

# WE DESIGN AND BUILD

**BIG CHALLENGES**

PERIODIC YEAR-END REPORT

# 2024

2024 MANAGEMENT REPORT

**CONCRETO S.A.**

Carrera 43A No. 18 sur - 135, Piso 4, Sao Paulo Plaza, Medellín, Antioquia.





**Concreto**

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We inspire a sustainable future





▲ Lina Valencia, Soraya Agudelo, Carlos Escobar, Samira Palacios, and Luisa Álvarez from the Treasury Department.

→ Concreto's current securities issues are common shares traded on the public stock exchange and listed on the BVC (Bolsa de Valores de Colombia).

### Constructora Concreto S. A. has made the following share issues:

#### A. Issue No. 1:

The amount of the issue was 72,000,000 shares in reserve, not subject to preemptive rights.

#### B. Issue No. 2:

The amount of the issue was 180,000,000 shares in reserve.

#### C. Issue No. 3:

The amount of the issue was 226,850,988 ordinary shares of the Company, representing 20% of the subscribed capital at the date, at a value of COP 1.276 per share, for a total of COP 289,461,860,688.



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CHAPTER

# 01

## REPORT FROM THE PRESIDENT

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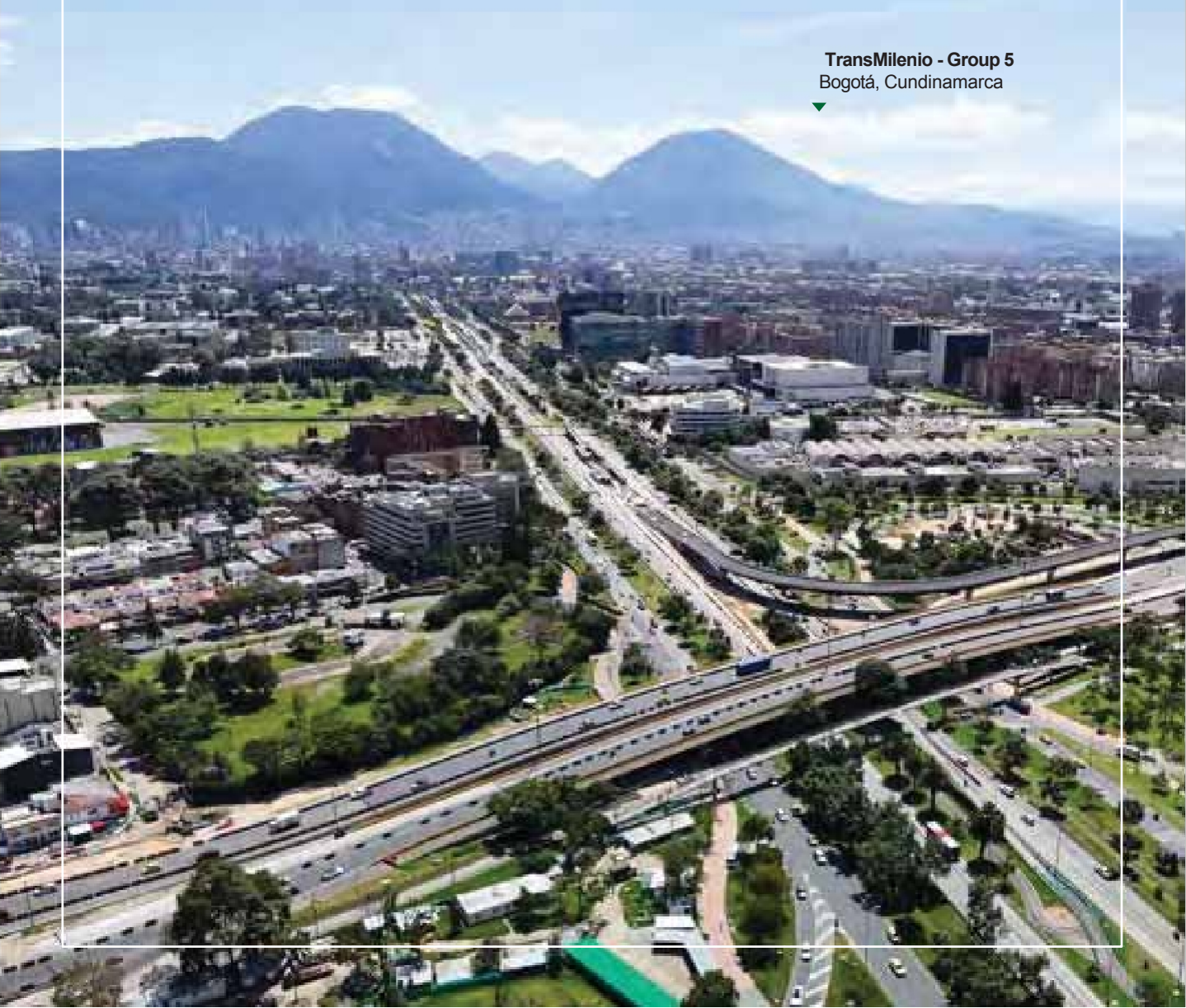
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**TransMilenio - Group 5**  
Bogotá, Cundinamarca



# » PROJECT REPORT



[conconcreto.com](https://conconcreto.com)

Our  
social media



Constructora Conconcreto S.A. presents its 2024 Year-End Report, which contains comprehensive information on the **Company's** economic, social, and environmental performance **between January 1 and December 31, 2024.**

The document submitted has been formally reviewed and approved by the Company's Management Team and Board of Directors. It has not been externally verified and is published annually.

If you have any questions, suggestions, or comments about this Report, you can contact the Investor Relations Department by email at [ir@conconcreto.com](mailto:ir@conconcreto.com)

or by calling (604) 204 37 07  
Ext. 1041.

Double C by Conconcreto collaborators





# » COMPANY PROFILE COMPANY

Constructora Concreto S.A. designs, builds, and manages highly complex infrastructure and building projects with high standards of quality and efficiency that allow it to execute projects under the concept of Value Engineering.

The financial information on the activities of the subsidiaries of Constructora Concreto S.A. is published in Note 1 of the accompanying Consolidated Financial Statements.

It is a public limited company listed on the Colombian Stock Exchange (Concret), which actively seeks to generate higher returns for its shareholders and, in this way, ensure its long-term viability. All this is done in accordance with the principles of sustainability and innovation.

▼ **Project collaborator, Avenida Bosa**



## CHAPTER 01 REPORT FROM THE PRESIDENT



# MESSAGE FROM THE PRESIDENT

**Dear shareholders,**

It is an honor to address you for the first time as president of Concreto, a position I assumed in April 2024.

I would like to begin by thanking the Board and all shareholders for my appointment. I would like to reaffirm my commitment to all of you to lead this Company, working together with our team to create lasting value, without neglecting our commitment to society, our employees, and our stakeholders, and with the certainty that we will maintain the values and qualities that have characterized us for more than 60 years.

Despite the challenging economic environment and the many challenges facing the sector, marked by a complex political and social landscape, the absence of clear public policy, a shortage of public projects, interest rates that have not fallen as expected, and low economic growth, the Company has demonstrated remarkable adaptability and resilience. Through strategic decisions, it has strengthened itself and prepared for a solid and sustainable future.

**“ We seek to create lasting value, without neglecting our commitment to society, our employees, and our shareholders. and stakeholders. ”**

**Nicolás Jaramillo Restrepo**  
President of Concreto





➤ I WOULD LIKE TO HIGHLIGHT THREE KEY MILESTONES THAT WILL MARK 2024 AND PROVIDE US WITH A SOLID FOUNDATION FOR THE COMING YEARS:

### 1. RESOLUTION OF THE ITUANGO ARBITRATION AWARD

After a process lasting several years, the international arbitration court ruling confirmed that the CCC Ituango Consortium, of which we are a member, was not responsible for the collapse of the auxiliary diversion gallery (GAD) in April 2018. This result is a recognition of the serious and professional work, technical excellence, and transparency of our team, which for more than a decade contributed its talent to make the country's largest hydroelectric power plant a reality.

### 2. OPTIMIZATION OF CAPITAL STRUCTURE

In 2024, we achieved a significant reduction in our debt, consolidating a more efficient capital structure, adjusted to our size and sector conditions. We began the year with debt of \$656,747 million and closed it with \$149,230 million, thanks to negotiations with the syndicated credit banks. This was achieved through the exchange of units of the Pactia Inmobiliario FCP as a form of payment, thereby optimizing our financial position and strengthening the Company's stability.

This new capital structure will improve the Company's liquidity and profitability, reducing financial expenses and facilitating access to credit and new sources of financing. Although this strategy generated an accounting loss of \$88,547 million, this will be recovered in an estimated period of three years through savings in financial expenses. We thank all the banks for their trust and cooperation in this negotiation.

### 3. RISK MANAGEMENT IN PUBLIC INFRASTRUCTURE PROJECTS

In recent years, we have identified changes in the public infrastructure business in Colombia, with a growing transfer of risk to contractors. In response to this dynamic, we have strengthened our contractual and legal management to ensure that our projects have conditions that protect financial and technical resources, ensuring their viability and profitability.

Contracts with the Urban Development Institute (IDU) in Bogotá have presented challenges, as the structuring of projects does not match their execution, affecting productivity. This was mainly caused by mobility restrictions or changes in traffic management plans, delays in the delivery of land, and procedures with public utility companies, among other factors. This resulted in a net loss of \$108,667 million in the construction business.

To mitigate this impact, we are participating in working groups with the IDU with the aim of finding joint solutions that reduce risks and allow the projects to be executed as we had presented them in the bidding processes. We have also filed claims, which are at various stages, for approximately \$117.5 billion, the favorable resolution of which would help offset losses and mitigate the materialization of risks.

**Ituango Hydroelectric Project, Ituango, Antioquia**



## ➤ BUSINESS RESULTS AND OUTLOOK

In 2024, Conconcreto's management demonstrated strength and strategic vision. Its diversified business portfolio in investments, construction, and housing guarantees its stability and permanence over time. Total revenues at the end of 2024 were \$482,910 million, and we closed with a backlog of \$2.95 trillion, representing approximately three years of work, at a rate of \$ 1 trillion per year.

The financial statements reflect a loss of \$195,784 million, mainly due to two factors: the exchange of FCP Pactia units and the results of IDU projects.

The **investment business** achieved revenues of \$90,998 million in 2024, driven by the solid performance of the Pactia Inmobiliario Private Equity Fund and our road concessions. The most significant event at the end of 2024 was the reduction of our stake in FCP Pactia from 37.39% to 5.61%, representing an initial value of \$942,856 million and a final value of \$132,812 million. This change is the result of the transaction with the syndicated credit banks.

In road concessions, we are at an important transition point. The concession

The Sumapaz Road (formerly known as Road 40) has reached more than 90% completion at the end of 2024, and the operation and maintenance phase is expected to begin in 2025. With this milestone, the concession will become a significant asset for our portfolio. As for the Devimed concession, it will complete the operation and maintenance stage in 2026, so we will be working together with our partners and the national government on alternatives to complete this stage and replace this concession.

Our investments in South Florida posted positive results. We highlight the closing of the capital raising stage of the first investment fund in the multifamily business with equity of USD 51 million, reaching 95% occupancy in its 325 units in phase 1. Within our home sales business, we achieved two key milestones: the start of capital distribution to investors in the first fund and the closing of the capital raising phase of the second investment fund, with equity of USD 6 million.

Looking ahead, we will continue to diversify our investments both domestically and internationally through the structuring and development of new businesses that generate recurring revenues, thereby strengthening our growth strategy and maximizing long-term profitability.

▼ Century Town Center I, Doral, Florida





> The **construction business** generated revenues of \$374,415 million in 2024, with some notable highlights such as the delivery of Cicloruta 116 and the western bridge of Grupo 5 for the IDU, and the bridge from Avenida Primero de Mayo to Metro Línea.

In 2025, the focus will be on continuing to work together with the IDU to resolve the challenges we face in current contracts, as well as working intensively to identify new opportunities and develop projects in the private sector, in line with the current dynamics of the country and the sector, directing our efforts towards increasing the backlog in this sector.

This strategy will allow us to diversify our portfolio, lower our exposure in the public sector, place a strong emphasis on risk management, and strengthen our presence in the private market.

In 2024, Double C, our design and engineering division that is part of the construction business, recorded growth of 28.9% with revenues of \$20,761 million in 2023 and \$26,769 million in 2024, driven by an 18% increase in the execution of projects for third parties.

By 2025, the focus will be on strengthening our presence in certain Latin American countries, such as the Dominican Republic and Costa Rica, with the aim of achieving between 20% and 25% of the international design backlog. We will also maintain the area as a very important installed capacity for housing projects and other self-generation projects.

In **housing**, we achieved sales of \$195 billion, with the sale of 290 units in 14 projects, mainly in Medellín and Barranquilla. We launched the Bosscatta project in Bogotá with 264 new units.

&gt;

. In terms of deeds, 212 new units were delivered in Colombia for a value of \$79 billion.

In the coming years, we will continue to seek new projects in the country's three main locations: Bogotá, Medellín, and the Atlantic Coast. Convinced of the importance of this sector for the development of Colombia and for our Company, we view the present and future with optimism, with a moderate recovery in the sector and a significant decrease in interest rates in recent months, which opens up new opportunities.

We are positioned as a resilient company with diversified revenues, high technical capacity, and low debt. We continue to analyze the country's context and its implications, identifying opportunities that will allow us to continue generating value and a sustainable future.

**I appreciate your trust and support.**



**Nicolás Jaramillo Restrepo**  
President of Concreto

▼ **Trebal, Medellín, Antioquia**



# » FISCAL IN ACCORDANCE WITH THE LAW

## INTERNAL CONTROL

The general architecture and control system is the mechanism by which the Organization groups together internal and external control processes, ensuring the coherence and consistency of the various administrative and management processes.

Internal control processes include all verification, monitoring, and control mechanisms carried out by agents who are part of the different areas of the Company. These strategies include self-control, follow-up plans, periodic review of strategic risks, financial results, and relevant business information that are made available to the Board of Directors' audit committee, facilitating the achievement of strategic objectives and ensuring the continuous improvement of the company. This system ensures the control, presentation, and disclosure of financial information in an appropriate manner.

External control processes are led by the statutory auditor, third-party auditors, and quality management system certification bodies. These entities verify compliance with legal, regulatory, contractual, and organizational guidelines in accordance with national and international standards.

## AUDIT

The annual internal audit program for the management system is governed by ISO 9001:2015, 14001:2015, 45001:2018 and

the occupational health and safety and environmental system guide for RUC contractors. These are applied to eleven (11) infrastructure projects, eight (8) design projects, two (2) construction projects, and fourteen (14) organizational processes, including strategic and support processes. As a result of the 2024 internal audits, action plans were implemented to seek continuous improvement in order to optimize the Company's processes, contribute to the effectiveness of operations, and achieve strategic objectives.

## MONEY LAUNDERING

It is a priority for the Company to monitor compliance with the rules, instructions, and parameters that must be taken into account to prevent the materialization of risks associated with corruption, fraud, bribery, money laundering, and terrorist financing (ML/TF). For this reason, Conconcreto has a process for validating and monitoring the results of consultations on restrictive lists and reports from public sources, with the aim of protecting the business from possible risks related to unusual or suspicious transactions that could be used to conceal, manage, invest, or exploit in any way money or assets derived from illegal activities.

In addition, Conconcreto has procedures and activities in place to control and prevent money laundering, which strengthen the various processes and enable the company to react promptly

□

in order to prevent operations and/or transactions that generate income from illicit sources that could adversely affect the Company.

It is important to note that, at a meeting held on April 26, 2024, the Company's Board of Directors appointed Carlos Alberto Fernández Tabares as chief compliance officer, replacing Candelaria Rodríguez Jaramillo, and Juan Esteban Bedoya Betancur as deputy compliance officer, replacing Ana Isabel Villegas García, both of whom are members of the Suma Laft partnership. In this way, through a third party, Conconcreto strengthens its commitment to the independence and impartiality of this process.

#### □ TRANSACTIONS WITH RELATED PARTIES AND MANAGERS

In the course of its business activities in 2024, transactions were carried out at market prices between the companies of the Business Group and other related companies, in accordance with the main or related business purpose of each company. All this information is disclosed in the notes to the Financial Statements.

▼ **Paula A. Almanza and Tatiana Otero**, Legal Team



#### □ R CONFLICTS OF INTEREST

The Company maintained its policy on conflicts of interest and reports that during 2024 there were no situations related to this matter among its administrators. Conconcreto S.A. remains committed to promoting among its employees the ethical and moral values that should govern every action.

#### □ INTELLECTUAL PROPERTY

In accordance with the provisions of Law 603 of 2000, Constructora Conconcreto S.A. certifies that in the course of its activities it has complied with current regulations on intellectual property and copyright. The Company is committed to full compliance with and enforcement of legal guidelines relating to intellectual property, copyright, and software use policies. For this reason, licenses, their validity, and the equipment available to employees are reviewed periodically to verify that everything is in accordance with the law, in order to prevent the use of programs or services not obtained in accordance with legal requirements.

#### □ SOCIAL SECURITY AND PARAFISCAL CHARGES

Constructora Conconcreto S.A. certifies that in 2024, social security and parafiscal payments were made in due form and within the legal term, without any irregularities. Likewise, current tax regulations were complied with in order to make payments to individual contractors.

#### □ COMPLIANCE WITH ARTICLES 46 AND 47 OF LAW 964 OF 2005

Constructora Conconcreto S.A. certifies that the financial statements as of December 31, 2024, and the other reports presented in the Annual Management Report do not contain any misstatements, inaccuracies, or errors that would prevent a true understanding of the Company's financial position or operations.



It also certifies that the financial information has been presented appropriately, in accordance with the information disclosure and control systems implemented through the following means: Audit Committee; Board of Directors and Presidential Committees.

## **SIGNIFICANT EVENTS OCCURRED AFTER DECEMBER 31, 2024**

On January 10, 2025, the market was informed that, in relation to the performance of Concreto's shares on the Colombian Stock Exchange (BVC) and the information disclosed on January 9 by the newspaper La República on its website, the company informed its investors and the market in general that it was not aware of any transactions, events, or decisions that could have positively influenced the value of the shares, other than those previously reported through the official mechanisms for relevant information. On January 31, 2025, it was reported that the Company had submitted its Report on the Implementation of Best Corporate Practices - Country Code for the year 2024.

**Mariana Franco**, Civil Engineer, Chivor II Project



Finally, on February 3, 2025, it was announced that the Company's Board of Directors authorized Mr. Juan Luis Aristizábal Vélez, member of the Company's Board of Directors, to dispose of up to 1% of the Company's outstanding shares that he directly and/or indirectly owns, at the time he deems appropriate. It was reported that this authorization was granted for a term of one year and was approved by the majority established in Article 404 of the Commercial Code.

On February 6, 2025, it was announced that the Company had entered into an agreement with Banco Da-vivienda S.A. to settle its debt with the latter in the approximate amount of \$ 15,881 million, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On February 21, it was reported that the Board of Directors, at its meeting held on that date:

**A.** Instructed the Company's president to call an ordinary meeting of the General Shareholders' Meeting for March 28, 2025.

**B.** It approved the Management Report, the financial statements and their annexes, the Corporate Governance Report, and the proposal to offset losses from the previous fiscal year and change the allocation of reserves, which will be submitted to the Shareholders' Meeting at its regular meeting.

**C.** It approved submitting a proposal to the General Shareholders' Meeting at its ordinary meeting to amend the bylaws in order to bring their content into line with the Company's current structure and operations, clarify their language, and make the relevant regulatory updates.

Likewise, the communication of compliance with External Circular 029 of 2014, which establishes shareholder representation, was published; it was reported that Ms. Carolina Angarita Barrientos submitted her resignation from her position as a member of the Company's Board of Directors, which took effect on that date; and a notice was published regarding the Company's consolidated results as of December 31, 2024.

### CORPORATE GOVERNANCE

In terms of corporate governance, the Company's Ordinary General Shareholders' Meeting was held on March 22, 2024, in person at Carrera 43A #6 sur – 150, Panamericana Centro Cultural, Medellín, Antioquia. At this meeting, the Sustainability Management Report, the Corporate Governance Report, and the Company's Financial Statements as of December 31, 2023, were approved. In addition, the Board of Directors was appointed to complete the statutory term of two years between April 2023 and March 2025.

Likewise, on October 28, 2024, an extraordinary meeting of the Company's General Shareholders' Meeting was held in person at Calle 16A sur #34 – 950, Club Campestre, Medellín, Antioquia. At this meeting, the Board of Directors was appointed to complete the statutory term of two years between April 2023 and March 2025.

Finally, on January 31, 2025, the Código País survey for the period from January to December 2024 was completed, confirming the dynamics of the corporate governance rules implemented by the Company. The survey was published on

the company's website at <https://conconcreto.com/gobierno-corporativo/#id-centro-descargas>, where it can be consulted by investors and forms part of this Management Report. Management will continue to work on the development of policies and guidelines to bring its corporate governance model into line with the recommendations of the Código País.

### Report on invoices

Constructora Conconcreto S.A. hereby states that it has not hindered the free circulation of invoices issued by sellers or suppliers, in accordance with Article 87 of Law 1676 of 2013.

### Business Group Report

In compliance with Article 29 of Law 222 of 1995, the Constructora Conconcreto S.A. Business Group reports:

The most significant transactions carried out during fiscal year 2024, directly or indirectly, between the parent company and its subsidiaries or subsidiaries with controlled companies, were those entered into between Constructora Conconcreto S.A. and its subsidiary Industrial Conconcreto S.A.S, to which services were sold for \$8,681 million.

During the year, other transactions were carried out between the parent company and its subsidiaries for lower amounts, which are detailed in the notes to the financial statements, always respecting the guideline that transactions between them are carried out at market prices.

It is reported that in 2024 there were no significant transactions concluded during the respective fiscal year between the controlled company and other entities, due to influence or in the interest of the parent company.

of the controlling entity, as well as significant transactions concluded during the respective fiscal year between the controlling entity and other entities in the interests of the controlled entity.

It is also reported that during fiscal year 2024, there were no decisions of significance

that the controlled companies have made or failed to make due to the influence or in the interests of the controlling company, as well as significant decisions that the controlling company has made or failed to make in the interests of the controlled companies.

▼ **Luz Adriana Echeverry**, Architect and Builder, Contree Castropol Project





# 02

## MANAGEMENT CORPORATE

Corporate governance

Risk management, ethics, and

Economic performance

transparency Stock market performance

From left to right, Claudia  
Martinez, Carlos Ortega, Dyna Gonzalez,  
Veronica Herrera, Estefania Restrepo.  
Human Resources Team, Bogotá

## CHAPTER 02 CORPORATE MANAGEMENT

# » CORPORATE GOVERNANCE

### > SHAREHOLDERS' MEETING

The General Shareholders' Meeting is the highest governing body of the Company, made up of the shareholders and/or their representatives who are registered in the share register. Each shareholder shall have as many votes as shares they hold.

The General Assembly meets annually in ordinary session to examine the situation of the company, appoint administrators and other officers of its choice, determine the economic guidelines of the company, consider the accounts and balance sheet for the last financial year, and decide on the distribution of profits.

The Assembly may be called to extraordinary meetings at any time, whenever deemed appropriate by the Board of Directors, the President, the Statutory Auditor, or when requested by a number of shareholders representing at least one-quarter of the subscribed shares.

In 2024, the General Shareholders' Meeting, at its ordinary meeting held on March 22, appointed the Board of Directors to complete the two-year statutory term from April 2023 to March 2025, in response to the resignation of Dr. Ana Karina Quessep Alcové. To this end, the Company published the resumes of the members proposed to serve on this body on a microsite set up on the corporate website, where shareholders and other stakeholders could consult information of interest for the regular meeting of the Shareholders' Meeting.

On October 28, 2024, an extraordinary meeting of the Shareholders' Meeting was held to elect the members who would complete the two-year statutory term between April 2023 and March 2025, in response to the resignations submitted by Álvaro Jaramillo Buitrago, Luis Fernando Restrepo Echavarría, and Patrick Sulliot.



Paula Alejandra Almanza, Legal Team Bogotá



## > BOARD OF DIRECTORS

The Board of Directors of Constructora Concreto The Board of Directors has the highest authority in the administration of the Company, with full powers to order the conclusion and execution of any act or contract within the scope of the corporate purpose, as well as to adopt the decisions necessary for the fulfillment of the corporate objectives. In general terms, the Board of Directors delegates the day-to-day management of the business to the Senior Management team, reserving for itself the exercise of strategic, supervisory, governance, and control functions over the Company.

The Board of Directors is made up of 10 members and the General Shareholders' Meeting is the body responsible for appointing them, based on

the recommendations and profiles defined by the Human Resources Committee of the Board of Directors. Members are selected for their professional competence, suitability, and moral integrity, ensuring that at least 30% are independent.

The parameters for selecting members of the Board of Directors are defined in the Bylaws and in the Board of Directors Succession Policy, documents that are published on Concreto's website.

**Learn about the Internal Regulations of the Board of Directors. Click here.**



**Construction workers,** Avenida Guaymaral, Lagos de Torca.





## Currently, the Board of Directors is made up of the following people:



**Nora Cecilia  
Aristizábal López**



**Heritage member and  
Chair of the Board of  
Directors** Appointment:  
March 26, 2010 – present

Born on September 29, 1955, she graduated in architecture from the Pontificia Bolivariana University and holds a master's degree in Urban Design from the Massachusetts Institute of Technology (MIT). Her work experience includes various positions, such as head of the design workshop at Condiseño Ltda., director of the District Planning Department, and technical formulator of the Bogotá Land Use Plan. She currently serves as Urban Context Manager.



**Carlos Eduardo  
Restrepo Mora**



**Heritage Member and  
Executive Member of  
the Board of Directors**  
Appointment:  
March 30, 2011 –  
present

He was born on November 25, 1963. He graduated as a civil engineer from the Antioquia School of Engineering (EIA) and holds a master's degree in Construction Engineering and Management from the Georgia Institute of Technology (GaTech). He has held various positions within Constructora Concreto since joining the company more than 28 years ago. He is currently an advisor to the president and director of the Bogotá branch. He has served on the board of directors of Concreto for several consecutive terms and is currently a member of the boards of directors of Administración de Recursos y Oportunidades S.A.



**José Alejandro  
Gómez Mesa**



**Heritage Member of the  
Board of Directors**  
Appointment:  
March 22, 2013 -  
present

He was born on February 1, 1964. He is a civil engineer from the University of Texas at Austin and a specialist in corporate finance from EAFIT University. He has been a founding partner and director of SBI Banca de Inversión S.A. for more than twenty years. Since 2009, he has been a member of the board of directors of Inversiones Concreto and later joined the board of Constructora Concreto S.A. when the two companies merged. He serves on other boards of directors, including West Química S.A. and Inmel S.A.S.



**Juan Luis  
Aristizábal Vélez**



**Equity member of the  
Board of Directors**

Appointment:  
March 22, 2024 -  
present

Born on April 20, 1959. He is a Systems Engineer and Marketing Specialist from EAFIT University. He holds an MS in Computer Science from Iowa State University and completed a special program in Strategic Management at Javeriana University. He was president of Conconcreto for more than 20 years, a leading company in construction and project structuring (USD 2.5 billion) in Colombia, Panama, and the United States.



**Carolina Angarita  
Barrientos**



**Independent Member of  
the Board of Directors**

Appointment:  
May 26, 2020 – present

She was born on September 19, 1971. She graduated in Social Communication-Journalism from the Javeriana University, has a master's degree in International Journalism from the University of Westminster, and studied Leading Innovative Change at Berkeley University. She was Vice President of Programming and Marketing at RCN TV and Vice President of Colombia & Digital Lead Latin America at Discovery INC. She is a member of the board of directors of AIESEC Colombia, the advisory committee of the Latino Impact Summit, and the advisory board of the MET Community.



**Orlando Enrique  
Cabañas Segovia**



**Independent Member of  
the Board of Directors**

Appointment:  
May 26, 2020 – present

He was born on September 28, 1969. He is a lawyer from the Pontificia Universidad Javeriana and holds a master's degree in philosophy from Boston College. For 16 years, he worked at British Petroleum, where he served as vice president of legal affairs for Latin America. He also served as deputy minister of energy and president of the National Hydrocarbons Agency. He currently serves as CEO of Frontera Energy and sits on the board of directors of Isagen.



**Ángela María  
Orozco Gómez**



**Independent Member of  
the Board of Directors**

Appointment:  
October 28, 2024 -  
present

She is a lawyer from the Javeriana University, with a specialization in economic law from the Externado University of Colombia and an LLM - Master's Degree in Comparative Jurisprudence from the University of Texas at Austin. She has over 30 years of experience in the public and private sectors, in management and executive positions in ministries, public entities, companies, and private sector associations in the export, industrial, energy, infrastructure, and transportation sectors, as well as in business consulting and strategic private project support. He is currently a member of the boards of directors of the Juan Felipe Gómez Escobar Foundation, TGI – Transportadora de Gas Internacional S.A. E.S.P., Collective Mining Ltd., and Colgas S.A. E.S.P.



**Juan Manuel  
González Garavito**



**Independent Member of  
the Board of Directors**

Appointment:  
October 28, 2024 -  
present

He is a lawyer from the Nueva Granada Military University, specializing in Administrative Law from the Rosario University, with more than 25 years of experience in urban and real estate law, with experience in creating urban development instruments for the legal and financial viability of partial implementation plans, zoning regularization and management, and urban renewal, developed in the construction, real estate, and law firm sectors.



