Grupo Empresarial San José, S.A. and subsidiaries

Report on limited review
Interim condensed consolidated financial statements
for the six-month period ended 30 June 2024
Interim condensed management's report

This version of our report is a free translation of the original, which was prepared in Spanish. All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of our report takes precedence over this translation.

Report on limited review of condensed consolidated interim financial statements

To the shareholders of Grupo Empresarial San José, S.A.

Introduction

We have performed a limited review of the accompanying condensed consolidated interim financial statements (hereinafter, the interim financial statements) of Grupo Empresarial San José, S.A. (hereinafter, the Parent company) and its subsidiaries (hereinafter, the Group), which comprise the balance sheet as at 30 June 2024, and the interim income statement, interim statement of global profit, interim statement of changes in equity, interim cash flow statement and related notes, all condensed and consolidated, for the six-month period then ended. The Parent company's directors are responsible for the preparation of these interim financial statements in accordance with the requirements of International Accounting Standard (IAS) 34, Interim Financial Reporting, as adopted by the European Union, for the preparation of condensed interim financial statements, as provided in Article 12 of Royal Decree 1362/2007. Our responsibility is to express a conclusion on these interim financial statements based on our limited review.

Scope of review

We conducted our limited review in accordance with International Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A limited review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A limited review is substantially less in scope than an audit conducted in accordance with legislation governing the audit practice in Spain and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim financial statements.

Conclusion

Based on our limited review, that cannot be considered as an audit, nothing has come to our attention that causes us to believe that the accompanying interim financial statements for the six-month period ended 30 June 2024 have not been prepared, in all material respects, in accordance with the requirements of International Accounting Standard (IAS) 34, Interim Financial Reporting, as adopted by the European Union, as provided in Article 12 of Royal Decree 1362/2007, for the preparation of condensed interim financial statements.

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Emphasis of matter

We draw attention to the accompanying note 2.1, in which it is mentioned that these interim financial statements do not include all the information required in a complete set of consolidated financial statements prepared in accordance with International Financial Reporting Standards, as adopted by the European Union, and therefore the accompanying interim financial statements should be read together with the consolidated annual accounts of the Group for the year ended 31 December 2023. Our conclusion is not modified in respect of this matter.

Other matters

Consolidated interim management report

The accompanying consolidated interim management report for the six-month period ended 30 June 2024 contains the explanations which the Parent company's directors consider appropriate regarding the principal events of this period and their impact on the interim financial statements presented, of which it does not form part, as well as the information required under the provisions of Article 15 of Royal Decree 1362/2007. We have verified that the accounting information contained in this management report is in agreement with that of the interim financial statements for the six-month period ended 30 June 2024. Our work as auditors is limited to checking the consolidated interim management report in accordance with the scope mentioned in this paragraph and does not include a review of information other than that obtained from Grupo Empresarial San José, S.A. and its subsidiaries' accounting records.

Preparation of this review report

This report has been prepared at the request of the administrators de Grupo Empresarial San José, S.A. in relation to the publication of the half-yearly financial report required by Article 100 of Law 6/2023, of March 17, on Securities Markets and Investment Services.

PricewaterhouseCoopers Auditores, S.L.

Original signed by

Fernando Chamosa Valín

24 July 2024

Grupo Empresarial San José, S.A. and Subsidiaries

Interim Condensed Consolidated Financial Statements and Interim Consolidated’ Management Report for the six-month period ending on 30 June 2024.

Translation of a document originally issued in Spanish. In the event of a discrepancy, the Spanish-language version will prevail.

Translation into English of a document originally issued in Spanish. In the event of discrepancy, the Spanish language version will prevail.

GRUPO EMPRESARIAL SAN JOSÉ, S.A. and Subsidiairies

Condensed Consolidated Balance Sheet at 30 June 2024 and 31 December 2023

(Thousand of Euros)

ASSETS	Note	30-6-2024	31-12-2023	EQUITY AND LIABILITIES	Note	30-6-2024	31-12-2023
NON-CURRENT ASSETS:				**EQUITY:**			
Intangible assets	6	**14,580**	**15,480**	**Share capital**		**1,951**	**1,951**
Goodwill on consolidation	6.1	**9,984**	**9,984**	**Reserves**		**34,890**	**40,587**
Property, plant and equipment	7	**85,201**	**82,789**	**Reserves in consolidated companies**		**182,081**	**166,194**
Investment property	8	**16,597**	**11,682**	**Translation differences**	2.3	**(36,369)**	**(47,026)**
Investments in associates and joint ventures	9.1	**23,740**	**22,841**	**Equity-Valuation adjustments**		**298**	**(268)**
Equity investments in associates		23,740	22,841	**Profit for the year attributable to the parent company**		**23,253**	**19,944**
Long-term financial investments	9.1	**18,625**	**19,520**	**Equity attributable to Parent shareholders**		**206,104**	**181,382**
Equity instruments		6,953	7,175	**Minority interests**		**36,224**	**35,536**
Loans to third parties		11,131	11,659	**TOTAL EQUITY**	11	**242,328**	**216,918**
Other financial assets		541	686				
Deferred tax assets		**19,237**	**18,392**				
TOTAL NON-CURRENT ASSETS		**187,964**	**180,688**	**NON-CURRENT LIABILITIES:**			
				Long-term provisions	12	**42,154**	**39,727**
				Long-term debt	13	**101,495**	**100,876**
				Bank loans and overdrafts		2,664	2,672
				Other financial liabilities		98,831	98,204
				Deferred tax liabilities		**15,161**	**12,250**
				Long-term advances		**773**	**751**
				TOTAL NON-CURRENT LIABILITIES		**159,583**	**153,604**
				CURRENT LIABILITIES:			
				Short-term provisions	12	**25,614**	**29,231**
CURRENT ASSETS:				**Current bank borrowings**	13	**10,304**	**13,539**
Inventories	10	**86,924**	**77,489**	Bank loans and overdrafts		6,319	8,728
Trade and other receivables		**520,142**	**463,369**	Other financial liabilities		3,985	4,811
Trade receivables for sales and services	9.3	475,057	426,629	**Payable to related companies**	17	**1,818**	**1,592**
Related companies receivables	17	761	748	**Trade and other payables**		**795,825**	**713,970**
Sundry accounts receivable		7,501	5,995	Trade payables		608,039	563,592
Public administrations		36,823	29,997	Sundry creditors		529	2,357
Investments in associates and joint ventures	17	**3,099**	**2,071**	Staff, remuneration payable		10,777	9,828
Short-term investments	9.2	**5,734**	**2,848**	Tax payables		20,899	17,620
Short-term accruals		**2,817**	**3,251**	Advances from customers	9.3	155,581	120,573
Cash and cash equivalents		**434,890**	**406,764**	**Short-term accruals**		**6,098**	**7,626**
TOTAL CURRENT ASSETS		**1,053,606**	**955,792**	**TOTAL CURRENT LIABILITIES**		**839,659**	**765,958**
TOTAL ASSETS		**1,241,570**	**1,136,480**	**TOTAL EQUITY AND LIABILITIES**		**1,241,570**	**1,136,480**

Accompanying Notes 1 to 19 form an integral part of the Condensed Consolidated Balance Sheet as 30 June 2024.

GRUPO EMPRESARIAL SAN JOSÉ, S.A. and Subsidiairies

Interim Condensed Consolidated Income Statement for first half years 2024 and 2023

(Thousands of euros)

	Note	30-6-2024	30-6-2023
CONTINUING OPERATIONS			
Revenue	5	**758,682**	**643,902**
Change in inventories of finished goods and work	10	**(1,429)**	**585**
Work performed by the Group for its property, plant and equipment	6 & 7	**97**	**902**
Procurements		**(570,484)**	**(472,603)**
Cost of raw materials and other consumables used		(133,598)	(128,863)
Works performed by other companies		(437,129)	(343,920)
Impairment of goods held for resale, raw materials and other supplies		243	180
Other operating income		**5,388**	**6,769**
Non-core and other current income		5,358	6,708
Operating grants taking to income		30	61
Staff costs		**(94,859)**	**(82,249)**
Other operating expenses		**(73,065)**	**(71,939)**
Impairment losses and changes in provisions for trade		(6,983)	(7,752)
Other operating expenses		(66,082)	(64,187)
Depreciation and amortisation charge	6,7 & 8	**(5,888)**	**(5,165)**
Excessive provisions		**3,397**	**-**
Impairment and gains or losses on disposal of non-current assets	7 &8	**107**	**(80)**
PROFIT FROM OPERATIONS		**21,946**	**20,122**
Finance income		**8,561**	**4,740**
Finance costs		**(2,940)**	**(3,076)**
Change in fair value of financial instruments		**27**	**(93)**
Exchange differences		**(760)**	**(151)**
Adjustment for inflation in hyperinflationary economies	2.3	**(3,074)**	**(829)**
Impairment and gains or losses on disposal of financial instruments		**(609)**	**(2,476)**
FINANCIAL PROFIT		**1,205**	**(1,885)**
Profit/(Loss) of companies accounted for using the equity method	9.1	**(384)**	**(302)**
PROFIT/ (LOSS) BEFORE TAXES		**22,767**	**17,935**
Income Tax	15	(875)	(7,040)
PROFIT/ (LOSS) FOR THE YEAR FROM CONTINUING OPERATIONS		**21,892**	**10,895**
PROFIT / (LOSS) ATTRIBUTABLE TO EXTERNAL PARTNERS		**(1,361)**	**1,448**
PROFIT / (LOSS) FOR THE YEAR		**23,253**	**9,447**

Accompanying notes 1 to 19 form an integral part of the Interim Condensed Consolidated Income Statement for fist half year 2024.

GRUPO EMPRESARIAL SAN JOSÉ, S.A. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF GLOBAL PROFIT
FOR FIRST HALF YEARS 2024 AND 2023
(Thousand of Euros)

	Note	30/06/2024	30/06/2023
CONSOLIDATED PROFITS / (LOSSES) OF THE YEAR		**21,892**	**10,895**
Income and expenses recognised directly in equity		**13,335**	**11,732**
-For cash flow hedges	13.5	725	4
-Translation differences		12,419	11,653
-Entities valued by the equity method		372	-
-Other		(141)	101
-Tax effect		(40)	(26)
Transfer to income statement		**21**	**123**
-For cash flow hedges	13.5	56	285
-Translation differences		-	-
-Entities valued by the equity method		-	-
-Other		(28)	(121)
-Tax effect		(7)	(41)
TOTAL RECOGNISED INCOMES / (EXPENSES)		**35,248**	**22,750**
a) Attributable to Parent		34,476	19,365
b) Attributable to minority interests		772	3,385

Accompanying notes 1 to 19 form an integral part of the interim condensed consolidated statement of global profit for first half year 2024.

GRUPO EMPRESARIAL SAN JOSÉ, S.A. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR FIRST HALF YEARS 2024 AND 2023

(Thousand of Euros)

	Note	Share Capital	Legal Reserve	Other reserves of the parent	Consolidated Reserves: In consolidated companies	Consolidated Reserves: In associated companies	Translation differences	Equity Adjustments	Profit of the year	Total Equitty attributable to parent	Minority interests	Total Equity
Balance at December 31, 2022		1,951	390	41,140	164,491	(9,350)	(40,823)	24	16,613	174,436	32,117	206,553
Distribution of profit for year 2022:												
- To reserves		-	-	5,560	11,619	(566)	-	-	(16,613)	-	-	-
Dividend payment	4 & 11.3	-	-	(6,503)	-	-	-	-	-	(6,503)	(18)	(6,521)
Other equity movements		-	-	-	-	-	-	-	-	-	62	62
Total recognized income/expenses at 1H-2023		-	-	-	-	-	9,713	205	9,447	19,365	3,385	22,750
Balance at June 30, 2023		1,951	390	40,197	176,110	(9,916)	(31,110)	229	9,447	187,298	35,546	222,844
Other equity movements		-	-	-	-	-	-	-	-	-	-	-
Total recognized income/expenses 2H-2023		-	-	-	-	-	(15,916)	(497)	10,497	(5,916)	(10)	(5,926)
Balance at December 31, 2023		1,951	390	40,197	176,110	(9,916)	(47,026)	(268)	19,944	181,382	35,536	216,918
Distribution of profit for year 2023:		-	-	-	-	-	-	-	-	-	-	-
- To reserves		-	-	4,057	16,530	(643)	-	-	(19,944)	-	-	-
Dividend payment	4 & 11.3	-	-	(9,754)	-	-	-	-	-	(9,754)	(84)	(9,838)
Total recognized income/expenses at 1H-2024		-	-	-	-	-	10,657	566	23,253	34,476	772	35,248
Balance at June 30, 2024		1,951	390	34,500	192,640	(10,559)	(36,369)	298	23,253	206,104	36,224	242,328

Accompanying notes 1 to 19 form an integral part of the interim condensed consolidated statement of changes in equity for first half year 2024.

GRUPO EMPRESARIAL SAN JOSÉ, S.A. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR FIRST HALF YEARS 2024 AND 2023

(Thousand of Euros)

	Note	At 30 of June of 2024	At 30 of June of 2023
Cash flows from operating activities:			
(+) Profit (Loss) before tax		22,767	17,935
(+) Depreciation and amortisation charge		5,888	5,165
(+/-) Changes in operating allowances		1,123	8,687
(-) Financial income		(8,561)	(4,740)
(+) Financial costs		2,940	3,076
(+/-) Exchange differences		3,834	980
(+/-) Result of changes in value of financial instruments		(27)	93
(+/-) Result of companies accounted for using the equity method		384	302
(+/-) Impairment and gains or losses on disposals of financial investments		609	2,476
(+/-) Other gains or losses		(1,229)	1,007
Total Cash Flows from operating activities		**27,728**	**34,981**
Other adjustments			
(-) Income tax paid in the year		2,819	(7,723)
(+/-) (Increase) / Decrease in working capital			
Current Assets			
a) (Increase) / Decrease in inventories		4,976	2,902
b) (Increase) / Decrease in debtors and other receivables		(28,300)	(88,313)
Current Liabilities			
a) (Increase) / Decrease in trade payables		35,200	53,901
(+/-) Other collections / (payments) due to operating activities		(1,001)	(6,925)
1. TOTAL NET CASH FLOWS FROM OPERATING ACTIVITIES		**41,422**	**(11,177)**
Investments:			
(-) Intangible assets	6	(154)	(85)
(+) Property, plant and equipment	7 & 8	(2,423)	(2,861)
(-) Shares and other financial assets	9.1	(1,019)	(2,798)
Total Investments		**(3,596)**	**(5,744)**
Dividends received		**41**	**82**
Disposals:			
(+) Intangible assets		728	(75)
(+) Property, plant and equipment		405	172
(+) Shares and other financial assets		660	609
Total Disposals		**1,793**	**706**
Interest received		**8,542**	**4,657**
Other collections / (payments) due to financing activities		**(5,055)**	**73**
2. TOTAL NET CASH FLOWS FROM FINANCING ACTIVITIES		**1,725**	**(226)**
Other collections / (payments) for operations with own securities		**-**	**62**
Dividends paid	11.3	**(9,838)**	**(6,521)**
Increase / (decrease) in borrowings	13.1	**(2,084)**	**(2,994)**
Non Current		17	(1,209)
Current		(2,101)	(1,785)
Interests Paid		**(2,044)**	**(2,204)**
Other collections / (payments) due to financial activities		**-**	**(575)**
3. TOTAL NET CASH FLOWS FROM FINANCIAL ACTIVITIES		**(13,966)**	**(12,232)**
4. TRANSLATION EFFECT		**(1,055)**	**2,438**
TOTAL CASH FLOWS FOR THE YEAR		**28,126**	**(21,197)**

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		**406,764**	**307,005**
Changes in the year		28,126	(21,197)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		**434,890**	**285,808**

Accompanying notes 1 to 19 form an integral part of the interim condensed consolidated cash flow statement for first half year 2024.

Grupo Empresarial San José, S.A. and Subsidiaries

Explanatory notes to the Interim Condensed Consolidated Financial Statements corresponding to the six-month period ending on 30 June 2024.

1. Activities of the Group

Grupo Empresarial San Jose, S.A. (hereinafter, "the Parent Company") was incorporated on 18 August 1987 for an unlimited period by virtue of a public deed executed in Pontevedra in the presence of Pontevedra notary, Rafael Sanmartin Losada, under number 1539 of his protocol.

At the Ordinary and Extraordinary General Shareholders Meeting of the Company held on 17 June 2008, it was agreed to change the corporate name from "Udra, S.A." to "Grupo Empresarial San Jose S.A.", which was duly formalised by means of a public deed dated 17 July 2009.

The Parent Company is registered in the Commercial Register of Pontevedra on folio 88 of the Companies book 586, entry no. 1 on page no. 8119. It holds Fiscal ID number A-36.046.993.

Its registered office is in Pontevedra, at calle Rosalia de Castro, 44.

As of 20 July 2009, "Grupo Empresarial San Jose, S.A." was listed on the Spanish Stock Exchange. Its shares being traded on the Stock Exchange Interconnection System of the Spanish Stock Exchanges (Spanish Continuous Market).

Activities

The activities carried out by the Parent company and its investees (hereinafter referred to as "the SANJOSE Group" or the "Group") are classified into the following business lines:

1. Development of all forms of property construction.

2. Performance of all manner of public or private construction work, mainly buildings, road networks and hydraulic works.

3. Sale and purchase, administration, running and any other similar activities in relation to all manner of rural or urban properties.

4. Lease of all manner of assets.

5. Design, construction and management of electricity and renewable energy facilities.

6. Storage, distribution, purchase and sale and import of manufactured products.

7. Management and recruitment of personnel for all types of companies, associations and organisations.

8. Study, design, development and sale and purchase of all manner of electronic, computer, telecommunications and audiovisual components, products and systems.

