorporation	Spain
Main place of business	Spain
Name of the Parent Company	Control Empresarial de Capitales, S.A. de C.V.
Name of the ultimate parent company of the group	Control Empresarial de Capitales, S.A. de C.V.
Changes to the name of the reporting entity	No changes have occurred this year

The Innocemento Group operates in two business areas:

- **Real Estate.** Focussed on property development and on office, commercial premises and residential property rental.
- **Cement.** Focussed on operating quarries and mineral deposits; manufacturing cement, lime, gypsum and prefabricated derivatives; and on producing concrete and mortar.

International activities account for approximately 23% (26% in 2024) of the Innocemento Group's turnover, mainly in Europe, North Africa (Tunisia) and the United States (Note 26).

2. BASIS OF PRESENTATION AND BASIS OF CONSOLIDATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

a) Basis of presentation

The accompanying financial statements and the Notes thereto, which make up these consolidated annual accounts have been drawn up in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union at the closing date, in accordance with Regulation (EC) No. 1606/2002 of the European Parliament and of the Council of 19 July 2002, and all the implementing provisions and interpretations.

The consolidated financial accounts of the Innocemento Group for 2025 have been drawn up by the Board of Directors of the Parent Company, and will be presented for approval by the General Shareholders' Meeting. However, no amendments are expected as a result of the fulfilment of this requirement.

These consolidated annual accounts of the Innocemento Group provide a fair and true view the equity and financial position as at 31 December 2025 and 2024, as well as the results of its operations, changes

in equity and consolidated cash flows that occurred at the Inmocermento Group during those business years.

The Group's Parent Company, Inmocermento, S.A. was constituted on 10 April 2024 by Fomento de Construcciones y Contratas, S.A. as the sole shareholder, with a view to it receiving, in the form of a partial spin-off, the entirety of the holding that it held in both Real Estate and Cement activities. This spin-off was completed on 7 November 2024.

The Inmocermento Group's consolidated financial statements have been drawn up from the accounting records of Inmocermento, S.A. and its subsidiaries. These records, in accordance with the procedures and operating systems established in the Inmocermento Group, justify and support the consolidated financial statements drawn up in accordance with current international accounting regulations.

In order to uniformly present the various items that make up these consolidated annual accounts, accounting standardisation criteria have been applied to the individual financial statements of the companies included in the scope of consolidation. In 2025 and 2024, the reporting date of the annual accounts of the companies included in the scope of consolidation was the same as the reporting date of the Parent, Company i.e. 31 December.

As per the terms of the aforementioned spin-off, the assets and liabilities subject to the spin-off, before and after the operation, remain under common control, and there is no change to the previous shareholding structure. In addition, the directors feel that the Inmocermento Group is the result of the reorganisation of the pre-existing FCC Group.

The regulations do not specifically cover the accounting treatment of the aforementioned type of transaction. Therefore, as there are no specific regulations, the directors used their best professional judgement. Given that this operation involves the reorganisation of a pre-existing group, IFRS 1 — First-time Adoption of International Financial Reporting Standards should not be applied, as this was not the first time that IFRS were being applied. In view of the economic substance of the transaction, they determined that the assets and liabilities that were part of both activities should be recognised at their consolidated value in the consolidated financial statements of the pre-existing FCC Group, on the basis that it was an operation under common control, and therefore not within the scope of IFRS 3 “Business Combinations” and that the assets should not be revalued, as the operation had not been undertaken with third parties.

Therefore, although the spin-off was not completed until 7 November 2024, given that, as stated above, the Inmocermento Group has been treated as a continuation of the pre-existing FCC Group, these consolidated financial statements include the profit (or loss) and cash flows for the full year 2024 as if the Inmocermento Group had existed since the beginning of the first period presented. These financial statements have been drawn up using the amounts that would have been recorded for the Real Estate and Cement investee companies if the Inmocermento Group had existed on the relevant date.

The consolidated financial statements are expressed in thousands of euros.

Reclassifications made

During 2025 and 2024, there were no other significant reclassifications.

Rules and interpretations issued but not in force

The Inmocermento Group intends to adopt standards, interpretations and amendments to standards issued by the IASB, which are not mandatory in the European Union, when they become effective, if

applicable to it. Although the Inmocerimento Group is currently analysing its impact, based on its analysis to date, it believes that its initial application will not have a significant impact on the consolidated financial statements, with the exception of the future application of IFRS 18 "Presentation and information to disclose in financial statements", which has been approved by the IASB but has not yet been adopted by the European Union.

Among other changes, IFRS 18 primarily introduces three new requirements for improving company information about financial performance and provide a better basis for investors for analysing and comparing companies:

- improve comparability between financial performance statements by introducing three new categories: operating, investment and financing, as well as new subtotals: operating profit/(loss) and profit/(loss) before financing and corporation tax,
- provide greater transparency around performance measurements established by Management by introducing new guidelines and breakdowns, and
- provide guidelines to help group information in financial statements in a more useful way.

This standard will apply from 1 January 2027, once it has been approved by the European Union.

Significant rules and interpretations applied in 2025

The standards and interpretations applied in the preparation of these consolidated financial statements are the same as those applied in the consolidated financial statements for the year ended 31 December 2024, as none of the standards, interpretations or amendments that are applicable for the first time in this financial year have had a significant impact on the Inmocerimento Group's accounting policies.

b) Basis of consolidation

Subsidiaries

Consolidation performed using the global integration method for the subsidiaries stated in Annex I, over which Inmocerimento, S.A. exercises control.

The value of the share of non-controlling shareholders in equity is presented under the "Non-controlling interests" heading of the liability side of the accompanying consolidated balance sheet and the share in the profit/(loss) is presented under the "Profit/(loss) attributed to non-controlling interests" heading of the accompanying consolidated income statement.

Where appropriate, goodwill is determined in accordance with the provisions of Note 3.a) of these Notes to the financial statements.

Joint arrangements

The Inmocerimento Group develops joint arrangements by taking part in joint ventures jointly controlled by one or more of the Inmocerimento Group companies with other companies outside the Group (Note 11.a), as well as through participation in joint operations, temporary joint ventures and other similar entities (Note 12).

The Inmocerimento Group uses its professional judgement to assess its rights and obligations over joint arrangement taking into account the financial structure and legal form of the arrangement, the terms agreed by the parties and other relevant facts and circumstances to assess the type of joint arrangement.

In accordance with IFRS 11 "Joint arrangements", participations in joint ventures are integrated according to the equity method and are included in the accompanying consolidated balance sheet under the heading "Investments accounted for using the equity method". These companies' participation in the net income of the business year is included under the heading "Profit/(loss) of entities valued using the equity method" of the accompanying consolidated income statement.

The joint operations, which mostly take the form of temporary joint ventures and other similar entities, have been integrated in the accompanying consolidated financial statements, based on the percentage share in the assets, liabilities, revenues and expenses derived from the operations carried out by them, eliminating the reciprocal balances in assets and liabilities, as well as the revenues and expenses not incurred against third parties.

Annex II lists the businesses jointly controlled with third parties outside the Inmocerimento Group and Annex V lists the joint operations carried out with third parties outside the Group, mainly through temporary joint ventures and other entities with similar characteristics.

Associates

The companies listed in Annex III, in which Inmocerimento, S.A. does not exercise control but has significant influence, are included in the accompanying consolidated balance sheet under the "Investments accounted for using the equity method" heading, integrated using this method. These companies' contribution to the net income for the business year is included under the heading "Profit/(loss) of entities valued using the equity method" of the accompanying consolidated income statement (Note 11.b).

Transactions between Group companies

Gains or losses on internal transactions between consolidated companies are eliminated and deferred until they are realised with third parties outside the Inmocerimento Group.

The Group's self-constructed assets are measured at production cost, eliminating the intra-group profit/(loss).

Reciprocal credits and debits have been eliminated from the consolidated annual accounts, as well as internal revenues and expenses from the collection of the subsidiaries that are consolidated.

Changes in the scope of consolidation

Annex IV shows the changes made in 2025 in all consolidated companies using global integration and the equity method. The profit/(loss) of these companies are included in the consolidated income statement as from the effective acquisition date or until the effective disposal or derecognition date, as appropriate.

The "Change in scope" heading in the corresponding notes to these Notes to the financial statements shows the effect of the additions and derecognitions of companies from the scope of consolidation. Additionally, Note 4 of these consolidated financial statements, "Changes in the scope of consolidation", shows the most significant additions and derecognitions from this scope.

3. ACCOUNTING POLICIES

The most relevant accounting standards applied to the Innocemento Group's consolidated financial statements are outlined below:

a) Business combinations and goodwill

Goodwill is recognised as the positive difference between (a) the sum of the fair value of the consideration transferred as a result of the acquired interest, the amount of the non-controlling interests and the fair value at the date on which control over these interests is acquired when control is obtained in stages, and (b) the fair value of identifiable assets and liabilities.

When the difference obtained according to the previous paragraph is a negative amount, a bargain purchase occurs. In these situations, the Innocemento Group reviews the identification and valuation of the assets and liabilities acquired again, and if this difference is confirmed, it is recognised as a gain in the business year under "Impairment and result from disposals of fixed and non-current assets".

In general, non-controlling interests are valued by the proportional part of the fair value in the assets and liabilities of the acquired company.

b) Intangible assets

Except as indicated in the section above of this note on goodwill, the other intangible assets contained in the accompanying financial statements are initially recognised at their acquisition cost. These intangible assets include investments related to operating contracts and licences, rights to build and software applications.

Such registered intangible assets have a finite useful life. Amortisation is carried out during its useful life, which is generally between 20 and 35 years, that is, the period during which it is estimated that they will generate revenues, using the linear method, except when the application of the consumption pattern reflects its depreciation more faithfully. Software applications are generally amortised within a period of 5 to 10 years.

The Innocemento Group records CO2 emission allowances as a non-amortisable intangible asset. Allowances received free of charge by the Cement area under the corresponding national allocation plans are valued at the market price in force at the time that they are received, recognising a grant for the same amount. Pursuant to the option provided by the regulations, the intangible asset is reduced by the grant received.

If there is a surplus of emission allowances, the entity could sell them on the market, recording the relevant revenue in the income statement. There were no sales of allowances during the two business

years covered by these Notes to the financial statements. Should an allowances deficit be anticipated, a provision is recorded in the liabilities of balance sheet for the estimated amount that will be paid for purchasing them on the market (Note 18).

c) Property, Plant and Equipment

Property, plant and equipment are recorded at their cost price, less accumulated depreciation and any loss due to impairment of recognised value. The cost of those assets includes the estimated present value of their dismantling or the withdrawal of the affected items and, in those cases in which they have been acquired by business combinations, they are initially recognised at their fair value on the acquisition date.

Companies depreciate their fixed and non-current assets following the linear method, distributing the cost thereof between the following years of estimated useful life:

Natural resources and buildings	25-100
Plant, machinery and transport items	5-30
Furniture and tools	7-12
Other fixed and non-current assets	5-10

However, some agreements may have terms shorter than the useful life of the related fixed and non-current assets, in which case they are depreciated over the term of the agreement.

The residual value, useful life and amortisation method applied to the Innocemento Group's assets are reviewed periodically in order to ensure that the amortisation method applied is consistent with the revenues from property, plant and equipment operations. This review is carried out through an in situ evaluation and technical analysis, taking into account their current conditions and estimating the remaining useful life of each asset, based on their ability to continue providing the functionalities for which they were defined. Subsequently, these internal analyses are compared against third parties outside the Innocemento Group, such as manufacturers and installers, in order to endorse them.

d) Investment property

Real estate investments, or investment property, is land, buildings and other structures that are held either for rental or for capital appreciation as a result of future increases in their respective market prices.

Investment property is stated at fair value at the reporting date and is not subject to depreciation. Gains or losses arising from changes in the fair value of investment property are included in profit or loss for the period in which they arise and are recognised under "Changes in value, impairment and gains/(losses) on disposal of fixed assets" in the accompanying consolidated income statement.

The Innocemento Group periodically determines the fair value of investment property so that, at year-end, the fair value reflects the market conditions of the investment property items as at that date. This fair value is determined half-yearly on the basis of the assessments made by independent experts.

e) Impairment of the property, plant and equipment and intangible asset value

The Innocemento Group uses both internal and external sources of information in order to assess potential signs of impairment. External sources include market value decreases beyond the passage of time or normal use or possible adverse future changes in the legal, economic or technological environment that could reveal a loss of the recoverable value of its assets. The Innocemento Group

internally assesses whether there has been a physical deterioration or obsolescence of the assets, if the future situation itself may produce a change in the expected use of the asset, for example if the asset is expected to be idle for a significant period of time or due to restructuring plans or if it is detected that the return on the asset is worse than expected.

The recognition or reversal of impairment losses on assets are charged or credited to the profit or loss under the “Impairment and results from disposals of fixed and non-current assets” heading of the accompanying consolidated income statement.

To calculate the recoverable amount of the assets subject to impairment tests, the present value of the net cash flows originating from the Cash Generating Units (CGUs) associated therewith was estimated, except those flows related with payments or collections on lending operations and corporate tax payments, together with those that arise from future improvements or refurbishments envisaged for the assets belonging to such Cash Generating Units. To discount cash flows, a pre-tax discount rate was used, which includes the current market assessments of the time value of money and the risks specific to each Cash Generating Unit.

The estimated cash flows are obtained from the projections made by the Directorate of each of the CGUs that generally use periods of five years, except when the business characteristics advise longer periods and that include growth rates supported by the different approved business plans, whose review is carried out periodically, generally considering zero growth rates for those periods beyond the years projected in the aforementioned plans. Also, it is necessary to indicate that sensitivity analyses are performed to assess the growth of revenues, operating margins, and discount rates, in order to foresee the impact of future changes in these variables.

Cash flows from CGUs located abroad are calculated in the functional currency used by those cash generating units and they are updated using discount rates that take into consideration the risk premium relating to each currency. The present value of the net cash flows obtained in this manner are translated at the year-end exchange rate for each currency.

f) Leases

To estimate the duration of the contract, extensions that are reasonably expected to occur and the period in which the lessee does not expect to terminate the contract (when they have the power to do so) are considered, without exclusively taking into account the minimum term established in the contract, as the term during which the lessee expects to continue using the underlying asset, depending on its particular circumstances, is estimated. To determine whether an extension is expected to take place, the economic incentives that the lessee may have to extend the contract are taken into account, considering factors such as the existence of advantageous conditions compared to market conditions in case of an extension, if the lessee has incurred significant costs in adapting the underlying asset to its needs that it must reapply in case of contracting a new lease, any possible costs for the termination of the contract in case it is not extended or the importance of the asset to the lessee, especially if it is a specialised asset that is not readily available on the market. Furthermore, the background in terms of the period of use in the past of certain assets is also taken into account.

Substantially all of the agreements in which the Innocemento Group acts as lessor, which are mostly carried out in the Real Estate business, are classified as operating leases, as not substantially all of the risks and rewards incidental to ownership of the asset are transferred. The revenue generated by the agreement is recognised on a straight-line basis over the term of the agreement and is included as revenue in the income statement to the extent that it is of an operating nature. Direct costs incurred on entering into a lease agreement are incorporated as an increase in the value of the leased asset and amortised over the lease term on the same basis as revenue. Contingent payments are recognised as revenues in the period in which they are earned.

g) Investments accounted for using the equity method

Investments undergo an impairment test as long as there are indications of impairment that may reveal a decrease in the recoverable value below the carrying amount of the investment, using both internal and external sources.

h) Financial assets

All of the acquisitions and sales of financial assets are recorded on the contract date for the operation.

The Innocemento Group manages its financial assets to obtain its contractual cash flows, which is why it values them using the amortised cost method. As an exception to the above, it should be noted that the Innocemento Group values some financial assets at fair value in the following cases:

- Financial assets at fair value with changes in profit/(loss): This category includes derivatives that do not meet the conditions to be considered as hedging, financial assets that other standards establish must be valued at fair value charged to profit/(loss), such as contingent considerations in business combinations and financial assets that, if valued differently, would generate an accounting asymmetry.
- Financial assets at fair value with changes in other comprehensive income: The Innocemento Group values its interests in companies in which it does not have control, have joint control or exert significant influence at fair value against reserves.

In assets that are valued at amortised cost, an impairment loss is recorded if, on the closing date of the financial statements, it is determined that credit losses will be incurred throughout their entire life. That is, impairment losses are recorded immediately when there is credit risk. Credit risk is understood as the risk of one of the parties to the financial instrument causing a financial loss to the other party if it

breaches an obligation.

Trade receivables arising in the Innocemento Group's normal business activities are recorded at their nominal value, given that they generally mature within twelve months, adjusted by any expected credit losses over the course of their lives. Accounts receivable with maturities greater than twelve months are valued at their current value.

The Innocemento Group, based on the short-term cash flow needs, transfers credit. Provided that the risks and rewards inherent to the accounts receivable are substantially transmitted through these sales and assignments of collection rights, as well as the control over them, with no repurchase agreements signed between the Innocemento Group companies and the credit institutions that have acquired the assets and that they can freely dispose of these acquired assets with no limitations to the aforementioned right in any way by the Group companies, the aforementioned sales and assignments are posted as "without recourse". Consequently, in accordance with the criteria established by IFRS, balances receivable assigned or sold under the conditions indicated are derecognised in the consolidated balance sheet.

i) Inventories

Inventory is valued at the average acquisition price or the average production cost, applying the necessary value corrections in order to adapt these values to the net realisable value if it was lower. Financing costs that can be directly attributed to property inventories, which are assets requiring a substantial period of time to be ready for their intended use or sale, are added to the costs of those assets, up until when they are substantially ready for their intended use or sale.

The Innocemento Group's real estate activity includes land and plots, as well as ongoing developments and finished properties that are held for sale or for integration into a real estate development. Land and plots are valued at their acquisition price, plus any urbanisation costs and other expenses related to their purchase (such as property transfer tax and registration fees) and the interest expenses for their financing during execution of the works, or their recoverable amount if this is less.

Ongoing developments are the costs incurred in real estate development, or part thereof, whose construction has not been completed at the end of the business year. The cost of completed real estate developments is classified as finished products.

Impairment of land and plots, ongoing real estate developments and finished products is recorded when their net realisable value is lower than their book value (Note 14). In order to determine the book value, the Innocemento Group uses the assessments made by independent experts. This is determined mainly on the basis of end-market references, by calculating the residual value of the land on the existing market value in the locality in which they are located and, where appropriate, when purchase offers have been received, the price of such offers has been used for their assessment.

j) Foreign currency

j.1) Conversion differences

Converting the financial statements of foreign companies denominated in currencies other than the euro into euros has generally been carried out at the closing rate, except for:

- Capital and reserves, which were converted at historical exchange rates.
- The income statement items of foreign companies have generally been converted applying the daily exchange rates, or average exchange rates when the daily exchange rate cannot be used.

Conversion differences for the foreign companies from the consolidation scope, generated by using the year-end exchange rate method, are included in the equity of the accompanying consolidated balance sheet, as shown in the accompanying statement of changes in equity.

j.2) Exchange differences

Balances receivable and payable from monetary items in foreign currencies are converted into euros at the exchange rates prevailing as at the date of the consolidated balance sheet, and the differences that arise are taken to income.

The differences resulting from fluctuations in exchange rates between the date on which the collection or payment was made and the date on which the transactions took place or their value was discounted are allocated to profit or loss.

k) Equity instruments

Equity or capital instruments are recorded for the amount received, net of direct issuance costs.

The treasury shares acquired by the Parent Company during the year are recognised at the value of the consideration given, as a decrease in equity. Any gains or losses on the purchase, sale, issue or redemption of own equity instruments are recognised directly in equity and never in the profit and loss statement.

l) Grants

Subsidies are accounted for based on their nature as capital subsidies when they involve the acquisition or construction of assets or as operating subsidies when they cover operating deficits.

m) Provisions

These provisions are recognised when the related obligation arises and the amount recognised is the best estimate, as at the date of the accompanying consolidated financial statements, of the present value of the future expenditure required to settle the obligation. The change in the business year relating to the discount to the present value has an impact on financial results.

In addition, some Innocemento Group companies provide provisions for restructuring costs when there is a detailed formal plan for this restructuring which has been sent to the affected parties. As at 31 December 2025 and 2024, no substantial liabilities were recorded for this item.

Provisions are classified as current or non-current in the accompanying consolidated balance sheet on the basis of the estimated maturity date of the obligation covered by them, and non-current provisions are considered to be those whose estimated maturity date exceeds the normal operating cycle of the activity giving rise to the provision.

n) Financial liabilities

Interest expenses are recognised on an accrual basis in the income statement using the effective interest method and are added to the amount of the instrument to the extent that they are not settled in the year in which they arise.

Bank borrowings and other current and non-current financial liabilities maturing within no more than 12 months from the balance sheet date are classified as current liabilities and those maturing within more than 12 months as non-current liabilities.

The Innocemento Group undertakes reverse factoring operations with suppliers (Note 20); in general, as these operations do not result in a release from the payment obligation, the value of the liability is not derecognised.

o) Financial derivatives and hedge accounting

The Innocemento Group applies the treatment established in the regulations to derivatives that meet the requirements to be considered as hedges, classifying the hedges as cash flow, fair value or net investment hedges of foreign businesses.

IFRS 9 "Financial Instruments" states that an effectiveness test must be performed, consisting of a qualitative assessment of the financial derivative to determine whether it can be considered to be a hedging instrument and, therefore, effective.

A quantitative analysis that will determine how the instruments are recognised takes place after their effectiveness has been assessed. This quantitative analysis consists of a retrospective portion for purely accounting purposes and another prospective portion intended to analyse any possible future deviations relating to the hedge.

The retrospective assessment analysis is adapted to the type of the hedge and the nature of the instruments used, and all of the financial derivatives contracted by the Group consist of cash flow hedges (note 21):

- For interest rate swaps (IRSs) in cash flow hedges, the Innocemento Group charges a variable rate equal to the rate for hedged financing and pays a fixed rate. Since the objective is to reduce the variability of the financing costs, the effectiveness test determines whether changes in the fair value of the IRS cash flows offset changes in the fair value of the hedged risk.

The hypothetical derivative method is used for accounting purposes when performing the quantitative assessment of effectiveness, which establishes that the company will recognise in equity the lower of the absolute change in the value of the hypothetical derivative (hedged position) and the change in the value of the contracted derivative. The difference between the value of the recognised change in equity and the fair value of the derivative on the date of the effectiveness test will be considered to be the ineffective portion and it will be directly recorded in the income statement.

- Cash flow hedges in which the derivative hedge instrument is an option or a forward and not an IRS are treated in a similar way as described for IRS transactions.

The value is calculated using defined methods and techniques based on observable market inputs, such as:

- The interest rate swaps were measured by discounting all the flows envisaged in each contract on the basis of its characteristics, such as the notional amount and the collection and payment schedule. This measurement was made using the zero-coupon rate curve determined by employing a bootstrapping process for the deposits and swaps traded at any given time. This zero-coupon rate curve was used to obtain the discount factors for the measurements, which were made assuming the absence of arbitrage opportunity (AAO). When there were caps and floors or combinations thereof, on occasions conditional upon special conditions being met, the interest rates used were the same as those used for the swaps, although in order to introduce the component of randomness in the exercise of the options, the generally accepted Black - Scholes model was used.
- The methodology used in the case of a cash flow hedge derivative associated with inflation is very similar to that used for interest rate swaps. Expected inflation is estimated based on observed inflation and is embedded in the swaps indexed to the ex-tobacco European inflation rate used in the market, and translated to the Spanish rate using a convergence adjustment.

Furthermore, a sensitivity test is carried out on the derivatives and net financial debt in order to be able to analyse the effect that a potential fluctuation in interest rates might have on the Innocemento Group's accounts, given the different interest rate increase and decrease scenarios at year-end (Note 28).

Note 21 of these Notes to the financial statements provides details of the financial derivatives that the Innocemento Group has taken out and other matters related thereto.

p) Corporate income tax

The expense for corporate income tax is calculated on the basis of the consolidated profit before tax, increased or decreased, as appropriate, by the permanent differences between tax loss/taxable profit and accounting profit/(loss). The corresponding tax rate based on the legislation applicable to each country is applied to this adjusted accounting profit. The tax relief and tax credits earned in the year are deducted and the positive or negative differences between the estimated tax charge calculated for the prior year's accounting close and the subsequent tax settlement at the payment date are added to or deducted from the resulting tax charge.

The temporary differences between accounting profit/loss and taxable profit/tax loss for Corporate Income Tax purposes, together with the differences between the carrying amounts of assets and liabilities recognised in the consolidated balance sheet and their tax bases, give rise to deferred taxes that are recognised as non-current assets and liabilities. These amounts are measured at the tax rates that are expected to apply in the years in which they will foreseeably be reversed, without performing financial discounting at any time.

The Innocemento Group activates deferred asset taxes corresponding to temporary differences and negative tax bases to be offset, except in cases where there are reasonable doubts about their future recovery.

q) Pension commitments

The Innocemento Group companies have certain specific cases related to pension plans and similar obligations that are developed in Note 23 of these Notes to the financial statements.

r) Operating revenues and expenses

After analysing its portfolio of contracts, the Innocemento Group has concluded that, except in very specific cases, there is no more than one performance obligation in the contracts being executed, since either integration services are provided for the different activities carried out, or because they are highly interrelated.

As regards variable consideration, only one revenue is recognised for the value, and it is highly probable that it will not suffer significant reversion when the uncertainty about it is subsequently resolved. Also, in the case that the contracts include price revision clauses, the revenue that represents the best estimate of the amount to be charged in the future and under the same probability criteria mentioned for the variable consideration is recorded.

In general, the Innocemento Group has not identified significant financial components in its agreements with clients. The financial component is only separated from the consideration to be received and the corresponding financial income is recorded in those contracts in which the time between when a service is provided or a good is delivered and when the payment is received is greater than twelve months.

In the service provision activity, which is mainly carried out in the Real Estate segment when the Innocemento Group acts as lessor under lease agreements, revenues and expenses are recognised on an accrual basis, i.e. when the actual flow of the goods and services that they represent occurs, regardless of when the resulting monetary or financial flow arises. These are performance obligations that are satisfied over time as the customer receives and consumes the profits at the same time as the service is provided. Consequently, revenue is recognised by measuring the value of the services actually provided to the customer using a product-based method.

On the goods delivery activities side, both in the Cement segment and in the Real Estate segment, revenues are only recognised when the goods have been delivered and their ownership has been transferred to the customer, as they are performance obligations that are satisfied at a specific moment of time.

In Real Estate activity, the Inmocerimento Group recognises the costs passed on to tenants of its investment property as revenues under "Other operating revenues" in the accompanying consolidated income statement (Note 10.b).

In the aforementioned activities, the costs of obtaining the contract are not incremental, so they are not activated and are recognised based on their accrual. Meanwhile, no relevant contract fulfilment costs are incurred and are therefore recorded as operating expenses in general.

The Inmocerimento Group has entered into Power Purchase Agreements and supply agreements, mainly in the Cement Area, which ensure the supply of certain amounts of renewable energy for a determined period of time at the fixed price in the agreement. These contracts are considered to be for own use as they are entered into with the intention of covering the activity's future electricity consumption needs. There is a high correlation between the expected future consumption and the volume of energy arranged. An operating expense is taken to the income statement when the energy in question is effectively consumed.

Also recognised as operating profit/(loss) are those produced in the disposals of shares in subsidiaries when it implies the loss of control over them.

s) Related party transactions

The Inmocerimento Group carries out all of its transactions with related parties on an arm's length basis.

Note 29 of these Notes to the financial statements details the main transactions with significant shareholders of the Parent Company, with directors and senior executives, between companies or Group entities and with companies invested in by shareholders of the Inmocerimento Group.

t) Consolidated cash flow statement

The Inmocerimento Group draws up its cash flow statement in accordance with IAS 7 "Statement of cash flows" following the indirect method, using the expressions below in the following ways:

- Cash flows are the inflows and outflows of cash and cash equivalents.
- Operating activities are the activities that constitute the main source of the company's ordinary revenue, and also other activities that cannot be classified as investment or financing activities. Among the operating cash flows, it is worth highlighting the heading "Other adjustments to profit/(loss)", which basically includes items that are included in "Pre-tax profit/(loss)" but have no impact on the change in cash, as well as items that are already included in other headings of the statement of cash flows according to their nature.
- Investing activities are the acquisition and disposal of long-term assets, as well as other investments not included in cash and cash equivalents.
- Financing activities are activities that produce changes in the size and composition of the Group's own capital and loans taken out.

For the purposes of preparing the consolidated statements of cash flows, the "cash and cash equivalents" have been considered as cash and on-demand bank deposits, as well as those short-term, highly liquid investments, which are easily convertible into specific amounts of cash, subject to an insignificant risk of changes in their value.

u) Use of estimates

In drawing up these Inmocerimento Group consolidated financial statements for 2025 and 2024, estimates were made in order to quantify specific assets, liabilities, revenues, expenses and obligations recognised therein. These estimates relate essentially to the following:

- Impairment losses on certain assets (Notes 7, 8, 9, 11 and 13)
- Goodwill valuation (Note 7)
- The recoverability of deferred tax assets (Note 22)
- The amount of certain provisions (Note 18)
- The useful life of property, plant and equipment, and of intangible assets (see Notes 7 and 8)
- The determination of the fair value of investment property (note 9)
- The determination of the recoverable amount of inventory (Note 14)
- The market value of derivatives (Note 21)
- Cost of business combinations (Note 4)

Although these estimates were made based on the best information available on the date when these consolidated financial statements on the events analysed were drawn up, it is possible that events that may take place in the future may require them to be modified (upwards or downwards) in future business years, which would be done prospectively, recognising the effects of the change in estimate in the corresponding future annual accounts.

IFRS 7 "Financial instruments: information to be disclosed" requires that the fair value valuations of financial instruments, both assets and liabilities, be classified according to the relevance of the variables used in the valuation, establishing the following hierarchy:

- Level 1: quoted prices (unadjusted) in active markets for identical instruments.
- Level 2: inputs other than prices quoted that are observable for the financial instrument, either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- Level 3: data for the financial instrument that are not based on observable market data.

Almost all of the Inmocerimento Group's financial assets and liabilities, which are valued at fair value, are level 2.

4. CHANGES IN THE SCOPE OF CONSOLIDATION

The main changes experienced in the scope of consolidation in 2024 and 2025 are as follows:

a) Business combinations

There were no business combinations in 2025 or 2024.

b) Other changes in scope

On 23 June 2025, the shareholders' meetings of Realia Business, S.A. and FCyC, S.A. approved the draft terms of the reverse merger, whereby Realia Business, S.A. acted as the acquiring company and FCyC, S.A. as the acquired company. The draft terms of merger were prepared and signed by all members of the management bodies of both companies on 13 May 2025 and were reviewed by an independent expert appointed for that purpose by the competent Mercantile Registry, which issued a corresponding report. The report prepared was submitted to the respective shareholders' meetings of the merging companies. On 1 July 2025, the merger deed was executed before a notary. The deed was filed with the Mercantile Registry on 2 July 2025, and registration was completed on that same date. The merger had no impact on the Group's net assets, as it was a transaction between entities within the same consolidated group and, therefore, did not affect the Group's total equity (Notes 19.a, 22, 26.a and 29.d).

In May 2025, FCyC, S.A. sold a stake in Realia Business, S.A., representing 1.23% of capital stock, to FINVER Inversiones 2020, S.L.U. (an entity related to the controlling shareholder) for an amount of €10,081 thousand. This transaction has been recognised in the accompanying statement of cash flows under "Proceeds from (payments for) equity instruments", following which FCyC held an interest of 76.39%. Since the sale did not result in a loss of control over company, the difference between the sale price and the book value of the minority interests sold has resulted in a €3,385 thousand decrease in consolidation reserves for Inmocerimento Group and an increase of €13,466 thousand in non-controlling interests (Notes 17 and 29).

In July 2025, Realia Business, S.A. acquired an additional 12.6% stake in Planigesa, S.A., in exchange for €55,000 thousand euros, which has been recorded in the accompanying statement of cash flows under "Proceeds from/(payments for) equity instruments". Following this acquisition, the direct and indirect stake held Realia Business S.A. in the aforementioned company amounts to 100%. Realia Group already had control over the company before the sale. Consequently, the difference between the purchase price and the book value of the non-controlling interests acquired has resulted in an increase of €5,934 thousand in consolidation reserves and a reduction of €60,934 thousand decrease in non-controlling interests. (Note 17).

On 27 November 2024, Cementos Portland Valderrivas, S.A., through Uniland Acquisition Corporation, as well as its partners in Giant Cement Holding Inc. (45% owned by Cementos Portland Valderrivas, S.A., 41% by Fortaleza LLC USA and 14% by Trituradora y Procesadora de Materiales Santa Anita SA de CV) reached a binding agreement with Heidelberg Materials North America for the latter to acquire 100% of the capital stock of Giant Cement Holding Inc. and its subsidiaries (except for the Keystone plant and certain other real estate assets). This sale was completed in April 2025, resulting for Cementos Portland Valderrivas, S.A. in a cash inflow of €177,133 thousand, which has been recognised in the statement of cash flows under "Proceeds from disposals", and the recognition of a net escrow receivable amounting to €10,341 thousand. The transaction resulted in the recognition of a gain of €130,632 thousand and a profit of €2,266 thousand arising from the recognition in profit or loss of fair value adjustments recorded under "Profit/(loss) of entities accounted for using the equity method" (Notes 5, 11.b, 13, 25.g and 29.d).

In March 2024, FCyC, S.A. acquired an additional 10.26% stake in Realia Business, S.A. from the Polygon fund. for 92,575 thousand euros, which was recognised in the accompanying statement of cash flows under “(Acquisition)/disposal of own shares”. With this acquisition and other smaller acquisitions, FCyC, S.A.'s direct and indirect shareholding in the aforementioned company as at 31 December 2024 stood at 77.62%. Given that, before the purchase, the Group already held control over the company, the difference between the purchase price and the book value of the acquired non-controlling interests generated an increase in the consolidation reserves of 23,157 thousand euros, a decrease in non-controlling interests of 117,409 thousand euros and an increase in valuation adjustments of 65 thousand euros (Note 17).