**Christophe  
Pélissié du Rausas**



**Ex-officio member of the  
Board of Directors**

Appointment:  
December 9, 2019 –  
present

He was born on August 11, 1958. He holds degrees from the École Polytechnique and the École Nationale des Ponts et Chaussées (France), and a postgraduate degree in Finance from the Université Paris-Dauphine. He began his career at the Ministère de l'Équipement and then joined the Spie Batignolles group. He joined the VINCI Group in 1997 as Director of Concessions at Campenon Bernard (1997-1998) and has been Vice President of Business Development at VINCI since March 2017.





**Stéphane  
Abry**

**Life member of the  
Board of Directors**

Appointment:  
October 28, 2024 -  
present



He is a civil engineer and has training in negotiation in difficult environments from Harvard University. He has over 32 years of experience. He began his career at Vinci Construction, where he initially worked for more than 21 years, holding positions such as site engineer and project manager at Sogea Afrique, director of major projects and center manager at Sogea Sud, branch manager at Compagnie Générale des Eaux, and director of operations at Vinci Construction Grands Projets. He then joined Eiffage, where he held positions such as CEO of Eiffage Métal and managing director of Eiffage Infraestructuras. Finally, he rejoined Vinci Construction, serving as managing director and deputy managing director of Soletanche Bachy. He is currently the CEO of Vinci Construction in charge of the Oceania and Americas division.

**The following members served on the Company's Board of Directors at some point during 2024, but are not currently members of that body:**



**Ana Karina  
Quessep Alcové**

**Independent Member of  
the Board of Directors**

Appointment:  
March 31, 2022 –  
February 16, 2024



She was born on January 21, 1971. She graduated in business administration from the Externado University of Colombia and has a specialization in marketing management from the Externado University of Colombia. Her work experience includes various positions such as: executive president of the Colombian BPO Association, corporate client manager, sales and distribution, and customer service at Comcel – Claro. She is currently a member of several organizations, including: founding member – Women in ICT, WIC – Women in Connection Colombia, Global Impact Sourcing Coalition – GISC.



**Álvaro Enrique  
Jaramillo Buitrago**

**Independent Member of  
the Board of Directors**

Appointment:  
March 22, 2013 –  
April 1, 2024



He was born on January 30, 1952. He holds a degree in business administration from the Universidad del Norte (Barranquilla). He began his professional career at the Philadelphia National Bank, where he rose to the position of vice president, then served as president of Invercrédito and later at Banco de Colombia. In 1997, he founded IQ Outsourcing. He then served as president of Avianca Holdings, where he is currently a member of the board of directors. He also serves on other boards, including PetroWorks, Tribeca Asset Management, and Grupo Daabon.



**Luis Fernando  
Restrepo Echavarría** 

**Independent Member of  
the Board of Directors**

Appointment:  
March 31, 2004  
July 25, 2024

Born on April 21, 1958. He holds a degree in Industrial Management from the Georgia Institute of Technology (GA – Tech) and an MBA from the University of Chicago. His professional experience includes eight years at The Marmon Group (Chicago), followed by Crystal S.A.S. He has held various positions, including international vice president, executive vice president, and, since 2004, corporate president. He serves on the boards of directors of Bancolombia S.A., Eti-flex S.A., MAS S.A.S., ANDI Antioquia, and ANDI General Management.



**Patrick  
Sulliot** 

**Heritage Member of the  
Board of Directors**

Appointment:  
March 31, 2022 –  
October 4, 2024

He was born on October 30, 1959. He is a chartered engineer from the École Nationale des Arts et Métiers in France, with more than 30 years of experience in project management and business unit management for the EUROVIA Group. He is currently President and CEO for the Americas & Oceania for EUROVIA Canada. He is a member of the boards of companies located in Canada, the United States, Chile, Australia, and New Zealand.



The remuneration of the members of the Company's Board of Directors is set by the General Shareholders' Meeting, based on objective business criteria. This remuneration is disclosed in the annual information made available to the Company's shareholders. The Company has a Board of Directors' Remuneration Policy approved by the General Shareholders' Meeting.

For the period from April 2024 to March 2025, the General Shareholders' Meeting, at its ordinary meeting held on March 22, 2024, approved as remuneration for the members of the Board of Directors a fixed sum of

\$7,800,000 (seven million eight hundred thousand Colombian pesos) per meeting attended and remuneration for members of the internal committees of the Board of Directors of \$1,450,000 (one million four hundred fifty thousand Colombian pesos) per meeting attended.



Learn about the  
**Board of Directors'  
Compensation Policy,**  
approved by the  
General  
Shareholders'  
Meeting.  
Click here.



## → BOARD OF DIRECTORS COMMITTEES

The Company has three permanent committees within the Board of Directors, which deal with specific issues:

### 01 AUDIT COMMITTEE

Composed of Orlando Enrique Cabrales Segovia, Juan Manuel González Garavito, and Ángela María Orozco Gómez. The Statutory Auditor and the Company's Secretary General attend the Audit Committee meetings with voice but no vote, acting as secretary of the Committee.

The main task of the Audit Committee is to assist the Board of Directors in its role of supervising the Internal Control System by evaluating accounting procedures, liaising with the Statutory Auditor and, in general, reviewing the Company's control environment, including the audit of the risk management system implemented by the Company.

The Committee orders and monitors that the procedures of the Internal Control System comply with the needs, objectives, goals, and strategies determined by the Company, and that such procedures are framed within the objectives of internal control, such as: efficiency and effectiveness in operations, sufficiency and reliability in financial information.

The Audit Committee of Constructora Concreto, in compliance with its duties, met five times during 2024 to conduct a detailed review and follow-up of the financial results of the transaction, the

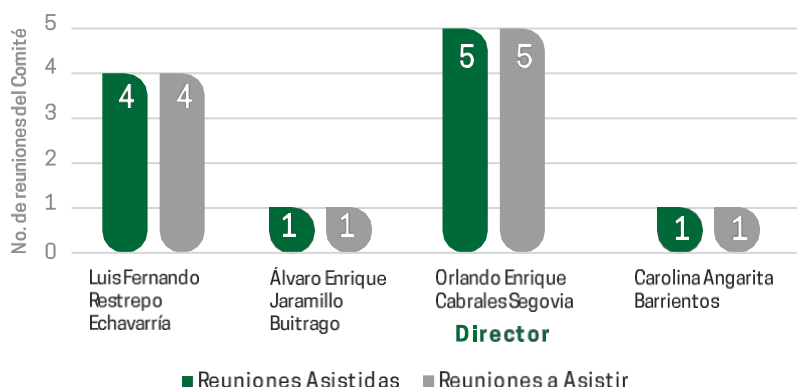
risk management and relevant business situations. In addition, new developments in Anti-Money Laundering and Terrorist Financing controls and the recommendations and requests of the Statutory Auditor were reviewed.

During 2024, all Audit Committee meetings were held remotely, and member attendance was as follows<sup>1</sup>:



<sup>1</sup>It is clarified that Álvaro Jaramillo Buitrago submitted his resignation from the Board of Directors and his position as a member of the Audit Committee on April 1, 2024, and Luis Fernando Restrepo Echavarría submitted his resignation from the Board of Directors and the Audit Committee on July 25, 2024, which is why the attendance of these directors is included in proportion to the meetings they should have attended in their capacity as members of said Committee. Carolina Angarita Barrientos was appointed as a member of the Audit Committee on October 4, 2024, and served on that Committee until December 20, 2024, which is why this director's attendance is included in proportion to the meetings she should have attended as a member of the Committee. Finally, it is noted that Ángela María Orozco Gómez and Juan Manuel González Garavito were appointed as members of the Audit Committee on December 20, 2024, which is why the meetings they should have attended since their appointment during the period were taken into account.

### ASISTENCIA REUNIONES COMITÉ DE AUDITORÍA



It should be noted that Angela María Orozco Gómez and Juan Manuel González Garavito were appointed as members of the Audit Committee at the Board of Directors' meeting on December 20, 2024. However, from that date until December 31, 2024, no meetings of the aforementioned Committee were held, and therefore these two members are not included in the chart.

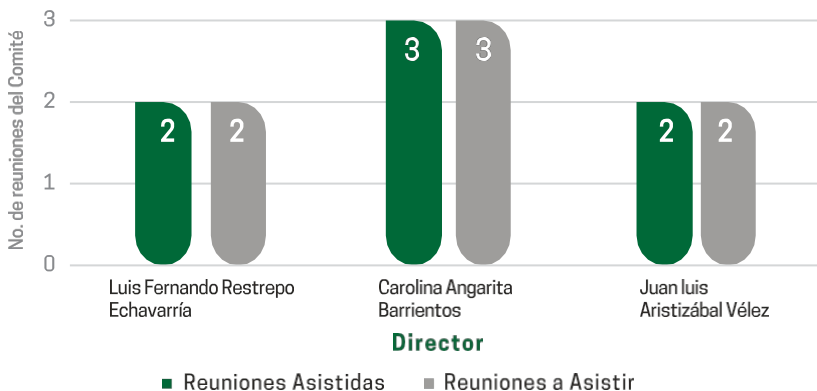
## 02 HUMAN RESOURCES COMMITTEE

Composed of Orlando Cabrales Segovia, Carolina Angarita Barrientos, and Juan Luis Aris-tizábal Vélez. The general secretary of the Company attends the meetings of the Human Talent Committee with voice but no vote, acting as secretary of the Committee. The main objective of the Human Talent Committee is to support the Board of Directors in the exercise of its decision-making and advisory functions related to the appointment and remuneration of the members of the Board of Directors and Senior Management.

During 2024, three meetings of the Human Resources Committee were held, at which issues relating to the setting of remuneration for senior management, the establishment of the work plan for 2024, the review of profiles for existing vacancies on the Board of Directors, the review of the corporate structure, and employee compensation were discussed.

During 2024, all meetings of the Human Resources Committee of the Board of Directors were held remotely, and member attendance was as follows:

### ASISTENCIA REUNIONES COMITÉ DE TALENTO HUMANO





It is hereby noted that Ms. Ana Karina Quessep Alcové was a member of the Human Talent Committee until February 16, 2024. However, from January 1 to that date, no Committee meetings were held, which is why she was not included in the chart.

We also report that Mr. Orlando Ca-brales Segovia was appointed as a member of the Human Resources Committee at the Board of Directors meeting held on December 20, 2024. However, between that date and December 31, 2024, no Committee meetings were held, which is why he was not included in the chart.

### 03 CORPORATE GOVERNANCE COMMITTEE

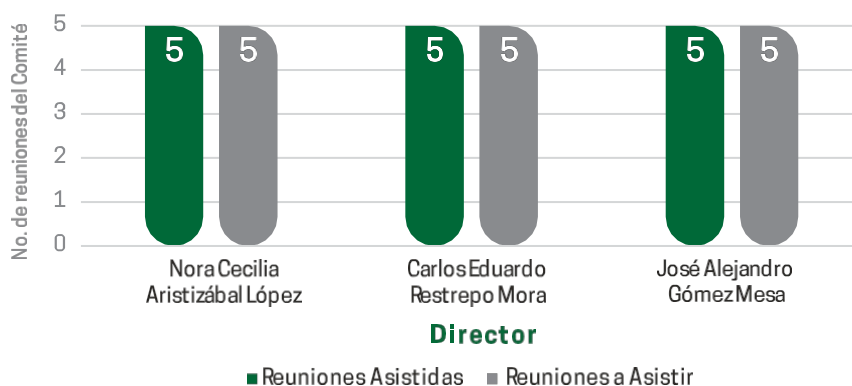
Composed of Carlos Eduardo Restrepo Mora, José Alejandro Gómez Mesa, and Nora Cecilia Aris-tizábal López. The General Secretary of the company and/or the Director of Corporate Affairs of the Company attend the meetings of the Corporate Governance Committee with voice but no vote, and are responsible for the secretariat of the Committee.

The main task of the Corporate Governance Committee is to assist the Board of Directors in its functions of proposing and supervising the corporate governance measures adopted by the Company, as well as monitoring compliance with corporate governance rules, periodically reviewing compliance, recommendations, and principles.

During 2024, five meetings of the Corporate Governance Committee were held, at which the Committee's work plan for 2024 was defined, the work proposal for the self-assessment of the Board of Directors was reviewed, and an analysis of corporate documents was carried out, with an emphasis on the internal regulations of the Committees and the Board of Directors.

During 2024, all meetings of the Corporate Governance Committee of the Board of Directors were held remotely, and attendance by members was as follows:

#### ASISTENCIA REUNIONES COMITÉ DE GOBIERNO CORPORATIVO



## > QUORUM AND ATTENDANCE DATA FOR BOARD OF DIRECTORS MEETINGS AND THEIR SUPPORTING BODIES FOR THE REPORTED FISCAL YEAR<sup>2</sup>

During 2024, the Company's Board of Directors met on seven occasions, all of which were held in a mixed format, with the following attendance:



### Independence criteria adopted by Concreto for the appointment of directors and members of support committees

Concreto has adopted the independence requirements set forth in Law 964 of 2005 and additionally requires candidates for Independent Member of the Company's Board of Directors to make a double declaration of independence: (i) of the candidate before the Company, its shareholders, and members of Senior Management, executed through their letter of acceptance, and (ii) of the Board of Directors, regarding the candidate's independence. Additionally, it is mentioned that independent members are required to disclose to the Company any circumstance that may affect their independence.

### Evaluation of the Board of Directors and its support bodies

The Board of Directors has a system for evaluating its performance, alternating between internal self-evaluation and external evaluation by independent advisors.

It should be noted that the self-evaluation system includes peer evaluation, as well as a study of the reasonableness of its rules and the dedication and performance of its members, proposing, in each case, any changes to the organization and operation that are deemed appropriate.

By 2024, a self-assessment of the Board of Directors will be carried out by means of a survey. As a result of

<sup>2</sup>It is clarified that Ana Karina Quessep Alcové, Álvaro Enrique Jaramillo Buitrago, Luis Fernando Restrepo Echavarría, and Patrick Sulliot submitted their resignations to the Board of Directors on February 16, 2024, on April 1, 2024, July 25, 2024, and October 4, 2024, respectively. For this reason, the attendance of these directors is included in proportion to the meetings they should have attended in their capacity as members of the Board of Directors. Likewise, it is noted that Juan Luis Aristizábal Vélez was appointed as a member of the Board of Directors on March 22, 2024, and Stéphane Abry, Ángela María Orozco Gómez, and Juan Manuel González Garavito were appointed as members of said Body on October 28, 2024, which is why the meetings they should have attended during the period following their appointment were taken into account.

During this fiscal year, the Board's commitment to strategic guidelines and issues was highlighted, with room to continue consolidating its role in these areas.

Likewise, the growing diversity in the composition of the Board was positively assessed, strengthened by the incorporation of new members with complementary profiles.

Looking ahead, work will continue to expand knowledge of investments in the US and deepen the Board's participation in defining the internationalization strategy, developing the housing business line, innovation, and the Company's long-term vision.



**Construction workers,** Avenida Guaymaral, Lagos de Torón.



## > SENIOR MANAGEMENT

The Company's senior management consists of the president and vice presidents. The individuals currently holding these positions are:



**Nicolás Jaramillo  
Restrepo President**

He was born on July 6, 1978. He holds a degree in Civil Engineering from the Antioquia School of Engineering and a specialization in Corporate Finance from the same university. His work experience includes 17 years with companies in the Con-concreto Group. He currently serves as president of Conconcreto S.A. He has held management positions at Industrias CENO S.A., Suramérica de Seguros S.A., and Pactia

S.A.S. He has more than 15 years of experience in the structuring, administration, and operation of the real estate business. For five years, he served as president of the Pactia Private Capital Fund and currently sits on the boards of directors of organizations such as Grupo Heroica S.A.S, Via 40 Express S.A.S., Doble Calzada Oriente S.A.S., Azimut Energía S.A.S. Consalfa-IMI S.A.S., and Pactia S.A.S.

### The main duties of his position are:

- **Develop and structure long-term strategic alliances** and expansion strategies to ensure the Company's presence, sustainability, and growth in the market.
- **Ensure compliance** with the decisions and actions defined by the Company's Board of Directors.
- **Participate in and lead** the reporting of results to the Board of Directors, committees, and shareholders.
- **Plan, define, and align** the Company's policies and strategic guidelines in the medium and long term to achieve volume and margin results, in accordance with the budget approved by the Board of Directors.

to achieve volume and margin results, in accordance with the budget approved by the Board of Directors.



**Candelaria Rodríguez  
Jaramillo Vice  
President of  
Corporate Affairs**

She was born on October 26, 1979. She holds a degree in law and political science from the Universidad Pontificia Bolivariana. She has a specialization in environmental law from the Universidad Externado de Colombia. Her work experience includes three years at the firm Enfoque Jurídico and four years at the firm Suma Legal, where she worked as a lawyer. For five years, she served as Director of Corporate Affairs at Conconcreto and is currently its Vice President of Corporate Affairs. She serves on the boards of directors of organizations such as Pactia SAS, CAS Mobiliario S.A., Consalfa-IMI S.A.S., and Doble Calzada Oriente S.A.S.

### The main functions of her position are:

- **Lead the Company's legal strategy**, ensuring that risk management policies are aligned with contractual policies.
- **Handle and/or process**, through external lawyers, any proceedings in which the Company and its subsidiaries are involved as plaintiffs or defendants, in order to respond appropriately and in a timely manner to any proceedings or claims that have been filed or may be filed.
- **Direct and integrate the communication strategy** of the other companies in the Organization.
- **Direct the Company's human resources management processes**, promoting the attraction, training, development, and quality of life of employees.
- **Direct the assurance process for the entire Company** and its projects in progress.



in order to ensure their timely issuance and validity, as well as effective coverage.

▪ **Design and recommend policies, rules, and procedures for handling the Company's legal matters**, in order to suggest guidelines and/or courses of action.

▪ **Ensure the claims process** with insurance companies in order to receive compensation for the affected area.

▪ **Ensure that books, minutes, and investments in companies are kept up to date** for when required by the Control Bodies or Management, which includes supervising the respective minutes.

▪ **Ensure strict compliance with the Company's bylaws**, providing guidance and information on their function for compliance.

### Alejandro Villegas Cañas Financial Vice President

Born on October 22, 1987. He is an economist from the University of North Carolina Charlotte and a specialist in Corporate Finance from the EIA - Escuela de Ingeniería de Antioquia (Antioquia School of Engineering).

B.S. in Finance with an emphasis on accounting and B.S.A.B.A. in Economics with an emphasis on Business Administration from the University of North Carolina. His professional experience of more than 10 years has been developed in Medellín in companies such as Exponencial Banca de Inversión, Inversiones Medellín, and Conconcreto, where he has served as Project Structuring Analyst, Structuring Analyst, Investment Project Director, Corporate Finance Director, and currently serves as Vice President of Finance. He participates in

Board member of CAS Mobiliario S.A., Azimut Energía S.A.S., Vía Pacífico S.A. (in liquidation), Doble Calzada Oriente S.A.S., and Consalfa-IMI S.A.S.

### The main duties of his position are:

▪ **Obtaining access to financial resources to guarantee the Company's business plans** (loans, guarantees, investors, partners). This includes developing and managing relationships with the financial market.

▪ **Managing the financial model that allows the President and the Board of Directors to define the Company's financial planning and strategy.**

▪ **Define the controls necessary to monitor the Company's financial strategy** and ensure that it complies with the guidelines approved by the Organization and its Board of Directors. This includes control of the financial indicators and metrics required by the Company and the management of the capital structure.

▪ **Maintain ongoing communication with the management team, Board of Directors, and investors** to ensure that they are aware of the Company's financial situation, its results, and the business plans defined in the strategy. This includes the Investor Relations (IR) process.

▪ **Control and monitor the Company's cash flow** in order to guarantee the necessary liquidity for its operations.

▪ **Ensure compliance with the area budget** to contribute to the achievement of the Company's results.

### EVALUATION AND REMUNERATION OF SENIOR MANAGEMENT MEMBERS

The Human Resources Committee's duties include leading the annual performance evaluation of the Company's president and reviewing the evaluations of other members of senior management, setting their remuneration and conducting periodic reviews thereof, as established in

Article 5 of the Internal Regulations of the Human Resources Committee. However, considering that a change in the Company's presidency was announced in March 2024, the evaluation of senior management will be carried out in 2025 to review the performance of the President and other members of senior management during the period.

In 2023, the Company's Board of Directors approved the Variable Compensation Policy, which states that the target population for this Policy is the President, Vice Presidents, Managers, and Directors of the Company.

It states that the entry key or enabler for variable remuneration in a period is EBITDA, and once it is determined that the enabler has been met, the target bonus is determined by the level of achievement of the objectives contained in the scorecards for each position.

During 2024, we made progress in implementing the variable remuneration policy, reaffirming our commitment to continuous improvement and the evolution of our compensation models. Although the entry thresholds required for payment were not reached in this initial stage, this process lays the foundations for its consolidation and optimization in the future.

### CONFLICT OF INTEREST

The Code of Good Governance of Constructora Concreto S.A. defines conflict of interest as a situation in which the interests of the Company are in opposition to the personal interests of employees or their families, in such a way that it leads the employee to act under parameters other than those established to ensure the real and ethical fulfillment of their responsibilities to the company.

Likewise, it stipulates that members of the Board of Directors, Legal Representatives, members of

Senior Management and other administrators of the Company must periodically inform the Board of Directors of any direct or indirect relationships they have with each other or with other entities or structures belonging to the Business Group, or with the Company, or with suppliers, or with customers, or with any other interest group (the latter being understood as all those persons who, due to their connection with the Company, have an interest in it).

If the Company, its administrators, executives, or other employees find themselves in a situation that gives rise to a conflict of interest, the following procedures shall be followed, depending on whether the conflict is sporadic or permanent:

If the conflict is sporadic, it will be mandatory, in the first instance, for the person directly involved to report to the Board of Directors or their immediate superior, as appropriate, on the situation giving rise to the conflict and obtain their consent to initiate or continue the operation. This mechanism may not eliminate the conflict of interest, but it will ensure that the operation remains transparent. For



Cerromatoso, Planeta Rica, Córdoba

, if the conflict of interest is permanent and affects the Company's operations as a whole, this situation shall constitute grounds for mandatory resignation by the affected party, as they are unable to perform their duties.

In the case of administrators, the provisions of Article 23 of Law 222 of 1995, paragraph 7, and its Decree 046 of 2024 shall apply, and in this regard, it will be necessary to obtain the respective authorization from the General Shareholders' Meeting when it comes to signing contracts or submitting commercial offers in which the respective administrator has an interest, either directly or through an intermediary.

The Company has a Conflict of Interest Policy approved by the Board of Directors, which applies at all levels of the Organization and seeks consistency between corporate values and the actions of its employees.

This Policy has been widely disseminated within the Company and is published on Concreto's website.

## > RELATED PARTY TRANSACTIONS

The Company has mechanisms in place for conducting transactions with related parties that comply with Colombian law for this purpose, and the recognition and disclosure of such transactions are in accordance with IAS 24. These mechanisms are described in the notes to the financial statements.

Likewise, it is mentioned that the Company has a Group Policy, which regulates the manner in which relations between the companies that are part of the Constructora Concreto S.A. Business Group should be conducted. Annually, in compliance with the provisions of Article 29 of Law 222 of 1995, the Company prepares a corporate group report setting forth the most significant operations carried out by those companies during the period.

This report forms part of this management report and is submitted for consideration to the General Shareholders' Meeting at its ordinary meeting.



Mayerlin Osorno Guerra, Natalia Garcia Uribe, Ana Cecilia Roldan, Double C by Concreto Team.

Details of transactions with related parties are disclosed in detail in the notes to the financial statements and in the Group report, which form part of this report.

### REMUNERATION OF THE STATUTORY AUDITOR

The fees of the Statutory Auditor are approved annually by the General Shareholders' Meeting of Constructora Concreto at its ordinary meeting. For the period covered by this Report, the Meeting held on March 22, 2024, approved an allocation of \$213.04 million, which corresponded to an increase in the CPI (9.28%) compared to the previous year.

### INTERNAL CONTROL

The overall architecture and control system is the mechanism by which the Organization groups together internal and external control processes, ensuring the coherence and consistency of the various administrative and managerial processes.

Internal control processes include all verification, monitoring, and control mechanisms carried out by agents who are part of the different areas of the Company. These strategies include self-control, follow-up plans, periodic review of strategic risks, financial results, and relevant business information that are made available to the Board of Directors' audit committee, facilitating the achievement of strategic objectives and ensuring the continuous improvement of the Company.

External control processes are led by the Statutory Auditor, third-party auditors, and the quality management system certification bodies. These entities verify compliance with legal, regulatory, contractual, and organizational guidelines in accordance with national and international standards.

### >MECHANISMS FOR RELATIONS WITH INVESTORS

The Code of Good Corporate Governance adopted by Constructora Concreto S.A. has defined a procedure that establishes the mechanisms available to the Company for interacting with its shareholders on matters such as:

**Access to information:** all shareholders of Constructora Concreto S.A. shall have equal rights to access the Company's information, with the right to equal treatment in the exercise of this right. The Company will endeavor to ensure that all its shareholders are fully and promptly informed about the ordinary course of business, disclosing the Company's financial and non-financial information in a timely and truthful manner, enabling them to have detailed and complete knowledge of the Company's progress.

**Resolution of requests for information:** by virtue of the right to access information about the Company, Concreto has permanently open channels of communication through which shareholders can express their concerns and receive responses to them, provided that this does not involve the disclosure of confidential information or information relating to trade secrets, or information whose disclosure could be used to the detriment of the Company.

The Concreto website has an exclusive section for "Investor Relations," which lists a series of frequently asked questions with their respective answers and where messages to the Company can be left. In addition, the Company has an Investor Relations office, where a person is available to respond to shareholder requests and an email address is provided to receive these messages.





## CHANNELS OF COMMUNICATION WITH SHAREHOLDERS

> Website: <https://conconcreto.com/in-versionistas/>

> **Quarterly teleconferences via the website**, where the most relevant news for the period is presented, along with financial information and results for the period.

Email: [ir@conconcreto.com](mailto:ir@conconcreto.com) Telephone: **+57**

> **(604) 204 3707 Press** releases

> **Social**

> **Website of the Colombian Financial Superintendency**, under the relevant information link.

>

## > INTERACTION BETWEEN SHAREHOLDERS AND THE COMPANY, ITS BOARD OF DIRECTORS, AND OTHER MANAGERS

Interaction between shareholders and the Company mainly takes place at the Ordinary Shareholders' Meeting or at extraordinary meetings of the Shareholders' Meeting. However, if a shareholder submits a request for information to the Company addressed specifically to the Board of Directors or to a specific director, it will be forwarded to the Investor Relations Office, which, after consulting with the General Secretariat, will respond to the shareholder in a timely manner.

## LEGAL PROCEEDINGS AND ADMINISTRATION

> The Company and its subsidiaries are not currently involved in any civil, commercial, real estate, labor, or other litigation or legal or administrative proceedings that could materially affect their operations or financial position or changes in their financial position.

# RISK MANAGEMENT, ETHICS AND TRANSPARENCY



The activities of the Conconcreto Business Group involve exposure to various risk factors that are periodically examined and evaluated based on their probability of occurrence and impact on the interests of the Organization and its investors, considering technical, financial, reputational, legal, social, and environmental factors. This is done with the aim of preventing, managing, and mitigating future impacts on the development of the corporate purpose, financial condition, or growth prospects.

business risks that would arise from the materialization of those risks.

During 2024, the Organization continued to monitor strategic and operational risks on an ongoing basis, implementing control and mitigation strategies for those that proved to be most relevant.

Strategic risks are subject to ongoing control and monitoring by the Company's Audit Committee through a quarterly review that analyzes the probability of occurrence and the severity of the impact on strategy and the achievement of

of the Company's Board of Directors through a quarterly review that analyzes the probability of occurrence and the severity of the impact on the strategy and the achievement of the Organization's objectives. This process includes the adoption of proactive measures aimed at the effective management of such risks.

In addition to the above, business continuity is a primary objective for the Organization and, therefore, the Board of Directors and all levels of the Organization are committed to maintaining the principle of self-control, understood as the ability of the people involved in the various processes to consider control as an inherent part of their responsibilities, fields of action, and decision-making. In this way, each leader has the duty and responsibility to understand and mitigate the risks of the processes and projects under their charge in order to comply with specific indicators.



CHIVOR II Rehabilitation, Santa Marta, Boyacá

## > MAIN RISKS MANAGED IN 2024

### 1. Liquidity risk

This risk refers to the Company's ability to meet its financial obligations in a timely manner. To manage this risk, exposure is measured and mitigation strategies are implemented through rigorous financial planning, weekly monitoring of revenue projections, and the constant search for new financing alternatives.

In 2024, Concreto advanced negotiations with the financial sector to optimize its capital structure and access new credit lines in line with its needs. As a result, in the last quarter of the year, Bancolombia, Banco de Bogotá, Banco de Occidente, Banco Comercial AV Villas, Banco Popular, Banco Santander de Negocios Colombia, BBVA Colombia, and Itaú Colombia approved the proposal to exchange units of the Pactia Inmobiliario FCP as a mechanism for paying the principal and interest on the syndicated loan signed with these entities.

This transaction reduced the Company's stake in FCP Pactia Inmobiliario from 37.39% to 5.61%. It also implied an implicit discount of 23% on the units delivered, resulting in a net loss of \$88,547 million in the income statement. However, this impact is expected to be recovered over the next three years through a reduction in interest expense.

In addition, in November 2024, the sale of three assets within the Pactia Inmobiliario FCP was completed, representing cash income for the Company of \$96,358 million through the repurchase of participation units in said fund.