9. Comprehensive maintenance of hospital facilities, maintenance of operating theatres and electro medical equipment, and manufacture and sale of integrated systems for operating theatres, ICUs and wards.

10. Study, design and installation of air conditioning, heating, industrial cooling and plumbing facilities; sale and purchase or manufacture of all kinds of related mechanisms; sell and act as a representative for third-party products.

11. Healthcare: construction of hospital facilities and public and private healthcare maintenance services; electro medicine and gas facilities and maintenance.

12. Facilities and services: Comprehensive installation work, electrical, mechanical and hydraulic installation work, turnkey projects and special installation work, as well as the maintenance of all manner of other facilities not related to the healthcare industry such as industrial facilities, other properties, etc.

13. Infrastructure and transport: Performance of infrastructure and transport reviews, project and installation work, including work relating to airports, ports, railways and other types of transport infrastructure.

14. Energy and environment: Carrying out reviews and projects focused on the production and sale of energy and industrial maintenance, waste water treatment, installation of water treatment plants and other environmental activities.

Under no circumstances must the company purpose be deemed to include activities the performance of which requires any type of administrative authorisation which the Company does not hold.

Also, the Parent Company may subscribe to, purchase or acquire by any other means shares and/or other equity interests in other public and private limited companies, even if their company purpose differs from that of "Grupo Empresarial San Jose, S.A.". Thus, it may form new public or private limited companies with other legal entities or individuals, whatever valid purpose or activity the newly formed companies may have.

Furthermore, Grupo Empresarial San Jose, S.A., the Parent Company of the SANJOSE Group has as its main purpose the management and control of all the business activities performed by the companies in which it has a material and lasting ownership interest.

The SANJOSE Group's activities are led by Grupo Empresarial San Jose, S.A. (holding company), which in turn mainly has holdings in: “Constructora San José, S.A.” (construction activity), “San José Energía y Medio Ambiente, S.A.” (energy activity), “San José Concesiones y Servicios, S.A.” (maintenance service activities) and “Desarrollos Urbanísticos Udra, S.A.” (urban developments).

2. Grounds for the presentation of the interim condensed consolidated financial statements

2.1 Regulatory framework and accounting principles

The Consolidated Financial Statements of “Grupo Empresarial San José, S.A.” and its Subsidiaries (Grupo SANJOSE or “the Group”) for the year ending 31 December 2023 were prepared by the Directors of the Parent Company at the meeting of the Board of Directors that took place on 29 February 2024 and passed by resolution of the General Ordinary Shareholders’ Meeting held on 18 April 2024, having been prepared pursuant to the provisions under the International Financial Information Regulations adopted by the European Union, in compliance with Regulations (EC) No 1606/2002 of the European Parliament and the Council (hereinafter, “EU-IFRS”, detailed in Notes 2-4 of the memorandum to said annual consolidated accounts). Additionally taking into consideration all the accounting regulations and standards and assessment criteria of the EU-IFRS, so that they provide a true and exact reflection of the consolidated equity and financial situation of Grupo SANJOSE at 31 December 2023 and its operating results, and the changes to net equity and the consolidated cash flow during the year ending on said date.

These Interim Condensed Consolidated Financial Statements comply with IAS 34 on Interim Financial Information and have been drafted by the Directors of the Parent Company on 24 July 2024, pursuant to provisions under Article 12 of Royal Decree 1362/2007.

Pursuant to IAS 34, the interim financial information is prepared with the sole purpose of updating the content of the most recent consolidated annual financial statements prepared by the Group, with special emphasis on any new activities, events and circumstances taking place during the first half of 2024 and without duplicating the information released previously in the consolidated financial statements for the year 2023. Therefore, for a proper understanding of the information included in these Interim Condensed Consolidated Financial Statements, they should be read in conjunction with the financial statements of the Company for the financial year 2023.

The Directors of the Parent Company consider that, due to the nature of the business of the Group and given its international level, the effect of seasonality is null.

Each company prepares its individual financial information in accordance with the accounting principles and standards in force within the country in which it operates and, accordingly, the required adjustments and reclassifications were made on consolidation to unify said principles and standards used and to make them EU-IFRS compliant.

The accounting policies and method applied when drafting these Interim Condensed Consolidated Financial Statements are the same as those applied to the consolidated financial statements for the year 2023.

Coming into force of new accounting standards:

During the first half of the year 2024 the following standards and interpretations, whose application is compulsory during the financial year 2024 and which have already been adopted by the European Union, have been applied by the Group when drafting the interim condensed consolidated financial statements. Likewise, the following table includes those standards which, having been approved for use in the European Union, will not become mandatory until 2025:

New mandatory standards, amendments and forms of interpretation:

Approved for use in the European Union		**Mandatory application in financial years starting from**:
Amendments and/or interpretations		
IFRS 16 (Amendment) "Lease Liability in a Leaseback Sale"	IFRS 16 includes requirements as to how to account for a leaseback sale on the date the transaction takes place. However, it did not specify how to record the transaction after that date. This amendment explains how a business should account for a leaseback sale after the date of the transaction.	1 January 2024
IAS 1 (Amendment) "Classification of liabilities as current or non-current"	The amendments, adopted simultaneously by the European Union, clarify that liabilities are classified as current or non-current, depending on the rights that exist at the end of the reporting period. The classification is not affected by the entity's expectations or events after the year-end date (e.g. receipt of a waiver or breach of an agreement). The amendment also clarifies what IAS 1 means when it refers to the "settlement" of a liability.	1 January 2024
IAS 1 (Amendment) "Non-current liabilities with conditions ("covenants")	The amendment aims to improve the information provided when the right to defer payment of a liability is subject to the fulfilment of covenants within twelve months of the reporting period. This amendment is effective for periods beginning on or after 1 January 2024, and applies retrospectively in accordance with IAS 8 "Accounting policies, changes in accounting estimates and errors"	1 January 2024

IAS 7 (Amendment) and IFRS 7 (Amendment) "Supplier Finance Arrangements "	The IASB has amended IAS 7 and IFRS 7 to improve the breakdowns on supplier finance arrangements and their effects on a company's liabilities, cash flows, and exposure to liquidity risk. The amendment responds to investor concerns that some companies' supplier financing agreements are not visible enough.	1 January 2024

The coming into force of these standards and forms of interpretation has not had any significant impact on the accompanying interim condensed consolidated financial statements.

Standards and regulations issued but not adopted by the European Union

As of the date of issue of these consolidated financial statements, the following standards had been issued by the IASB, however, they have not yet come into force because they have not yet been adopted by the European Union:

Not Approved for Use in the European Union		**Mandatory application in financial years starting from**:
Amendments and/or interpretations		
IFRS 10 (Amendment) and IAS 28 (Amendment) "Sale or Contribution of Assets between an Investor and Its Associate or Joint Venture"	These amendments clarify the accounting treatment of sales and contributions of assets between an investor and its associate or joint venture that will depend on whether the non-cash assets sold or contributed to an associate or joint venture constitute "business". The investor will record the full gain or loss when the non-monetary assets constitute a "business." If the assets do not meet the definition of business, the investor records the gain or loss to the extent of the interests of other investors. The amendments will only apply when an investor sells or contributes assets to its associate or joint venture.	1 January 2026
IAS 21 (Amendment) "Lack of Exchangeability"	The IASB has amended IAS 21 to add requirements to help entities determine whether a currency is exchangeable for another currency and the spot exchange rate to use when it is not. When a currency cannot be exchanged for another currency, it is necessary to estimate the spot exchange rate on a valuation date in order to determine the rate at which an orderly exchange transaction would take place on that date between market participants under prevailing economic conditions. When an entity first applies the new requirements, it is not permitted to restate comparative information. Instead, the conversion of the amounts concerned to spot exchange rates estimated on the date of initial application of the amendment is required, with an adjustment against reserves.	1 January 2025
IFRS 18 "Presentation and Disclosure in Financial Statements"	The IASB has issued a new standard on presentation and disclosure in financial statements, which replaces IAS 1 "Presentation of Financial Statements". Many of the existing principles in IAS 1 are maintained, however, the new key concepts introduced in IFRS 18 relate to: - The structure of the profit and loss account, requiring the presentation of certain specific totals and subtotals and requiring the classification of the items in the profit and loss account into one of five categories: operating, investing, financing, income tax, and discontinued transactions. - Disclosures required in the financial statements for certain performance measures reported in them(i.e., management-defined performance measures); and - Enhanced principles on aggregation and disaggregation that apply to the main financial statements and notes in	1 January 2027

	general. IFRS 18 does not change the recording or measurement of items in the financial statements, but it could change what an entity reports as its "operating income".	
IFRS 19 "Subsidiaries without Public Accountability: Disclosures"	This new standard has been developed to allow non-publicly liable subsidiaries, with a parent company that applies IFRS standards to their consolidated financial statements, to apply IFRS standards with reduced disclosure requirements. IFRS 19 is a voluntary standard that eligible subsidiaries may apply when preparing their own consolidated, separate or individual financial statements, as permitted by applicable regulatory legislation. These subsidiaries will continue to apply the recording, valuation and reporting requirements of other IFRS standards, but may replace the disclosure requirements of those standards with reduced disclosure requirements.	1 January 2027
Amendments to IFRS 9 and IFRS 7 "Amendments to the Classification and Measurement of Financial Instruments"	These amendments to IFRS 9 and IFRS 7 are to: a) Clarify the date of recognition and derecognition of certain financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system. b) Clarify and add additional guidance to assess whether a financial asset meets the criterion of principal and interest payments only. c) Incorporate new disclosure requirements for certain instruments with contractual terms that may change cash flows (such as some instruments with characteristics linked to the achievement of environmental, social and governance (ESG) objectives); and d) Update the disclosures for equity instruments designated at fair value with changes in other comprehensive income.	1 January 2026

2.2 Liability for the information provided and use of estimates

Consolidated results and the determination of consolidated equity are sensitive to accounting principles and policies, valuation and estimation criteria followed by the Parent Company's Directors for the preparation of the Condensed Consolidated Financial Statements. Main accounting principles and policies and assessment criteria are detailed in Note 4 to the consolidated financial statements for the year 2023.

When preparing the Interim Condensed Consolidated financial statements, Group management occasionally made estimates to quantify certain assets, liabilities, income, expenses and obligations reported herein. These estimations have been made according to the best available information regarding:

1. Corporate tax expenses that, in accordance with IAS 34, are recognised in interim periods based on the best estimate of the weighted average tax rate that the Group expects for the yearly period

2. The useful life of the property, plant and equipment and intangible assets.

3. The measurement of goodwill arising on consolidation.

4. The budgetary estimates which are considered for the recognition of results from contracts to which the degree of economic advancement is applied (in the fields of construction and industry).

5. The market value of the property assets has been derived from valuations carried out by independent experts as at 31 December 2023 and revised as at 30 June 2024. These valuations are carried out pursuant to the discounted cash flow (DCF) method for equity from rent and the dynamic residual method for property stock, methods that comply with the criteria established by The Royal Institution of Chartered Surveyors (RICS).

6. The probability of occurrence and the amounts of any uncertain or contingent liabilities.

7. The fair value of certain non-listed assets.

8. The fair value of certain financial instruments.

9. An assessment of the probability of recovery of financial loans.

10. Judgements and assumptions considered in contracts under the IFRS 16 Leasing standard.

Although these estimates were made on the basis of the best information available at the date of analysis, any future events might make it necessary to significantly modify them (upwards or downwards) at year end or in coming financial years. Changes in accounting estimates would be applied prospectively in accordance with the requirements of IAS 8, the effects of the estimated change being recognised in the consolidated income statements for the years affected.

During the first half of 2024 no significant changes are expected in accounting assessments and forecasts used by the Group at the end of the consolidated financial statements for the year 2023.

2.3 Currency

These Interim Condensed Consolidated Financial Statements are presented in Euros, since this is the working currency of the main economic environment where the Group operates. Foreign transactions are recognised in accordance with the policies established under Note 4.13 of the financial statements for the year 2023.

The breakdown of the closing and average exchange rates for the period used to prepare the Interim Condensed Consolidated Financial Statements at 30 June 2024 is as follows:

Country	Currency	Year-end exchange rate as of June 30, 2024	Average exchange rate first half 2024
The United States	US Dollar (USD)	1.071	1.083
Argentina	Argentine Peso (ARS)	978.667	931.644
Mexico	Mexican Peso	19.542	18.574
Cape Verde	Cape Verde Escudo	110.265	110.265
Uruguay	Uruguayan Peso	41.885	41.472
Paraguay	Guaraní	8,080.070	8,033.549
Peru	Peruvian Sol	4.340	4.351
Chile	Chilean Peso (CLP)	1,011.830	1,016.314
Brazil	Brazilian Real	5.989	5.512
India	Indian Rupee	89.249	90.073
United Arab Emirates	UAE Dirham	3.934	3.973

The Group's main balances and transactions in foreign currency correspond to those made in Chile, Peru, Argentina, Cape Verde and Abu Dhabi. In Note 5 to the current Interim Condensed Consolidated Financial Statements sets out the total amount of assets and turnover provided to the Group by group companies working with currencies other than the euro.

As of 30 June 2024, and 31 December 2023, the Group had negative conversion differences allocated to the Parent Company recorded in net equity amounting to EUR 36,369 thousand and EUR 47,026 thousand, respectively. The breakdown as of 30 June 2024 and 31 December 2023 by country is as follows:

Thousands of euros			
Country	**Currency**	**30.06.2024**	**31.12.2023**
Argentina	Argentine Peso (ARS)	(3,490)	(13,891)
Paraguay	Guaraní	(4,847)	(4,889)
Peru	Peruvian Sol	(2,991)	(3,327)
Chile	Chilean Peso (CLP)	(17,275)	(15,592)
United Arab Emirates	UAE Dirham	(5,042)	(5,093)
Others	-	(2,724)	(4,234)
Total		**(36,369)**	**(47,026)**

None of these countries, except for Argentina, are considered to be hyper-inflationary economies as defined by IAS 29.

Hyper-inflationary economy

On 1 July 2018, as a result of reaching in that year a cumulative inflation exceeding 100% during the last three years, Argentina was declared a hyper-inflationary economy. Thus, the terms under IAS 29 apply.

The criteria followed when applying IAS 29 are described under Note 2.3 of the notes to the financial statements of Grupo SANJOSE corresponding to the financial year 2023.

The rate of inflation taken into account for this calculation in the first half of the financial year 2024 was 79.8%. This index is extracted from the information published by the Spanish National Institute of Statistics and Censuses (INDEC), a public body, through the publication of the Consumer Price Index that measures the variation in the prices of goods and services representing household consumer spending.

The breakdown for the most recent financial years is as follows:

	31.12.2016	31.12.2017	31.12.2018	31.12.2019	31.12.2020	31.12.2021	31.12.2022	31.12.2023	1st Semester of 2024
Price index based	100	124.8	184.3	283.5	385.9	582.5	1,134.6	3,533.2	6,351.7
Annual variation	n/a	24.8%	47.7%	53.8%	36.1%	50.9%	94.8%	211.4%	79.8%

The results due to inflation adjustments recorded in the financial statements of companies with the Argentinian peso as a working currency are included in the consolidated profit and loss account under "Adjustment for inflation in hyper-inflationary economies". The effect on results due to inflation adjustments of Group companies with the Argentine peso as a working currency, corresponding to the first half of the financial year 2024, amounts to a loss of EUR 3,074 thousand (EUR 829 thousand loss in the first half of the financial year 2023).

As of 30 June 2024 the effect on net equity of the revaluation of non-monetary items, during the first half of the financial year is positive EUR 14,272 thousand (on 31 December 2023 the variation corresponding to the financial year 2023 was negative in the amount of EUR 26,117 thousand) This amount is jointly recorded together with the exchange rate differences generated by converting into Euros the restated financial statements of the Argentinian subsidiaries under the heading "Exchange rate differences in consolidated companies" under the Group's consolidated net assets.

2.4 Provisions and contingent liabilities

Information on provisions, contingent liabilities, and guarantees given to third parties during the financial year 2024 is provided in notes 15 and 21 of the consolidated notes to the Financial Statements of the Group for that year. In addition to what is covered by Note 12, during the first half of 2024 no significant changes regarding the information contained in the consolidated financial statements of the Group for the financial year 2023 have taken place.

2.5 Relative importance

In determining the information to be disclosed in these Notes regarding the sundry items of the Condensed Consolidated Financial Statements or other matters, the Group has, in accordance with IAS 34, considered the principle of relative importance.

2.6. Condensed Consolidated cash flow statement

The following terms are used in the condensed consolidated cash flow statement, prepared using the indirect method, with the meanings specified:

1. Cash flows: Inflows and outflows of cash and cash equivalents, which are short-term, highly liquid investments that are subject to an insignificant risk of changes in value.

2. Operating activities: The principal ordinary revenue-producing activities of the Group and other activities that cannot be described as investing or financing activities.

3. Investing activities: The acquisition or disposal of long-term assets and other investments not included in cash and cash equivalents.

4. Financing activities: Activities that result in changes to the size and composition of equity and the liabilities that do not form part of operating activities.

For the purpose of elaborating the interim condensed consolidated cash flow statements, takings and on demand bank deposits have been classified as "cash and cash equivalents", as well as short term highly liquid investments that are easily convertible into fixed cash amounts and which are subject to an insignificant risk of changes in value.

2.7 Comparing information

The information recorded in the Notes to the Interim Condensed Consolidated Financial Statements for the periods ending on 30 June 2023 and 31 December 2023 is provided exclusively for comparison purposes only with that provided for the six-month term ended 30 June 2024.

