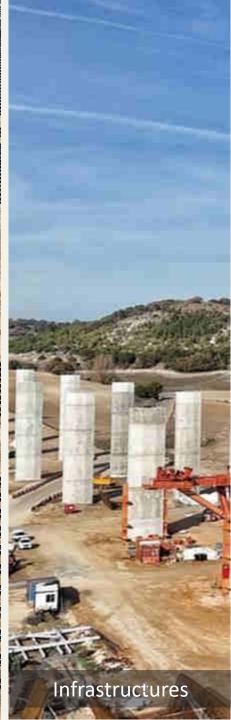


# RESULTS OF GRUPO ORTIZ DECEMBER 2024





### HISTORY OF GRUPO ORTIZ: IDEA OF CONTINUITY IN THE LONG TERM



Ortiz is founded A construction company operating in Castilla-La Mancha and Madrid.

Juan Antonio Carpintero, current chairman and brother of the founder, he joined the Group in 1969.

1961

FOUNDATION

**New Business Areas** Energy and Concessions

New specialities Rail Comprehensive Water Management

Capitalization Real Estate Development

2000-2010

NEW BUSINESS AREAS AND SPECIALITIES Start of Concessions Start of the execution of Concessions in Colombia and Mexico: road and hospitals

Group management by business areas. Concessions Energy Infrastructures

2015-2019

INTERNATIONAL CONCESSIONS 4 Concessions in Operation Conexión Norte Transversal del Sisga: Bosa Hospital Barranquilla

Financing of Troncales I y II motorways Refinanced 3 Concessions

Virtual Construction Way of executing the work under concession

### 2024-2029

NEW CONCESSION PHASE

1987-2000

CONSTRUCTION GROWTH

Diversification of Construction Activities

Building construction Rehabilitation Conservation Environment 2010-2014

**INTERNATIONALISATION** 

Energy and infrastructure projects in various countries

Colombia Mexico Peru Panama Guatemala Honduras El Salvador 2019-2023

EXECUTION OF INTERNATIONAL CONCESSIONS

Colombia

Road: Connection Norte, Transversal Sisga Health: Hospital de Bosa Energy distribution: Barranquilla

Mexico Health: Hospital Tepic

### **CHANGE IN GROUP MANAGEMENT**

Executive Chairman: Mr Juan Antonio Carpintero

CEO: Mr Francisco Javier de la Mata

### CONCESSION BUSINESS. VALUE GENERATION AND GROWTH

**Global Concessionaire Company** that **MANAGES** the financial structuring of its projects with the participation of multilateral, international and local financial institutions. **Strategic partner for financial institutions** in the development of concession projects for renewable energies and sustainable infrastructures.

**START OF OPERATIONS FOR 4 CONCESSIONS** in Colombia: **road** – Conexión Norte and Transversal del Sisga – **sanitation** – Hospital de Bosa – and **energy** – Power grids and substations in Barranquilla.

◆ Refinancing of 3 concessions. Transversal del Sisga, Conexión Norte, and Energy Barranquilla: Cash Out +€70M

♦ Recurring cash concessions: €850M

€237M Nominal value of concessions in Spain

+€600M Nominal value 4 concessions in Colombia

**DIVESTMENT OF ASSETS.** Early Termination Agreement of the Hospital Tepic Concession with Mexico. €13M Sale

AMORTISATION OF THE MARF BOND of the Viario A31 concession in Spain. €47M At its ordinary maturity. First Bond Project in MARF.

### BEHIND A GRUPO ORTIZ CONCESSION, THERE WILL BE A PROJECT EXECUTED IN ACCORDANCE WITH THE VIRTUAL CONSTRUCTION CARRIED OUT

### INVESTMENT DEVELOPMENT PHASE

Two road concessions in Colombia for the **Troncales del Magdalena I and II** motorways. 532 Km of 5G road that link the interior of the country to the Atlantic coast.

- Closed financing: +€1,000M
- Multilateral + International + Local Banking. 8 companies in total

Award of 2 car parks in Madrid Centro Beginning of the renovation works. 769 spaces

### REAL ESTATE

**GOP PROPERTIES SOCIMI.** Assets in income that generate **recurrent cash** with sustained growth.

Incorporation of new PROFITABLE ASSETS.