During the year, the Company also made progress in its asset divestment plan, including the sale of the Pactia FCP units and several lots for a total value of \$757,624 million. At the same time, it obtained new loan disbursements totaling \$47,689 million for project development.

## 2. Financial deterioration and technical difficulties in project execution IDU

This risk includes situations attributable to the contractor or third parties that prevent the proper performance of contracts, hinder the completion of works within the initially agreed timeframes, and represent higher costs and efforts for the Company. Such situations include: delays in decisions by competent authorities related to traffic management plans, environmental licenses, land delivery, network transfers, as well as economic deviations from the projects with respect to the initial structuring stage, among others. As a result of the above, in 2024 the Company recorded a net loss of \$108,667 million.

The project managers, together with the Technical Management and Legal Contracting Department, continuously review the Company's exposure to this risk.

To manage this risk, Conconcreto has conducted a thorough review of contractual and procedural strategies to adjust contract terms to current project conditions.

### As a result, progress has been made in:

- Requests for extensions of contractual terms.
- Requests for recognition of events exempt from liability.

- \$117.5 billion, seeking to achieve economic restoration in the contracts and recover the loss in the projects.
  - Amicable composers seeking to resolve contractual disputes.
  - Implementation of working groups with the IDU.

## 3. Admission of the claim for contractual dispute resolution filed by EPM before the Administrative Court of Antioquia against the CCC Ituango Consortium.

This dispute relates to the alleged liability of the defendants for damages arising from the contingency that occurred in the Ituango Hydroelectric Project on April 28, 2018, with claims amounting to \$9.9 trillion.

This risk is being managed with a legal defense backed by solid arguments, including the following:

Incompetence of the Administrative Court: Claims filed by EPM against the CCC Ituango Consortium must be resolved through arbitration, in accordance with the arbitration agreement signed on October 19, 2019. This agreement establishes that all disputes related to the economic effects of the contingency of April 28, 2018, must be submitted to an arbitration tribunal.

Arbitration award: The arbitration tribunal appointed in the international arbitration proceedings brought by the CCC Ituango Consortium and its members, held at the Conciliation and Arbitration Center of the Medellín Chamber of Commerce, determined that the Consortium was not liable for the collapse of the auxiliary diversion gallery (GAD) that occurred in April 2018.

The strategic risks mentioned above represented the main challenges for the Organization in 2024. However, below is a qualitative analysis of the risks to which Conconcreto was exposed due to the nature of its activities, which are sensitive to financial and market variations.

## MARKET RISKS

### Price risk

The Organization is exposed to the risk of changes in the price of goods and services necessary for the development of its operations. To identify this risk, all projects carry out constant budgetary control, monitoring possible increases in the costs of the materials and services required. As a mitigation measure, purchase contracts are negotiated to guarantee continuous supply and, in some cases, establish fixed prices to reduce exposure to market fluctuations.

### Risk associated with the Company's instruments and investments.

Constructora Conconcreto S.A. does not have any instruments or investments in the securities market.

### Exchange rate risk

Conconcreto identifies and recognizes all transactions carried out in a currency other than the operating currency of the contracts and usually contracts financial products that minimize the effect of currency fluctuations against the local currency or contract currency. This risk is mitigated through natural hedges or financial hedging products that allow, at a minimum, the budgeted margin conditions to be maintained. All hedging operations, in addition to mitigating risk, facilitate financial planning.

## Risk due to exposure to variable interest rates

This refers to the Company's debt exposure to macroeconomic variables or debt adjustment indices. It represents a risk to the extent that the cost of debt increases in a manner that is not correlated with income, causing an undesirable economic effect on the Company's results. This risk is assessed through periodic projections of financial costs in projects and mitigated by using alternative sources of financing, seeking to renegotiate contractual terms, limiting investments, and divesting non-strategic assets.

## FINANCIAL RISKS

### Credit risk

The credit risk associated with financial assets, arising from a possible default by the counterparty, is mitigated through a rigorous process of assessment and valuation of customers with exposure or credit requirements. This process involves the following activities:

- Validation with credit bureaus: The customer's payment behavior is analyzed in the



Alta de Canecas, Vía Sumapaz, Bogotá, Girardot.





real and financial sectors, including their payment history, credit rating, delinquency levels, and overall indebtedness, among other factors.

- Review of legal proceedings: The customer's legal history is examined, including both lawsuits filed against them and those filed by them.
- Consultation of national and international restrictive lists: Background information is verified in databases such as the Clinton List, Interpol, UN, National Police, Comptroller's Office, General Accounting Office, among others. Additionally, the documentation provided by the customer is validated through entities such as RUAF, Fosyga, DIAN, and the Chamber of Commerce.
- Debt capacity analysis: The client's financial capacity is evaluated based on the supporting documents presented, including financial statements and income statements.

Based on the results of this evaluation, the approval or rejection of a credit line is determined.

### Operational risk

The risk of financial fraud refers to the possibility of loss of resources due to the deterioration of internal processes or the actions of employees for personal gain, in violation of the Company's principles.

Among the types identified are the substitution of purchase or transfer instructions, the diversion of funds or resources for personal purposes, the alteration of documents, and the simulation of activities, among others.

To mitigate this risk, the Company maintains active controls and communication mechanisms focused on preventing this type of

acts. In addition, it has fidelity and financial risk insurance that covers direct losses of money, securities, or other assets resulting from acts of disloyalty or falsification committed by any employee of the Organization.

### Anti-corruption policies and procedures

During the year, 2,898 employees received communications about anti-corruption policies and procedures, as follows:

City	People
Medellín	79
Bogotá	1,750
Barranquilla	58
Cali	6
Cartagena	2
Girardota	165
Ituango	1
Neiva	8
Palmira	2
Planeta Rica	94
Rionegro	18
Total	2,898

In addition, the Company provides training to employees on the prevention of risks related to money laundering, terrorist financing, financing the proliferation of weapons of mass destruction, transnational bribery, and corruption.

Conconcreto has a Business Ethics Manual that sets out its rules and duties. This document brings together the philosophy and principles of conduct that should

inspire the actions of the Group's employees, both internally and with customers, suppliers, the community, and the general public.

It also has a Manual for the Prevention of Money Laundering, which sets out the rules, instructions, and parameters to be taken into account for the management of comprehensive money laundering prevention systems. These guidelines direct the Company on the procedures to follow in cases where, in accordance with its internal controls, transactions are detected that could be considered suspicious.

In addition, Conconcreto has a Fraud and Corruption Risk Protocol, which establishes general guidelines for managing the risks of fraud, corruption, and illegal or improper conduct in tax, environmental, contractual, and labor matters.

## Cases reported to the Ethics Hotline during 2024

Labor and Employee Relations	2
Suppliers	5
Information and Advice on Procedures	
Conflicts of Interest	1
Total	3

## Legal and Administrative Proceedings

Currently, there are no civil, commercial, labor, real estate, environmental, or tax proceedings in which Constructora Conconcreto S.A. and its subsidiaries are involved that could materially affect their operations or financial position. Details of the proceedings relevant to the Company can be found in the notes to the financial statements.



Project collaborators, Lagos de Torca - Avenida Guaymaral, Bogotá Cundinamarca

## » ECONOMIC PERFORMANCE

### MATERIAL CHANGES IN OPERATING RESULTS AND IN THE SEPARATE AND CONSOLIDATED FINANCIAL STATEMENTS

The most significant change in the Company's separate financial results between 2024 and 2023 was the negotiation with the syndicated credit banks, through which FCP Pactia Inmobiliario securities were exchanged as payment for the debt. This transaction resulted in a decrease in assets of \$754,861 million due to the sale of the Pactia units. Liabilities decreased for

two reasons: \$578,414 million due to the change in financial debt and \$89,300 million due to the refund of deferred tax associated with the exchanged units. Equity decreased by \$181,259 million due to the discount at which the units were exchanged and increased by \$69,056 million due to the refund of deferred tax.

The following table contains the most relevant financial information for the 2023 and 2024 periods.

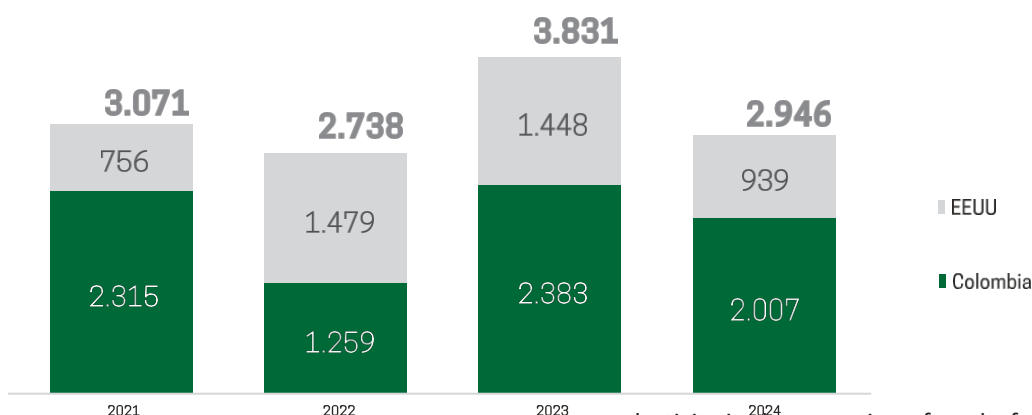
#### Figures:

	2024 (millions of COP)		2023 (millions of COP)		(millions of	
	SEPARATE	CONSOLIDATED	SEPARATE	CONSOLIDATED	SEPARATE VAR.	VAR. CONSOLIDATED
<b>Backlog</b>	2,946,208	2,946,208	3,830,633	3,830,633	(884,425)	(884,425)
<b>Revenue</b>	482,910	883,074	731,412	1,222,338	(248,502)	(339,264)
<b>Net profit</b>	(195,784)	(175,745)	17,374	1,022	(213,158)	(176,767)
<b>Assets</b>	1,977,808	2,210,486	2,697,411	2,906,247	(719,604)	(695,761)
<b>Liabilities</b>	698,089	963,031	1,245,563	1,509,229	(547,474)	(546,198)
<b>Financial debt</b>	149,230	264,730	656,747	790,970	(507,517)	(526,240)
<b>Equity</b>	1,279,719	1,247,455	1,451,849	1,397,018	(172,130)	(149,563)



## > Backlog:

Despite the challenges of the current macroeconomic landscape, characterized by low growth, still high interest rates, and a Colombian economy where investment in infrastructure has lost ground, **the Organization managed to close 2024 with a backlog of \$2.94 trillion, \$0.88 trillion lower than the backlog at the end of 2023.** The main variation is explained by the execution of projects during the year for \$710,465 million, changes in scope for \$242,879 million, while new contracts added \$68,920 million to the backlog. The current backlog represents 2.9 years of revenue for the Organization, at a rate of \$1.0 billion in revenue per year.



### Revenue:

Concreto's revenues in 2024 reached \$482,910 million, a decrease of \$248,502 million compared to the previous year. The decrease was explained by the exit from the Route 40 project and the slower pace of execution of projects for the IDU in Bogotá.

productivity in the execution of works for the IDU in Bogotá due to mobility restrictions, delays in the delivery of land, and negotiations with public service companies. To mitigate this risk, the Company has filed claims for approximately \$117,500 million.

### Net income:

The Company reported a net loss of \$195,784 million in 2024, mainly due to two factors:

The investment business reported a loss of \$88,547 million due to the discounted delivery of the FCP Pactia units to pay off the syndicated loan debt.

The construction business reported a loss of \$108,667 million caused by lower

### Assets:

The Company's assets decreased by \$719,604 million between 2023 and 2024, from \$2,697,411 million to \$1,977,808 million. The items with the largest changes were investments in subsidiaries, joint ventures, and associates, with a decrease of \$888,965 million as a result of the sale of FCP Pactia, which reduced the Company's stake in that investment vehicle from 37.39% to 5.61%.



### > Liabilities:

Concreto's liabilities decreased by \$547,474 million between 2023 and 2024 as a result of the decrease in syndicated loan debt. As a result, the Company's liabilities decreased in its capital structure, from 46.2% of assets in 2023 to 35.3% in 2024.

### Financial debt:

The Company reduced its financial debt between 2023 and 2024 by \$507,517 million, going from \$656,747 million to \$149,230 million. The main variation stems from negotiations with the banks participating in the syndicated loan for the exchange of participation units in the Pactia Inmobiliario FCP as a form of payment for the loan.

### Equity:

The Company's equity decreased by \$172,130 million between 2023 and 2024, mainly due to the accounting loss resulting from negotiations with banks and the adjustment of margins on IDU projects. The decrease in equity was less than the accounting loss of \$195,784 million due to the positive effect of unrealized gains on the Company's holdings reflected in the ORI of \$24,278 million. Equity went from \$1,451,849 million in 2023 to \$1,279,719 million in 2024.

### ■ MATERIAL CHANGES IN RELATION TO THE COMPANY'S LIQUIDITY AND SOLVENCY.

During 2024, interest rates in the economy remained at historically high levels, putting pressure on the Company's financial expenditure. This situation was exacerbated by the slowdown in the sector, characterized by lower execution of IDU contracts, the absence of new projects in the face of

low public and private investment, and a slowdown in housing sales. In response to this context, Concreto implemented a plan to strengthen its liquidity, achieving positive results throughout the year.

As a result, the Company improved its liquidity position, increasing its cash and cash equivalents by \$22,425 million, reaching a cash position of \$105,267 million. This growth is largely due to the payment of financial debt with banks through the exchange of FCP Pactia Inmobiliario securities, which reduced the financial burden for 2024, as well as the execution of the divestment plan.

In terms of solvency, despite the losses recorded in 2024, financial indicators remain at optimal levels for both the Company and the sector, as follows: Liabilities decreased from 46.18% of assets in 2023 to 35.30% in 2024, and financial debt went from 24.35% of assets in the previous year to 7.55% at the end of the current period.



Project collaborator, Lagos de Torca - EBARA,  
Bogotá Cundinamarca

## **■ MATERIAL CHANGES IN THE COMPANY'S FINANCIAL STATEMENTS BETWEEN THE PERIOD COVERED BY THE YEAR-END REPORT AND THE DATE OF AUTHORIZATION FOR PUBLIC DISCLOSURE**

To date, there have been no material changes in the financial statements of Constructora Concreto S.A. between December 31, 2024, and March 28, 2025.

## **■ TRENDS, EVENTS OR UNCERTAINTIES THAT COULD HAVE A MATERIAL IMPACT ON THE COMPANY'S OPERATIONS**

The current macroeconomic and political context poses significant challenges for companies in the construction sector, both in Colombia and globally. Market instability, interest rates that have not fallen at the expected rate, and low economic growth require a deep understanding of the environment in which businesses operate. Against this backdrop, in 2024 the Company developed a business strategy focused on the profitability of its operations, contractual and legal management, and concentrating its activity on three key pillars: infrastructure and specialized construction, housing, and investments. It also reaffirms that Constructora Concreto maintains a solid position and does not face risks that could compromise the continuity of its business.

## **■ OFF-BALANCE SHEET OPERATIONS THAT MAY HAVE A MATERIAL IMPACT ON THE COMPANY'S OPERATIONS, ITS FINANCIAL POSITION OR CHANGES IN ITS FINANCIAL POSITION.**

Constructora Concreto S.A. has no off-balance sheet operations that could impact the Company's financial position.

## **■ RELATIONSHIP WITH RELATED PARTIES AND MATERIAL TRANSACTIONS WITH RELATED PARTIES**

Material operations and transactions carried out with related parties are contained in notes 7.3 and 7.32 of the separate financial statements and in notes 7.3 and 7.36 of the consolidated financial statements, which form part of this Management Report.



Colaborators' Intervention of Autopista Sur and Avenida Boyacá, Bogotá, Cundinamarca

# STOCK PERFORMANCE

During 2024, the Company's shares had an average price of \$302 per share, starting the year at \$265 per share and ending the year at \$486 per share. This performance reflects a positive variation of \$184. Likewise, the maximum closing price was \$486 on December 31, \$486 per share, and the minimum closing price was \$261 per share on May 8.

In terms of volume, an average volume of \$176,596,308 was recorded, starting the year at a volume of \$47,058,437 and closing at \$842,982,423, and reaching maximum volumes of \$3,743,839,908 on December 12, 2024.

## SHARE PERFORMANCE

### Closing price per date Conconcreto stock

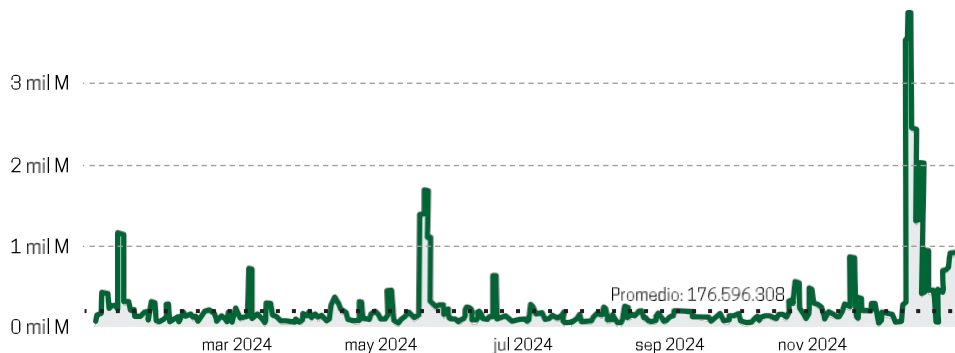


Precio Máximo	Precio Cierre	Precio Mínimo	Market Cap Último	Volumen Último	Variación Abs.	Variación Anualizada
486	486	261	\$551.248 millones	\$843 millones	85,50%	159,77%

### Precio de cierre por fecha acción Conconcreto

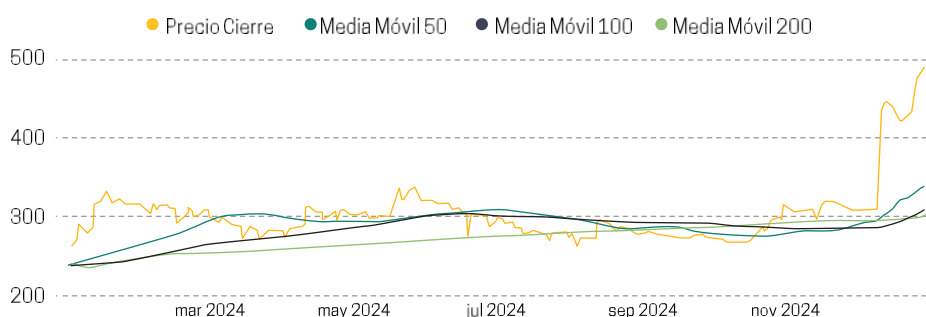


### Volume per date Conconcreto

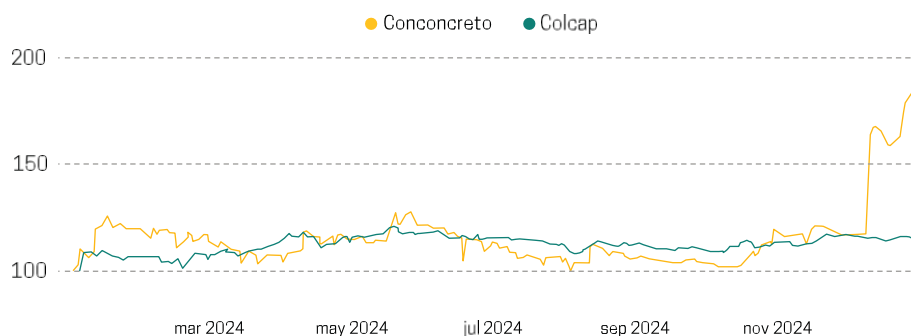


As of December 31, 2024, the market capitalization of Constructora Concreto S. A. was five hundred fifty-one thousand two hundred forty-seven million nine hundred thousand three hundred fifty-four pesos (\$551,247,900.354), equivalent to one billion one hundred thirty-four million two hundred fifty-four thousand nine hundred thirty-nine (1,134,254,939) shares with a par value of four hundred eighty-six (\$486).

### > Technical performance Concreto (business days)



### > Concrete performance vs Colcap (Base 100)



Participation in the Company's capital and other material matters relating to its capital structure and securities issued as of December 31, 2024.



### > CLASS OF SECURITIES:

Common shares.

### > TRADING SYSTEM:

public stock exchange trading.

### > STOCK EXCHANGES ON WHICH THE SECURITIES ARE LISTED:

BVC (Colombian Stock Exchange).

### AMOUNT OF THE ISSUE:

Constructora Concreto S.A. has made the following share issues:

#### A. Issue No. 1:

The amount of the issue was 72,000,000 shares in reserve, not subject to preemptive rights.

#### B. Issue No. 2:

The amount of the issue was 180,000,000 shares in reserve.

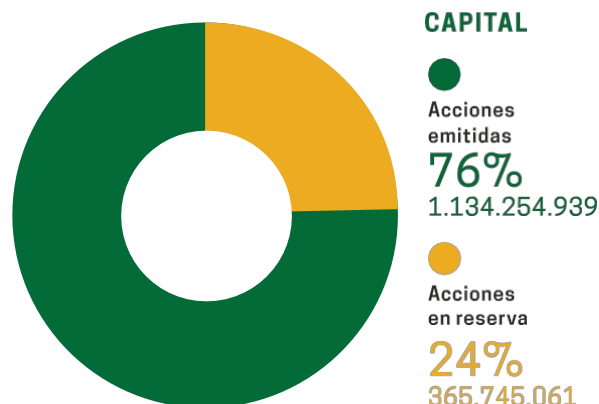
#### C. Issue No. 3:

The amount of the issue was 226,850,988 ordinary shares of the Company, representing 20% of the capital subscribed to date, at a value of COP 1.276 per share, for a total of COP 289,461,860,688.

### BALANCE OUTSTANDING TO BE PLACED:

365,745,061 common shares

Considering that the authorized capital of the Company is one billion five hundred million (1,500,000,000) shares, there are currently three hundred sixty-five million seven hundred forty-five thousand sixty-one (365,745,061) shares in reserve, as detailed below:



In addition, it is noted that the ownership structure of Constructora Concreto S.A. as of December 31, 2024 was as follows:

### PERSONAS NATURALES Y JURÍDICAS

● 79,74%

### FONDOS DE PENSIONES

● 0,26%

### VINCI

● 20%

Likewise, it is reported that, as of December 31, 2024, none of the shareholders of Constructora Concreto S.A. were beneficial owners of 25% or more of the Company.

## > DIVIDENDS

At the ordinary Shareholders' Meeting held on March 22, 2024, and at the extraordinary meeting held on October 28, 2024, the meeting did not declare the payment of dividends to shareholders.

### DISTRIBUTION OF SHARE CAPITAL BY CLASS OF SHARES

#### SHARE CLASS 1

OUTSTANDING SHARE CLASSES OF  
THE ISSUER

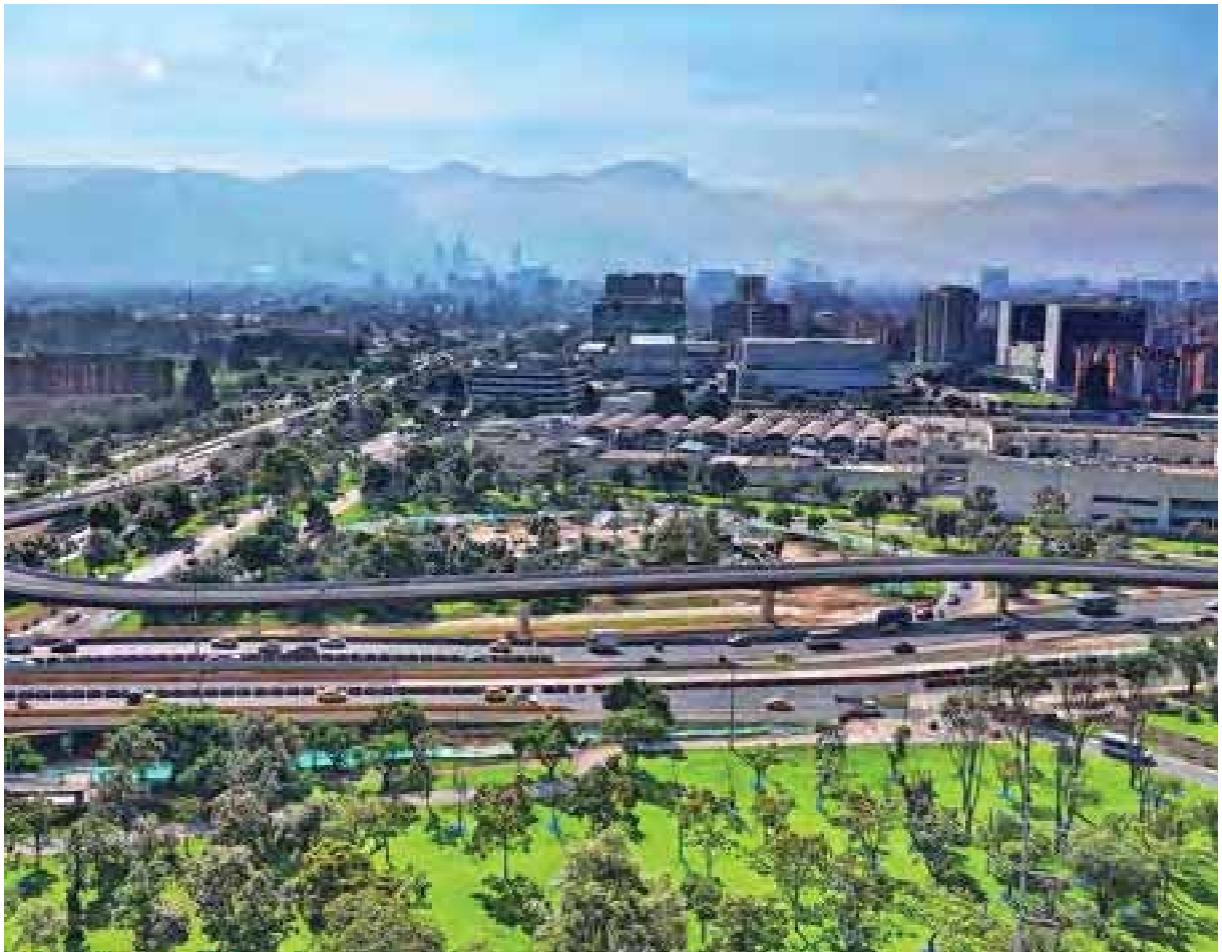
COMMON

NUMBER OF  
SHAREHOLDERS  
HOLDERS

5,601

PERCENTAGE OF SHAREHOLDING  
IN  
THE SHARE CAPITAL

100



TransMilenio Av. 68, Grupo 5 - Bogotá, Cundinamarca



CHAPTER

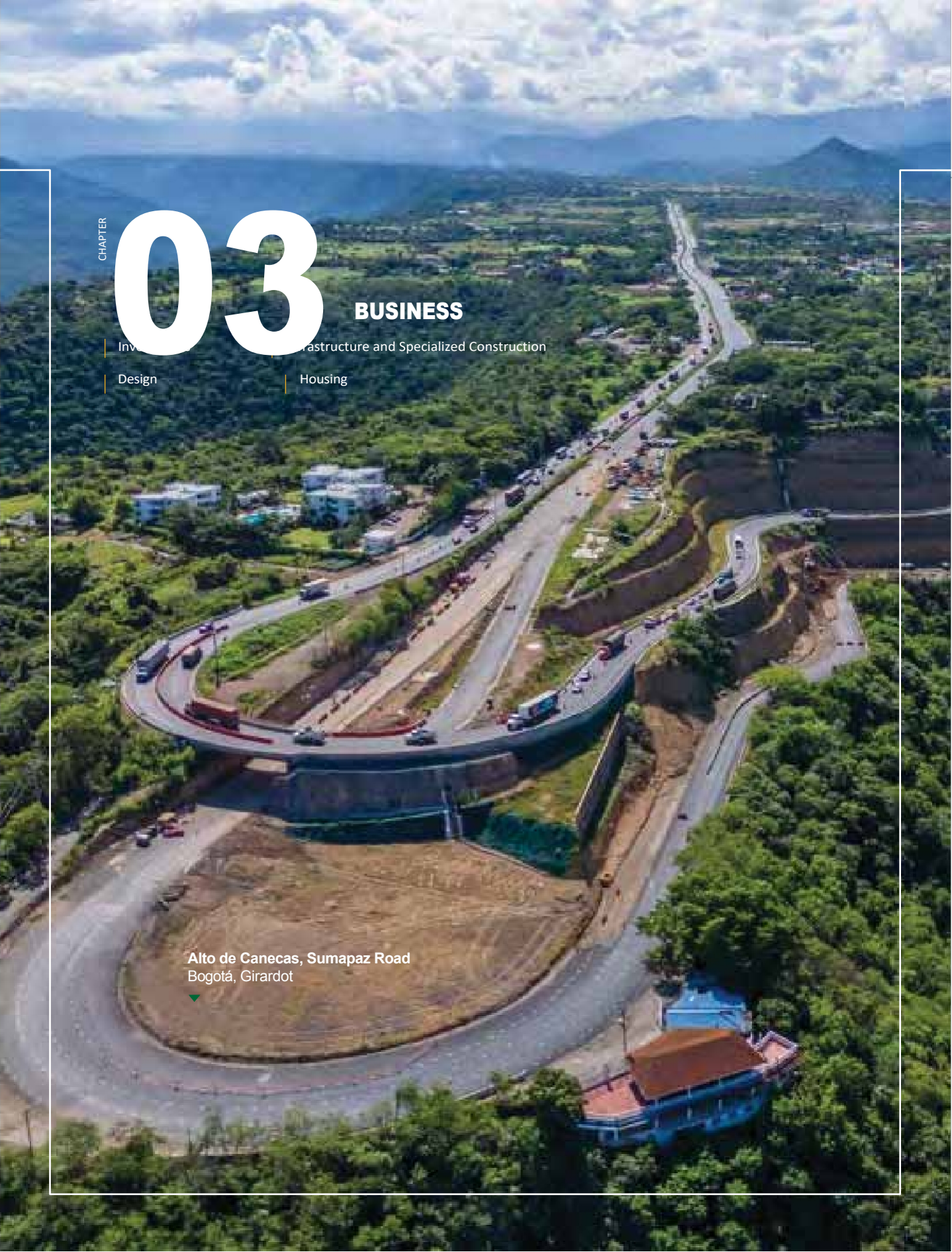
# 03

## BUSINESS

Investment | Infrastructure and Specialized Construction

Design | Housing

Alto de Canecas, Sumapaz Road  
Bogotá, Girardot



## CHAPTER 03 BUSINESS

# » INVESTMENTS

During 2024, our investments focused on concessions, companies, and real estate related to the Company's business, where priority was given to the development, construction, operation, stabilization, and sale of assets, seeking to generate the highest return for investors through their management and administration.