2.8 Subsequent events

There are no significant events occurring after 30 June 2024 which could impact the Interim Condensed Consolidated Financial Statements and the Notes to the same.

3. Changes to the composition of the Group

Note 2.4 and Annexes I, II and III to the consolidated annual accounts for the financial year 2023 provide relevant information about those Group companies consolidated at that date and about the companies valued using the shareholding method as well as joint ventures.

During the first half of 2024, no significant changes have taken place within the scope of consolidation.

4. Distribution of the Parent Company's results

The proposed distribution of the parent company's results for the financial year 2023, prepared by the Directors of the Parent Company, at their meeting held on 29 February 2024, has been approved by the General Meeting of Shareholders held on 18 April 2024, being as follows:

	Thousands of Euros
Distribution basis:	
Profit for the year	4,057
Distribution:	
To voluntary reserves	4,057

Further, the AGM held on 18 April 2024 has approved the distribution of a dividend charged to voluntary reserves for a gross amount of 0.15 euro/share, which amounts to a total of EUR 9,754 thousand, being fully paid at 30 June 2024 (see Note 11.3).

5. Information per segment

Note 6 to the consolidated financial statements of the Group for the financial year ending on 31 December 2023, sets out the criteria used by the Company to define its operational segments. There have been no changes in the segmentation criteria.

Below, we provide the information by activity segments for the first half of the financial year 2024 and the financial year 2023:

30 June 2024:

	Thousands of Euros					
	Construction	Real estate and property development	Energy	Concessions and Services	Adjustments and other	TOTAL
External sales	697,413	3,783	4,373	37,050	16,063	**758,682**
Inter-segment sales	1,170	-	-	1,043	(2,213)	**-**
Net Revenues:	**698,583**	**3,783**	**4,373**	**38,093**	**13,850**	**758,682**
EBITDA	**25,503**	**503**	**655**	**1,262**	**3,425**	**31,348**
Amortisation	(4,674)	(3)	(577)	(317)	(317)	**(5,888)**
Provisions	(4,149)	(119)	12	187	448	**(3,621)**
Impairment and Profit/(Loss) after disposal	129	-	(22)	-	-	**107**
PROFIT/(LOSS) FROM OPERATIONS	**16,809**	**381**	**68**	**1,132**	**3,556**	**21,946**
Financial income	6,167	741	450	685	518	**8,561**
Financial costs and similar expenses	(1,594)	(238)	(168)	157	(1,097)	**(2,940)**
Translation differences and other	(2,698)	(137)	265	85	1,143	**(1,342)**
Adjustment for inflation in hyperinflationary economies	-	(345)	-	-	(2,729)	**(3,074)**
Profit/(loss) from associates	(279)	(81)	-	-	(24)	**(384)**
Profit/(Loss) before tax	**18,405**	**321**	**615**	**2,059**	**1,367**	**22,767**
Income Tax	(6,824)	(298)	26	389	5,832	**(875)**
Profit/(Loss) for the year	**11,581**	**23**	**641**	**2,448**	**7,199**	**21,892**

30 June 2023:

	Thousands of Euros					
	Construction	Real estate and property development	Energy	Concessions and Services	Adjustments and other	TOTAL
External sales	565,598	9,684	8,244	39,106	21,270	**643,902**
Inter-segment sales	4,448	-	-	945	(5,393)	**-**
Net Revenues:	**570,046**	**9,684**	**8,244**	**40,051**	**15,877**	**643,902**
EBITDA	**20,043**	**2,629**	**1,791**	**1,857**	**7,005**	**33,325**
Amortisation	(3,953)	(3)	(565)	(275)	(369)	**(5,165)**
Provisions	(6,435)	(265)	64	(1,522)	200	**(7,958)**
Impairment and Profit/(Loss) after disposal	2	-	(114)	33	(1)	**(80)**
PROFIT/(LOSS) FROM OPERATIONS	**9,657**	**2,361**	**1,176**	**93**	**6,835**	**20,122**
Financial income	1,566	814	594	1,456	310	**4,740**
Financial costs and similar expenses	(1,587)	(126)	(164)	(18)	(1,181)	**(3,076)**
Translation differences and other	(2,319)	(670)	2	21	246	**(2,720)**
Adjustment for inflation in hyperinflationary economies	-	(367)	-	-	(462)	**(829)**
Profit/(loss) from associates	(235)	(67)	-	-	-	**(302)**
Profit/(Loss) before tax	**7,082**	**1,945**	**1,608**	**1,552**	**5,748**	**17,935**
Income Tax	(5,211)	(1,265)	(500)	(458)	394	**(7,040)**
Profit/(Loss) for the year	**1,871**	**680**	**1,108**	**1,094**	**6,142**	**10,895**

Sales between segments are made at market prices, amounting to EUR 2,213 thousand and EUR 5,393 thousand during the first half of the financial year 2024 and the financial year 2023, respectively.

Information regarding the amounts of assets and liabilities contributed to the Group by the defined segments is as follows:

30 June 2024:

	Thousands of Euros					
	Construction	Real estate and property development	Energy	Concessions and Services	Adjustments and other	TOTAL
Balance sheet:						
Non-current assets:						
Intangible assets	8,383	1,601	14,570	9	1	**24,564**
Property, plant and equipment	19,929	-	7,731	1,742	55,799	**85,201**
Real estate investments	-	16,538	57	-	2	**16,597**
Deferred tax assets	5,457	697	1,358	3,040	8,685	**19,237**
Other	10,584	23,690	7	7,542	542	**42,365**
Current assets:						
Inventories	19,598	57,154	242	46	9,884	**86,924**
Receivables	466,895	1,918	1,536	21,693	28,100	**520,142**
Other current assets	1,656	41	56	1,039	25	**2,817**
Short-term financial investments	7,675	-	1	971	186	**8,833**
Cash and cash equivalents	358,812	21,301	19,929	26,353	8,495	**434,890**
Total Assets						
In Spain	679,619	56,185	31,246	18,897	49,419	**835,366**
In foreign countries	219,370	66,755	14,241	43,538	62,300	**406,204**
Total Assets	**898,989**	**122,940**	**45,487**	**62,435**	**111,719**	**1,241,570**
Non-current liabilities:						
Long-term payables	2,792	96,511	-	307	1,885	**101,495**
Deferred tax liabilities	5,791	7,398	1,402	251	319	**15,161**
Other non-current liabilities	29,152	163	1,413	10,964	1,235	**42,927**
Current liabilities:						
Short-term debts	4,973	9	431	324	6,385	**12,122**
Trade payables	770,750	2,272	1,999	16,638	4,166	**795,825**
Other current liabilities	20,032	302	389	6,868	4,121	**31,712**
Total Liabilities						
In Spain	686,183	93,796	5,471	12,049	12,602	**810,101**
In foreign countries	147,307	12,859	163	23,303	5,509	**189,141**
Total Liabilities	**833,490**	**106,655**	**5,634**	**35,352**	**18,111**	**999,242**
Additions to fixed assets:						
In Spain	3,719	-	154	153	50	**4,076**
In foreign countries	628	-	-	185	694	**1,507**
	4,347	**-**	**154**	**338**	**744**	**5,583**

31 December 2023:

	Thousands of Euros					
	Construction	Real estate and property development	Energy	Concessions and Services	Adjustments and other	TOTAL
Balance sheet:						
Non-current assets:						
Intangible assets	8,383	1,601	15,470	9	1	**25,464**
Property, plant and equipment	20,276	-	8,013	1,764	52,736	**82,789**
Real estate investments	-	11,634	45	-	3	**11,682**
Deferred tax assets	4,578	776	1,101	577	11,360	**18,392**
Other	16,932	22,742	9	7,844	(5,166)	**42,361**
Current assets:						
Inventories	11,417	53,367	244	30	12,431	**77,489**
Receivables	415,537	1,513	1,389	19,719	25,211	**463,369**
Other current assets	2,330	78	59	702	82	**3,251**
Short-term financial investments	3,905	113	1	879	21	**4,919**
Cash and cash equivalents	326,396	24,046	22,374	27,314	6,634	**406,764**
Total Assets						
In Spain	596,045	56,379	31,702	17,709	44,899	**746,734**
In foreign countries	213,709	59,491	17,003	41,129	58,414	**389,746**
Total Assets	**809,754**	**115,870**	**48,705**	**58,838**	**103,313**	**1,136,480**
Non-current liabilities:						
Long-term payables	2,519	95,532	-	355	2,470	**100,876**
Deferred tax liabilities	3,993	5,072	1,402	1,524	259	**12,250**
Other non-current liabilities	26,516	169	1,391	10,948	1,454	**40,478**
Current liabilities:						
Short-term debts	7,064	18	1,691	360	4,406	**13,539**
Trade payables	693,885	2,512	2,042	12,513	3,018	**713,970**
Other current liabilities	26,190	(10)	497	7,169	4,603	**38,449**
Total Liabilities						
In Spain	615,956	93,188	6,878	9,994	14,136	**740,152**
In foreign countries	144,211	10,105	145	22,875	2,074	**179,410**
Total Liabilitie	**760,167**	**103,293**	**7,023**	**32,869**	**16,210**	**919,562**
Additions to fixed assets:						
In Spain	10,707	-	274	350	1,238	**12,569**
In foreign countries	2,794	29	-	698	469	**3,990**
	13,501	**29**	**274**	**1,048**	**1,707**	**16,559**

There are no significant amounts for non-operating assets.

The following table provides a breakdown of several consolidated Group balances according to the geographical distribution of the entities where they originate:

	Thousands of Euros					
	Net Revenue		Total assets		Additions to property, plant and aquipment and real state investments	
	Jun.-24	Jun.-23	Jun.-24	Dic.-23	Jun.-24	Jun.-23
Spain	642,112	514,937	835,366	746,734	4,076	6,592
Portugal	63,852	67,629	101,264	101,142	422	516
Cape Verde	9,040	200	27,256	21,774	2	2
Argentina	2,616	4,391	45,668	31,849	47	77
Paraguay	1,743	6,314	51,319	51,344	643	110
The United States	-	-	6,660	7,122	85	206
Peru	7,059	12,709	37,843	39,534	42	226
Brazil	-	-	3,925	4,101	-	-
Panama	-	-	-	-	-	-
France	-	-	8	218	-	-
Germany	-	-	100	1,294	-	-
Chile	20,186	35,757	92,245	97,655	218	331
India	171	28	1,839	1,923	-	46
Abu Dhabi	-	1,583	18,074	22,015	9	-
Nepal	-	-	-	2	-	-
Timor	-	-	1	1	-	-
Mozambique	-	-	46	42	-	-
Mexico	11,110	169	17,636	7,358	21	21
Malta	-	-	17	17	-	-
Italy	793	185	2,303	2,355	17	-
TOTAL	**758,682**	**643,902**	**1,241,570**	**1,136,480**	**5,583**	**8,128**

Note 2.3 of the current Explanatory Notes identifies the main foreign currencies corresponding to the countries where the Group operates. From the Group's total assets as of 30 June 2024 and 31 December 2023, EUR 302,512 and EUR 284,720 thousand, respectively, correspond to assets in a currency other than the Euro. Likewise, from the Group's total revenue from turnover for the first half of the year 2024 and the year 2023, the activity carried out in said countries amounts to EUR 51,925 and 61,151 thousand, respectively.

6. Intangible assets

The breakdown of the intangible assets recorded on the condensed consolidated balance sheets at 30 June 2024 and 31 December 2023 is as follows:

	Thousands of Euros	
	30.06.2024	31.12.2023
Goodwill on consolidation (Note 6.1)	9,984	9,984
Concession agreements (Note 6.2)	11,668	11,846
Other intangible assets (Note 6.3)	2,912	3,634
Total	**24,564**	**25,464**

6.1 Consolidation goodwill

The breakdown of the item "Consolidation goodwill" for the half-year condensed consolidated balance sheets at 30 June 2024 and 31 December 2023, by company, is as follows:

	Thousands of Euros	
	30.06.2024	31.12.2023
Cartuja Inmobiliaria, S.A.U.	600	600
San José Perú Inmobiliaria, S.A.	1,601	1,601
Constructora San José, S.A.	7,662	7,662
Other	121	121
Total	**9,984**	**9,984**

During the first half of the financial year 2024 no changes have been recorded under this item in the accompanying condensed consolidated balance sheet. Likewise, no losses have been recorded due to impairment of assets.

During the first six months of the financial year 2024, there have been no significant deviations from the estimates and projections made by Group Management at the end of the financial year 2023, the net value of the registered goodwill allocated to the corresponding cash-generating units being adequately sustained.

6.2 Concession agreements

This item mainly includes investments made regarding the Group's concession agreements, for which the consideration received is variable, and based on market rates and other parameters established by the applicable regulations, as well as the degree of use of any facilities, with the Group assuming the risk of recovery of the investment made (assuming the risk of the demand). Further, it includes costs incurred by the Group when obtaining licences and other administrative permits.

The breakdown and the movements within this item for the first half of the year 2024 are as follows:

	Thousands of Euros			
	Cost	Accumulated depreciation	Impairment	Net
Balance at 31 December 2023	**22,364**	**(9,854)**	**(664)**	**11,846**
Additions	114	(275)	-	(161)
Translation differences	(17)	-	-	(17)
Balance at 30 June 2024	**22,461**	**(10,129)**	**(664)**	**11,668**

Any additions in the first half of the financial year 2024 mainly relate to the start-up costs incurred by the Group regarding the work carried out on the "Serra da Lagoa" wind power project in Lugo. This amount is recorded under the item "Work carried out by the company for its assets" in the accompanying condensed consolidated profit and loss account for the first half of the financial year 2024.

At 30 June 2024 there are no significant investment commitments in intangible assets.

6.3 Other intangible assets

The breakdown and the movements in this item during the first half of the year 2024 are as follows:

	Thousands of Euros		
	Cost	Accumulated depreciation	Net
Balance at 31 December 2023	**8,827**	**(5,193)**	**3,634**
Additions	39	(66)	(27)
Disposals	(599)	-	(599)
Translation differences	(208)	112	(96)
Balance at 30 June 2024	**8,059**	**(5,147)**	**2,912**

During the first half of the financial year 2024, no significant changes have been recorded under this item.

7. Property, plant and equipment

The breakdown and movements in this item during the first half of the year 2024 are as follows:

	Thousands of Euros			
	Cost	Accumulated depreciation	Impairment	Net
Balance at 31 December 2023	**154,313**	**(71,510)**	**(14)**	**82,789**
Additions	5,421	(5,534)	-	(112)
Disposals	(4,895)	4,761	8	(126)
Transfers	14	-	-	14
Translation differences	2,973	(336)	-	2,637
Balance at 30 June 2024	**157,826**	**(72,619)**	**(6)**	**85,201**

During the first half of the financial year 2024, the Group has derecognised some of its tangible assets for a total cost of EUR 1,774 thousand, most of which were fully amortised, since their useful lives had been exhausted and they were not in use

Besides, during the first half of the financial year 2024, there have been maturities and/or cancellations amounting to EUR 3,121 thousand, as well as new contracts related to leasehold contracts under the framework of IFRS 16, amounting to additional costs of EUR 3,005 thousand. Additionally, amortisation for the period stands at EUR 3,535 thousand.

The remaining additions for the financial year correspond mainly to investment in technical facilities and other equipment incurred by the Group through carrying out its normal activity.

It is the policy of the Group's companies to take out any insurance policies deemed necessary to cover any possible risks which could affect its property, plant and equipment.

At 30 June 2024, the Group does not have any purchase commitments for property, plant and equipment.

Fair value of property, plant and equipment items

Every year the Group commissions reviews from independent experts to determine the fair values of its investment property, plant and equipment. As of 31 December 2023, and also referring to the corresponding updated report carried out on 30 June 2024, these reviews have been carried out by the "Instituto de Valoraciones, S.A." The valuations were performed based on the market sale and lease value (*which consists of capitalising the net income from each property and updating future cash flows*), as defined by the Royal Institution of Chartered Surveyors (RICS) and in accordance with the International Valuation Standards (IVS) published by the International Valuation Standards Committee (IVSC), which respectively bring together European and international fixed asset valuation organisations. Fair value was calculated using the discount rates acceptable to a prospective investor and in line with those applied by the market for properties of similar characteristics in similar locations.

According to the above-mentioned review, both, during the first half of the financial year 2024 and during the financial year 2023, there has been no apparent need to record additional impairment.

At 30 June 2024 and 31 December 2022, the fair value of the property assets used by the Group itself arising from the above reviews amounted to EUR 32 and 31 million, respectively. Carrying net cost at 30 June 2024 and 31 December 2023 amounts to EUR 14.8 and 15.2 million, respectively.

8. Property investments

The breakdown and movements in this item during the first half of the financial year 2024 are as follows:

	Thousands of Euros			
	Cost	Accumulated depreciation	Impairment	Net
Balance at 31 December 2023	**34,299**	**(22,332)**	**(285)**	**11,682**
Additions	7	(11)	-	(4)
Disposals	(465)	170	25	(270)
Translation differences	19,182	(13,993)	-	5,189
Balance at 30 June 2024	**53,023**	**(36,166)**	**(260)**	**16,597**

8.1 Closed property investments subject to mortgages

As of 30 June 2023, there are no property assets mortgaged as collateral for the repayment of bank loans.

8.2. Fair value of property investments

Every year the Group commissions reviews from independent experts to determine the fair values of its property investments. As of 31 December 2023, and also referring to the corresponding updated report carried out on 30 June 2024, these reviews have been carried out by the "Instituto de Valoraciones, S.A." The valuations were performed based on the market sale and lease value (*which consists of capitalising the net income from each property and updating future cash flows*), as defined by the Royal Institution of Chartered Surveyors (RICS) and in accordance with the International Valuation Standards (IVS) published by the International Valuation Standards Committee (IVSC), which respectively bring together European and international fixed asset valuation organisations. Fair value was calculated using the discount rates acceptable to a prospective investor and in line with those applied by the market for properties of similar characteristics in similar locations.