5. NON-CURRENT ASSETS HELD FOR SALE AND LIABILITIES RELATED TO NON-CURRENT ASSETS HELD FOR SALE AND DISCONTINUED OPERATIONS

As established in International Financial Reporting Standard 5 "Non-current assets held for sale and discontinued operations", assets for which there are plans to sell have been reclassified. The Group treats activities which, taken both individually and as a whole, even if they are not a segment of activity, are a significant business line or geographic operating area within the Group with separate management from the rest, as discontinued. Assets held for sale, net of their associated liabilities, are measured at the lower of their carrying amount and the expected proceeds from their sale, less costs to sell.

On 8 January 2026, Cementos Portland Valderrivas, S.A., through Uniland Acquisition Corporation, as well as its partners in Keystone Cement Company LLC. (45% owned by Cementos Portland Valderrivas, S.A., 41% by Fortaleza USA LLC and 14% by Trituradora y Procesadora de Materiales Santa Anita S.A. de C.V.), entered into a binding agreement with Titan America, S.A. for the acquisition by the latter of 100% of the share capital of Keystone Cement Holding LLC for an approximate amount of \$310,000 thousand (enterprise value), subject to the fulfilment of certain post-closing adjustments. This transaction, net of debt, may result for Cementos Portland Valderrivas, S.A. in an approximate cash inflow of \$123,000 thousand and an estimated capital gain of around \$64,000 thousand (Notes 11.b and 31).

As the requirements set out in IFRS 5 are fulfilled for these assets to be classified as a disposal group, at year-end 2025, the company, which is 45% owned, was valued using the equity method at €55,245 thousand, subsequently reclassified under the “Non-current assets held for sale” heading (Note 11).

This disposal does not meet the requirements to be classified as a discontinued operation, as the Group considers that it does not represent a component constituting a significant line of business or geographical area of operations and, additionally, the Group continues to carry out export activities in the United States through other Group companies. Therefore, the profit/(loss) for 2025, just like the profit/(loss) for 2024, is recognised under the “Profit/(loss) of entities valued using the equity method” heading of the accompanying Consolidated Income Statement.

As a result of the agreement to sell Giant Cement Holding (Note 4) in the last quarter of 2024, the requirements set out in IFRS 5 were met for those assets to be classified as a disposal group. At the close of 2024, the investee, in which the Group held a 45% interest, was accounted for using the equity method, with the amount attributable to the assets of Giant Cement Holding Inc. covered by the contract subsequently reclassified to “Non-current assets held for sale” in the amount of 62,277 thousand euros. This reclassification did not result in the recognition of any impairment in 2024. In addition, depreciation of the assets ceased from the date of reclassification (Notes 4.b, 11.b, 13, 25.g and 29.d).

This divestment did not fulfil the requirements for being classified as a discontinued operation, as the activity in the American geographic market had not been interrupted due to the Keystone plant and other assets being retained within the Group. For this reason, the profit for 2024 and the profit generated in 2025 up to the date on which the sale was completed are recognised under “Profit/(loss) of entities accounted for using the equity method” in the accompanying consolidated income statement.

6. DISTRIBUTION OF PROFIT

The following table shows the dividends paid to shareholders by Group companies as at 31 December 2025 and 2024:

	2025	2024
Other non-controlling shareholders of other companies	5,107	17,178
	5,107	17,178

In 2024, the line item “Other non-controlling shareholders of other companies” mainly included the payment of dividends to minority shareholders of the Realia Business Group amounting to €11,043 thousand.

7. INTANGIBLE ASSETS

The breakdown of net intangible assets at 31 December 2025 and 2024 is as follows:

	Cost	Accumulated amortisation	Impairment	Net value
2025				
Goodwill	707,129	-	(559,699)	147,430
Other intangible assets	62,696	(50,968)	(9,689)	2,039
	769,825	(50,968)	(569,388)	149,469
2024				
Goodwill	707,129	-	(559,699)	147,430
Other intangible assets	62,074	(50,864)	(9,689)	1,521
	769,203	(50,864)	(569,388)	148,951

a) Goodwill

The breakdown of goodwill in the accompanying consolidated balance sheet as at 31 December 2025 and 2024 is as follows:

	2025	2024
Cementos Portland Valderrivas, S.A.	143,098	143,098
Canteras de Aláiz, S.A.	4,332	4,332
	147,430	147,430

There were no movements of goodwill in the accompanying consolidated balance sheet during 2025 and 2024.

The impairment analysis policies applied by the Innocemento Group to its goodwill are described in Note 3.e). In accordance with the methods used and in accordance with the estimates, projections and valuations available to the Group's Management, the existence of losses in value is not apparent in 2025.

It should be noted that in preparing the impairment tests, cash flows have been estimated on the basis of Group management's best estimates and that upward or downward variations in the key assumptions considered, both in the discount rate and operating margins, among other factors, may affect the recoverable amount of the cash-generating unit considered.

The Group has not identified any exposure to significant climate risks that could cause impairment and, in applying the regulations, it only takes climate issues into consideration in its cash flow forecasts and not in the discount rate with a view to avoiding duplications in the assumptions considered.

The Group has included assumptions relating to environmental issues in its projections. These assumptions include planned investments to reduce greenhouse gas emissions, the use of alternative fuels and alternative materials with a lower carbon footprint in cement manufacturing, the impact of the renewable energy Power Purchase Agreements (Note 3.r) in place, and estimates relating to the consumption of emission allowances received free of charge. They are complemented by the actions related to the Group's commitment to reducing the impact of its activities on the environment, which is reflected in the R&D+i projects in which it is involved.

The estimates made and the sensitivity analysis of the goodwill impairment tests for the Cementos Portland Valderrivas Group are discussed below.

Cementos Portland Valderrivas

Composed of two separately identifiable goodwill items recorded in the individual books of Cementos Portland Valderrivas, S.A.:

- one arising from the merger by absorption of the parent company of the Corporación Uniland Group and some of its subsidiaries for an amount of 29,593 thousand euros,
- 113,505 thousand euros corresponding to the cash generating unit (CGU) comprising the Alcalá de Guadaíra factory.

The main assumptions used in each of the impairment tests for the two preceding CGUs are described below:

1) Corporación Uniland

The stake in Uniland was acquired in several stages between 2006 and 2013, until 100% of the shareholding was acquired for a total amount of 1,898,973 thousand euros.

In both of the business years, the Innocemento Group has used the updated cash flows as at each date contained in its "Business Plan" using a 10-year period as the calculation basis for the respective impairment tests.

Firstly, based on the historical information of the last 50 years in the cement industry, it is felt that the term that best reflects the life cycle of the cement market is ten years, a period used in the projections made.

Since Uniland operates in two clearly different geographic markets, various pre-tax discount rates have been used to assess flows from different countries. A pre-tax discount rate of 11.49% has been used to evaluate goodwill from flows in Spain, and 24.39% for flows from Tunisia. In any case, it should be noted that the flows for Spain represent a substantial part of the total contemplated in the impairment test.

The Innocemento Group bases its cash flow forecasts on historical data and on both internal future forecasts and future forecasts by external sectoral bodies. In the short term, the forecasts are made according to estimates of cement consumption of Oficemen, the employer association of the sector and internal estimates. For the medium and long term, the projections are prepared according to external projections of macroeconomic data on inflation and GDP (Bank of Spain, Funcas, Statista etc.) and historical trends.

Apparent cement consumption in Spain reached 16.3 million tonnes in 2025, up 12% year on year, according to data published by Oficemen in January 2026. This growth reflects a steady expansion in activity across both the building construction and civil engineering sectors. However, the international environment shows less favourable signs: exports amounted to 4.5 million tonnes, reflecting a 10% decline, while imports increased to 2 million tonnes, up 39%, as a result of the loss of competitiveness of European production compared with countries subject to less stringent environmental regulations.

For the Spanish market, the residual value assumed in the flow projections is calculated based on consumption considered sustainable, which is around 20-25 million tonnes, with no growth in perpetuity. The main inputs used for the determination of this consumption range are consistent with historical and expected series of relative weights of public works on GDP in Spain, as well as with the forecasts of the number of approvals for new housing that have been considered as standardised levels according to different sector reports. The cyclical nature of the sector is considered in this value, assuming that this level of long-term sustainable consumption would be the average of one cycle, in which the years of higher consumption would be offset by those with a lower consumption. The sustainable residual value considered is the average of the values of the last five years of the projections.

In 2025, Tunisia recorded approximate cement consumption of 5.1 million tonnes in its domestic market, representing a 1% increase on 2024, when consumption stood at around 5 million tonnes. Despite a slight economic recovery reflected in cement demand and more controlled inflation, Tunisia continues to face significant economic, political and social challenges, including weak growth, strains on public finances and the need to implement reforms to stabilise the economy.

The variation in working capital included in the analysis for each of the years remains stable in the way it is calculated and is linked to the general evolution of the unit analysed.

The trend in investment is also linked to the general development of the activity analysed. The value of the investments reflected in the perpetuity rate presents the value that the company estimates should be the target investments to be made in order to maintain the productive activity at the required sustainable level.

The main variables used in the test are listed below:

2025

- Discount period of joint flows for Uniland Spain and Tunisia: 2026 to 2035
- Discount rate before taxes: 11.49% (Spain) and 24.39% (Tunisia)
- Growth in perpetuity: 0%
- Compound annual growth rate for the Cement Market Spain (with CO₂), terminal value for 2026:
 - o Domestic market turnover: 4.5%
 - o Export market turnover: 2.5%
 - o Gross Operating Profit: 1.4%
- Compound annual growth rate (in dinars) Tunisia Cement Market, terminal value over business year 2026:
 - o Domestic market turnover: 5.4%
 - o Export market turnover: 1.5%
 - o Gross Operating Profit: 5.2%

The fair value over book value buffer is 81,887 thousand euros. In addition, the residual value on the recoverable amount of the CGU as a whole is 33.5%.

When looking at the test's sensitivity towards variations in the discount rate and projected flows, an increase in the discount rate by 100 basis points would result in a fair value over book value buffer of 34,143 thousand euros. In addition, a decrease in the projected flows by 10% would lead to an excess of fair value over book value of 33,756 thousand euros. The test can take a pre-tax discount rate of approximately 13.5% in Spain and 26.5% in Tunisia, and an approximate 15% drop in flows compared to the projected flows.

Based on the above, the Innocemento Group is of the view that the sensitivity of the impairment test allows a suitable level of deviation to not identify any value impairments of CGU assets.

2) Alcalá de Guadaira

The cement demand forecasts and the sector expectations, at the national level, described above for the Corporación Uniland goodwill are equally applicable to Cementos Atlántico.

The Alcalá de Guadaira factory continues to benefit from its geographical location to offset the decrease in the volume of the national market with a greater volume of exports.

The main variables used in the test are the following:

2025

- Discount of flows period: 2026 to 2035
- Discount rate before taxes: 11.6%
- Growth in perpetuity: 0%
- Compound annual growth rate (with CO₂), terminal value over 2026:
 - o Total turnover: 5.7%
 - o Gross Operating Profit: 3.6%

The result of the test shows an excess in the recoverable value over the book value of the cash generating unit of 137,528 thousand euros. In addition, the residual value on the recoverable amount of the CGU as a whole is 37%.

When looking at the test's sensitivity towards variations in the discount rate and projected flows, an increase in the discount rate by 100 basis points would result in a fair value over book value buffer of 113,028 thousand euros. In addition, a decrease in the projected flows by 10% would lead to an excess of fair value over book value of 109,689 thousand euros. The test can take a pre-tax discount rate of approximately 21% and an approximate 49% drop in flows compared to the projected flows.

Based on the above, the Innocemento Group feels that the excess of the impairment test allows deviations significant enough to not give rise to any value impairments of CGU assets.

b) Other intangible assets

The movements in this heading of the consolidated balance sheet in 2025 and 2024 were as follows:

	Other intangible assets	Accumulated amortisation	Impairment	Net value
Balance as at 31.12.2023	62,025	(50,768)	(9,689)	1,568
Additions or allocations	115	(162)	-	(47)
Derecognitions, disposals or reductions	(85)	85	-	-
Conversion differences	20	(20)	-	-
Change in scope, transfers and other movements	(1)	1	-	-
Balance as at 31.12.2024	62,074	(50,864)	(9,689)	1,521
Additions or allocations	610	(132)	-	478
Derecognitions, disposals or reductions	(2)	2	-	-
Conversion differences	(26)	26	-	-
Change in scope, transfers and other movements	41	(1)	-	40
Balance at 31.12.2025	62,697	(50,969)	(9,689)	2,039

This heading mainly includes the quarrying rights in the Cement Area, and software applications.

The gross amount of the fully amortised “Other intangible assets” heading, which, nonetheless, are used in production totalled €60,212 thousand as at 31 December 2025 (€60,198 thousand as at 31 December 2024).

Acquisition commitments

As at 31 December 2025, the Innocemento Group had no significant acquisition commitments.

8. PROPERTY, PLANT AND EQUIPMENT

The breakdown of property, plant and equipment at 31 December 2025 and 2024 is as follows:

	Cost	Accumulated depreciation	Impairment	Net value
2025				
Land and buildings	706,897	(293,235)	(80,345)	333,317
Land and natural resources	526,347	(176,114)	(70,500)	279,733
Buildings for own use	180,550	(117,121)	(9,845)	53,584
Plant and other items of property, plant and equipment	1,849,346	(1,646,492)	(25,361)	177,493
Plant	1,327,799	(1,233,909)	(9,522)	84,368
Machinery and vehicles	298,031	(275,390)	(13,655)	8,986
Advances and property, plant and equipment in progress	68,113	-	-	68,113
Other items of property, plant and equipment	155,403	(137,193)	(2,184)	16,026
	2,556,243	(1,939,727)	(105,706)	510,810
2024				
Land and buildings	704,700	(283,099)	(80,346)	341,255
Land and natural resources	525,945	(168,771)	(70,500)	286,674
Buildings for own use	178,755	(114,328)	(9,846)	54,581
Plant and other items of property, plant and equipment	1,811,042	(1,631,030)	(25,375)	154,637
Plant	1,314,310	(1,220,452)	(9,522)	84,336
Machinery and vehicles	298,501	(276,773)	(13,669)	8,059
Advances and property, plant and equipment in progress	45,591	-	-	45,591
Other items of property, plant and equipment	152,640	(133,805)	(2,184)	16,651
	2,515,742	(1,914,129)	(105,721)	495,892

The movements in the various fixed and non-current assets headings in 2025 and 2024 were as follows:

	Land and natural resources	Buildings for own use	Land and buildings	Plant	Machinery and vehicles	Advances and property, plant and equipment under construction	Other plant, property and equipment	Plant and other plant, property and equipment	Accumulated depreciation	Impairment
Balance as at 31.12.2023	525,841	172,037	697,878	1,295,978	293,820	27,171	150,239	1,767,208	(1,881,093)	(105,949)
Additions or allocations	354	377	731	3,342	3,562	42,325	317	49,546	(34,557)	-
Derecognitions, disposals or reductions	(302)	(5,204)	(5,506)	(1,498)	(1,855)	(1)	(367)	(3,721)	5,247	229
Conversion differences	53	653	706	2,206	1,425	264	107	4,002	(3,729)	-
Change in scope, transfers and other movements	(1)	10,893	10,892	14,282	1,549	(24,168)	2,344	(5,993)	3	(1)
Balance as at 31.12.2024	525,945	178,756	704,701	1,314,310	298,501	45,591	152,640	1,811,042	(1,914,129)	(105,721)
Additions or allocations	482	4,948	5,430	660	3,301	43,028	787	47,776	(34,309)	-
Derecognitions, disposals or reductions	(11)	(3,322)	(3,333)	(73)	(2,437)	(36)	(743)	(3,289)	3,930	15
Conversion differences	(70)	(786)	(856)	(2,955)	(1,777)	(295)	(145)	(5,172)	4,783	-
Change in scope, transfers and other movements	1	954	955	15,857	443	(20,175)	2,864	(1,011)	(2)	-
Balance at 31.12.2025	526,347	180,550	706,897	1,327,799	298,031	68,113	155,403	1,849,346	(1,939,727)	(105,706)

Among the most significant cash inflows in 2025 were investments in the Cement business, mainly those recorded under construction in progress amounting to €43,028 thousand (€42,325 thousand in 2024), largely relating to the company Cementos Portland Valderrivas, S.A. These investments are related to the reduction of CO2 emissions and improvements in energy efficiency; due to their scale, the projects have a time horizon of between two and three years.

"Derecognitions, disposals or reductions" include disposals and derecognition of inventories corresponding to assets that, in general, are almost fully amortised due to having exhausted their useful life.

Inflows and outflows that have resulted in cash inflows or outflows are recorded in the accompanying cash flow statement as "Investment payments" and "Proceeds from divestments" of "Property, plant and equipment, intangible assets; and investment property", respectively.

During 2025 and 2024, there was no capitalised interest.

The Innocemento Group companies take out the insurance policies that it feels are needed to cover the possible risks faced by their property, plant and equipment. At each year-end, it is believed that there is no hedging deficit related to these risks.

The gross amount of fully depreciated property, plant and equipment used in production due to being in a good state of use totals 1,339,457 thousand euros at 31 December 2025 (1,311,641 thousand euros at 31 December 2024), almost entirely relating to the cement business.

The property, plant and equipment net of depreciation on the accompanying consolidated balance sheet located outside the Spanish territory amount to 35,466 thousand euros at 31 December 2025 (31,755 thousand euros at 31 December 2024).

Assets with ownership restrictions

Of the total property, plant and equipment on the consolidated balance sheet, at 31 December 2025, 18,060 thousand euros (18,445 thousand euros at 31 December 2024) are subject to ownership restrictions according to the following detail:

	Cost	Accumulated amortisation	Net value
2025			
Buildings, plants and equipment	27,962	(9,902)	18,060
	27,962	(9,902)	18,060
2024			
Buildings, plants and equipment	25,861	(7,416)	18,445
	25,861	(7,416)	18,445

The ownership restrictions on these assets arise from the lease agreements within the Cement activity.

Acquisition commitments

There were no significant acquisition commitments within the Innocemento Group companies during any of the two business years.

9. REAL ESTATE INVESTMENTS

As stated in Note 3.d), investment property is valued at fair value based on the assessments made by independent experts, calculated on the reporting date of these consolidated financial statements.

Environmental and sustainability aspects are an integral part of the valuation process. "Sustainability" refers to the consideration of issues such as the environment and climate change, health and well-being and corporate responsibility that may have an impact on an asset's value. In the context of the measurement approach, sustainability encompasses a wide range of physical, social, environmental and economic factors that can affect value. These factors include key environmental risks such as floods, droughts or storms, as well as aspects of energy efficiency, carbon footprint, design, configuration, accessibility, legislation, management and fiscal considerations as well as current and historical land use.

Sustainability has an impact on the value of an asset, even though this is not directly acknowledged. When the impact of sustainability on value is recognised, the valuer's understanding of how market participants factor these requirements into their products and services and the impact on market valuations are reflected.

The information required by valuers to determine the value of the assets includes the details of Energy Efficiency Certificates and other certifications related to compliance with sustainability and ESG measurements of portfolio assets. As regards miscellaneous assets, it has been found that it is the lessee, as part of its own management environmental plans, that has adjusted the global operational carbon footprint of its business to convert properties into more sustainable spaces, implementing a variety of initiatives that have allowed for the reduction of energy, paper and water consumption, as well as selective waste collection to allow for its revaluation and recycling.

These features are taken into consideration when determining the income and profitability of properties in the same way that lessees and investors take these conditions into account when making decisions. In this case, the market references indicated in each assessment include a breakdown, insofar as possible, of the degree of compliance with sustainability requirements, making this another aspect to be taken into consideration when comparing properties.

Given the location of the assets, climate change risks have not been considered as significant.

The variables of the techniques employed to assess the fair value of the Group's investment property are included in level 3.

In determining the fair value of the Realia Group, a distinction must be made between the methodology applied to the assets comprising the investment properties of Realia Business, Realia Patrimonio, Planigesa and Valaise, and the valuation of the assets comprising the investment properties of Jezzine.

In the Realia Business Group (Realia Business, Realia Patrimonio, Planigesa and Valaise), the valuation of the assets is referenced to a specific date, reflecting the conditions of the real estate market and of each individual asset at that point in time. Given that the macroeconomic context has an impact on the market, the main real estate variables taken into consideration in the assessment already reflect this macroeconomic situation and its impact on the sector. These variables with an impact on the assessment are analysed and compared with the market on each measurement date, in such a way that they are updated on a six-monthly basis. In relation to projected income and the annual update thereof, the inflation trend estimate is applied to the office segment.

At Jezzine, consideration has been given to the nature of the contract governing the lease of its assets, which allows the full benefit of indexation increases to be captured and therefore provides clear protection of the cash flows (rental income) from its assets in inflationary environments, in addition to protecting against asset vacancy. In addition, regulatory restrictions on increases in rental price do not affect the appreciation of its assets either.

In the case of the assessments corresponding to the Realia Business Group, the methodology for determining the fair value of the investment property is based on the RICS principles, which basically use discounted cash flows as the valuation method, which consists of capitalising the net rents of each property and discounting the future flows, applying market discount rates, over a ten-year time horizon and a residual value calculated by capitalising the estimated rent at the end of the projected period at an estimated yield. The properties were assessed on an individual basis, taking into account each of the agreements in force at year-end and their duration. For buildings with vacant areas, these have been assessed on the basis of estimated future rents, discounting a marketing period.

The key variables for this method are determining the net revenues, which are updated each year by applying the Consumer Price Index (CPI) indices and behavioural forecasts, the term of the lease agreements, the time period over which the leases are discounted, the approximate value at the end of each period and the target internal rate of return used to discount the cash flows.

The key variables used in the assessments using the discounted cash flow method are:

- Current gross income: contractual income of the agreements outstanding at the date of the assessment, without taking into account bonuses, grace periods and expenses not passed on.
- Current net income: the income generated by each property at the date of the assessment, net of allowances and deficiencies and taking into account the non-chargeable expenses in accordance with the agreements and for vacant spaces.
- Estimated income for vacant space and/or new leases over the years of the cash flow.
- Exit Yield: required rate of return at the end of the assessment period on the sale of the asset. At the end of the discount period it is necessary to determine an exit value of the property. At that point it is not possible to reapply a discounted cash flow methodology and it is necessary to calculate the sale value according to an exit yield based on the rent being generated by the property at the time of sale, provided that the cash flow projection assumes a stabilised rent that can be capitalised in perpetuity.
- IRR: interest rate or rate of return offered by an investment, the value of the discount rate that makes the NPV equal to zero, for a given investment project.
- ERV: Market return on the asset at the assessment date.

The value of the key variables used in valuing the real estate assets in each business year is as follows:

2025	Current average gross income	Exit Yield (1)	IRR (1)	ERV
Offices	€23.4/m2/month	5.2%	7.4%	€21.6/m2/month
Shopping centres	€11.6/m2/month	6.4%	8.4%	€10.7/m2/month
Other assets	€3.1/m2/month	5.7%	8.0%	€2.6/m2/month
Residential	€8.1/m2/month	4.4%	6.4%	€11.5/m2/month

2024	Current average gross income	Exit Yield (1)	IRR (1)	ERV
Offices	€22.3/m2/month	4.9%	7.2%	€21.1/m2/month
Shopping centres	€12.2/m2/month	6.6%	8.7%	€11.2/m2/month
Other assets	€2.8/m2/month	5.7%	7.9%	€2.3/m2/month
Residential	€7.8/m2/month	4.4%	6.4%	€10.9/m2/month

(1) Weighted by asset value

For Jezzine Uno, S.L.U.'s investment property, the agreement includes a period of guaranteed rental income, as there are significant early-termination clauses in order to cover the lessor's lost revenue should the lessee choose to terminate the agreement. Therefore, it is felt that the early termination of the agreement will not occur until 2037, when the lessee will have the option to repurchase at fair value. The discounted cash flow method has been valuation method used. Discounted cash flow ("DFC") is a method generally accepted by valuation experts from both a theoretical and practical point of view as the method that best incorporates all factors affecting the value of a business into the valuation result, considering the company as a real investment project.

This methodology considers the results of the operating activity and also the investment and working capital policy to calculate the future cash flow generation capabilities of the assets linked to the business, which are discounted to the assessment date to obtain the present value of the business.

The sum of the following two components has been considered for the determination of the fair value:

- Estimated cash flows over the life of the agreement until its completion in 2037: The calculation is based on the amount of rents expected to be obtained, including the expenses chargeable to the lessee under the agreement (property tax, community charges and other fees), less the operating costs incurred for the management of the properties and the corresponding operating taxes. The cash flows obtained are discounted in line with expected inflation.

- Divestment value: An exit value of the property has been estimated at the end of the lease term. At that point it is not possible to re-apply a discounted cash flow methodology and it is necessary to calculate the sale value according to an exit yield based on the expected market rent that the properties could be generating at the time of sale and which can be capitalised in perpetuity. The market rent in 2037 has been determined on the basis of an analysis of the possible market rent of the premises, assuming that the market rent will vary annually until 2037 in line with expected annual inflation rates in the future. For the purpose of determining the net capitalisable income in perpetuity, the total amount of asset-related expenses expected in 2037 (no longer chargeable in the context of a market sale) has been deducted. It has also been assumed that minor investments will

be necessary to adapt the assets for their sale on the market, estimating the marketing costs that would be incurred in their sale. The corresponding tax effect has been deducted from the amount of capital gain thus obtained.

The key variables used in the above assessment are as follows:

- Amount of net rents during the lease agreement calculated as explained above.
- Discount rate: A discount rate determined on the valuation date has been used based on the interest rate of long-term bonds plus a risk premium that reflects the additional increase in profitability required based on the risk inherent to its real estate portfolio, taking into account elements such as the type of business, liquidity, characteristics of the assets, investment volume, etc.
- Exit yield: Required rate of return at the end of the lease agreement on the sale of the assets.

The value of the key variables used in valuing the real estate assets in each business year is as follows:

2025	Current average gross income	Exit Yield	IRR	ERV
Offices	€27.7/m2/month	8.0%	8.3%	€22.3/m2/month

2024	Current average gross income	Exit Yield	IRR	ERV
Offices	€27.0/m2/month	8.0%	8.3%	€21.1/m2/month

The following is a sensitivity analysis of the main variables affecting the assessment at fair value of the Realia Business Group's investment property.

The effect of the change in the required rates of return (Exit yield), calculated as income on the market value of the assets, in terms of "Net Asset Value", on the consolidated assets and the consolidated income statement, in respect of the investment property in operation, would be as follows:

	2025	
	Assets	Consolidated profit/(loss) for the business year
Increase of 25 basis points	(43,696)	(32,772)
Decrease of 25 basis points	47,722	35,792

In addition, the sensitivity analysis of a 10% change in the ERV (market rent of the asset on the assessment date) would be as follows:

	2025	
	Assets	Consolidated profit/(loss) for the business year
10% increase	115,841	86,881
10% decrease	(115,195)	(86,396)

Finally, the sensitivity analysis of a quarter point change in the IRR would be as follows:

	2025	
	Assets	Consolidated profit/(loss) for the business year
Increase of 25 basis points	(27,670)	(20,753)
Decrease of 25 basis points	28,190	21,143

For Jezzine Uno, S.L.U.'s investment property, a sensitivity analysis of the main variables affecting its assessment is provided below.

The impact of a quarter of a percent change in the discount rate used to determine the present value of both the agreement rents and their divestment value would be as follows:

	2025	
	Assets	Consolidated profit/(loss) for the business year
Increase of 25 basis points	(11,357)	(8,518)

Decrease of 25 basis points	11,650	8,738
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The impact of a change in the exit yield would be as follows:

	2025	
	Assets	Consolidated profit/(loss) for the business year
Increase of 25 basis points	(6,268)	(4,701)
Decrease of 25 basis points	6,672	5,004

Finally, the sensitivity analysis of a 10% change in the ERV (market rent of the asset at the assessment date) would be as follows:

	2025	
	Assets	Consolidated profit/(loss) for the business year
10% increase	22,148	16,611
10% decrease	(22,148)	(16,611)

The fair value of investment property amounted to 2,120,476 thousand euros at 31 December 2025 (2,089,562 thousand euros at 31 December 2024).

The movements in the various investment property items in 2025 and 2024 were as follows:

Balance at 31.12.23	2,088,178
Additions	6,626
Derecognitions, disposals or reductions	-
Change in fair value (Note 25.d)	4,709
Change in scope, transfers and other movements	(9,951)
Balance as at 31.12.2024	2,089,562
Additions	8,353
Derecognitions, disposals or reductions	(1,642)
Change in fair value (Note 25.d)	23,223
Change in scope, transfers and other movements	980
Balance as at 31.12.2025	2,120,476

The breakdown of the change in the fair value of investment properties by company for 2025 and 2024 (Note 25.d) is as follows:

	2025	2024
Jezzine Uno, S.L.U.	7,888	1,936
Planigesa, S.A.	6,091	(3,988)
Valaise S.L.U.	5,167	13,649
Realia Patrimonio, S.A.	3,691	(6,778)
Other	386	(110)
	23,223	4,709

Cash inflows and outflows are recorded in the accompanying cash flow statement as "Investment payments" and "Proceeds from divestments" of "Property, plant and equipment; intangible assets; and investment property" respectively.

Investment properties subject to mortgage charges, broken down by company, are as follows:

Offices	2025	2024	2025	2024
	Fair value		Loan drawn down	
Realia Patrimonio, S.L.U.	813,531	805,479	397,648	411,753

All properties are duly insured, including against any potential loss of rental income arising from an insured event.

As at 31 December 2025 and 2024, there were no real estate assets subject to restrictions on ownership.

There were no commitments to acquire property assets at year-end.

10. LEASES

a) Leases where the Innocemento Group acts as lessee

In its position as lessee, the Innocemento Group has signed lease agreements for different kinds of underlying assets, mainly plant and buildings for its own use.

In general, the leases entered into by the Innocemento Group do not include variable payments, as only some agreements include clauses for discounting of rent, mainly in line with inflation. In some cases, these agreements contain restrictions on use, the most common restrictions being those limiting the use of the underlying assets to geographical areas or to use as office or production premises. Lease agreements do not include significant residual value guarantee clauses.

The Innocemento Group determines the term of the agreements by estimating the length of time that the entity expects to continue using the underlying asset based on its specific circumstances, including extensions that are reasonably expected to be exercised.

The carrying amount of the right-of-use assets amounts to €18,059 thousand at 31 December 2025 (€18,445 thousand at 31 December 2024). The book value, additions and amortisations during 2025

and 2024 are detailed below by underlying asset class:

	Cost	Accumulated depreciation	Net value	Additions	Depreciation charge
2025					
Land and buildings	7,940	(2,098)	5,842	4,531	(534)
Land and natural resources	215	(193)	22	-	(42)
Buildings for own use	7,725	(1,905)	5,820	4,531	(492)
Plant and other items of property, plant and equipment	20,022	(7,805)	12,217	1,560	(3,158)
Plant	18,170	(7,329)	10,841	15	(2,867)
Machinery and vehicles	1,852	(476)	1,376	1,545	(291)
	27,962	(9,903)	18,059	6,091	(3,692)
2024					
	Cost	Accumulated depreciation	Net value	Additions	Depreciation charge
Land and buildings	7,012	(2,639)	4,373	144	(816)
Land and natural resources	221	(154)	67	32	(56)
Buildings for own use	6,791	(2,485)	4,306	112	(760)
Plant and other items of property, plant and equipment	18,849	(4,777)	14,072	2,940	(3,141)
Plant	18,232	(4,451)	13,781	2,672	(2,976)
Machinery and vehicles	617	(326)	291	268	(165)
	25,861	(7,416)	18,445	3,084	(3,957)

Recognised lease liabilities amounted to 18,028 thousand euros as at 31 December 2025 (19,355 thousand euros as at 31 December 2024), of which 2,573 thousand euros as at 31 December 2025 (3,308 thousand euros as at 31 December 2024) are classified as current in the accompanying consolidated balance sheet, as they mature within the next twelve months (Note 19). Lease liabilities have generated an interest charge of 731 thousand euros at 31 December 2025 (730 thousand euros at 31 December 2024) (Note 25.e). Lease payments made during the business year amounted to 4,431 thousand euros as at 31 December 2025 (4,375 thousand euros as at 31 December 2024) and are recognised under the "Proceeds from/(payments for) financial-liability instruments" and "Interest payments" headings in the accompanying consolidated cash flow statement.

Details of non-current lease liabilities by contract maturity as at 31 December 2025 are listed below:

2025	2027	2028	2029	2030	2031 and beyond	Total
Liabilities for non-current leases	3,282	3,521	3,107	1,040	7,505	18,455

Some agreements are excluded from the application of IFRS 16, mainly because they are low value assets or because their term is less than twelve months (Note 3.f), and are recognised as an expense under the "Other operating profit/(loss)" in the accompanying consolidated income statement, the amount of which is as follows for 2025 and 2024:

	2025	2024
Low value assets	1,172	1,012
Leases with term less than 12 months	287	367
	1,459	1,379

b) Leases in which the Innocemento Group acts as a lessor

All lease agreements in which the Innocemento Group acts as a lessor are classified as operating leases, as substantially all of the risks and rewards of ownership of the asset are not transferred.

In its position as a lessor, the Innocemento Group recognises operating revenues, mainly in Real Estate activity, amounting to 147,866 thousand euros as at 31 December 2025 (141,052 thousand euros as at 31 December 2024), as follows (Note 25.a):

	2025	2024
Revenue from leases	125,063	119,593
Revenue from common pass-through expenses	22,803	21,459
	147,866	141,052

Leased assets are mainly recorded under investment property in the accompanying consolidated balance sheet. The categories of investment property are as follows (Note 9):

	2025	2024
Offices and commercial centres	1,399,171	1,384,736
Banking entities	596,065	588,177
Residential	93,900	88,800
Other assets	31,340	27,849
	2,120,476	2,089,562

At 31 December 2025, the Innocemento Group had contracted minimum lease payments of 810,405 thousand euros (863,871 thousand euros at 31 December 2024) with Realia Group tenants, in accordance with the current agreements in force, without considering the repercussion of common expenses, future CPI increases or future updates of contractually agreed rents, with the following maturities:

	2025
Less than a year	120,495
Between two and five years	308,665
Beyond five years	381,245
	810,405

11. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

This heading includes the value of investments in companies accounted for using the equity method, as well as non-current loans granted to these companies which, as indicated in Note 2.b), is applied to both joint ventures and associates, the breakdown of which is as follows:

	2025	2024
Joint ventures	44,021	42,719
Investment value	44,021	42,719
Loans	-	-
Associates	347,991	449,275
Investment value	347,991	445,117
Loans	-	4,158
	392,012	491,994

The decrease in the carrying amount of investments in associates in 2025 mainly relates to the reclassification to assets held for sale in December 2025 of Keystone Cement Company LLC in the amount of 55,245 thousand euros (Note 5), and to the distribution of dividends by Metrovacesa, S.A. amounting to 50,864 thousand euros.

a) Joint ventures

The breakdown for this heading by company appears in Annex II to these consolidated financial statements, which lists the joint ventures.