### **REAL ESTATE**

**OTHER REAL ESTATE ASSETS** Grupo Ortiz has prime land in the main urban growth hubs of the city of Madrid.

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### ENERGY AND INFRASTRUCTURES. NEW WAY TO EXECUTE. PRIOR VIRTUAL CONSTRUCTION: DEADLINE, PRICE, SUSTAINABILITY

**Construction and EPC company** with the advanced digital technology needed to successfully execute the works covered by our concessions and the different renewable energy projects and sustainable infrastructures for our customers. **Virtual Construction** allows us to meet the price and term of projects in a sustainable and secure manner.

**EXECUTION** of projects at the national and international levels:

- Energy Mainly in the USA and Spain.
- Infrastructures: Colombia, Panama and Spain.

A new way of completing works implemented for the first time in Hospital de Bosa - Virtual Construction

### ENERGY

### **Renewable Generation**

- Consolidation as an EPC contractor for photovoltaic plants in the United States. 4th photovoltaic project: 918 MW total installed capacity.
- In Spain, the company has implemented 5 photovoltaic plants and 1 wind farm: 870 MW of total installed power.
- One of the largest photovoltaic plants in Spain has been energized in the long term: 478MW.

### **Power Transmission and Distribution**

Voltage lines - 30 km - and 12 substations in execution or maintenance in Spain, Colombia and Peru.

### **Operation and Maintenance**

+2GW on 18 plants in 7 countries in operation and maintenance

### I N F R A S T R U C T U R E S

Colombia. 5G Road Infrastructure: Troncal I (260 km) and Troncal II	
(272 km).	

- Signing of the works start certificates.
- Own Industrial Units for the supply of materials: Aggregates and asphalts.
- Own Machinery Fleet: 471 Units

**Spain.** A leading company in road and railway infrastructure, the integral water cycle, green infrastructure, building, building rehabilitation, and associated services.

**Panama.** Hydraulic project Panama North Aqueduct, inaugurated by the President of the Republic.

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# DESCRIPTION OF BUSINESS MODEL



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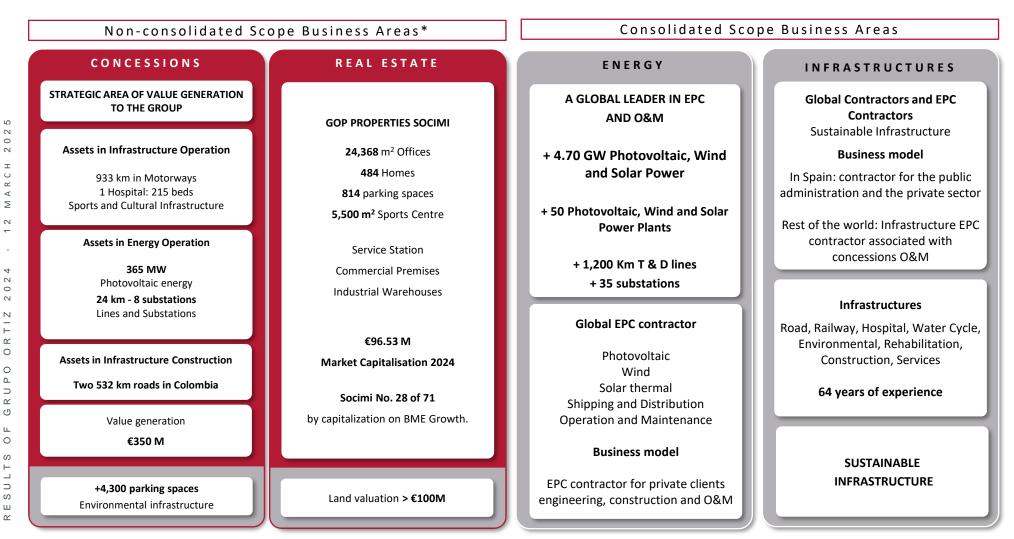
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\* They are included in the financial statements using the equity method, so the concessions and property area is not proportionally included in each accounting item. Therefore, the value of the concession area must be analysed by looking at the individual balance sheet of each SPV

### **NON-CONSOLIDATED PERIMETER \***

CONCESSIONS AREA < 100%

### ADDITIONAL EBITDA €103.43 M

(EBITDA to the Parent Company)

### **Recurring Cash Generation**

### Generated by:

- 1. Dividends on Concessions
- 2. Interest onSubordinated Debt from Concessions
- 3. Repayment of Subordinated Debt from Concessions
- 4. Cash from Refinancing
- 5. Accounting gains originated by sales

Equity area: GOP SOCIMI (REIT) Market Capitalisation €96.53 M Ortiz Stake 46%

\* They are included in the financial statements using the equity method, so the concessions and property area is not proportionally included in each accounting item. Therefore, the value of the concession area must be analysed by looking at the individual balance sheet of each SPV

### CONSOLIDATED SCOPE

Revenue €761.41 M

EBITDA €54.21 M

### **ENERGY AREA**

Revenue **€385.01 M** EBITDA **€17.80 M** Global EPC Contractor for Photovoltaic & Wind T&D, O&M.