According to the above-mentioned review, both, during the first half of the financial year 2024 and during the financial year 2023, there has been no apparent need to record additional impairment.

At 30 June 2023 and 31 December 2022, the fair value of the Group's property investments based on the above review amounted to EUR 91.5 million and 89.1 million, respectively. Said amount, at 30 June 2024 and 31 December 2023, includes EUR 45.4 and 44.6 million, respectively, corresponding to the property investments of associated companies at the Groups' shareholding percentage (see Note 9).

8.3 Insurance policy

It is the Group's policy to take out insurance policies to cover any possible risks to which its property investments might be exposed. It is the view of the Directors of the Parent Company that on 30 June 2024 the contracted insurance cover is appropriate and sufficient.

9. Financial Assets

9.1. Non-current financial assets

The breakdown of the non-current financial assets on 30 June 2024 is as follows:

	Thousands of Euros			
	Other financial assets	**Investments available for sale**	**Investments until maturity**	**Total**
Equity instruments	23,740	6,953	-	**30,693**
Credit and loans	-	-	11,131	**11,131**
Other financial assets	-	-	541	**541**
Total	**23,740**	**6,953**	**11,672**	**42,365**

Investments accounted for by applying the equity method

On 30 June 2024 and 31 December 2023 the Group's net shareholding costs in associated entities were as follows:

	Thousands of Euros	
	30.06.2024	**31.12.2023**
Cresca, S.A.	47	86
Pinar de Villanueva, S.L.	147	147
Crea Madrid Nuevo Norte, S.A. (CMNN)	19,309	18,592
Panamerican Mall, S.A. (PM)	4,229	3,994
CSJ GVK Projects ´n Technical SS. P.L.	8	22
Net total	**23,740**	**22,841**

The breakdown under this item in the condensed consolidated balance sheet for the first half of the financial year 2024 was as follows:

	Thousands of Euros
Balance at 31 December 2023	**22,841**
Profit/loss	(384)
Additions/retirements	911
Translation differences	372
Balance at 30 June 2024	**23,740**

The main activity of the associated company "Crea Madrid Nuevo Norte, S.A." (formerly called "Distrito Castellana Norte, S.A.") is the urban development of the land comprising the area known as the "Prolongación Castellana Norte", in the property development areas known as APR 08.03 and APE 05.27, in the municipality of Madrid. Grupo SANJOSE holds shares in this company since its incorporation, on 25 November 1993. On 29 July 2019, the Plenary Session of Madrid City Council provisionally and unanimously approved the urban project, called "Madrid Nuevo Norte" and, finally, on 25 March 2020, the Governing Council of the Community of Madrid definitively approved what will be the most important urban development in the coming years.

As of 30 June 2023, the Group holds a 10% stake in the company's capital, as well as having significant influence over it, to the extent that it is represented on its management body. During the first half of the financial year 2024, the investee has carried out a capital increase of EUR 9,105 thousand. The Group has subscribed and paid up the capital increase according to its shareholding percentage. During the financial year 2023, the investee carried out a capital increase of EUR 21,027 thousand, the Group fully subscribing and paying up the part corresponding to its percentage stake.

Annex II to the Group's consolidated annual accounts corresponding to the financial year 2023 includes a list of the main shareholdings in associated companies, which includes the name, the country of incorporation and shareholding percentage in their capital. The Group does not consider the impact on assets, profits or net equity of its shareholdings in these companies to be very relevant. During the first half of the financial year 2024 there have been no significant variations in the financial information of the main associated companies in which the Group holds shares, this is included in Note 11 of the memorandum to the consolidated annual accounts corresponding to the financial year 2023.

Financial assets accounted for at fair value with changes in the balance sheet

This item includes, fundamentally, investments in securities representing the capital of unlisted entities. The net carrying amount as of 30 June 2024 and 31 December 2023 amounted to EUR 6,953 and 7,175 thousand, respectively. The cumulative impairment as of 30 June 2024 and 31 December 2023 amounts to EUR 6,489 and 6,285 thousand, respectively.

These shares are valued at the best estimate of their fair value. In the case of listed entities, the lower of the share price at the end of the financial year or the average share price during the last quarter is taken as a benchmark for recoverable value. The Group does not exercise significant control or influence over these investee companies.

The net cost at which these Group shares are recorded, broken down by investee company, as of 30 June 2024 and 31 December 2023, is as follows:

Company	Thousands of Euros	
	30.06.2024	**31.12.2023**
Bodegas Altanza, S.A.	736	736
Oryzon Gernomics, S.A. (*)	552	573
Madrid Affordable Housing	5,000	5,000
Others	665	866
Total	**6,953**	**7,175**

(*) Company listed on the continuous market of the Stock Exchange in Spain.

Financial assets at depreciated cost

This item mainly includes third-party credits and collection rights. The net associated carrying amount at 30 June 2024 and 31 December 2023 amounted to EUR 11,672 and 12,345 thousand, respectively.

As of 30 June 2024 and 31 December 2023, this item mainly includes the Group's right to collection from clients, arising from long-term debt renegotiation processes, or due to discrepancies pending resolution in judicial or arbitration proceedings. Regarding this situation, the following should be highlighted:

- Right to collection for a total amount of EUR 8,196 and 8,549 thousand, as of 30 June 2024 and 31 December 2023, respectively, against the Chilean Ministry of Public Works, as a result of the termination of the contract and execution of the guarantees on first demand, with the Group company "Sociedad Concesionaria San José Rutas del Loa, S.A.", in Chile.

  Based on an analysis of the recoverability of this debt carried out by the Group, in the context of the application of IFRS 9, mainly considering counterparty risk, the associated impairment recorded as of 30 June 2024 and 31 December 2023 amounts to EUR 1,496 and 1,560 thousand, respectively. Furthermore, as of 30 June 2024 and 31 December 2023, the Group has recorded a provision for possible liabilities that may arise related to this contract, in the amounts of EUR 7,256 and 7,569 thousand, respectively (see Note 15). During the first half of the financial year 2024 and the financial year 2023, the variation in both cost and impairment is due exclusively to the evolution of the exchange rate.

- Long-term collection right relating to the work on "Improvement of the Checca-Mazocruz section road", in Peru, amounting to EUR 4,190 and 4,153 thousand, as of 30 June 2024 and 31 December 2023, respectively, as a result of the unilateral termination of the contract by the client, notified in February 2020. The Group finds that the reasons alleged by the client for terminating the contract are unfounded, and the arbitration proceedings provided for in the contract itself have been initiated. During the first half of the financial year 2024 and the financial year 2023, any variation is due exclusively to the evolution of the exchange rate.

  Based on an analysis of the recoverability of this debt carried out by the Group, in the context of the application of IFRS 9, mainly considering counterparty risk, the associated impairment recorded as of 30 June 2024 and 31 December 2023 amounts to EUR 2,567 and 2,545 thousand, respectively. Furthermore, as of 30 June 2024 and 31 December 2023, the Group has recorded a provision for possible liabilities that may arise related to this contract, in the amounts of EUR 2,709 and 2,686 thousand, respectively

9.2. Current financial assets

The breakdown of the current financial assets at 30 June 2024 is as follows:

	Thousands of Euros		
	Investments until maturity	**Derivatives hedges**	**Total**
Credit and loans	196	-	**196**
Derivatives	-	172	**172**
Other financial assets	5,366	-	**5,366**
Total	**5,562**	**172**	**5,734**

Financial assets at amortised cost

At 30 June 2024, these mainly include the following:

- the amounts derived from short-term deposits, amounting to EUR 3,796 thousand.

- the amounts derived from short-term deposits and guarantees, amounting to EUR 820 thousand.

9.3 Trade receivables and customer advances

The breakdown of "Trade receivables for sales and services" at 30 June 2024 and 31 December 2023 is as follows:

	Thousands of Euros	
	30.06.2024	**31.12.2023**
Progress billings receivable and trade receivables for sales and provision of services	282,710	266,355
Executed works pending billing (OEPC)	79,571	57,756
Retentions for guarantees	102,328	96,882
Customers, discounted instruments	30,125	23,609
Impairment	(19,677)	(17,973)
Total	**475,057**	**426,629**
Advances	(155,581)	(120,573)
Total net accounts receivable	**319,476**	**306,056**

Group management considers that the carrying amount of trade and other receivables approximates their fair value.

The item “Executed works pending certification - EWPC” includes executed works pending certification corresponding to the Group’s construction contracts amounting to EUR 79,571 and 57,756 thousand at 30 June 2024 and 31 December 2023, respectively. These amounts include the differences between the production units executed, valued at sale price, and the certification made to date under the current contract. The total amount of the EWPC is made up of the amount contributed by the total amount of construction work or projects being executed. This is a very disperse figure, and there is generally no one work that contributes a significant amount. The average duration of the Group's construction contracts is between 1 and 2 years.

The "Advances" item under the current liabilities of the consolidated balance sheet as of 30 June 2024 and 31 December 2023, includes amounts of EUR 135,898 and 101,623 thousand, respectively, corresponding to "Work certified in advance", which is recorded as a lower amount of income for the Group's period, in accordance with the method of recording income from work in progress.

10. Inventories

The breakdown of this item at 30 June 2024 and 31 December 2023 is as follows:

	Thousands of euros	
	30.06.2024	**31.12.2023**
Acquired property	4,896	4,899
Land and plots of land	64,396	59,852
Goods	3,320	6,198
Raw materials and other supplies	2,197	2,984
Inventories under construction	5,858	6,195
Other current inventory	5,403	5,783
Completed construction works	3,915	4,304
Other finished products	359	495
Advances to suppliers	17,940	8,392
Impairment losses on inventories	(21,360)	(21,613)
Total	**86,924**	**77,489**

10.1 Land purchase commitments

As of 30 June 2024 and 31 December 2023, the Group has not signed any promissory or option contracts to purchase land or plots of land.

In connection with any advance payments associated with sale and purchase commitments or promises, the Group has no duty to buy under any of them, and may proceed to execute or reject them at its choice.

10.2 Commitments to sell property developments in progress and completed buildings

As of 30 June 2024 and 31 December 2023, the Group has signed private contracts and reservation documents for the sale of property developments in progress and completed buildings at those dates, for a total amount of EUR 1,355 and 1,806 thousand. On said dates, the Group has received advances from the corresponding clients totalling EUR 704 and 692 thousand, respectively.

10.3 Inventory impairment losses

The breakdown of impairment losses on inventories as at 30 June 2024 and 31 December 2023 is as follows:

	Thousands of Euros	
	30.06.2024	**31.12.2023**
Acquired property	2,013	2,312
Land and plots of land	18,628	18,610
Raw materials and other supplies	298	242
Completed construction works	421	449
TOTAL	**21,360**	**21,613**

Every year the Group commissions reviews from independent experts to determine the fair values of its inventories at year end. As of 31 December 2023, and also referring to the corresponding updated report carried out on 30 June 2024, these reviews have been carried out by the "Instituto de Valoraciones, S.A." The valuations were performed based on the market sale price, as defined by the Royal Institution of Chartered Surveyors (RICS) and in accordance with the International Valuation Standards (IVS) published by the International Valuation Standards Committee (IVSC), which respectively bring together European and international property valuation organisations.

For calculating the fair value, the comparison valuation method (for finished products) and the dynamic residual method (basically, for land and plots and developments in progress) have been used. By means of the dynamic residual method, the residual value of the property subject to valuation is obtained by discounting the cash flows established based on the forecast of outstanding expenses and revenues, taking into account the period that must elapse until said flow materialises, by the type of update set. The result of this calculation is added to the set of cash receipts that are deemed to have materialised prior to the valuation date, thus obtaining the total value. The update rate is used to represent the project's average annual profitability, without taking into account the external financing, which an average developer would obtain regarding a development with the characteristics of the project being analysed.

This type of update is calculated by adding the risk premium (determined by assessing the development's risk, taking into account the type of property asset to be built, its location, liquidity, execution period, as well as the volume of investment needed). When third-party financing is taken into account in determining cash flows, the above risk premium is increased according to the percentage of such financing (degree of leverage) attributed to the project and the usual mortgage market interest rates.

As of 30 June 2024 and 31 December 2023, the fair value of the Group's inventories as set out in the above-mentioned review amounted to EUR 123.4 and 127.5 million, respectively.

10.4 Insurance policy

It is the Group's policy to take out insurance policies to cover any possible risks to which almost all its inventories might be exposed. It is the view of the Directors of the Parent Company that the contracted insurance cover is sufficient.

10.5 Emission rights

The item "Raw materials and other supplies" includes the greenhouse gas emission rights of the Group company "Poligeneració Parc de l´Alba ST-4, S.A.", the total cost of the rights thus purchased as of 30 June 2024 and 31 December 2023 being EUR 1,316 and 1,209 thousand, respectively.

10.6 Agricultural stock

These are those associated with the agricultural business carried out in the Group through the company "Carlos Casado, S.A." and its subsidiaries (Grupo Casado). It mainly includes biological agricultural and livestock assets. The breakdown is as follows:

	Thousands of Euros	
	30.06.2024	**31.12.2023**
Raw materials and other supplies	621	832
Other current inventory	4,934	5,354
Other finished products	65	97
TOTAL	**5,620**	**6,283**

The amount of the Group's sales derived from its agricultural activity during the first half of the 2024 financial year amounts to EUR 1,775 thousand, there being a negative operating profit of EUR 1,566 thousand (EUR 7,286 and a profit of EUR 2,560 thousand, respectively, in the financial year 2023).

As of 30 June 2024, the companies of the Casado Group contribute non-current and current assets to the Group for a value of EUR 51.3 million and EUR 12.8 million, respectively (EUR 48.2 and 13.8 million, as of 31 December 2023), the amounts of non-current and current liabilities being EUR 1.5 and 7 million, respectively (EUR 1.6 and 5.3 million, as of 31 December 2023).

11. Net equity

11.1 Share capital

At 30 June 2024 and 31 December 2023, the share capital of the Parent Company was represented by 65,026,083 shares of EUR 0.03 par value each.

On 20 July 2009, the Parent Company's shares were listed on the Continuous Market, with a launch market value of EUR 12.86 per share.

The closing and average quote for the last quarter of the financial year 2023 was EUR 3.46 and 3.55, respectively. The closing quote on close on 30 June 2024 and the average quote for the second quarter of the financial year 2024 has been EUR 4.28 and 4.38, respectively.

On 30 June 2024, Mr Jacinto Rey González was the shareholder with a stake exceeding 10% in the share capital of the Parent Company, with a direct and effective shareholding of 24.952% and 48.292%, respectively

11.2 Legal reserve

Under Spanish Law on Capital Companies, 10% of net profit for each year must be transferred to the legal reserve until the balance of this reserve reaches at least 20% of the company's share capital.

Any amount from said reserve exceeding by 10% the already increased capital may also be used to increase the share capital.

Otherwise, until the legal reserve exceeds 20% of share capital, it can only be used to offset losses, but only where any other reserves available for this purpose fall short.

As of the current date, the legal reserve is fully endowed.

11.3 Distribution of dividends

On 18 April 2024, the General Meeting of Shareholders of the Parent Company approved the distribution of a dividend charged to voluntary reserves for a gross amount of 0.15 euros/share, totalling EUR 9,754 thousand. As of 30 June 2024, said dividend has been fully disbursed (please see Note 4).

11.4 Equity valuation adjustments

This item of the condensed consolidated half-yearly balance sheet includes mainly the net value of variations in fair value of certain derivative instruments (please see Note 13.3), applying the provisions of IAS 9.

11.5 Shares in the Parent Company

At 30 June 2024 the Parent Company did not hold any of its own shares and neither had it executed transactions with its own shares during the first half of 2024.

11.6 Equity status of the Parent Company

As of June 30, 2024, the Parent Company has positive net equity amounting to 42,891 thousand euros, representing 30.6% of the total amount of its assets (46,595 thousand euros as of December 31, 2023, representing 32.1% of total assets as of that date).

11.7 Gains per share

Basic gains per share are calculated by dividing the net profit attributable to the Group (after tax and minority interests) by the weighted average number of circulating shares during that financial year, excluding the average number of its own shares held during the same financial year. Thus:

	30.06.2024	30.06.2023	Changes
Net profit/(loss) for the year attributable to the Parent (thousands of Euros)	23,253	9,447	13,806
Weighted average number of shares (shares)	65,026,083	65,026,083	-
Basic profit/(loss) per share (Euros/Share)	0.36	0.15	0.21

12. Current and non-current provisions

Movements in the first half of the financial year 2024 under these items in the attached condensed consolidated balance sheet were as follows:

	Thousand of Euros	
	Long term provisions	Short term provisions
Balance at 31 December 2023	**39,727**	**29,231**
Additions / Reversals	2,511	(3,023)
Applications	(746)	(255)
Translation differences and others	662	(339)
Balance at 30 June 2024	**42,154**	**25,614**

12.1. Non-current provisions

This item mainly includes provisions to cover possible contingencies that may affect Grupo SANJOSE, arising from court proceedings (see Note 9.1).

Note 15 of the memorandum to the consolidated annual accounts for the financial year 2023 describes the main litigation processes and court proceedings together with other identified risks at said date.

During the first half of the financial year 2024, no significant changes regarding current litigation have been recorded.

12.2. Current provisions:

Current provisions classified under "Short-term provisions" include estimated amounts to address possible business contingencies. Likewise, this item includes the margin expected for completing those contracts where a negative result has been forecast.

