

IBI LION SOCIMI S.A. | ORDINARY GENERAL MEETING OF SHAREHOLDERS 2026

Attendance, proxy and remote voting card

Attendance, proxy and remote voting card for the ordinary general meeting of shareholders of IBI Lion SOCIMI, S.A. (the “Company”), to be held at calle Velázquez 17, 5º izq., 28801, Madrid, España, on 22 June 2026 at 13:00 hours (CET), on first call, or, if the quorum is not met, on the following day, 23 June 2026 (CET), at the same place and time, on second call. It is expected that the general meeting of shareholders will be held on second call, that is, 23 June 2026, at the aforementioned place and time.

Holder(s):	Address:		
Securities account code			
Number of shares			
Number of votes			
Minimum number of shares to attend	1		

The holder of this card may delegate and grant proxy representation or vote remotely by filling in and signing the corresponding section. If both sections are signed, the remote vote shall prevail, and the proxy shall become invalid.

SHAREHOLDERS WHO WISH TO ATTEND IN PERSON: Any shareholder whose shares are registered in the corresponding book-entry register 5 calendar days prior to the date on which the meeting is to be held and whoever produces this attendance card may attend the general shareholders meeting. Any shareholder who wishes to attend the meeting in person must sign this card in the **PERSONAL ATTENDANCE** section in the space provided for this purpose and provide this card on the day of the meeting.

SHAREHOLDERS WHO WISH TO VOTE REMOTELY (INCLUDING THOSE WHO ASSIST THROUGH TELEMATIC MEANS) OR DELEGATE THEIR VOTE: In order to vote remotely by post or through electronic means, shareholders must complete the **REMOTE VOTING** section and sign in the space provided for this purpose. Shareholders who do not intend to attend the meeting and do not intend to vote remotely may grant proxy representation by completing the **DELEGATION** section and signing in the space provided for this purpose.

Shareholders who wish to cast a remote vote or be represented by proxy must submit this card to the Company by electronic delivery (in the terms provided for in the call announcement) or postal delivery (to calle Velázquez 17, 5º Izq., 28001 Madrid). Proxies or remote votes must be received by the Company before 23:59 hours (CET) on the date immediately preceding the date on which the general meeting is to be held. Otherwise, the proxy shall be understood not to have been conferred or the remote vote not to have been cast.

PERSONAL ATTENDANCE

Shareholders who wish to attend the meeting in person must sign the space below and provide this card on the day of the meeting at the place where it is held. The attendance of a shareholder, or of the representative of a shareholder that is a legal entity, who had granted a proxy or had voted remotely prior to the general meeting, regardless of the means used to cast such proxy or vote, shall render such proxy or vote ineffective.

Signature of the shareholder attending:

In _____, _____ 2026

REMOTE VOTING (INCLUDING THOSE WHO ASSIST THROUGH TELEMATIC MEANS)

If, before the meeting, shareholders with attendance rights and to whom this card has been issued to vote remotely, of if the shareholder with right of attendance decides to attend through telematic means, on the proposed resolutions included on the agenda of the general meeting, the corresponding box must be marked with a X to indicate their intended vote. If, in relation to any of the items on the agenda, none of the boxes provided for this purpose is marked, the vote shall be deemed to have been cast in favour of the proposal of the board of directors.

Item of the agenda	1	2	3	4	5	6	7	8	9	10(A)	10(B)	10(C)	11
In favour													
Against													
Abstention													
Blank vote													

VOTING INSTRUCTIONS FOR ITEMS NOT INCLUDED ON THE AGENDA

Unless expressly indicated otherwise, and in relation to those proposals not included on the agenda which may be subject to vote at the general meeting of shareholders, proxy representation is deemed to have been granted in favour of the chairman of the board of directors (or, where appropriate, the person who exercises such role at the general meeting), and the rules on voting and substitution in the event of a conflict of interest shall apply. Tick the NO box below only if you oppose to this delegation, in which case it shall be understood that the shareholder abstains on those proposals not included on the agenda which may be subject to vote at the general meeting:

NO

Signature of the Shareholder:

In _____, _____ 2026

DELEGATION

The Shareholder to whom this card has been issued confers proxy representation for the general meeting of shareholders upon: Cross one of the following boxes and, if appropriate, designate the proxy representative.