The movements in 2025 and 2024 by item are as follows:

	Balance as at 31.12.2024	Profit/(loss) for the year (Note 25.h)	Distributed dividends	Conversion differences and other movements	Change in credits granted	Balance at 31.12.2025
As Cancelas Siglo XXI, S.L.	39,861	3,854	(1,592)	-	-	42,123
Pedreira de l'Ordal, S.L.	2,645	242	-	(1,166)	-	1,722
MDM-Teide, S.A.	185	-	-	(33)	-	152
Teide-MDM Quadrat, S.A.	28	-	-	(4)	-	24
Total joint ventures	42,719	4,096	(1,592)	(1,203)	-	44,021

	Balance at 31.12.2023	Profit/(loss) for the year (Note 25.h)	Distributed dividends	Conversion differences and other movements	Change in credits granted	Balance at 31.12.2024
As Cancelas Siglo XXI, S.L.	38,815	2,576	(1,530)	-	-	39,861
Pedreira de l'Ordal, S.L.	2,855	118	(328)	-	-	2,645
MDM-Teide, S.A.	176	(2)	-	11	-	185
Teide-MDM Quadrat, S.A.	31	(5)	-	2	-	28
Total joint ventures	41,877	2,687	(1,858)	13	-	42,719

Below are the main figures from the financial statements of joint ventures in proportion to the shareholding as at 31 December 2025 and 2024:

	2025	2024
Non-current assets	54,192	52,905
Current assets	2,627	3,553
Non-current liabilities	7,330	6,584
Current liabilities	5,468	7,155
Profit/(loss)		
Net business turnover	6,016	6,079
Operating profit/(loss)	5,630	3,846
Pre-tax profit/(loss)	5,461	3,585
Profit/(loss) attributed to the Parent Company	4,096	2,687

In general, the joint ventures consolidated by the Innocemento Group using the equity method take the legal form of public or private limited companies and, therefore, as joint ventures, the distribution of funds to their respective parent companies requires the agreement of the other jointly controlling shareholders.

b) Associates

The breakdown of this heading by company is shown in Annex III to these consolidated financial statements, which lists the associates.

The movements in 2025 and 2024 by item are as follows:

	Balance at 31.12.2024	Profit/(loss) for the year (Note 25.g)	Distributed dividends	Changes in the fair value of financial instruments allocated to reserves	Investments	Conversion differences and other movements	Change in credits granted	Balance at 31.12.2025
Metrovacesa, S.A.	368,230	3,173	(50,864)	-	51	(385)	-	320,205
Giant Cement Holding	-	2,337	-	-	-	223	(2,560)	-
Keystone Cement Company	56,311	(1,233)	-	33	-	(55,111)	-	-
Keystone Real Estate Property Llc.	-	(1,159)	-	-	-	4,030	-	2,871
Lázaro Echevarría, S.A.	8,072	137	(95)	-	-	46	-	8,160
Hormigones y Áridos del Pirineo Aragonés, S.A.	6,866	624	(350)	-	-	-	-	7,140
Hormigones en Masa de Valtierra, S.A.	2,619	42	(83)	-	-	-	-	2,578
Hormigones Delfín, S.A.	1,107	(15)	(44)	-	-	(4)	-	1,044
Hormigones Reinares, S.A.	1,100	185	-	-	-	1	-	1,286
Portcemen, S.A.	896	(88)	-	-	-	(3)	-	805
Las Palmeras de Garrucha, S.L.	852	(89)	-	-	-	-	-	763
Navarra de Transportes, S.A.	846	140	-	-	-	9	-	995
Hormigones de la Jacetania, S.A.	1,139	(49)	(97)	-	-	1	-	994
Aplicaciones Minerales, S.A.	669	(21)	-	-	-	-	-	648
Hormigones Castro, S.A.	432	(109)	-	-	-	-	-	323
Hormigones del Baztán, S.L.	390	14	-	-	-	(1)	-	403
Terminal Cimentier de Gabes-Gie	33	-	-	-	-	(1)	-	32
Vescem-LID, S.L.	29	(3)	-	-	-	4	-	30
Canteras y Hormigones VRE, S.A.	(316)	29	-	-	-	1	-	(286)
Total associates	449,275	3,915	(51,533)	33	51	(51,190)	(2,560)	347,991

	Balance at 31.12.2023	Profit/(loss) for the year (Note 25.g)	Distributed dividends	Changes in the fair value of financial instruments allocated to reserves	Investme nts	Conversion differences and other movements	Change in credits granted	Balance at 31.12.2024
Metrovacesa, S.A.	402,120	(12,546)	(22,178)	-	-	834	-	368,230
Giant Cement Holding	106,902	2,491	-	4,107	-	(55,592)	(1,597)	56,311
Lázaro Echevarría, S.A.	7,828	229	-	15	-	-	-	8,072
Hormigones y Áridos del Pirineo Aragonés, S.A.	6,317	699	(150)	-	-	-	-	6,866
Hormigones en Masa de Valtierra, S.A.	2,514	160	(55)	-	-	-	-	2,619
Hormigones Delfín, S.A.	1,057	100	(50)	-	-	-	-	1,107
Hormigones Reinas, S.A.	1,050	50	-	-	-	-	-	1,100
Portcemen, S.A.	979	(83)	-	-	-	-	-	896
Las Palmeras de Garrucha, S.L.	828	(8)	-	-	-	32	-	852
Navarra de Transportes, S.A.	825	56	(50)	15	-	-	-	846
Hormigones de la Jacetania, S.A.	813	326	-	-	-	-	-	1,139
Aplicaciones Minerales, S.A.	596	73	-	-	-	-	-	669
Hormigones Castro, S.A.	407	25	-	-	-	-	-	432
Hormigones del Baztán, S.L.	377	13	-	-	-	-	-	390
Novhorvi, S.A.	86	291	-	-	-	(377)	-	-
Terminal Cimentier de Gabes- Gie	32	-	-	-	-	1	-	33
Vescem-LID, S.L.	35	(9)	-	-	-	3	-	29
Canteras y Hormigones VRE, S.A.	(297)	(19)	-	-	-	-	-	(316)
Total associates	532,469	(8,152)	(22,483)	4,137	-	(55,099)	(1,597)	449,275

In 2025, the column “Translation differences and other movements” mainly reflects the reclassification to assets held for sale in December 2025 of Keystone Cement Company LLC amounting to 55,245 thousand euros (Note 5), as well as the impact of the incorporation in January 2025 of Keystone Real Estate Property LLC amounting to 4,030 thousand euros (Notes 5 and 31).

In 2024, the column “Translation differences and other movements” mainly showed the reclassification of part of the stake in Giant Cement Holding Inc. to assets held for sale in the amount of 62,277 thousand euros, with the exception of Keystone Cement Company (Notes 4.b, 5, 13, 25.g and 29.d).

The assets, liabilities, turnover and profit/(loss) for 2025 and 2024 are presented below, in proportion to the shareholding in the capital of each associate.

	2025	2024
Non-current assets	98,482	160,319
Current assets	442,436	497,134
Non-current liabilities	79,601	94,659
Current liabilities	113,326	117,677
Profit/(loss)		
Net business turnover	166,799	318,258
Operating profit/(loss)	6,956	779
Pre-tax profit/(loss)	3,511	(9,487)
Profit/(loss) attributed to the Parent Company	3,915	(8,152)

Below, due to its relevance, the summarised financial information of company Metrovacesa, S.A. can be consulted at 31 December 2025, having recognised its net assets at their fair value to which the equity method was applied:

	Balance Sheet	
	2025	2024
Non-current assets	383,689	388,087
Current assets	1,998,721	2,205,743
Inventories	1,694,404	1,920,249
Cash and equivalents	194,060	186,432
Other current assets	110,257	99,062
TOTAL ASSETS	2,382,410	2,593,830
Equity	1,507,482	1,732,115
Equity Parent Company	1,507,482	1,732,115
Capital	1,092,070	1,092,070
Reserves	455,590	699,251
Own shares	(1,432)	(1,171)
Other equity instruments	1,157	981
Profit/(Loss) Parent Company	(39,903)	(59,016)
Valuation adjustments	-	-
Non-controlling interests	-	-
Non-current liabilities	353,483	355,008
Non-current financial liabilities	300,878	291,701
Other non-current liabilities	52,605	63,307
Current liabilities	521,445	506,707
Current financial liabilities	180,858	145,772
Other current liabilities	340,587	360,935
TOTAL LIABILITIES	2,382,410	2,593,830

12. JOINT ARRANGEMENTS. JOINT OPERATIONS

As indicated in Note 2.b), "Joint arrangements" section, the Innocemento Group companies carry out part of their activity through participation in agreements that are operated jointly with other non-Group partners, mainly through joint ventures and other entities with similar characteristics. These agreements that have been proportionately included in the accompanying financial statements.

Below are the key figures of the jointly operated contracts that are included in the different headings of the accompanying balance sheet and consolidated income statement, in proportion to their participation, as at 31 December 2025 and 2024.

	2025	2024
Non-current assets	69	69
Current assets	6,860	6,722
Non-current liabilities	45	45
Current liabilities	6,631	6,581
Profit/(loss)		
Net business turnover	239	264
Net operating profit/(loss)	185	97

Agreements managed through joint ventures, joint ventures and other similar entities imply joint and several liability for the activity carried out by the participating partners.

13. NON-CURRENT FINANCIAL ASSETS AND OTHER CURRENT FINANCIAL ASSETS

There are no "Non-current financial assets" or "Other significant non-current financial assets" in default. The most significant items in the accompanying consolidated balance sheet under the aforementioned headings break down as follows:

a) Non-current financial assets

Non-current financial assets as at 31 December 2025 and 2024 are distributed as shown below:

	Financial assets at amortised cost	Financial assets at fair value charged to reserves	Hedging derivatives	Total
2025				
Equity instruments	-	1,013	-	1,013
Derivatives (Note 21)	-	-	2,458	2,458
Deposits and guarantees	26,299	-	-	26,299
Other financial assets	600	-	-	600
	26,899	1,013	2,458	30,370
2024				
Equity instruments	-	1,242	-	1,242
Deposits and guarantees	17,627	-	-	17,627
Other financial assets	545	-	-	545
	18,172	1,242	-	19,414

The "Equity instruments" heading breaks down as follows at 31 December 2025 and 2024:

	% Effective ownership	Fair value
2025		
Participations equal to or greater than 5%:		
Uncona, S.A.	9.64%	605
Other		357
Participations below 5%:		
Other		51
		1,013
2024		
Participations equal to or greater than 5%:		
Uncona, S.A.	9.64%	605
Other		586
Participations below 5%:		
Other		51
		1,242

The expected maturities of "Deposits and guarantees" and "Other financial assets" are as follows:

	2025	2027	2028	2029	2030	2031 and beyond	Total
Deposits and guarantees		9,535	381	610	642	15,131	26,299
Non-commercial loans and other financial assets		153	80	66	58	243	600
		9,688	461	676	700	15,374	26,899

The deposits and guarantees basically correspond to those established according to legal or contractual obligations and in relation to the activities of the Innocemento Group companies, mainly for real estate rentals. In 2025, this line item notably includes the recognition of a net escrow account amounting to 8,043 thousand euros, the release of which is subject to the fulfilment of certain conditions relating to the sale of the interest in the Giant Group (Notes 4.b, 5, 11.b, 25.g and 29.d).

b) Other current financial assets

This heading of the accompanying consolidated balance sheet mainly includes financial deposits made up of contractual guarantees, loans granted to FCC Group companies, loans granted to companies accounted for using the equity method and current third-party loans.

The breakdown of the balance as at 31 December 2025 and 2024 is as follows:

	Financial assets at amortised cost
2025	
Deposits and guarantees	3,992
Other financial assets	4,076
	8,068
2024	
Deposits and guarantees	2,362
Other financial assets	13,240
	15,602

In 2025, under the heading "Deposits and guarantees", the main item is the recognition of an escrow account amounting to 2,298 thousand euros, the release of which is subject to the fulfilment of certain conditions relating to the sale of the interest in the Giant Group (Notes 4.b, 5, 11.b, 25.g and 29.d).

Other financial assets as at 31 December 2025 mainly comprise current loans granted and other receivables from joint ventures and associates amounting to 3,709 thousand euros (5,011 thousand euros as at 31 December 2024). In addition, as at 31 December 2025 this line item includes current loans granted and other receivables from companies of the FCC Group (Note 29.d) amounting to 341 thousand euros (7,804 thousand euros as at 31 December 2024).

The average rate of return obtained by these items is in market returns according to the term of each investment.

14. INVENTORIES

The breakdown of "Inventories, net of impairment" as at 31 December 2025 and 2024 is as follows:

	2025	2024
Real estate	763,088	719,797
Raw materials and other supplies:	95,013	101,854
Cement	95,002	101,843
Real Estate	11	11
Finished goods (Cement)	16,028	14,489
Advances	3,124	2,175
	877,253	838,315

"Real estate assets" includes plots for property development, mostly for residential use and property developments in progress or completed, for which there are sales commitments for a final delivery value to customers of 370,850 thousand euros (253,300 thousand euros in 2024). The advances that some customers have paid on behalf of the aforementioned "Real Estate" are guaranteed by insurance contracts or bank guarantees, in accordance with the requirements established by the regulations in force.

The Innocemento Group classifies property developments as current on the basis of their production cycle, distinguishing between property developments in progress and completed developments. Property developments in progress are classified as short-cycle when the period to completion is estimated to be less than twelve months, and as long-cycle otherwise. After the development is completed, it is classified as a completed property development.

The breakdown of the balance for the "Real estate" item as at 31 December 2025 and 2024 is as follows:

	Cost	Impairment	Net value
2025			
Land and plots	547,281	(111,983)	435,298
Short-cycle property developments in progress	150,583	(68)	150,515
Long-cycle property developments in progress	94,848	(8,032)	86,816
Finished property developments	114,505	(24,046)	90,459
Total	907,217	(144,129)	763,088
2024			
Land and plots	577,100	(107,859)	469,241
Short-cycle property developments in progress	169,035	(55,036)	113,999
Long-cycle property developments in progress	70,773	(668)	70,105
Finished property developments	71,635	(5,183)	66,452
Total	888,543	(168,746)	719,797

The movements in the various items under the "Real estate" heading in 2025 and 2024 were as follows:

	Land and plots	Short-cycle property developments in progress	Long-cycle property developments in progress	Finished property developments	Impairment
Balance as at 31.12.2023	638,940	67,683	141,207	49,192	(181,465)
Additions or allocations	5,744	84,359	27,319	-	(23,821)
Derecognitions, disposals or reductions	(13,287)	-	-	(112,903)	36,634
Conversion differences	195	-	-	-	(1)
Change in scope, transfers and other movements	(54,492)	16,993	(97,753)	135,346	(93)
Balance as at 31.12.2024	577,100	169,035	70,773	71,635	(168,746)
Additions or allocations	35,335	51,152	90,324	14	(18,269)
Derecognitions, disposals or reductions	(1,888)	-	(229)	(154,161)	42,126
Conversion differences	(264)	-	(17)	-	203
Change in scope, transfers and other movements	(63,002)	(69,604)	(66,003)	197,017	557
Balance at 31.12.25	547,281	150,583	94,848	114,505	(144,129)

A breakdown of the main real estate products (land plots and developments) is shown below:

	2025	2024
Tres Cantos (Madrid)	224,739	196,221
Badalona (Barcelona)	61,864	76,637
El Molar (Madrid)	56,280	58,211
Sant Joan Despí (Barcelona)	50,868	34,394
Teatinos (Málaga)	32,819	8,899
Torres del Mar (Las Palmas)	21,149	9,193
Natura (Valencia)	20,943	12,828
United Kingdom	17,339	4,027
Valdebebas (Madrid)	17,149	17,121
Alcorcón (Madrid)	15,667	15,442
Marítimo district (Valencia)	15,635	11,847
Patraix (Valencia)	12,477	7,012
San Gregorio (Zaragoza)	12,384	12,643
Nueva Condomina Golf (Murcia)	10,445	10,496
Ensanche Vallecas (Madrid)	6,732	23,636
Arroyo Fresno (Madrid)	-	21,510
Other properties and developments	186,598	199,680
	763,088	719,797

Property inventories are valued at the lower of acquisition or production cost adjusted, where appropriate, to market value.

In order to determine whether there is impairment, the Innocemento Group has estimated the fair value of the main assets which make up its real estate inventory portfolio through independent third parties (TINSA and GESVALT). The appraisals have been performed following the criteria of RICS (Royal Institution of Chartered Surveyors) measured at the closing date of these consolidated financial statements. The Dynamic Residual, comparison and cash flow discount methods were applied as the best approximation of the value. The Dynamic Residual Method is the basic, essential and fundamental method used in the assessment of land and property, and is the most widely accepted method by real estate market participants. However, as it uses different variables in its operating scheme, the data to be used as variables must be extracted directly from the market, through the instrumental use of the benchmarking method.

Through the application of the comparison method, the necessary comparable data are obtained by means of an analysis of the real estate market based on concrete information, which can be used as variables in the dynamic residual method. In the aforementioned selection, the values of those variables that are abnormal have been previously checked in order to identify and eliminate those from transactions and offers that do not meet the conditions required in the definition of fair value, as well as those that could include speculative elements or those that include particular conditions specific to a specific agent and which are far removed from the reality of the market. After defining, determining and specifying the variables to be used in the dynamic residual method, the value of the land, discounted to the closing date of the accompanying consolidated financial statements, is calculated considering the future flows associated with the development and promotion of this land, both collections and payments, based on market price assumptions (basically sale and construction prices) and development, construction and marketing periods in accordance with the circumstances of each specific case.

For the assessments carried out by the independent expert for completed properties, the assessment method used is that of direct comparison with market transactions.

The total value of real estate inventories determined by independent experts amounted to 874,442 thousand euros as at 31 December 2025 (800,216 thousand euros as at 31 December 2024).

The key assumptions considered in making the appraisals are:

- Temporary deadlines affecting the obtaining of licences and the commencement of urbanisation and/or construction works.
- Sales range: which affect both a range of sales prices, and the percentage and timing of marketing, and the actual and effective sale of the different properties.
- Discounted rates of cash flows generated that reflect risk and time value of money.
- The assessment is based on the asset's resale price at the end of the period, including exit risk and incentives.

The impact on the value of the inventory portfolio has also been analysed by taking different samples, in order to assess fluctuations in their value under the following assumptions:

- The selling price of the finished products, assuming an increase or decrease of 5%.
- The discount rate, assuming an increase or decrease of 1%.

The results of the sensitivity analysis for the year ended 31 December 2025 are as follows:

Inventory value (sample)	Discount rate fluctuation		Fluctuation in selling prices of the finished products	
	-1%	1%	-5%	5%
629,134	31,666	(20,059)	-	-
753,157	-	-	(81,863)	91,649

In 2025, the total accumulated balance of impairment of property inventories amounts to 144,129 thousand euros (168,746 thousand euros in 2024).

There are no significant commitments to purchase real estate assets.

As at 31 December 2025, assets included under inventories with a net carrying amount of 4,325 thousand euros (4,454 thousand euros as at 31 December 2024) were pledged as mortgage collateral for loans entered into by Realia Patrimonio, S.L.U. with the lending syndicate amounting to 2,493 thousand euros (2,493 thousand euros as at 31 December 2024) (see Note 19).

During 2025 and 2024, there were no capitalised interest expenses. Interest expenses capitalised in inventories as at 31 December 2025 stand at 6,926 thousand euros (7,125 thousand euros as at 31 December 2024), which all relate to Real Estate activity.

"Raw materials and other supplies" include raw materials, materials, spare parts, fuel and other materials required for carrying out activities, as well as CO2 emission allowances, mainly for Cement activities.

15. COMMERCIAL DEBTORS, OTHER ACCOUNTS RECEIVABLE AND OTHER CURRENT ASSETS

a) Trade receivables for sales and services

This heading of the accompanying consolidated balance sheet includes the value of the production and services rendered pending collection, valued as indicated in Note 3.r), which provide the various Innocemento Group activities and which are the basis of the operating profit.

The breakdown of the "receivables external to the Innocemento Group" balance as at 31 December 2025 and 2024 is as follows:

	2025	2024
Receivables for sales	123,020	105,812
Completed production pending invoicing	5,188	4,156
Production billed to associates, jointly controlled entities and FCC Group companies	4,356	9,402

Trade receivables for sales and services	132,564	119,370
Advances received for orders (Note 20)	(83,759)	(46,938)
Total trade receivables for sales and services	48,805	72,432

The total shown corresponds to the net balance of debtors, after taking into account adjustments for bad debt risk amounting to 7,796 thousand euros (6,705 thousand euros at 31 December 2024) and deducting the item for advances received for orders shown under "Trade and other payables" on the liabilities side of the accompanying consolidated balance sheet.

The age of the balance of "Trade receivables for sales and services" is generally under one year.

There are no large loans for commercial operations in default in any of the business years.

b) Other receivables

The breakdown of the "Other receivables" balance as at 31 December 2025 and 2024 is as follows:

	2025	2024
Public Administrations – VAT receivable (Note 22.b)	7,063	8,974
Public administrations – Other taxes receivable (Note 22)	2,592	1,208
Other receivables	1,850	1,645
Advances and credits to staff	353	298
Total other receivables	11,858	12,125

c) Other current assets

In 2025, this heading included a total of 6,227 thousand euros (6,097 thousand euros in 2024), mainly for amounts paid by the Innocemento Group in relation to specific service-provision agreements, which have not yet been recognised as expenses in the accompanying income statement as they had not yet been accrued as at the close of these consolidated financial statements.

16. CASH AND CASH EQUIVALENTS

This heading includes the Innocemento Group's cash flow, as well as bank deposits and taxes with an initial due date of three months or earlier. These balances were remunerated at market interest rates in both 2025 and 2024.

The breakdown by currency of the cash and cash equivalents position for 2025 and 2024 is as follows:

	2025	2024
Euro	251,553	133,061
Pound sterling	592	1,360
Tunisian dinar	215	1,761
Romanian leu	183	-
United States dollar	4,178	79
Total	256,721	136,261

Under specific financing agreements, there is an obligation to hold minimum amounts as security for obligations under such agreements, amounting to 2,592 thousand euros as at 31 December 2025 (7,780 thousand euros as at 31 December 2024).

17. EQUITY

The accompanying Statement of Changes in Equity as at 31 December 2025 and 2024 shows the changes in equity attributed to the shareholders of the Parent Company and non-controlling interests in the respective business years.

In May 2025, FCyC, S.A. sold a stake in Realia Business, S.A., representing 1.23% of capital stock, to FINVER Inversiones 2020, S.L.U. (an entity related to the controlling shareholder) for an amount of €10,081 thousand. This transaction has been recognised in the accompanying statement of cash flows under “Proceeds from (payments for) equity instruments”, following which FCyC held an interest of 76.39%. Since the sale did not result in a loss of control over company, the difference between the sale price and the book value of the minority interests sold has resulted in a 3,385 thousand euros decrease in consolidation reserves for Innocemento Group and an increase of 13,466 thousand euros in non-controlling interests (Notes 4 and 29).

In July 2025, Realia Business, S.A. acquired an additional 12.6% stake in Planigesa, S.A., in exchange for €55,000 thousand euros, which has been recorded in the accompanying statement of cash flows under “Proceeds from/(payments for) equity instruments”. Following this acquisition, the direct and indirect stake held Realia Business S.A. in the aforementioned company amounts to 100%. Realia Group already had control over the company before the sale. Consequently, the difference between the purchase price and the book value of the non-controlling interests acquired has resulted in an increase of €5,934 thousand in consolidation reserves and a reduction of €60,934 thousand decrease in non-controlling interests. (Note 4).

In March 2024, FCyC, S.A., acquired an additional stake in Realia Business, S.A., representing 10.26% of its capital stock, from the Polygon fund, worth 92,575 thousand euros (Note 4). Given that, before the purchase, the Group already held control over the company, the difference between the purchase price, along with other additional purchases of smaller amounts, and the book value of the acquired non-controlling interests generated an increase in consolidation reserves of 23,157 thousand euros, a decrease in non-controlling interests of 117,409 thousand euros and an increase in valuation adjustments of 65 thousand euros.

In May 2024, the shareholders of FCyC, S.A. subscribed to a cash capital increase amounting to 200,000 thousand euros, in proportion to their existing shareholdings, and therefore no changes arose in the shareholders’ ownership interests. The capital increase had a positive impact on Innocemento’s equity, as it increased the carrying amount of the net assets to be spun off. This impact resulted in an increase in the line item “Retained earnings and other reserves” amounting to 160,062 thousand euros and in the line item “Non-controlling interests” amounting to 39,938 thousand euros, corresponding to the amounts contributed by each shareholder.

The rest of “Other changes in equity” in the accompanying statement of changes in equity essentially relates the distribution of the results obtained by the Innocemento Group in the previous year.

I. Equity attributed to the Parent Company

a) Capital

The capital of Innocemento, S.A. is made up of 454,878,132 ordinary shares represented through book entries with a par value of 0.50 euro each.

All shares are fully subscribed and paid, and carry the same rights.

The securities representing the capital stock of Innocemento, S.A. are admitted to official listing on the four Spanish stock exchanges (Madrid, Barcelona, Bilbao and Valencia) via Spain's Continuous Market.

In relation to the part of the capital held by other companies, directly or through their subsidiaries, when it exceeds 10%, on the reporting date, Control Empresarial de Capitales, S.A. de C.V., owned by the Slim family, holds directly and indirectly, at the date of preparation of these accounts, 69.61%. Furthermore, Finver Inversiones 2020, S.L.U., 100% owned by Inmobiliaria AEG, S.A. de C.V., which in turn is controlled by Carlos Slim Helú, has a 11.92% holding. Lastly, Esther Koplowitz Romero de Juseu has a direct stake of 3.22%.

b) Retained earnings and other reserves

This heading of the accompanying consolidated balance sheet includes the consolidated reserves generated in each of the areas of activity. Also, in accordance with IFRS 10 "Consolidated financial statements", those derived from changes in the shareholding of Group companies are included as long as control is maintained, for the difference between the amount of the purchase or additional sale and the book amount of the interest. The breakdown of this item as at 31 December 2025 and 2024 is as follows:

	2025	2024
Parent Company reserves	1,858,783	1,683,321
Cement	(29,791)	43,351
Real Estate	527,906	475,627
Other	(314,122)	(314,122)
	2,042,776	1,888,177

The increase in "Reserves of the parent company" is mainly attributable to the distribution of dividends charged against share premium by Cementos Portland Valderrivas, S.A. amounting to 176,077 thousand euros, resulting in a corresponding decrease in reserves in the Cement business by the same amount.

The change in reserves in the Cement and Real Estate activities is mainly due to the distribution of profits for the previous year.

The Parent Company's reserves are identical to the reserves recorded in the company's individual financial statements under local regulations. As per these local regulations, when there is a spin-off, the assets received must be valued at their consolidated amount in accordance with local consolidation rules, with any difference recorded against the company's reserves.

As the consolidated value of the assets received was higher than their book value in individual books, the individual financial statements showed an increase in reserves of 314,122, which do not apply to these consolidated financial statements, which is why they are adjusted under the "Other" heading.

c) Shares and equity interests

This heading includes the Parent Company shares owned by this or other Group companies valued at the acquisition cost.

The Board of Directors and the subsidiaries are authorised by the General Shareholders' Meeting of Innocemento, S.A. to buy back own shares within the limits and pursuant to the requirements set out in Article 144 et seq. of the Spanish Capital Companies Act.

The movement and balance of own shares as at 31 December are set out below:

Balance as at 31 December 2023			-	
Acquisitions			(1,097)	
Sales			39	
Balance as at 31 December 2024			(1,058)	
Acquisitions			(1,817)	
Sales			1,780	
Balance at 31 December 2025			(1,095)	

	2025		2024	
	Number of shares	Amount	Number of shares	Amount
Innocemento, S.A.	331,956	(1,095)	320,127	(1,058)
TOTAL	331,956	(1,095)	320,127	(1,058)

As at 31 December 2025, the shares of the Parent Company, owned by it or by subsidiaries, accounted for 0.07% of the capital stock (0.07% as at 31 December 2024).

d) Valuation adjustments

The breakdown of this accompanying consolidated heading at 31 December 2025 and 2024 was as follows:

	2025	2024
Changes in the fair value of financial instruments	1,271	24
Conversion differences	(40,234)	(28,418)
	(38,963)	(28,394)

d.1) Changes in the fair value of financial instruments:

Changes in the fair value of taxes of financial assets at fair value with changes in other comprehensive income (Note 13) and of cash flow hedging derivatives (Note 21) are included in this heading.

The breakdown of the adjustments due to a change in the fair value of the financial instruments as at 31 December 2025 and 2024 is as follows:

	2025	2024
Financial assets at fair value with changes in other comprehensive income	65	24
Other	65	24
Financial derivatives	1,206	-
Realia Business Group	1,206	-
	1,271	24

d.2) Conversion differences

The amounts included under this heading for each of the most significant companies as at 31 December 2025 and 2024 are as follows:

	2025		2024	
Pound sterling				
Dragon Alfa Cement Limited	(3,341)		(3,008)	
Other	(234)	(3,575)	172	(2,836)
US dollar				
Keystone Cement Company	(4,570)		1,162	
Other	(2,856)	(7,426)	225	1,387
Tunisian dinar				
Société des Ciments d'Enfidha	(27,932)		(27,010)	
Other	(45)	(27,977)	53	(26,957)
Other currencies				
Other	(1,256)	(1,256)	(12)	(12)
		(40,234)		(28,418)

The change for the year is mainly due to the depreciation of the US dollar against the euro.

The net investment before deducting non-controlling interests in currencies other than the euro (converted to euros in accordance with Note 3.j), grouped by geographic markets is as follows:

	2025	2024
United States of America	64,139	116,030
Tunisia	38,697	38,649
United Kingdom	12,311	16,031
Other	3,178	213
	118,325	170,923

e) Earnings per share

Basic earnings per share are obtained by dividing the profit attributable to the Parent company by the weighted average number of ordinary shares outstanding during the year, with earnings per share of 0.76 euros in 2025 (2.22 euros in 2024).

	2025	2024
Profit/(loss)		
Profit/(loss) attributed to the Parent Company	346,559	151,605
Outstanding shares		
Weighted average shares	454,571,557	68,321,014
Earnings per share (in euros)	0.76	2.22

As at 31 December 2025 and 2024, the Innocemento Group had not issued any kind of instruments that can be converted to shares, so the diluted earnings per share are identical to the basic earnings per share.

II. Non-controlling interests

This heading in the accompanying consolidated balance sheet contains the proportional part of the equity and the profit or loss for the business year after tax for investee companies of the Innocemento Group's non-controlling shareholders.

The breakdown of the balance of non-controlling interests of the main companies at the close of 2025 and 2024 is as follows:

	Equity			Total
	Capital	Reserves	Profit/(loss)	
2025				
Realia Group	109,132	525,429	36,195	670,756
Cementos Portland Valderrivas Group	1,121	12,923	3,249	17,293
	110,253	538,352	39,444	688,049
2024				
Realia Group	13,216	647,434	22,312	682,962
Cementos Portland Valderrivas Group	1,121	13,857	2,851	17,829
	14,337	661,291	25,163	700,791

In 2025, the change in this line item is mainly attributable to the decrease in non-controlling interests in the real estate business as a result of the acquisition of an additional interest in Planigesa, and to the increase arising from the sale of shares in Realía Business (Note 4).

18. NON-CURRENT AND CURRENT PROVISIONS

The breakdown of provisions as at 31 December 2025 and 2024 is as follows:

	2025	2024
Non-current	70,324	66,380
Environmental actions	17,173	18,970
Litigation	6,490	6,749
Contractual and legal guarantees and obligations	9,598	4,724
Other provisions for risks and expenses	37,063	35,937
Current	17,687	22,760
Close-outs and losses on construction contracts	444	4,183
For greenhouse gas emission allowances	2,985	13,288
Other provisions	14,258	5,289

The changes in the provisions heading in 2025 and 2024 were as follows:

	Non-current provisions	Current provisions
Balance as at 31.12.2023	63,217	6,260
Endowments/(Reversals)	23,816	2,723
Applications (payments)	(9,386)	(3,511)
Change in scope, conversion differences and other movements	(11,267)	17,288
Balance as at 31.12.2024	66,380	22,760
Endowments/(Reversals)	5,124	4,509
Applications (payments)	(167)	(14,706)
Change in scope, conversion differences and other movements	(1,013)	5,124
Balance at 31.12.2025	70,324	17,687

Within the line item "Provisions (reversals)", the Cement business is mainly driven by provisions recognised for environmental actions amounting to 3,566 thousand euros (5,272 thousand euros as at 31 December 2024). In 2024, a net provision of 7,879 thousand euros was recognised in respect of greenhouse gas emission allowances to cover the estimated consumption of allowances to be purchased on the market in excess of those received free of charge (Note 3.b). Conversely, Real Estate activity contributed 562 thousand euros (9,900 thousand euros as at 31 December 2024), in "Other provisions for risks and expenses".

Within the line item "Applications (payments)", the amount recognised in 2025 includes 10,387 thousand euros (8,901 thousand euros as at 31 December 2024) relating to the surrender of greenhouse gas emission allowances by Cementos Portland Valderrivas, S.A. in preparation for their delivery in 2026 to RENADE (National Registry of Greenhouse Gas Emission Allowances) in respect of all certified emissions for 2024. In addition, 4,319 thousand euros (3,511 thousand euros in 2024) are included in respect of the utilisation of environmental provisions, specifically for quarry restoration, as well as various actions under the structural adjustment plan and other items within the Cement business. The above movements have an impact on the "Other adjustments to the (net) profit/(loss)" in the accompanying consolidated Cash Flow Statement.