13. Financial liabilities

The breakdown of this item in the condensed consolidated balance sheet as at 30 June 2024 and 31 December 2023 is as follows:

30 June 2024:

	Thousands of Euros		
	Debts and accounts payable	**Derivatives**	**Total**
Non-current financial liabilities:			
Bank borrowings (Note 13.1)	2,664	-	**2,664**
Other financial liabilities (13.2)	98,831	-	**98,831**
Total non-current	**101,495**	**-**	**101,495**
Current financial liabilities:			
Bank borrowings (Note 13.1)	6,203	-	**6,203**
Derivatives (Note 13.3)	-	116	**116**
Other financial liabilities (13.2)	3,985	-	**3,985**
Total current	**10,188**	**116**	**10,304**

31 December 2023:

	Thousands of Euros		
	Debts and accounts payable	**Derivatives**	**Total**
Non-current financial liabilities:			
Bank borrowings (Note 13.1)	2,672	-	**2,672**
Other financial liabilities (13.2)	98,204	-	**98,204**
Total non-current	**100,876**	**-**	**100,876**
Current financial liabilities:			
Bank borrowings (Note 13.1)	7,951	-	**7,951**
Derivatives (Note 13.3)	-	777	**777**
Other financial liabilities (13.2)	4,811	-	**4,811**
Total current	**12,762**	**777**	**13,539**

13.1 Debt with credit entities

The breakdown of this item in the condensed consolidated balance sheet is as follows:

	Thousand of Euros	
	30.06.2024	31.12.2023
Non-current:		
Finance leasing	1,606	1,616
Bank loans and credit facilities	1,058	1,056
Total non-current	**2,664**	**2,672**
Current:		
Finance leasing	431	964
Payables from discounted notes and bills	761	1,520
Bank loans and credit facilities	5,011	5,467
Total current	**6,203**	**7,951**
TOTAL	**8,867**	**10,623**

All these loans bear interest at a rate tied to EURIBOR plus a market spread.

During the first half of the 2024 financial year, the Group has fully repaid in advance the financing granted by Banco Sabadell under the project finance model for the construction, commissioning and operation of the plant and facilities of the Group company "Poligeneració Parc de L'Alba ST-4, S.A." (please see Note 6.2), where the plant acted as the sole guarantee for the financing received. As of 31 December 2023, the amount of financing received pending repayment amounted to EUR 1,371 thousand, recorded under the heading "Debts to credit institutions" of the current liabilities on the consolidated balance sheet.

As of 30 June 2024 and 31 December 2023, the joint ventures involving the Group's companies contribute balances drawn down in discount lines amounting to EUR 96 and 1,520 thousand, respectively.

During the first half of the 2024 financial year and the 2023 financial year, there have been no breaches of its financial obligations arising from the financing contracts it holds.

The breakdown by maturity under this item as of 30 June 2024 is as follows:

	Thousands of euros				
	Year 2024	Year 2025	Year 2026	Year 2027 and followings	TOTAL
Finance lease	431	796	278	532	2,037
Payables from discounted notes and bills	761	-	-	-	761
Bank loans and credit facilities	5,011	122	174	762	6,069
TOTAL	**6,203**	**918**	**452**	**1,294**	**8,867**

13.2 Other financial liabilities

The item "Other non-current financial liabilities" mainly includes the amount of the long-term financial debt granted by the company "Merlin Properties Socimi, S.A." on 31 October 2019 for an amount of EUR 86,397 thousand and at a fixed annual interest rate of 2%, payable on maturity, having used as collateral the 10% stake held by the Group in the company "Crea Madrid Nuevo Norte, S.A.".

As of 30 June 2024, this debt amounts to a total of EUR 93,469. During the first half of the 2024 financial year, interest amounting to EUR 938 thousand has accrued.

Furthermore, the headings "Other non-current financial liabilities" and "Other current financial liabilities" include the amount of financial debt resulting from the application of IFRS 16, amounting to EUR 1,151 and 3,975 thousand as of June 30, 2024, respectively (EUR 1,032 and 4,684 thousand as of December 31, 2023).

In addition, an amount of EUR 4,221 and 4,769 thousand as of 30 June 2024 and 31 December 2023, respectively, is included, which corresponds mainly to debts incurred by the Group's companies with minority shareholders for the purchase of property assets and the development of the activity.

13.3 Derivative financial instruments

The Group contracts over-the-counter (OTC) derivative financial instruments with highly ranked national and international financial credit institutions.

The purpose of these contracts is to neutralise or limit, by contracting interest rate and currency derivatives, the cash flow fluctuations to be disbursed for purchases made in foreign currencies, as well as covering financial expenses associated with the Group's financing referenced to floating interest rates.

As of 30 June 2024, the derivative financial instruments contracted by Grupo SANJOSE are foreign currency forward purchases (fx-forward) and exchange rate swaps, linked to highly probable forecast transactions. All of them meet the requirements of IFRS 9 to be designated as linked hedged items. The derivatives contracted by the Group and still outstanding at 30 June 2024 and 31 December 2023, together with their fair value at those dates, classified according to their degree of efficiency, are as follows:

At 30 June 2024

	Thousands of Euros				
	Financial Instrum.	**Maturity**	**Initial par value**	**Remaining par value at 30.06.2024**	**Balance at 30.06.2024** (Note 13)
Effcient Hedges:					
Constructora San José, S.A.	FX Forward-USD	01/08/2024	4,653	4,653	11
Constructora San José, S.A.	FX Forward-USD	01/08/2024	9,445	9,445	(116)
Constructora San José, S.A.	FX Forward-USD	01/08/2024	2,028	2,028	116
Constructora San José, S.A.	FX Forward-USD	01/08/2024	177	177	10
Trendy King, S.A.U.	FX Forward-USD	15/07/2024	3,725	3,725	5
Trendy King, S.A.U.	FX Forward-GBP	10/09/2024	229	229	6
Trendy King, S.A.U.	FX Forward-GBP	10/03/2025	163	163	1
Running King, S.A.U.	FX Forward-USD	15/10/2024	2,776	2,776	9
Running King, S.A.U.	FX Forward-USD	15/01/2025	2,764	2,764	9
Running King, S.A.U.	FX Forward-USD	18/02/2025	1,379	1,379	5
			27,339	**27,339**	**56**

At 31 December 2023

	Thousands of Euros				
	Financial Instrum.	**Maturity**	**Initial par value**	**Remaining par value at 31.12.2023**	**Balance at 31.12.2023** (Note 13)
Effcient Hedges:					
Trendy King, S.A.U.	FX Forward-USD	16/01/2024	2,767	2,767	(54)
Trendy King, S.A.U.	FX Forward-GBP	15/04/2024	194	194	1
Trendy King, S.A.U.	FX Forward-USD	15/02/2024	2,705	2,705	5
Trendy King, S.A.U.	FX Forward-USD	15/07/2024	3,725	3,725	(132)
Trendy King, S.A.U.	FX Forward-GBP	10/09/2024	229	229	(1)
Trendy King, S.A.U.	FX Swap-USD	15/02/2024	902	902	(2)
Constructora San José, S.A.	FX Forward-USD	01/03/2024	117	117	3
Constructora San José, S.A.	FX Forward-USD	31/01/2024	9,478	9,478	(437)
Constructora San José, S.A.	FX Forward-USD	01/03/2024	2,035	2,035	41
Constructora San José, S.A.	FX Forward-USD	31/01/2024	4,671	4,671	(151)
			26,823	**26,823**	**(727)**

Assets and liabilities for hedging financial instruments include the amount corresponding to the effective part of changes in the fair value of these instruments designated as hedging.

The Group accrues in net equity any change in fair value of the financial instruments designated as efficient hedges. As of 30 June 2024, the adjustment in net equity due to the change in the fair value of the Group's hedging instruments, net of taxes, was positive in the amount of EUR 386 thousand (as of 31 December 2023, it was negative, in the amount of EUR 663 thousand).

During the first half of the financial year 2024 and the financial year 2023, pre-tax amounts of EUR 56 and 285 thousand were recycled from net equity to financial income, with lower procurement expenses, respectively, to the extent that purchases are made in hedged currency according to the designated linked hedges.

<u>Classification of financial instruments</u>

Regarding assets and liabilities measured at fair value, the SANJOSE Group follows the hierarchy set out by IFRS 13 “Fair Value Measurement” to classify them pursuant to the input data used to value the same and their performance on the market:

Level 1: Quoted prices (unadjusted) in active markets for assets or liabilities identical to those that the entity can access at the valuation date.

Level 2: Data other than the quoted prices included in Level 1 that are observable for assets or liabilities, directly or indirectly through valuation techniques that use observable market data.

Level 3: Non-observable market input data for the asset or liability.

In accordance with IFRS 13, the hierarchical level at which an asset or liability is classified in its entirety (Level 1, Level 2 or Level 3) is determined based on the relevant input data used in the lowest valuation within the fair value hierarchy. Where the input data used to measure the fair value of an asset or liability can be classified within different levels, the fair value measurement is classified in its entirety at the lowest significant input level to measure the value.

All the instruments contracted by Grupo SANJOSE are classified at Level 2 within the valuation hierarchy. On a residual basis, as of 30 June 2024, the Group classifies as Level 1 the investment made in shares of an investee company (please see Note 9.1).

There have been no transfers of derivative instruments measured at fair value between levels 1 and 2 of the hierarchy during the first half of the financial year 2024. There have also been no transfers in or out of level 3 as compared to 31 December 2023.

Sensitivity analysis of interest and exchange rates

Changes in the fair value of the exchange rate derivatives contracted by the Group depend, in the case of the exchange rate hedges, on changes in the sterling and US dollar to euro exchange rate curve.

At 30 June 2024, any variation that could occur in the value of derivative financial instruments in the event of changes in the currency curves envisaged is insignificant.

14. Guarantee commitments to third parties

As of 30 June 2024, and 31 December 2023, the Group has received from financial institutions and insurance companies, guarantees presented to third parties amounting to 439 and EUR 434 million, respectively (mainly provisional and definitive guarantees for bidding and contract work submitted to public and private organisations), of which EUR 0.04 million correspond to the Parent Company on both dates, and the remainder to subsidiaries.

Of the total guarantees provided to third parties by the Group, EUR 156 million (approximately 35%) relate to the Group's international activity, mainly in Abu Dhabi, Chile and Portugal, amounting to EUR 42, 31 and 61 million, respectively

Said guarantees correspond mainly to definitive and provisional bid bonds and performance guarantees granted to public and private entities, mainly, by banks and insurance companies.

The Directors of the Parent Company do not expect any liability to arise in connection with the guarantees obtained.

15. Tax status

The Directors of the SANJOSE Group, in order to draft these Condensed Consolidated Interim Financial Statements on 30 June 2024, have taken into consideration the standards applicable during the financial year 2024 hitherto, without recording significant changes regarding the Group's tax situation.

On 18 January 2024, the Constitutional Court upheld the issue of unconstitutionality raised by the Contentious-Administrative Chamber of the National High Court regarding several amendments to corporate tax introduced by Royal Decree-Law 3/2016, of 2 December (see Note 20.2 of the Group's consolidated report for the 2023 financial year).

During the first half of the 2024 financial year, and referring to the financial years for which any inspection activities opened have now been closed (the financial years from 2017 to 2020), the Tax Agency has estimated that through the application of a higher amount of negative tax bases during that period a total amount of EUR 17.7 million, a net income from corporation tax of EUR 5.2 million has been recorded.

Regarding the financial years 2016, 2021 and 2022, financial years that were not within the scope of inspection activities, the Group estimates that the amount of additional Net Banking Income that could have been paid as compensation to the affected Spanish companies would be around EUR 40 million, having an effect on tax instalments of approximately EUR 10 million. Due to the fact that the Group is uncertain about the timing and procedure to be followed for this to be recognised by the Tax Agency, as of 30 June 2024, obtaining it has not been deemed to be virtually certain, and therefore this asset is classified as contingent.

Financial years open for inspection by the tax authorities

Note 20.1 of the Group's consolidated report for the financial year 2023 sets out the financial years subject to tax inspection in the Group, as well as the main inspection activities. During the first half of the 2024 financial year, inspection activities relating to the Spanish Tax Group’s corporation tax, value added tax and withholdings and payments on account of income from work, professionals and movable capital, corresponding to the financial years between 2017 and 2020, both inclusive, have come to an end. The minutes are properly recorded as of 30 June 2024, and no relevant aspects in addition to those described in the previous paragraph have arisen from them affecting either the income statement or the consolidated equity as of that date.

16. Other information

16.1. Average workforce

The average Group workforce classified by professional category is as follows:

	30/06/2024		31/12/2023	
Category	**Men**	**Female**	**Men**	**Female**
University graduates	389	177	390	151
University three-year degree graduates	526	165	486	174
Clerical staff	138	186	133	170
Officers and technical personnel	2,908	148	2,686	113
	3,961	**676**	**3,695**	**608**

The number of employees at 30 June 2024 amounted to 4,692, of which 4,026 were men and 666 women

The average number of people employed in the first half of the financial year 2024 with a disability greater than or equal to 33% is 13 employees, mainly diploma graduates and clerical staff. An exception to recruiting disabled staff has been recognised for the Company, taking into account the specific risk involved in its activity, it has complied with the same by contracting services with different special workplaces. These contracts are on an annual basis, and the expense incurred is higher than the minimum required by law.

17. Balances and transactions with non-consolidated associates and joint ventures

All the material balances at 30 June 2024 from consolidated companies and the effect of the transactions carried out between them during the financial year were eliminated upon consolidation. The breakdown of the most significant balances between the Group and the non-consolidated associates and joint ventures and the effect of the transactions performed with them on the consolidated income statements are as follows:

	Thousand of Euros			
	Loans to third parties	**Payables**	**Trade receivables**	**Servicies received**
Panamerican Mall, S.A.	-	-	-	-
Cresca, S.A.	-	58	8	-
Pinos Altos XR, S.L.	-	1,275	-	60
CSJ-GVK Projects and Thecnical SS.	-	-	246	-
JV Partners and other	3,099	2,437	507	209
Total	**3,099**	**3,770**	**761**	**269**

Of the total accounts payable to related companies at 30 June 2024, an amount of EUR 1,952 thousand are financial debts, being recorded under "Other financial liabilities" of non-current and current liabilities in the accompanying condensed consolidated balance sheet, amounting to EUR 1,490 and 462 thousand, respectively.

18. Remuneration

18.1 Remuneration of the Board of Directors

The composition of the different remuneration items accrued by the members of the Board of Directors of Grupo Empresarial San José, S.A., whatever the reason for them and the group company, joint venture or associate company concerned obliged to pay them during the first half of the 2024 financial year and the financial year 2023, is as follows:

Type of Directors	Thousands of euros	
	30.06.2024	30.06.2023
Executive board members	1,625	1,654
Independent board members	124	113
Other external board members	145	145
Total	**1,894**	**1,912**

Furthermore, as of 30 June 2024 and 31 December 2023, there are no additional advances, credits or other types of guarantees, or obligations entered into in terms of pensions or life insurance with respect to current and former members of the Board of Directors. Likewise, there are no other types of Group operations or transactions with related parties.

The directors of the Group's companies are covered by "Corporate Civil Liability Insurance Policies for Directors and Executives" taken out by the Parent Company of the Grupo SANJOSE, in order to cover possible damages that could be claimed from it, and that may arise as a result of a management error committed by its directors or executives, as well as those of its subsidiaries, in the performance of their duties (see Note 24.1 to the Group's consolidated financial statements for responsible for the financial year 2023).

18.2 Remuneration and other benefits of senior executives

The total remuneration of all kinds of Directors of the Parent Company and people discharging similar duties, excluding those who are simultaneously members of the Board of Directors (whose remuneration is disclosed above), is summarised as follows:

Number of people	Thousands of euros
At june 2024:	
10 directors	930
At june 2023:	
10 directors	872

Neither the Parent, nor any other Group company, have any pension or life insurance obligations to these directors.

19. Information on the environment

When drafting the Group's Interim Condensed Consolidated Financial Statements as of 30 June 2024, as well as these Explanatory Notes, the Directors of Grupo SANJOSE have considered the environmental regulations applicable during the financial year 2024 to-date, without there being any significant changes affecting the Group during the first half of the financial year 2024.

SAN JOSE, S.A. COMPANY GROUP
and subsidiaries

Corresponding Consolidated Interim Management Report
for the first half of the tax year 2024

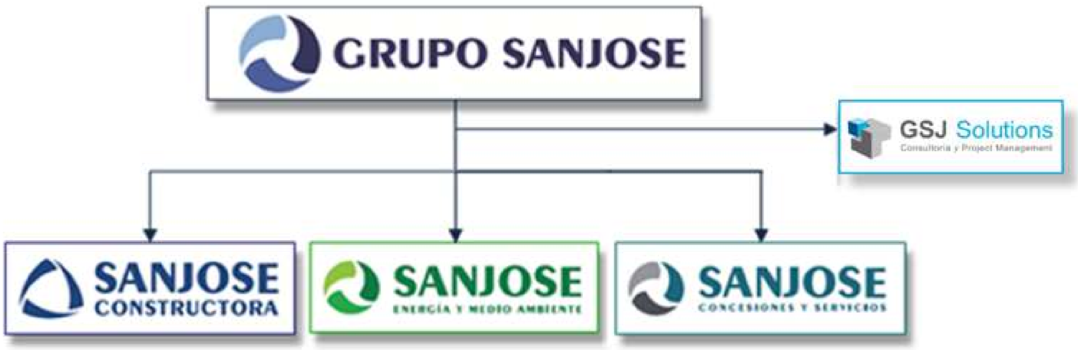
1. <u>The Entity's Status</u>

1.1. Organisational Structure

Grupo SANJOSE is structured as a conglomerate of companies operating in several sectors. Since its incorporation, the core of the Group's activity has been construction, this has intensified in recent years.