### **INFRASTRUCTURES AREA**

Revenue **€355.44 M** EBITDA **€32.01 M** Global EPC Contractor Sustainable Infrastructure

**CONCESSIONS AREA 100% GROUP** 

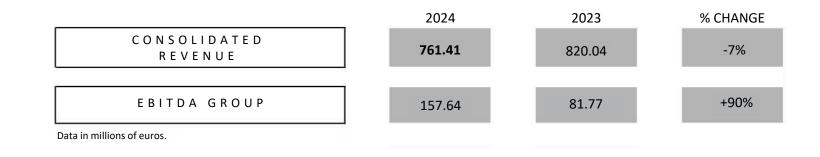
Revenue €20,96 M

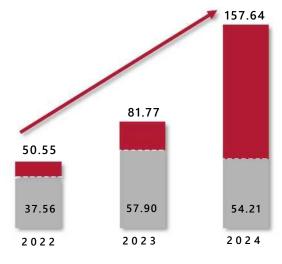
EBITDA **€4.40 M** 

**ASSETS AREA** 

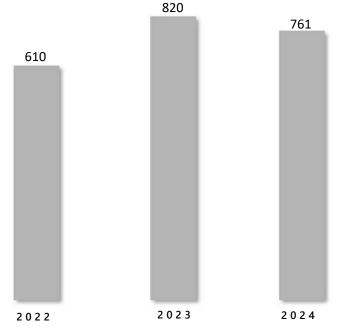
Land valuation > €100M



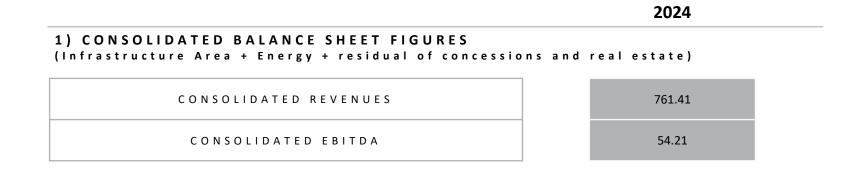




EBITDA GROUP 2022-2024



**CONSOLIDATED REVENUES 2022-2024** 



## 2) ADDITIONAL EBITDA = CASH FROM CONCESSIONS + REAL ESTATE CASH THAT REACHES THE PARENT COMPANY.

103.43

157.64

ADDITIONAL EBITDA

### 3) EBITDA GRUPO ORTIZ

EBITDA GRUPO ORTIZ

Data in millions of euros.

The EBITDA GROUP is also used for the calculation of RATIOS for the Covenants of Syndicated Financing.

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### ADDITIONAL EBITDA = CASH FROM CONCESSIONS + REAL ESTATE CASH THAT REACHES THE PARENT COMPANY.

### 1. RECURRING ADDITIONAL EBITDA

- Dividends on Concessions
- Dividends from SOCIMIs (Equity)
- Interest on Subordinated Debt from Concessions
- Repayment of Subordinated Debt from Concessions

### 2. ROTATING ADDITIONAL EBITDA \*

- Cash from Refinancing (Cash Out)
- Accounting gains originated by sales

### ADDITIONAL EBITDA

Data in millions of euros.

\* By asset rotation policy

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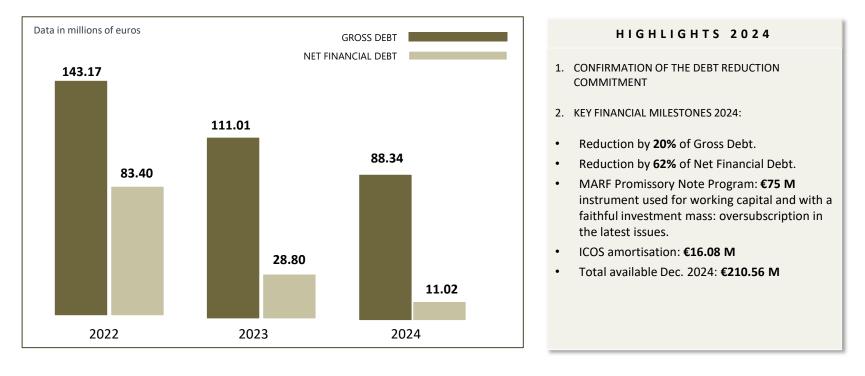