The provisions appearing in the accompanying consolidated balance sheet are felt to cover the liabilities that may arise in the course of the Innocemento Group's various activities.

The schedule of expected payments at 31 December 2025, as a result of the obligations covered by non-current provisions, is as follows:

	Up to 5 years	More than 5 years	Total
Environmental actions	3,263	13,910	17,173
Contractual and legal guarantees and obligations	3,506	6,092	9,598
Other provisions for risks and expenses	29,210	14,343	43,553
	35,979	34,345	70,324

Environmental actions

The Innocemento Group develops an environmental policy based not only on strict compliance with current legislation on the improvement and protection of the environment, but also through the establishment of preventive planning and analysis and minimisation of the environmental impact of the activities it carries out.

The environmental provisions mainly relate to the costs for restoring specific quarries within the Innocemento Group's Cement business segment.

The Management of the Innocemento Group feels that the contingencies relating to protecting and improving the environment as at 31 December 2025, would not have a significant impact on the accompanying consolidated financial statements, which include provisions to cover the probable environmental risks that may arise.

Note 27 of these consolidated financial statements, which focuses on environmental information, complements the above in relation to environmental provisions.

Contractual and legal guarantees and obligations

This heading includes the provisions to cover the expenses arising from contractual and legal obligations of a non-environmental nature.

Other provisions for risks and expenses

The value of "Other" provisions for risks and expenses mainly include various risks arising from Real Estate activity, which, in the normal course of its business, is exposed to claims that mainly entail potential hidden defects, defects or repairs on buildings that are finished or are intended for sale.

This item also includes provisions for greenhouse gas emission allowances in Cement activity.

19. NON-CURRENT AND CURRENT FINANCIAL LIABILITIES

The general policy of the Innocemento Group is to provide all companies with the most suitable financing for the normal development of their activity.

Whenever the financial operation so requires, and following a hedging criterion for economic and accounting purposes, the Innocemento Group enters into interest rate risk hedging operations according to the type and structuring of each operation (Note 21).

In certain financing, the funder includes a contractual clause stating that there must be some type of interest rate hedging, studying the best hedging instrument according to the profile of the cash flows presented by the project, as well as the debt repayment schedule.

a) Non-current and current bank borrowings

The breakdown as at 31 December 2025 and 2024 is as follows:

	Non-current	Current	Total
2025			
Credits and loans	406,949	291,981	698,930
	406,949	291,981	698,930
2024			
Credits and loans	306,667	687,411	994,078
	306,667	687,411	994,078

The "Credits and loans" item includes the financing arrangements that Innocemento Group companies have entered into with various financial institutions.

- Within the Real Estate business, debt is included relating to Realia Patrimonio, S.L.U. with a carrying amount of 399,424 thousand euros, Jezzine Uno, S.L.U. with a carrying amount of 261,358 thousand euros, and Planigesa, S.A. with a carrying amount of 27,572 thousand euros (415,928 thousand, 279,541 thousand and 30,109 thousand euros relating to Realia Patrimonio, S.L.U., Jezzine Uno, S.L.U. and Planigesa, S.A., respectively, in 2024).

The debt of Realia Patrimonio, S.L.U. relates to a syndicated loan entered into on 27 April 2017, with a total nominal amount of 582,000 thousand euros, featuring partial maturities and a final maturity in April 2024. Subsequently, pursuant to an amendment dated 27 April 2020, the final maturity was extended to 27 April 2025.

On 16 January 2025, it entered into a non-extinguishing modifying novation of the aforementioned loan, extending the maturity until 26 October 2029 and renegotiating, on an arm's length basis, a modification of the spread applicable to the reference rate for the calculation of interest and ratifying the current guarantees. As a result of this amendment, the applicable interest rate is Euribor plus a market spread, with the remaining terms and conditions of the loan remaining unchanged.

As security for syndicated financing, mortgage collateral was posted on investment property and on specific land classified under the "Inventories" (Notes 9 and 14) heading, as well as a pledge on the credit rights arising from the lease agreements, insurance contracts, intragroup loans taken out and dividends received by Realia Patrimonio, S.L.U., and a pledge on a specific number of shares of Planigesa, S.A. and As Cancelas Siglo XXI, S.L.

In addition, the aforementioned company entered into an interest rate swap agreement (IRS) for 75% of the outstanding balance of the loan to reduce the risk of interest rate fluctuations and their impact on cash flows associated with the hedged financing. The term of this hedging instrument runs until 26 October 2029 (Note 21).

This financing requires compliance with a series of financial ratios until maturity. As at 31 December 2025, the Company was complying with the established covenants.

During 2025, a mandatory partial early repayment of the syndicated loan was made through a cash sweep of a nominal amount of 2,192 thousand euros and an ordinary repayment of a nominal amount of 11,999 thousand euros.

As at 31 December 2025, the outstanding nominal balance of this loan amounts to 400,055 thousand euros (414,246 thousand euros as at 31 December 2024), excluding unamortised arrangement fees amounting to 3,528 thousand euros (830 thousand euros as at 31 December 2024) and accrued interest amounting to 2,877 thousand euros (3,201 thousand euros as at 31 December 2024).

On 19 September 2024, the company FCyC, S.A. took out a loan for a maximum nominal amount of 200,000 thousand euros, with an interest rate linked to the Euribor plus a market spread and a final maturity on 19 September 2025. However, this final date can be automatically extended for a further six months.

As at 31 December 2024, the outstanding nominal balance amounted to 200,000 thousand euros, with accrued interest of 233 thousand euros.

As a result of the reverse merger, the principal amount of this loan, together with the interest accrued as at 31 December 2024, was recognised on the balance sheet of Realía Business, S.A.. During 2025, the loan accrued interest amounting to 4,355 thousand euros up to July 2025, when Realía Business, S.A. repaid the loan in full and settled the accrued interest, for a total amount of 204,588 thousand euros. The carrying amount of this financing as at 31 December 2024 was 200,233 thousand euros (Notes 4.b, 26.a and 29.d).

Jezzine Uno, S.L.U. has a loan agreement entered into on 19 October 2021 with a nominal amount of 335,000 thousand euros, which provides for partial maturities and a final maturity on 19 October 2026. Measures are currently being considered for its renewal. The interest rate applicable to this loan is a fixed market rate.

As at 31 December 2025, the outstanding balance of this loan stood at 261,000 thousand euros (279,500 thousand euros as at 31 December 2024), with accrued interest amounting to 633 thousand euros (659 thousand euros as at 31 December 2024).

As at 31 December 2025, Planigesa, S.A. had credit facilities and loans in place with an aggregate nominal limit of 37,500 thousand euros (60,000 thousand euros in 2024), of which the loans had been fully drawn for a nominal amount of 27,500 thousand euros (30,000 thousand euros in 2024).

During 2025, two credit facilities amounting to 30,000 thousand euros matured, and one of them was amended and extended for 10,000 thousand euros. The loans were repaid by 2,500 thousand euros in accordance with their standard repayment schedule. A total of 2,500 thousand euros falls due in 2026, with the remainder classified as long term.

- At the Cement area, the carrying amount of bank borrowings stood at 10,576 thousand euros as at 31 December 2025, made up of a nominal 10,487 thousand euros and 89 thousand euros in accrued and unpaid interest (68,267 thousand euros as at 31 December 2024, including a nominal 67,990 thousand euros and 277 thousand euros in interest).

As at 31 December 2025, the nominal balances referred to above consist solely of bilateral financing arrangements in Tunisia (13,516 thousand euros as at 31 December 2024, including 117 thousand euros of accrued interest).

In 2025, the Tunisian subsidiary Société des Ciments d'Enfidha entered into several bilateral loans amounting to 5,467 thousand euros, maturing in 2026. The applicable interest rate is linked to Euribor or TMM, plus a market margin. The loans entered into in 2024 have been fully repaid.

As at 31 December 2025, the outstanding balance of the loans amounts to 5,467 thousand euros (6,332 thousand euros in 2024).

Meanwhile, in 2025 the Tunisian subsidiary Société des Ciments d'Enfidha entered into discount facilities amounting to 825 thousand euros, of which 637 thousand euros had been drawn (1,661 thousand euros as at 31 December 2024).

The Tunisian subsidiary Société des Ciments d'Enfidha has credit lines with a maximum amount of 5,843 thousand euros (6,421 thousand euros as at 31 December 2024), of which an amount of 4,382 thousand euros had been drawn at the close of 2025 (5,406 thousand euros at the close of 2024).

Cementos Portland Valderrivas, S.A. had entered into two bilateral loans of an initial nominal amount of 25,000 thousand euros and 50,000 thousand euros, maturing in June 2026 and July 2025, respectively, and bearing interest at the Euribor rate plus a market spread.

Both loans were fully repaid as at 31 December 2025 following the voluntary repayments made during 2025. The nominal amounts of these loans as at 31 December 2024 were 18,750 thousand euros and 25,000 thousand euros, respectively. As at 31 December 2025, there were no accrued interest amounts outstanding. The amount of accrued but unpaid interest in respect of these transactions was 160 thousand euros as at 31 December 2024.

In 2025, a credit facility for a total amount of 7,000 thousand euros was entered into, and existing facilities amounting to a total of 30,000 thousand euros were cancelled. As at 31 December 2025, no amounts had been drawn under this heading. As at 31 December 2024, they had been drawn down for the amount of 10,841 thousand euros.

The breakdown of borrowings from credit institutions by currency and amounts drawn as at 31 December 2025 and 2024 is as follows:

	Euros	Tunisian dinar	Total
2025			
Credits and loans	688,354	10,576	698,930
	688,354	10,576	698,930
2024			
Credits and loans	980,562	13,516	994,078
	980,562	13,516	994,078

The credits in Tunisian dinars are intended for covering the current obligations arising from Cement activities in Tunisia.

The fair value of the above financial liabilities does not differ significantly from their carrying amounts, except in the case of the loan of Jezzine Uno, S.L.U., whose fair value as at 31 December 2025 amounted to 258,228 thousand euros (268,743 thousand euros as at 31 December 2024).

b) Other non-current financial liabilities

	2025	2024
Non-current		
Lease debt (Note 10)	15,455	16,047
Deposits and guarantees received	24,468	23,068
Other items	19,339	4,701
	59,262	43,816

c) Other current financial liabilities

	2025	2024
Current		
Lease debt (Note 10)	2,573	3,308
Interim dividend payable	853	456
Third party interest-bearing debts outside the group	4,452	998
Suppliers of fixed and non-current assets and bills payable	12,203	11,218
Financial liabilities from derivatives (Note 20)	158	-
Other items	564	798
	20,803	16,778

d) Schedule of expected maturities

The expected schedule of contract maturities, including both the payment of principal and interest, of the debts held with credit institutions and other non-current financial liabilities, excluding derivatives, for 2025 is as follows:

	2024	2027	2028	2029	2030	2031 and beyond	Total
Non-current bank borrowings		41,923	41,474	371,658	-	-	455,055
Other financial liabilities		6,247	4,424	4,526	25,367	25,790	66,354
		48,170	45,898	376,184	25,367	25,790	521,409

e) Changes in financial liabilities that affect cash flows from financing activities

Below are details of the movements in non-current and current financial liabilities, differentiating those that affected cash flows from financing activities in the Cash Flow Statement from the remaining changes:

	Balance at 1 January 2025	Cash flows from financing activities	Without an impact on cash flows			Balance at 31 December 2025
			Exchange rate differences and conversion differences	Change in fair value	Other movements	
Non-current	350,483	385,440	(316)	-	(269,396)	466,211
Bank borrowings	306,667	369,111	-	-	(268,829)	406,949
Other financial liabilities	43,816	16,329	(316)	-	(567)	59,262
Current	704,189	(693,527)	(497)	250	302,369	312,784
Bank borrowings	687,411	(692,437)	(480)	-	297,487	291,981
Other financial liabilities	16,778	(1,090)	(17)	250	4,882	20,803

	Balance at 1 January 2024	Cash flows from financing activities	Without an impact on cash flows			Balance as at 31 December 2024
			Exchange rate differences and conversion differences	Change in fair value	Other movements	
Non-current	855,948	(28,723)	453	-	(477,195)	350,483
Bank borrowings	808,184	(29,160)	-	-	(472,357)	306,667
Other financial liabilities	47,764	437	453	-	(4,838)	43,816
Current	466,979	(276,924)	342	-	513,792	704,189
Bank borrowings	103,921	72,967	207	-	510,316	687,411
Other financial liabilities	363,058	(349,891)	135	-	3,476	16,778

The "Other movements" column mainly includes transfers between current and non-current, accrued and unpaid interest and the debt corresponding to new lease agreements (Note 10.a).

20. TRADE AND OTHER ACCOUNTS PAYABLE

The breakdown of the "Trade and other accounts payable" heading in the liability side of the balance sheet as at 31 December 2025 and 2024 is as follows:

	2025	2024
Suppliers	80,873	74,386
Current tax liabilities (Note 22.b)	-	5,320
Other debts with public administrations (Note 22.b)	17,139	14,943
Customer advances (Note 15.a)	83,759	46,938
Remuneration payable	5,853	4,255
Other creditors	64,034	58,007
	251,658	203,849

The Innocemento Group has entered into confirming line and similar contracts with different financial institutions in order to facilitate advance payments to suppliers. In accordance with these contracts, a supplier may exercise its collection rights against the Innocemento Group companies or entities and obtain the invoiced amount, less the financial costs for discount and fees applied by those entities and, in some cases, amounts withheld as guarantee. The total amount of credit facilities arranged amounted to 30,200 thousand euros at 31 December 2025 (26,200 thousand euros at 31 December 2024), of which 9,075 thousand euros had been drawn as at 31 December 2025 (7,122 thousand euros as at 31 December 2024). The above-mentioned contracts do not modify the main payment conditions (interest rate, deadline or amount), so they are classified as commercial liabilities.

As regards the Resolution of the Institute of Accounting and Auditing (ICAC) of 29 January 2016, issued pursuant to the mandate of the Second Final Provision of Law 31/2014, of 3 December, amending the Third Final Provision of Law 15/2010, of 5 July, establishing measures to combat late payment in trade operations, a table provided below containing information on the average payment period to suppliers of companies based in Spain, for trade operations occurring since the entry into force of Law 31/2014, i.e. 24 December 2014.

Additionally, Article 9, Chapter IV of Law 18/2022 of 28 September, on the creation and growth of companies, introduces the obligation to report the following indicators: monetary volume and number of invoices paid in a period less than the maximum established in the late-payment regulations and the percentage that these represent from the total number of invoices and the total monetary value of payments to suppliers.

	2025	2024
	Days	Days
Average payment period to suppliers	48	45
Ratio of paid operations/transactions	50	46
Ratio of operations/transactions pending payment	27	30
	Amount	Amount
Total payments pending	69,958	50,090
	Amount	Amount
Total payments made	575,735	520,545
Total payments made in a period less than the maximum established in the late-payment regulations	492,070	480,136
Ratio (%)	85	92
	Number	Number
Total number of invoices paid during the period	51,894	50,309
Number of invoices paid in a period less than the maximum established in the late-payment regulations	45,607	44,399
Ratio (%)	88	88

The Innocemento Group continues to take the appropriate measures to reduce the average payment period, improve the payment conditions offered to its suppliers and take action in relation to internal approval processes that may delay the payment of amounts due.

21. DERIVATIVE FINANCIAL INSTRUMENTS

In general, financial derivatives entered into by the Innocemento Group receive the accounting treatment set out in the regulations for accounting hedges (Note 3.p), that is, they are operations that hedge real positions.

As at both 31 December 2025, all derivatives entered into by subsidiaries of the Group met the criteria to be considered hedges.

The main financial risk hedged by the Innocemento Group through derivative instruments related to changes in the floating interest rates to which the financing of Innocemento Group companies is linked.

At 31 December 2025, the Innocemento Group has entered into hedging transactions using derivative instruments within its fully consolidated companies, with an aggregate notional amount of 300,863 thousand euros, consisting of interest rate swaps (IRS) under which Group companies pay fixed rates and receive floating rates.

As at 31 December 2024, the Innocemento Group had no hedging transactions using derivative instruments in its fully consolidated companies.

The breakdown of the hedges and their fair value for fully consolidated companies as at 31 December 2025 is provided below:

	Type of derivative	Hedging type	% hedge	Notional 31.12.25	Notional as at 31.12.24	Appreciation at 31.12.25	Valuation as at 31.12.24	Due date	
Fully consolidated companies									
	Realia Patrimonio S.L.U.	IRS	EF	75%	300,863	-	2,280	-	26/10/2029
Total full consolidation					300,863	-	2,280	-	

It also shows the maturities of the notional amount for the hedging operations entered into as at 31 December 2025 and broken down in the previous table:

	2026	2027	2028	2029	2030 and beyond
Companies fully consolidated	9,911	10,241	10,572	270,139	-

The impact of speculative derivatives taken out in companies consolidated using the equity method was not significant either in the accompanying consolidated income statement or balance sheet in either of the two business years.

The following table provides a reconciliation of the change in the valuation of the derivatives, identifying those amounts that have been recorded in the accompanying consolidated income statement and those that have been recorded in "Other comprehensive income" of the consolidated recognised income statement:

	Balance at 1 January 2025	Profit/(loss) from valuation of reserves	Profit/(loss) from valuation of results	Transfers to the income statement	Inefficiency of the hedging	Other movements	Balance at 31 December 2025
2025							
Hedging	-	2,208	-	92	-	-	2,300
	Balance as at 1 January 2024	Gain/(loss) from valuation of reserves	Gain/(loss) from valuation of profit/(loss)	Transfers to the income statement	Inefficiency of the hedging	Other movements	Balance as at 31 December 2024
2024							
Hedging	5,252	95	-	(3,412)	-	(1,935)	-

22. TAX MATTERS

This Note describes the headings in the accompanying consolidated balance sheet and income statement relating to the tax obligations of each of the Group companies, such as deferred tax assets and liabilities, tax receivables and payables and the corporate income tax expense.

In accordance with file 632/24, the Parent Company of the Group has been subject to the corporate income tax consolidation regime since 7 November 2024, which was when the partial financial spin-off of Cement and Real Estate activities to Inmocermento, S.A. occurred. All companies that satisfied the requirements established by tax legislation were also part of this tax group. In addition, some of the subsidiaries that carry out Real Estate activity (in relation to the Realia sub group) also pay taxes in their own consolidated tax group. In 2025, the reverse merger by absorption of FCyC, S.A. ("FCYC"), as the absorbed company, by its listed subsidiary Realia Business, S.A., as the absorbing company, took place, resulting in the dissolution (without liquidation) and extinction of the former, which transferred all of its assets and liabilities en bloc to Realia, which thereby acquired all the rights and obligations of FCYC by universal succession. As a result of the merger, the real estate subsidiaries which, as at 31 December 2024, formed part of the Inmocermento tax group became part of the Realia tax sub-group with effect from 1 January 2025 (Notes 4.b, 26.a and 29.d).

In February 2025, the Spanish tax office issued corporate income tax assessments to the companies belonging to the tax group headed up by Fomento de Construcciones y Contratas, S.A., in relation to 2018 to 2020. FCyC and Cementos Portland Valderrivas belonged to this group prior to the partial financial spin-off of Cement and Real Estate activities to Inmocermento S.A. The Company recognised the accounting impact of the tax inspection at the 2024 year-end. Tax credits relating to tax loss carryforwards attributable to FCyC, S.A., arising from the absorption of Proyecto Front Maritim, were regularised for an amount of 8.6 million euros, and a tax credit in favour of Cementos Portland Valderrivas, S.A. was recognised, deriving from the amortisation of goodwill generated in connection with Uniland, for an amount of 3.6 million euros. The net impact of this adjustment, amounting to 5 million euros, was recognised as a cost in the group's financial statements for 2024.

a) Deferred tax assets and liabilities

Deferred tax assets mainly relate to provisions recognised, non-deductible interest expenses that will be deductible for tax purposes from taxable income in future years, tax credits and tax loss carryforwards/offsets and differences between accounting and tax depreciation and amortisation.

Specifically, the Inmocermento Group has recorded deferred tax assets corresponding to tax loss carryforwards and deductions pending application, as it does not feel that there are any doubts as to their recoverability, amounting to 83,576 thousand euros (99,440 thousand euros as at 31 December 2024).

The Group Management has assessed the recoverability of deferred tax assets by estimating future taxable amounts, concluding that there is no doubt surrounding their future use.

The estimates used to assess the recoverability of deferred tax assets are based on the estimate of future taxable bases, based on the year's consolidated accounting result before the estimated tax from continuing operations, to which the corresponding permanent and temporary differences that are expected to take place each year have been adjusted. The recently enacted Law 7/2024 of 20 December were considered for the purposes of determining the projections of recoverability of tax loss carryforwards and other tax credits. This law reinstates those measures set out in Royal Decree-Law 3/2016 that were declared unconstitutional in relation to limiting the offsetting of tax loss carryforwards and with the reversal of tax-deductible impairments prior to 2013. Considering this regulatory change and the profit projections made, it has been estimated that the tax group headed up by Innocemento will be able to substantially absorb the tax loss carryforwards recognised in the balance sheet over an estimated period of three years; meanwhile, the tax group headed by Realía Business, S.A. will be able to recover its tax credits over a period of 11 years.

The estimate of the accounting result for the financial year of the tax group headed by Innocemento, S.A. is based on the planning prepared by the Group for the 2026–2028 period, together with an estimate for subsequent periods assuming organic growth in operating income and expenses of 2% per annum. In the case of the tax group headed by Realía, the taxable income is estimated on the basis of the projected accounting profit up to 2039 adjusted by those temporary and permanent differences that are expected to reverse in each year.

The deferred tax liabilities recognised by the Group mainly arise from the following:

- The differences between the tax and accounting valuation due to the fair value of assets derived from the corporate acquisitions in the different segments of the Group's activity and investment property, as indicated in Notes 3.a) and 3.s). In general, these liabilities will not entail any future cash outflows because they revert at the same rate as the amortisation of revalued assets.
- From the tax amortisation of leasing contracts and that of certain items of property, plant and equipment under accelerated tax amortisation plans, and from the unrestricted amortisation on the investments made, which allows them to be fully amortised as long as certain requirements are fulfilled.

The following table shows the breakdown of the main deferred tax assets and liabilities:

ASSETS	2025				2024			
	Innocemento Tax Group	Realia Tax Group	Other	TOTAL	Innocemento Tax Group	Realia Tax Group	Other	TOTAL
Provisions and impairments	8,891	14,888	1,526	25,305	14,811	7,779	1,626	24,216
Tax loss carryforwards and deductions	12,239	70,306	1,031	83,576	30,625	68,081	734	99,440
Non-deductible financial expense	-	22,647	-	22,647	-	27,014	-	27,014
Pension plans	37	-	-	37	23	-	-	23
Amortisation differences	1,039	2,644	-	3,683	2,826	-	-	2,826
Other	23	727	18	768	1,607	538	35	2,180
Total	22,229	111,212	2,575	136,016	49,892	103,412	2,395	155,699

LIABILITIES	2025				2024			
	Innocemento Tax Group	Realia Tax Group	Other	TOTAL	Innocemento Tax Group	Realia Tax Group	Other	TOTAL
Fair value assets from allocation of acquisition differences (IFRS 3)	46,218	16,840	197	63,255	47,371	16,302	349	64,022
Investment property at fair value (IAS 40)		241,911	-	241,911	63,976	167,513	-	231,489
Accelerated depreciation	1,119	4,149	1,047	6,315	1,124	4,284	237	5,645
Finance leases	41	-	-	41	41	-	-	41
Other	1,311	936	76	2,323	14,931	1,366	77	16,374
Total	48,689	263,836	1,320	313,845	127,443	189,465	663	317,571

As a result of the merger referred to at the beginning of this note, in 2025 the deferred tax assets and liabilities of FCyC, S.A., as well as those of its subsidiary Jezzine, are presented as integrated within the Realia Business, S.A. tax group. The most significant amount relates to deferred tax liabilities arising from investment properties measured at fair value, which amounted to 63,976 thousand euros in 2024 and, in 2025, became part of the amounts of the Realia tax sub-group.

Set out below is the expected schedule for the utilisation of deferred taxes:

2025	2026	2027	2028	2029	2030 and beyond	Total
Assets	21,145	17,818	12,717	11,937	72,399	136,016
Liabilities	1,396	1,234	1,230	947	309,038	313,845

The Group has tax credits corresponding to tax loss carryforwards that have not been capitalised in the financial statements for prudential reasons, amounting to 70.8 million euros (33.7 million euros in 2024). The estimated maturity of tax loss carryforwards that have not been capitalised is shown below:

Maturity timeframe 2025	Tax credits (millions of euros)
From 2026 to 2030	-
From 2031 to 2035	0.2
From 2036 onwards	-
No maturity	70.6
	70.8

Moreover, during 2025 the Group applied virtually all of the unrecognised tax credits relating to accrued tax deductions pending utilisation that were outstanding at the end of 2024 (8.4 million euros). Accordingly, as at 31 December 2025, unrecognised tax credits relating to accrued tax deductions pending utilisation amount to 3 thousand euros.

b) Public administrations

The breakdown as at 31 December 2025 and 2024 of the current assets and liabilities included under the "Public administrations" heading is as follows:

Current assets

	2025	2024
Value Added Tax receivable (Note 15.b)	7,063	8,974
Current tax	19,900	12,924
Other tax items (Note 15.b)	2,593	1,208
	29,556	23,106

Current liabilities

	2025	2024
Value Added Tax payable (Note 20)	10,135	8,471
Current tax (Note 20)	-	5,320
Social Security payable and other tax items (Note 20)	7,004	6,472
	17,139	20,263

c) Corporate tax expense

The corporate tax expense incurred in the year amounted to 34,410 thousand euros (56,536 thousand euros in 2024), as detailed in the accompanying consolidated income statement.

The reconciliation between accounting profit and taxable amount for corporate income tax purposes is provided below:

	2025			2024		
Consolidated pre-tax accounting profit for the business year from continuing activities	420,413			233,304		
	<u>Increase</u>	<u>Decrease</u>		<u>Increase</u>	<u>Decrease</u>	
Permanent differences	22,658	(243,768)	(221,110)	3,206	(21,775)	(18,569)
Adjusted consolidated accounting profit/(loss) from continuing activities	199,303			214,735		
Temporary differences						
- Arising in the business year	9,639	(45,123)	(35,484)	31,619	(25,190)	6,429
- Arising in prior business years	13,300	(69,886)	(56,586)	9,209	(56,874)	(47,665)
Consolidated taxable amount from continuing activities (taxable profit)	107,233			173,499		

From the previous table, given the size of the amounts, it should be noted that the taxable amount is the best estimate available on the date that the accounts are drawn up. The final amount to be paid will be determined in the tax settlement that will be carried out in 2026, so the final settlement may vary as explained in Note 3.p) of these Notes to the financial statements.

In 2025, permanent differences include, as a decrease, an amount of 146,490 thousand euros relating to the adjustment for the tax result on the sale of certain companies of the Giant Group. They also include, as a reduction, an amount of 60,683 thousand euros arising from the tax deductibility of the dissolution and liquidation of Desarrollo Urbanístico Sevilla Este, S.L.. (a company 30.5% owned by Realía Business, S.A.), in accordance with the court order concluding the insolvency proceedings dated 18 June 2025. Lastly, the permanent differences also included, as a decrease, an amount of 18,906 thousand euros arising from the tax deductibility of the goodwill of Corporación Uniland (Note 7). Likewise, among the decreases in temporary differences, the offsetting of tax loss carryforwards recognised in prior years stands out, amounting to 44,438 thousand euros, as well as adjustments relating to investment properties: 23,223 thousand euros arising from changes in fair value and 20,874 thousand euros relating to tax depreciation.

In 2024, permanent differences included a decrease of 18,906 thousand euros from the tax deduction for the Uniland goodwill (Note 7). In addition, worth particular mention in terms of the reductions in temporary differences is the compensation of tax loss carryforwards capitalised in previous years for the sum of 36,706 thousand euros.

Below is the reconciliation of the corporate income tax expense:

	2025	2024
Adjusted consolidated accounting profit/(loss) from continuing activities	199,303	214,735
Income tax expense	(49,826)	(53,684)
Tax credits and tax relief	766	2,164
Other adjustments	14,650	(5,016)
Corporate tax	(34,410)	(56,536)

The amount under “Other adjustments” for 2025 includes 13,589 thousand euros relating to a regularisation resulting from a remeasurement of a deferred tax liability associated with the sale of certain companies belonging to the Giant Group.

The “Other adjustments” amount for 2024 included the net loss of 4,958 thousand euros arising from the corporate income tax proceedings for business years 2018 to 2020, as outlined in the third paragraph of this note (Note 31).

The main components of the corporate income tax, distinguishing between the current tax, i.e, tax corresponding to the current business year and the deferred tax, the latter understood as the impact on profit/(loss) of the origination or reversal of temporary differences that affect the amount of deferred tax assets or liabilities recognised in the balance sheet, is as follows:

	2025	2024
Current tax	(26,447)	(43,930)
Deferred taxes	(7,963)	(12,606)
income tax expense	(34,410)	(56,536)

The OECD has launched a project to establish a top-up tax to ensure a global minimum level of taxation for multinational groups (known as the “Pillar Two” project). The Pillar Two regulation has been adopted by the European Parliament through Council Directive 2022/2523 of 15 December 2022, which has been transposed in Spain through Law 7/2024 of 20 December. The Pillar Two regulations have been enacted in most of the jurisdictions in which the Group operates. The legislation will be effective for the Innocemento Group’s business years beginning on or after 1 January 2024.

Based on the assessment conducted to date, the Innocemento Group has not identified any potential impact of Pillar 2 taxes on profits earned in the various jurisdictions where it operates.

23. PENSION PLANS AND SIMILAR OBLIGATIONS

Some Spanish Innocemento Group companies have not generally established any pension plans to supplement the social security pension plans. Under the Consolidated Pension Plans and Pension Funds Law, in those specific cases in which similar obligations exist, the companies outsource pension and similar obligations to its employees.

Therefore, it should be noted that Real Estate segment companies Realia Business, S.A., Realia Patrimonio, S.L.U. and Jezzine Uno, S.L.U. have a commitment to their employees who have given at least one month's service, formalised through an outsourced defined contribution pension plan with lump-sum payments. Since June 2017, the Pension Plan has been assigned to Pensions Caixa 97, F.P., with Vida Caixa, S.A.U. de Seguros y Reaseguros and Cecabank acting as the managing and depository entities, respectively. Since 2022, and on the basis of the "principle of non-discrimination" established in Law 12/2022 of 30 June, the annual contribution is 1% of their annual fixed remuneration from the completion of one month's service up to the completion of two years' service, when it becomes 7% of their annual fixed remuneration plus 3% of their annual variable remuneration, excluding the amounts received as incentives or commissions. These pension commitments are covered by an insurance policy for contributions above the limits set out in Law 35/2006.

In addition, Cementos Portland Valderrivas, S.A. has a commitment to top up contributions from its employees who have voluntarily joined a pension plan, included in the Caixa Vida Pension Fund. This commitment also applies to its subsidiary Cementos Alfa, S.A., with Banco Santander. The contributions to this fund made by Cementos Portland Valderrivas, S.A. are charged to income when they are paid, and are recorded under "Staff expenses" in the consolidated income statement.

The expenses amount for pension contributions and endowments recorded in the accompanying consolidated income statement is 1,433 thousand euros as at 31 December 2025 (1,317 thousand euros as at 31 December 2024).

In 2024, associate company Giant Cement Holding, Inc. held pension and health insurance commitments through defined benefit plans. The actuarial gains and losses are recorded directly in the equity without going through the income statement, with a cumulative loss of 10,527 thousand euros as at 31 December 2024.

Under Article 34.7 of the Articles of Association, Innocemento, S.A. has taken out a third-party liability insurance policy covering directors and executives, paying an annual premium of 193 thousand euros. The policy is global for all Group executives.

Innocemento, S.A. has taken out an accident insurance policy (amounting to 4 thousand euros) for its directors, encompassing both the exercise of their functions and their private life, comprising coverage in the event of death, total and absolute permanent incapacity and severe disability.

24. GUARANTEE COMMITMENTS TO THIRD PARTIES AND OTHER CONTINGENT LIABILITIES

The Innocemento Group, in its real estate business, has guarantees outstanding in respect of insolvency proceedings, urban development guarantees and claims before public bodies and authorities amounting to 7,211 thousand euros as at 31 December 2025 (9,074 thousand euros as at 31 December 2024), as well as guarantees to cover amounts advanced by customers in respect of down payments for the purchase of homes or land plots, amounting to 98,189 thousand euros as at 31 December 2025 (70,004 thousand euros as at 31 December 2024). No significant liabilities are expected in connection with these guarantees.

Likewise, at its cement business, the Innocemento Group has guarantees received from financial institutions and insurance companies and provided to third parties amounting to 58,974 thousand euros as at 31 December 2025 (60,520 thousand euros as at 31 December 2024). These guarantees relate to, on the one hand, guarantees provided to public bodies in order to ensure the restoration of natural areas where quarrying activities are carried out, as per the current regulations, and, on the other hand, to covering the liability of the cement business.

Furthermore, for the syndicated loan of Realía Patrimonio, S.L.U., which was novated in January 2025, mortgage guarantees were established on investment property and on specific land classified under the "Inventories" heading, as well as a pledge on the credit rights arising from the lease agreements, insurance contracts, intragroup loans taken out and dividends received by Realía Patrimonio, S.L.U., and a pledge on a specific number of shares of Planigesa, S.A. and As Cancelas Siglo XXI, S.L. (Notes 19.a, 28.d and 31).

The shareholding of Group companies in jointly controlled operations managed through joint ventures, joint ownership, participation accounts and other entities of similar legal characteristics means that participants must share joint and several liability with respect to the activity carried on (Note 12).

There are no significant contingent liabilities in addition to the above.

25. INCOME AND EXPENSES

a) Operating revenues

The Innocemento Group records operating revenues under the "Revenue" heading, with the exclusion of self-constructed assets and other operating revenues.

