

MEDITERRANEAN REIT SOCIMI, S.A.
A-65540312

Calle Comte de Salvatierra, 10 pl 1º puerta 2ª
08006-BARCELONA (Barcelona)

**NOTICE OF ANNUAL GENERAL SHAREHOLDERS' MEETING OF
MEDITERRANEAN REIT SOCIMI, S.A.**

In accordance with the resolution adopted on 28 May 2026 by the Board of Directors of MEDITERRANEAN REIT SOCIMI, S.A. (hereinafter, the "Company"), the Shareholders are hereby convened to the Annual General Shareholders' Meeting to be held at the Calle Severo Ochoa, 48, 03203 Elche, Spain, on Tuesday, 30 June 2026, at 10:00 a.m. (CET), on first call and, if the required quorum is not reached, on the following day, at the same time and place, on second call, in order to deliberate and resolve upon the following:

AGENDA

FIRST.- Review and approval, if appropriate, of the balance sheet, profit and loss account, statement of changes in equity, cash flow statement, notes to the financial statements, as well as the management report corresponding to the financial year ended on 31 December 2025.

SECOND.- Allocation of results for the financial year.

THIRD.- Approval, if appropriate, of the Directors' Remuneration Policy.

FOURTH.- Questions and answers.

FIFTH.- Delegation of powers to the Chairman and the Secretary of the Board of Directors so that either of them, severally and individually, may formalize, rectify, interpret and implement the resolutions adopted by the General Shareholders' Meeting and, in particular, proceed with the filing of the annual accounts.

SIXTH.- Reading and approval of the minutes of the meeting.

INFORMATION RIGHTS

In accordance with the provisions of the Spanish Companies Act (Ley de Sociedades de Capital) and other applicable regulations, as from the publication of this notice, shareholders may examine at the registered office and request delivery or free-of-charge sending of the documents to be submitted for approval by the General Shareholders' Meeting, including the annual accounts, the management report and the auditor's report.

Such documentation will also be available on the Company's corporate website:

www.medreit.es

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RIGHT TO ATTEND AND REPRESENTATION

Pursuant to Article 22 of the Company's Articles of Association, all shareholders whose shares are registered in the relevant book-entry register at least five days prior to the date of the General Shareholders' Meeting shall be entitled to attend the meeting, either personally or by proxy, in accordance with the Articles of Association and applicable regulations.

Shareholders or their representatives attending the General Shareholders' Meeting in person at the place designated for the meeting shall present their Attendance Card. In the case of legal entities, sufficient authority evidencing the powers of the individual acting on behalf of such entity must also be provided.

Shareholders may be represented by another person, whether or not such person is a shareholder. To this end, shareholders must complete the proxy section included in the Attendance and Proxy Card and sign it in the designated space. The proxy may be delivered to the Company at its registered office, by post or by electronic means to the following address: mm@medreit.es.

Furthermore, in order to facilitate shareholders' participation and exercise of their rights, shareholders may appoint the Chairman of the General Shareholders' Meeting as their proxy by completing the proxy section included in the Attendance and Proxy Card and signing it in the designated space, indicating voting instructions for those items on the Agenda in respect of which they wish to provide such instructions. The proxy may be sent to the Company through the means described above.

Any shareholder wishing to attend the General Shareholders' Meeting by telematic means may send, from the day following the publication of this notice and up to five days prior to the date of the meeting on first call, an email to mm@medreit.es including their identification details (full name, copy of National Identity Document/Tax Identification Number or passport), the email address at which they wish to receive notifications and a copy of the attendance card.

Once duly validated, the shareholder and/or representative will receive, at the email address provided, a link enabling connection to the General Shareholders' Meeting. Such connection must be made from 9:45 a.m. on 30 June 2026.

Should the General Shareholders' Meeting not be held on first call, the shareholder will receive a new link enabling connection on the following day at the same time, in relation to the meeting on second call.

Upon connection, shareholders or representatives must identify themselves by means of their National Identity Document or passport. Once the General Shareholders' Meeting has commenced, no further connections will be accepted and any shareholder not previously identified shall not be entitled to attend the meeting by telematic means.

This English version of the notice of meeting is provided for information purposes only. In the event of any discrepancy between the English and the Spanish versions, the Spanish version shall prevail.

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Barcelona, 28 May 2026.

MEDITERRANEAN REIT SOCIMI, S.A.

The Chairman

Mr. Roberto Bergonzi Martínez

A handwritten signature in black ink, appearing to read 'R. Bergonzi', written in a cursive style.