The investment business has continued to play a key role in generating steady cash flow for the Company. Despite economic challenges and industry dynamics, this line of business has demonstrated its ability to generate solid revenues and contribute significantly to the Company's consolidated financial results.

In 2024, the Company received income of \$47,774 million from its investment business, ordinary income of \$43,224 million, and a return of capital of \$115,800 million.

However, it is important to note that the investment business generated a net loss of \$88,547 million during the year. This loss is the direct result of the implementation of the Company's capital structure optimization strategy. Although this strategy has a negative impact on the accounting result in the short term, it seeks to strengthen Conconcreto's financial position in the long term, improving its profitability and sustainability.

At the end of 2024, the distribution of the equity-based investment portfolio is as follows:

COP MILLIONS	2024	% OF TOTAL	2023	% OF TOTAL
<b>Concessions</b>	357,894	28	78,062	5
<b>Companies</b>	321,324	25.1	314,634	21.7
<b>Pactia</b>	105,366	8.2	602,946	41.5
<b>United States</b>	101,296	7	75,957	5
<b>Real estate</b>	75,668	5.9	87,807	6.0
<b>Construction services</b>	149,173	11.7	159,398	11
<b>Housing</b>	168,997	13.2	133,044	9.2
<b>Total</b>	1,279,719	100.0	1,451,849	100.0



# » FIGURES AND RELEVANT FACTS

## > FCP Pactia Inmobiliario

Due to the transaction with the banks and the units of FCP Pactia, **the Company's stake in FCP Pactia decreased from 37.39% to 5.61%, representing an initial value of \$942,856 million and a final value of \$132,812 million.** FCP Pactia is a stabilized fund, closing 2024 with AUM (Assets Under Management) of \$3.59 trillion stabilized at 89.7%. During the year, FCP Pactia also advanced in its asset divestment plan, selling \$361,923 million.



Business Center, Office 25, Bogotá, Cundinamarca



## > Via Sumapaz

The Bogotá-Girardot Third Lane Private Initiative project includes the rehabilitation of 145 km of dual carriageway, the expansion to a third lane in several sections, and property, social, environmental, and network management.

**As of December 2024, the concession has achieved more than 90% progress. The works are expected to be completed and the operation and maintenance phase to begin in 2025.** This concession is key for the Company and its shareholders, as it will begin to pay dividends in 2027.

### FINANCIAL RESULTS

COP million	2024	2023	VAR.
Revenue	79,217	75,119	5.5
EBIT	(27,198)	(33,908)	19.8

### AVERAGE DAILY TRAFFIC

Toll	2024	2023	% change
Chinauta	16,617	17,767	-
Chusaca	16,703	19,535	-14.5
Total	33,320	37,302	-10.7



Via Sumapaz, Bogotá-Girardot

## > Devimed

The concession covers approximately 160 km of roads in eastern Antioquia, including the Medellín-Bogotá highway from Medellín to El Santuario and other secondary routes in the region.

**As of December 2024, the concession continues to show solid results, with average traffic of 35,364 vehicles per day, 0.5% higher than in 2023.** With the concession ending in 2026, the closure is being managed and alternatives are being sought to replace it, ensuring its continuity.

### FINANCIAL RESULTS

COP million	2024	20	VAR.
Revenue	147,023	158,926	-7.5
EBIT	85,159	112,798	-24.5

Toll	2024	2023	% change
Guarne	22,665	22,731	-
Palms	12,699	12,458	1.9
<b>Total</b>	<b>35,364</b>	<b>35,190</b>	<b>0.5</b>



**Devimed Road Development** - Medellín-Bogotá Highway





## > IMI COMPANIES

Achieved positive results in 2024, driven by the acquisition of new contracts. This is reflected in an increase in revenue, which rose from USD \$29,092 million in 2023 to USD \$40,501 million in 2024, representing growth of 39.22%.



### Industrial Concreto

Due to the slowdown in the construction sector, Industrial Concreto's results were negatively affected, with revenues falling from \$57,329 million in 2023 to \$48,096 million in 2024, representing a decrease of 16.11%.



### Concreto Internacional

The business in Panama focuses on real estate asset management. In 2024, revenues rose 61.20%, from USD \$133,503 in 2023 to USD \$215,213.





## >> UNITED STATES

During the year, significant progress was made in the real estate development business for sale and rent, with the following projects/funds standing out:

### > MULTIFAMILY BUSINESS:

At the end of 2024, it reached a backlog of USD \$499 million, comprising six projects with a total of 1,157 units. There is currently one fund in operation:

#### CREF 1

During this year, the first phase of this fund was delivered and stabilized, with 326 units and 30,000 square feet of retail space and an occupancy rate of 86%.



### > HOME FOR SALE BUSINESS:

At the end of 2024, the backlog reached USD \$322 million, with 11 projects and a total of 781 units. There are currently two funds in operation:

#### RESIDENTIAL I - OASIS FUND

In 2024, progress was made in the completion and delivery of 61 of the 87 units (70%). This fund has already distributed 67% of the committed capital back to its investors.



#### RESIDENTIAL II - PARK SQUARE FUND

During this year, progress was made in the completion and delivery of 20 of the 200 units (10%).



## » CHALLENGES INVESTMENTS

- Replace the Devimed concession that expires in 2026.
- Identify new investment projects with the aim of achieving recurring and sustainable income in the long term.
- Continue structuring and managing funds in the United States in the housing business for sale and rent.
- Advance the plan to divest non-strategic assets.



Century Town Center 1, Doral, Florida



## » INFRASTRUCTURE AND SPECIALIZED CONSTRUCTION

In recent years, the infrastructure and construction sector has faced major challenges. Since the COVID-19 pandemic, the industry in Colombia has experienced significant decline, driven mainly by high debt levels, persistent inflation, and the absence of public policies to stimulate economic activity. These conditions have increased project costs and their components, affecting the sector's profitability.

In this context, private companies have adopted more conservative strategies in their investment and expansion plans. However, the

The Company has managed to maintain its operations thanks to a solid backlog, which has allowed it to focus on executing existing contracts. During 2024, significant progress was made and new projects were awarded with private clients.

The year began with a backlog of \$3.83 billion, of which \$710.465 million was executed, there were scope changes of \$242.879 million, and \$68.920 million in new contracts were awarded, closing the period with a backlog of \$2.95 billion. This figure represents approximately 2.9 years of work, at a rate of 1 trillion pesos per year.



Bridges Av. Primera de Mayo, Bogotá, Cundinamarca



## > RELEVANT PUBLIC INFRASTRUCTURE FIGURES AND FACTS

In 2024, the Company focused its efforts on strengthening contractual and legal management in public infrastructure projects, with the aim of guaranteeing the necessary conditions to protect financial and technical resources, thus ensuring their viability and profitability.

However, due to low investment dynamics at the national level, the year's backlog was highly concentrated in projects for the Urban Development Institute (IDU), representing approximately 67% of the total.

During the execution of contracts with the IDU in Bogotá, significant challenges arose due to differences in structuring and planning conditions that did not match the execution. Among the cross-cutting problems that affected contract management, the following were identified:

1. Deficiencies in contract structuring, with inadequate estimates of execution deadlines and official budgets, generating an indeterminate transfer of risk to contractors that exceeds expected returns.
2. Delays in the delivery of land by the IDU, directly impacting productivity, the construction process, and execution deadlines.
3. Modifications to the closing conditions of the Traffic Management Plans (PMT) made by the Ministry of Mobility, affecting the planning of the works.
4. Delays in the approval of designs by public service companies, which

delaying the start and progress of projects.

5. Difficulties in obtaining environmental licenses, including forestry and watercourse occupancy permits.
6. Social and archaeological factors that create obstacles and delays in execution.
7. Absence of alternative dispute resolution mechanisms, such as arbitration tribunals, which prevents disputes from being resolved in a timely manner and subjects resolution times to contentious administrative jurisdiction.
8. Insufficient district resources, which affects the budgetary availability to guarantee the execution of current contracts, land management within the required timeframes, and the allocation of additional funds to ensure the continuity of the works.

As a result of these difficulties, the Company recorded a net loss of \$108,667 million in construction. To mitigate the impact, it is actively participating in working groups with the IDU, seeking joint solutions to reduce these risks. In addition, claims totaling \$117.5 billion have been filed, which are in various stages of processing and whose favorable resolution would help offset the losses.

The Company currently has nine projects with the IDU, including the following:



# Calle 13 Lot 1

Bogotá, Cundinamarca

> **Contract value:**  
\$ 477,834 million

The project involves the construction of the Puente Aranda intersection (Carrera 50), including junctions with key roads such as Carrera 50 (north and south sides), Avenida Américas (east side), Calle 13, Calle 6, and Troncal Américas. The corridor extends to Carrera 55, integrating the public space on the east side.

**Progress:** The project is in the pre-construction stage, with 99% progress, awaiting the necessary approvals from public service companies to begin the construction phase.





# Green Corridor

Bogotá, Cundinamarca

> **Contract value:**  
\$ 446,445 million

(Concreto is responsible for 60% of this contract)

The project includes the construction of a workshop yard and the road corridor on Carrera Séptima between Calle 183 and Calle 200 (Avenida El Polo). This project includes a large, 100% electric workshop yard with infrastructure for bus loading and passenger boarding in northern Bogotá.

**Progress:** The project is in the pre-construction stage, with 94% of the designs and components complete. Construction will begin once the land is available and the necessary third-party approvals have been obtained.



## » Intersection of Autopista Sur Bosa Avenue (Bosa Project)

Bogotá, Cundinamarca

> **Contract value:**  
**\$181.74 billion**

The project involves the construction of a grade-separated intersection with seven bridges to improve traffic flow on the NQS Autopista Sur and facilitate access to and from Bosa.

**Progress:** currently under construction, with 36% completed.



## Group 8 Avenida 68

Bogotá, Cundinamarca

> **Contract value:**  
**\$ 247,117 million**

This project is part of the construction of the Avenida 68 trunk road, located at the intersection of Avenida Suba and Calle 100. The project mainly involves the construction of a BRT bridge and an underpass to connect the TransMilenio system.

**Progress:** The project is currently under construction, with 54% of the work completed.





# »» Group 5 Avenida 68

Bogotá, Cundinamarca

> **Contract value:**  
\$ 214,394 million

This project is part of the construction of the Avenida 68 trunk road, located at the intersection with Avenida El Dorado. In 2024, the western bridge of Avenida 68 and Calle 26 was delivered for use.

**Progress:** maintenance began in September 2024 and is currently 88% complete.



> Notable projects with other clients

## » First of May Avenue Bridges

Bogotá, Cundinamarca

> **Contract value:**  
**\$98,119 million**

Project developed for Bogotá Metro Line 1: On June 12, the north side bridge was delivered and put into operation.

**Progress:** by the end of 2024, progress was 63%.





## » El Vínculo Portal Yard

Soacha, Cundinamarca

> **Contract value:**  
**\$262,986 million**

Developed for the Regional Railway Company (EFR), this project involves the construction of the largest Portal Yard in the TransMilenio system. In 2024, a contract amendment was agreed upon for the construction of a rainwater collector to manage rainwater in the southern corridor.

**Progress:** By the end of 2024, implementation progress is 73%.



# » CHALLENGES PUBLIC INFRASTRUCTURE

Strengthen contractual and legal management to ensure the continuity and proper execution of projects under construction, especially in contracts with the Urban Development Institute (IDU).



Implement timely dispute resolution mechanisms to recover imbalances in ongoing projects and maintain expected margins.



Ensure efficient execution, adapting to contractual changes through the application of value engineering and proactive contractual and legal management.

Maintain high standards of quality, safety, and sustainability to achieve zero accidents.



TransMilenio Av. 68, Grupo 5 - Bogotá, Cundinamarca



## > RELEVANT FIGURES AND FACTS ABOUT PRIVATE INFRASTRUCTURE

In 2024, the private infrastructure business unit achieved positive results, with margins above expectations. Among the most notable achievements are:

- The culmination of three projects:

### » Javeriana Science Building

Bogotá, Cundinamarca

> \$44,538 million



### » Buga Logistics Center, phase I

Buga, Valle del Cauca

> \$54,032





## > Progress on notable projects:

# » Guaymaral Avenue, Lagos de Torca

Bogotá, Cundinamarca

> **Project value:**  
\$188,808 million

> **Progress: 60**



# » EBAR, Lagos de Torca

Bogotá, Cundinamarca

> **Project value:**  
\$29,635 million

> **Progress: 62**





## » CHIVOR II Rehabilitation

Santa María, Boyacá

> **Project value:**  
**\$187.81 billion**

> **Progress: 32**



## » Buga Logistics Center, phase II

Buga, Valle del Cauca

> **Project value:**  
**\$112,123 million**

> **Progress: 54%**



# Cerrromatoso

Planeta Rica, Córdoba

> **Project value:**  
**\$170,045 million**

> **Progress: 67**



# » CHALLENGES PRIVATE INFRASTRUCTURE

Focus efforts on seeking and closing new private contracts that ensure the volume of execution in the coming years, guaranteeing the sustainability of the business.



Maintain high standards of quality, safety, and sustainability to achieve zero accidents.



Guaymaral Avenue - Bogotá, Colombia





# »» DESIGN

In 2024, Double C, which is part of the construction business, achieved revenues of \$26 billion, representing an increase of 29% over the previous year. This business closed the year with a backlog of \$20.97 billion. As part of its internationalization strategy, 18% of projects were executed in Latin American countries, such as Costa Rica and the Dominican Republic.

Leveraging its ability to analyze alternatives that optimize operational and construction efficiency, it focuses on:

**Industrialization and prefabrication:** the implementation of construction processes based on internal experience and alliances with strategic suppliers, optimizing execution times and operating costs.

**Sustainability and efficiency:** materials and methodologies are applied that minimize waste and reduce the environmental footprint, improving project profitability and responding to growing market demand for more sustainable construction.

**Technological innovation:** the incorporation of BIM (Building Information Modeling) and other technologies to optimize the planning and execution of works, reducing errors and delays during their development.

## > RELEVANCE FOR THE CONSTRUCTION AND HOUSING BUSINESS

Double C supports construction and housing businesses in evaluating alternatives from the earliest stages of projects and tenders, increasing their chances of success with validated solutions. Its innovative approach and integration between business development, technical team, and construction allow for optimized planning, decision-making, and execution.

### Key figures and facts

- During the year, key relationships with multilateral banks, construction companies, and mining companies were strengthened through framework agreements.
- Double C was recognized as the first infrastructure company in Latin America to receive the **"Best Infrastructure Design Project"** award at Autodesk's AU2024, thanks to the Calle 13 and Corredor Verde design projects, which stood out for their innovative use of BIM methodology and reduction of CO<sub>2</sub> emissions.
- Pre-construction processes in urban infrastructure and institutional building were consolidated.
- 9% increase in the international backlog in Costa Rica and the Dominican Republic.





## Sustainability at Double C

Sustainable design certifications:

- > **CASA COLOMBIA** for the **PORTO ROSSO** project, with savings of 29% in water and 33% in energy.



- > **EDGE** for the **BUGA LOGISTICS CENTER** project, with savings of 31% in water, 69% in energy, and 66% in embedded energy in materials.



- > **CASA COLOMBIA Gold** for **CONTREE PALMAS**, achieving 34% savings in water, 26.85% in energy, and 28% solar photovoltaic generation.



### CO2 savings in key projects:

- >
  - **CALLE 13:** Reduction of 24,471 tons of CO2, equivalent to removing 5,755 gasoline vehicles from the road for one year.
  - **CORREDOR VERDE:** Savings of 10,717 tons of CO2, equivalent to removing 2,500 gasoline vehicles from the road for one year.

## » CHALLENGES DESIGN

- Increase the backlog of external projects.
- Expand presence in Latin American markets.
- Establish the foundations for aligning processes with the ISO 19650 standard, moving towards future certification.
- 



Buga Logistics Center - Buga, Valle del Cauca



## »» HOUSING

The real estate sector in Colombia experienced moderate growth in 2024, with indicators reflecting economic recovery and greater confidence in the real estate market. The housing business, leveraging the partial growth of the sector, exceeded sales forecasts for 2024. Progress was also made on an agreement with a strategic private partner to strengthen our presence in the residential segment and develop new projects in the coming years for the middle class in three key locations in the country: Bogotá, Medellín, and the Atlantic Coast.

During 2024, sales of \$195 billion were achieved, equivalent to 290 housing units. In terms of deeds, 212 units were delivered for a value of \$79 billion.

Driven by slowing inflation and lower interest rates, the outlook for the sector's recovery in the coming years is positive. This will allow

strengthen the business and increase Concreto's market share.

### Key figures and facts

> In terms of project execution, the Zanetti T4 project was completed and progress was made on the simultaneous construction of three major developments: Porto Rosso T2, Contree Castropol, and Ciudad del Bosque T5. These projects will have CASA and EDGE sustainability certifications and, over the next two years, will contribute approximately \$180 billion in revenue to the Company.

In new launches, the housing area structured a project in Bogotá for 264 units, distributed in four stages, with projected revenues of approximately \$170 billion.

The break-even point for the first stage is expected to be reached in the last quarter of 2025.

&gt;





## » CHALLENGES HOUSING

- Start of construction on six projects. Pre-sale
- of three new projects.
- Grow this line of business by structuring new projects and negotiating lots.

- Standardization and sustainability in construction processes to generate operational efficiencies and cost optimization.



Contree Castropol - Medellín, Antioquia



CHAPTER

# 04

HUMAN

**Collaborators.** Double C by  
Concreto team, Bogotá



## INSPIRING PEOPLE, DEVELOPING LEADERS, INTEGRATING TEAMS, TRANSFORMING THE ORGANIZATION IN A SUSTAINABLE WAY.

Through strategic talent management, Conconcreto promotes an inclusive, innovative, and continuous development-oriented environment, where each employee contributes to the achievement of organizational objectives. Its commitment is reflected not only in the professional growth of its teams, but also in the positive impact it has on the communities, the environment, and the areas where it operates.

In 2024, the human talent strategy had a significant impact on the organization and its stakeholders, based on four fundamental pillars:

**Inspire people by** promoting a culture that fosters commitment, creativity, and a sense of purpose in every employee.

➤ **Develop leaders by** strengthening the capabilities of those who guide the path toward excellence and positive change.

➤ **Integrate teams,** consolidating collaboration, diversity, and inclusion as key factors for achieving outstanding results.

➤ **Transform the organization in a sustainable manner,** ensuring that every initiative is aligned with our vision of social, economic, and environmental responsibility.

By 2024, the Company has identified how talent is structured in order to generate strategies aimed at these groups.



Age	No	%
12	15	11.25
28-43	730	52.33
44-59	458	32.83
60	50	3.58
Total	1,395	100.00



Type	No	%
Admin	609	43.66
Operational	786	56.34
Total	1,395	100

Type

No

%

Women

35

25.09

Male

1045

74.91

Total

1,395

100.00

Type

No

%

Fixed

895

64.16

Indefinite

500

35.84

Total

1,395

100

## Milestones 2024

### > CULTURE, ATTRACTION AND DEVELOPMENT

In 2024, Concreto reaffirmed its commitment to strategic human talent management, strengthening key initiatives that positively impacted both employees and the Organization:

- Development of the employer brand.
- Active participation in talent attraction events.
- Successful coverage of more than 1,300 direct and indirect employee vacancies.
- Redefining the onboarding process to ensure adaptation and a sense of belonging.
- Building a 360° leadership community.

### TRAINING AND KNOWLEDGE MANAGEMENT

Driving organizational transformation through learning management, knowledge, and capacity building was key in 2024, ensuring the development of competitive, collaborative talent aligned with the Company's sustainability and leadership objectives.

#### Impact Indicators

Training hours	32,810
Training events	48,384
Participation	14,280



### > CAMPUS, LEARNING AND DEVELOPMENT

#### Impact indicators

Total courses:	55
Campus enrollment:	52,953
Number of courses completed:	(C/U): 7,571

#### Categories

##### Technical

- Resident school (SST module)
- Basic operational school in construction
- BIM school, internal training
- SENA skills certification (official, working at heights, confined spaces)

##### Administrative technician

- English school
- Technology school (RPA, Power BI, AI, Excel)
- ATC Concreto accreditation
- On-the-job training

##### Human Safety - SGI

- Seniority OHS
- Road Safety School
- ISG standard training

##### Knowledge communities:

- Coaching community for leaders
- Resident School Community
- Road Safety Community

##### Training Pathways

- Administrative Resident
- Double C (BIM Training School)

##### Internships

- Antioquia University Residence Hall
- CUEE- Jaime Isaza Cadavid Polytechnic
- Las Golondrinas College
- SENA
- Benedictine School

## > HEALTH AND SAFETY AT WORK



# Accident reduction 35%

With a comprehensive approach, visible leadership and recognition of safe performance were highlighted.

162	2	314
Management Walks	Safe Workers of the Month	Construction safety committees
12	88	10
"Let's talk about safety" committees	Safety visits	Primary groups

The strategies implemented focused on strengthening the safety culture, promoting situational awareness, and improving quality of life at all levels of the organization.

9	13	4
Meetings Seniority	Meetings GER	Meetings School Residents
55	194	222
Meetings School for Contractors	Operational Excellence Meetings	Empowerment Meetings

**March** Takes Care of You

**April** sensitizes you

**May** guides you

**June** invites you

**July** empowers you

**August** raises your awareness

Te Protege **September**

Te Conecca **October**

Leading You to Excellence **November**

Makes You Accountable **December**

## Strategic Management Process Leaders 24

internal and external audits

30 indicator reports

48 ARL follow-ups

4 control panels

## Strategic Management Contractors

- > Approved employees 7,906 Employees on platform 10,200
- > 21 Tenders Review of contractual requirements.
- > 41 Inductions Conducted for 123 newly hired employees.
- > 103 Clearances
- > Review of 2,762 people from 18 projects.
- >



## > WELL-BEING AND QUALITY OF LIFE

In 2024, quality of life and well-being programs were consolidated as fundamental pillars for Concreto, contributing to the comprehensive development of employees and strengthening their mental, physical, and emotional health. These elements are essential for optimal and balanced performance. By prioritizing people care through strategies focused on prevention, stress management, and the promotion of general well-being, we sought to positively impact the productivity, commitment, and happiness of our work teams in a challenging environment.

### Some of the initiatives developed were:

- Comprehensive personal development programs.
- Spaces for interaction and recognition, including families.
- Mental health and creativity, with four conferences attended by more than 565 employees.
- Smile Bank, with 1,725 interactions, promoting motivation and constant recognition in the workplace.

These initiatives were backed by an investment in prevention of \$2,125,911, reaffirming the commitment to building a healthy, close-knit work environment focused on the sustainable well-being of employees.

## POSITIVE LABOR RELATIONS

In 2024, labor relations management focused on ensuring regulatory compliance and strengthening key processes to reduce risks and promote a fair and transparent work environment. Notable achievements include:

- **Union-Company Relations:** The relationship between the Union and the Company was fundamental in building a work environment based on trust, open communication, and mutual respect. This bond not only ensured compliance with

employee rights, but also fostered constructive dialogue that allowed collective needs to be identified and addressed in a timely manner.

- 12 committees held.
- Training plan in leadership, communication, and negotiation.

▪ **Updating essential policies**, such as the prevention of workplace and sexual harassment, disconnecting from work, and establishing clear procedures, backed by training for the Human Resources team at headquarters and on projects.

▪ **Optimization of the management of rights of petition**, with the creation of a monitoring matrix that improved response times to an average of 10 days.

▪ **Adaptation of work schedules and special working hours**, aligned with operational needs, including the implementation of shifts for projects with 24/7 operations.

## COMMUNICATION

In 2024, communication management was consolidated as a key pillar in building Concreto's organizational culture, fostering closeness, transparency, and a sense of belonging.

**Construction workers**, Avenida Guaymaral, Lagos de Torca.



# » CHALLENGES HUMAN TALENT

> **Strengthening strategic talent:** attracting and retaining highly qualified talent, particularly in technical and management areas.

> **Compliance with Occupational Health and Safety (OHS) indicators:** ensuring the effective implementation of policies, prevention programs, and compliance with established indicators to minimize risks.

> **Organizational change management:** ensuring that employees adapt quickly to changes in the Company's processes.

> **Optimization of contracting and recruitment processes**

>



Construction workers, Avenida Guaymaral, Lagos de Torcaes



CHAPTER

# 05

## SUSTAINABILITY

| Environmental

| Social



## CHAPTER 05 SUSTAINABILITY

# » SUSTAINABILITY

With more than 60 years of experience, Concreto has consolidated a solid foundation for business sustainability. Through continuous analysis of the priorities that impact stakeholders from an environmental, including climate, and social perspective, strategic pillars have been defined to guide decisions and enable the Company to respond to challenges in the environment. These pillars represent the material issues for the Company in terms of sustainability for the period:

**Economic Pillar:** This pillar reflects the Company's economic management, ensuring its sustainability and continued growth.

**Social Pillar:** Concreto maintains a firm commitment to inclusion and social development through the implementation of community programs and the strengthening of actions led by the Concreto Foundation.

**Human Talent:** Human talent is Concreto's main asset. For this reason, a comprehensive welfare plan has been implemented, focused on the professional and personal development of employees, promoting a work environment that enhances their capabilities, cares for their health, and reinforces their alignment with corporate values.

**Environmental Pillar:** The Company manages its environmental impact through strategies aimed at sustainability, efficient use of resources, and mitigation of environmental impacts.

To identify material issues, Concreto has a Sustainability Committee made up of the Vice President of

Corporate Affairs, the Environmental Area, the Internal Communications Area, and the Sustainability Area. This Committee is responsible for defining, structuring, and presenting the sustainability report, as well as annually evaluating material issues in the last quarter of the year, based on the management carried out, interactions with stakeholders, and the requirements of regulatory bodies.

Each material issue has a person responsible within the Organization, who is in charge of describing the relevant facts, challenges, and obstacles for the following period. This information is documented on an online platform that ensures traceability year after year. The reasons supporting the materiality of each of the issues defined as material are presented below.



**Ana Sofía Londoño Ocampo**, Junior Environmental Resident, Industrial Concreto.



## Subject matter

## Reasons supporting its materiality

### Economic pillar

This pillar is material insofar as it reflects the Company's economic and corporate management and the results obtained during the period.

### Social pillar

This pillar is important for the Company because the construction industry, to which Concreto belongs, is one of the industries that has the greatest impact on communities, the way they are organized, and their lifestyle. This is evident in the positive impacts generated in communities during the period through social campaigns and projects supported by the Concreto Foundation, which sought to promote education, employability, inclusion, and the hiring of women and vulnerable populations.

### Human Talent Pillar

This pillar is important in that it demonstrates the Company's management on behalf of its employees.

### Environmental Pillar

This pillar is important for the Company because construction is one of the industries with the greatest impact on the environment. Consequently, it is necessary to highlight how the Company addressed and managed its environmental impact by implementing strategies to reduce its carbon footprint and reduce water, energy, and material consumption in all stages of project construction.

The Economic and Human Talent pillars will be discussed in depth in other sections of this Management Report. This chapter will only cover the main events that impacted the Company during the period in relation to social and environmental issues, including climate issues.

In 2024, we consolidated the Corporate Sustainability Area in order to have a triple impact strategy—economic, social, and environmental—consistent with all of the Company's business lines, and we published our sustainability statement, which sets out Concreto's roadmap and work plan for the short, medium, and long term:

**“As an integrated construction services company, Concreto designs, finances, builds, and operates infrastructure, logistics, housing, and other projects, helping to improve daily life and mobility. We understand sustainability as a comprehensive commitment that encompasses three fundamental dimensions: economic, social, and environmental. Our approach is based on implementing sustainable practices at all stages of the project life cycle through value engineering that seeks to maximize asset efficiency and minimize its carbon footprint, from design to operation.**

**As a company, we strive to have a positive impact on our most important stakeholders: our employees. We promote a corporate culture that prioritizes overall well-being, with an emphasis on mental health, financial education, and personal development.**

***Our impact also extends to the communities where we operate. We focus on the inclusion and employment of vulnerable groups, such as victims of conflict, and on promoting women's employment in a sector historically dominated by men. In addition, we work in collaboration with schools and community action boards in the areas where we operate, always seeking to contribute to local development and strengthen the social fabric.***

In the construction sector, social and environmental issues, including climate change, have both positive and negative impacts. In the social sphere, the construction industry contributes to economic development by generating employment, improving infrastructure, and boosting the local economy. However, it can also pose major challenges, such as affecting communities, their quality of life, and occupational hazards. In environmental terms, the construction sector promotes the use of sustainable technologies, eco-efficient materials, and circular economy strategies, reducing its impact on the environment. However, it continues to face challenges such as high waste generation, intensive consumption of natural resources, and its carbon footprint. The environmental and social pillars of sustainability are directly linked to the economic pillar.

not only because of the savings in consumption and therefore expenditure resulting from good water and energy practices, but also because of the tax and financing benefits that projects with sustainable attributes enjoy. Today, the Company is exploring both fronts in the areas of housing and infrastructure.