Note 26 "Information by activity segment" shows the contribution of the business segments to the consolidated turnover. The table below provides a breakdown as at 31 December 2025 and 2024:

	2025	2024
Revenues from cement activity	665,505	648,079
Revenues from property-development sales	177,819	177,336
Revenue from property rentals (Note 10.b)	123,660	118,512
	966,984	943,927

During 2025, 11,578 thousand euros (27,400 thousand euros as at 31 December 2024) previously recognised as customer advance payments (Notes 15 and 20), which were recognised as revenues under the "Trade and other accounts payable" heading, mainly in the Real Estate segment, have been recognised under liabilities.

The breakdown of "Other operating revenue" as at 31 December 2025 and 2024 is as follows:

	2025	2024
Revenues from the impact of common lease expenses (Note 10.b)	22,803	21,459
Revenues from sundry services	8,700	10,418
Income from other leases (Note 10.b)	1,403	1,081
Operating grants	297	325
Other revenues	59	5,516
	33,307	39,040

"Revenues from sundry services", mainly from the Cement segment, includes increases in financial resources that do not relate to the Innocemento Group's core business but are somewhat recurrent, such as rental revenue (outside of the real estate business) and revenue from treating alternative fuels, among others.

b) Supplies

The breakdown of the balance of supplies and other external expenses as at 31 December 2025 and 2024 is as follows:

	2025	2024
Subcontracting and work performed by other companies	165,199	122,826
Purchases and procurements	332,253	314,452
	497,452	437,278

c) Staff expenses

A breakdown of the staff expenses as at 31 December 2025 and 2024 is provided below:

	2025	2024
Wages and salaries	59,208	54,626
Social security contributions	17,036	15,872
Other staff expenses	4,830	4,171
	81,074	74,669

The average number of employees and their distribution by functional level and gender in 2025 and 2024 is as follows:

	2025	2024
Governance and Management	56	54
Supervisors	122	117
Technical staff	477	416
Administrative staff	113	123
Other positions	592	476
	1,360	1,186

	2025	2024
Men	1,211	1,045
Women	149	141
	1,360	1,186

The number of employees and their distribution by functional level and gender at 31 December 2025 and 2024 is as follows:

	2025	2024
Governance and Management	58	55
Supervisors	120	123
Technical staff	514	421
Administrative staff	112	116
Other positions	682	474
	1,486	1,189

	2025	2024
Men	1,332	1,049
Women	154	140
	1,486	1,189

d) Impairment and gains/(losses) on disposal of fixed assets

The breakdown of the "Changes in value, impairment and result from disposals of fixed and non-current assets" balance in 2025 and 2024 is as follows:

	2025	2024
Changes in fair value of investment property (Note 9)	23,223	4,709
Results from disposals of other items of property, plant and equipment and intangible assets	412	224
Other items	(20)	-
	23,615	4,933

In 2025, key figures included a positive result arising from changes in the fair value of investment properties, amounting to 23,223 thousand euros (4,709 thousand euros in 2024), as a result of valuations performed by independent experts of the investment properties of the Realia Group (Note 9) amounting to 15,335 thousand euros (2,773 thousand euros in 2024) and of Jezzine Uno, S.L.U. amounting to 7,888 thousand euros (1,936 thousand euros in 2024).

The amount for this heading is included in the accompanying consolidated cash flow statement under the "Changes in value, impairment and results from disposals of fixed and non-current assets" heading in the consolidated cash flow statement.

e) Financial income and financial expenses

The breakdown of the interest revenues, according to the assets that generate this revenue, in 2025 and 2024 is as follows:

	2025	2024
Financial assets at amortised cost	4,197	1,938
Financial assets at fair value with changes in other comprehensive income	376	502
Other financial income	164	755
	4,737	3,195

The breakdown of interest expenses in 2025 and 2024 is as follows:

	2025	2024
Credits and loans	29,602	45,870
Creditors from leases	731	730
Financial update of provisions and other liabilities	824	726
Other interest expenses	379	1,116
	31,536	48,442

The reduction in finance costs in 2025 is largely attributable to the reduction in financial debt at both the Cement business and the Real Estate business (Note 19).

f) Other financial profit/(loss)

The breakdown of other financial results in 2025 and 2024 is as follows:

	2025	2024
Exchange differences	(1,042)	1,165
Impairment and result from disposals of fixed and non-current assets	(228)	1
	(1,270)	1,166

The amount for this heading appears in the accompanying consolidated cash statement under the "Other adjustments to the (net) profit/(loss)" heading.

g) Profit/(loss) of entities valued using the equity method

The breakdown of this heading in 2025 and 2024 is as follows:

	2025	2024
Profit/(loss) for the business year (Note 10)	8,011	(5,465)
Joint ventures	4,096	2,687
Associates	3,915	(8,152)
Results from disposals and other	132,898	130
	140,909	(5,335)

In 2025, the line item "Gains/(losses) on disposals and other" included a positive result arising from the sale of interests in certain companies of the Giant Group amounting to 130,632 thousand euros, as well as the recognition in profit or loss of valuation adjustments contributed by those companies amounting to 2,266 thousand euros (Notes 4.b, 5, 11.b, 13 and 29.d).

h) Profit/(loss) attributed to non-controlling interests

The breakdown of this heading by activity segment during 2025 and 2024 is as follows (Note 26):

	2025	2024
Cement	3,249	2,850
Real Estate	36,195	22,313
Total	39,444	25,163

The increase in the amount recognised under this line item in 2025 compared with the previous year in the Real Estate business segment is due to the higher result generated by this activity, mainly as a result of the positive evolution in the valuation of investment properties (Note 9.a), the reduction in finance costs (Note 25.e) and the higher contribution from the result of entities accounted for using the equity method (Note 25.i).

26. INFORMATION BY ACTIVITY SEGMENTS

a) Activity segments

The activity segments presented coincide with the business areas, as described in Note 1. The information on each segment, shown in the tables below, has been prepared in accordance with the management criteria established internally by Group Management, which coincide with the accounting policies adopted for drawing up and presenting the Group's consolidated financial statements.

The "Real estate" column for 2024 has been restated to reflect the impacts of the reverse merger, with Realia Business, S.A. as the absorbing company and FCyC, S.A. as the absorbed company (Note 4.b). This restatement does not affect the total of the Innocemento Group, as it is offset in the "Eliminations" column (Notes 4.b, 19.a, 22 and 29.d).

The "Innocemento, S.A." column contains, for illustrative purposes, data relating to the Group's Parent Company, which include the shareholdings in the two activity segments and the revenues and expenses in its activity as the Group's Parent Company.

"Eliminations" includes the elimination of operations between different activity segments.

Income statement by segment

In particular, the information reflected in the following tables includes, as profit/(loss) for 2025 and 2024:

- All operating revenues and expenses of subsidiaries and joint management contracts that correspond to the activities carried out by the segment.
- Interest revenues and expenses generated on the segment's assets and liabilities, dividends and profits and losses on the sale of the segment's financial investments.
- The share in the profits/(loss) of companies accounted for using the equity method.
- Corporate income tax payable corresponding to the transactions carried out by each segment.

2025	Total Innocemento Group	Cement	Real Estate	Innocemento, S.A.	Eliminations
Net business turnover	966,984	665,505	301,479	1,300	(1,300)
<i>From external customers</i>	966,984	665,505	301,479	-	-
<i>From transactions with other segments</i>	-	-	-	1,300	(1,300)
Other revenues	38,518	13,222	25,409	516	(629)
<i>From external customers</i>	38,518	13,177	25,341	-	-
<i>From transactions with other segments</i>	-	45	68	516	(629)
Operating expenses	(686,591)	(501,925)	(176,864)	(2,728)	(5,074)
Amortisation of fixed and non-current assets and apportionment of non-financial asset and other grants to income	(34,404)	(34,020)	(384)	-	-
Other operating profit/(loss)	23,066	(115)	23,181	-	-
Operating profit/(loss)	307,573	142,667	172,821	(912)	(7,003)
<i>Percentage of the business turnover</i>	31.81%	21.44%	57.32%		
Interest revenues	4,737	1,840	2,378	178,242	(177,723)
Interest expenses	(31,536)	(2,874)	(30,249)	(60)	1,647
Other financial results	(1,270)	(1,270)	-	-	-
Profit/(loss) of entities accounted for using the equity method	140,909	133,972	6,937	-	-
Pre-tax profit/(loss) from continuing operations	420,413	274,335	151,887	177,270	(183,079)
Corporation tax	(34,410)	(14,888)	(20,969)	(298)	1,745
Consolidated profit/(loss) for the business year	386,003	259,447	130,918	176,972	(181,334)
Non-controlling interests	39,444	3,249	36,195	-	-
Profit/(loss) attributed to the Parent Company	346,559	256,198	94,723	176,972	(181,334)

2024	Total Innocemento Group	Cement	Real Estate	Innocemento, S.A.	Eliminations
Revenue	943,927	648,079	296,050	191	(393)
<i>From external customers</i>	943,927	648,079	295,657	191	-
<i>From transactions with other segments</i>	-	-	393	-	(393)
Other revenues	39,759	16,012	23,800	-	(53)
<i>From external customers</i>	39,759	16,012	23,747	-	-
<i>From transactions with other segments</i>	-	-	53	-	(53)
Operating expenses	(670,940)	(501,878)	(162,816)	(1,016)	(5,230)
Amortisation of fixed and non-current assets and apportionment of non-financial asset and other grants to income	(34,696)	(34,448)	(248)	-	-
Other operating profit/(loss)	4,670	(39)	4,709	-	-
Operating profit/(loss)	282,720	127,726	161,495	(825)	(5,676)
<i>Percentage of the business turnover</i>	29.95%	19.71%	54.55%		
Interest revenues	3,195	703	2,509	-	(17)
Financial expenses	(48,442)	(7,392)	(41,050)	(17)	17
Other financial results	1,166	1,165	-	1	-
Profit/(loss) of entities accounted for using the equity method	(5,335)	4,463	(9,798)	-	-
Pre-tax profit/(loss) from continuing operations	233,304	126,665	113,156	(841)	(5,676)
Corporation tax	(56,536)	(21,372)	(36,798)	210	1,424
Consolidated profit/(loss) for the business year	176,768	105,293	76,358	(631)	(4,252)
Non-controlling interests	25,163	2,850	22,313	-	-
Profit/(loss) attributed to the Parent Company	151,605	102,443	54,045	(631)	(4,252)

Balance sheet by segment

2025	Total Innocemento Group	Cement	Real Estate	Innocemento, S.A.	Eliminations
ASSETS					
Non-current assets	3,339,153	715,469	2,622,122	2,040,858	(2,039,296)
Intangible assets	149,469	149,325	144	-	-
<i>Additions</i>	610	525	85	-	-
Property, plant and equipment	510,810	500,609	10,201	-	-
<i>Additions</i>	53,206	53,132	74	-	-
Investment property	2,120,476	-	2,120,476	-	-
<i>Additions</i>	8,353	-	8,353	-	-
Investments accounted for using the equity method	392,012	28,745	363,267	-	-
Non-current financial assets	30,370	12,081	18,289	2,040,763	(2,040,763)
Deferred tax assets	136,016	24,709	109,745	95	1,467
Current assets	1,367,836	383,882	954,404	51,065	(21,515)
Non-current assets held for sale	55,245	55,245	-	-	-
Inventories	877,253	111,303	781,540	-	(15,590)
Trade and other receivables	164,322	134,737	26,060	5,687	(2,162)
Other current financial assets	8,068	6,609	5,221	-	(3,762)
Other current assets	6,227	247	5,909	72	(1)
Cash and cash equivalents	256,721	75,741	135,674	45,306	-
Total assets	4,706,989	1,099,351	3,576,526	2,091,923	(2,060,811)
LIABILITIES					
Equity	3,264,765	863,555	2,237,643	2,086,022	(1,922,455)
Non-current liabilities	860,095	98,608	893,917	-	(132,430)
Grants	9,715	9,715	-	-	-
Non-current provisions	70,324	23,429	46,895	-	-
Non-current financial liabilities	466,211	15,531	580,680	-	(130,000)
Deferred tax liabilities	313,845	49,933	266,342	-	(2,430)
Current liabilities	582,129	137,188	444,966	5,901	(5,926)
Current provisions	17,687	17,262	425	-	-
Current financial liabilities	312,784	26,080	286,708	3,768	(3,772)
Trade and other accounts payable	251,658	93,846	157,833	2,133	(2,154)
Total liabilities	4,706,989	1,099,351	3,576,526	2,091,923	(2,060,811)

2024	Total Innocemento Group	Cement	Real Estate	Innocemento, S.A.	Eliminations
ASSETS					
Non-current assets	3,401,512	763,226	2,638,181	1,910,868	(1,910,763)
Intangible assets	148,951	148,882	69	-	-
<i>Additions</i>	115	87	28	-	-
Property, plant and equipment	495,892	485,419	10,473	-	-
<i>Additions</i>	50,277	50,173	104	-	-
Investment property	2,089,562	-	2,089,562	-	-
<i>Additions</i>	6,626	-	6,626	-	-
Investments accounted for using the equity method	491,994	82,838	409,156	-	-
Non-current financial assets	19,414	4,284	15,130	1,910,763	(1,910,763)
Deferred tax assets	155,699	41,803	113,791	105	-
Current assets	1,202,972	318,834	894,378	6,746	(16,986)
Non-current assets held for sale	62,278	62,278	-	-	-
Inventories	838,315	116,752	730,138	-	(8,575)
Trade and other receivables	144,419	126,525	17,820	276	(202)
Other current financial assets	15,602	7,436	11,087	5,288	(8,209)
Other current assets	6,097	803	5,294	-	-
Cash and cash equivalents	136,261	5,040	130,039	1,182	-
Total assets	4,604,484	1,082,060	3,532,559	1,917,614	(1,927,749)
LIABILITIES					
Equity	2,938,560	793,843	2,152,837	1,909,072	(1,917,192)
Non-current liabilities	735,126	124,635	612,637	-	(2,146)
Grants	692	692	-	-	-
Non-current provisions	66,380	24,495	41,885	-	-
Non-current financial liabilities	350,483	35,400	315,083	-	-
Deferred tax liabilities	317,571	64,048	255,669	-	(2,146)
Current liabilities	930,798	163,582	767,085	8,542	(8,411)
Current provisions	22,760	18,753	4,007	-	-
Current financial liabilities	704,189	60,729	648,787	2,944	(8,271)
Trade and other accounts payable	203,849	84,100	114,291	5,598	(140)
Total liabilities	4,604,484	1,082,060	3,532,559	1,917,614	(1,927,749)

Cash flows by segment

	Total Innocemento Group	Cement	Real Estate	Innocemento, S.A.	Eliminations
2025					
Operating activities	335,720	159,288	177,600	174,972	(176,140)
Investment activities	145,271	151,790	(4,117)	(127,828)	125,426
Financing activities	(358,748)	(238,603)	(167,840)	(3,019)	50,714
Other cash flows	(1,783)	(1,775)	(8)	-	-
Cash flows for the business year	120,460	70,700	5,635	44,125	-
2024					
Operating activities	336,570	144,663	192,516	(672)	63
Investment activities	(49,340)	(44,927)	(7,186)	(7)	2,780
Financing activities	(218,114)	(100,385)	(116,747)	1,861	(2,843)
Other cash flows	925	924	1	-	-
Cash flows for the business year	70,041	275	68,584	1,182	-

b) Activities and investments by geographic markets

The Innocemento Group carries out approximately 23% of its activity abroad (26% in 2024).

The revenue made abroad by the Innocemento Group companies for 2025 and 2024 is distributed among the following markets:

	Total Innocemento Group	Cement	Real Estate
2025			
United Kingdom	77,974	77,919	55
Tunisia	56,197	56,197	-
United States	24,833	24,833	-
Other	63,731	63,731	-
	222,735	222,680	55
2024			
United Kingdom	81,776	81,731	45
Tunisia	51,151	51,151	-
United States	35,509	35,509	-
Rest	73,565	73,565	-
	242,001	241,956	45

The following items included in the accompanying financial statements are shown below by geographical areas:

	Total Innocemento Group	Spain	United Kingdom	Rest of Europe and Others	Middle East and Africa
2025					
ASSETS					
Intangible assets	149,469	149,469	-	-	-
Property, plant and equipment	510,810	475,345	12,814	42	22,609
Investment property	2,120,476	2,120,476	-	-	-
Deferred tax assets	136,016	134,199	11	525	1,281
2024					
ASSETS					
Intangible assets	148,951	148,951	-	-	-
Property, plant and equipment	495,892	464,137	12,006	-	19,749
Investment property	2,089,562	2,089,562	-	-	-
Deferred tax assets	155,699	154,261	12	21	1,405

c) Staff

The average number of people employed in 2025 and 2024 by business areas is as follows:

	2025	2024
Cement	1,263	1,089
Real Estate	97	97
	1,360	1,186

27. ENVIRONMENTAL DISCLOSURES

The Innocemento Group carries out its activities on the basis of business commitment and responsibility, compliance with applicable legal requirements, respect for the relationship with its stakeholders and its ambition to generate wealth and social well-being.

The Cement Area is strongly committed to maintaining its position as a leader in the cement sector. Therefore, it is constantly working towards tackling the medium- and long-term challenges that are arising, as well as towards identifying new growth and development opportunities.

One of the main sustainability objectives is using materials with a high impact on natural resources less. In order to achieve this, these materials are being replaced with alternative materials and fuels, meaning that scarce resources will be depleted as little as possible. This focus aligns with the circular-economy development principles, by promoting more efficient and sustainable use of resources.

Reducing CO₂ emissions in operations is crucial to achieving climate change adaptation and mitigation goals. Therefore, operational investments are most focused on optimising facilities, by improving the energy-recovery capacity of the kilns. This effort sets out to reduce the carbon footprint of clinker, one of the key pillars of cement production.

Marketing cements with a smaller carbon footprint has become a strategic priority. With this in mind, new types of cement with reduced proportions of clinker have been developed and certified, thereby reducing the environmental impact of the mortars and concretes where they are used. This approach not only helps to increase sustainability, but also meets market demands for more environmentally friendly products.

In 2025, more than 287,000 tonnes of secondary components were reused and a 31% energy substitution rate was achieved in clinker kilns in Spain, reinforcing the commitment to reducing dependence on fossil fuels. Responsible water management has also been a priority: 248,000 m³ were recycled or reused.

On the energy consumption side, cement plants in Spain have kept their Energy Management System certification under the UNE-EN ISO 50001 standard. In addition, there has been an increase in purchases of electricity from renewable sources, which already accounts for around 65% of the total consumption in manufacturing. This figure underscores the Group's commitment to the transition towards cleaner and more sustainable energy sources.

For the cement activity, the Innocemento Group receives CO₂ emission allowances free of charge in accordance with the corresponding national allocation plans. During 2025 and 2024, no greenhouse gas allowances were sold.

The Real Estate Area, in carrying out its usual development activities, considers the environmental impact of its projects and investments as a key aspect. However, it has not been necessary to incorporate systems, equipment or installations for the protection and improvement of the environment into tangible fixed assets.

In addition, it is not felt that there are any significant contingencies related to the protection and improvement of the environment as at 31 December 2025 and 2024 that may have a significant impact on the accompanying financial statements.

28. FINANCIAL AND NON-FINANCIAL RISK MANAGEMENT POLICIES

The concept of financial risk refers to the changes in the financial instruments arranged by the Inmocermento Group as a result of political, market and other factors and the repercussion thereof on the financial statements. The risk management philosophy of the Inmocermento Group is consistent with their business strategy, and seeks to achieve maximum efficiency and solvency at all times. To this end, strict financial and non-financial risk management and control criteria have been established, identifying, measuring, analysing and controlling the risks incurred in the Group's operations. The risk policy has been integrated into the Inmocermento Group's organisation in the appropriate manner.

In view of the Inmocermento Group's activities and the transactions through which it carries on its business, it is currently exposed to the following risks:

a) Capital risk

To manage capital, the main objective of the Inmocermento Group is to reinforce its financial-equity structure, in order to improve the balance between borrowed funds and shareholders' equity, and the Inmocermento Group endeavours to reduce the cost of capital and, in turn, to preserve its solvency status, in order to continue managing its activities and to maximise shareholder value, not only at Group level, but also at the level of the Parent Company, Inmocermento, S.A.

The fundamental basis that the Inmocermento Group considers as capital is found in "Equity" in the balance sheet, which, for the purposes of its management and follow-up, excludes both the "Changes in the fair value of financial instruments" items and the "Conversion differences" item.

The first of these headings is disregarded for management purposes as it is considered as part of interest rate management, since it is mainly the result of the assessment of instruments that transform floating-rate debt into fixed-rate debt. Conversion differences, meanwhile, are managed within exchange rate risk.

Given the sector in which it operates, the Inmocermento Group is not subject to external capital requirements, although this does not prevent the frequent monitoring of equity to guarantee a financial structure based on compliance with the prevailing regulations of the countries in which it operates, also analysing the capital structure of each of the subsidiaries to enable an adequate distribution between debt and capital.

The Head of General Corporate Functions, as well as the Administration and Finance Departments of the business areas, are responsible for financial risk management and regularly review the financial debt ratio and compliance with financing covenants, together with the capital structure of the subsidiaries.

b) The Innocemento Group is exposed to currency exchange risk

A noteworthy consequence of the Innocemento Group's positioning in international markets is the exposure resulting from net positions in foreign currencies against the euro or in one foreign currency against another when the investment and financing of an activity cannot be arranged in the same currency.

Although the benchmark currency in which the Innocemento Group mainly operates is the euro, the Group also holds financial assets and liabilities accounted for in currencies other than the euro. Exchange rate risk is mainly found in debt denominated in foreign currency, except when this entails a natural hedge of the assets financed since they are denominated in the same currency, in investments in international markets, and in collections and payments in currencies other than the euro.

The breakdown by currency of the Innocemento Group's gross debt in thousands of euros as at 31 December 2025 and 2024 is as follows:

2025	Euro	Tunisian Dinar	Pound	US dollar	Rest of Europe non-euro	TOTAL
Gross debt	709,363	10,575	-	3,728	-	723,666
Financial assets	(257,253)	(273)	(592)	(6,476)	(183)	(264,777)
Total consolidated net indebtedness	452,110	10,302	(592)	(2,748)	(183)	458,889
% Net Debt of the total	98.5%	2.2%	(0.1%)	(0.6%)	(0.0%)	100.0%

2024	Euro	Tunisian Dinar	Pound	US dollar	Rest of Europe non-euro	TOTAL
Gross debt	987,232	13,516	-	-	-	1,000,748
Financial assets	(144,986)	(1,821)	(1,360)	(79)	-	(148,246)
Total consolidated net indebtedness	842,246	11,695	(1,360)	(79)	-	852,502
% Net Debt of the total	98.8%	1.4%	(0.2%)	(0.0%)	0.0%	100.0%

Note 16 to these consolidated financial statements breaks down the Cash and Equivalents by currency. This breakdown displays how, as at 31 December 2025, 98.0% was denominated in euros (97.7% as at 31 December 2024), 0.1% was denominated in Tunisian dinars (1.3% as at 31 December 2024) and 0.2% was denominated in pounds sterling (1.0% as at 31 December 2024).

The Innocemento Group's general policy is to mitigate the adverse effect that exposure to the different foreign currencies could have on its financial statements as much as possible, with regard to both transactional and purely equity-related movements. The Innocemento Group therefore manages the effect that foreign currency risk can have on the balance sheet and the income statement.

A summary table of the sensitivity to exchange rate changes for converting foreign currency financial statements into the main currencies in which the Innocemento Group operates as at 31 December 2025 is shown below (Note 17):

2025	10%		-10%	
	Profit and Loss	Equity	Profit and Loss	Equity
Pound sterling	681	1,231	(681)	(1,231)
US dollar	13,291	6,414	(13,291)	(6,414)
Tunisian dinar	286	3,870	(286)	(3,870)
Total	14,258	11,515	(14,258)	(11,515)

c) The Innocemento Group is exposed to interest rate risk

The Innocemento Group is exposed to interest rate fluctuations due to the fact that the Innocemento Group's financial policy aims to ensure that its current financial assets and debt are partially linked to variable interest rates. The benchmark interest rate for the Innocemento Group's debt arranged with credit entities and denominated in euros is predominantly the Euribor.

Any increase in interest rates could cause an increase in the Innocemento Group's financing costs associated with its borrowings at variable interest rates, and could also increase the cost of refinancing the borrowings and the issue of new debt.

In order to ensure a position that is in the best interests of the Innocemento Group, an interest rate risk management policy is actively implemented, with ongoing monitoring of markets and assuming different positions depending primarily on the asset financed.

Furthermore, under the management policy for this risk implemented by the Innocemento Group, there have been interest rate hedges and fixed-rate financing, accounting for 81% of the total gross debt of the Innocemento Group as at 31 December 2025 (28% as at 31 December 2024).

The accompanying table provides a breakdown as at 31 December 2025 and 2024 of the gross debt of the Innocemento Group as well as the hedged debt, either because it is a fixed rate debt or through derivatives:

	Total Group	Cement	Real Estate
Total Gross External Debt	723,666	14,628	709,038
Hedging and Financing at fixed rate as at 31.12.2025	(585,365)	(4,061)	(581,304)
Total variable-rate debt	138,301	10,567	127,734
Ratio: Variable-rate debt / Gross External Debt at 31.12.2025	19.1%	72.2%	18.0%

	Total Group	Cement	Real Estate
Total Gross External Debt	1,000,748	69,202	931,546
Hedging and Financing at fixed rate as at 31.12.2024	(284,413)	(771)	(283,642)
Total variable-rate debt	716,335	68,431	647,904
Ratio: Variable-rate debt / Gross External Debt at 31.12.2024	71.6%	98.9%	69.6%

The following table summarises the effect on the Innocemento Group's income statement as at 31 December 2025 of upward movements in the interest rate curve on gross borrowings, after excluding fixed-rate debt and debt associated with hedging agreements:

2025	Gross debt			+25 bp	+50 bp	+75 bp
	-25 bp	-50 bp	-75 bp			
Impact on profit or loss	(346)	(692)	(1,037)	346	692	1,037

Risk hedging financial derivatives

The financial derivatives taken out by the Innocemento Group are treated for accounting purposes in accordance with the accounting hedging regulations set out in these financial statements (Note 21). The main financial risk hedged by the Innocemento Group through derivative instruments relates to changes in the variable interest rates to which the financing of Innocemento Group companies is linked. The financial derivatives are valued by experts on the subject using generally accepted methods and techniques. These experts were independent from the Group and the entities financing it.

Sensitivity analyses are carried out periodically with the objective of observing the effect of a possible change in interest rates on the Group's accounts.

In this way, a simulation has been carried out proposing four scenarios of the Euro basic interest rate curve that average around 3.01% in the medium/long term as of December 31, 2025, assuming an increase and reduction of 50 bp and 100 bp.

The amounts obtained in relation to derivatives outstanding at year-end that have an impact on equity (Note 21) are set out below, expressed in thousands of euros:

2025	Hedging derivatives			
	-100 pp	-50 bp	+50 bp	+100bp
Impact on Equity:				
Full consolidation	(7,573)	(3,620)	4,064	7,797

d) Solvency risk

As at 31 December 2025, the net financial debt of the Innocemento Group contained in the accompanying consolidated balance sheet amounted to 458,889 thousand euros, as shown in the following table (852,502 thousand euros as at 31 December 2024):

	2025	2024
Bank borrowings (Note 19)	698,930	994,078
Other interest-bearing debts	24,736	6,670
Current financial assets	(8,056)	(11,985)
Cash and cash equivalents (Note 16)	(256,721)	(136,261)
Net interest-bearing debt	458,889	852,502

Net debt decreased in 2025 compared with the previous year, as a result of the combined effect of repayments of borrowings (Note 19(a)) and the higher level of cash and cash equivalents at 31 December 2025 (Note 16).

As at 31 December 2025, the Innocemento Group had a working capital of 785,707 thousand euros (272,174 thousand euros as at 31 December 2024).

e) The Innocemento Group is exposed to liquidity risk

The Innocemento Group carries out its operations in sectors that require a high level of financing, and has so far obtained suitable financing to carry out its operations. However, the Innocemento Group cannot guarantee that these circumstances relating to obtaining financing will continue in the future.

The Innocemento Group's ability to obtain financing depends on many factors, many of which are outside its control.

Historically, Innocemento Group companies have always been able to renew their loan arrangements, and they are expected to continue doing so in the coming twelve months. However, the FCC Group's ability to renew its financing depends on various factors, many of which are outside the control of the Innocemento Group, such as general economic conditions, the availability of funds for loans from private investors and financial institutions, and the monetary policy of the markets in which it operates. Negative conditions in debt markets could hinder or prevent the Innocemento Group's capacity to renew its financing. Accordingly, the Innocemento Group cannot guarantee its ability to renew its loan arrangements on economically attractive terms. The inability to renew this financing or to secure it under acceptable terms could have a negative impact on the Innocemento Group's liquidity and its ability to meet the working capital needs.

In order to adequately manage this risk, the Innocemento Group performs exhaustive monitoring of the repayment dates of all credit facilities of each Group company, in order to conclude all renewals in the best market conditions sufficiently in advance, analysing the suitability of the funding and studying alternatives if the conditions are unfavourable on a case-by-case basis. The Innocemento Group is also present in several markets, which facilitates obtaining credit facilities and mitigating liquidity risk.

The Innocemento Group's expected schedule of contract maturities in relation to non-current gross external debt, excluding derivatives, as at 31 December 2025 is as presented below. Current gross external debt matures in less than twelve months, with no significant differences between its contract maturity and its carrying amount:

	2027	2028	2029	2030	2031 and beyond	TOTAL
Non-current external gross debt	42,175	41,474	371,658	23,177	-	478,484

In order to manage the liquidity risk, as at 31 December 2025, the Innocemento Group had undrawn bilateral financing lines of 18,461 thousand euros (51,678 million euros as at 31 December 2024) and cash of 256,468 thousand euros as at 31 December 2025 (135,984 thousand euros as at 31 December 2024), in addition to the following current financial assets and cash equivalents, whose maturities are set out below:

	Amount	1-3 months	3-6 months	6-9 months	9-12 months
Other current financial assets	8,056	3,661	-	-	4,395

2025	Amount	1 month	1-2 months	2-3 months
Cash equivalents	253	151	-	102

f) Concentration risk

This is risk arising from the concentration of lending transactions with common characteristics, and it is distributed as follows:

- Funding sources: In order to diversify this risk, the Innocemento Group works with a large number of financial institutions in order to obtain financing.
- Markets/geography (domestic, foreign): The Innocemento Group operates in a number of different markets, with its debt mainly concentrated in euros.
- Products: The Innocemento Group uses various financial products: loans, credit facilities, assignments and syndicated loans.
- Currency: The Innocemento Group is financed through different currencies according to the country of the investment.

The Innocemento Group's strategic planning process identifies the objectives to be attained in each of the areas of activity, based on the improvements to be implemented, the market opportunities and the level of risk deemed acceptable. This process serves as a base for preparing operating plans that specify the goals to be reached each year.

In order to mitigate the market risks inherent in each business line, the Innocemento Group maintains a diversified position between businesses related to cements and real estate. In terms of geographic diversification, in 2025 the share of foreign activity was 23% of total sales, centred on Cements.

g) Credit risk

The provision of services or the acceptance of customer engagements, whose financial solvency was not guaranteed at the acceptance date, situations not known or unable to be assessed by the Innocemento Group and unforeseen circumstances arising during the provision of the service or the execution of the engagement that could affect the customer's financial position could generate a payment risk with respect to the amounts owed.

The Innocemento Group has no significant concentration of credit risk. Exposure is distributed among a large number of customers.

Generally speaking, the Innocemento Group keeps its cash and equivalent liquid assets in financial institutions with a high credit rating.

The maximum level of exposure to credit risk has been calculated, with the breakdown of the amount as at 31 December 2025 and 2024 as shown in the following table:

	2025	2024
Financial credits granted (note 13)	1,229	16,346
Trade and other receivables (note 15)	164,322	144,419
Derivative financial assets (Note 13)	2,458	-
Cash and cash equivalents (Note 16)	256,721	136,261
Guarantees granted (Note 24)	164,374	139,598
TOTAL	589,104	436,624

Within Cement activity, credit insurance has been taken out that significantly reduces the commercial credit risk for transactions with debtors.

In terms of credit quality, the Innocemento Group applies its best criteria to impair financial assets that are expected to incur credit losses throughout their life (Note 3.h). The Innocemento Group regularly analyses changes in the public ratings of the entities to which it is exposed..

h) Macroeconomic and geopolitical risks

Throughout 2025, the Group operated in a global environment marked by heightened macroeconomic volatility, simmering geopolitical tensions and episodes of financial uncertainty. Despite this challenging environment, the direct impact on its activities has been limited, thanks to the nature of its contracts, its low export exposure and relatively resilient operating chains. The Group stepped up its analysis up to contextualise global trends and emerging risks identified by international bodies.

The global economy recorded estimated growth of 3.3%, supported by technological investment and the dynamism of sectors linked to artificial intelligence (AI) and digital infrastructure. The outlook for 2026–2027 anticipates stable growth (3.3%–3.2%), although there are downside risks arising from:

- possible corrections in technology assessments,
- heightened financial volatility associated with sovereign and corporate indebtedness,
- trade uncertainty and divergences in monetary policies,
- fluctuations in energy and commodity prices, interest rates and exchange rates.

This environment, while challenging, has not significantly altered the Group's operations, which have demonstrated resilience to external shocks.

The international environment continues to be characterised by geopolitical fragmentation, with key factors including:

- persistence of armed conflicts;
- technological rivalry between the United States and China;
- fragile political landscape in Europe;
- key strategic shipping routes at risk;
- heightened regulatory scrutiny in critical sectors.

Although the Group does not operate in areas affected by significant conflicts nor depend on highly exposed sectors, these factors may give rise to indirect impacts: increases in material costs, supply lead times, financial volatility, regulatory constraints or trade tensions.

The Group's direct exposure to the most severe geopolitical risks remains limited. Nevertheless, the internal analysis has been updated to incorporate:

- risks associated with a potential correction in technology- and AI-related markets;
- stress scenarios arising from trade tensions or logistical disruptions;
- sensitivity to potential energy price spikes or bottlenecks in global supply chains;
- financial volatility stemming from political uncertainty in the United States, Europe and Asia.

Owing to the Group's business model and the nature of the activities it carries out—operating mainly through local contracts with only limited export activity—the impacts described above have had a limited effect on the Group's financial position, beyond the indirect effects of the current environment. As a result, the impact of exchange rate volatility has been limited, becoming evident mainly when purchase or sale transactions are carried out in currencies other than that in which each local contract operates.