103.43

75.60

27.80

### COMPLIANCE WITH THE DEBT REDUCTION COMMITMENT



### COMPLIANCE WITH 2024 SYNDICATED RATIOS

FORECAST FOR COMPLIANCE WITH NFD/EBITDA RATIO (DEBT WITH RECOURSE ONLY)

0.07

≤ 2.25

### THE DEBT OUTSIDE CONSOLIDATED DEBT IS 100% NON-RECOURSE TO GRUPO ORTIZ

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C O N C E S S I O N S	REAL ESTATE	E N E R G Y	I N F R A S T R U C T U R E S
UNCONSOLIDATED CONCESSIONS	GOP PROPERTIES SOCIMI WHICH IS NOT CONSOLIDATED	CONSOLIDATED ENERGY	CONSOLIDATED INFRASTRUCTURE
<ul> <li>HOLDER: The different SPV (Special Purpose Vehicle) Infrastructure and Energy Concessionaires.</li> <li>Financial Instruments: <ul> <li>PROJECT FINANCE, without recourse to GRUPO ORTIZ.</li> </ul> </li> <li>Financial Equity and Surety Guarantees.</li> </ul>	HOLDER: GOP PROPERTIES SOCIMI A SINGLE LOAN, amounting to €64.08M as at 31 Dec 24 and WITHOUT RECOURSE to the GRUPO ORTIZ Balance Sheet, which means an LTV < 30% Study during 2025 of restructuring of existing funding	<ul> <li>HOLDER: ORTIZ CyP</li> <li>Financial Instruments:</li> <li>Bank Guarantees (advance, faithful performance, and guarantee) and SURETY BONDS.</li> <li>Letters of Credit (LCs)</li> <li>Reverse factoring</li> <li>Currency</li> </ul>	<ul> <li>HOLDER: Ortiz CyP and Group companies (COSFESA, ASTEISA, INDITEC, CONDISA, INDAGSA)</li> <li>Financial Instruments: <ul> <li>Syndicated Financing</li> <li>MARF Promissory Note Program</li> <li>Credit policies</li> <li>ICO Ioans.</li> <li>FACTORING contracts.</li> <li>REVERSE FACTORING lines</li> <li>LEASING</li> </ul> </li> </ul>
CONSOLIDATED CONCESSIONS	REAL ESTATE CONSOLIDATED	<ul> <li>Insurance Policies (Liability, Construction)</li> </ul>	<ul> <li>CDTis loans</li> <li>Bank guarantees and surety guarantees.</li> <li>Insurance Policies (Liability, Construction)</li> </ul>
<ul> <li>HOLDER: ORTIZ CyP as the holder of small concession projects.</li> <li>Financial Instruments:</li> <li>Bridge Financing</li> <li>"Ad hoc" funding for each project (not Project Finance)</li> </ul>	HOLDER: ORTIZ CyP and AGRICASA Real Estate assets receive <b>NO FINANCING.</b>	(It does not require an EQUITY contribution.)	<ul> <li>In 2024, the following were achieved:</li> <li>1<sup>st</sup> Reverse Factoring Facility in Colombia.</li> <li>1<sup>st</sup> Line of LCs in Colombia for (Non-Export operations)</li> </ul>

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CONSOLIDATED INCOME STATEMENT	2024	2023
CONTINUING OPERATIONS		
Revenue	761,408	820,03
Changes in inventories of finished goods and work in progress	(383)	(27)
Own work capitalised	359	41
Supplies	(533,400)	(597,92
Other operating income	482	13
Personnel expenses	(116,653)	(109,26 <sup>-</sup>
Other operating expenses	(62,965)	(62,18
Asset amortisation/depreciation	(6,469)	(5,37
Application of grants for non-financial assets	2	
Excess provisions	80	
Impairment and profit/(loss) on disposal of fixed assets	(109)	1
Results due to the loss of control over consolidated investments	(38)	
Other results	(1,172)	(35
OPERATING PROFIT/(LOSS)	41,142	45,35
Finance income	22,423	19,90
Financial expenses	(20,215)	(25,27
Change in the fair value of financial instruments	975	47
Differences on exchange	(17,868)	7,29
Impairment and gain/(loss) on disposal of financial instruments	-	
Other financial income and expenses	425	
FINANCIAL INCOME/EXPENSE	(14,260)	2,40
Share in profits (losses) at companies consolidated using the equity method	10,270	18
Impairment and Result from Loss of Significant Influence of PPE (Property, Plant, and Equipment).	(329)	18
PROFIT/LOSS BEFORE TAX	36,823	47,94
Income tax	(2,377)	(15,38
Profit/(loss) for the year from continuing operations	34,446	32,50
CONSOLIDATED PROFIT/(LOSS) FOR THE YEAR	34,446	32,56