In view of the above, this chapter will set out our sustainability statement through the subchapters "Impact on Sustainable Development Goals," "Environmental," "Social," and "Sustainability at the Concreto Foundation and in some of the Company's investments." These subchapters seek to show how the Company developed the Social and Environmental Pillar during the period, highlighting the actions implemented, the results obtained, and the ongoing commitment to sustainable development.

**John Jairo García,** Administrative Assistant, Industrial Concreto.



## → IMPACT ON THE SUSTAINABLE DEVELOPMENT GOALS (SDGs)

Concreto is committed to meeting the Sustainable Development Goals (SDGs) and has rigorously defined their real impact on the business, aligning itself directly with six of them:

### SDG 6: Clean water and sanitation



- › Ensure access to affordable, reliable, sustainable, and clean energy for all.
- › Increase water efficiency and ensure sustainable water supply.
- › Protect and restore water-rich ecosystems, including rivers, lakes, and aquifers.

### SDG 7: Affordable and clean energy



- › Increase the use of renewable energy in the global energy mix.
- › Improve energy efficiency.
- › Promote research and investment in sustainable energy technologies.

### SDG 8: Decent work and economic growth



- › Promote inclusive and sustainable economic growth.
- › Increase economic productivity through innovation and diversification.
- › Ensure decent employment and eliminate child and forced labor.
- › Protect labor rights and promote safe working environments.

### SDG 9: Industry, innovation, and infrastructure



- › Develop sustainable and resilient infrastructure.
- › Promote inclusive and sustainable industrialization.
- › Promote innovation and scientific research.

### SDG 11: Sustainable cities and communities



- › Ensure access to adequate and affordable housing and basic services.
- › Improve mobility and sustainable public transport.
- › Reduce the environmental impact of cities.

## SDG 15:

Life  
land  
ecosystems


&gt; Sustainably manage forests. Halt biodiversity loss.



It is also mentioned that the Company indirectly impacts the following SDGs:

3 Good health and well-being - 4 Quality education - 5 Gender equality - 10 Reduced inequalities  
- 12 Responsible consumption and production - 13 Climate action and 17 Partnerships for the goals.

# » ENVIRONMENT

In 2024, Conconcreto focused its environmental management on the circular economy and climate risk mitigation. In light of this, during the period, a diagnosis was carried out with expert consultants and a comprehensive plan was designed that covers all dimensions of sustainability. Of particular note is the implementation of strategies to reduce water and energy consumption at construction sites and headquarters, incorporating techniques to reduce the carbon footprint from the design stage. In addition, 10 internal training sessions were held on water circularity, systemic thinking, and life cycle analysis.

The main challenge for 2025 is to strengthen circular solutions in the value chain, mitigating price volatility in materials and protecting ecosystems by reducing the exploitation of natural resources. In addition, implementing circular solutions reduces dependence on virgin materials and mitigates the risk associated with changes in their costs.

## Environmental indicators

The Company measures its carbon footprint in scopes 1 and 2, and this year it made a first approximation of scope 3, understanding the first

scope as fuel, the second as energy, and the third as indirect, i.e., those emissions that are produced as a result of a company's activities but are beyond its control. In 2024, in order to contribute to reducing its footprint, the Company reduced employee travel by 30%, which will be reflected in scope 3 starting next year.

In 2024, the carbon footprint increased due to a new operating contract for a third party executed by the Equipment area, which represents a significant increase in revenue but involves greater fuel purchases.

**Carbon footprint:** 308,248 kg CO<sub>2</sub> eq (6.8% increase in CO<sub>2</sub> footprint per employee).

**Water:** 637,624 m<sup>3</sup> (5.3% decrease in water consumption per employee).

**Energy:** 2,649,462 kWh (4.9% decrease in energy consumption per employee).

**Fuel:** 584,914 gallons (2.9% decrease in consumption per employee).

**Paper:** 11,918 reams of paper (1.8% decrease in consumption per employee).

&gt;

&gt;

&gt;





Lesser Goldfinch, Av. Bosa Intersection Project, Bogotá, Cundinamarca

In 2024, 551,486 tons of waste were generated, of which 165,446 tons, corresponding to 30% of these, of which 44,551 tons were used in construction activities such as road filling, wood reuse, and tire stop construction, among others.

644 trees were planted in Bogotá and Medellín, and maintenance continues on 1,300 trees planted in previous years.

## ▲ SOCIAL

In 2024, Conconcreto consolidated its social strategy for both its internal audience and the communities where it develops projects, consolidating a unified and coherent strategy for the corporation and its projects. For employees, work was done on welfare and housing, developing activities together with Human Resources and strengthening support programs for home improvements.

In addition, with the Conconcreto Foundation, the first cohort of the "Women in Construction" program was developed in the town of Bosa in Bogotá, training 141 women in construction trades.

### Indicators:

**Hiring of women 16%**

**Victims hired 5%**

**Local hiring 40%**



Bottles with Love Campaign.  
Eliana Marcela Rojas C., Secretary to the President

## » CHALLENGES SUSTAINABILITY

- Expand the impact on the housing pillar, incorporating benefits that include employees' children and increasing support for home repairs.

- Develop, together with the Bogotá Secretariat for Women, a project to prevent harassment on construction sites.

- Launch the second cohort of the "Women in Construction" program with the Conconcreto Foundation, focusing on training participants in more technical roles.



TransMilenio Av. 68 - Group 5, Bogotá, Cundinamarca



## Sustainability at the Conconcreto Foundation and in some of the Company's investments.

### CONCRETO FOUNDATION

The Conconcreto Foundation aims to nurture the dreams of children and young people by strengthening their abilities to advance their life projects through opportunities that match their interests. Its mission is to strengthen life skills through experiential methodologies, cultivating bonds of affection.

Nearly 4,800 participants were directly involved in its projects, thanks to the support of Conconcreto and more than 70 partners.

In the Children and Family Unit, 3,698 girls, boys, adolescents, and families from Antioquia participated in projects that, through games, sports, recreation, art, science, and crafts, strengthened their life skills and created protective environments to prevent risks in their context that affect their well-being.

In the Youth and Opportunities Unit, 720 young people strengthened their leadership skills, and 351 young people and women from Antioquia and Bogotá strengthened their life skills. With the support of various partners, they connected with training opportunities for employment and entrepreneurship, contributing to their economic autonomy. With the support of Conconcreto, 141 women from this group were trained in construction and are now on the path to employability.

The Foundation supported the social management process of the Conconcreto Business Group.

creto with its volunteer project "Lo Bien que se Siente Ayudar" (It Feels Good to Help), a corporate volunteer initiative that seeks to help employees learn about different realities in cities and contribute to social projects. During 2024, Group employees participated in the improvement of a community space in the Bello Oriente neighborhood of Comuna 3 in Medellín.



Goals for Peace Program, Conconcreto Foundation



## > INDUSTRIAL CONCRETO

Environmental sustainability at Industrial Concreto was strengthened through the optimization of materials and processes. The company actively participated in training sessions led by Constructora Concreto on the circular economy, which promoted improvements in waste recycling practices, waste reduction, and prioritization of responsible water management through reduction, reuse, and treatment.

▪ **Water management:** In 2024, 93% of the water used to wash the material extracted from the mine was recirculated.

▪ **Waste management:** Hazardous waste generation was reduced from 1.52% in 2022 to 0.91% in 2023 and 0.13% in 2024. In addition, 1,483,713 tons of construction and demolition waste (CDW) were received, representing a 48.23% increase over the previous year.

▪ **Renewable energy:** In conjunction with Azimut, energy efficiency was promoted through the use of renewable energies. 654 solar panels transform sunlight into clean energy, reducing 3,239 tons of CO2 per year and our carbon footprint.

▪ **Air quality in Girardota:** 11,410 trees were planted.



Aggregates Plant, Industrial Concreto, Girardota, Antioquia



### > AZIMUT, PARTNER IN ENERGY EFFICIENCY

Together with Azimut Energía, we continued with the strategy of real-time measurement and control of electrical variables, achieving energy savings at Industrial Concreto and Pactia:

- **Industrial Concreto:** In 2024, **317,000 kWh of solar energy** were generated, representing **15% of total consumption**.
- **Pactia:** **1,093,942 kWh** were generated **during the year**, equivalent to planting and maintaining 23,400 trees for one year.



Solar Panels at the Solar Farm, Industrial Concreto, Girardota, Antioquia



CHAPTER

# 06

## ANNEXES

| Glossary | Certification

| Separate Financial Statements

| Consolidated Financial Statements

**Third Rail Chinita.** ▶  
Via Sumapaz, Bogotá, Girardot



# GLOSSARY

## A

- > **ANDI:** The National Association of Entrepreneurs of Colombia (ANDI) is a non-profit association whose objective is to promote and foster the political, economic, and social principles of a healthy free enterprise system.

**Recovery:** process that includes the reuse, treatment, and recycling of CDW in order to return it to the economic cycle. This percentage includes the tons of CDW recovered from CDW and excavation waste.

## B

**BIM:** building information modeling.

## C

**CAM:** Century Asset Management.

- > **Climate change:** Climate change refers to the global variation in the Earth's climate due to natural causes, but mainly to human activity, as a result of the retention of heat from the sun in the atmosphere. Its effects include rising average temperatures, changes in rainfall and snowfall patterns, rising sea levels, a reduction in the area covered by snow and glaciers, storms, and droughts.

## E

- > **Circular economy:** it is assumed that recoverable CDW is the surplus from construction activity as a generating event and, therefore, should be the raw material for new production processes, where waste is valued and efficiently used in new processes or products.

**EPA:** United States Environmental Protection Agency.

## G

**GHG Protocol:** Greenhouse Gas Protocol.

**GRI:** Global Reporting Initiative.

## I

**AI:** artificial intelligence.

- > This refers to systems or machines that mimic human intelligence to perform tasks and can iteratively improve based on the information they gather.

## K

**kWh:** kilowatt-hours.

## M

- > **m³** : cubic meters.

## R

- > **Ratio**: average female salary for each level, divided by the average male salary for the same level.

- > **CDW**: construction and demolition waste.

- > **Special waste**: waste that, due to its physical and chemical characteristics, cannot be decomposed and cannot be managed by waste management companies, and therefore requires specific handling. Examples: wood, drywall, cement bags, among others.

## S

**SASB**: Sustainability Accounting Standards Board.

## T

**TOD**: *transit-oriented development*.

## U

**UPME**: mining and energy planning unit.

>



## »» CERTIFICATION



### Certificación del representante legal de la Compañía

En mi calidad de Representante Legal de Constructora Conconcreto S.A., certifico que el presente Informe de Gestión 2024 contiene la información requerida por las circulares externas 031 de 2021 y 012 de 2022 de la Superintendencia Financiera de Colombia y que dicha información comprende todos los aspectos materiales del negocio.

  
Nicolás Jaramillo Restrepo  
Representante Legal  
Constructora Conconcreto S.A.

# Financial Statements Separate

**Por el año terminado el 31 de diciembre de 2024**





## Statutory Auditor's Report on the Separate Financial Statements

To the Shareholders of Constructora  
Concreto S. A.

### Opinion

I have audited the accompanying separate financial statements of Constructora Concreto S. A., which comprise the separate statement of financial position as of December 31, 2024, and the separate statements of income by function, other comprehensive income, changes in shareholders' equity, and cash flows for the year then ended, and the notes to the financial statements, which include a summary of significant accounting policies.

In my opinion, the accompanying separate financial statements, taken from the books, fairly present, in all material respects, the financial position of Constructora Concreto S.A. as of December 31, 2024, and the results of its operations and cash flows for the year then ended, in accordance with Accounting and Financial Reporting Standards accepted in Colombia.

### Basis for opinion

I conducted my audit in accordance with the Auditing Standards for Financial Information Accepted in Colombia. My responsibilities under those standards are described later in the section entitled "Responsibilities of the Statutory Auditor in Connection with the Audit of the Separate Financial Statements" in this report.

I am independent of Constructora Concreto S. A. in accordance with the Code of Ethics for Professional Accountants of the International Ethics Standards Board for Accountants (IESBA) together with the ethical requirements that are applicable to my audit of the financial statements in Colombia, and I have complied with the other ethical responsibilities in accordance with those requirements and with the IESBA Code of Ethics.

I believe that the audit evidence I obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Emphasis of matter

I draw attention to Note 7.2 to the separate financial statements, which describes the status of accounts receivable as of December 31, 2024, from Metro Cali, through the participation in the Conciviles Consortium. These accounts receivable amount to \$13,722 million, of which \$3,523 million are provisioned based on the assessment of management and its lawyers regarding their recoverability. Metro Cali is undergoing restructuring in accordance with Law 550 of 1999 and, as of the date of this report, is in the process of finalizing the creditors' agreement. There is uncertainty regarding the recoverability of these accounts receivable. My opinion is not modified with respect to this matter.

PwC Contadores y Auditores S.A.S., Calle 7 Sur No. 42-70, Torre 2, Piso 11, Edificio Forum, Medellín, Colombia. Tel: (60-4) 6040606, [www.pwc.com/co](http://www.pwc.com/co)

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To the Shareholders of  
 Constructora Concreto S. A.

### Key audit matter

The key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements for the year. These matters have been addressed in the context of my audit of the financial statements as a whole and in forming my opinion thereon, and I do not provide a separate opinion on those matters.

Key audit matter	How the key audit matter has been addressed in the audit
<p><b>Construction contracts - Measurement of revenue over time (See Note 7.17)</b></p> <p>Forty-seven percent of Constructora Concreto S.A.'s revenue comes from long-term construction contracts. Revenue from construction contracts is recognized using the resource method, in accordance with accounting and financial reporting standards accepted in Colombia.</p> <p>The resource method, which considers the progress of costs incurred in the work, and the revenue to be recognized are calculated based on a large number of estimates that monitor the work performed compared to the budget and take into account contingencies. Initial estimates may be adjusted during the life of the contract and may have a significant effect on results.</p> <p>The definition of these estimates and any necessary adjustments thereto are considered a key audit matter because they have a significant impact on the Company's results and involve a high level of judgment on the part of management, which is required to determine the estimates. In addition, there is a risk that total budgeted costs may differ significantly from actual costs incurred due to the technical complexity of the projects.</p>	<p>To evaluate the revenue measurement method, I have performed the following procedures:</p> <ol style="list-style-type: none"> <li>1. Understanding and evaluating the main manual controls established by the Company over construction contracts, the definition and monitoring of budgets, and the recognition and measurement of revenue from such contracts.</li> <li>2. To validate the estimation of construction budgets (the basis for determining the profit margin), infrastructure experts were involved to validate the reasonableness of construction costs.</li> <li>3. For the selected contracts, I performed the following audit procedures:           <ul style="list-style-type: none"> <li>• Analysis of contract terms and conditions.</li> <li>• Review of the defined budget and verification of the justification for adjustments made with respect to the previous year.</li> <li>• Inquiry with the construction manager regarding any delays or cost overruns not considered in the budget.</li> <li>• Recalculation of recognized income considering the contract conditions, costs incurred, and the construction budget analyzed.</li> </ul> </li> </ol> <p>In the tests described above, no differences outside a reasonable range were identified, in accordance with our materiality level.</p>





To the Shareholders of  
Constructora Concreto S. A.

### **Responsibilities of Management and those charged with governance for the separate financial statements**

Management is responsible for the proper preparation and fair presentation of the accompanying separate financial statements in accordance with Colombian Accounting and Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the separate financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative to such a liquidation or cessation.

Those responsible for managing the Entity are responsible for supervising the Entity's financial reporting process.

### **Responsibilities of the Statutory Auditor in relation to the audit of the separate financial statements**

My objective is to obtain reasonable assurance that the separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit report containing my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Financial Reporting Standards in Colombia will always detect a material misstatement when it exists. Errors may be due to fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the separate financial statements.

As part of an audit in accordance with the Auditing Standards for Financial Information Accepted in Colombia, I apply my professional judgment and maintain professional skepticism throughout the audit. Also:

- I identify and assess the risks of material misstatement in the separate financial statements, whether due to fraud or error; design and perform audit procedures responsive to those risks; and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement due to fraud is higher than for a material misstatement due to error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- I obtain an understanding of the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.



**To the Shareholders of  
Constructora Concreto S. A.**

- I evaluate the appropriateness of the accounting policies applied and the reasonableness of the accounting estimates and related disclosures made by management.
- I conclude on the appropriateness of the Administration's use of the going concern accounting principle and, based on the audit evidence obtained, I conclude on whether or not there is material uncertainty related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my audit report to the related disclosures in the separate financial statements or, if such disclosures are inadequate, to express a modified opinion. My conclusions are based on the audit evidence obtained up to the date of my audit report. However, future events or conditions may cause the Entity to cease to be a going concern.
- I evaluate the overall presentation, structure, and content of the separate financial statements, including the disclosures, and whether the separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate to those charged with governance, among other matters, the planned scope and timing of the audit and significant findings of the audit, as well as any significant deficiencies in internal control that I identify during the audit.

I also provided the Entity's management with a statement regarding my compliance with applicable ethical requirements regarding independence and disclosed to them all relationships and other matters that could reasonably be expected to affect my independence and, if any, the corresponding safeguards.

Among the matters communicated to those responsible for the Entity's management, I determined those that were most significant in the audit of the financial statements for the current period and which are, therefore, the key audit matters. I have described these matters in my audit report unless legal or regulatory provisions prohibit public disclosure of a matter or, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of disclosure.

#### **Report on other legal and regulatory requirements**

Management is also responsible for compliance with regulatory matters in Colombia related to accounting document management, the preparation of management reports, the timely and adequate payment of contributions to the Comprehensive Social Security System, and the implementation of the Comprehensive System for the Prevention and Control of Money Laundering and Terrorist Financing. My responsibility as Statutory Auditor in these matters is to perform review procedures to issue a conclusion on their adequate compliance.



To the Shareholders of  
Constructora Concreto S. A.

In accordance with the above, I conclude that:

- a) The Company's accounting for the year ended December 31, 2024, has been conducted in accordance with legal requirements and accounting standards, and the transactions recorded are in accordance with the bylaws and the decisions of the Shareholders' Meeting and the Board of Directors.
- b) Correspondence, account vouchers, and the minute books and share registers are properly maintained and preserved.
- c) The separate financial statements accompanying this report are consistent with the management report prepared by the administrators. The administrators stated in the management report that they did not hinder the free circulation of invoices issued by sellers or suppliers.
- d) The information contained in the self-assessment statements of contributions to the Comprehensive Social Security System, in particular that relating to members and their contribution base income, has been taken from the accounting records and supporting documents. As of December 31, 2024, the Company is not in arrears with its contributions to the Comprehensive Social Security System.
- e) The Company has implemented the Comprehensive System for the Prevention and Control of Money Laundering and Terrorist Financing in accordance with the provisions of Part III of Title I of Chapter VII of the Basic Legal Circular issued by the Financial Superintendency.

In compliance with the responsibilities of the Statutory Auditor contained in Sections 1 and 3 of Article 209 of the Commercial Code, related to the evaluation of whether the actions of the administrators of Constructora Concreto S. A. comply with the bylaws and the orders and instructions of the Shareholders' Meeting, whether there are adequate internal control, conservation, and custody measures for the assets of the Company or third parties in its possession, and on the effectiveness of the financial reporting process controls, I issued a separate report dated February 26, 2025.

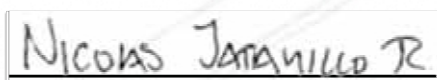
A handwritten signature in dark ink, appearing to read "Jorge Andrés Herre a Vélez".

Jorge Andrés Herre a Vélez  
Statutory Auditor  
Professional License No. 94898-T  
Appointed by PwC Contadores y Auditores S. A. S.  
February 26, 2025

## CERTIFICATION OF LEGAL REPRESENTATIVE

Medellín, March 26, 2025. To the  
shareholders of Constructora  
Concreto S.A.

The undersigned legal representative of the Company certifies, in accordance with Article 46 of Law 964 of 2005, that the Basic and Separate Financial Statements: Statement of Financial Position, Statement of Income by Function, Statement of Changes in Equity, Statement of Other Comprehensive Income, Statement of Cash Flows, and the notes to the Financial Statements as of December 31, 2024, and 2023, as well as the other reports issued, relevant to third parties, do not contain any misstatements, inaccuracies, or errors that would prevent a true understanding of the Company's financial position or operations.



Nicolas Jaramillo Restrepo Legal  
Representative

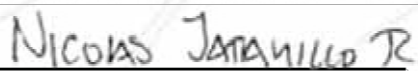


**CERTIFICATION OF THE LEGAL REPRESENTATIVE AND PUBLIC ACCOUNTANT**

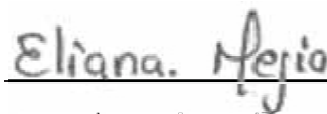
Medellín, March 26, 2025.

To the shareholders of  
Constructora Concreto S.A.

The undersigned legal representative and accountant of the Company certify, in accordance with Article 37 of Law 222 of 1995, that the Basic and Separate Financial Statements: Statement of Financial Position, Statement of Income by Function, Statement of Changes in Equity, Other Comprehensive Income Statement, Statement of Cash Flows, and the notes to the Financial Statements as of December 31, 2024, and 2023, have been prepared in accordance with the accounting and financial reporting standards accepted in Colombia, have been faithfully taken from the books, and the statements contained therein have been verified in accordance with the regulations.



Nicolas Jaramillo Restrepo Legal  
Representative



Eliana Iviana Mejia Valencia

Certified Public

Accountant TP

154321-T


## SEPARATE STATEMENT OF FINANCIAL POSITION

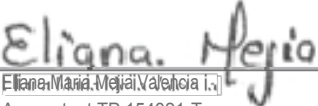
DECEMBER 31, 2024 AND 2023

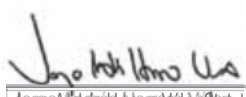
(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

		December	
	NOTES	2024	20
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	7.1	105,267,904	82,842,016
Trade accounts receivable and other accounts receivable, net	7.2	309,393,539	319,214,629
Accounts receivable from related parties and associates, net	7	102,795,376	75,306,454
Inventories, net	7.	230,969,960	225,236,621
Income tax assets	7.6	4,895,249	27,443,440
Other non-financial assets		27,773,408	35,497,425
<b>Subtotal current assets</b>		<b>781,095,436</b>	<b>765,540,585</b>
Assets held for sale	7	44,511,138	109,352,435
<b>Current assets</b>		<b>825,606,574</b>	<b>874,893,020</b>
<b>Non-current assets</b>			
Investment property	7	59,874,283	6,269,425
Property, plant, and equipment, net	7.8	109,706,532	112,317,759
Intangible assets other than goodwill	7	1,347,499	1,643,812
Investments in subsidiaries, joint ventures and associates	7.10	561,766,631	1,450,731,468
Trade accounts receivable and other accounts receivable, net	7	39,630	52
Accounts receivable from related parties and associates, net	7.	66,959,768	82,443,647
Non-current inventories	7.	142,888	142,888
Net deferred tax	7.6	49,163,364	
Other financial assets	7	303,200,601	168,968,798
<b>Non-current assets</b>		<b>1,152,201,196</b>	<b>1,822,518,326</b>
<b>Assets</b>		<b>1,977,807,770</b>	<b>2,697,411,346</b>

The accompanying notes are an integral part of the separate financial statements.

  
 Nicolás Jaramillo R.  
 Legal Representative  
 (See attached certification)

  
 Eliana María Mejía  
 Accountant TP 154321-T  
 (See attached certification)

  
 Jorge Andrés Herrera Vélez  
 Auditor TP 94898-T  
 Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

## SEPARATE STATEMENT OF FINANCIAL POSITION

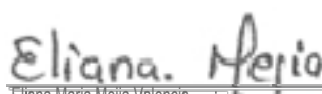
DECEMBER 31, 2024 AND 2023

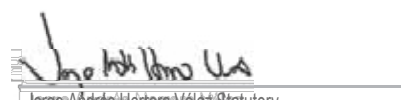
(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

		December	
	NOTES	2024	2023
<b>Liabilities</b>			
<b>Current liabilities</b>			
Financial obligations	7.13	118,055,643	124,200,005
Estimated liabilities	7.15	43,473,049	16,365,547
Trade accounts payable and other accounts payable	7.14	197,467,792	153,862,704
Accounts payable to related parties and associates	7.	33,071,882	38,144,095
Liabilities for leases	7.12.1	3,571,752	6,402,694
Income tax liabilities	7.6.	12,294,212	
Other non-financial liabilities	7	134,107,663	170,468,845
Liabilities related to assets held for sale	7	10,028,295	11,440,530
<b>Current liabilities</b>		<b>552,070,288</b>	<b>520,884,420</b>
<b>Non-current liabilities Financial obligations</b>	<b>7</b>	<b>31,174,287</b>	<b>532,547,182</b>
Estimated liabilities	7.15	1,648,151	1,602,069
Trade accounts payable and other accounts payable	7.14	11,059,078	12,954,023
Accounts payable to related parties and associates	7	18,713,675	32,228,124
Lease liabilities	7.12.1	4,609,650	7,013,880
Net deferred tax	7.6.2		55,993,361
Other non-financial liabilities	7	78,813,835	82,339,502
<b>Non-current liabilities</b>		<b>146,018,676</b>	<b>724,678,141</b>
<b>Liabilities</b>		<b>698,088,964</b>	<b>1,245,562,561</b>
<b>Equity Issued capital</b>	<b>7</b>	<b>116,828,259</b>	<b>116,828,259</b>
Share premium		584,968,014	584,968,014
Accumulated earnings		44,076,821	257,858,788
Reserves		474,347,170	456,973,591
Other comprehensive income		59,498,542	35,220,133
<b>Equity</b>		<b>1,279,718,806</b>	<b>1,451,848,785</b>
<b>Equity and liabilities</b>		<b>1,977,807,770</b>	<b>2,697,411,346</b>

The accompanying notes are an integral part of the separate financial statements.

  
 Nicolás Jaramillo R.  
 Legal Representative  
 (See attached certification)

  
 Eliana María Mejía Valencia  
 Accountant # 454324-1  
 (See attached certification)

  
 Jorge Andrés Herrera Velásquez  
 Auditor TP 94898-T  
 Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

## INCOME STATEMENT BY FUNCTION SEPARATED FOR THE YEARS

ENDED DECEMBER 31, 2024 AND 2023


(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	NOTES	Year ended December 31	
		2024	2023
Revenue from ordinary activities	7.1	482,910,365	731,412,242
Cost of sales	7.18	(470,782,733)	(602,638,431)
Gross profit		12,127,632	128,773,811
Other income	7	15,934,491	61,104,770
Administrative and sales expenses	7.20	(35,845,669)	(37,160,331)
Employee benefit expenses	7.21	(25,120,833)	(22,791,517)
Impairment and other expenses	7.22	(194,113,286)	(22,470,860)
Profit (loss) under the equity method, net	7	193,661	(1,879,696)
Other gains	7.24	39,037,423	12,773,932
(Loss) operating income		(187,786,581)	118,350,109
Gains (losses) arising from net monetary position	7	3,354,158	(7,291,038)
Financial income	7.26	18,772,375	32,210,921
Financial expenses	7.27	(93,498,483)	(108,731,015)
(Loss) profit before taxes		(259,158,531)	34,538,977
Income (expense) from taxes, net	7	63,374,249	(17,165,398)
(Loss) gain		(195,784,282)	17,373,579
Basic (loss) earnings per share (in Colombian pesos)	7.28	(172.61	15

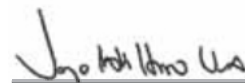
The accompanying notes are an integral part of the separate financial statements.



Nicolas Jaramillo Restrepo Legal  
Representative  
(See accompanying certification)



Eliana María Valencia  
Accountant TP-154321-T  
(See attached certification)



Jorge Andrés Henríquez  
Statutory Auditor TP 94898-T  
Appointed by PwC Contadores y Auditores S.A.S. (See attached report)



## STATEMENT OF OTHER COMPREHENSIVE INCOME SEPARATE

YEARS ENDED DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Year ended December 31	
	2024	2023
(Loss) profit for the period	(195,784,282)	17,373,579
Other <b>comprehensive</b> income		
Components of other comprehensive income to be reclassified to profit or loss, net of tax		
Gain (loss) under the equity method - translation effect	24,278,409	(39,630,829)
Gain on cash flow hedges, net of taxes		4,635
Other comprehensive income	24,278,409	(39,626,194)
Total <b>comprehensive</b> income	(171,505,873)	(22,252,615)

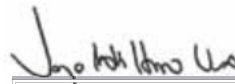
The accompanying notes are an integral part of the separate financial statements.