Looking specifically at Russia's invasion of Ukraine, it should be noted that the Group does not carry out activities in Russia, Ukraine or Belarus and, accordingly, the invasion and the subsequent sanctions have not had a direct effect on its activities.

In view of the above, the Group has reviewed the assumptions used to assess the signs of impairment of its main non-financial assets, considering, among other factors, the fluctuations in reference interest rates, paying special attention to goodwill, and has determined that there is no impairment associated with it (Note 7). Similarly, no significant increase has been seen in the credit risk to which its financial assets are exposed. Therefore, no additional impairment has been recognised beyond that considered inherent to the various activities it carries out. Furthermore, no difficulties have been detected in the Group's ability to obtain financing, as reflected by the transactions undertaken over the course of the year (Note 20).

Macroeconomic and geopolitical risks had a fairly limited impact in 2025, allowing the Group to continue operating as normal. The Group will continue to monitor key factors such as geopolitical tensions, energy market developments, monetary policies, global logistics and regulations in critical sectors, in order to anticipate changes in the environment and adjust its management strategy to mitigate potential future impacts. For this reason, the Group has prepared its consolidated financial statements on a going concern basis, as it considers that the effects described do not cast doubt on the continuity of its operations.

i) Climate change risks

The activities performed by the Innocemento Group may be impacted by adverse weather conditions, such as floods or other natural disasters, and in some cases by decreases in temperature that may make it difficult, or even impossible in extreme cases, to carry out its activities.

The Innocemento Group takes all appropriate measures to adapt to the effects of climate change and to mitigate its possible effects on its business and fixed assets, as shown by the environmental provisions set aside for this purpose (Note 18).

The Innocemento Group is committed to decarbonising its activities, for which it is using the most efficient technologies in the fight against climate change. In order to achieve these objectives, the Innocemento Group implements specific policies in its activities.

The Cement Area takes measures that are specified at each facility, taking into account the current context of each one, its technological, human and economic resources, the applicable legislation and the expectations of the interested parties. The objectives of such measures are to promote the circular economy and to reduce greenhouse gas emissions by increasing material and energy recovery with a greater use of decarbonised raw materials, recoverable waste and biomass fuels, increasing energy efficiency through the optimisation of the fuel mix and the use of expert systems in the manufacturing process and transition to LED lighting and increasing the mix of renewable energies through solar and/or wind energy facility projects and boosting the consumption of biomass in clinker manufacturing.

Pursuant to the reporting requirements set out in the Taxonomy Regulation (EU) 2020/852, the Innocemento Group has analysed the proportion of its economic activities that are eligible, and where appropriate, aligned and non-aligned, and ineligible under the Environmental Taxonomy, in terms of business volume, CapEx and OpEx relative to 2025. The Statement of Non-Financial Information that forms part of the Management Report provides greater details about the results and methodology followed in the application of the aforementioned Regulation, in particular specifying how the Group has analysed the climate risks affecting all its activities.

As a result of the above, the Innocemento Group has drawn up its financial statements on a going concern basis, as there are no doubts about the Innocemento Group's continued existence.

29. INFORMATION ON TRANSACTIONS WITH RELATED PARTIES

a) Transactions with directors of the Parent Company and senior executives of the Group

The amounts accrued in respect of fixed and variable remuneration received by the directors of Inmocermento, S.A. in 2025 and 2024, as paid by that company or by any of other Inmocermento Group companies, jointly managed companies or associates, are as follows:

	2025	2024
Fixed remuneration	876	106
Other payments	555	94
	1,431	200

The members of senior management listed below, who are not members of the Board of Directors, received total remuneration of 1,223 thousand euros during the year (160 thousand euros in 2024).

2025

María José Aguado Abril	Head of General Corporate Functions
Rodrigo Zarraluqui Zulueta	Head of Internal Audit and Risk
Ana Hernández Gómez	Head of Real Estate Business
Xavier Fainé Garriga	Head of Real Estate Business
José Maria Richi Alberti	Head of Regulatory Compliance

2024

María José Aguado Abril	Head of General Corporate Functions
Rodrigo Zarraluqui Zulueta	Head of Internal Audit and Risk
Ana Hernández Gómez	Head of Real Estate Business
Xavier Fainé Garriga	Head of Real Estate Business
José Maria Richi Alberti	Head of Regulatory Compliance

The amount indicated pertains to the annual remuneration of all members of senior management across all companies within the Inmocermento Group. The annual remuneration of all members of senior management disclosed in 2024 related to the period during which the Company was listed, namely from 7 November to 31 December 2024.

Note 23 "Pension plans and similar obligations" describes the insurance taken out for some executive directors and directors.

Details of Board members who hold posts at companies in which Inmocermento, S.A. has a direct or indirect ownership interest are as follows:

Name or corporate name of the director	Company name of the Group entity	Position
ALICIA ALCOCER KOPLOWITZ	REALIA BUSINESS, S.A.	DIRECTOR
ESTHER ALCOCER KOPLOWITZ	REALIA BUSINESS, S.A.	DIRECTOR
PABLO COLIO ABRIL	CEMENTOS PORTLAND VALDERRIVAS, S.A.	SOLE ADMINISTRATOR
GERARDO KURI KAUFMANN	REALIA BUSINESS, S.A.	NON-EXECUTIVE VICE PRESIDENT
JUAN RODRÍGUEZ TORRES	REALIA BUSINESS, S.A.	NON-EXECUTIVE CHAIRMAN

In 2025, no significant transactions were performed entailing a transfer of assets or liabilities between Group companies and their executives and directors.

b) Situations of conflicts of interest

No direct or indirect conflicts of interest arose in respect of Inmocermento S.A.'s activities, under the applicable regulations (Article 229 of the Spanish Limited Liability Companies Law), without prejudice to Inmocermento S.A.'s transactions with its related parties set forth in these Notes to the financial statements or, where appropriate, agreements related to remuneration matters or appointments. In this regard, when specific conflicts of interest have taken place with certain directors, they have been resolved in accordance with the procedure stipulated in the Board of Directors' Rules, with the directors involved abstaining from the corresponding debates and votes.

c) Operations between Inmocermento Group companies or entities

There are transactions between Inmocermento Group companies that are part of their routine business and that, in any case, are eliminated in the process of drawing up the consolidated financial statements.

The turnover of the attached consolidated income statement includes 26,525 thousand euros (56,940 thousand euros in 2024) from Group companies billing associates and joint ventures and other related companies.

Likewise, purchases made from associates, joint ventures and other related companies amounting to 85,363 thousand euros (57,166 thousand euros in 2024) are also included in the Group's consolidated financial statements.

d) Transactions with other related parties

During the business year, a number of transactions were approved involving companies in which shareholders of Innocemento, S.A. own equity interests, the most significant of which are as follows:

- Execution of construction and service provision contracts and other financial transactions between Group companies, eliminated in the consolidation process, and companies in which other parties related to the controlling shareholder have an ownership share, as follows:

Recipient	Provider	2025	2024
Realia Patrimonio, S.L.U.	FCC Industrial e Infraestructuras Energéticas S.A.U.	1,353	1,194
	FCC Medio Ambiente, S.A.	189	186
	Servicios Especiales de Limpieza,S.A.	466	452
	Fedemes, S.L.		13
	Fomento de Construcciones y Contratas, S.A.	-	1
Realia Business, S.A.	FCC Construcción, S.A.	55,358	47,326
	Fomento de Construcciones y Contratas, S.A.	297	11,560
	Fedemes, S.L.	30	153
	FCC Industrial e Infraestructuras Energéticas S.A.U.	167	199
	Innocemento, S.A.	2,244	-
Jezzine Uno S.L.U.	Fedemes, S.L.	-	4
FCC Recycling (UK) Limited	Realia Homes UK Limited	55	45
Realia Homes UK Limited	FCC Environment (UK) Limited	20,279	367
Innocemento, S.A.	Fomento de Construcciones y Contratas, S.A.	1,284	269
	Realia Business, S.A.	68	6
FCC Construcción, S.A.	Realia Business, S.A.	6	-
	Cementos Portland Valderrivas, S.A.	7,092	5,962
	Canteras de Alaiz, S.A.	62	62
	Cementos Alfa, S.A.	51	8
	Aqua Campiña, S.A.	1	1
Cementos Portland Valderrivas, S.A.	FCC Construcción, S.A.	7	11
	FCC Medio Ambiente, S.A.	431	496
	Fomento de Construcciones y Contratas, S.A.	1,015	1,040
	FCC Ámbito, S.A.	414	-
	Fedemes, S.L.	289	147
	FCC Industrial e Infraestructuras Energéticas S.A.U.	-	1
	Realia Patrimonio, S.L.U.	-	255
Cementos Alfa, S.A.	Integraciones Ambientales de Cantabria, S.A.	2	2
Fomento de Construcciones y Contratas, S.A.	Realia Patrimonio, S.L.U.	184	176
Planigesa, S.A.	Servicios Especiales de Limpieza,S.A.	158	146
	Fomento de Construcciones y Contratas, S.A.	-	1
	Fedemes, S.L.	-	15
Fedemes, S.L.	Realia Patrimonio, S.L.U.	445	417
Tratamientos y Recuperaciones Industriales, S.A.	Cementos Portland Valderrivas, S.A.	32	51
FCC Ámbito, S.A.U.	Cementos Portland Valderrivas, S.A.	45	20
FCC Aqualia, S.A.	Realia Business, S.A.	21	-

Recipient	Provider	2025	2024
Prefabricados Delta, S.A.U.	Cementos Portland Valderrivas, S.A.	2,744	2,356
Mantenimiento de Infraestructuras, S.A.	Cementos Portland Valderrivas, S.A.	10	20
Contratas y Ventas, S.A.	Cementos Portland Valderrivas, S.A.	-	4
Áridos de Melo, S.L.	Cementos Portland Valderrivas, S.A.	5,150	4,821
FCC Industrial e Infraestructuras Energéticas, S.A.U	Cementos Alfa, S.A.	-	2
	Cementos Portland Valderrivas, S.A.	50	24
FCC Medio Ambiente, S.A.	Canteras de Alaiz, S.A.	62	62
	Cementos Portland Valderrivas, S.A.	84	113
	Realia Homes UK Limited	948	-
Giant Cement Holding Inc.	Cementos Portland Valderrivas, S.A.	-	202
Giant Cement Company	Uniland Trading B.V.	-	11,997
Dragon Products Company Inc.	Uniland Trading B.V.	-	7,313
Coastal Cement Corporation	Uniland Trading B.V.	-	12,634
		101,093	110,134

In addition, the following balance sheet balances are maintained:

Receivable	Payable	2025	2024
Realia Patrimonio, S.L.U.	Fomento de Construcciones y Contratas, S.A.	28	28
	FCC Industrial e Infraestructuras Energéticas S.A.U.	426	360
	FCC Medio Ambiente, S.A.	77	78
	Servicios Especiales de Limpieza, S.A.	139	237
	Fedemes, S.L.	59	50
Realia Business, S.A.	FCC Construcción, S.A.	14,075	16,167
	Fomento de Construcciones y Contratas, S.A.	88	72
	Asesoría Financiera y de Gestión, S.A.	-	47
	Fedemes, S.L.	10	3
	FCC Industrial e Infraestructuras Energéticas S.A.U.	84	20
	FCC Aqualia, S.A.	2	-
	Innocemento, S.A.	130,487	4,743
	Innocemento, S.A.	-	7
Planigesa, S.A.	Servicios Especiales de Limpieza, S.A.	32	30
FCC Industrial e Infraestructuras Energéticas S.A.U.	Realia Business, S.A.	-	3
	Cementos Portland Valderrivas, S.A.	31	-
	Fomento de Construcciones y Contratas, S.A.	1	1
Fomento de Construcciones y Contratas, S.A.	Realia Patrimonio, S.L.U.	1	1
	Realia Business, S.A.	-	3,605
	Cementos Portland Valderrivas, S.A.	338	4,198
	Innocemento, S.A.	-	1
Innocemento, S.A.	Realia Business, S.A.	14	9
	Fomento de Construcciones y Contratas, S.A.	1,300	215
Cementos Alfa, S.A.	FCC Aqualia, S.A.	-	2
	Integraciones Ambientales de Cantabria, S.A.	1	1
	FCC Ámbito, S.A.	2	-

Receivable	Payable	2025	2024
Cementos Portland Valderrivas, S.A.	FCC Ámbito, S.A.	54	100
	FCC Construcción, S.A.	29	82
	Fomento de Construcciones y Contratas, S.A.	167	354
	Fedemes, S.L.	24	-
	FCC Medio Ambiente, S.A.	157	166
	Ecoparc del Besós, S.A.	45	45
FCC Construcción, S.A.	Realia Business, S.A.	9	9
	Cementos Portland Valderrivas, S.A.	1,623	1,108
	Canteras de Alaiz, S.A.	9	15
	Cementos Alfa, S.A.	-	5
Realia Homes UK Limited	FCC Environment (UK) Limited	20,934	4,528
FCC Recycling UK Ltd.	Realia Homes UK Limited	98	103
Fedemes, S.L.	Realia Patrimonio, S.L.U.	7	-
Tratamientos y Recuperaciones Industriales, S.A.	Cementos Portland Valderrivas, S.A.	8	8
Mantenimiento de Infraestructuras, S.A.	Cementos Portland Valderrivas, S.A.	12	-
FCC Ámbito, S.A.	Cementos Portland Valderrivas, S.A.	-	4
Prefabricados Delta, S.A.	Cementos Portland Valderrivas, S.A.	459	303
FCC Medio Ambiente, S.A.	Canteras de Alaiz, S.A.	9	15
	Cementos Portland Valderrivas, S.A.	5	9
	Realia Homes UK Limited	948	-
Áridos de Melo, S.A.	Cementos Portland Valderrivas, S.A.	489	425
Giant Cement Holding Inc.	Cementos Portland Valderrivas, S.A.	-	2,620
Giant Cement Company	Uniland Trading B.V.	-	2,310
Dragon Products Company Inc.	Uniland Trading B.V.	-	2,625
Coastal Cement Corporation	Uniland Trading B.V.	-	1,765
		172,280	46,476

As a result of the reverse merger carried out in 2025, with Realia Business, S.A. as the acquiring company and FCyC, S.A. as the acquired company, transactions between companies within the Real Estate business are no longer considered related party transactions in either year; accordingly, the comparative information for 2024 has been restated (Notes 4(b), 19(a), 22 and 26(a)).

Also in 2025, following the sale by the shareholders of Giant Cement Holding, Inc. of 100% of its share capital to Heidelberg Materials North America, transactions carried out with investees of the Giant Group in that year are no longer considered related party transactions (Notes 4(b), 5, 11(b), 13 and 25(g)).

During 2025, various transactions were carried out with related parties, the most significant of which were as follows:

- Commercial transactions in the Cement segment with Trituradora y Procesadora de Materiales Santa Anita, S.A. de C.V. of the Elementia Group amounted to 22,370 thousand euros in 2025 (36,211 thousand euros in 2024), with outstanding receivables of 6,928 thousand euros at 31 December 2025 (7,366 thousand euros at 31 December 2024).

- Service agreements between Realia Business, S.A. and Don Gerardo Kuri Kauffman (until the merger between FCyC, S.A. and Realia Business, S.A., these services were billed separately to both companies), for a total amount of 445 thousand euros in the year.
- Lease agreement for a 1,000 m² plot in the Polígono de las Mercedes (Madrid), entered into between Realia Business, S.A. (lessor) and Aqualia (lessee), for a total amount of 18,000 euros per annum.
- The granting by Innocemento, S.A. in favour of Realia Business, S.A. of a loan of up to a maximum amount of 170 million euros, to enable the latter to meet its corporate needs.
- The sale by Waste Recycling Group (Central) Limited (a company indirectly held by Fomento de Construcciones y Contratas, S.A.) of the plot of land to be segregated from the Edwin Richards landfill to Realia Homes UK Limited, in exchange for 16.7 million pound sterling.
- Contract awarded by Realia to FCC Construcción, S.A. for the latter to build 47 terraced single-family dwellings, with swimming pool, known as Arabona III Residential Development, Phase Three, on Plot R.U.-19 in the “AR Nuevo Tres Cantos” sector.
- Contract entered into with FCC Industrial e Infraestructuras Energéticas, S.A. for the installation of air conditioning units and the supply and replacement of fan coils in Offices 2 and 3 on the 8th floor of the building at Calle Acanto, 22, Madrid, owned by Realia Patrimonio, S.L.U., for an amount of 64 thousand euros.
- The sale by FCyC to Finver Inversiones 2020, S.L.U. of 10,000,000 shares in Realia Business, S.A., at a price of 1.008 euros per share.
- The guarantee provided by FCC, S.A. in the amount of 30,000 thousand euros in favour of Realia Homes UK Limited to secure the risks associated with the transferred landfills remains in place.

In 2024, the following transactions were carried out with related parties:

- Cementos Portland Valderrivas, S.A. cancelled service provision contracts with Gerardo Kuri Kaufmann and Jaime Rocha Font, having accrued the amounts of 172 thousand euros and 106 thousand euros in 2024.
- As part of the refinancing of the debt associated with the Spanish activities of the Cementos Portland Valderrivas Group carried out in 2016, a subordinated financing agreement was entered into with Banco Inbursa, S.A., Institución de Banca Múltiple, for approximately 80,000 thousand euros. On 20 October 2022, an agreement was signed to extend the maturity until October 2025. As at 31 December 2024, the loan was fully repaid; accrued financial expenses in 2024 amounted to 921 thousand euros.
- In May 2024, Fomento de Construcciones y Contratas, S.A. took part in the capital increase undertaken by FCyC, S.A., making a disbursement in line with its shareholding of 160,062 thousand euros, since the non-controlling shareholder, Soinmob Inmobiliaria Española, S.A.U., also took part in the increase, making a disbursement in line with its shareholding of 39,938 thousand euros. This increase did not entail any change in the shareholding in relation to FCyC, S.A.
- Assignment by FCC to FCyC of the two credits that FCC held with Realia for 100,680 thousand euros.
- Financing granted by FCC, S.A. to FCyC, S.A. to purchase 10.26% of Realia from the Polygon Investment Fund for 92,575 thousand euros.
- Granting of a loan by FCyC, S.A. to Realia Business, S.A. for a total amount of 60,000 thousand euros.
- Cancellation of the financing position held by FCC in favour of FCyC, S.A., resulting from the credits granted in previous business years and those described in the preceding points in 2024, for 428,380 thousand euros in total.
- Corporate services agreement between FCC, S.A. and Innocemento, S.A., entered into at arm's length and which has no material economic relevance.

e) Mechanisms established to detect, determine and resolve possible conflicts of interest between the Parent Company and/or its Group and its directors, executives or significant shareholders.

The Innocemento Group has established specific mechanisms to detect, determine and resolve any possible conflicts of interest between the Group companies and their directors, executives and significant shareholders, as indicated in Article 19 and thereafter of the Rules and Regulations of the Board of Directors.

30. FEES PAID TO AUDITORS

The fees for audit services accrued in 2025 and 2024 for audit services and other assurance services, as well as other professional services, provided to the various Innocemento Group and jointly managed companies withing the Innocemento Group by the principal auditor and other auditors participating in the audit of the various Group companies, and also by entities related to them, both in Spain and abroad, are shown in the following table:

	2025			2024		
	Principal auditor	Other auditors	Total	Principal auditor	Other auditors	Total
Audit services	529	46	575	573	45	618
Other assurance services	102	114	216	249	8	257
Total audit and related services	631	160	791	822	53	875
Tax advisory services	-	236	236	-	139	139
Other services	4	280	284	67	212	279
Total professional services	4	516	520	67	351	418
TOTAL	635	676	1,311	889	404	1,293

31. EVENTS AFTER THE CLOSING DATE

On 8 January 2026, an agreement was reached for the acquisition of 100% of the share capital of the cement company Keystone Cement Holding LLC by Titan America S.A. for an amount of 310,000 thousand US dollars. Completion of the transaction is subject to regulatory clearance and other customary conditions (Notes 5 and 11(b)).

ANNEX I

SUBSIDIARIES

SUBSIDIARIES

Company	Address/Registered office	Effective ownership (%) (*)	Auditor
CEMENT			
Áridos de Navarra, S.A.	Estella, 6, Pamplona (Navarra)	65.68	-
Canteras de Alaiz, S.A.	Dormilatería, 72 – Pamplona (Navarre)	69.68	Ernst & Young
Cementos Alfa, S.A.	Avenida Camino de Santiago, 40 – Madrid	87.64	Ernst & Young
Cementos Portland Valderrivas, S.A.	Dormilatería, 72 – Pamplona (Navarre)	99.52	Ernst & Young
Dragon Alfa Cement Limited	United Kingdom	87.64	Ernst & Young
Dragon Portland Limited	United Kingdom	99.52	Ernst & Young
Intermonte Investments, S.A.	Av. Camino de Santiago, 40 – Madrid	99.52	-
Prebesec Mallorca, S.A.	Conradors (P.I. Marratxi) - Marratxi (Balearic Islands)	67.99	-
Société des Ciments d’Enfidha	Tunisia	87.44	Ernst & Young and Mourad Guellaty et Associés
Surgyps, S.A.	Av. Camino de Santiago, 40– Madrid	99.52	-
Uniland Acquisition Corporation	United States	99.52	-
Uniland International B.V.	Netherlands	99.52	-
Uniland Trading B.V.	Netherlands	99.52	-
REAL ESTATE			
Costa Verde Habitat, S.L.	Paseo de la Castellana, 216 – Madrid	69.88	-
Guillena Golf, S.L. Unipersonal	Paseo de la Castellana, 216 – Madrid	69.88	-
Inversiones Inmobiliarias Rústicas y Urbanas 2000, S.L.	Paseo de la Castellana, 216 – Madrid	69.88	-
Jezzine Uno, S.L. Unipersonal	Paseo de la Castellana, 216 – Madrid	69.88	SW Auditores España
Planigesas, S.A.	Av. Camino de Santiago, 40– Madrid	69.88	Ernst & Young
Realia Business, S.A.	Paseo de la Castellana, 216 – Madrid	69.88	Ernst & Young
Realia Contesti, S.R.L.	Romania	69.88	-
Realia Homes UK Limited	United Kingdom	69.88	Ernst & Young
Realia Patrimonio, S.L.U.	Paseo de la Castellana, 216 – Madrid	69.88	Ernst & Young
Servicios Índice, S.A.	Paseo de la Castellana, 216 – Madrid	63.18	-
Valaise, S.L. Unipersonal	Paseo de la Castellana, 216 – Madrid	69.88	-
Vela Borovica Koncern d.o.o.	Croatia	69.88	-

(*) The effective ownership expresses the percentage of the consolidated equity in the Group's financial statements once the successive shareholding percentages have been applied, taking into account the existence of minority shareholders throughout the shareholding chain.

ANNEX II

**COMPANIES JOINTLY CONTROLLED WITH THIRD PARTIES OUTSIDE THE GROUP
(CONSOLIDATED USING THE EQUITY METHOD)**

Company	Address/Registered office	Net book value of the portfolio		Effective stake (%)	Auditor
		2025	2024		
CEMENT					
Pedrera de l'Ordal, S.L.	Ctra. N 340 km. 1229.5 - Subirats (Barcelona)	1,722	2,645	49.65	Ernst & Young
REAL ESTATE					
As Cancelas Siglo XXI, S.L.	Paseo de la Castellana, 216 – Madrid	42,123	39,861	34.94	Ernst & Young
MDM-Teide, S.A.	Panama	152	185	34.94	-
Teide-MDM Quadrat, S.A.	Panama	24	28	34.94	-
TOTAL VALUE OF CONSOLIDATED COMPANIES USING THE EQUITY METHOD (JOINT VENTURES)		44,021	42,719		

ANNEX III

ASSOCIATES

(CONSOLIDATED USING THE EQUITY METHOD)

Company	Address/Registered office	Net book value of the portfolio		% Effective ownership	Auditor
		2025	2024		
CEMENT					
Aplicaciones Minerales, S.A.	Camino Fuente Herrero - Cueva Cardiel (Burgos)	648	669	34.40	-
Canteras y Hormigones VRE, S.A.	Berroa (P.I. La Estrella) - Tanojar (Navarra)	(286)	(316)	49.76	-
Hormigones Castro, S.A.	Ctra. Nacional 634 - Ambrosero - Barcena de Cicero (Cantabria)	323	432	43.82	BDO
Hormigones de la Jacetania, S.A.	Llano de la Victoria – Jaca (Huesca)	994	1,139	62.20	KPMG
Hormigones del Baztán, S.L.	Berroa (P.I. La Estrella) - Tanojar (Navarra)	403	390	49.76	-
Hormigones Delfín, S.A.	Venta Blanca - Peralta (Navarra)	1,044	1,107	49.76	-
Hormigones en Masa de Valtierra, S.A.	Ctra. Cadreita Km. 1 - Valtierra (Navarra)	2,578	2,619	39.81	-
Hormigones Reinares, S.A.	Pintor Murillo, s/n - Calahorra (La Rioja)	1,286	1,100	49.76	-
Hormigones y Áridos del Pirineo Aragonés, S.A.	Ctra. Nacional, 260 Km. 516.5- Sabiñánigo (Huesca)	7,140	6,866	49.76	KPMG
Lázaro Echevarría, S.A.	P.I. Isasia- Alsasua (Navarra)	8,160	8,072	27.87	KPMG
Navarra de Transportes, S.A.	C/Circunvalación Inguraketa s/n - Olazagutia (Navarra)	995	846	33.17	KPMG
Portcemen, S.A.	Muelle Contradique Sur-Puerto Barcelona - Barcelona	805	896	33.10	-
Terminal Cimentier de Gabes-Gie	Tunisia	32	33	29.14	-
Vescem-LID, S.L.	Valencia, 245 - Barcelona	30	29	24.83	-
Giant Group					
Giant Group	United States	-	53,751	44.78	-
(1) Coastal Cement Corporation	United States	-	-	-	-
(1) Dragon Energy LLC.	United States	-	-	-	-
(1) Dragon Products Company Inc.	United States	-	-	-	-
(1) Giant Cement Company	United States	-	-	-	-
(1) Giant Cement Holding Inc.	United States	-	-	-	-
(1) Giant Cement NC Inc.	United States	-	-	-	-
(1) Giant Resource Recovery Inc.	United States	-	-	-	-
(1) Giant Resource Recovery - Attalla Inc.	United States	-	-	-	-
(1) Giant Resource Recovery - Harleyville, Inc.	United States	-	-	-	-
(1) Giant Resource Recovery - Sumter Inc.	United States	-	-	-	-
(1) Giant Resource Recovery Transportation Services, Inc.	United States	-	-	-	-
Keystone Cement Company	United States	-	-	44.78	-
Keystone Real State Property Llc.	United States	2,871	-	44.78	-
REAL ESTATE					

Inmocemento Group

Company	Address/Registered office	Net book value of the portfolio		% Effective ownership	Auditor
		2025	2024		
Las Palmeras de Garrucha, S.L.	Mayor, 19 – Garrucha (Almería)	763	852	17.47	-
Metrovacesa, S.A.	C./ Quintanavides (PQ. Vía Norte), 13 28050 Madrid	320,205	368,230	14.84	PWC
TOTAL VALUE OF CONSOLIDATED COMPANIES USING THE EQUITY METHOD (ASSOCIATED COMPANIES)		347,991	446,715		

(1) Giant Group companies sold in 2025 (Notes 4, 11 and 25).

ANNEX IV

CHANGES IN THE SCOPE OF CONSOLIDATION

ADDITIONS

<hr/> Company <hr/>	<hr/> Address/Registered office <hr/>
Equity method Keystone Real State Property Llc.	 United States

DERECOGNITIONS

Company	Address/Registered office
Fully consolidated	
(1) FCyC, S.A.	Paseo de la Castellana, 216 – Madrid
(2) Hesperane, S.L.U.	Calle Velázquez, 64 - Madrid
Equity method	
(3) Coastal Cement Corporation	United States
(3) Dragon Energy LLC.	United States
(3) Dragon Products Company Inc.	United States
(3) Giant Cement Company	United States
(3) Giant Cement Holding Inc.	United States
(3) Giant Cement NC Inc.	United States
(3) Giant Resource Recovery Inc.	United States
(3) Giant Resource Recovery - Attalla Inc.	United States
(3) Giant Resource Recovery - Harleyville, Inc.	United States
(3) Giant Resource Recovery - Sumter Inc.	United States
(3) Giant Resource Recovery Transportation Services, Inc.	United States
<p>(1) Company absorbed by Realia Business, S.A. following the reverse merger of the two companies (Note 4). (2) Derecognised due to liquidation (3) Derecognised due to sale of the Giant Group</p>	

ANNEX V

TEMPORARY JOINT VENTURES, ECONOMIC INTEREST GROUPS AND OTHER ENTERPRISES
MANAGED JOINTLY WITH NON-GROUP THIRD PARTIES

	Proportional integration at 31 December 2025
CEMENT	
A.I.E. Dipòsit de Runes Olèrdola	60.00
REAL ESTATE	
C.B.Turó del Mar	50.00
F C y C Harri Iparra JV	50.00
Sagunto Parcela M17-3 JV	50.00

MANAGEMENT REPORT

INMOCEMENTO, S.A. AND SUBSIDIARIES at 31 December 2025

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1. STATUS OF THE ENTITY

1.1. Status of the entity: Organisational structure and decision-making process in management

The Group's organisational structure is based on a first level consisting of Areas, which are divided into two main groups: operational and functional.

The operating Areas include all those activities related to the productive line. The following two operating areas exist within the Group, as discussed in more detail in Note 1 of the Notes to the consolidated annual accounts, and also in the General Information section of the Non-Financial Information Statement:

- i. **Real Estate.**
- ii. **Cement.**

Each of these operating Areas is headed by one or more specialised companies which, depending on Inmocermento, encompass the Group's activities.

The structure of the main decision-making bodies is set out below:

- **Board of Directors:** is the body that holds the broadest powers, without any limitation, except those that are expressly reserved, by the Spanish Corporate Enterprises Act or the Articles of Association, for the jurisdiction of the General Shareholders' Meeting.
- **Audit And Control Committee:** its main function is to support the Board of Directors in its supervisory duties by periodically reviewing the process for preparing economic and financial information, its internal controls and the independence of the external auditor.
- **Appointments and Remuneration Committee:** supports the Board of Directors in relation to proposals for the appointment, re-election, ratification and removal of Directors, establishes and controls the policy for the remuneration of the company's Directors and senior managers and the fulfilment of their duties by Directors, particularly in relation to situations of conflict of interest and related-party transactions.
- **Managing Committee:** Each of the business units has a Managing Committee with similar duties.

Further information on the duties of the Group's decision-making bodies is provided in Section 1 of the Internal Financial Reporting Control System (IFRS) and in the General Information section of the Non-Financial Information Statement.

1.2. Status of the entity: Business model and company strategy

The Inmocermento Group mainly focuses its activity on the real estate business through rental property, property development and land management, as well as on the cement business through manufacturing and marketing cement and its derivatives.

Therefore, the Inmocermento Group's activities are grouped into two main business areas, corresponding to its operating segments: Real Estate and Cement.

Real Estate

The Inmocermento Group carries out its real estate activities through Realia Business, S.A. ("Realia"), a listed company in which it holds a 69.88% stake. It should be noted that, in June 2025, the General Shareholders' Meetings of Realia and FCyC, S.A. approved a reverse merger whereby Realia absorbed its parent company, FCyC, which transferred all of its assets and liabilities en bloc by universal succession, with Realia assuming all of its assets, rights and obligations.

This merger has given rise to several significant advantages at the Inmocermento Group's real estate business area:

- More streamlined corporate and operating structure: The merger aims to integrate and simplify the organisational and functional structure of the Inmocermento Group's real estate business, enabling more efficient management.
- Unlocking synergies: The integration of the assets and capabilities of both companies will unlock administrative and management synergies, thus reducing costs and improving operating efficiency.
- Greater capitalisation and financial strength, enabling improved access to capital and funding sources: The merger will provide Realia with greater capitalisation and a stronger balance sheet, enhancing its ability to compete in both the domestic and international real estate markets.
- Diversification of business activities: The merger will allow Realia to benefit from greater diversification across its business activities and the types of assets comprising its portfolio.
- Improved brand visibility and recognition: The integration will strengthen the "Realia" brand image, which is widely recognised within the Spanish real estate sector for its leadership and market presence.
- Stronger framework of corporate governance: The merger will maintain a high standard of corporate governance, reflecting Realia's status as a listed company.

Overall, the merger is designed to align the Group's structure with its growth strategy, consolidate its asset holding, development and land management activities, and ultimately generate greater value for shareholders.

Following the transaction described above, the parent company Realia Business, S.A. has integrated all of FCyC, S.A.'s residential development and land management activities, as well as a 100% interest in Jezzine Uno, S.L.U. and a significant effective interest in the listed company Metrovacesa, S.A. (21.26%).

The Inmocermento Group continues to carry out its real estate activities across three business lines:

(i) the business of “**income-generating tertiary real estate**”, consisting of the leasing and management of office buildings, retail premises and shopping and leisure centres.

(ii) the business of “**income-generating residential real estate**”, consisting of the operation of projects intended for the rental of protected housing.

(iii) the “**property development and land management**” business, involving the development and sale of real estate assets (mainly residential housing), as well as the acquisition and urban management of land in different stages of urban development, intended both for property development and for sale to third parties.

Realia’s short-, medium- and long-term strategy focuses on growing its business lines, maximising resource generation while keeping costs under control, in order to optimise the return on its investments.