Figures in thousands of euros

ASSETS	2024	2023
NON-CURRENT ASSETS	447,097	419,599
Intangible assets	47,772	30,507
Property, plant and equipment	76,706	22,748
Investment property	32,608	31,321
Investments in group companies and associates	239,562	286,089
Non-current financial investments	2,286	2,985
Non-current trade receivables	25,810	26,038
Deferred tax assets	22,353	19,911
CURRENT ASSETS	472,607	474,559
Inventories	13,169	15,273
Trade and other receivables	357,358	358,665
Current investments in group companies and associates	10,488	13,625
Current financial investments	39,033	26,755
Current accruals	7,339	1,550
Cash and cash equivalents	45,220	58,691
TOTAL ASSETS	919,704	894,158

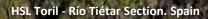
Figures in thousands of euros

EQUITY AND LIABILITIES	2024	2023
EQUITY	266,464	245,060
Capital and reserves	283,161	257,847
Valuation adjustments	(17,773)	(13,927)
Grants, donations and bequests received	717	767
Non-controlling interests	359	373
NON-CURRENT LIABILITIES	161,560	116,812
Non-current provisions	7,999	7,999
Non-current borrowings	82,565	65,546
Non-current payables to group companies and associates	7,191	6,693
Deferred tax liabilities	8,330	5,254
Non-current deferred income	55,475	31,320
CURRENT LIABILITIES	491,680	532,286
Current provisions	498	626
Current borrowings	25,473	52,047
Current payables to group companies and associates	21	24
Trade and other payables	465,687	479,584
Current accruals	1	5

TOTAL EQUITY AND LIABILITIES	919,704	894,158

Figures in thousands of euros

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## PORTFOLIO DECEMBER 2024 +BUDGET 2025

## GRUP



Data in millions of euros

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### ESTIMATED 2025

### 1) CONSOLIDATED BALANCE SHEET FIGURES Infrastructure Area + Energy + residual of concessions and real estate)

CONSOLIDATED REVENUES

CONSOLIDATED EBITDA

933.34	
66.28	

28.38

2) ADDITIONAL EBITDA = CASH FROM CONCESSIONS + REAL ESTATE CASH THAT REACHES THE PARENT COMPANY.

ADDITIONAL EBITDA

### 3) EBITDA GRUPO ORTIZ



Data in millions of euros.

The EBITDA GROUP is also used for the calculation of RATIOS for the Covenants of Syndicated Financing.

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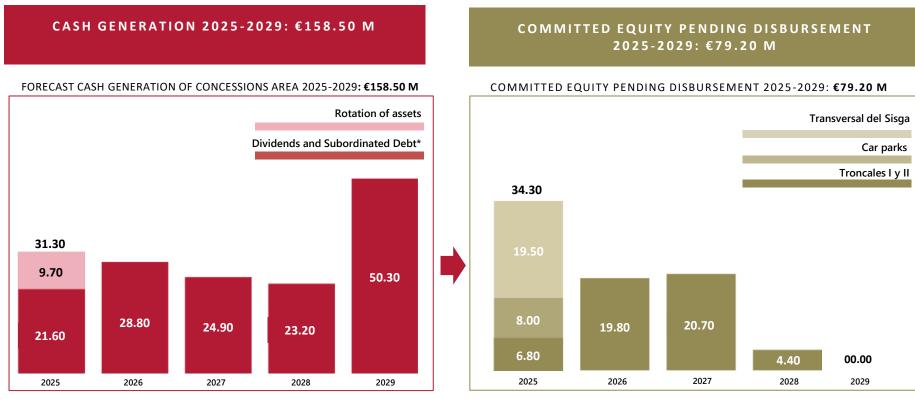
Hospital de Bosa. Colombia