Nicolás Jaramillo R.  
 Legal Representative  
 (See accompanying certification)



Eliana María Mejía Valencia, I.  
 Accountant TP 154321-F  
 (See attached certification)



Jorge Andrés Herrera Velez  
 Statutory Auditor TP 94898-T  
 Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY SEPARATED  
DECEMBER 31, 2024 AND 2023


(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

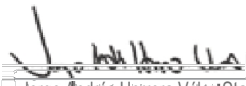
	Equity as of January 1, 2023	Changes in equity			Equity as of December 31, 2023
		Income	Other comprehens ive income	Other increases (decreases) in equity	
Issued capital	116,828,259				116,828,209
Share premium	584,968,014				584,968,014
Legal reserve	58,414,130			(53,547,690)	4,866,440
Contingency reserve	548,574,726			(146,467,575)	402,107,151
Share repurchase reserve	50,000,000				50,000,000
Reserves	656,988,856			(200,015,265)	456,973,591
Other comprehensive income	74,846,327		(39,626,194)		35,220,133
First-time adoption	243,520,130				243,520,130
Withholding on dividends received	(2,034,600)			(521,454)	(3,034,921)
(Losses) accumulated gains	(200,015,265)	17,373,579		200,000	TF 373,679
Total accumulated profits	40,991,398	17,373,579		199,493,811	257,858,788
Total equity	1,474,622,854	17,373,579	(39,626,194)	(521,454)	1,451,848,785

	Equity as of January 1, 2024	Changes in equity			Equity as of December 31, 2024
		Loss	Other comprehens ive income	Other increases (decreases) from equity	
Issued capital	116,828,259				116,828,259
Share premium	584,968,014				584,968,014
Legal reserve	4,866,440			1,737,358	6,603,798
Contingency reserve	402,107,151			65,636,221	467,743,372
Share repurchase reserve	50,000,000			(50,000,000)	
Reserves	456,973,591			17,373,579	474,347,170
Other comprehensive income	35,220,133		24,278,409		59,498,542
First-time adoption	243,020,130				243,020,130
Withholding tax on dividends received	(3,034,921)			(624,106)	(3,690,290)
Accumulated gains (losses)	17,373,579	(195,784,282)		(17,335,799)	(195,784,282)
Total accumulated earnings	257,858,788	(195,784,282)		(17,997,685)	44,076,821
Total equity	1,451,848,785	(195,784,282)	24,278,409	(624,106)	1,279,718,806

The accompanying notes are an integral part of the separate financial statements.

  
 Nicolas Jaramillo Restrepo  
 Legal Representative  
 (See attached certification)

  
 Eliana María Mejía Valencia  
 Accountant TP 154321-T  
 (See attached certification)

Intro   
 Jorge Andrés Herrera Valencia  
 Auditor TP 94898-T  
 Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

## SEPARATE CASH FLOW STATEMENT FOR THE YEARS ENDED

DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Year ended December 31	
	2024	2023
Cash flows from (used in) operating activities		
(Loss) profit for the period	(195,784,282)	17,373,579
Adjustments to reconcile profit and operating activities		
Adjustment for income taxes and deferred taxes	(63,374,249)	17,165,398
Adjustments for financial costs	103,302,114	111,927,605
Adjustments for (increase) decrease in inventories	(5,985,532)	9,421,996
Adjustments for increase in trade accounts receivable	(5,916,081)	(7,005,365)
Adjustments for increase in other accounts receivable	(7,591,462)	(109,851,622)
Adjustments for increase in trade payables	31,975,044	115,301,352
Adjustments for (decrease) increase in other accounts payable	(50,789,804)	8,574,909
Adjustments for depreciation and amortization expenses	19,592,408	28,084,787
Adjustment for unrealized foreign currency losses (gains)	3,608	(
Adjustments for impairment recognized in profit or loss for the period	19,500,643	4,357,160
Provisions	27,993,727	(212,305,453)
Adjustments for fair value gains	(39,037,423)	(14,246,647)
Adjustments for equity methods	(193,661)	1,879,689
Adjustments for losses (gains) on disposal of non-current assets	170,678,931	(12,238,734)
Interest and UVR on subordinated debt receivable	(29,529,130)	(49,239,481)
Adjustments for income corresponding to investment and financing flows	(47,773,856)	(44,529,411)
Subtotal	122,855,277	(152,707,759)
Dividends paid		(5,000,000)
Income taxes	(41,782,476)	(5,177,903)
Tax collection (payment)	34,567,169	(23,909,333)
Collection (payment) of prepaid expenses and other items	7,724,019	(25,248,222)
Cash flows used in operating activities	(72,420,293)	(194,669,638)

The accompanying notes are an integral part of the separate financial statements.

Nicolas Jaramillo R  
 Nicolas Jaramillo Restrepo  
 Legal Representative  
 (See attached certification)

Eliana Mejia  
 Eliana María Mejía Valencia  
 Accountant TP-154321-T  
 (See attached certification)

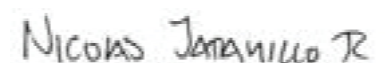
Int Jorge Andrés Herrera Vélez here  
 Jorge Andrés Herrera Vélez Statutory  
 Auditor TP-94898-T  
 Appointed by PwC Contadores y Auditores S.A.S. (See  
 attached report)

SEPARATE CASH FLOW STATEMENT FOR THE YEARS ENDED  
 DECEMBER 31, 2024 AND 2023

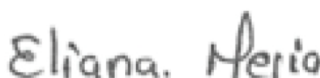
(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Year ended December 31	
	2024	2
Cash flows from (used in) <b>investing</b> activities		
Other proceeds from the sale of equity or debt instruments of other entities	998,493	518,618
Other payments for the purchase of assets or debt instruments from other entities	(46,809)	(14,567,003)
Other proceeds from the sale of investments in joint ventures		225,704,662
Amounts from sales of property, plant, and equipment	9,701,649	17,271,016
Purchases of property, plant, and equipment	(18,885,563)	(4,960,724)
Purchases of intangible assets	(2,474,672)	(2,350,244)
Proceeds from sales of other long-term assets	123,838,750	13,801,864
Purchases of other long-term assets	(16,859,067)	(13,458,309)
Dividends received	48,520,657	44,880,811
Other cash outflows	(93,448)	
Cash flows from <b>investing</b> activities	144,699,990	266,840,691
Cash flows from (used in) <b>financing</b> activities		
Resources due to changes in ownership interests in subsidiaries that do not result in loss of control	19,214,529	14,135,759
Payments for changes in ownership interests in subsidiaries	(29,270,321)	(22,548,638)
Amounts arising from loans	65,432,797	66,877,154
Loan repayments	(56,339,925)	(40,716,929)
Payments of finance lease liabilities	(7,453,622)	(14,724,504)
Interest paid	(41,437,267)	(111,927,605)
Cash <b>flows</b> used in financing activities	(49,853,809)	(108,904,763)
Increase (decrease) in cash and cash <b>equivalents</b>	22,425,888	(36,733,710)
Cash and cash equivalents at beginning of year	82,842,016	119,575,726
Cash and cash equivalents at year end	105,267,904	82,842,016

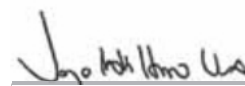
The accompanying notes are an integral part of the separate financial statements.



 Nicolas Jaramillo Restrepo  
 Legal Representative  
 (See accompanying certification)



 Eliana María Mejía Valencia, S.  
 Accountant TP 154321-1  
 (See attached certification)



 Jorge Andrés Henao Vélez Statutory  
 Auditor TP 94898-T  
 Appointed by PwC Contadores y Auditores S.A.S. (See  
 attached report)



## NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated).

## 1. CORPORATE INFORMATION

Constructora Concreto S.A. (hereinafter referred to as the Company and/or Concreto interchangeably) was incorporated under Colombian law on December 26, 1961, pursuant to public deed number 8597, with a term ending on December 31, 2100. Its corporate purpose, among others, is the study, design, construction, financing, contracting, and execution of all types of buildings, civil works, and real estate in general, as well as the addition, improvement, modification, restoration, and repair thereof. Likewise, the provision of technical and consulting services in the various fields of civil engineering. Investments in real estate for sale or to develop building projects, for lease or for commercial exploitation. The supply and installation of street furniture. The provision of accounting, legal, foreign trade, IT, human resources and general back office services and/or the exploitation of the Company's know-how. The provision of services through electronic platforms for the acquisition of goods and services. The provision of services related to data analytics and market intelligence.

## Branch:

The company has a foreign branch located in Panama City. Currently, the branch is responsible for after-sales activities in the ampliation project of the Miraflores Bridge over the Rio Grande. The results obtained through December 2024 have been incorporated in accordance with our functional currency policies.

The Company has interests in subsidiaries, associates, and joint ventures, among others. The main interests are:

Name	Main activity	Country
<b>Subsidiaries</b>		
Concreto Proyectos S.A.S.	Construction and real estate development	Colombia
Inmobiliaria Concreto S.A.S.	Real estate development	Colombia
Concreto Internacional S.A.	Construction and design services Real	Panama
Viviendas Panamericanas S.A.	estate development	Panama
River 307 S.A.	Real estate development	Panama United States
Concreto LLC (*)	Construction and real estate development	Colombia
Concreto Designs S.A.S.	Design and engineering services Design	Colombia
Sumapaz S.A.S.	and civil engineering services	Colombia
Industrial Concreto S.A.S.	Industrial assembly and materials exploitation	Colombia
La Borrascosa Quarry S.A.S.	Mining exploration and exploitation, liquidated on October 1, 2024.	Colombia
CAS Mobiliario S.A.	Advertising services	Colombia
Bimbau S.A.S. Doblece	Development of technological platforms	Colombia
Re Ltda.	Reinsurance company	Bermuda
Advanced Construction Systems Free Trade Zone S.A.S.	Manufacture and marketing of construction systems	Colombia
<b>Joint ventures and associates</b>		
Pactia S.A.S.	Private equity fund management company	Colombia
Autonomous Heritage Devimed	Concession operation	Colombia
Doble Calzada Oriente S.A.S.	Construction	Colombia

(\*) Concreto LLC, based in Florida, United States, aims to develop its parent company's business model in that country. Concreto LLC's subsidiaries are: Concreto Asset Management LLC, Concreto Investments LLC, Concreto Designs LLC, and Concreto Construction LLC.

The company participates in joint ventures through consortiums and autonomous entities for the development of infrastructure activities, notably participating in the following consortiums: CC 2023, CC L1, CC Sofan 010, CC Intersección Av Bosa, Corredor Verde 7MA L3, among others.

## Business in progress

During 2024, the financial strengthening strategy was successfully implemented through debt reduction. This was achieved through negotiations with the banks participating in the syndicated loan, in which an exchange of units of the Pactia Inmobiliario FCP was agreed as a form of debt repayment. Thanks to this operation, the Company closed the year with a more efficient capital structure, reducing its consolidated debt from \$768,610 million to \$264,730 million. This new capital structure will improve the Company's liquidity and profitability over time, optimizing financial expenses and facilitating access to credit and new sources of financing.

## 2. PREPARATION BASES

### 2.1. End-of-period financial statements

The Company's separate financial statements have been prepared in accordance with the Accounting and Financial Reporting Standards Accepted in Colombia for Group 1 financial information preparers, which are based on International Financial Reporting Standards (IFRS), together with their interpretations, conceptual framework, and the basis for conclusions and the guidance for application authorized and issued by the International Accounting Standards Board (IASB) included in the Single Regulatory Decree 2420 of 2015 and subsequent decrees that have modified and updated it, and other legal provisions defined by the supervisory entities that may differ in some aspects from those established by other State control bodies. These have been prepared on a historical cost basis.

The financial statements were authorized for issuance by the Board of Directors on February 28, 2025, and may be modified and must be approved by the shareholders.

The significant accounting policies adopted in preparing the financial statements are detailed below.

### 2.2. Measurement basis

The separate financial statements have been prepared on a historical cost basis. Some financial instruments are measured at fair value at the end of each reporting period, as explained in the accounting policies. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

### 2.3. Functional and presentation currency

The financial statements are expressed in the currency of the primary economic environment in which Concreto operates. The figures are expressed in thousands of Colombian pesos, which is the Company's functional currency and presentation currency.

The judgment used was to consider the currency that represents the economic effects of the transactions. Therefore, the criteria expressed in IAS 21 Effects of Changes in Foreign Exchange Rates were evaluated.

### 2.4. Transactions and balances in foreign currency

Foreign currency transactions are those carried out in a currency other than the Company's functional currency. These transactions are recorded using the exchange rate in effect at the time they are recognized in accordance with the conditions for recognition.

**Monetary items:** monetary assets and liabilities generate exchange gains or losses at two points in time: At the end of the period

when they are restated at the prevailing exchange rate.

At the time of settlement of the item (collection, payment, amortization) according to the exchange rate negotiated at settlement, which in the absence of such a rate, the exchange rate on the settlement date will be used.

**Non-monetary items:** non-monetary assets and liabilities measured at historical cost retain the exchange rate at initial recognition.

#### Conversion for presentation of financial statements in a functional currency other than the functional currency

When the Company is required to present special purpose financial statements in a currency other than its functional currency or when it must convert foreign operations to incorporate them into its financial statements, it follows this procedure:

- (i) Assets and liabilities are converted at the closing exchange rate on the balance sheet date.
- (ii) The income and expenses of each income statement account are converted at the average exchange rate.

All resulting exchange differences are recognized in other comprehensive income.

Transactions and balances in foreign currency are converted to Colombian pesos at the representative market rates certified by the Banco de la República. For December 2024, the following rates were used: \$4,409.15 ( closing rate and \$4,071.35 (\*) average rate.

(\*) Expressed in Colombian pesos.

#### 2.5. Relative importance and materiality

Economic events are presented according to their relative importance or materiality.

For disclosure purposes, a transaction, event, or operation is material when, due to its amount or nature, its knowledge or lack thereof, considering the circumstances surrounding it, it affects the decisions that may be made or the evaluations that may be carried out by users of the accounting information.

In preparing and presenting the financial statements, materiality was determined in relation to, among other things, total assets, total liabilities, and equity or results for the year, as appropriate. In general, any item exceeding 5% of a given total of the above is considered material.

#### 2.6. Classification of current and non-current items

Concreto presents assets and liabilities in the statement of financial position classified as current and non-current. An asset is classified as current when the entity: expects to realize the asset or intends to sell or consume it in its normal operating cycle; holds the asset primarily for trading purposes; expects to realize the asset within twelve months after the reporting period; or the asset is cash or cash equivalent unless it is restricted for a minimum period of twelve months after the end of the reporting period. All other assets are classified as non-current. A liability is classified as current when the Company expects to settle the liability in its normal operating cycle or holds the liability primarily for trading purposes.

#### 2.7. Exchange of participation units in the Pactia Inmobiliario Private Capital Fund

As part of its strategy to strengthen its capital structure and reduce debt, Concreto moved forward with the implementation of its asset divestment plan. As part of this initiative, the Company negotiated with all banks participating in the syndicated loan to agree on the exchange of participation units in the Pactia Inmobiliario Private Capital Fund as a payment mechanism.

Terms of Exchange:

- The banks were given units of the Pactia private equity fund at a discount of 23%.
- The cost of this discount will be recovered over the next three years through interest savings.

Main Changes Derived from the Transaction:

1. Decrease in investments in associates:
  - Delivery of units in exchange for the FCPP at a cost of \$754,860,846.
  - Repurchase by the fund of units worth \$96,357,805.
  - Impairment of \$4,813,155

2. Transfer of Remaining Units:
  - Transfer to assets held for sale for \$15,879,135 and financial assets at fair value \$112,166,194.
3. Decrease in Syndicated Credit:
  - Reduction in capital of \$495,274,415 resulting from the exchange of the Company's share in the Pactia Private Capital Fund and the payment of interest on the debt of \$83,140,516.
4. Discount on the exchange of units:
  - Discount on the exchange of units of 23% for a value of \$176,445,915.

### 3. NEW REGULATIONS

- 3.1. New regulations incorporated into the accounting framework accepted in Colombia, mandatory as of January 1, 2027.

Decree 1271 of 2024 added Technical Regulatory Annex 01 of 2024 of Group 1 to the annexes incorporated in Decree 2420 of 2015 containing Financial Reporting Standard IFRS 17 Insurance Contracts.

#### IFRS 17 Insurance Contracts

IFRS 17 Insurance Contracts establishes principles for the recognition, measurement, presentation, and disclosure of insurance contracts issued. It also requires principles similar to reinsurance contracts held and investment contracts issued with discretionary participation features. The objective is to ensure that entities provide relevant information in a manner that faithfully represents those contracts in order to assess the effect that contracts within the scope of IFRS 17 have on an entity's financial position, financial performance, and cash flows.

IFRS 17 repeals IFRS 4 Insurance Contracts, which was an interim standard that allowed entities to use a wide variety of accounting practices for insurance contracts, reflecting national accounting requirements and variations in those requirements. Some previous insurance accounting practices permitted under IFRS 4 did not adequately reflect the true underlying financial positions or financial performance of insurance contracts.

Article 2 of Decree 1271 of 2024 added Article 1.1.4.1.4 to Decree 2420 of 2015, including simplifications for the implementation of International Financial Reporting Standard IFRS 17, insurance contracts, which must be applied by Group 1 financial information preparers and monitored by the Financial Superintendency of Colombia.

Management is currently evaluating the detailed implications of the application of the new standard in the financial statements.

- 3.2 New regulations issued by the International Accounting Standards Board (IASB) that have not yet been incorporated into the accounting framework accepted in Colombia

Sale or contribution of assets between an investor and its associate or joint venture: Amendments to IFRS 10 and IAS 28

The IASB has made limited amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures.

In December 2015, the IASB decided to postpone the date of implementation of this amendment until the IASB has completed its research project on the equity method standard.

IAS 12 • International tax reform • Model rules for the second pillar

In May 2023, the IASB made limited scope amendments to IAS 12 that provide temporary relief from the requirement to recognize and disclose deferred taxes arising from tax laws enacted or substantially enacted that implement the minimum internal taxes complementary rules described in those standards.



#### IAS 7 and IFRS 7 Vendor financing agreements

These amendments require disclosures to improve the transparency of vendor financing arrangements and their effects on a company's liabilities, cash flows, and exposure to liquidity risk. The disclosure requirements are the IASB's response to investor concerns that some companies' vendor financing arrangements are not sufficiently visible, making it difficult for investors to analyze them.

#### IFRS 16 - Liabilities for leases in a sale with a subsequent lease (Leaseback).

These amendments include requirements for sale and subsequent lease transactions in IFRS 16 for explain how an entity accounts for a sale and subsequent lease after the transaction date. Sale and subsequent lease transactions in which some or all of the lease payments are variable lease payments that do not depend on an index or rate are more likely to be affected.

#### Amendments to IAS 21 - Lack of Interchangeability.

In August 2023, the IASB amended IAS 21 to help entities determine whether one currency is convertible into another currency and what spot exchange rate to use when it is not.

#### Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7.

On May 30, 2024, the IASB issued specific amendments to IFRS 9 and IFRS 7 to respond to recent questions that arose in practice and to include new requirements not only for financial institutions but also for corporate entities.

#### IFRS 18 Presentation and disclosure in **financial** statements.

IFRS 18 replaces IAS 1 Presentation of Financial Statements, introducing new requirements that will help achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Although IFRS 18 will not affect the recognition or measurement of items in financial statements, its impact on presentation and disclosure is expected to be widespread, particularly in relation to the statement of financial performance and the provision of performance measures defined by management within the financial statements.

#### IFRS 19 Subsidiaries without public accountability requirements.

IFRS 19, issued in May 2024, allows certain eligible subsidiaries of parent entities reporting under IFRS to have reduced disclosure requirements.

### 3.3 New **regulations issued by the International Sustainability Standards Board (ISSB)** **) that has not yet been incorporated into the accounting framework accepted in Colombia.**

#### IFRS S1 • General **requirements** for the disclosure of financial information related to sustainability

This standard includes the core framework for the disclosure of material information about sustainability-related risks and opportunities throughout an entity's value chain.

#### IFRS S2 - Climate-related disclosures

This is the first thematic standard issued that establishes requirements for entities to disclose information about climate-related risks and opportunities.

#### 4. Judgments and estimates

The preparation of the Company's financial statements has required management to make judgments, estimates, and accounting assumptions that affect the measurement of the various items in the financial statements. Concreto has based its assumptions and estimates on the parameters available at the time the financial statements were prepared.

The following judgments and estimates have a significant effect on the amounts recognized in these financial statements:

##### 4.1. Judgments and assumptions made in relation to investments in other entities

The Company classifies investments in subsidiaries, associates, joint ventures, joint operations, and financial instruments according to the type of control over the investee: control, significant influence, and joint control. The degree of relationship was determined in accordance with the criteria set forth in IFRS 10 Consolidated Financial Statements, IAS 28 Investments in Associates and Joint Ventures, and IFRS 11 Joint Arrangements. In assessing control, significant influence, and joint control, the degree of power over the entity, the exposure or right to variable returns from its involvement with the entity, and the ability to use its power over the entity to influence the amount of those returns are evaluated.

The assessment of decision-making considers existing voting rights, potential voting rights, contractual agreements between the entity and other parties, and the rights and ability to appoint and remove members of management, among other aspects.

##### 4.2. Income tax and deferred tax

The Company is subject to Colombian tax regulations. Significant judgments are required in determining tax provisions. There are transactions and calculations for which the determination of taxes is uncertain during the ordinary course of operations. The amounts provided for income tax payments are estimated by management based on its interpretation of current tax regulations and the likelihood of payment.

Actual liabilities may differ from the amounts provisioned, generating a negative effect on the company's results and net position. When the final tax result of these situations differs from the amounts initially recorded, the differences impact current and deferred income tax assets and liabilities in the period in which this event is determined.

The Company evaluates the recoverability of deferred tax assets based on estimates of future taxable income and the ability to generate sufficient income during the periods in which such deferred taxes are deductible. Deferred tax liabilities are recorded based on estimates of net assets that will not be deductible for tax purposes in the future.

##### 4.3. Estimation of useful lives and residual values of property, plant, and equipment

The determination of the economic useful life and residual values of property, plant, and equipment is subject to management's estimate of the level of asset utilization and expected technological developments. The Company regularly reviews all of its depreciation rates and residual values to take into account any changes in the level of utilization, technological framework, and future developments, which are events that are difficult to predict, and any changes could affect future depreciation charges and the carrying amounts of assets.

##### 4.4. Fair value of financial derivatives

The fair value of financial derivatives is determined using widely recognized market valuation techniques when there is no observable market price. Management believes that the valuation models selected and the assumptions used are appropriate in determining the fair value of financial derivatives.

##### 4.5. Revenue recognition

The application of IFRS 15 requires the Company to make judgments that affect the determination of the amount and timing of revenue from contracts with customers. These include:

- Determination of the time of fulfillment of performance obligations,

- Determination of the transaction price assigned to such obligations,
- Determination of individual sales prices.

The Company uses the resource method to recognize revenue from construction contracts and project management services and the product method to recognize revenue from design contracts and other services. The resource method requires the company to estimate the satisfaction of performance obligations over time using actual costs incurred to date as a proportion of total projected costs.

#### 4.6. Construction contracts

The estimates most commonly used in preparing financial statements are cost projections in construction contracts. However, these are verified by personnel with expertise in the field, and detailed control is exercised over construction budgets. With regard to the allocation of income to the various performance obligations, the Company relies on the contracts signed with customers and any subsequent amendments thereto.

The Company accounts for construction projects using the percentage of completion method, recognizing revenue as contract performance progresses. This method places significant emphasis on accurate estimates of the degree of completion and may involve estimates of the scope of deliveries and services required to fulfill contract obligations. These significant estimates include total contract costs, total revenue, contract risks including technical, political, and regulatory risks, among other judgments. Under the percentage of completion method, changes in estimates may lead to an increase or decrease in revenue. Additionally, the Company evaluates whether the contract is expected to terminate or continue. In determining whether a contract is expected to continue or terminate, all relevant facts and circumstances surrounding the contract must be considered individually. For contracts that are expected to continue, amounts already included in revenue that are no longer likely to be collected are recognized as expenses. For contracts expected to terminate, including terminations due to force majeure events, estimates of the extent of deliveries and services provided under the contracts are reviewed accordingly, and this usually leads to a decrease in revenue for the corresponding reporting period. The Company constantly reviews all estimates involved in such construction contracts and adjusts them as necessary.

#### 4.7. Provisions for contingencies, litigation, and claims

The Company makes estimates of amounts to be settled in the future, including the corresponding contractual obligations, pending litigation, or other liabilities. These estimates are subject to interpretations of current facts and circumstances, projections of future events, and estimates of the financial effects of such events. For the probability analysis, contingencies are classified as low (0%–50%), medium (51%–80%) or high (81%–100%). This classification requires the participation of experts in the specific field.

#### 4.8. Impairment of accounts receivable

The Company estimates the expected credit loss on the customer portfolio based on the closing balance at the end of the period, applying the following percentages to the portfolio according to the age of the receivables:

- Not past due: 0.9%
- 121 to 180 days past due: 14%
- 181 to 360 days past due: 22%
- More than 361 days past due: 100%.

The estimated percentages are updated in the first quarter of each year.

In special cases, the company may increase or decrease the impairment of the expected loss when it has sufficient evidence to modify the estimate defined in the established general policy.

#### 4.9. Impairment of property, plant and equipment, intangible assets and investments

Concreto assesses annually, or earlier if there are any indications of impairment, the recoverable amount of all non-current assets subject to impairment to determine whether there are any impairment losses on the value of these assets. To this end, the following estimates and judgments are made:

- The smallest group of Cash Generating Units is identified, for which a reasonable and consistent distribution basis can be determined.
- A test is applied to assess which CGUs show signs of impairment. The questionnaire assesses observable aspects such as variations in asset performance, changes in the legal, social, environmental or market environment, obsolescence, among others.
- For SGIs with signs of impairment, the recoverable amount is calculated and compared with the carrying amount of each SGI. If the carrying amount exceeds the recoverable amount, the impairment is recorded for the excess amount. To determine the recoverable amount, different methodologies are used: discounted cash flow, realizable values for investments in liquidation, and capitalization rates for corporate real estate.<sup>pl</sup>

#### 4.10. Impairment of inventory

Concreto compares the carrying amount of inventories for sale with their net realizable value on an annual basis and determines whether there is any impairment. To do so, it makes the following estimates and judgments:

*Inventory of housing projects under construction:* the net realizable value is calculated based on the feasibility or budget of the projects, which contains the expected income from the sale of the real estate units.

*Land and other real estate for sale:* when specific individual properties are held for sale, the net realizable value is defined as the sale price set for marketing, taking into account a possible commission of 3% when sold through third-party real estate agents.

*Inventory of materials and spare parts:* these are high turnover assets. Physical inventories are carried out and the respective adjustments are made. For low turnover inventories, obsolescence is determined through analysis by the relevant department of the Company. In addition, a provision of 0.1% of the inventory balance is maintained, which is increased monthly for use at the time of withdrawal due to obsolescence.

#### 4.11. <sup>pl</sup>Pensions and other post-employment benefits:

<sup>pl</sup>The present value of obligations for retirement pensions and other post-employment benefits depends on assumptions such as mortality tables, increase factors, and discount rates. For the calculation of pension liabilities, the valuation is performed by an independent actuary.

#### 4.12. The Company's leasing activities and how they are accounted for

<sup>pl</sup>The Company leases various properties, equipment, and vehicles. The right of use is recognized considering the fixed and variable lease payments, as well as the options and intention to terminate or extend the contracts to determine the fair value.

<sup>pl</sup>The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

#### 4.13. Leasing activities of the Company.

<sup>pl</sup>The Company leases various properties, equipment, and vehicles. To determine the <sup>pl</sup> n of the lease, the Company considers all facts and circumstances of the business to be carried out with the use of the asset, as well as the reasonable intentions to exercise any option to terminate or amend the contract. The assessment is reviewed if a significant event or change in circumstances affecting this assessment occurs.

Leases are recognized as right-of-use assets and the corresponding liabilities on the date the leased asset is available for use by the Company. Each lease payment is allocated between the liability and the finance cost. The finance cost is charged to income during the lease term to produce a constant periodic rate of interest on the remaining balance of the liability for each period. <sup>pl</sup>The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.



#### 4.14. Measurement of investment properties.

The fair value of investment properties is measured using the income approach, considering current contractual rents, projected market rents, other sources of income, reserves for vacancies, and projected expenses associated with efficient operation and management of the property. These income estimates are related to the value of the property using discounted cash flow analysis.

## 5. RISKS

The Company's activities imply exposure to various risk factors that are examined and evaluated based on their probability of occurrence and impact on the interests of the Organization and its investors. This is done with the aim of preventing, managing, and mitigating any adverse effects on the development of the corporate purpose, financial condition, or business growth prospects that would result from the materialization of these risks. The most significant risks to the Company, which are also correlated with the current macroeconomic environment, are described below.

### 5.1. Market risk

**Price risk:** The company is exposed to price risk on the goods and services it purchases for its operations. To identify this risk, all projects monitor their budgets and check for increases in the prices of the materials and services they need. To mitigate this risk, purchase contracts are negotiated to ensure a continuous supply and, in some cases, at fixed prices.

**Risk associated with the Company's instruments and investments:** The shares of Constructora Concreto S. A. are listed on the stock exchange.

**Exchange rate risk:** At Concreto, all transactions carried out in a currency other than the operating currency of the contracts are identified and recognized, and financial products are usually contracted to minimize the effect of changes in the price of a currency against the local currency or contract currency. This risk is mitigated through natural hedges or financial hedging products that allow us to at least maintain the budgeted margin conditions. All hedging operations, in addition to mitigating risk, allow us to achieve financial flexibility.

