Cotton Beach Club Ibiza [Cataleya Beach Hacienda S.L.]
CIF B57825804

Data Room Note - Balance Sheet

October 1st 2026.

The Balance Sheet of Cataleya Beach Havienda S.L is not included in the data room at this stage. The reason is as follows.

During 2025, the company appointed a new external accounting firm. In reviewing the accounts, our new accountants identified a number of adjustments made by the previous firm that do not correctly reflect the company's financial position.

The company has instructed the financial department of the law firm CECA MAGÁ, Barcelona to carry out a detailed review and to establish the correct accounting treatment. This review includes intercompany balances between group companies.

To avoid providing figures that will subsequently change, the company will upload the corrected Balance Sheet, together with a summary of the adjustments made, once the review is complete. This is expected by end of the year 2026.

Please also note that the Balance Sheet does not reflect the value of the long-term lease agreement at Cala Tarida, Ibiza. The same applies to the group's lease agreement for Cotton Club in Zakynthos, Greece. Nor does it reflect the value of the Cotton brand, which is owned by a separate group company and licensed to the operating company. Supporting documentation on the lease agreements and the brand will be provided separately.

Any questions on this matter may be directed to Gabriel Nadal at e-mail gnadal@cecamagan.com

Christian Marstrander
Founder & CEO, Cotton Group