- Chairman of the board of directors or, subsidiarily, in the absence of the latter, the chairman of the general meeting.
- Mr./Mrs. _____

If the proxy is not named, proxy representation shall be deemed to have been conferred in favour of the chairman of the board of directors (or, where appropriate, the person who exercises such role at the general meeting).

In case the appointed proxy is in a situation of conflict of interest with regard to any of the items on the agenda or regarding any proposal not included on the agenda but subject to the approval of the general shareholders meeting in accordance with the law, and the shareholder has not given precise voting instructions for each of those items, the appointed proxy shall refrain from voting. In this case, it shall be understood that the shareholder has also appointed as joint and several proxies, successively, the chairman of the general shareholders meeting and, if the chairman is in a situation of conflict of interest, the secretary of the general shareholders meeting and, if he were to be, in turn, in a situation of conflict of interest, the vice-secretary of the board of directors. In this case, the appointed proxy shall refrain from voting, unless the appointed proxy has sufficient evidence to consider that it is more favourable to the interests of the represented shareholder to vote for or against such proposals.

It is noted that the Chairman of the General Meeting, as well as any other member of the Board of Directors, may be in a conflict of interest with respect to, among others, items Five (Re-election, as the case may be, of Mr. David Lubetzky as director for the statutory term of six years); Six (Re-election, as the case may be, of Mr. Nadav Berkovitch as director for the statutory term of six years); Seven (Re-election, as the case may be, of Mr. Rafael Goldfeld as director for the statutory term of six years) and Eight (Re-election, as the case may be, of Mr. Ohad Kleiner as director for the statutory term of six years)

VOTING INSTRUCTIONS FOR THE PROPOSALS ON THE AGENDA

To give voting instructions, please mark with an "X" the appropriate box in the following chart. If no instructions are given by marking the boxes, it shall be understood that the proxy refers to all the items on the agenda and that the shareholder wishes to vote in favour of all the proposals made by the board of directors.

Item of the agenda	1	2	3	4	5	6	7	8	9	10(A)	10(B)	10(C)	11
In favour													
Against													
Abstention													
Blank vote													

EXTENSION OF THE PROXY REPRESENTATION TO ITEMS NOT INCLUDED ON THE AGENDA

Unless expressly indicated otherwise, the proxy extends to all those proposals which, while not included on the agenda, may be subject to vote at the general meeting. In such case, the appointed proxy shall refrain from voting, unless the proxy has sufficient evidence to consider that it is more favourable to the interests of the represented shareholder to vote for or against such proposals. Tick the "NO" box below only if you oppose to this extension of the proxy representation, in which case it shall be understood that the shareholder instructs the designated proxy to abstain:

NO

Signature of the shareholder

Signature of the proxyholder

In _____, _____ 2026

In _____, _____ 2026

PROTECTION OF PERSONAL DATA

Personal data provided by shareholders and, if applicable, their proxies, to the Company for the exercise of their attendance, delegation and remote voting rights at the general meeting or which are provided by the banks and stock agencies and companies in which those shareholders have their shares deposited, through Iberclear, shall be processed by the Company, in its capacity as data controller, for the purpose of managing the development, fulfilment and control of the existing relationship with shareholders, regarding the convening and holding of the general meeting, as well as in order to comply with legal obligations. The data will be communicated to the notary public who attends and draws up the minutes of the general meeting. The processing of the data is necessary for the aforementioned purposes and its legal basis is the management of the relationship with the shareholders and compliance with legal obligations. The data shall be kept for the duration of such relationship and, thereafter, for a period of six years only in order to be able to deal with any legal or contractual claims, unless, exceptionally, a longer limitation period applies.

In case the attendance, delegation and remote voting card includes personal data relating to third parties, the shareholder must inform them of the points indicated herein in relation to the processing of personal data and comply with any other requirements that may be applicable for the proper assignment of personal data to the Company, without the Company having to take any additional action vis-à-vis the interested parties. Data subjects may exercise their rights of access, correction, suppression, opposition, limitation of processing, portability, as well as any other rights recognised by the applicable regulations on data protection, by sending the Company a letter with the reference "Data Protection", attaching a photocopy of the ID or identification document, in which their request is specified, to the following e-mail address (abigail@ibi-lion.com) or to the Company's registered office. Data subjects may file any claim with the competent data protection supervisory authority.