The Company periodically monitors the net position of current assets and liabilities in US dollars and euros. The representative market exchange rate for dollars as of December 31, 2024 was \$4.409.15 (December 31, 2023:

\$3,822.05) per US\$1, in Euros it was \$4,650 (December 31, 2023: \$4,222.02) per EUR\$1 and in GBP it was \$5,521 (December 31, 2023: \$4,871) per GBP\$.

The Company had the following assets and liabilities in foreign currency, recorded at their equivalent in thousands of pesos:

Separate Financial Position	DEC-2024		DEC-2023	
	USD	Equivalent	USD	Equivalent
Assets	2,791,257	12,307,071	6,043,089	23,096,988
Liabilities	(3,625,625)	(15,985,925)	(4,776,472)	(18,255,915)
Net position	(834,368)	(3,678,854)	1,266,617	4,841,073
	EUR	Equivalent	EUR	Equivalent
Assets	15,302	69,863	14,392	60,771
Liabilities	(32)	(148)	(365,427)	(1,543,051)
Net position	15,270	69,715	(351,035)	(1,482,280)
	GBP	Equivalent	GBP	Equivalent
Assets	690	3,810	690	3,362
Net position	690	3,810	690	3,362

Risk due to exposure to variable interest rates: This risk refers to the Company's debt exposure to macroeconomic variables or debt adjustment indices. It represents a risk to the extent that the cost of debt increases in a manner that is not correlated with income, causing an undesirable economic effect on the organization's results. The Company assesses and measures its exposure to this risk through periodic projections of financial costs in projects and mitigates it by using alternative sources of financing, seeking to renegotiate contractual terms, limiting investments, and divesting non-strategic assets.

## 5.2. Financial risks

Credit risk: Credit risk arising from financial assets, which involves the risk of counterparty default, is reduced by assessments and valuations of customers with exposure or requiring credit.

The following activities are carried out in the assessment and valuation of customers:

- Validating the customer with credit bureaus, which assess their payment behavior in the real and financial sectors, their payment culture, their rating, delinquencies, and overall indebtedness, among other factors.
- Evaluate any legal proceedings against the customer and any proceedings initiated by the customer.
- Consult national and international lists such as the Clinton List, Interpol, UN, National Police, Comptroller's Office, and General Accounting Office. In addition, validate documentation provided by the customer from institutions such as Ruaf, Fosyga, Dian, and the Chamber of Commerce, among others.
- Assess the client's borrowing capacity based on the supporting documents presented in their financial statements and tax returns. Based on the results of the assessment described above, the allocation of a credit limit is approved or denied.

## 5.3. Risk management

Liquidity risk management: Exposure to this risk has increased due to macroeconomic conditions and circumstances specific to the business. Therefore, it is increasingly important to continuously seek new financing alternatives and manage the financial sector to obtain new credit lines according to the Organization's needs. Work also continues on meticulous financial repl and weekly monitoring of billing projections to ensure proper management of resources.

Operational risk management:

At Concreto, the risk of (financial) fraud is associated with the possibility of losing money due to the deterioration of processes or the willingness of employees to satisfy personal interests that are not in line with the Organization's duties. The following continue to be classified as fraud: the mispl r misappropriation of purchase or transfer instructions, the diversion of funds or resources for personal gain, the alteration of documents, and the simulation of activities, among others. plThe Company maintains active controls and communications aimed at preventing such acts and has additionally taken out fidelity and financial risk insurance covering direct losses of money, securities, or other property due to any breach of trust or falsification of any document issued by the organization.

# 6. MATERIAL ACCOUNTING POLICIES

## 6.1. Changes in accounting policies, estimates, and errors

This policy shall apply to the selection and implementapl r accounting policies, as well as to the accounting treatment of changes in these policies, accounting estimates, and corrections of prior period errors. alConcreto will prepare a statement of financial position at the beginning of the first comparative period immediately prior to the date of the financial statements when an accounting policy is applied retroactively or when items in its financial statements are restated retroactively, and when it reclassifies items in its financial statements, provided that such reclassifications are material and practicable.

### Changes in accounting policies

Accounting policies are the principles, bases, agreements, regulations, and specific procedures adopted by the entity in the preparation and presentation of its financial statements.

Concreto will, to the extent practicable and material, account for a change in accounting policy retrospectively. When a change in accounting policy is applied retrospectively, the Company will apply the new accounting policy to comparative information for prior periods as if the new accounting policy had always been applied. When it is impracticable to determine the effects on each specific period of a change in accounting policy on comparative information for one or more prior periods for which information is presented, the Company will apply the new accounting policy to the carrying amounts of assets and liabilities at the beginning of the first period for which retroactive application is practicable, which may be the current period, and will make the necessary adjustments to the comparative information.

Corresponding adjustment to the opening balances of each component of equity affected for that period.

### Changes in accounting estimates

A change in an accounting estimate is an adjustment to the carrying amount of an asset or liability. Changes in accounting estimates are the result of new information or new events and, therefore, are not corrections of errors.

Concreto will recognize the effect of a change in an accounting estimate prospectively, including it in the result of:

- a) The period of the change, if it affects only one period, or
- b) The period of the change and future periods, if the change affects all of them.

### Prior period errors

These are omissions and inaccuracies in the financial statements for one or more previous periods, for information that was available when the financial statements for those periods were prepared, and could reasonably have been expected to have been obtained and taken into account in the preparation and presentation of the financial statements.

These errors include the effects of arithmetic errors, errors in the application of accounting policies, oversight or misinterpretation of events, as well as fraud.

To the extent practicable and material, an entity shall correct significant errors in prior periods retroactively in the first financial statements prepared after the error is discovered:

- a) By restating comparative information for the period or periods in which the error originated, or
- b) If the error occurred prior to the first period for which information is presented, restating the opening balances of assets, liabilities, and equity for that first period.

When it is impracticable to determine the effects of an error in comparative information for a specific period or periods presented, the Company will restate the opening balances of assets, liabilities, and equity for the earliest period for which retrospective restatement is practicable (which may be the current period).

## 6.2. Cash and cash equivalents

Cash and cash equivalents recognized in the financial statements comprise cash on hand and in bank accounts, demand deposits, and other liquid and short-term investments that are readily convertible to cash and are subject to restrictions that do not significantly impair their liquidity or value.

Cash equivalents are highly liquid investments that are not affected by market volatility and have a minimal risk of loss in value. The Company considers investments redeemable within three months to be highly liquid.

Cash and cash equivalents must be derecognized when the balances are available in current or savings accounts, when the rights to the cash equivalents expire, or when the financial asset is transferred.

For initial and subsequent measurement, the Company uses fair value.

### Cash flow statement

Presents details of cash received and paid during the period, its handling and variation during the year. It is broken down into three flows:

**Operating activities:** Includes transactions that constitute the Company's main source of ordinary income. It is based on operating income, subtracting those items that, although they affect it, do not generate increases or decreases in cash. Other items that also modified income and generated or used cash are added to operating income.

**Investing activities:** Cash flows from investing activities should include transactions that constitute disbursements of economic resources that will produce future income and cash flows. Only disbursements that result in the recognition of an asset on the balance sheet complete the conditions for classification as investment activities. Shows how cash was generated or used in activities other than operating activities, through acquisitions or sales of assets in general and other investments.

**Financing activities:** Presents the use or generation of cash through loans from third parties or partners, new capitalizations through the issuance of shares, issuance or payment of bonds, and changes in the ownership interest of subsidiaries that do not result in a loss of control.

Concreto uses the indirect cash flow method.

## 6.3. Financial assets

### Trade accounts receivable and other accounts receivable

Accounts receivable are financial instruments that correspond to contracts from which the obligation to provide a service or deliver goods arises and which will be received in exchange for cash, cash equivalents, or another financial instrument. Concreto considers current accounts receivable to be those that are expected to be settled in the operating cycle or within a period not exceeding one year, and those that are outside the cycle or exceed one year as non-current.

Accounts receivable are subject to impairment testing and measured at amortized cost using the effective interest method at less each reporting period.

This item does not include accounts receivable from related parties and associates.

#### *Current accounts receivable*

**Initial and subsequent measurement:** The Company measures these assets at the transaction value, which is generally their fair value. They will also be subject to impairment testing.

#### *Non-current accounts receivable*

**Initial and subsequent measurement:** The Company measures these assets at amortized cost using the effective interest method. At the end of each period, an assessment of past due balances will be made to estimate possible impairments.

### Retention in guarantee

Guarantee deposits that are long-pl, are measured at amortized cost, taking into account the time expected to pay or receive the cash. The time is estimated based on the expected completion of the construction contract where the guarantee was generated. The interest rate used to calculate the amortized cost is the average rate the Company uses to finance itself.

### Accounts receivable from related parties

Accounts receivable from related parties are financial assets arising from relationships and/or contracts with related companies. These relationships give the right to receive cash or cash equivalents or other financial instruments as consideration.

Concreto considers current accounts receivable from related parties to be those that are expected to be settled within the operating cycle, which is generally less than one year. Non-current accounts receivable from related parties are those that do not meet the above criterion.



Related party: An entity is considered a related party when it meets any of the following conditions:

- Entities belonging to the same consolidation group
- Associates
- Joint ventures
- Joint operations
- Members of the Board of Directors
- Key management personnel (president, vice presidents, managers).

#### *Current accounts receivable from related parties*

*Initial and subsequent measurement:* The Company measures these assets at the transaction value, which is generally their fair value. They will also be subject to impairment testing.

#### *Non-current accounts receivable from related parties*

*Initial and subsequent measurement:* The Company measures these assets at amortized cost using the effective interest method. At the end of each period, an assessment of past due balances will be made to estimate possible impairments.

#### Impairment

The Company evaluates, on a prospective basis, the expected credit losses associated with accounts receivable from individuals and related parties. The Company recognizes a provision for losses at each reporting date. The measurement of expected credit losses reflects:

- A fair and weighted amount of probability that is determined by evaluating a range of possible outcomes.
- The value of money over time.
- Reasonable and supported information available without incurring undue costs or efforts at the reporting date about past events, current conditions, and forecasts of future economic conditions.

For accounts receivable, the Company applies the simplified approach, always measuring the allowance for doubtful accounts at an amount equal to the expected credit losses over the life of the receivable.

#### • in accounts

Financial assets, or a portion thereof, are derecognized when the contractual rights to receive cash flows from the assets have expired, or when they have been transferred and (i) the Company transfers substantially all risks and rewards of ownership, or (ii) the Company does not transfer and retain substantially all risks and rewards of ownership and has not retained control.

The Company enters into transactions in which it retains the contractual rights to receive cash flows from the assets, but assumes the contractual obligation to pay those cash flows to other entities and transfers substantially all risks and rewards. These transactions are accounted for as transfers resulting in derecognition if the Company:

- You are not required to make any payments unless you collect equivalent amounts from the assets;
- You are prohibited from selling or pledging the assets; and
- You are required to remit any cash you receive from the assets without significant delay.

The guarantees (shares and bonds) granted by the Company under standard repurchase agreements and securities lending and borrowing transactions are not derecognized because the Company retains substantially all of the risks and rewards based on the predetermined repurchase price and, therefore, do not meet the derecognition criteria. ~~pp~~ This also applies to certain securitization transactions in which the Company retains a residual subordinated interest.

#### 6.4. Inventories

##### Current inventories

Inventories are assets acquired for sale, for the production process, or for consumption, and significant spare parts that are classified as property, plant, and equipment.

*Initial measurement:* inventories are recognized at the cost of acquisition and transformation, as well as other costs incurred to bring them to their current condition.

Conditional trade discounts identified at the initial measurement date reduce the value of the inventory.

*Subsequent measurement:* inventories for sale are measured at the lower of their carrying amount and net realizable value.

Trade and conditional discounts that were not identified at the initial measurement of the inventories that generate them are recognized as a reduction in the cost of sales.

Inventories are assets:

1. Held for sale in the normal course of operations.
2. In production processes with a view to such sale.
3. In the form of materials or supplies, to be consumed in the construction process.
4. Under a construction contract (work in progress) that includes both materials and services. The Company's inventories

mainly correspond to:

- *Work in progress:* these are disbursements made mainly for housing projects that are in the initial phase. They are measured at the lower of cost and recoverable value.
- *Housing stock:* corresponds to housing available for sale or under construction, which is measured at the lower of cost and net realizable value.
- *Inventory of materials:* corresponds to the stock of materials purchased and not yet used in the construction process. These are measured at cost and periodically tested for obsolescence.

The costs of design services that require a development stage before delivery to the end customer and entitlement to revenue are recognized as contract assets and presented within inventories.

Inventories are periodically analyzed to determine whether an estimate is required for possible losses associated with their net realizable value. Losses associated with the disposal of slow-moving, obsolete, and damaged inventories are recorded in the results for the period.

The cost of inventories includes all costs incurred in acquiring and transforming them, as well as other costs incurred in bringing them to their present condition and location.

Net realizable value is the estimated selling price of an asset in the normal course of business, less the estimated costs of completing production and the costs necessary to make the sale.

The Company measures completed homes at the lower of their construction cost and net realizable value. When the latter is lower, an impairment loss is recognized for the difference, charged to income for the period.

The cost of construction of homes and land for the Real Estate Development business line includes the costs of land acquisition, design, materials, direct labor, depreciation of industrial fixed assets, other direct costs and specific direct expenses related to the project, as well as interest costs if the conditions for designation as eligible assets are met, and all other costs included in the pre-feasibility and feasibility studies that allow the sale price to be set.

The cost of acquiring construction materials includes the purchase price, import duties, transportation, storage, and other costs directly attributable to the acquisition of the goods, materials, or services acquired.

### Non-current inventories

These generally refer to land and real estate that are in the process of being sold and whose completion is outside the normal operating cycle.

#### 6.5. Tax assets

Current tax assets correspond to amounts offset against the income tax payable, generated by withholding taxes from third parties and surpluses from private settlements from previous periods that may still be offset.

Non-current tax assets correspond to amounts offset against the income tax payable, generated by withholding taxes from third parties and surpluses from private settlements from previous periods, which are expected to be used in a period exceeding one year.

*Initial and subsequent measurement.* These are measured at the amount expected to be recovered from the tax administration, using the regulations and rates approved by the tax authority for credit balances corresponding to withholding certificates issued by customers that are still pending use.

#### 6.6. Other financial assets

In this section of the statement of financial position, the Company mainly groups derivative financial instruments used for hedging, short-term investments, whose conversion to cash is subject to time and whose returns are generally subject to market variables. This item also includes investments in collective portfolios which, although liquid, have minimum holding clauses and involve some risk, as they are in stock portfolios that imply a certain degree of volatility. Any investment considered highly liquid will not be included in this item and must be classified as cash and cash equivalents.

Derivative financial instruments are measured initially and subsequently at fair value. Derivatives are recognized as financial assets when their fair value represents a right for the Company and as financial liabilities when their fair value represents an obligation. The fair value of these instruments is determined at the reporting date of the financial statements.

Any gain or loss arising from changes in the fair value of derivatives is recognized directly in the income statement, except for those that are under hedge accounting and are considered cash flow hedges or hedges of net investments abroad.

Financial derivatives are measured at fair value using financial valuation techniques based on discounted cash flows. The variables used in the valuation correspond to the exchange rates on the valuation date of the currencies agreed in the instrument and the interest rates associated with it.

They are presented as non-current assets or liabilities if the remaining maturity of the hedged item is greater than twelve months and, failing that, as current if the maturity of the hedged item is less than twelve months.

Derivatives are classified and accounted for as follows, once they meet the strict criteria for hedge accounting:

### Cash flow hedges:

This category includes hedges that cover exposure to changes in cash flows attributable to a particular risk associated with a recognized asset or liability or a highly probable forecast transaction that could affect the results for the period. The effective portion of changes in the fair value of derivative instruments that qualify as cash flow hedging instruments is recognized in other comprehensive income. The gain or loss related to the ineffective portion is recognized immediately in the income statement. The amounts recognized in other comprehensive income are reclassified to the income statement when the hedged transaction affects income, in the same line of the income statement where the hedged item was recognized.

Hedge accounting is discontinued when Concreto terminates the hedging relationship, when the hedging instrument expires or is sold, terminated, exercised, or no longer qualifies for hedge accounting. In these cases, any gain or loss recognized in other comprehensive income is retained in equity and recognized when the forecast transaction ultimately affects the results for the period. When a forecast transaction is no longer expected to occur, the cumulative gain or loss recognized in other comprehensive income is recognized immediately in income.

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#### Fair value hedges

This category classifies hedges that cover exposure to changes in the fair value of recognized assets or liabilities or unrecognized firm commitments. The change in fair value of a derivative that is a fair value hedge instrument is recognized in the income statement as a financial expense or income. The change in fair value of the hedged item attributable to the hedged risk is recorded as part of the carrying amount of the hedged item and is also recognized in the income statement as a financial expense or income.

When an unrecognized firm commitment is designated as a hedged item, the subsequent cumulative change in the fair value of the firm commitment attributable to the hedged risk shall be recognized as an asset or liability with a corresponding gain or loss recognized in profit or loss for the period.

This category includes hedges that hedge exposure to changes in the exchange rate resulting from the translation of foreign operations into the Company's presentation currency.

The effective portion of changes in the fair value of derivative instruments that qualify as hedging instruments for a net investment in a foreign operation is recognized in other comprehensive income. The gain or loss related to the ineffective portion is recognized immediately in the statement of income.

When Concreto disposes of all or part of a foreign business, the cumulative value of the effective portion recorded in other comprehensive income is reclassified to the income statement.

#### 6.7. Other non-financial assets

The Company recognizes in this item those assets that do not comply with the conditions for being financial instruments and are not classified in other items of the statement of financial position, but comply with the definition of assets set forth in the conceptual framework, that is, a resource controlled by the Company as a result of past events, from which future economic benefits are expected to flow and whose cost can be measured reliably. Other non-financial assets mainly include insurance and bonds paid in advance.

Those whose use or generation of economic benefits exceeds one year are classified as non-current.

#### *Other non-current financial assets*

Other non-current financial assets are those assets that the Company acquires through a contract or purchase transaction, the right to receive cash or a financial instrument as consideration, but which are not intended for sale or liquidation in the short term.

This item mainly includes investments in companies and fiduciary rights where the Company does not have control, joint control, or significant influence over decision-making.

*Initial measurement:* at acquisition cost, which includes the purchase price, import duties, and non-recoverable indirect taxes on the purchase, after deducting discounts and any costs directly attributable to preparing the asset for its intended use.

*Subsequent measurement:* the asset will affect the results for the period to the extent that the right to use it is lost. They will be tested for impairment annually.



### 6.8. Assets held for sale

The fundamental requirements for classification are as follows: the asset must be available for sale, there must be a demonstrable selling force, and its sale must be highly probable. The sale is expected to take place within one year of classification, although events and circumstances beyond the company's control may extend this period. In this case, the assets will remain in this classification as long as there is a reasonable expectation of sale.

*Initial measurement:* at the lower of their carrying amount and fair value less costs to sell. When arising from a business combination, they are measured at fair value less costs to sell. These assets are not depreciated.

*Subsequent measurement.* It will be the lower of its carrying amount and its fair value less costs to sell. When the sale is expected to take place in more than one year, the costs to sell must be calculated at present value and subsequently the increases due to the time value of money will affect the income statement as a financial expense. Investment properties available for sale will continue to be measured at fair value.

### 6.9. Investment properties

These are properties (land and buildings) held to earn income or for capital appreciation. They are recognized as investment properties if it is probable that future economic benefits will flow to the Company, the cost of the asset can be measured reliably, and control over the asset and the future economic benefits is held.

*Initial measurement:* at acquisition cost, which includes the purchase price and any directly attributable costs. When the investment property is acquired through a finance lease, the initial value will be the fair value of the leased asset or the present value of the minimum lease payments, whichever is lower.

*Subsequent measurement:* For both investment properties acquired on its own account and through a finance lease, the Company will use the fair value model.

Investment properties mainly comprise land for future real estate development projects, hotels, wineries, shopping centers, and buildings to obtain rental income and capital gains, which are acquired through direct purchase or bank financing. In accordance with fair value policy, the Company also includes those movable assets that form an integral part of the investment property, and not as separate assets.

The fair value of investment properties is measured using the income approach, based on the premise that properties are acquired for their income-generating potential. This considers both the annual return on invested capital and the return on capital. This valuation technique places special consideration on current contractual rents, projected market rents, and other sources of income, reserves for vacancies, and projected expenses associated with efficient operation and management of the property.

The relationship between these income estimates and the value of the property is determined using discounted cash flow analysis, which allows the value of the property to be measured at the discounted value of future benefits.

Fair value measurement will correct any impairment in investment properties.

### 6.10. Property, plant, and equipment

These are tangible assets owned by the Company for use, supply of goods and services, for lease to third parties or for administrative purposes, and are expected to last more than one accounting period. They are recognized as assets if it is probable that they will generate future economic benefits and their cost can be measured reliably.

*Initial measurement:* at acquisition cost, which includes the purchase price, import duties, and non-recoverable indirect taxes on the purchase, after deducting discounts, installation and assembly, and estimated dismantling costs.

*Subsequent measurement* The Company will use the cost model, which implies depreciation and impairment testing.

Financing costs incurred for the construction of an asset are capitalized during the period necessary to construct and prepare the asset for its intended use. Other financing costs are expensed as incurred.

#### Depreciation

Depreciation of property, plant, and equipment is calculated using the method that allows for the recognition of the asset's wear and tear according to its useful life and asset class. The residual value and useful life are reviewed and adjusted if necessary at each balance sheet date. When the value of an asset exceeds its estimated recoverable amount, its value is immediately reduced to its recoverable amount through the application of impairment tests.

#### Useful Lives

This is determined based on the time it is likely that future economic benefits associated with its use will be obtained and can be reliably calculated, which are estimated as follows:

- Buildings 20 - 50 years
- Machinery 3 - 20 years
- Vehicles 3 - 10 years
- Furniture and fixtures 5–10 years
- Computer equipment: 3 to 5 years

Gains and losses on the sale of property, plant, and equipment are calculated by comparing the proceeds with the carrying amount and are included in the results for the period.

#### 6.11. Intangible assets other than goodwill and usvapl

This is an identifiable asset that is non-monetary and has no physical form. Assets are recognized as intangible if they are separately identifiable, likely to generate future economic benefits for the Company, their cost can be measured reliably, and control over the asset and future economic benefits is exercised.

*Initial measurement:* acquisition price including import duties and non-recoverable taxes levied on the acquisition after deducting trade discounts and rebates and any other costs directly attributable to preparing the asset for use.

*Subsequent measurement:* the Company will use the cost model comprising initial cost less accumulated amortization, less impairment, if any.

The main types of intangible assets other than goodwill are described below:

Type of Intangible	Description
<i>Licenses</i>	Licenses have a defined useful life and are recorded at cost less accumulated amortization. Amortization is calculated using the straight-line method to allocate the cost to income over its estimated useful life (between 1 and 10 years).
<i>Software</i>	<p>The costs associated with maintaining computer programs are recognized as expenses when incurred. Amortization is calculated using the straight-line method to allocate the cost to income over its estimated useful life (between 1 and 5 years).</p> <p>The estimated useful life and amortization method of intangible assets are reviewed at the end of each period.</p>

Trademarks	Trademarks are classified as intangible assets with an indefinite useful life.
Concessions	Participation in agreements for the concession of services when income is not guaranteed by the grantor. This asset is amortized at the time of the concession.
Rights of use or exploitation of assets	The acquisition of rights to use or exploit assets, not necessarily owned by the Company. They are amortized over the period of use or exploitation. pl

#### 6.12. Investments in other entities

##### Investment in subsidiaries

A subsidiary is an entity controlled by Concreto. Control exists when the entity has the power to direct the relevant activities of the subsidiary, which are generally operating and financing activities, with the objective of obtaining benefits from its activities and is exposed to, or has rights to, the variable returns of the subsidiary.

Investments in subsidiaries are measured in Concreto's separate financial statements using the equity method, whereby the investment is initially recorded at cost and adjusted for changes in Concreto's share of the subsidiary's net assets after the acquisition date, less any impairment losses. Losses of the subsidiary that exceed Concreto's interest in the investment are recognized as a provision only when the outflow of economic benefits is probable and there is a legal or implicit obligation.

##### Investments in associates and joint ventures

An associate is an entity over which Concreto has significant influence over financial and operating policy decisions, without having control or joint control.

A joint venture is an entity that Concreto controls jointly with other participants, where they maintain a contractual agreement that establishes joint control over the relevant activities of the Company. In some cases, there is no contractual agreement, but rather joint control is de facto. pl

On the acquisition date, any excess of the acquisition cost over the fair value of the identifiable assets, liabilities, and contingent liabilities assumed from the associate or joint venture is recognized as part of the carrying amount of the investment and is not amortized or individually tested for impairment.

Cash dividends received from the associate or joint venture are recognized as part of income from ordinary activities.

Concreto periodically analyzes the existence of indicators of impairment and, if necessary, recognizes impairment losses on the investment in the associate or joint venture. Impairment losses are recognized in the income statement for the period and are calculated as the difference between the carrying amount of the investment and the recoverable amount of the associate or joint venture, which is the higher of its value in use and its fair value less the costs necessary for its sale, and its carrying amount.

When significant influence over the associate or joint control over the joint venture is lost, Concreto measures and recognizes any residual investment it retains in it at fair value. The difference between the carrying amount of the associate or joint venture (taking into account the corresponding items in other comprehensive income) and the fair value of the residual investment retained, with the value from its sale, is recognized in income for the period.

In accordance with the exemption in IAS 28, paragraph 18, which states that "investments in associates or joint ventures held directly or indirectly through an entity that is a venture capital organization, or a mutual fund, trust unit, and similar entities, the entity may elect to measure investments in such associates and joint ventures at fair value through profit or loss in accordance with IFRS 9." Concreto avails itself of this exemption to measure investments in associates or joint ventures in private equity funds or any other investment with the characteristics described in the preceding paragraph at fair value through profit or loss in accordance with IFRS 9.

#### Investments in related parties

A joint operation is a joint agreement whereby the parties that have joint control of the agreement are entitled to the assets and liabilities related to the agreement. Concreto includes in its separate financial statements each item of assets, liabilities, income, costs, and expenses of joint agreements, which is generally proportional to the determined share in the agreement.

### 6.13. Current tax and deferred tax

#### Current tax

Current income tax assets and liabilities are measured at the amounts expected to be recovered from or paid to the tax authorities. Income tax expense is recognized in current income taxes based on the reconciliation between taxable income and accounting income affected by the income tax rate for the current year, in accordance with the tax laws of each country. The tax rates and regulations used to calculate these amounts are those approved at the end of the reporting period in the countries where Concreto operates and generates taxable income.

#### Deferred loan assets

Deferred income tax assets will be recognized by the Company only when there is a reasonable probability that sufficient future taxable income will be available to realize that asset. For initial and subsequent measurement, the deferred tax asset recognized will be reduced to the extent that it is not probable that the tax benefit will be realized and for new calculations contained in the financial statements. The measurement is made based on deductible temporary differences, including tax losses from prior periods that have not been deducted.

*Initial and subsequent measurement* includes the calculation of deferred income tax based on the resulting deductible temporary differences, including tax losses and excess presumptive income to be offset in the future. It is measured using the rates in effect for the period.

#### Deferred tax liability

Deferred income tax liabilities correspond to temporary taxable differences between the carrying amount of assets and liabilities for financial purposes and the amounts used for tax purposes. Deferred tax is amortized in the periods in which the temporary differences that gave rise to it are reversed.

*Initial and subsequent measurement* includes the calculation of deferred income tax based on the resulting taxable temporary differences. It is measured using the rates in effect for the period.

#### Uncertainty regarding the treatment of income tax.

The Company calculates current and deferred taxes based on current tax regulations and the tax positions taken by the Colombian tax authorities (DIAN). When the Company is faced with a tax interpretation or position that differs from the position of the tax authorities, it analyzes the possible effects on the financial statements of such uncertain tax positions, where it is likely that the tax authorities will have a substantiated position on the calculation of income tax, tax base, uncompensated tax losses, and rates to be applied, assuming that the authorities will review each position with full knowledge of the relevant information. assuming that the authorities will review each position with full knowledge of the relevant information.

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For each item, its probability is considered individually, without measuring its relationship with other tax procedures, and the "most probable amount" or "expected value" method is used, depending on the range of possible outcomes. The probability analysis is classified as low (0%-50%), medium (51% to 80%) or high (81% to 100%), which requires the participation of experts in the field.

If the Company's management, together with its tax advisors, considers that the tax position has a low or medium probability, the effects of the position are not recognized and no disclosures are made. Interest and penalties on unrecognized tax liabilities are included in expenses in the income statement for the year in which they are incurred.

When the probability of uncertainty is high, the company will disclose for each position:

a) The judgments made to determine the tax gain (loss), tax bases, unused tax losses or credits, and tax rates.

p(b) Information on the assumptions and estimates made to determine the tax gain (loss), tax bases, unused tax losses or credits, and tax rates applied.

The Company may disclose the potential effect of uncertainty as a contingency when there is a high probability that the tax authorities will not accept an uncertain tax treatment.

#### 6.14. Financial obligations

Financial obligations are financial liabilities where the Company acquires a commitment to pay a financial institution in exchange for cash to finance various activities.

*Initial and subsequent measurement.* The Company measures financial liabilities at amortized cost, with any associated transaction costs taken into account to calculate the internal rate of return to be used to measure the interest and principal components.