	COUNTRY	ТҮРЕ	TOTAL INVESTMENT IN SPV	% PARTICIPATION OF ORTIZ IN THE SPV	CHARACTERISTICS
Concessions in Operation					
Autovía Transversal del Sisga	Colombia	Road	250.60	25.01%	137 km 4G motorway
Autovía Conexión Norte	Colombia	Road	522.30	17.25%	145 km 4G motorway
Barranquilla T&D Lines	Colombia	T&D Energy	131.40	80%	24 km lines + 8 substations
Hospital de Bosa	Colombia	Hospital	78.60	55%	Hospital 215 beds in Bogotá
Alten (Solem I and II)	Mexico	Photovoltaic Plant	339.00	33%	Total 350 MW Photovoltaic Plants
MedSolar	Italy	Photovoltaic Plant	3.70	50%	1 MW Photovoltaic Plant.
Viario A31 Motorway	Spain	Road	108.70	26%	111 km Bonete-Alicante dual carriageway
Ibiza Expressway	Spain	Road	92.80	50%	7.8 km Access Ibiza Airport carriageway
Alten El Casar PV Plant	Spain	Photovoltaic Plant	12.30	50%	13 MW Photovoltaic Plant.
Bulevar Arte y Cultura	Spain	Cultural Centre	13.90	33.3%	La Rambleta Cultural Centre in Valencia, Spain
Car parks*	Spain	Parking	63.90	100%	+3,500 parking spaces 7 car parks in Madrid, Villalba and Zamora
Rest (5 assets)*	Spain	EDAR, Energy	15.00	100%	EDAR Ribadeo, FV Málaga and 3 energy efficiency
Total Concessions in Operation			1,632		
Concessions under Construction					
Autovía Troncal Magdalena I	Colombia	Road	936.40	50%	260 km 5G road
Autovía Troncal Magdalena II	Colombia	Road	877.50	50%	272 km 5G road
Car parks under construction*	Spain	Parking	28.00	100%	769 parking spaces in Madrid. The Tudescos and Santa Ana car parks
Total Concessions under Construction	ו:		1,842		
TOTAL INVESTMENT			3,474		
• 31 assets (27 in open	ration)	<ul> <li>933 km of dual carriageways</li> </ul>		a g e w a y s	<ul> <li>+360 MW installed capacity</li> </ul>
• €3,474 M Total Investment • 215 hospital beds			<ul> <li>+4,290 parking spaces</li> </ul>		

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Data in millions of euros

### SELF-FINANCING CONCESSION BUSINESS MODEL



\*Dividends and interest on subordinated debt corresponding to the recurring additional EBITDA

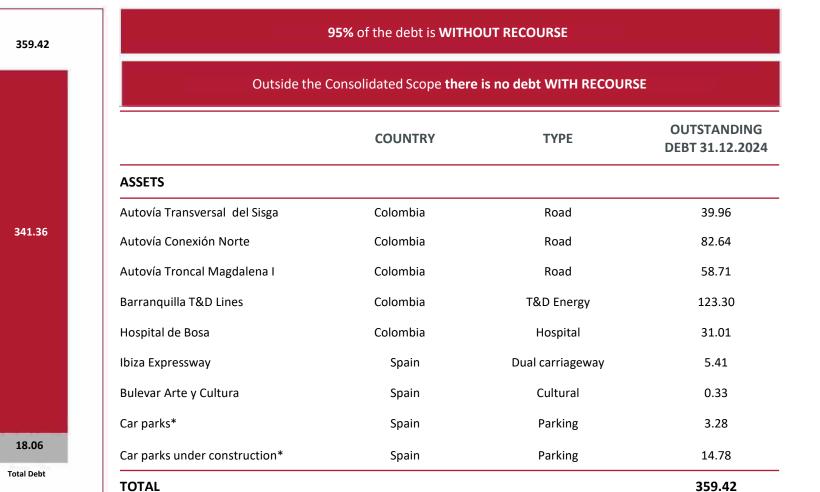
Equity Contribution for the Trunk Roads I and II: €120 M. Equity already provided: €66.70 M (56%)

This generation of Cash from the concession area allows Grupo Ortiz to face the Equity committed at 31.12.2024 for concession projects

€79.3 M available for investments in new concession projects, equivalent to 50% of the cash generated by concessions