Accordingly, the main lines of action focus on:

- Stepping up development activity by completing projects currently under way, while also launching new projects, focusing on their profitability (taking into account demand, geographic location and the types of products sought), risk minimisation and the viability of their marketing and sale. To this end, consideration will be given to demand trends, the risks of cost increases (labour and supplies) arising from inflation, and the Spanish macroeconomic environment, all of which are relevant factors for the development of development activities.
- Continuing the active management of the Group’s land bank, progressing its consolidation as urban land, with the resulting increase in value.
- Stepping up actions that allow for cash generation, provide financial stability, and support the development of real estate activities, without being affected by fluctuations in the financial markets.
- Acquiring new assets and/or land with value upside, whether through active management or market developments.
- Focusing on the development, management and operation of publicly protected housing (VPPB–VPPL) intended for rental. In addition, assessing potential acquisitions or the development of new land for the same purpose of residential rental housing, while monitoring developments in government regulatory measures aimed at preventing pressure on rental prices and their potential impact on the profitability and legal certainty of the business.
- Supporting subsidiary property companies in adapting their buildings and businesses to new trends in the office and shopping centre markets, with particular attention to energy efficiency and sustainability requirements.
- Responding flexibly to tenants’ needs in terms of space and the ability to expand or reduce it, lease terms, the provision of fitted-out space, sustainability requirements aligned with their corporate policies, and engagement activities aimed at end occupiers, among other aspects.
- Value creation, both for the Group’s customers—through the provision of products and services tailored to new habits and trends—and for the Company’s shareholders, by maximising profitability.

Cement

The Inmocemento Group runs its Cement business through the Cementos Portland Valderrivas Group, with a geographic presence in Spain through seven production facilities, one in Tunisia, three import terminals in the United Kingdom and a trading office in the Netherlands. Since April, in the United States, following the sale of the majority of the Giant Group, the Group has retained a minority 45% interest in the Keystone plant and certain other real estate assets. In January 2026, CPV and its partners reached a binding agreement for the sale of 100% of the share capital of Keystone Cement Company LLC. The transaction is expected to be completed in the second half of 2026, once the pertinent regulatory clearance has been secured.

The Cement unit's business area is made up of a total of 31 companies, including subsidiaries and investee companies.

Spain is the main activity hub for the Cement business unit. In 2025, sales in Spain accounted for 67% of Cement's total turnover, while international sales amounted to 33%.

The Group's Cement business unit's operating structure is founded on integrating the cement business cycle. This cycle includes extracting raw materials (aggregates); the process for manufacturing cement, concrete, dry mortar and special products; and final distribution.

Therefore, the Group's Cement area focuses on the following main business lines:

- Cement manufacturing and marketing.
- Manufacturing and marketing of cement derivatives (concrete, mortar and aggregates).

In 2025, cement manufacturing accounted for 91% of its turnover, while the combined concrete, mortar and aggregates businesses accounted for 9%.

Cementos Portland Valderrivas Group sets out to promote sustainable development and to stay constantly competitive, in terms of cost management and in the markets where it operates, seeking to maintain its leading position in the sector in all of the countries where it has a presence. The Group is committed to sustainable development and uses the most cutting-edge technologies in all of its production processes in order to optimise costs, while complying with safety and environmental regulations.

2. BUSINESS PERFORMANCE AND RESULTS

2.1. Operational performance

2.1.1. Significant events

Real Estate Area

On 16 January 2025, Realia Patrimonio S.L.U. finalised the novation of the syndicated loan, which was to mature on 27 April, 2025, for 414.2 million euros, extending its maturity to 26 October 2029.

In May 2025, FCyC, S.A. sold a stake in Realia Business, S.A., representing 1.23% of capital stock, to FINVER Inversiones 2020, S.L.U. (company linked to the controlling shareholder), for €10.1 million, with FCyC holding a 76.39% stake after the sale. Since the sale did not result in a loss of control over company, the difference between the sale price and the book value of the minority interests sold has resulted in a €3.4 million decrease in consolidation reserves for Inmocemento Group and a €13.5 million increase in minority interests.

The financial information included in this results report reflects the reverse merger operation approved on 23 June 2025 at the General Shareholders' Meeting of Realia Business S.A. and FCyC, S.A., whereby Realia Business absorbs its parent company FCyC and the latter performs the universal transfer of all its assets en bloc, with Realia Business being subrogated to all its assets, rights and obligations. As this is a transaction between two Group companies, it has had no impact on net assets or total equity.

On 14 July, 2025, Realia Business, S.A. acquired another 12.6% of the capital of Planigesas, S.A. for €55 million, thus owning 100% of the company's capital directly and indirectly. Realia Group already had control over the company before the sale. Consequently, the difference between the purchase price and the book value of the minority interests acquired has resulted in a €5.9 million increase in consolidation reserves and a €60.9 million decrease in minority interests.

Cement Area

On 27 November 2024, Cementos Portland Valderrivas, S.A., through Uniland Acquisition Corporation, as well as its partners in Giant Cement Holding Inc. (owned 45% by Cementos Portland Valderrivas, S.A., 41% by Fortaleza LLC USA and 14% by Trituradora y Procesadora de Materiales Santa Anita SA de CV) reached a binding agreement with Heidelberg Materials North America for the latter to acquire 100% of the capital stock of Giant Cement Holding Inc. and its subsidiaries (except for the Keystone plant and certain other real estate assets, which were spun off before closing the transaction).

This sale was finalised in April 2025, resulting in an inflow of €177.1 million for Cementos Portland Group and a positive result for entities accounted for using the equity method of €132.9 million.

On 8 January 2025, Cementos Portland Valderrivas, S.A., through Uniland Acquisition Corporation, as well as its partners in Keystone Cement Company LLC (owned 45% by Cementos Portland Valderrivas, S.A., 41% by Fortaleza LLC USA and 14% by Trituradora y Procesadora de Materiales Santa Anita SA de CV) have reached a binding agreement with Titan America SA for the acquisition, by the latter, of 100% of the capital stock of Keystone Cement Company LLC, for an approximate

price of US\$310 million (enterprise value), subject to compliance with the post-closing adjustments customary in this type of transaction.

This transaction, net of debt, may represent an inflow of funds of approximately US\$123 million and an estimated capital gain of around US\$64 million. The transaction is expected to be fully closed in the second half of 2026.

2.1.2. Executive summary

KEY FIGURES			
<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (%)</i>
Net turnover	967.0	943.9	2.4%
Gross operating profit (EBITDA)	318.9	312.7	2.0%
<i>EBITDA margin</i>	33.0%	33.1%	-0.2 p.p
Net operating profit (EBIT)	307.6	282.7	8.8%
<i>EBIT margin</i>	31.8%	30.0%	1.9 p.p
Profit/(loss) attributed to the parent company	346.6	151.6	128.6%
Equity	3,264.8	2,938.6	11.1%
Net financial debt	458.9	852.5	-46.2%
Portfolio	370.8	253.3	46.4%

In 2025, Inmocermento Group has increased its income to €967 million, up by 2.4% on 2024. Both business areas have contributed positively to this performance: the Real Estate area saw 1.9% growth thanks to increased rental assets and sustained rising sales of developments, while the Cement area posted a 2.7% increase, mainly driven by favourable changes in volumes and prices in the Spanish market.

EBITDA increased by 2% to €318.9 million. Sales growth allowed the EBITDA margin to remain stable at 33%, in line with 2024.

- The Real Estate area reached €150 million, down by 4.5% on the previous business year. This decrease is mainly due to lower sales of non-strategic land, amounting to €9 million, partially offset by the solid performance of the property business. The EBITDA margin stood at 49.8% (compared with 53% in 2024).
- The Cement area saw a 9% increase compared to 2024, reaching €176.8 million. This performance is mainly due to increased sales and reduced operating costs. The margin increased to 26.6%, compared to 25% in 2024.

EBIT stood at 307.6 million euros, 8.8% more than in the previous business year. This increase reflects both EBITDA performance and the greater accounting impact in 2025 of the market value review of Real Estate rental assets, amounting to €23.2 million, compared to €4.7 million in 2024.

Attributable net profit reached 346.6 million euros, up 128.6% year on year. Aside from the positive

performance of EBIT, this significant increase is explained by the extraordinary impact of the results generated from the sale of Giant Cement Holding to Heidelberg Materials US, which amounted to 132.9 million euros.

Net financial debt fell to 458.9 million euros, down 46.2% on December 2024. This sizeable reduction, equivalent to €393.6 million, was driven by inflows from the sale of Giant Cement Holdings and by strong operating cash generation in both business areas.

Equity at the end of the business year came to €3,264.8 million, compared to €2,938.6 million the previous year. This 11.1% increase was largely due to the contribution of the net profit achieved during the period.

2.1.3. Summary by Area

(Millions of euros)

Area	Dec. 25	Dec. 24	Chg. (%)	% of 25	% of 24
REVENUE BY BUSINESS AREA					
Real Estate	301.5	296.0	1.9%	31.2%	31.4%
Cement	665.5	648.1	2.7%	68.8%	68.7%
Inmocemento and eliminations	0.0	(0.2)	-100.0%	0.0%	0.0%
Total	967.0	943.9	2.4%	100.0%	100.0%
REVENUE BY GEOGRAPHIC AREA					
Spain	744.2	701.9	6.0%	77.0%	74.4%
United Kingdom	77.9	81.7	-4.7%	8.1%	8.7%
Tunisia	56.2	51.1	9.9%	5.8%	5.4%
Other	88.6	109.2	-18.9%	9.2%	11.6%
Total	967.0	943.9	2.4%	100.0%	100.0%
EBITDA*					
Real Estate	150.0	157.0	-4.5%	47.0%	50.2%
Cement	176.8	162.2	9.0%	55.4%	51.9%
Inmocemento S.A. and derecognitions	(7.9)	(6.5)	21.5%	-2.5%	-2.1%
Total	318.9	312.7	2.0%	100.0%	100.0%
NET OPERATING PROFIT (EBIT)					
Real Estate	172.8	161.5	7.0%	56.2%	57.1%
Cement	142.7	127.7	11.7%	46.4%	45.2%
Inmocemento S.A. and derecognitions	(7.9)	(6.5)	21.5%	-2.6%	-2.3%
Total	307.6	282.7	8.8%	100.0%	100.0%
NET INTEREST-BEARING DEBT*					
Real Estate	698.2	794.1	-12.1%	152.1%	93.1%
Cement	-63.9	56.8	-212.5%	-13.9%	6.7%
Inmocemento, S.A.	-175.4	1.6	-38.2%	-38.2%	0.2%
Total	458.9	852.5	-46.2%	100.0%	100.0%

* See section 10 for a definition of the calculation in accordance with ESMA regulations (2015/1415en).

2.1.4. Income statement

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (%)</i>
Revenue	967.0	943.9	2.4%
Gross operating profit (EBITDA)	318.9	312.7	2.0%
<i>EBITDA margin</i>	<i>33.0%</i>	<i>33.1%</i>	<i>-0.2 p.p</i>
Provision for amortisation of fixed and non-current assets	(34.4)	(34.7)	-0.9%
Other operating profit/(loss)	23.1	4.7	N/A
Net operating profit (EBIT)	307.6	282.7	8.8%
<i>EBIT margin</i>	<i>31.8%</i>	<i>30.0%</i>	<i>1.9 p.p</i>
Financial profit/(loss)	(26.8)	(45.2)	-40.7%
Other financial profit/(loss)	(1.3)	1.2	-208.3%
Profit/(loss) of companies accounted for using the equity method	140.9	(5.3)	N/A
Pre-tax profit/(loss) from continuing activities	420.4	233.3	80.2%
Company tax on profits	(34.4)	(56.5)	-39.1%
Profit/(loss) from continuing operations	386.0	176.8	118.3%
Net Profit/(Loss)	386.0	176.8	118.3%
Non-controlling interests	(39.4)	(25.2)	56.3%
Profit/(loss) attributed to the parent company	346.6	151.6	128.6%

2.1.4.1. Net turnover

Consolidated revenue grew by 2.4% on the previous business year to €967 million, thanks to positive developments in its two business areas:

The **Real Estate** area saw a 1.9% increase, reaching a turnover of €301.5 million. The increase in rental income from the property business, together with sustained growth in the sale of developments, made it possible to offset the lower sale of non-strategic land, which amounted to €6.6 million vs €24.4 million the previous business year.

Cement achieved an increase of 2.7%, reaching a revenue of 665.5 million euros. This growth was mainly due to favourable price and volume behaviour in the Spanish market, which compensated for the decline in exports.

Revenue breakdown by geographical area			
<i>(million euros)</i>	<i>Dec 25</i>	<i>Dec 24</i>	<i>Chg. (%)</i>
Spain	744.2	701.9	6.0%
United Kingdom	78.0	81.7	-4.5%
Tunisia	56.2	51.1	9.9%
Other	88.6	109.2	-18.9%
Total	967.0	943.9	2.4%

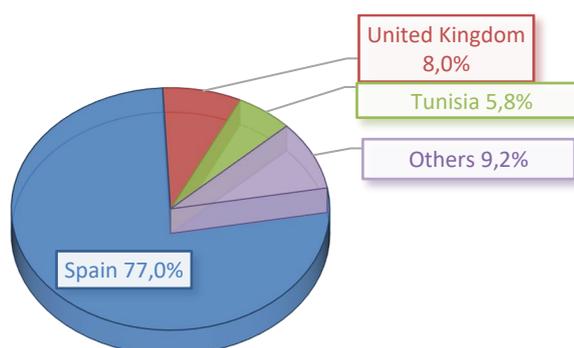
By geographical area, Spain contributed 77% of the total turnover at €744.2 million, up by 6% YoY. These results were mainly due to increased activity in the Cement area, driven by a combined rise in volumes and prices, as well as increased Real Estate activity, supported by higher income from operating assets.

In the United Kingdom, turnover at the Cement area stood at 77.9 million euros, 4.7% less than the previous business year, mainly due to the drop in demand for cement in the country, while pricing remained stable compared with 2024.

In the local Tunisian market, the turnover from the Cement area has grown by 9.9%, supported by higher volumes.

The remaining revenue derived from exports to third countries (excluding the United Kingdom), with a drop of 18.9% to €88.6 million, with destinations in Europe, Africa and America.

% revenue by geographic area



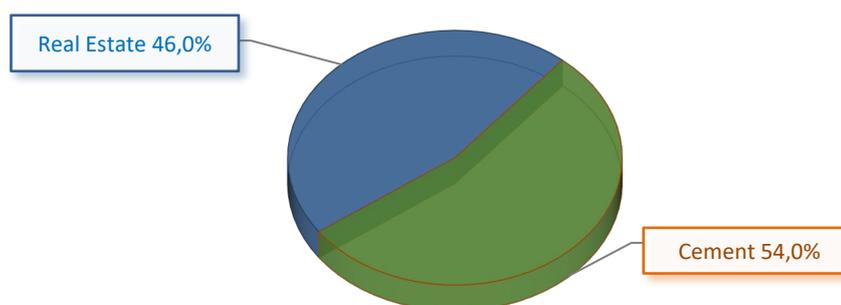
2.1.4.2. Gross operating profit (EBITDA)

EBITDA increased by 2% to €318.9 million. Sales growth allowed the EBITDA margin to remain stable at 33%, in line with 2024.

The **Real Estate** area contributed 46% of the group's EBITDA, reaching €150 million, down 4.5% on the previous business year. This decrease is mainly due to lower sales of non-strategic land, amounting to €9 million, partially offset by the solid performance of the property business. The EBITDA margin stood at 49.7% (compared with 53% in 2024).

The **Cement** area contributed 54% of the Group's EBITDA, a 9% increase compared to 2024, standing at €176.8 million. This performance is primarily explained by the favourable environment for sales prices and volumes in Spain and the reduced operating costs. As a result, the margin went up to 26.6%, from 25% in 2024.

% EBITDA by Business Area (adjusted)



2.1.4.3. Net operating profit (EBIT)

EBIT stood at 307.6 million euros, 8.8% more than in the previous business year. This increase reflects both EBITDA performance and the stronger effect of the accounting impact of the market value review of Real Estate rental assets, which amounted to €23.2 million compared to €4.7 million in 2024.

2.1.4.4. Pre-tax profit/(loss) from continuing activities (EBT)

Pre-tax profit/(loss) from continuing activities came to €420.4 million, down €233.3 million on the previous business year. This 80.2% increase has been mainly driven by the greater contribution of "Profit/(loss) of companies accounted for using the equity method", and the reduction of financial expenses associated with the lower level of financial indebtedness.

Therefore, the performance is as follows for the various components:

2.1.4.4.1. Financial result

Net financial profit/(loss) reached -26.8 million euros, compared with -45.2 million euros the previous year, due to a substantial reduction in the volume of consolidated financial debt.

2.1.4.4.2. Other financial results

This heading shows an amount of -1.3 million euros, compared with 1.2 million euros in 2024. The difference is due to exchange rate fluctuations against the euro at the Cement area.

2.1.4.4.3. Profit/(loss) of companies accounted for using the equity method

The contribution from investee companies grew significantly to €140.9 million, compared to -5.3 million euros recorded in the previous business year. This growth was mainly due to the positive impact of the sale of the stake in Giant Cement (USA), at the Cement area, which amounted to 132.9 million euros.

The Real Estate area recorded a positive contribution of €6.9 million, compared to -9.8 million euros in the previous business year, as a result of the positive changes in the stake in Metrovacesa.

2.1.4.5. Profit/(loss) attributed to the Parent Company

The attributable profit/(loss) for the business year reached €346.6 million, compared to €151.6 million in the previous year, representing a year-on-year growth of 128.6%. This notable increase is due to the aforementioned improvement in the pre-tax result, and to lower corporate tax expenses during the period. Specifically, the tax burden was reduced by the regularisation of tax assets associated with the divestment of the Cement area, with a positive impact of €13.6 million, as well as by a negative adjustment in the tax base derived from the deductibility, in this business year, of a depreciation of the Real Estate portfolio for an amount of €15.4 million.

2.1.5. Balance sheet

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (€M)</i>
Intangible assets	149.5	149.0	0.5
Property, plant and equipment	510.8	495.9	14.9
Investment property	2,120.5	2,089.6	30.9
Investments accounted for using the equity method	392.0	492.0	(100.0)
Non-current financial assets	30.4	19.4	11.0
Deferred tax assets and other non-current assets	136.0	155.7	(19.7)
Non-current assets	3,339.2	3,401.5	(62.3)
Non-current assets held for sale	55.2	62.3	(7.1)
Inventories	877.3	838.3	39.0
Trade and other receivables	170.5	150.5	20.0
Other current financial assets	8.1	15.6	(7.5)
Cash and cash equivalents	256.7	136.3	120.4
Current assets	1,367.8	1,203.0	164.8
TOTAL ASSETS	4,707.0	4,604.5	102.5
Equity attributed to shareholders of the parent company	2,576.7	2,237.8	338.9
Non-controlling interests	688.1	700.8	(12.7)
Equity	3,264.8	2,938.6	326.2
Grants	9.7	0.7	9.0
Non-current provisions	70.3	66.4	3.9
Non-current financial debt	426.3	311.4	114.9
Other non-current financial liabilities	39.9	39.1	0.8
Deferred tax liabilities and other non-current liabilities	313.9	317.6	(3.7)
Non-current liabilities	860.1	735.1	125.0
Current provisions	17.7	22.8	(5.1)
Current financial debt	297.4	689.4	(392.0)
Other current financial liabilities	15.4	14.8	0.6
Trade and other payables	251.6	203.8	47.8
Current liabilities	582.1	930.8	(348.7)
TOTAL LIABILITIES	4,707.0	4,604.5	102.5

2.1.5.1. Property, plant and equipment, intangible assets and investment property

Operating fixed and non-current assets increased slightly to reach 2,780.8 million euros.

Intangible assets remained unchanged, at a stable €149.5 million during the period. Property, plant and equipment increased by 3% compared to 2024, to €510.8 million, due to investments made in the Cement area.

Investment property went up by 1.5% YoY to €2,120.5 million, reflecting the changes in the value of rental properties.

2.1.5.2. Investments accounted for using the equity method

The "Investments accounted for using the equity method" heading saw a fall to €392.0 million at 2025 year-end, compared to €492.0 million during the previous business year. This change represents a year-on-year decrease of €100.0 million.

The reduction is mainly explained by two factors. Firstly, the reclassification as "Assets held for sale" of the assets corresponding to Keystone Cement in the United States, belonging to the Cement area, for 55.2 million euros, as a result of the binding sale agreement. Secondly, the dividend distribution by Metrovacesa, amounting to €50.9 million.

The breakdown of investments by area of activity as at December 2025 is as follows:

- 1) 28.7 million euros from subsidiaries of the Parent Company in the Cement area
- 2) 363.3 million euros from investee companies in the Real Estate area

2.1.5.3. Non-current financial assets

Non-current financial assets reached €30.4 million. The €11 million increase is concentrated in the Cement area.

2.1.5.4. Cash and cash equivalents

The balance of the "Cash and cash equivalents" heading closed the year at 256.7 million euros, up 120.4 million euros year on year. This growth is due to good generation of operational cash flow in both business areas and the sale of the stake in cement.

2.1.5.5. Equity

Equity at the end of the period came to €3,264,8 million, compared to €2,938.6 million the previous year. This 11.1% growth is due to the contribution of profits for the year.

2.1.5.6. Interest-bearing debt

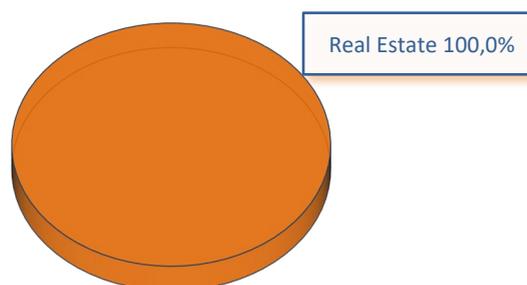
<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (€M)</i>
Bank borrowings	698.9	994.1	(295.2)

Other financial liabilities	24.8	6.7	18.1
Gross financial debt	723.7	1,000.8	(277.1)
Treasury and other current financial assets	(264.8)	(148.3)	(116.5)
Net financial debt	458.9	852.5	(393.6)

The Group's gross financial debt decreased by €277.1 million compared to December of the previous year, coming to 723.7 million. This 27.7% decrease is due to the repayment of debt to third parties, both of Realia and Cementos Portland, leveraging the solid cash-flow generation from operating activities and the divestments made during the business year.

As at the end of December 2025, 58.9% of the debt, €426.2 million, had long-term maturity and was structured as bank debt. Short-term debt, at 297.5 million euros, largely comprised bank financing for the Real Estate area, which, like the Group as a whole, has achieved a very solid financial structure.

Breakdown of net interest-bearing debt without recourse by Business Area



Net financial debt at year-end decreased to €458.9 million, down by €393.6 million YoY, i.e., a decrease of 46.2%, which corresponds entirely to the Real Estate area.

2.1.6. Cash flows

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (%)</i>
Gross operating profit (EBITDA)	318.9	312.7	2.0%
(Increase)/decrease in working capital	21.1	18.6	13.4%
Corporation tax (paid)/received	(28.6)	(25.8)	10.9%
Other operating cash flow	24.3	31.1	-21.9%
Operating cash flow	335.7	336.6	-0.3%
Investment payments	(47.7)	(52.8)	-9.7%
Proceeds from divestments	180.0	0.4	N/A
Other investment cash flows	13.0	3.1	N/A
Investment cash flow	145.3	(49.3)	N/A
Interest payments	(27.8)	(42.0)	-33.8%
(Payment)/receipt of financial liabilities	(281.5)	(264.4)	6.5%
Other financing cash flows	(49.4)	88.3	-155.9%
Financing cash flow	(358.7)	(218.1)	64.5%
Conversion differences, change in consolidation scope and others	(1.8)	0.8	N/A
Increase/(decrease) in cash and cash equivalents	120.5	70.0	72.1%

2.1.6.1. Operating cash flow

Operating cash flow amounted to €335.7 million in the year, remaining at similar levels to the previous year. This is due to the increase in operating resources generated in the Cement area, at €159.3 million, while the Real Estate area, with a volume of €177.6 million, recorded a decline linked to lower land sales during the business year.

The heading "Corporation tax (paid)/received" reflected an outflow of €28.6 million, up by 2.7 million YoY. "Other operating cash flows" contributed an inflow of €22.8 million during the year, largely due to dividends received from investee companies.

2.1.6.2. Investment cash flow

Investment cash flow experienced remarkable generation in 2025, reaching an inflow €145.3 million, compared €49.3 million the previous year. Investment payments remained at similar levels to 2024, reaching €47.7 million and were mainly concentrated in the Cement area, which absorbed €37.4 million earmarked for assets linked to production facility maintenance and renovation operations.

Meanwhile, income from investments amounted to €180 million, notably the sale of the Cement area investee in the United States (Giant Cement), which resulted in an inflow of €177.1 million and explains most of the cash generation in the heading.

The breakdown of net investments by business area, excluding other cash flows from investment activities, in terms of payments and collections, is as follows:

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (€M)</i>
Cement	141.0	(43.5)	184.5
Real Estate	(8.7)	(8.7)	0.0
Inmocemento, S.A. and adjustments	0.0	(0.2)	0.2
Net investments (Payments - Collections)	132.3	(52.4)	184.7

2.1.6.3. Financing cash flow

The financing cash flow recorded an outflow of 358.7 million euros compared with 218.1 million euros in the previous year. The main change is in the "Proceeds from (and payments on) financial liability instruments" heading, with a net change in debt of €281.5 million. This has reduced the Group's external financing balance in both areas of activity.

Interest payments recorded an outflow of €27.8 million, a notable year-on-year reduction due to reduced external financing.

"Other financing cash flows" showed an outflow of €49.4 million, which mainly includes the impact of minority share purchases in a subsidiary company of the Real Estate area worth 55 million.

2.1.6.4 Change in cash and cash equivalents

As a result of the changes in the different cash flow components, Inmocemento Group's cash position ended 2025 with an increase of €120.4 million, to a balance of 256.7 million.

2.1.7. Analysis by business area

2.1.7.1. Real Estate

The Real Estate area contributed 46% of the Inmocermento Group's EBITDA during the business year. Its activity is centred in Spain and structured into two main activities, with the first involving holding, developing and operating of all types of real estate on a rental basis (mainly offices, shopping centres and commercial establishments). This is in addition to developing properties for sale, which includes the urban management of its land portfolio, providing development management services for third parties.

2.1.7.1.1. Profit/(loss)

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (%)</i>
Turnover	301.5	296.0	1.9%
<i>Development and land</i>	<i>177.8</i>	<i>177.3</i>	<i>0.3%</i>
<i>Property</i>	<i>123.7</i>	<i>118.7</i>	<i>4.2%</i>
EBITDA	150	157.0	-4.5%
<i>EBITDA margin</i>	<i>49.8%</i>	<i>53.0%</i>	<i>-3.2 p.p</i>
EBIT	172.8	161.5	7.0%
<i>EBIT margin</i>	<i>57.3%</i>	<i>54.6%</i>	<i>2.7 p.p</i>

The area's revenue increased by 1.9% year-on-year to €301.5 million.

For **Development and Land**, turnover amounted to €177.8 million, in line with the previous business year. During 2025, income from house deliveries increased by 12%, offsetting lower sales of non-strategic land. In 2025, land sales reached €6.6 million, compared to 24.4 million in 2024.

The year saw the delivery of new developments which, together with marketing of finished products, totalled 324 units, compared to the 293 units delivered in 2024.

As at 31 December 2025, the area had a stock of 1,269 units (housing and commercial premises) completed or in progress and pending delivery, of which 921 units were reserved or sold. Additionally, it had 24 single-family plots for sale for residential self-development.

The land portfolio in its various urban development stages amounted to 12,157,460 m² of gross surface area, with an estimated buildable area of 2,210,581 m².

For **Property**, revenues hit €123.7 million, up 4.2% from the previous business year, mainly due to updated rents and higher income derived from common expenses being passed on to tenants.

The overall occupancy rate of commercial properties in operation stood at 94.4% in December 2025 compared to 93.2% in 2024.

The area continues with Build to Rent (BTR), and had a total of 280 homes in Tres Cantos (Madrid) as at 31 December 2025. The overall occupancy rate of properties intended for Built to Rent (BTR) stood at 99.6% in December 2025, compared to 98.9% in December 2024. During 2025, a new construction project for 198 Built-to-rent homes was launched in the municipality of Tres Cantos (Madrid), with a total planned investment of €42.7 million. Use should start in the third quarter of 2028.

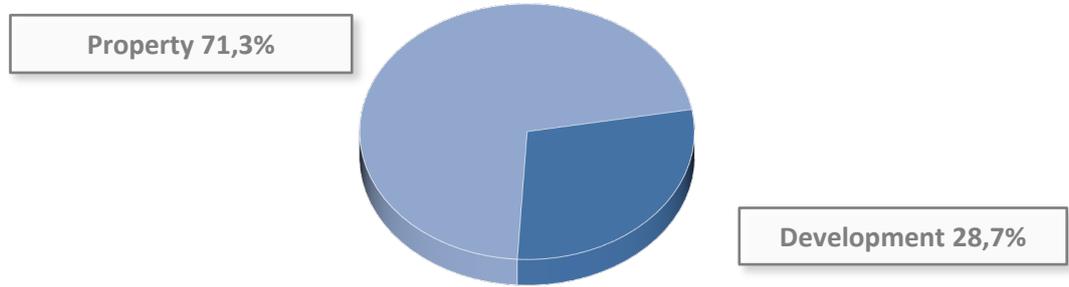
The area's EBITDA stood at €150 million, 4.5% lower than in 2024. This reduction is mainly due to the lower contribution from sales of non-strategic land, partially offset by the solid performance of the property business. The EBITDA margin stood at 49.8% (compared with 53% in 2024).

EBIT reached €172.8 million, 7% higher than in 2024. This increase reflects both the performance of EBITDA and the positive impact of the market value review of Real Estate rental assets, which generated €23.2 million in 2025, compared to 4.7 million in 2024.

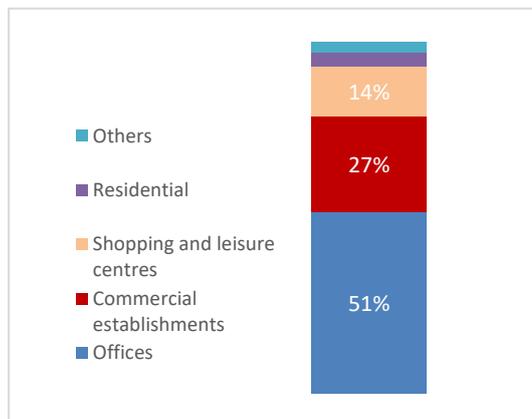
The market valuation of the real estate assets in the area as at 31 December 2025 amounted to €3,055.3 million, up 3.6% YoY.

Most of the estimated value corresponds to Property, which accounts for 71.3% of the total at €2,178 million. This amount includes €52 million for the asset value of As Cancelas and does not include the asset value of Metrovacesa, both consolidated by the equity method. Meanwhile, Residential Development, which includes land in different stages of development, as well as developments being marketed, under execution and completed, stood at €877.4 million, i.e. 28.7% of the total.

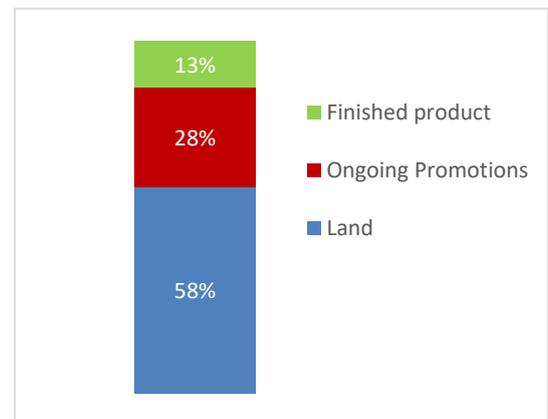
GAV by Activity (not including Metrovacesa)



Property



Residential Development



2.1.7.1.2. Interest-bearing debt

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (€M)</i>
Net interest-bearing debt	698.2	794.1	-12.1%

Net financial debt was down €95.9 million compared with December of the previous year, reaching 698.2 million. This 12.1% decrease is mainly explained by the cancellation of debt with third parties carried out by Realia.

On 16 January 2025, the Group company Realia Patrimonio signed the novation of the syndicated loan that was due in April 2025, amounting to €414.2 million, establishing a new maturity in 2029.

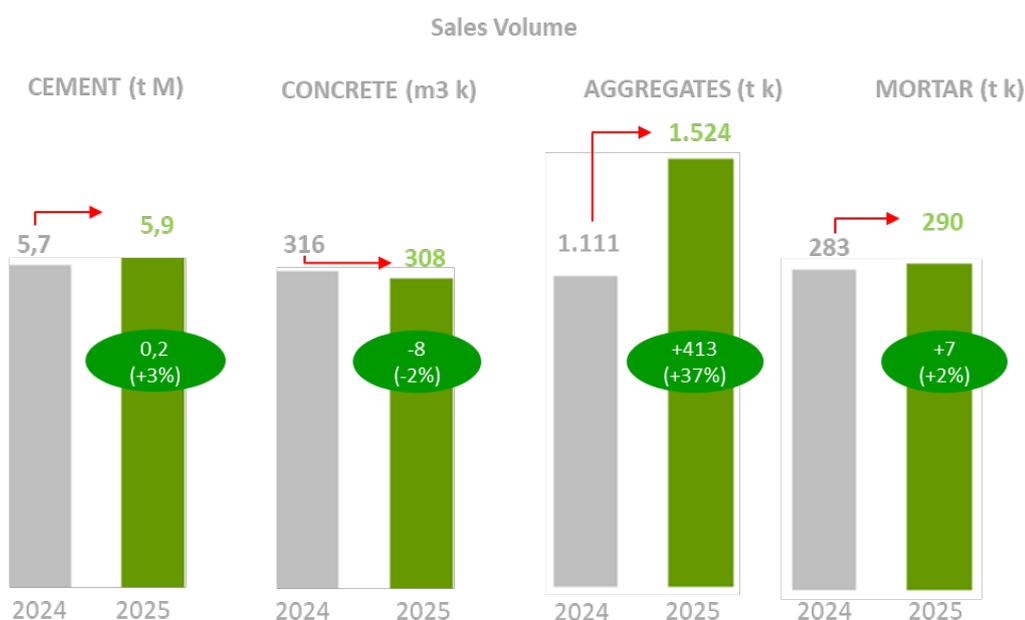
In July 2025, Realia Group cancelled debt with credit institutions amounting to €200 million and signed a credit agreement with its parent company, Inmocermento, for a limit of 170 million. Of this amount, 130 million were available at the end of December.

2.1.7.2. Cement

Cement activity is carried out through the Cementos Portland Valderrivas Group, with seven production plants in Spain, one in Tunisia, three import terminals in the United Kingdom, a trading office in the Netherlands and a 45% minority stake in Keystone Cement, which owns a cement plant in the United States (for which an agreement to sell has been reached; see Note 2.1.1.). In addition to these industrial positions, exports are made from these countries to Africa, Europe and America.