The main lines of activity developed by the Grupo SANJOSE are the following:

- Construction
- Concessions and services
- Energy and the environment
- Engineering and project management



Likewise, as a result of its diversification policy, the Group is also present in other activity sectors, such as the property sector, the commercial distribution sector and the agricultural-livestock sector.

1.2. Operations

The Group's business model is designed with the aim of seeking diversification, both by activity and by geographical area, thus being less exposed to the risks inherent to a single type of activity or geographical concentration.

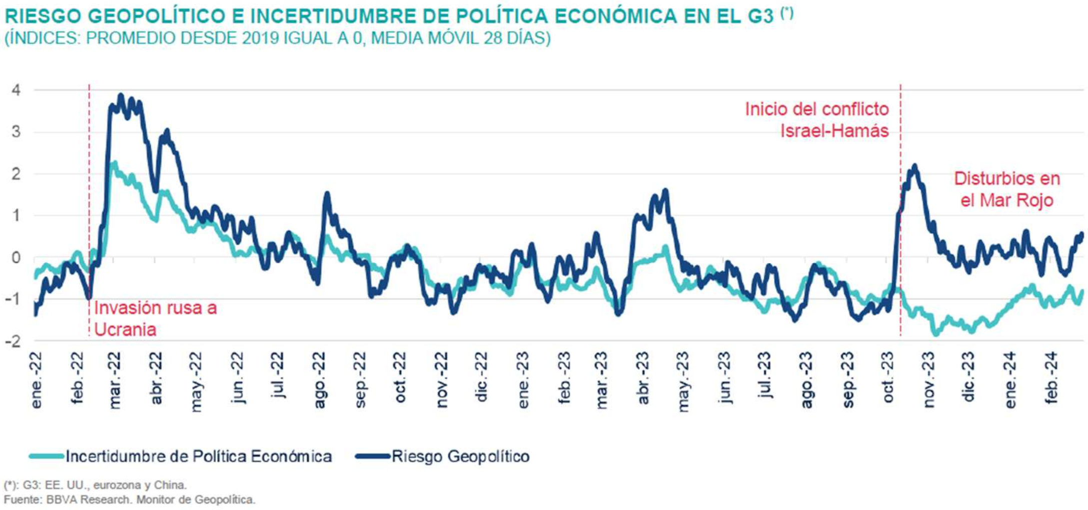
The Group is present in more than 20 countries spread over 4 continents, with developments in Portugal and Latin America being especially significant.

The Group's main goal is to uphold sustained growth while retaining the profitability margins of recent years, using its construction activity as the main driver and increasing its heft in the international arena. Promoting development in the countries where we are already present and in those offering future opportunities, upholding the quality production levels and customer and supplier satisfaction that have positioned Grupo SANJOSE as a benchmark in the market. This involves analysing and encouraging the application of innovations and technological progress, whilst displaying the utmost respect for everything related to the environment, not only by properly managing and minimising any possible negative effects implicit in undertaking its activity, but also carrying out efficient construction developments.

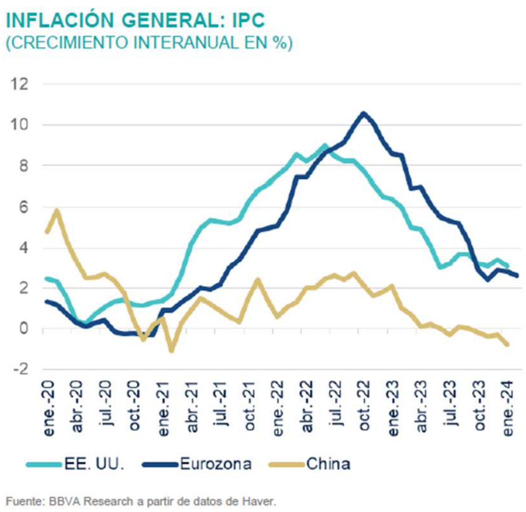
2. Business performance and results

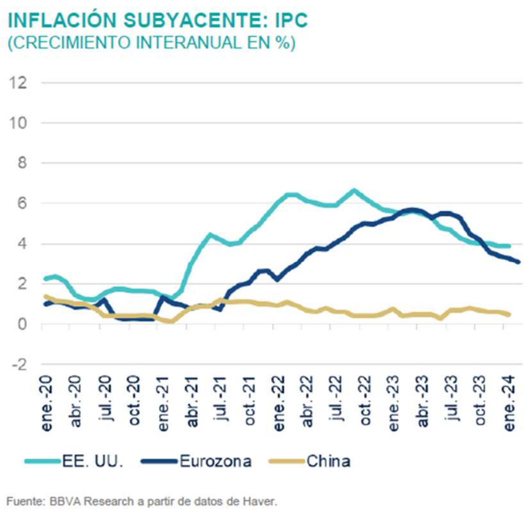
2.1. The market and its evolution

In recent years, the evolution of the Spanish economy has been marked, to a greater or lesser extent, by the COVID-19 health crisis, as well as by the supply and energy crisis resulting from the geopolitical tensions in Europe, leading to a macroeconomic scenario of high inflation levels.

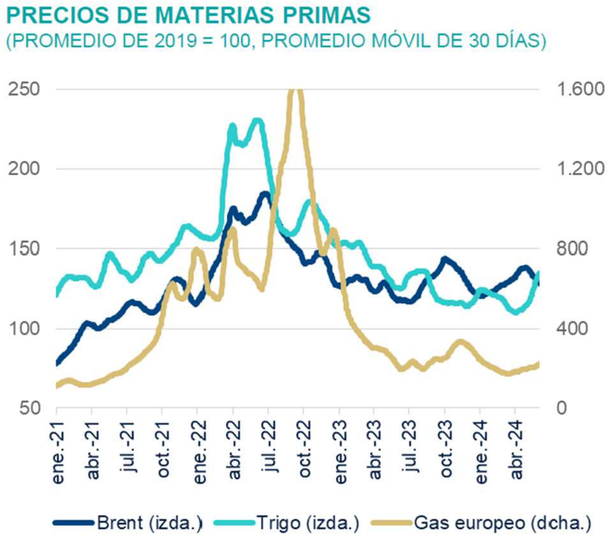


Inflation is expected to fall further, in line with the anticipated slowdown in services, and assuming no further supply shocks occur. This would create the conditions necessary for the Fed and the ECB to cut rates from the middle of this year.

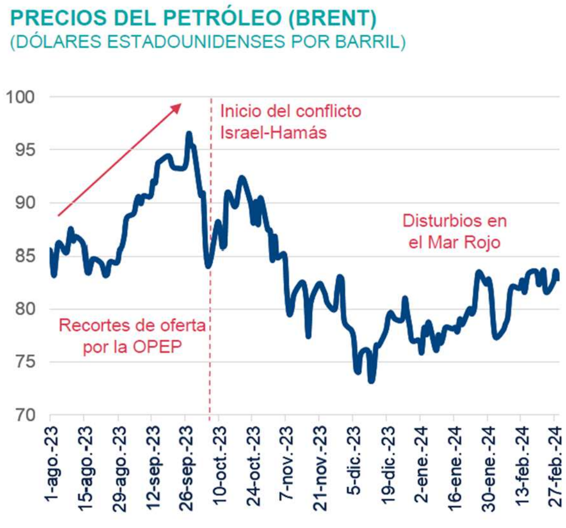




During the first half of 2024, the normalisation of supply and the moderation of demand caused a (partial) slowdown in growth and inflation.

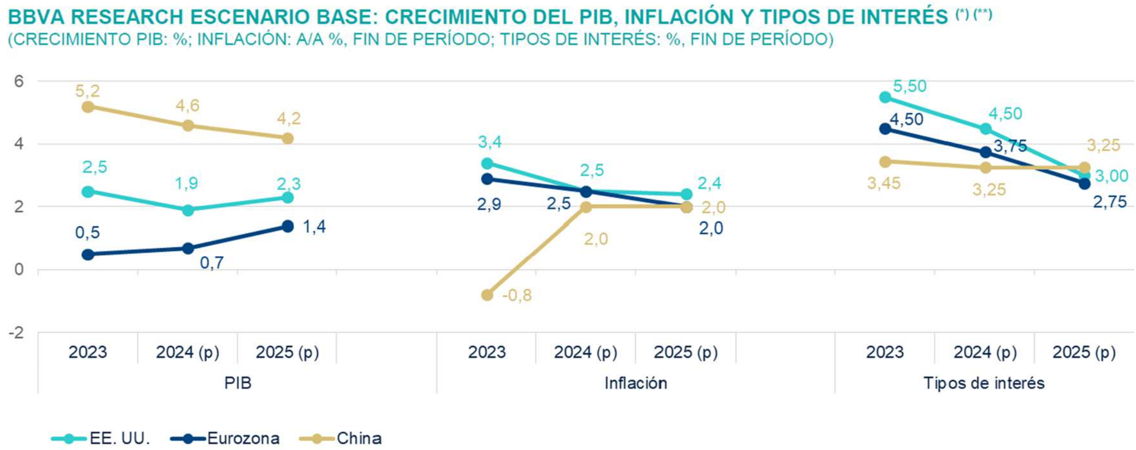


Fuente: BBVA Research a partir de datos de Haver.



Fuente: BBVA Research a partir de datos de Haver.

Growth will moderate in the coming quarters and recover somewhat in 2025. In the US, growth was revised upwards for 2024, but mild moderation remains likely. In the Eurozone, the cyclical recovery is expected to gain momentum. In China, despite better data and growing stimulus, structural challenges will eventually reduce growth.



(*) Crecimiento del PIB mundial: 3,1 % (+0,1 pp) en 2023, 3,1 % (+0,1 pp) en 2024 y el 3,3 % (+0,0) en 2025. (**) En el caso de la eurozona, tipos de interés de las operaciones de financiación.
(p): previsión.
Fuente: BBVA Research a partir de datos de Bloomberg.

Economic activity was surprisingly resilient during the global disinflation of 2022–2023. As inflation eased from its peak in 2022, activity grew steadily despite signs of stagflation and global recession. Employment and income growth remained steady, reflecting positive developments on the demand side, such as higher-than-expected government expenditure and household consumption, and supply-side expansion, linked in particular to the unanticipated increase in employment levels. This unexpected economic resilience, despite significant interest rate hikes by central banks seeking price stability, is also due to the ability of households in major advanced economies to draw on the significant savings accrued during the pandemic.

Global growth, which is estimated to be 3.2% in 2023, is projected to remain the same in 2024 and 2025. The forecast for 2024 is revised upwards by 0.1 percentage points compared to the update of the *World Economic Outlook (WEO) report* of January 2024, and by 0.3 percentage points compared to the October 2023 edition of the WEO report. Growth is historically slow, due to short-term factors such as still-high borrowing costs, the withdrawal of fiscal support, and the long-term effects of the COVID-19 pandemic and Russia's invasion of Ukraine, weak productivity growth, and increasing geoeconomic fragmentation. Global headline inflation is expected to fall from 6.8% in 2023 to 5.9% in 2024 and 4.5% in 2025, with advanced economies reaching their targets ahead of emerging and developing economies. The most recent five-year global growth projection, at

3.1%, is the lowest for the last few decades. The pace of convergence towards higher living standards for low- and middle-income countries has come to a standstill, so global disparities persist.

Risks to the global outlook are now fairly balanced. On the downside, the new price escalation stemming from geopolitical tensions, for example, from the war in Ukraine and the conflict in Gaza and Israel, could, together with the persistence of underlying inflation in countries with workforce shortages, raise interest rate expectations and lower asset prices. The heterogeneous dynamics of disinflation among major economies could also cause exchange rate fluctuations that would put pressure on the financial sector. High interest rates could slow down the economy more than expected, since the maturity and renegotiation of fixed-rate mortgages and high household indebtedness could cause financial strains. In China, in the absence of a comprehensive response to the property sector's problems, growth could falter and hurt its trading partners. Given the high level of sovereign debt in many economies, the destabilisation caused by tax hikes and spending cuts could weaken activity, erode confidence, and weaken support for reforms and spending aimed at reducing climate change risk.

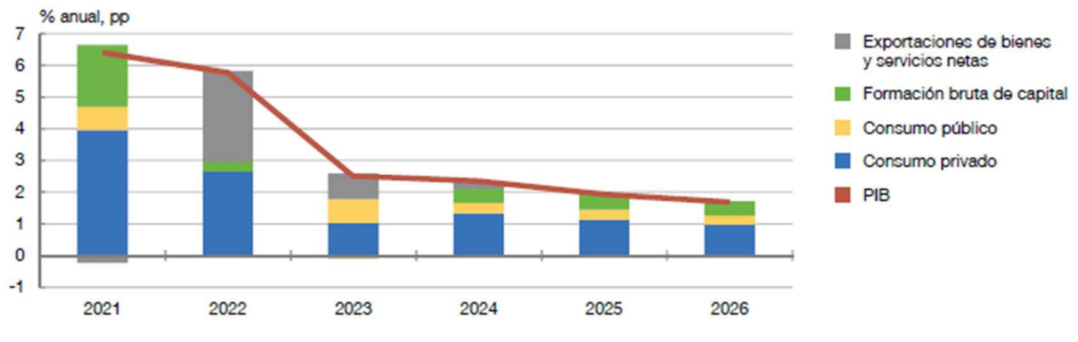
With a soft landing for the world economy already in sight, central banks' short-term priority is to ensure a smooth decline in inflation, without easing policies prematurely or doing so too late and causing inflation to fall below their targets. At the same time, as banks adopt a less restrictive stance, emphasis will need to be placed on medium-term fiscal consolidation in order to regain budgetary room for manoeuvre, secure priority investments, and ensure debt sustainability. Any policy measures adopted will need to take into account differences between countries. Intensifying supply-side reforms would facilitate inflation and debt reduction, allow economies to increase their growth toward higher pre-pandemic averages, and accelerate convergence to higher income levels. Multilateral cooperation is required to limit the costs and risks of geoeconomic fragmentation and climate change, accelerate the transition to green energy, and facilitate debt restructuring.

The most recent short-term information suggests that in the second quarter economic activity in our country will continue to show an appreciable growth rate. In particular, a joint analysis of the different indicators available for the second quarter of the year suggests that the GDP growth rate during this period could be around 0.5% quarter-on-quarter. This would be compatible with a year-on-year output growth rate in the second quarter of 2.4%, the same as that observed during the first.

Looking ahead to the next few quarters, GDP growth rates are expected to gradually converge towards those in line with the potential growth capacity of the Spanish economy, which, according to the Bank of Spain's estimates, at the end of the projection threshold would be around 1.6% year-on-year.

As a result of these developments, by the end of 2026 the GDP of the Spanish economy will be 8.9% higher than before the start of the COVID-19 pandemic, an increase that will nevertheless be significantly lower (4.8%) in per capita terms. On the other hand, these projections imply that the Spanish economy's output gap, which is practically zero at present, will increase progressively over the projection threshold until it is slightly above 1%.

3.a Crecimiento del PIB y contribuciones de los principales componentes



FUENTES: Banco de España e Instituto Nacional de Estadística.

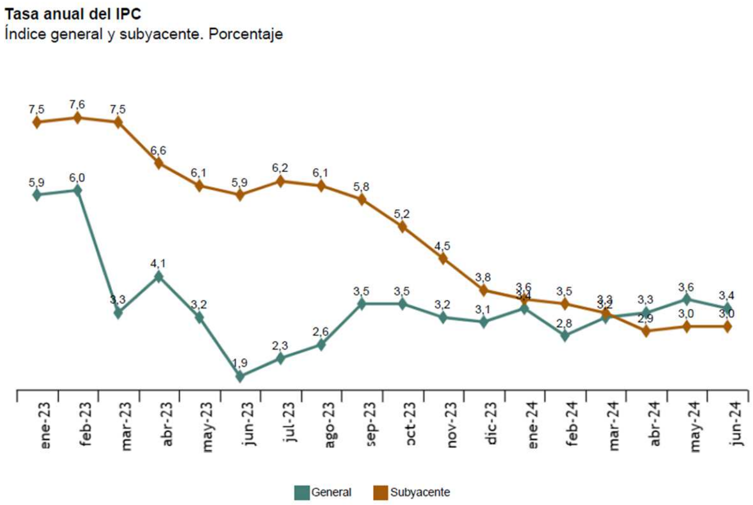
According to the indicator prepared by the Spanish National Statistics Institute (INE), the estimated annual CPI inflation in Spain in June 2024 is 3.4%. This rate was two tenths lower than that recorded the previous month.

The most outstanding groups influencing decline in the annual rate were:

- Transport, with an annual variation of 2.7%, more than one point below that of the preceding month. This drop was due, for the most part, to *fuel* prices, which fell compared to the rise during the same month in 2023.
- Food and non-alcoholic beverages, whose annual rate decreased by two tenths, to 4.2%. This trend was mainly due to the decrease in the prices of *oils and fats*, compared to the increase in June of the previous year.

On the other hand, among the groups exerting a positive influence, the following could be highlighted:

- Leisure and culture, whose annual rate increased by two tenths, to 3.0%. This increase was due to the increases in the prices of *package holidays*, higher than in June 2023.