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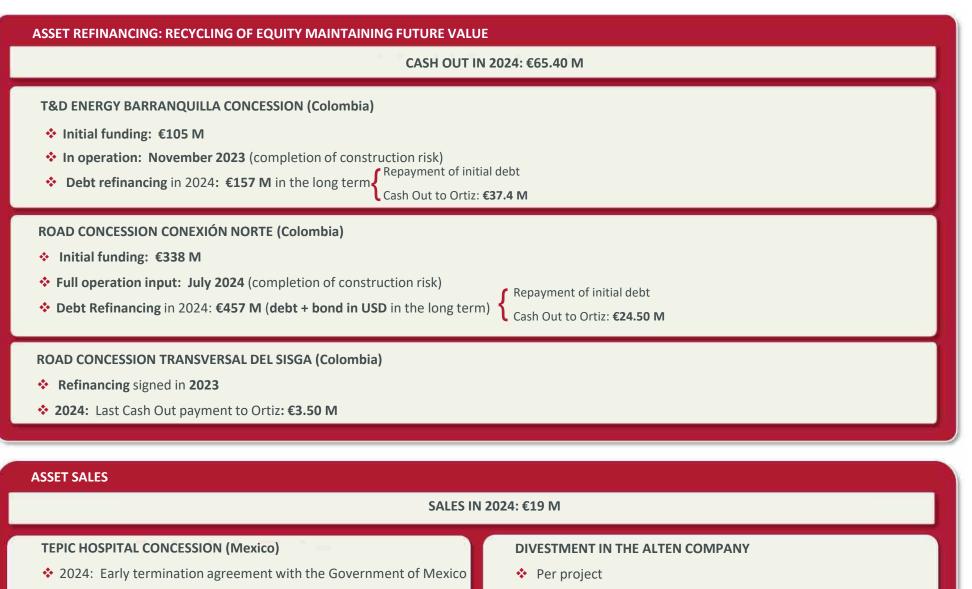
### OUTSTANDING DEBT of the concession area as at 31.12.2024: €359.42 M

Data in millions of euros

Data in millions of euros

\* Only concession assets included in the consolidated balance sheet

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Sale: 6 M€

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### **INVESTMENT GROWTH POLICY IN THE CONCESSION AREA**

### COLOMBIA

- Grupo Ortiz will continue to participate in concession projects, mainly ENERGY, ROADS, RAIL and WATER CYCLE
- February 2025
- Presentation for the tender of the La Dorada-Chiriguana Railway
- Purchase of 25% of the KMA partner's stake in the Sisga Transversal concession, reaching 50%, together with Cofides

### **UNITED STATES**

- Srupo Ortiz has consolidated its position as a photovoltaic expert since 2021, with 4 photovoltaic plants being completed or in progress
- \* In the concession study phase, mainly ENERGY, ROADS AND RAIL and the search for local partners

### PERU

- Since 2010, Grupo Ortiz has executed different energy and infrastructure projects (mainly in hospitals)
- \* In the concession study phase, mainly ENERGY (T&D LINES) and HOSPITALS

### PANAMA

- Since 2015, Grupo Ortiz has developed projects for integrated water cycle infrastructures and restoration of historic buildings
- In the tender for energy projects and the integrated water cycle, which can be financed without recourse
- In the concession study phase, mainly ENERGY AND ROAD

### **SPAIN**

- Assets subject to tender for car park concessions. In 2024, the award of two car parks in the centre of Madrid (769 spaces) was obtained
- \* In the concession study phase, mainly ENERGY, ROAD, CAR PARKS, WATER CYCLE, RENTAL HOMES

### MEXICO

Pending the development of concession projects. Experience at the Hospital de Topic, awarded in 2017

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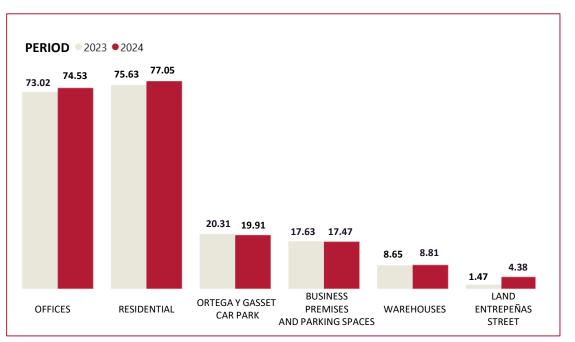
## GOP PROPERTIES SOCIMI