The consolidated annual sales volume for the area during 2025 was as follows:

- Cement: 5.9 million tonnes, which represents an increase of 3% compared to 2024.
- Aggregates: 1.5 million tonnes, up 37% on the previous year.
- Concrete: 0.3 million m³, down 2% compared to 2024.
- Mortar: 0.3 million tonnes, up 2% on 2024.



2.1.7.2.1. Profit/(loss)

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (%)</i>
Turnover	665.5	648.1	2.7%
Cement	606.0	593.9	2.0%
Other	59.5	54.2	9.8%
EBITDA	176.8	162.2	9.0%
EBITDA margin	26.6%	25.0%	6.2%
EBIT	142.7	127.7	11.7%
EBIT margin	21.4%	19.7%	8.8%

The area's revenue grew by 2.7% YoY, to €665.5 million, driven mainly by the favourable changes in volumes and prices in the Spanish market.

Cement manufacturing accounted for 91.1% of its turnover, while the combined concrete, mortar and aggregates businesses accounted for 8.9%.

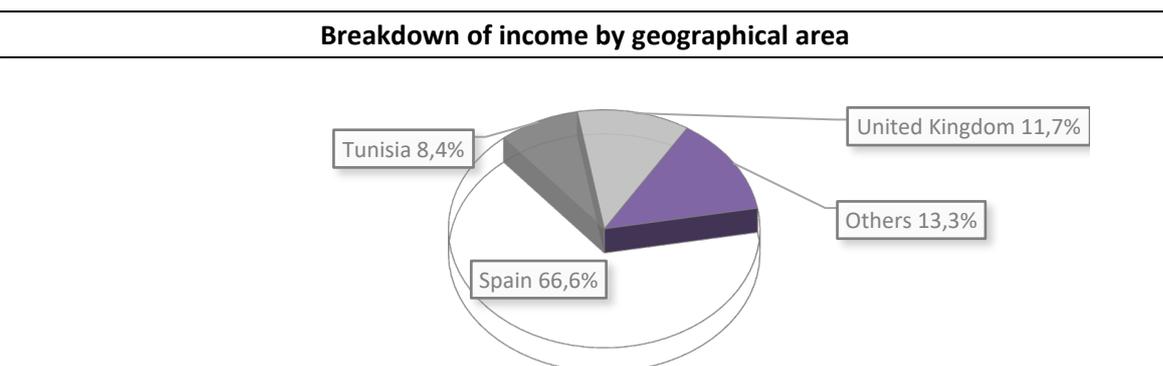
Breakdown of revenue by geographical area			
<i>(million euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (%)</i>
Spain	442.8	406.1	9.0%
Tunisia	56.2	51.1	9.9%
United Kingdom	77.9	81.7	-4.7%
Miscellaneous (exports)	88.6	109.1	-18.8%
Total	665.5	648.1	2.7%

By **geographical area**, revenue in Spain rose by 9.0% to €442.8 million, driven by an increase in cement sales volumes and a positive trend in prices.

In the local market of Tunisia, the turnover also rose by 9.9%, due to higher sales volumes of cement and clinker.

Sales through UK terminals fell by 4.7%, due to the drop in demand, with prices remaining stable compared to 2024.

Meanwhile, export revenues amounted to €88.6 million, down 18.8% on 2024, with destinations in various countries in Europe, Africa and the Americas.



EBITDA increased by 9% to €176.8 million, compared to 162.2 million in the previous business year. This rise can be attributed both to sales growth and to reduced operating costs, which increased the operating margin to 26.6%, compared to 25.0% during the previous business year.

Net operating profit stood at €142.7 million, compared to the 127.7 million in 2024.

2.1.7.2.2. Interest-bearing debt

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>	<i>Chg. (€M)</i>
Net financial debt	-63.9	56.8	(120.7)

Financial debt decreased by €120.7 million compared to December of the previous year, to -63.9 million as a result of the positive operational performance described.

2.2. Business performance. Environment

The Inmocermento Group carries out its activities on the basis of business commitment and responsibility, compliance with applicable legal requirements, respect for the relationship with its stakeholders and its ambition to generate wealth and social well-being.

The Cement Area mainly focuses its environmental actions on the following aspects:

- Using materials with a high impact on natural resources less by using alternative resources
- Reducing CO2 emissions
- Marketing cements with a lower carbon footprint

In its projects and investments, the Real Estate Area considers the environmental impact of its projects and investments as a key aspect.

2.3. Business performance. Staff

Attached is a breakdown of the Inmocermento Group's headcount at the year-end, by business area:

AREAS	2025		TOTAL	%s/Total
	SPAIN	ABROAD		
Cement	924	468	1,392	93.7%
Real Estate	94	0	94	6.3%
TOTAL	1,018	468	1,486	100.0%

3. LIQUIDITY AND CAPITAL RESOURCES

In order to optimise its financial position, the Group maintains a proactive liquidity management policy with daily cash monitoring and forecasts.

The Group covers its liquidity needs through the cash flows generated by the businesses and through the financial agreements reached.

The Group has a liquidity policy involving taking out committed credit facilities and temporary financial investments in sufficient amounts for supporting anticipated needs for a period based on the situation and expectations of the debt and capital markets.

In order to improve the Group's liquidity position, active collection management is carried out with clients in order to ensure that they meet their payment commitments.

In order to ensure liquidity and meet all payment commitments arising from business activity, the Group has cash flows as shown in the balance sheet (see Note 16 of the Notes to the consolidated financial statements) and detailed financing (see Note 19 of the Notes to the consolidated financial statements).

Note 28 to the consolidated financial statements sets forth the policy implemented by the Group to manage liquidity risk and the factors mitigating said risk.

Capital resources

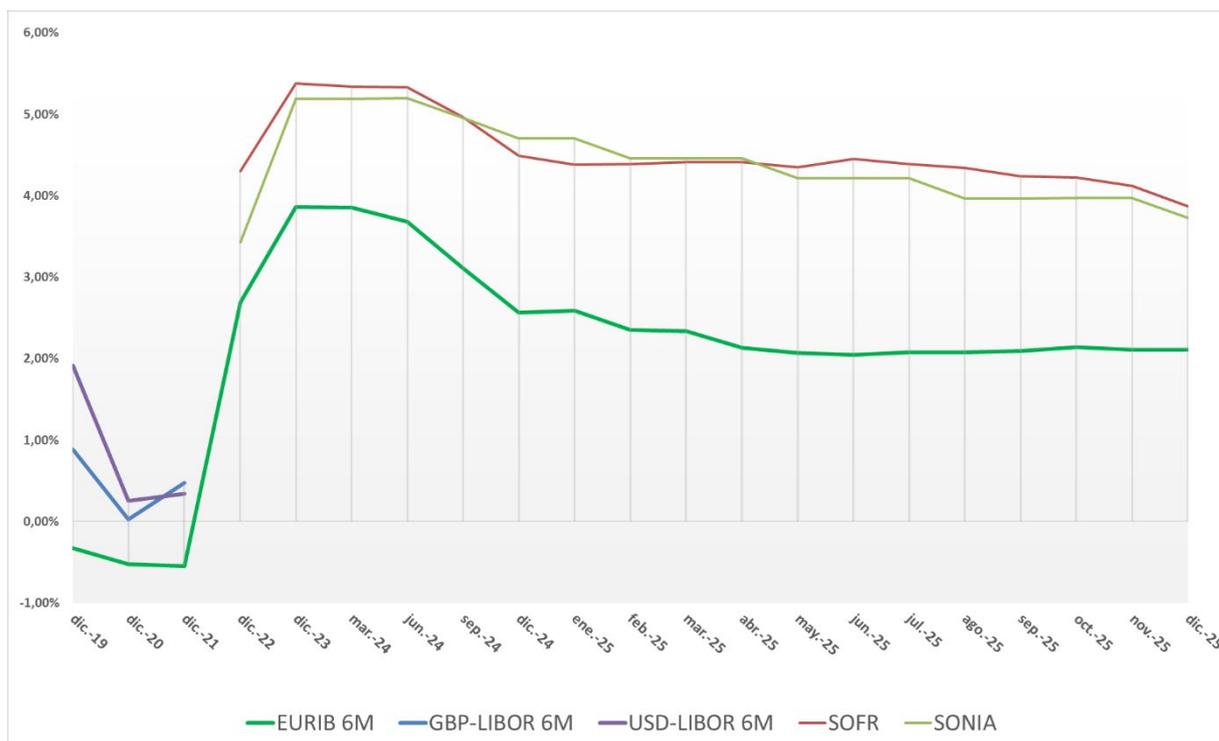
The Group manages its capital to ensure that its member companies will be able to continue as profitable and solvent businesses.

As part of its capital management operations, the Group obtains financing through a range of financial products.

The Group's management reviews the capital structure on a recurring basis during the business year. Capital cost, as well as the risks associated with each class of capital, are considered by different group control and management bodies.

In order to optimise the cost of capital resources, the Group maintains an active policy of interest rate risk management, constantly monitoring the market and taking different positions depending mainly on the assets financed.

The performance of interest rates in recent years is shown below.



As can be seen from the graph above, in 2022, the Secured Overnight Financing Rate (SOFR) and the Sterling Overnight Index Average (SONIA) replaced the LIBOR in dollars and LIBOR in pounds sterling, respectively.

This section is discussed in greater detail in note 28 to the consolidated financial statements.

4. MAJOR RISKS AND UNCERTAINTIES

4.1. Risk Management Policy and System

The Inmocemento Group's Risk Management System is designed with the aim of identifying, analysing and assessing the potential risks that could affect the Group's different business areas, as well as establishing mechanisms integrated into the organisation's processes that allow risks to be managed within accepted levels, providing the Board of Directors and senior management with reasonable security in relation to achieving the main objectives defined. This System applies to all companies which make up the Inmocemento Group, creating mechanisms for adequate risk control and management.

This model is mainly based on the integration of the risk-opportunity vision and the assignment of responsibilities, which, together with the segregation of functions, favour the monitoring and control of risks, consolidating an adequate control environment.

The Inmocemento Group's Risk Management System includes the following activities:

- 1) A risk assessment and evaluation mechanism, including for tax risks, in terms of impact and probability of occurrence; and

- 2) the implementation of prevention and control activities in order to mitigate the impact of these risks, incorporating reporting and communication flows at different levels, as well as the design of action plans when necessary.
- 3) The process is overseen by the Audit and Control Committee. A system that aims to assist with the decision-making process and to create mechanisms that ensure that it is suitably reviewed and continuously improves.

The Inmocemento Group also has a Compliance Model (or Crime Prevention Model). By integrating this model into the organisation's processes, the criminal risk control and management environment (including tax risks) is enhanced.

On the sustainability risk side, the Group has a Sustainability Policy that establishes the general principles and framework of the company's ESG strategy.

The risk management duties and responsibilities at the different levels of the organisation are detailed in section E on the Risk Management and Control System of the Annual Corporate Governance Report.

4.2. Major risks and uncertainties

The Inmocemento Group is exposed to various risk factors inherent to both the nature of its activities and the risks related to economic, social, regulatory and geopolitical upgrades in the different countries in which it carries out these activities and to the risks arising from its relations with third parties, including the risks arising from the non-exhaustive application of the principles of ethics and compliance set out in its regulations.

A breakdown of the main strategic, environmental, operational and compliance risks that could affect the Group's activities, as well as a description of the systems used to manage and monitor them, can be found in section E of the Annual Corporate Governance Report, as well as in the sections on Environmental, Social and Governance Information and in Annex I of the Non-Financial Statement.

On the financial risk side, with the changes in the financial instruments arranged by the Inmocemento Group due to macro-economical, political, market and other factors, and their repercussions on the financial statements treated as a financial risk, the risk management philosophy is consistent with the business strategy, seeking maximum efficiency and solvency at all times. Therefore, strict financial risk control and management criteria have been established, involving identifying, measuring, analysing and controlling the risks incurred by the Group's operations, with the risk policy being correctly integrated into the Group's organisation. The financial risks to which the Group is exposed are discussed in greater detail in Note 28 to the consolidated financial statements, in section E of the Annual Corporate Governance Report.

5. ACQUISITION AND DISPOSAL OF OWN SHARES

On 12 November 2024, the Stock Market National Board (CNMV) performed a pre-check on compliance with the requirements for the admission to trading of all Inmocemento shares on the Stock Exchanges of Barcelona, Bilbao, Madrid and Valencia.

Before this, on 7 November 2024, the company announced that a liquidity agreement had been signed with Banco Sabadell, S.A., for the sole purpose of promoting the liquidity and the orderly trading of company shares.

Prior to the commencement of operations under the Liquidity Agreement, and as the Company did not hold any treasury shares, the Liquidity Provider acquired Inmocermento shares between 12 November and 18 December for a total amount of €999,929.14 (out of a maximum of €1,000,000.00), represented by 303,505 shares (out of an approximate maximum of 300,000 shares). This transaction was notified to the market on 18 December 2024 to the CNMV.

In 2025, the Liquidity Agreement remained in effect, and the relevant quarterly purchases and sales were reported to the CNMV, closing at 31 December 2025 with a treasury share balance of 331,956 shares.

This is disclosed in Note 17 of the Notes to the consolidated financial statement.

6. SIGNIFICANT EVENTS OCCURRING AFTER THE END OF THE YEAR

On 8 January 2026, an agreement was reached for the acquisition of 100% of the share capital of the cement company Keystone Cement Holding LLC by Titan America S.A. in exchange for 310,000 thousand US dollars. Completion of the transaction is subject to regulatory clearance and other customary conditions (Notes 5 and 11(b)).

7. OUTLOOK

The outlook for the performance of the Group's business areas in 2025 is given below.

7.1. Real Estate

Realia's business activities in 2026 will focus on developing its three lines of business in Spain:

Office, premises and shopping centre rentals

In the tertiary property area, characterised by its exceptional portfolio, priority will continue to be given to optimising asset performance in order to meet tenants' evolving requirements and environmental standards, with the Inmocermento Group assuming the associated costs of achieving these objectives.

The main notes in this line of business include:

- A business underpinned by the quality of its assets, with most office properties located in prime areas and the majority of shopping centres being leaders in their respective catchment areas.
- Sustained recurrence of revenues from Jezzine, the lessor of Caixabank's offices, whose lease expires in 2037.

At 31 December 2025, the tertiary-use property portfolio comprised: (i) 26 buildings primarily used as offices; (ii) five (5) shopping and leisure centres (excluding the 50% interest in the As Cancelas Shopping Centre in Santiago de Compostela); (iii) six (6) properties classified as "other assets" (the main asset being an industrial warehouse located in Logroño); (iv) 117,014 m² of buildable area on land pending development; and, lastly, (v) 405 retail units, mainly used as bank branches.

The occupancy rate at the end of 2025 for the 526,137 m² of area in operation (excluding the 50% interest in the As Cancelas Shopping Centre) stood at 94.2%.

In 2026, the company will focus on:

- Assisting its property subsidiaries to adapt their buildings and business to new trends in efficiency and sustainability in the office and shopping centre market.
- Responding flexibly to tenant needs in different aspects, such as space, duration and user experience, in order to maximise the portfolio's occupancy rate and rental level.
- Optimising operational costs of assets, primarily in terms of energy consumption, by constantly improving facilities and operating processes through continuous, automated and digital monitoring.
- Increasing the portfolio of buildings under management with the BREEAM sustainability seal, and improving the energy, water and waste management consumption performances of offices, establishments and shopping centres.

Rental housing

The residential rental market in Spain is going through a challenging period, with a significant imbalance between demand and existing supply, and a very limited stock of properties available for rent.

In 2025, the Group continued to operate 280 publicly protected dwellings (VPPL–VPPB) intended for Build to Rent (BTR) in the municipality of Tres Cantos (Madrid), with an occupancy rate of 99.6% at year-end.

Despite the uncertainties arising from the State Housing Act and potential future legislative changes aimed at market intervention, which could have a negative impact on investment returns, in 2026 the Group will continue its Build to Rent operations and will assess opportunities to acquire or develop new land for the same purpose of residential rental housing, provided that investment returns remain attractive.

Real-estate development and land management

At 31 December 2025, the property portfolio of assets held for real estate development and land management comprised: (i) land plots at various stages of urban development, with an estimated gross area of 12,157,460 m² and estimated buildable area of 2,210,581 m²; (ii) 11 real estate developments under way for the construction of 1,014 residential units, of which 82.5% were reserved; and (iii) a stock of 278 completed units comprising dwellings, retail units and other properties.

Throughout 2026, the Real Estate Area will:

- Boost development activity through the completion of projects currently under way and the launch of new projects, with particular focus on their profitability and the viability of their marketing, taking into account demand trends and the macroeconomic environment in Spain, which are critical to the development of development activities.
- Step up efforts to deliver real estate developments, both for sale and for rent, with the highest energy ratings and sustainable construction standards, optimising the use of sustainable materials, minimising waste generation and promoting reuse and recycling. Aspects such as providing developments with the highest energy rating (A) in terms of both energy consumption and CO₂ emissions, designing near-zero energy buildings (Passive House), and the industrialisation of construction are key elements of REALIA's sustainability strategy.
- Continue to actively manage the Group's land bank, progressing its consolidation as urban land, with the resulting increase in value and contribution to sustaining its development activity.
- Acquire new assets and/or land with value upside, whether through active management and/or market developments.

7.2. Cement

Apparent cement consumption in Spain reached 16.3 million tonnes in 2025, up 12% year on year, according to data published by Oficemen in January 2026. This growth reflects a steady expansion in activity across both the building construction and civil engineering sectors. However, the international environment shows less favourable signs: exports amounted to 4.5 million tonnes, reflecting a 10% decline, while imports increased to 2 million tonnes, up 39%, as a result of the loss

of competitiveness of European production compared with countries subject to less stringent environmental regulations.

According to data from SEOPAN (the Association of Construction and Infrastructure Concession Companies), up to November 2025 the year-on-year value of public sector tenders amounted to €32,319 million, representing an increase of 13.3% compared with the same period in 2024. Cumulative public tenders up to November 2025 reached €28,727 million, 11.6% higher than in the same period of the previous year. Within this volume of tenders, several key points stand out: first, growth in building construction tenders, which reached €12,435 million, an increase of 13.4% compared with the same period of the previous year; second, public civil engineering tenders amounted to €16,292 million, representing a 10.3% increase compared with 2024.

According to the latest report published in December 2025 by CEPCO (the Spanish Confederation of Associations of Construction Product Manufacturers), at the end of October the year-on-year number of housing starts stood at 135,902. This figure contrasts with the 124,632 housing starts recorded in 2024, representing a 9% increase in the number of housing starts compared with the previous year.

In 2025, the Spain Business Unit of the Cementos Portland Valderrivas Group recorded total sales of 4.4 million tonnes of cement and clinker, encompassing both domestic market sales and exports. This volume is up 2% on the figure recorded in 2024.

In 2025, Tunisia recorded approximate cement consumption of 5.1 million tonnes in its domestic market, representing a 1% increase on 2024, when consumption stood at around 5 million tonnes. Despite a slight economic recovery reflected in cement demand and more controlled inflation, Tunisia continues to face significant economic, political and social challenges, including weak growth, strains on public finances and the need to implement reforms to stabilise the economy.

In 2025, sales by the Tunisian Business Unit of the Cementos Portland Valderrivas Group came to 1 million tonnes of cement and clinker in the aggregate of domestic sales and exports, up 11% on 2024. The main destinations for exports were Libya, Mexico, Italy and the United States.

Within this wider context, the Cementos Portland Valderrivas Group will continue to implement policies to optimise costs and investments, as well as adjust its organisational structures in line with the dynamics of the various markets in which it operates, all with the aim of improving resource generation and contributing to sustainable development.

8 R&D+I ACTIVITIES

In Research and Development, the Cementos Portland Valderrivas Group continued to pursue three innovative projects at its Mataporquera and Monjos cement plants, with the goal of advancing towards climate neutrality. These projects are:

CAPTUS Project: This project aims to demonstrate sustainable and cost-effective methods for producing high-value-added energy products in power-intensive industries. To do so, it focuses on measuring carbon emissions and integrating renewable energy sources.

It aims to develop solutions that are not only economically viable but also contribute significantly to reducing these industries' carbon footprints.

SOSCEM Project: This project looks to improve the environmental sustainability of the cement industry by using CO₂ emissions and adopting a circular economy approach.

The project includes a series of specific tasks, such as establishing the optimal operating conditions for CO2 capture processes and validating and optimising these processes using actual plant gases. Manufacturing high added-value products from these emissions is also being considered.

The proposal incorporates cutting-edge technologies, such as membrane-based CO2 capture and electrochemical conversion, marking a significant step forward in reducing emissions and improving the sustainability of cement production.

SYNGAS Project: This project looks to reduce CO2 emissions by using alternative fuels as much as possible and removing the chlorine found in most commercially available fuels, which prevents the clinker kiln from being operated stably and efficiently.

The proposal includes innovative technology for removing chlorine from alternative fuels after generating synthesis gas and before introducing the synthesis gas into the clinker kiln. Using the latest CFD (Computational Fluid Dynamics) software, both the clinker kiln burner and the head where the burners are located will be remodelled.

In addition, in order to improve the thermal efficiency of the clinker kiln, the satellite cooler (obsolete technology) will be replaced with a state-of-the-art grate cooler. Aside from allowing increased use of alternative fuels, this will result in significant fossil fuel savings.

These projects reflect the Cementos Portland Valderrivas Group's commitment to innovation and sustainability, constantly looking for new ways to reduce its environmental impact and contribute to a more sustainable future.

The Real Estate Area, due to the nature of its activities, currently has no R&D+i projects underway.

9. OTHER RELEVANT INFORMATION. SHARE PERFORMANCE AND OTHER INFORMATION

9.1. Share performance

A table detailing the performance of the Inmocemento share during 2025 is attached.

	1 Jan – 31 Dec. 2025	12 Nov. – 31 Dec. 2024
Closing price (€)	3.590	3.035
<i>Change in the period</i>	18.29%	(28.6%)
High (€)	3.735	3.830
Low (€)	2.750	2.955
Average daily trading (no. of shares)	29,941	81,553
Average daily trading (million €)	0.1	0.3
Capitalisation at end of period (million €)	1,633	1,380
No. outstanding shares	454,878,132	454,878,132

9.2. Dividends

Inmocemento, S.A. did not pay out any dividends in 2025.

9.3. Average payment period

The Group continues to apply its policies aimed at keeping the average payment period below the limits established by applicable regulations, with an average of 48 days. Payments made within a period of less than 60 days accounted for 85% by amount and 88% by number of invoices.

10. DEFINITION OF ALTERNATIVE PERFORMANCE MEASURES ACCORDING TO ESMA REGULATIONS (2015/1415en)

EBITDA

We define EBITDA as earnings from continuing operations before tax, earnings of companies accounted for using the equity method, financial profit/(loss), depreciation and amortisation charges, impairment, gains or losses on disposals of non-current assets, grants, net changes in provisions and other non-recurring revenues and expenses.

	Dec. 2025	Dec. 2024
Operating profit/(loss)	307.6	282.7
Amortisation of fixed and non-current assets and apportionment of non-financial asset and other grants to income	34.4	34.7
Impairment and results from disposal of fixed and non-current assets	-23.6	-4.9
Other profits/(losses)	0.5	0.2
EBITDA	318.9	312.7

Its calculation is justified by the wide use of this indicator by the different agents of the financial markets, as it is a measure of the operating profit generated before depreciation and amortisation, which does not imply a cash flow for the company and does not depend on its capital structure.

EBIT

This corresponds to the operating profit/(loss) in the consolidated income statement presented in the accompanying consolidated financial statements.

Its calculation is justified by the wide use of this indicator in the economic and financial field, as it is a measure of the operating profit obtained after the amortisation and depreciation of assets

that allows the comparison of the company's results without taking into account its capital structure.

PORTFOLIO

We do not calculate the Cement area's portfolio due to the typically short-term nature of the order cycle.

In the Real Estate area, the real estate portfolio corresponds to the amount of the collection corresponding to the sales of properties pending formalisation at the end of the period in the Development activity. The GAV corresponds to the market value of the real estate assets as determined by independent experts and the occupancy rate at the occupied surface area of the portfolio of rental property assets divided by the portfolio's operating surface area.

NET INTEREST-BEARING DEBT

Net interest-bearing debt is defined as total gross interest-bearing debt less current financial assets, cash and other cash equivalents.

It helps to determine the situation of a company in terms of its interest-bearing debt obligations before third parties from outside the group, less its cash and equivalents. It is often used to assess the solvency of a company and calculate financial indicators.

EBITDA Margin

Considered as EBITDA (or gross operating profit) divided by Net Turnover in each case.

A measure of a company's operating profit compared to its income. Used to determine the efficiency of the operating activities it performs.

EBIT margin

Considered as EBIT (or operating profit) divided by Net Turnover in each case.

It is a measure of a company's net operating profit compared to its revenues, before paying taxes and interests.

WORKING CAPITAL

It is defined as the part of Current assets financed using non-current funds (non-current liabilities and Equity). It is calculated as the sum of Current Assets minus the sum of Current Liabilities.

This is an important when it comes to obtaining an insight into the company's capacity to continue performing its activities and assessing its liquidity to meet short-term obligations.

GROSS INTEREST-BEARING DEBT

This refers to debts (current and non-current) with credit institutions, debt instruments and loans, financial lease payables and other financial borrowings from third parties, joint ventures and associates on the Liabilities side of the consolidated balance sheet.

Its calculation provides an overview of a company's financial debt obligations, determining future maturities and its financial situation.

ECONOMIC VALUE GENERATED AND DISTRIBUTED

Both indicators are calculated pursuant to GRI 201 (2016). Below is the formula for calculating both indicators, facilitating, as applicable, the reconciliation of the corresponding items of the financial statements (in thousands of euros):

	2025	2024
Economic value generated	1,005,028	986,162
Turnover	966,984	943,927
From renewable sources	38,044	42,235
Other operating revenues	33,307	39,040
Interest revenues	4,737	3,195
Economic value distributed	754,054	774,976
Operating costs	605,517	596,271
Supplies	497,452	437,278
Other operating expenses	189,418	212,661
Changes in finished goods and work in progress inventories	-81,353	-53,668
Employees	81,074	74,669
Staff expenses	81,074	74,669
Capital suppliers	32,806	47,276
Interest expenses	31,536	48,442
(-) Other financial results	1,270	-1,166
Taxes	34,411	56,536
Corporation tax	34,411	56,536
Community	246	224
Economic value retained	250,974	211,186

"Community" includes donations to non-profit organisations.

Information on the creation and distribution of economic value reflects the economic profile of an organisation and is useful when it comes to looking at how a company generates wealth, through the direct monetary value added to the economies in which it operates.

In relation to the headings on the income statement, balance sheet and statements of cash flows provided in note 2.1 of the management report, the following reflects their reconciliation with the corresponding headings on the financial statements of the Inmocemento Group shown in italics:

INCOME STATEMENT

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>
Net turnover	967.0	943.9
<i>Self-constructed assets</i>	5.2	0.7
<i>Other operating revenues</i>	33.3	39.0
<i>Changes in finished goods and work in progress inventories</i>	81.4	53.7
<i>Supplies</i>	-497.5	-437.3
<i>Staff expenses</i>	-81.1	-74.6
<i>Other operating expenses</i>	-189.4	-212.7
Gross operating profit (EBITDA)	318.9	312.7
EBITDA Margin	33.0%	33.1%
Provision for amortisation of fixed and non-current assets	-34.4	-34.7
<i>Amortisation of fixed and non-current assets and allocation of grants for non-financial and other assets</i>	-34.4	-34.7
<i>Apportionment of non-financial asset and other grants to income (*)</i>	-	-
Other operating profit/(loss)	23.1	4.7
<i>Changes in value, impairment and results from disposals of fixed and non-current assets</i>	23.6	4.9
<i>Other gains/(losses)</i>	-0.5	-0.2
<i>Apportionment of non-financial asset and other grants to income (*)</i>	-	-
Net operating profit (EBIT)	307.6	282.7
EBIT margin	31.8%	30.0%
Financial result	-26.8	-45.2
<i>Interest revenues</i>	4.7	3.2
<i>Interest expenses</i>	-31.5	-48.4
Other financial results	-1.3	1.1
Profit/(loss) of companies accounted for using the equity method	140.9	-5.3
Pre-tax profit/(loss) from continuing activities	420.4	233.3
Corporate income tax expense	-34.4	-56.5
<i>Corporate income tax</i>	-34.4	-56.5
Profit/(loss) from continuing operations	386.0	176.8
Profit/(loss) for the business year from interrupted operations after tax	-	-
Net Profit/(Loss)	386.0	176.8
<i>Consolidated profit/(loss) for the business year</i>	386.0	176.8
Non-controlling interests	-39.4	-25.2
<i>Profit/(loss) attributed to non-controlling interests</i>	-39.4	-25.2
Profit/(Loss) attributed to the Parent Company	346.6	151.6

(*) In the financial statements, the heading "Amortisation of fixed and non-current assets and apportionment of non-financial asset and other grants to income" includes "Apportionment of non-financial asset and other grants to income", which in the management report is included under "Other operating profit/(loss)".

BALANCE SHEET

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>
Intangible assets	149.5	148.9
Property, plant and equipment	510.8	495.9
Investment property	2,120.5	2,089.6
Investments accounted for using the equity method	392.0	492.0
Non-current financial assets	30.4	19.4
Deferred tax assets and other non-current assets	136.0	155.7
Non-current assets	3,339.2	3,401.5
Non-current assets held for sale	55.2	62.3
Inventories	877.3	838.3
Trade and other receivables	170.5	150.5
<i>Trade and other receivables</i>	164.3	144.4
<i>Other current assets</i>	6.2	6.1
Other current financial assets	8.1	15.6
Cash and cash equivalents	256.7	136.3
Current assets	1,367.8	1,203.0
TOTAL ASSETS	4,707.0	4,604.5
Equity attributed to shareholders of the Parent Company	2,576.7	2,237.8
Non-controlling interests	688.1	700.8
Equity	3,264.8	2,938.6
Grants	9.7	0.7
Non-current provisions	70.3	66.4
Long-term interest-bearing debt	426.3	311.4
<i>Non-current financial liabilities</i>	466.2	350.5
<i>Other non-current financial assets not included in financial debt (*)</i>	-39.9	-39.1
Other non-current financial liabilities	39.9	39.1
<i>Other non-current financial assets not included in financial debt (*)</i>	39.9	39.1
Deferred tax liabilities and other non-current liabilities	313.9	317.6
<i>Deferred tax liabilities</i>	313.9	317.6
<i>Other non-current liabilities</i>	-	-
Non-current liabilities	860.1	735.2
Current provisions	17.7	22.8
Short-term interest-bearing debt	297.4	689.4
<i>Current financial liabilities</i>	312.8	704.2
<i>Other current financial assets not included in financial debt (*)</i>	-15.4	-14.8
Other current financial liabilities	15.4	14.8
<i>Other current financial assets not included in financial debt (*)</i>	15.4	14.8
Trade and other accounts payable	251.6	203.7
Current liabilities	582.1	930.7
TOTAL LIABILITIES	4,707.0	4,604.5

(*) Non-current and current "Other financial liabilities" include amounts that form part of the interest-bearing debt and others that do not. Financial debt is included under "Long/short-term financial debt" and non-financial debt are reported under "Other non-current/current financial liabilities" in the management report.

CASH FLOWS

<i>(Millions of euros)</i>	<i>Dec. 25</i>	<i>Dec. 24</i>
Gross Operating Profit (EBITDA)	318.9	312.7
<i>Pre-tax profit/(loss) from continuing operations</i>	<i>420.4</i>	<i>233.3</i>
<i>Amortisation of fixed and non-current assets</i>	<i>34.4</i>	<i>34.7</i>
<i>Changes in value, impairment and results from disposals of fixed and non-current assets</i>	<i>-23.6</i>	<i>-4.9</i>
<i>Other adjustments to the (net) profit/(loss) (*)</i>	<i>-112.3</i>	<i>49.6</i>
(Increase)/decrease in working capital	21.1	18.6
Changes in working capital	21.1	18.6
Corporate income tax (paid)/received	-28.6	-25.8
Other operating cash flow	24.3	31.1
<i>Dividends received</i>	<i>53.6</i>	<i>25.1</i>
<i>Other collections/(payments) from operating activities</i>	<i>-29.3</i>	<i>6.0</i>
Operating cash flow	335.7	336.6
Investment payments	-47.7	-52.8
Proceeds from divestments	180.0	0.4
Other investment cash flows	13.0	3.1
Investment cash flow	145.3	-49.3
Interest payments	-27.8	-42.0
(Payment)/receipt of financial liabilities	-281.5	-264.4
Other financing cash flows	-49.4	88.3
<i>Issuance/(amortisation) of equity instruments</i>	<i>-0.6</i>	<i>200.0</i>
<i>(Acquisition)/disposal of own shares</i>	<i>-44.9</i>	<i>-95.3</i>
<i>Dividends paid and payments on equity instruments</i>	<i>-5.1</i>	<i>-17.2</i>
<i>Other proceeds from/(payments for) financing activities</i>	<i>1.2</i>	<i>0.8</i>
Financing cash flow	-358.7	-218.1
Conversion differences, change in consolidation scope and others	-1.8	0.8
Increase/(decrease) in cash and cash equivalents	120.5	70.0

(*) "Other adjustments to (net) profit/(loss)" on the financial statements is divided into two subheadings in the cash flow statement in the management report, taking EBITDA as a starting point and not the "Pre-tax profit/(loss) from continuing operations"

11. ANNUAL CORPORATE GOVERNANCE REPORT

The Annual Corporate Governance Report is available on the website of the National Securities Market Commission and on the issuer's website.

<https://www.cnmv.es/Portal/Consultas/ee/informaciongobcorp?TipoInforme=1&nif=A16367328>

12. ANNUAL DIRECTORS' REMUNERATION REPORT

The Annual Directors' Remuneration Report is available on the website of the National Securities Market Commission and on the issuer's website.

<https://www.cnmv.es/Portal/Consultas/ee/informaciongobcorp?TipoInforme=1&nif=A16367328>

13. NON-FINANCIAL INFORMATION STATEMENT

<https://www.inmocemento.es/sostenibilidad>