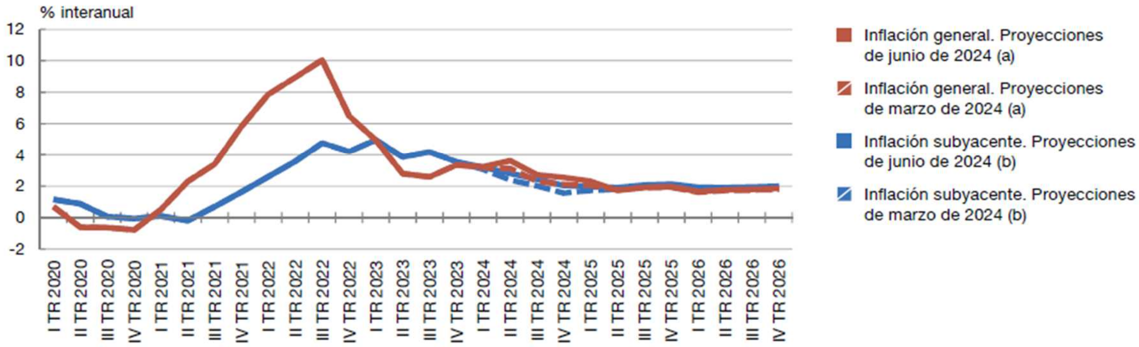


Headline inflation has picked up appreciably in recent months. In particular, the annual rate of change of the Harmonised Index of Consumer Prices (HICP) stood at 3.8% in May (according to the advance data), 0.9 points above the level reached in February. This upturn is mainly explained by the acceleration of the energy component of prices. Two factors have contributed to this acceleration. On the one hand, in recent months, the process of progressive reversal of the tax cuts deployed by the authorities to deal with the energy crisis has resulted in increases in gas and electricity prices. On the other, in the same period there has been an unexpected increase in oil prices on international markets, which has led to higher fuel prices, including those in the household consumer basket.

In any case, according to the most disaggregated data, underlying and food inflation have continued, so far this year, with their gradual slowdown process. However, this slowdown has been less intense than that contemplated in the March projections exercise. This has been mainly due to a greater persistence than expected of service sector inflation.

As a result of these dynamics, headline inflation will resume a downward path in the coming quarters and will fall from the 3.4% observed in the 2023 average to 3% in 2024, 2% in 2025 and 1.8% in 2026. In addition to food and underlying inflation, energy inflation will also contribute to this slowdown in headline inflation. It should be noted that, despite the abovementioned contribution energy prices are making to the increase in inflationary pressures in 2024, their contribution to the advance of the HICP will be practically zero in 2025 and even negative in 2026, once different positive base effects have dissipated and in light of the prices that energy commodities currently command in the futures markets.

6.a Evolución de la inflación general y subyacente



FUENTES: Instituto Nacional de Estadística y Banco de España.

a Medida con el IAPC.
b Medida con el IAPC sin energía ni alimentos.

These projections are subject to high levels of uncertainty, with no major changes related to the nature or valuation of the main sources of risk. Thus, in the external sphere, geopolitical tensions – for example, those associated with the armed conflicts in Ukraine and the Gaza Strip or trade tensions between the United States and China – represent, in the event of an escalation, a considerable downside risk to activity and an upward risk to prices. Likewise, in a context in which the financial markets have been showing very favourable dynamics in recent months – with some international stock market indices close to all-time highs and relatively low risk premiums – episodes of financial turbulence that could lead to a sharp correction in the prices of financial assets and a deterioration in the macroeconomic outlook over the short and medium term cannot be ruled out.

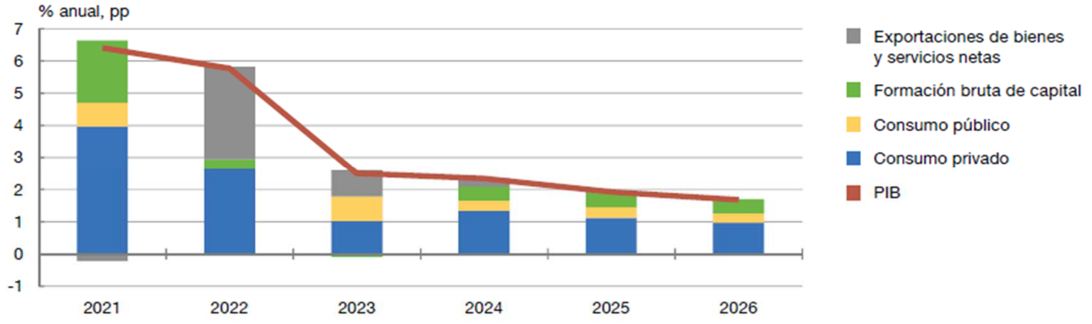
Below are the main macroeconomic projections of the Spanish economy prepared by the Bank of Spain:

Tasas de variación anual sobre el volumen (%) y en porcentaje del PIB

		Proyecciones de junio de 2024		
	2023	2024	2025	2026
PIB	2,5	2,3	1,9	1,7
Consumo privado	1,8	2,4	2,0	1,7
Consumo público	3,8	1,6	1,7	1,5
Formación bruta de capital	-0,4	2,2	2,4	2,1
Exportación de bienes y servicios	2,3	2,4	2,4	2,7
Importación de bienes y servicios	0,3	2,0	2,7	3,0
Demanda nacional (contribución al crecimiento)	1,7	2,1	1,9	1,7
Demanda exterior neta (contribución al crecimiento)	0,8	0,2	0,0	0,0
PIB nominal	8,6	5,4	4,0	3,5
Deflactor del PIB	5,9	3,0	2,1	1,8
IAPC	3,4	3,0	2,0	1,8
IAPC sin energía ni alimentos	4,1	2,6	2,0	1,9
Empleo (horas)	1,9	1,1	1,7	1,2
Tasa de paro (% de la población activa). Media anual	12,2	11,6	11,3	11,2
Capacidad (+) / necesidad (–) de financiación de la nación (% del PIB)	3,7	3,6	3,7	3,7
Capacidad (+) / necesidad (–) de financiación de las AAPP (% del PIB)	-3,6	-3,3	-3,1	-3,2
Deuda de las AAPP (% del PIB)	107,7	105,8	106,2	107,2

FUENTES: Banco de España e Instituto Nacional de Estadística.
NOTA: Último dato publicado de la CNTR: primer trimestre de 2024.

3.a Crecimiento del PIB y contribuciones de los principales componentes



FUENTES: Banco de España e Instituto Nacional de Estadística.

Domestic demand will be the main support for activity over the projection threshold. Household consumption, which will be the component with the greatest positive contribution to GDP growth, will show increasing dynamism in the coming quarters, favoured by the increase in real incomes – in line with the expected evolution of job creation, wages and inflation – the increase in population and the improvement in household confidence. However, per capita consumption will not recover to pre-pandemic levels until 2025. For its part, gross fixed capital formation, which is still 2.2 points below pre-pandemic level, will also increase over the projection threshold. In particular, in a context where businesses and households are in a relatively healthy financial position in aggregate terms, the recovery in investment will be supported by the boost from projects linked to the Next Generation EU (NGEU) programme – the deployment of which is expected to gain traction in 2024 and 2025 – and by some improvements in financing conditions. In any case, by the end of 2026 investment will be the component of demand with the lowest cumulative growth since 2019, which, over the long term, could act as a deadweight on the dynamism of productivity and, therefore, on the Spanish economy's future potential growth capacity.

Net foreign demand will make a positive contribution to GDP growth in 2024, which will become zero in 2025-2026. Tourist flows from abroad will continue to contribute to the dynamism of activity in the coming months, driven, among other factors, by the growing geographical and seasonal diversification of foreign tourism arriving in our country. For its part, the projected foreign market recovery will encourage exports of goods to increase gradually over the projection threshold after the fall recorded in 2023. With regard to imports, they are expected to accelerate more intensely than expected for exports, in line with the greater dynamism that will be presented by gross fixed capital formation and exports of goods, the components of final demand with a higher import content. Overall, the foreign sector's contribution to growth will moderate in 2024 – compared to the high figures of 2022 and 2023 – and will reach virtually zero levels in the following two years.

Compared to the March projections, GDP growth is revised upwards in 2024 and remains unchanged in 2025 and 2026. In particular, the average GDP growth rate forecast for 2024 rises by 0.4 points to 2.3%.

With regard to the job market, job creation will continue throughout the projection threshold, although at a somewhat slower pace than that observed in recent quarters, so there will be a certain recovery in productivity. Specifically, although apparent labour productivity will continue to show considerable weakness during 2024, it is expected to recover slightly over the remainder of the projection threshold, until it reaches growth rates consistent with its historical evolution. On the other hand, the unemployment rate will continue to fall in the coming years, although at a slower pace than in previous years, due both to the expected moderation in the pace of job creation and to the expected growth of the workforce – which, as in recent years, will continue to be driven by relatively high immigration flows. As a result, the unemployment rate of the Spanish economy will still remain above 11% in 2026.

2.3. Main dimensions of the GROUP

The main consolidated figures for the SANJOSE Group for the first half of 2024 are shown below:

Consolidated management balance sheet

Thousands of euros

	Jun. 2024		Dec. 2023		
	Amount	%	Amount	%	Var.
Intangible assets	14,580	1.2%	15,480	1.4%	-5.8%
Property, plant and equipment	85,201	6.9%	82,789	7.3%	2.9%
Real state investments	16,597	1.3%	11,682	1.0%	42.1%
Investments accounted for using the equity method	23,740	1.9%	22,841	2.0%	3.9%
Long term finantial investments	18,625	1.5%	19,520	1.6%	-4.6%
Deferred taxes assets	19,237	1.5%	18,392	1.6%	4.6%
Goodwill on consolidation	9,984	0.8%	9,984	0.9%	0.0%
TOTAL NON-CURRENT ASSETS	**187,964**	**15.1%**	**180,688**	**15.9%**	**4.0%**
Inventories	86,924	7.0%	77,489	6.8%	12.2%
Trade and other receivables	520,142	41.9%	463,369	40.8%	12.3%
Other short term finantial investments	8,833	0.7%	4,919	0.4%	79.6%
Short-term accruals	2,817	0.2%	3,251	0.3%	-13.3%
Cash and cash equivalents	434,890	35.0%	406,764	35.8%	6.9%
TOTAL CURRENT ASSETS	**1,053,606**	**84.9%**	**955,792**	**84.1%**	**10.2%**
TOTAL ASSETS	**1,241,570**	**100.0%**	**1,136,480**	**100.0%**	**9.2%**

Thousands of euros

	Jun. 2024		Dec. 2023		
	Amount	%	Amount	%	Var.
Equity attributable to shareholders of the parent	206,104	16.6%	181,382	16.0%	13.6%
Minority interest	36,224	2.9%	35,536	3.0%	1.9%
TOTAL EQUITY	**242,328**	**19.5%**	**216,918**	**19.1%**	**11.7%**
Long term provisions	42,154	3.4%	39,727	3.5%	6.1%
Long term finantial liabilities	101,495	8.1%	100,876	8.9%	0.6%
Deferred taxes liabilities	15,161	1.2%	12,250	1.1%	23.8%
Long-term accruals	773	0.1%	751	0.1%	2.9%
TOTAL NON CURRENT LIABILITIES	**159,583**	**12.9%**	**153,604**	**13.5%**	**3.9%**
Short term provisions	25,614	2.1%	29,231	2.6%	-12.4%
Short term finantial liabilities	12,122	1.0%	15,131	1.3%	-19.9%
Trade accounts and other current payables	801,923	64.6%	721,596	63.6%	11.1%
TOTAL CURRENT LIABILITIES	**839,659**	**67.6%**	**765,958**	**67.5%**	**9.6%**
TOTAL EQUITY & LIABILITIES	**1,241,570**	**100.0%**	**1,136,480**	**100.0%**	**9.2%**

Consolidated management profit and loss account

Thousands of euros

	Grupo SANJOSE				
	Jun. 2024		Jun. 2023		
	Amount	%	Amount	%	Var.
Revenue	**758,682**	**100.0%**	**643,902**	**100.0%**	**17.8%**
Other operating income	5,455	0.7%	7,610	1.2%	-28.3%
Change in i nventories	-1,392	-0.2%	585	0.1%	--
Procurements	-570,727	-75.2%	-472,783	-73.4%	20.7%
Staff costs	-94,588	-12.5%	-81,802	-12.7%	15.6%
Other operating expenses	-66,082	-8.7%	-64,187	-10.0%	3.0%
EBITDA	**31,348**	**4.1%**	**33,325**	**5.2%**	**-5.9%**
Amortisation chargue	-5,888	-0.8%	-5,165	-0.8%	14.0%
Imparment on inventories	207	0.0%	180	0.0%	15.0%
Changes in trade provisions and other imparment	-3,721	-0.5%	-8,218	-1.3%	-54.7%
EBIT	**21,946**	**2.9%**	**20,122**	**3.1%**	**9.1%**
Ordinary finantial results	5,621	0.7%	1,664	0.3%	237.8%
Changes in fair value for finantial instruments	27	0.0%	-93	0.0%	-
Foreign exchangue results and others	-3,834	-0.5%	-980	-0.2%	291.2%
Impairment and profit/(loss) from disposal of finacial instruments	-609	-0.1%	-2,476	-0.4%	-75.4%
NET FINANTIAL RESULT	**1,205**	**0.2%**	**-1,885**	**-0.3%**	**--**
Results on equity method	-384	-0.1%	-302	0.0%	27.2%
PROFIT BEFORE TAX	**22,767**	**3.0%**	**17,935**	**2.8%**	**26.9%**
Income tax	-875	-0.1%	-7,040	-1.1%	-87.6%
CONSOLIDATED PROFIT	**21,892**	**2.9%**	**10,895**	**1.7%**	**100.9%**

Alternative Performance Measures (APMs):

In the interim condensed consolidated financial statements for the six-month period ending 30 June 2024, the Group presents its results in accordance with generally accepted accounting principles. However, the Group's management believes that certain alternative performance measures (APMs) reflect a true and fair view of its financial information and provide useful additional financial information that it uses in managing the business, which it believes should be considered in order to properly assess the Group's performance.

Among others, the Group identifies the following APM:

- **EBITDA:** gross operating profit, calculated on the basis of operating profit, excluding the amount of depreciation, provisions and impairment losses recognised or reversed during the period, as well as the gain or loss on the disposal of fixed assets.

- **Net financial debt (NFC):** total amount of bank and non-bank financial debt, including finance lease payables and the valuation of obligations associated with financial derivative instruments, net of the amount recorded under the balance sheet headings "Other current financial assets" and "Cash and cash equivalents" on the current assets side of the balance sheet.

- **Portrfolio:** the total amount of sales contracted by Group companies with customers, net of the portion realised and recognised as revenue in the profit and loss account, In concession contracts, the total amount of sales is identified with the best estimate made by the Group, which is included in the economic-financial business plan of the concession.

Turnover

The cumulative net turnover of the SANJOSE Group for the first half of the 2024 financial year stands at 758.7 million euros.

The SANJOSE Group's main activity is construction, representing 92.1% of the Group's total turnover, accounting for 81% of the Group's total order book at the end of the period.

The breakdown of Grupo SANJOSE's turnover by activity is as follows:

Thousands of euros

	Grupo SANJOSE				
Revenues by activity	**Jun. 2024**		**Jun. 2023**		**Var.(%)**
Construction	698,583	92.1%	570,046	88.5%	22.5%
Real estate and property development	3,783	0.5%	9,684	1.5%	-60.9%
Energy	4,373	0.6%	8,244	1.3%	-47.0%
Concessions and services	38,093	5.0%	40,051	6.2%	-4.9%
Adjustment and other	13,850	1.8%	15,877	2.5%	-12.8%
TOTAL	**758,682**		**643,902**		**17.8%**

The domestic market is very strong, having experienced a growth of 24.7% compared to the same period of the previous financial year, and represents 85% of the Group's total revenue.

The turnover obtained in international markets amounts to 116.6 million euros, and represents 15% of the Group's total revenue for the period.

Thousands of euros

	Grupo SANJOSE				
Revenues by geography	**Jun. 2024**		**Jun. 2023**		**Var.(%)**
National	642,111	85%	514,937	80%	24.7%
International	116,571	15%	128,965	20%	-9.6%
TOTAL	**758,682**		**643,902**		**17.8%**

Results:

The **gross operating profit** (**EBITDA)** of Grupo SANJOSE for the first half of the 2024 financial year amounts to 31.3 million euros, representing a margin of 4.1% over the net turnover amount.

The breakdown of EBITDA by activity is as follows:

Thousands of euros

EBITDA by activity	Grupo SANJOSE Jun. 2024		Jun. 2023		Var.(%)
Construction	25,503	81.5%	20,043	60.1%	27.2%
Real estate and property development	503	1.6%	2,629	7.9%	-80.9%
Energy	655	2.1%	1,791	5.4%	-63.4%
Concessions and services	1,262	4.0%	1,857	5.5%	-32.0%
Adjustment and other	3,425	10.9%	7,005	21.0%	-51.1%
TOTAL	**31,348**		**33,325**		**-5.9%**

The **operating profit (EBIT)** of the SANJOSE Group stands at 21.9 million euros, representing a margin of 2.9% over net turnover (3.1% in the first half of the 2023 financial year).

The **net balance** of the SANJOSE Group stands at 21.9 million euros, experiencing an increase of 100.9% compared to the same period of the 2023 financial year.

Order portfolio

As of 30 June 2024, the Group's order book amounted to 2,807 million euros, having experienced an increase of 5.4% compared to the order book at the close of the 2023 financial year.

The order book in the field of construction, Grupo SANJOSE's main activity, stands at 2,269 million euros (2,107 million euros at the end of the 2023 financial year), representing 81% of the Group's total orders to date.