AGENDA

- First.** Review and approval, if applicable, of the individual annual accounts of IBI Lion SOCIMI, S.A. and the consolidated annual accounts with its subsidiaries, for the financial year ended 31 December 2025.
- Second.** Review and approval, if applicable, of the individual management report of IBI Lion SOCIMI, S.A. and the consolidated management report with its subsidiaries, for the financial year ended 31 December 2025.
- Third.** Review and approval, if applicable, of the management and performance of the board of directors of IBI Lion SOCIMI, S.A. during the financial year ended 31 December 2025.
- Fourth.** Review and approval, if applicable, of the proposed allocation of the individual results for the financial year ended 31 December 2025.
- Fifth.** Re-appointment, where applicable, of Mr. David Lubetzky as director for the statutory term of six years.
- Sixth.** Re-appointment, where applicable, of Mr. Nadav Berkovitch as director for the statutory term of six years.
- Seventh.** Re-appointment, where applicable, of Mr. Rafael Goldfeld as director for the statutory term of six years.
- Eighth.** Re-appointment, where applicable, of Mr. Ohad Kleiner as director for the statutory term of six years.
- Ninth.** Review and approval, if applicable, of a share capital reduction for the purpose of returning contributions to the shareholders, by reducing the nominal value of the shares by 0.031 euros, in the total amount, considering the number of shares currently outstanding, of 2,419,398.63 euros (with express delegation to adjust such total amount depending on the number of shares outstanding at the time of its execution), and the corresponding amendment of article 6 of the bylaws.
- Tenth.** Review and approval, if applicable, of the following share capital increases:
- (A) Share capital increase for a maximum nominal amount of EUR 48,300,000 through the issuance and admission to circulation of up to 60,000,000 new ordinary shares with a nominal value of EUR 0.805 each (or such nominal value as may result if the Company resolves to amend it), to be fully subscribed and paid up in cash contributions, with the share premium to be determined by the board of directors, with recognition of pre-emptive subscription rights and with provision for incomplete subscription. Delegation to the board of directors, with powers of substitution, of the necessary powers to implement the capital increase and to determine the terms and conditions thereof in all matters not provided for in the resolution, pursuant to article 297.1.a) of the Spanish Companies Act (Ley de Sociedades de Capital), as well as to amend article 6 of the bylaws accordingly.
 - (B) Share capital increase for a maximum nominal amount of EUR 24,150,000 through the issuance and admission to circulation of up to 30,000,000 new ordinary shares with a nominal value of EUR 0.805 each (or such nominal value as may result if the Company resolves to amend it), to be fully subscribed and paid up in cash contributions, with the share premium to be determined by the board of directors, with recognition of pre-emptive subscription rights and with provision for incomplete subscription. Delegation to the board of directors, with powers of substitution, of the necessary powers to implement the capital increase and to determine the terms and conditions thereof in all matters not provided for in the resolution, pursuant to article 297.1.a) of the Spanish Companies Act (Ley de Sociedades de Capital), as well as to amend article 6 of the bylaws accordingly.
 - (C) Share capital increase for a maximum nominal amount of EUR 24,150,000 through the issuance and admission to circulation of up to 30,000,000 new ordinary shares with a nominal value of EUR 0.805 each (or such nominal value as may result if the Company resolves to amend it), to be fully subscribed and paid up in cash contributions, with the share premium to be determined by the board of directors, with recognition of pre-emptive subscription rights and with provision for incomplete subscription. Delegation to the board of directors, with powers of substitution, of the necessary powers to implement the capital increase and to determine the terms and conditions thereof in all matters not provided for in the resolution, pursuant to article 297.1.a) of the Spanish Companies Act (Ley de Sociedades de Capital), as well as to amend article 6 of the bylaws accordingly.
- Eleventh.** Delegation of powers for the formalisation and implementation of all resolutions adopted by the General Meeting of Shareholders, for their execution in a public deed, and for their interpretation, rectification, supplementation, development and registration.