Grupo Ortiz Headquarters. España



### **GOP PROPERTIES SOCIMI**

- Capital divided into 6,187,505 shares
- Share price as at 31.12.2022: **€15.60/share**
- Market Capitalisation: €96.53 M
   Socimi no. 28 of 71 by market capitalisation
- Appraised value of assets as at 31.12.2024: €202.14 M
- Appraisal Value Debt (NAV): €138.06 M
- Financial Debt as at 31.12.2024: **€64.08 M**
- Difference between NAV and Market Capitalisation +€41.53 M
- NAV/Market Capitalisation: 143%
- Gross Distribution to Shareholders in 2024: €6.188 M
- Annual Average Gross Return 2024 (approx. €15.60/yr): 6.70%
- Total Accumulated Distribution (2017 to 2024): €39.05 M
- Annual Average Gross Return (approx. €15.60/yr): 5.45%
- Shareholding Composition at 31.12.2024
  - Ortiz CyP: 46%
  - 1 institutional investor: 5%
  - 207 investors: 43.69%
  - Treasury shares: 5.31%



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## GRUPO ORTIZ AROUND THE WORLD

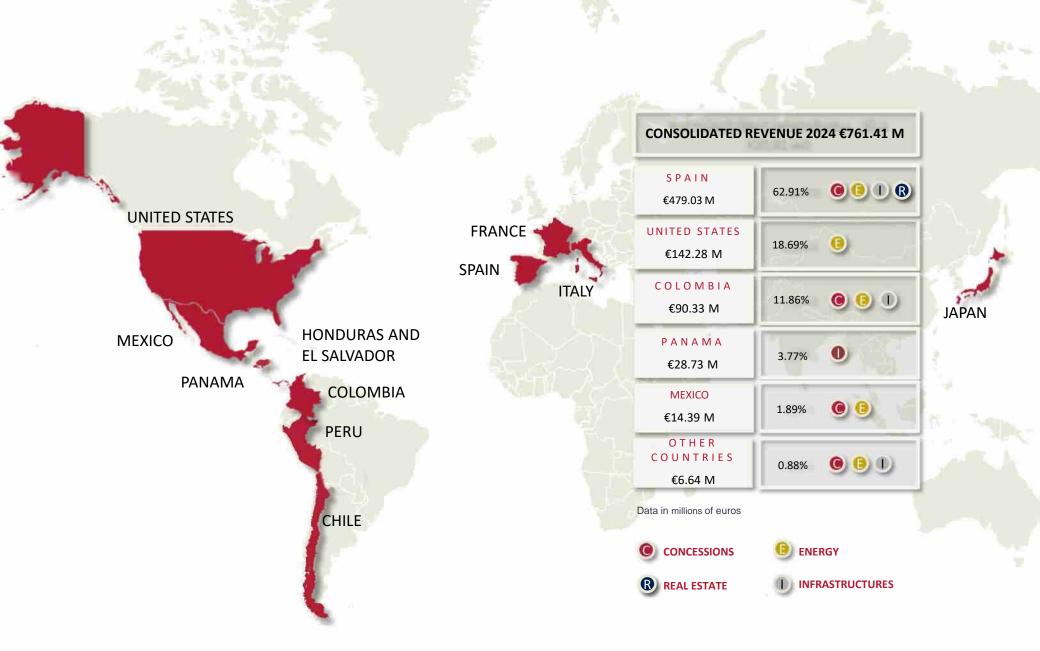
Photovoltaic Plant.Spain

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### **REVENUE BY COUNTRY DECEMBER 2024**

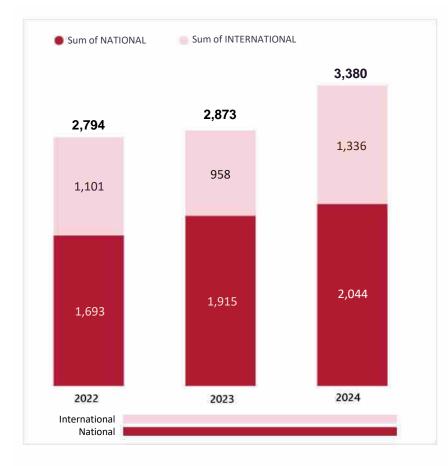






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## PROFESSIONALS



### HIGHLIGHTS

Commitment to stable and quality employment

Job Creation	18%		
Permanent Employment	88%		
Commitment to training			
Ongoing training (hours)	+27,940		
Hours of training per technician	20.0		
Hours of training per <b>specialist</b>	10.6		
Commitment to safety. Occupational Risk Prevention Policy			
Prevention control visits	+1,370		
Audited centres	22		
Hours of training per <b>student</b>	16.1		
Commitment to health			
Health monitoring			
Promotion of healthy living habits			

(\*) Training ratios do not include international skills training

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