The detail as of June 30, 2024 and December 31, 2023 is as follows:

Millions of euros

BACKLOG by segment	Grupo SANJOSE Jun. 2024		Dec. 2023		Var.(%)
Construction	**2,269**	**81%**	**2,107**	**79%**	**7.7%**
Civil works	446	16%	264	10%	68.9%
Non residential building	730	26%	746	28%	-2.1%
Residential building	955	34%	943	36%	1.3%
Industrial	138	4.9%	154	6%	-10.4%
Energy	**342**	**11%**	**346**	**13%**	**-1.2%**
Concessions and services	**196**	**7%**	**209**	**8%**	**-6.2%**
Maintenance	24	1%	22	1%	9.1%
Concessions	172	6%	187	7%	-8.0%
TOTAL BACKLOG	**2,807**	**100%**	**2,662**	**100%**	**5.4%**

Millions of euros

BACKLOG by geography	Grupo SANJOSE Jun. 2024		Dec. 2023		Var.(%)
National	**2,366**	**84%**	**2,254**	**85%**	**5.0%**
International	**441**	**16%**	**408**	**15%**	**8.1%**
TOTAL BACKLOG	**2,807**		**2,662**		**5.4%**

Millions of euros

BACKLOG by client	Grupo SANJOSE Jun. 2024		Dec. 2023		Var.(%)
Public client	**1,065**	**38%**	**799**	**30%**	**33.3%**
Private client	**1,742**	**62%**	**1,863**	**70%**	**-6.5%**
TOTAL BACKLOG	**2,807**		**2,662**		**5.4%**

2.4. Evolution by activity

Construction:

The income obtained in the first half of the 2024 financial year in this line of activity amounts to 698.6 million euros, experiencing an increase of 22.5% with respect to the same period of the 2023 financial year.

EBITDA stands at 25.5 million euros, representing a margin of 3.7% with respect to turnover (3.5% in the first half of the 2023 financial year).

The profit before tax went up to 18.4 million euros, having experienced an increase of 159.9% compared to the same period of the 2023 financial year.

As of 30 June 2024, the volume of the construction portfolio contracted by the Group amounted to 2,269 million euros, having experienced an increase of 7.7% compared to the end of the 2023 financial year.

Thousands of euros

	Grupo SANJOSE		
CONSTRUCTION	**Jun. 2024**	**Jun. 2023**	**Var.(%)**
Revenue	698,583	570,046	22.5%
Earnings before interest, taxes, D&A (EBITDA)	25,503	20,043	27.2%
EBITDA margin	3.7%	3.5%	
Earnings before interest and taxes (EBIT)	16,809	9,657	74.1%
EBIT margin	2.4%	1.7%	
Earnings before tax	18,405	7,082	159.9%

The breakdown of the turnover of the SANJOSE Group from this activity, taking into account the main lines of business comprising it, as well as the geographical area, is as follows:

Thousands of euros

	Grupo SANJOSE					
DETAIL OF CONSTRUCTION REVENUES	**National**		**Internat.**		**Total**	
Civil works	30,887	5.1%	5,116	5.2%	36,003	5.2%
Non residential building	254,904	42.5%	49,210	49.7%	304,114	43.5%
Residential building	297,224	49.6%	44,260	44.6%	341,484	48.9%
Industrial	16,752	2.8%	230	0.2%	16,982	2.3%
TOTAL	**599,767**	**86%**	**98,816**	**14%**	**698,583**	

The figure for construction revenue at the national level stands at 599.8 million euros, having experienced an increase compared to the same period of the 2023 financial year of 27.4%, representing 86% of the total for this line of activity.

The revenue figure from construction activity in the international arena stands at 98.8 million euros, representing 14% of the total.

Property:

The figures corresponding to the Group's revenue from property activities in the first half of the 2024 financial year come, for the most part, from the activities carried out by the Group in Peru, and is based on developing, marketing, and handing over dwellings in the "Condominio Nuevavista" development, in Lima, Peru. The work on this project, which includes building a total of 1,104 dwellings, distributed over 10 buildings, began in 2018, and selling them is expected to be completed during the current financial year 2024.

Turnover stands at 3.8 million euros, resulting in an EBITDA of 0.5 million euros, representing a margin of 13.3% over the revenue figure.

Thousands of euros

REAL ESTATE AND PROPERTY DEVELOPMENT	Grupo SANJOSE		
	Jun. 2024	Jun. 2023	Var.(%)
Revenue	3,783	9,684	-60.9%
Earnings before interest, taxes, D&A (EBITDA)	503	2,629	-80.9%
EBITDA margin	13.3%	27.1%	
Earnings before interest and taxes (EBIT)	381	2,361	-83.9%
EBIT margin	10.1%	24.4%	
Earnings before tax	321	1,945	-83.5%

Energy:

The Group's turnover corresponding to the energy business line in the first half of the 2024 financial year stands at 4.4 million euros.

EBITDA stands at 0.7 million euros, representing a margin of 15% with respect to the sales figure.

Thousands of euros

ENERGY	Grupo SANJOSE		
	Jun. 2024	Jun. 2023	Var.(%)
Revenue	4,373	8,244	-47.0%
Earnings before interest, taxes, D&A (EBITDA)	655	1,791	-63.4%
EBITDA margin	15.0%	21.7%	
Earnings before interest and taxes (EBIT)	68	1,176	-94.2%
EBIT margin	1.6%	14.3%	
Earnings before tax	615	1,608	-61.8%

Regarding this business activity, at the end of the first half of the 2024 financial year, Grupo SANJOSE has a contracted portfolio of 342 million euros, which more specifically represents the Group's busiest period in approximately 24 years.

The Group considers the production and operation of the contracts it has in force in its energy portfolio to be normal, it carries out regular reviews due to the effect of regulatory changes and the estimated occupancy and demand levels in accordance with the principle of prudence, making the necessary adjustments when the requirements for them become apparent.

Concessions and services:

The Group's turnover corresponding to this line of activity in the first half of the 2024 financial year stands at 38.1 million euros.

EBITDA stands at 1.3 million euros, representing a margin of 3.3% over sales figures for the period.

Thousands of euros

	Grupo SANJOSE		
CONCESSIONS AND SERVICES	**Jun. 2024**	**Jun. 2023**	**Var.(%)**
Revenue	38,093	40,051	-4.9%
Earnings before interest, taxes, D&A (EBITDA)	1,262	1,857	-32.0%
EBITDA margin	3.3%	4.6%	
Earnings before interest and taxes (EBIT)	1,132	93	1117.2%
EBIT margin	3.0%	0.2%	
Earnings before tax	2,059	1,552	32.7%

At the end of the first half of the 2024 financial year, the Group's contracted portfolio in this line of activity amounted to 196 million euros.

2.5. Average payment period to suppliers

During the first half of fiscal year 2024, there have been no relevant variations in the Group's average payment period to its suppliers.

The Group has paid its suppliers in 2023 with a weighted average payment period of approximately 43 days (44 days on average in 2022). This figure is within the legal average period established by Law 15/2010, which is 30 days, extended to 60 days in those cases with agreements between the parties.

During the 2023 financial year, the total number and amount of invoices paid to suppliers by the Spanish Group companies, detailing those paid in a period shorter than the maximum period established in the legislation in force, is as follows:

	Year 2023	**Year 2022**
Number of invoices paid to suppliers with a period of less than 60 days	102,465	77,997
% of total number of invoices paid	85.0%	84.2%
Payments to suppliers with a period of less than 60 days	835,295	645,218
% of total invoices paid	85.0%	82.9%

The payment of invoices after the maximum term is mainly due to incidents in the delivery of the product or performance of the contracted service. Any payments to trade creditors that exceed the legally established deadlines are generally the result of standard industry practice and can be considered an objective and non-abusive reason in accordance with the aforementioned regulations. In those cases the financial costs are assumed by the Group, as documented in the various contracts signed with suppliers

3. Liquidity and capital resources

Liquidity

The Group manages liquidity risk prudently, based on maintaining sufficient cash and marketable securities, the availability of funding through sufficient committed credit facilities and sufficient capacity to liquidate market positions. The Group determines its cash requirements through the cash budget, with a 12-month time horizon.

Cash is managed centrally in order to achieve maximum optimisation of resources through cash pooling systems. In the event of occasional cash surpluses, temporary investments are made in highly liquid and risk-free deposits.

The detail of the Group's net treasury position as of June 30, 2024 and December 31, 2023, is as follows:

Thousands of euros

	Jun. 2024		Dec. 2023		
NET CASH POSITION	**Amount**	**%**	**Amount**	**%**	Var.
Other short term finantial investments	8,833	2.0%	4,919	1.2%	79.6%
Cash and cash equivalents	434,890	98.0%	406,764	98.8%	6.9%
Total cash	**443,723**	**100%**	**411,683**	**100%**	**7.8%**
Long term finantial liabilities	101,495	89.3%	100,876	87.0%	0.6%
Short term finantial liabilities	12,122	10.7%	15,131	13.0%	-19.9%
Total debt	**113,617**	**100%**	**116,007**	**100%**	**-2.1%**
TOTAL NCP	**330,106**		**295,676**		**11.6%**

The net cash position as of 30 June 2024 stands at a positive amount of 330.1 million euros, having experienced an increase compared to the end of the 2023 financial year of 34.4 million euros (as of 31 December 2023 it amounted to 295.7 million euros).

Capital resources

As of June 30, 2024, there has been no significant modification with respect to the structure of own funds and debt existing as of December 31, 2023.

It is not estimated that there will be any significant change in the structure of equity and debt, or in the cost related to capital resources during fiscal year 2024

Future contractual obligations

The main obligations to which the Group is exposed are those arising from financing contracts, as well as obligations intrinsic to construction and service contracts with customers. There are no future investment or asset purchase commitments of significant amounts.

4. Main risks and uncertainties

The Group operates in industries, countries and socio-economic and legal environments that involve different types and levels of risk. To avoid potential losses to its shareholders and possible damage to its customers, the Group has a risk management function through which it: i) identifies; ii) measures; iii) controls; iv) monitors and, v) assesses the different types of risk from an integrated and global perspective.

Operating risks

The main risks arising from the Group's activity are market risks (those relating to the sufficiency of demand for services and products, as well as the stability of market prices, especially of productive resources), regulatory and political risks, labour and environmental risks, maintenance of quality and compliance with the contractual framework with customers, etc.

In the project acceptance phase, and in order to ensure that projects are carried out in accordance with the established contractual parameters, with maximum quality parameters, guaranteeing customer satisfaction and meeting the minimum profitability levels required, an individualised study is made of each project.

The Group also has an International Legal and Tax Department, which analyses the possible repercussions of the different regulatory frameworks on the Group's activity, the tax framework, etc., given its growing international presence, as a way of avoiding risks derived from local regulations.

Financial risks

Due to its regular business activities, the Group is exposed to the following risks arising from receivables and payment obligations in its transactions:

- **Interest rate risk:** risk to which the Company is exposed as a result of its debt with financial institutions (detailed in the notes to the accompanying financial statements). In addition, the Financial Management of the SANJOSE Group, in order to minimize exposure to this risk, analyzes the need for and formalizes, when it is concluded that the situation requires it, contracts for financial instruments to hedge cash flows that protect the Group's companies against future and foreseeable increases in interest rates.

- **Exchange rate risks:** the Group's policy is to contract debt in the same currency in which the cash flows of each business are produced. Within this type of risk, exchange rate fluctuations in the translation of the financial statements of foreign companies whose functional currency is other than the euro are noteworthy. The Group's Finance Department assesses the foreign currency purchase needs arising from planned foreign currency transactions and, when it is concluded that the situation so requires, enters into cash flow hedging financial instrument contracts to protect Group companies against foreseeable future exchange rate fluctuations.

- **Credit risk:** the control of bad debts is addressed through the preventive review of the credit rating of the Group's potential customers, both at the beginning of the relationship with them and during the term of the contract, assessing the credit quality of the amounts pending collection and reviewing the estimated recoverable amounts of those considered doubtful for collection.

- **Liquidity risk:** discussed in Note 3 of this interim consolidated directors' report..

5. Important circumstances that occurred after closing

There are no events after June 30, 2024 that could have an impact on this consolidated interim management report.

6. Information on foreseeable developments

The Group focuses its activity on construction and the provision of services, although without neglecting real estate opportunities, related to the real estate assets it owns, as well as energy projects.

The main lines of action of the Group's business plan are:

- Maintaining the level of contracting in Spain.
- Development of international activity, through geographical diversification, and by line of business
    - Taking advantage of the value acquired in countries in which it has a presence (Chile, Mexico, Peru, USA, etc.) to increase its presence
    - Taking advantage of new expansion possibilities

In the international market, especially in emerging countries, business opportunities arise for the Group which, within its expansion policy, will try to take advantage of these avenues for growth. Likewise, it will continue working to further consolidate its national presence, also relying on the forecast of better performance in the private sector. All of the above, supported by the macroeconomic perspectives of improving the economy, both nationally and internationally, are positive arguments for the future of construction.

Taking into account the total amount of portfolio held by the Group, which as of June 30 amounts to 2,807 million euros, having experienced an increase of 5.4% compared to December 31, 2023, it is considered that its organic stability is assured, planning to maintain the average size of the projects, trying to take advantage of public bidding opportunities, both in national territory and in foreign countries, especially in those where it has presence and expertise.

7. R&D&I activities

SANJOSE Group, aware of the importance that Research, Development and Innovation activities represent for the business competitiveness and success of the Group, aspires to be a benchmark in technological development. The type of activities developed by Grupo SANJOSE requires continuous innovation, both due to the evolution of the technology surrounding the projects and the Group's strategy, which is committed to entering new markets that demand high added value and technical specialization. very high.

The issues related to these projects and others related to R&D&i are widely developed in the Statement of non-financial information and diversity of Grupo Empresarial San José, S.A. and Subsidiary Companies relating to the year ended December 31, 2023.

8. Acquisition and Disposal of Treasury Shares

Grupo SANJOSE did not hold any treasury shares as of June 30, 2024, nor has it carried out any transactions with treasury shares during the first half of fiscal year 2024.

9. Other Relevant Information

Stock exchange information

The shares of the Parent Company are listed on the Spanish stock exchange interconnection system (continuous market). The main indicators and evolution of the share are shown below:

	Capitalización * (miles de euros)	Nº de acciones (x 1.000)	Precio Cierre (euros)	Último Precio (euros)	Precio Máximo (euros)	Precio Mínimo (euros)	Volumen (miles de acciones)	Efectivo (miles de euros)
2024 (hasta el 17/7)	273.110	65.026	4,2000	4,2000	5,0400	3,4300	6.366	27.063
2023	224.990	65.026	3,4600	3,4600	4,8550	3,4000	5.705	22.441

Fuente.: Bolsas y Mercado Españoles (BMEX).

Dividend policy

On April 19, 2024, the General Shareholders' Meeting of the Parent Company approved the distribution of a dividend charged to voluntary reserves for a gross amount of 0.15 euros/share, which amounts to a total of 9,754 thousand euros. As of June 30, 2024, the dividend has been fully paid.

Directors' Signatures

The Interim Condensed Consolidated Financial Statements for the six-month period ending on 30 June 2024 of "Grupo Empresarial San José, S.A. and Subsidiaries", comprising the condensed consolidated balance sheet as of 30 June 2024, the condensed consolidated profit and loss statement, the condensed consolidated statement of changes in equity, the condensed consolidated global profit statement and the condensed consolidated cash flow statement, as well as the Notes to the same, for the six-month period ending on 30 June 2024, and the accompanying Interim Consolidated Directors' Report, issued on 59 sheets of regular paper printed on one side only, have been prepared by the Board of Directors of "Grupo Empresarial San José, S.A." on 24 July 2024.

For the purposes of Royal Decree 1362/2007 of 19 October (arts. 8.1.b and 10), the undersigned Directors of "Grupo Empresarial San Jose, S.A." hereby make the following liability statement:

That, to the best of their knowledge, the interim condensed consolidated financial statements prepared in accordance with the applicable accounting standards provide a true and fair reflection of the equity, the financial position and the profits of the issuer and its consolidated companies taken as a whole. The interim consolidated Directors' Report includes an accurate analysis of the development of the business and its balance sheet, the position of the issuer and the companies included within its consolidation scope taken as a whole, together with a description of the main risks and uncertainties which they face.

In proof of their agreement, the Directors attending the meeting sign below:

Mr Jacinto Rey González

Mr Jacinto Rey Laredo

Mr Javier Rey Laredo

Ms Amparo Alonso Betanzos

Ms Altina de Fátima Sebastián González

Mr Ramón Barral Andrade

Mr José Manuel Otero Novas

Mr Roberto Álvarez Álvarez

Mr Enrique Martín Rey

Mr Nasser Homaid Salem Ali Alderei

Mr José Luis González Rodríguez

Ms María José Alonso Fernández

At the request of the President, today's meeting of the board of directors was held electronically, via videoconference.

The meeting was attended by all the directors except for Mr Nasser Homaid Salem Ali Alderei, who has not expressed any disagreement regarding the formulation of this financial information.

According to the minutes of the meeting, and in accordance with article 109 a) of the Commercial Register Regulation, I hereby record that all the directors have unanimously approved the drafting of these interim condensed consolidated financial statements and explanatory notes, as well as the accompanying interim consolidated management report, for the first half of the financial year 2024.

Fernando Calbacho
Secretary to the Board of Directors

Don Juan Amor Fernández, Traductor-Intérprete Jurado de inglés, nombrado por el Ministerio de Asuntos Exteriores, Unión Europea y Cooperación, certifica que la que antecede es traducción fiel y completa al inglés de un documento redactado en español.

I the undersigned Juan Amor Fernández, sworn translator for the English Language, duly appointed by the Ministry for Foreign Affairs, European Union and Cooperation, do hereby certify that the foregoing is a true and faithful translation of the original Spanish document hereunto attached.

Águilas (Murcia) Spain, 23rd July 2024

JUAN AMOR FERNÁNDEZ
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