The effective interest method is a mechanism for calculating the amortized cost of a financial liability and allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts future cash payments (including all fees and points paid or received that are an integral part of the effective interest rate, transaction costs, and other premiums or discounts) through the expected life of the financial obligation or, if appropriate, a shorter period than the net carrying amount at initial recognition.

Fees incurred to obtain loans are recognized as transaction costs to the extent that it is probable that part or all of the loan will be received. In this case, the fees are deferred until the loan is received.

Loans are classified as current liabilities unless there is an unconditional right to defer payment of the obligation for at least twelve months from the balance sheet date.

The Company derecognizes financial liabilities when, and only when, the obligations are settled, canceled, or expire. The difference between the carrying amount of the derecognized financial liability and the consideration paid and payable is recognized in profit or loss for the period.

Obligations with a maturity of less than one year are classified as current, and obligations with a maturity of more than one year are classified as non-current.

#### 6.15. Leases

##### Identification of a lease

To identify whether a contract contains a lease, the Company assesses from the inception of the contract whether it receives the right to control the use of an identified asset for a period of time in exchange for consideration. This is defined by meeting the following criteria:

- Upon entering into the contract, the right to obtain substantially all of the economic benefits from the use of the identified asset is acquired; and
- The right to decide the use of the identified asset.

If a joint arrangement enters into a lease, the joint arrangement will be treated as the customer under the lease and will therefore determine whether it has the right to control the use of the asset.

The Company accounts for the right to use an asset as a separate component if it can benefit from the use of that underlying asset on its own or together with other resources that are readily available; and the asset is not largely dependent on, or closely interrelated with, the other assets of the contract. If separation is impracticable, or the cost of doing so is **im**pl ic or greater than the benefit obtained, it is accounted for as a single component.

#### Lease term

**p****p**l The lease term corresponds to that defined in the contract plus any additional renewal time permitted from the moment the Company has reasonable certainty of its continued use of the asset. If there is a possibility of canceling the lease but the Company has no intention of using the clause, the lease term is not reduced. To do so, the Company must have control over the decision and reasons that generate an economic benefit in **ampl**iar thepl azo or terminate the contract early.

#### Recognition of assets for right of lease

When the Company acts as a lessee, at the beginning of the contract it recognizes an asset for right of use and a liability for the lease.

#### Initial measurement

The lease liability is measured at the present value of future lease payments, discounted at the Company's incremental interest rate. Lease payments may be fixed, variable, guarantees, purchase options with a high degree of certainty of being exercised, and penalties if expected to be incurred. Incentives given by the lessor that are expected to be obtained are deducted from these payments.

The right-of-use asset is measured at the initial amount of the lease liability resulting from the description in the previous paragraph plus the initial direct costs incurred to obtain the contract. If there are future dismantling costs, these are also included in the cost of the right-of-use asset using IAS 37 Provisions, Contingent Liabilities and Contingent Assets. If incentives are received at the initial recognition date, these reduce the value of the asset.

#### Subsequent measurement

The right-of-use asset is measured at cost less accumulated depreciation and impairment losses. New lease liability measurements resulting from contract modifications also affect the subsequent measurement of the right-of-use asset.

**pl**if, at the end of the contract, ownership of the asset is transferred or the purchase option is reflected in the cost of the asset for right of use, the right of use is depreciated over the useful life of the underlying asset. Otherwise, it is depreciated from the beginning to the end of the lease term. In general, the straight-line method is used, unless another method is found for a particular contract that better reflects the use of the asset over time.

**pl**For right-of-use assets that meet the definition of investment property, the fair value model will be used.

**pl**Lease liabilities are increased by the recognition of interest and decreased by lease payments. Modifications to the contract, such as the term, the amounts payable, the waiver of a purchase option that was included in the initial measurement, among others, generate a new measurement of the lease liability and, therefore, an adjustment to the right-of-use asset.

#### Presentation

**p****p**l Right-of-use assets are presented under property, plant, and equipment in the statement of financial position according to the use of the asset for the Company. Right-of-use assets are generally part of property, plant, and equipment or investment properties.

Lease liabilities are presented separately from other liabilities on the statement of financial position. The finance costs of lease liabilities are disclosed in the notes to the financial statements.

*Lease agreements not recognized as assets for right-of-use.*

Even if a contract contains a lease, the Company uses the following criteria to not recognize them as assets for right-of-use:

- a) When the leased asset is expected to be used by the Company for less than one year; or
- b) When the underlying asset has a market value of less than USD 5,000. (The market value is taken from the prices of a new asset with the same or similar characteristics.)

The Company leases real estate for its **pl** to meet accommodation needs in construction projects where the use is less than one year; these are considered short-term leases, as they are easily replaceable by a property with similar characteristics or by an accommodation service. **pl** azo, ya que son fácilmente reemplazables por un inmueble de similares circunstancias, o por un servicio de hospedaje.

Lease payments under the above contracts are recognized as an expense or cost on a straight-line basis over the term of the contract.

All personal computers, tablets, landline telephones, and cell phones are considered low-value assets regardless of the asset's value when new.

#### 6.16. Provisions, liabilities, and contingent assets

Concreto considers contingent liabilities to be those processes for which it is estimated as possible, i.e., a medium probability of occurrence of the event and a future outflow of resources. Concreto periodically monitors the evolution of the probability of loss of these processes and their classification as contingent liabilities or provisions.

If the probability of loss increases from possible to probable (high probability), Concreto recognizes a provision and the corresponding effect on the results for the year. The amount to be provisioned depends on each specific process. The most significant contingencies in terms of their impact on the amount will be disclosed, i.e., a material amount, which in this case was determined to be 0.05% of total liabilities. Therefore, the contingent liability will be disclosed if the process has an economic impact greater than this percentage. Other considerations will also be taken into account, such as any suspensions to which Concreto may be subject in a process.

**Contingent asset:** a possible right arising from past events, whose existence must be confirmed by certain uncertain future events that are not **pl** ly within the control of the Company.

**Recognition:** The Company must refrain from recognizing any contingent asset unless the realization of the income is virtually certain.

#### Measurement:

Probability of occurrence	Description
High: Probability of occurrence of 81% to 100%	A provision is recognized by making a reasonable estimate (including a probability analysis) brought to present value as determined by management, based on experience in similar cases and, in some cases, by experts.
Medium: Probability of occurrence between 51% and 80%	No entry is made in the financial statements. It is necessary to disclose contingent events over which the entity does not have direct control. Disclose in the financial statements.
Low: Probability of occurrence between 0% and 50%	No adjustments or disclosures are made. No impact.

#### Estimated post-construction liabilities

At the end of each phase of a project's construction, Concreto makes a provision for costs to cover post-construction commitments for the first year after the project is delivered to the end customer. This provision is calculated based on the historical performance of projects and depending on the type of construction. Post-construction obligations may arise after the first year of project delivery, but these are not provided for as their measurement is not reliable.

### *Contrato oneroso*

A contract is onerous when the costs of fulfilling its obligations exceed the economic benefits expected to be received.

When a contract is considered onerous, the Company will recognize the costs and revenues incurred in the period and add a provision for onerous contracts to reflect the total expected loss.

## 6.17. Financial liabilities

### Trade accounts payable and other accounts payable

Accounts payable are financial instruments that generate an obligation to make a payment in cash or another financial instrument in exchange for a service received or goods acquired. The Company records accounts payable that must be settled within a period in accordance with the operating cycle or within one year as current accounts payable, and those that are subsequent to the operating cycle or greater than one year as non-current accounts payable.

This item does not include accounts payable to related parties and associates.

#### *Current accounts payable*

*Initial and subsequent measurement.* The Company uses transaction value measurement, which is normally its fair value.

#### *Non-current accounts payable*

*Initial and subsequent measurement.* The Company measures these liabilities at amortized cost using the effective interest method. They may be derecognized when they no longer meet the criteria for recognition as a liability.

### Accounts payable to related parties and associates

Accounts payable to related parties are financial liabilities arising from relationships and/or contracts with related companies. These relationships generate an obligation to make cash payments or other financial instruments in exchange for a service, a good, or an economic event arising from a loan received. The Company records accounts payable that will be paid within the operating cycle or within a period not exceeding one year as current accounts payable, and those that are outside the cycle or exceed one year as non-current accounts payable.

*Related party:* The Company understands a related party to be any entity or person that has the ability to influence financial and operating policies through control, joint control, or significant influence that may affect the results and financial position of the entity.

The following are considered related parties:

- Subsidiaries
- Associates
- Joint ventures
- Joint operations
- Members of the Board of Directors
- Key management personnel (president, vice presidents, managers)

### Current accounts payable related to related parties

*Initial measurement and subsequent measurement* The Company uses transaction value measurement, which is normally its fair value.



### Non-current accounts payable to related parties

*Initial and subsequent measurement* The Company measures these liabilities at amortized cost using the effective interest method.

Generally, these items include loans, but not trade accounts payable. If loans are made between companies, they are made at market rates. However, there may be one-time loans made at zero interest or below market rates. In these cases, the amortized cost will be recorded only when they are generated in the long term (more than one year). However, when no interest is charged, the presumptive interest will be calculated.

An account may be written off when it no longer meets the conditions for being a liability.

### • in accounts

Financial liabilities are derecognized when they are extinguished (i.e., when the obligation specified in the contract is fulfilled, cancelled, or expires).

The exchange between the Company and its original creditors of debt instruments with substantially different terms, as well as substantial modifications to the terms of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

The terms are substantially different if the discounted present value of the cash flows under the new terms, including fees paid net of fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. In addition, other qualitative factors such as the currency in which the instrument is denominated, changes in the interest rate, new conversion features attached to the instrument, and changes in agreements are also taken into account. If an exchange of debt instruments or a modification of terms is accounted for as an extinguishment, all costs or fees incurred are recognized as part of the gain or loss on extinguishment. If the exchange or modification is not accounted for as an extinguishment, all costs or fees incurred adjust the carrying amount of the liability and are amortized over the remaining term of the modified liability.

### 6.18. Elimination of reciprocal transactions with joint operations

The Company includes in its financial statements the assets, liabilities, income, and expenses of joint operations in proportion to its ownership percentage. Therefore, reciprocal transactions between Concreto and its joint operations are eliminated in proportion to its ownership percentage.

### 6.19. Other non-financial liabilities

Under this concept, the Company groups together liabilities that are not considered financial instruments but meet the definition of liabilities in the conceptual framework. These mainly include advances and deposits received from customers for the development of projects and deferred income liabilities that will subsequently be recognized as income in the income statement. This item also includes capital contributions payable for investments in companies, since for the counterparty it is a lower equity value and not a receivable, and therefore does not comply with the definition of financial liabilities.

The Company classifies as non-current liabilities those liabilities that are not considered financial instruments but meet the definition of a liability in the conceptual framework and will be amortized or paid outside the operating cycle or after one year when they do not correspond to the operating cycle. These mainly include advances received from customers to develop projects and long-term capital contributions payable.

*Initial and subsequent measurement.* The Company measures these liabilities at the transaction value less any decrease due to write-offs.

An advance received from a customer may be reclassified as other financial liabilities if it meets the necessary conditions. For example, or an advance received for a contract that has already been completed or not performed and the obligation to return the money arises, this advance will now be considered a financial liability.

When advance payments are received for the delivery of goods or services in future periods, a non-financial liability must be recognized at the fair value of the consideration received.

The recognized liability must be transferred to income to the extent that the sale of the asset is made or the service is provided. In any case, the recognized liability must be transferred to income in its entirety when the obligation to deliver the asset or provide the service for which the advance payment was made ends.

#### 6.20. Employee benefits

Employee benefits reported by the Company are mostly considered short-term and are therefore measured at their transaction value as fair value.

These non-current benefits are rights acquired by employees as defined in the law or by agreements with unions. This item includes post-employment benefits or long-term benefits to which employees are entitled, either due to reaching a minimum age or length of service with the Company.

*Initial and subsequent measurement.* The fair value measurement methodology will be applied, since at the end of each period the Company performs an analysis with actuarial calculations to establish the present value of long-term obligations.

#### 6.21. Issued capital

This concept includes the value of the Company's capital at its nominal value. The measurement is made at transaction value.

#### 6.22. Share premium

This corresponds to the excess amount paid by a new shareholder over the par value of the shares acquired. It is measured at transaction value.

#### 6.23. Accumulated earnings

This reflects the profits generated by the business and is generally taken from the income statement. However, there may be transactions that do not pass through the income statement and are directly reclassified to accumulated earnings.

#### 6.24. Reserves

Mandatory, occasional, or other reserves are grouped together in accordance with the decisions of the highest governing body to protect against possible losses or contingencies or to make investments in the future. They are measured according to the percentage or value determined based on the results for the period.

#### 6.25. Other reserves

Changes in other comprehensive income are presented, including the methods of participation in other comprehensive income from investments in subsidiaries.

#### 6.26. Other equity interests

This item includes any changes in equity that are not included in the lines described above.

#### 6.27. Recognition of income from ordinary activities

Revenue from ordinary activities reflects the value of the consideration that Concreto is entitled to receive in exchange for the goods and services committed to customers.

#### Recognition of a contract

Concreto recognizes a contract with a customer if it meets all of the following criteria:

- The contract is approved by all parties, who commit to fulfilling the obligations arising from it.
- The rights of each party with respect to the goods and/or services to be transferred can be identified.
- The payment terms can be identified.
- The contract has a commercial basis.
- It is probable that the consideration to which the contract gives entitlement can be collected, considering the customer's ability and intention to pay when due.

Any reduction in price due to rebates and discounts granted to the customer affects the amount of revenue to be recognized.

### Contract assets

A contract asset is the Company's right to receive payment in exchange for goods or services that the Company has transferred to a customer, when that right is subject to something other than the passage of time (e.g., the billing or delivery of other items that are part of the contract). The Company recognizes contract assets as current assets, as they are expected to be realized within the normal operating cycle.

Contract costs eligible for capitalization as incremental costs when obtaining a contract are recognized as a contract asset. Contract subscription costs are capitalized when incurred if the Company expects to recover those costs. Contract subscription costs constitute non-current assets to the extent that the economic benefits of those assets are expected to be received in a period longer than twelve months. Contracts are amortized systematically and consistently with the transfer to the customer of the services once the corresponding revenue has been recognized. Capitalized contract subscription costs are impaired if the customer withdraws or if the carrying amount of the asset exceeds the projected discounted cash flows related to the contract.

### Contract liabilities

Contract liabilities represent the Company's obligation to transfer goods or services to a customer, for which the Company has received payment from the end customer or if the amount is due. They also include deferred income related to goods or services to be delivered or rendered in the future, which are invoiced to the customer in advance but are not yet due.

Payments received from a customer are recognized as a liability until the criteria for recognizing them as revenue are met.

Concreto combines two or more contracts when they are negotiated as a single commercial objective, the amount of consideration to be received is linked between the contracts, or the goods and/or services committed are a single performance obligation.

When modifications are made to a contract, Concreto analyzes and determines whether separate treatment is required for revenue recognition, taking into account the scope of the goods and/or services and the independence used to determine the price; otherwise, measurement is performed taking into account the contract as a whole.

### Performance guarantees

Concreto defines the performance obligations in a contract by identifying whether the goods and/or services promised satisfy the customer independently or together. It also defines whether that performance obligation is satisfied over time.

If the customer can benefit from the partially delivered good and/or service and this commitment is identified separately from other commitments in the contract, it can be considered a separate performance obligation within the contract. When the Company provides a service considered to be primary and there are other goods and/or services that are consumed, modified, transformed, or are highly interdependent or interrelated, they are considered a single performance obligation.

### Agency fees

Concreto is an agent in a contract when it acts on behalf of and at the risk of the client, such that its commitment is to organize goods and services for delivery by a third party. The Company acts as an agent in construction contracts under delegated management and mandate contracts for the management of reimbursable management services.

### Satisfaction of performance obligations

Concreto recognizes revenue from ordinary activities when the performance obligations identified in a contract are satisfied. Performance obligations may be satisfied over time or at a specific point in time. The Company satisfies a performance obligation over time when:

- The customer simultaneously receives and consumes the benefits as they are performed
- An asset that the customer controls or will control is created or improved.
- Create an asset for a customer where there are legal and regulatory restrictions that would not allow the Company to use it alternatively (sale, lease, or other transactions) and there is an enforceable right to payment for the performance completed to date.
- When a performance obligation is not satisfied over time, it will be satisfied at a specific point in time, which is when the customer obtains control and benefits from the transferred good or service.

The main contracts with customers entered into by the Company where performance obligations are satisfied over time are:

**Method of payment:**

- global, or unit price construction contracts.
- Construction contracts under delegated management.
- Project management services.

**Product method:**

- Design services
- Consulting and advisory services
- Maintenance services
- Transportation services

The main contracts with customers entered into by the Company where the obligations are satisfied at a specific point in time are:

- Sale of inventory of movable property
- Sale of housing project inventories
- Waste treatment and disposal
- Sale of assets and rights

For cases where these services are provided under a single contract, the Company will analyze whether there is one or more performance obligations and how customer satisfaction will be measured.

*Measuring progress toward the satisfaction of a performance obligation*

Concreto uses the product method or the resource method to measure progress in fulfilling performance obligations, depending on the nature of the good or service to be transferred. As long as it can be measured reasonably, each accounting period the measurement is updated as a change in estimate in accordance with IAS 8. If it cannot be measured reasonably, income from ordinary activities may only be recognized to the extent of the costs incurred to date.

The product method recognizes revenue from ordinary activities based on direct measurements of the value to the customer of the goods or services transferred. Among the elements used by the Company to measure performance using the product method are the achievement of milestones, time elapsed, and units delivered. In general, in these cases, when the right to bill exists, it is because the elements necessary for revenue recognition have been met.

The resource method recognizes revenue from ordinary activities based on the resources the Company uses in relation to the total resources expected to satisfy performance obligations. Concreto uses the costs incurred as the resource for measuring such satisfaction. When significant inefficiencies or cost overruns arise that do not reflect the Company's performance, they do not increase revenue from ordinary activities.

*Determination of the transaction price*

The transaction price is the amount of consideration that the Company expects to be entitled to receive in exchange for transferring the goods or services committed in the contract. This price may be fixed, variable, or both.

When a contract with a customer has variable consideration such as discounts, established price changes, incentives, performance bonuses, among others, Concreto will estimate the amount using the most probable amount method and only to the extent that there is high certainty of this fact.

When cash flows from a contract with a term of more than one year are significantly affected by the time value of money, the Company recognizes revenue from ordinary activities at present value using a market financing rate. Financing income is not included in revenue from ordinary activities.

If the consideration is received in assets other than cash, the Company measures the income at the fair value of the asset received and, if this cannot be measured reliably, uses the selling price of the goods or services to be transferred.

Purchases of goods and services from customers are recognized at a lower transaction price when they are part of the resources necessary to fulfill the contract.

#### *Allocation of the transaction price to performance obligations*

For contracts that have more than one performance obligation, Concreto distributes the transaction price determined in the contract proportionally to each of the performance obligations. This proportion is calculated based on the independent sales prices as if the activities had been contracted separately. The method used to find the independent sales price is the expected cost plus margin approach. If discounts are granted, they must be allocated to the performance obligation that gives the discount, or if there is a global discount, it will be allocated proportionally.

#### *Transaction price discounts*

Any change in the transaction price that implies the recognition of a separate contract will affect the specific performance obligations, such that, if the performance obligation has already been satisfied, the change in price will affect the revenue from ordinary activities already recognized, as an increase or decrease in value. If it is not a separate contract, the change in price will be allocated proportionally to the outstanding performance obligations.

#### *Guarantees*

Guarantees will be accounted for in accordance with the policy on provisions, contingent liabilities and contingent assets, unless they provide a service to customers. In this case, the Company will allocate part of the transaction price as a separate performance obligation, where the income will be recognized when it is satisfied. Guarantees existing for ley are not considered a performance obligation.

#### *Contract costs*

Concreto recognizes as expenses for the period all expenditures incurred in preparing and obtaining a contract, except for incremental costs such as sales commissions. In this case, they are recognized as assets when their amortization is greater than one year; otherwise, they are recognized as expenses for the period.

When a performance obligation is satisfied at a specific point in time, the costs incurred in fulfilling the contract are recognized as assets from the moment they are directly related to the contract, are resources necessary to satisfy the performance obligations, and are fully recoverable at the time the consideration is recognized by the customer.

The recognized asset is amortized systematically in accordance with the transfer to the customer of the goods or services to which the asset relates, i.e., when the performance obligations are satisfied, considering the expected profit margin in accordance with the contract's business cycle (PI). When the consideration receivable less the costs to be incurred are less than the value of the recognized asset, an impairment loss shall be recognized, which may be reversed if the situation that gave rise to it disappears.

Directly related costs may include:

- Direct labor.
- Direct materials.
- Management, supervision, insurance, inventory consumption, and depreciation costs of assets related to the contract.
- Costs attributable to the customer explicitly according to the contract.
- Other costs incurred inherent to the execution of the contract, such as payments to contractors.

Any waste, overruns, general and administrative expenses that do not increase the satisfaction of performance obligations are recognized as expenses for the period immediately. Likewise, any costs related to performance obligations that have already been satisfied.



### *Policies*

For construction projects, the Company takes out comprehensive construction insurance policies to protect the work, materials, and machinery from any accidental, sudden, or unforeseen event that may occur, whether due to natural causes or other circumstances that could result in a loss for the project.

Civil liability policies are also taken out to protect against damage caused to third parties during the execution of the works.

If contractually required, the Company takes out guarantees in favor of the contractor covering compliance, quality, stability, payment of salaries and social benefits, and proper handling of advance payments, if applicable.

#### 6.28. Interest income

Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial assets.

#### 6.29. Government grants

Grants are government assistance in the form of transfers of resources to the Company in exchange for past or future compliance with certain conditions related to operating activities. This assistance may be related to assets or income.

**Asset-related grants:** these are government grants whose granting implies that the Company must purchase, construct or otherwise acquire fixed assets. Additional conditions may also be established restricting the type or use of the assets, or the periods during which they must be acquired or maintained.

**Income-related subsidies:** these are government subsidies other than those related to assets. In this case, the Company uses the income method, presenting the subsidy as part of the result for the period under the heading "Other income," once the required conditions and obligations have been met. If the resource is received before the conditions are met, it will be recognized as deferred income.

#### 6.30. Basic earnings per share

Basic earnings per share are calculated by dividing the income attributable to Concreto shareholders by the weighted average number of common shares outstanding during the year, excluding, if any, common shares acquired by Concreto and held as treasury stock.

#### 6.31. Environment

The costs arising from business activities aimed at protecting and improving the environment are recorded as costs for the year in which they are incurred. When they involve additions to property, plant, and equipment, whose purpose is to minimize environmental impact and protect and improve the environment, they are recorded as an increase in the value of fixed assets.

Concreto's guiding principle is the sustainability of its operations based on the premises of pollution prevention, conservation of natural resources, and the well-being of the community and the organization's employees.

We continuously monitor the environmental legal requirements associated with our activities and those of our contractors and suppliers, incorporating the applicable obligations into contracts and ensuring their compliance through prequalification, inspection, auditing, and performance evaluation tools.

Concreto has not generated any expenditures or investments that have undermined the protection and conservation of the environment.

## 7. SPECIFIC NOTES

### 7.1. Cash and cash equivalents

	December 31	
	2024	2023
Cash	65,349	56,487
Banks	25,333,609	59,769,463
Short-term deposits		2,021
Short-term investments	79,868,946	23,014,045
Total cash and cash equivalents	105,267,904	82,842,016

The most significant changes are reflected in banks and short-term investments, due to movements in resources in the operating, investing, and financing activities of Concreto and the Consortiums.

The effective interest rates on short-term investments between 2023 and 2024 ranged from 19.69% to 5.91%, respectively, with an average maturity of 30 days.

There are no restrictions on cash and cash equivalents balances as of December 31, 2024.

### 7.2. Trade accounts receivable and other accounts receivable, net

	December 31	
	2024	December
Customers (1)	43,703,960	45,272,678
Advances to suppliers(2)	15,113,799	44,952,175
Contract revenue receivable (See note 7.17.1)	166,855,161	156,336,443
Other accounts receivable (3)	87,909,823	77,604,095
Impairment (4)	(4,189,204)	(4,950,762)
Total current	309,393,539	319,214,629
Customers (5)	13,541,711	13,868,210
Impairment (4)	(13,718,175)	(13,897,102)
Other accounts receivable	216,094	29,421
Total non-current	39,630	529
Total	309,433,169	319,215,158

#### Aging of accounts receivable

	December 31	
	2024	2023
Not past due	304,095,917	313,222,010
01-90 days	3,571,064	3,863,046
91-180 days	291,934	1,611,595
181-360 days	1,474,254	518,507
Total	309,433,169	319,215,158

(1) The variation corresponds mainly to the collection of the portfolio incorporated from the Ciudad del Bosque PA and the Avenida Guaymaral, Universidad Javeriana (completed at Calle 45), and Cerro Matoso projects, as well as the increase in the portfolio incorporated from the Helios Road Consortium, among others.

(2) The variation corresponds to a net decrease in advances paid of \$29,827,876, which includes an increase of \$9,730,615, mainly in the Ciudad del Bosque PA Et 3 and in the Portorosso Stage 2, Contree Castropol, Ciudad del Bosque, Treebal, Chivor II Rehabilitation, and Calle 13 L1 Consortium projects, and a decrease of \$36,967,097 due to the amortization of advances paid mainly in the AV Bosa consortium, PA Parqueo VIS and PA Ciudad del Bosque ET 2 and for the Contree Palmas, Preoperativos lote Zuñiga, Avenida Guaymaral, Lote Asdesillas, Universidad Javeriana acabados and Transmilenio Av 68 G8 projects. In addition, there is an impairment of advances paid for more than 360 days in the amount of \$2,591,394.

(3) The variation corresponds mainly to the increase in amounts held as collateral for the Avenida Guaymaral, Transmilenio Avenida 68 Grupo 8, Transmilenio Avenida 68 Grupo 5, Avenida Primera de Mayo, and Ebar projects, which is partially offset by the refund of VAT balances for the construction of social housing projects.

(4) The balance corresponds mainly to the impairment of the customer portfolio in accordance with IFRS 9, including the impairment of the portfolio in the Promotora Parque Washington and Engineering and Services Projects, among others.

(5) The variation corresponds to the increase that includes outstanding customer balances expected to be recovered in the long term, adjusted to the new commercial conditions evaluated during the period. The most significant items include Hidroeléctrica Tarazá, Puente y Torones, Construcción Vías y Maquinarias, and Zeus Construcciones, as well as the write-off of the customer portfolio, such as Proyectos de Ingeniería y Servicios and Prabyc Ingenieros S.A.S.

#### Reconciliation of impairment of accounts receivable

	December 31	
	2024	
Opening balance	(18,847,864)	(29,352,814)
Impairment losses	(2,856,465)	
Portfolio punishment	2,899,217	302,381
Recoveries and/or utilizations.	897,733	10,202,569
Final balance	(17,907,379)	(18,847,864)

#### Aging of impaired trade accounts receivable

	December 31	
	2024	2023
Unpaid -120 days	105,877	81,133
121-180 days	23,569	167,290
181-360 days	145,399	60,527
More than 360 days	17,632,534	18,538,914
Total	17,907,379	18,847,864

- Concreto calculates expected losses on its customer portfolio on a quarterly basis, using the closing balance as of the end of the period and applying impairment percentages to the portfolio based on the probability determined from an analysis of the history of outstanding accounts receivable.
- The customers with the most significant impairment are:
- Promotora Parque Washington \$10,741,466, judicial collection of monetary judgment in favor of Concreto. Current status: admitted by order issuing a payment order on November 6, 2020. The last action on September 8, 2022, was transferred to the defendant for settlement of the credit. This portfolio is 100% impaired.

- Participation through the Conciviles Consortium with accounts receivable for \$19,048,423 with a provisioned balance of \$3,523,541. There is currently a final judgment in favor of the consortium and against Metrocali, which entered into ley 550.
- Constructora Peifil Urbano S.A. \$997,799

### 7.3. Accounts receivable and accounts payable to related parties and associates

#### Accounts receivable from related parties by type of investment

	December 31	
	2024	2023
Subsidiaries	64,821,206	53,103,912
Associates	21,741,502	9,041,542
Joint ventures	3,246,322	4,379,889
Joint operations	21,191,313	14,822,501
Other accounts receivable	806,483	5,997,028
Impairment	(14,011,450)	(12,038,418)
<b>Total current</b>	<b>102,795,376</b>	<b>75,306,454</b>
Subsidiaries	41,428,000	54,986,788
Joint ventures	11,225,152	10,332,634
Joint operations	545,091	4,831,946
Other accounts receivable	18,438,838	16,999,013
Impairment	(4,677,313)	(4,706,734)
<b>Total non-current</b>	<b>66,959,768</b>	<b>82,443,647</b>
<b>Total</b>	<b>169,755,144</b>	<b>157,750,101</b>

(see detail in note 7.32)

#### Aging of accounts receivable from related parties

	December	
	2024	2023
Not past due	124,311,109	146,854,863
01-90 days	15,712,705	8,482,654
91-180 days	29,731,330	2,412,584
<b>Total</b>	<b>169,755,144</b>	<b>157,750,101</b>

#### Reconciliation of impairment with related parties:

	December 31	
	2024	2
Opening balance	(16,745,152)	(97,581,009)
Impairment	(6,889,769)	
Portfolio write-off	1,393,351	
Portfolio recoveries	3,552,807	80,835
<b>Final balance</b>	<b>(18,688,763)</b>	<b>(16,745,152)</b>

The balance of impairment mainly corresponds to the Montebianco, FAI Primavera Vis, Porto Rosso, and Bimbau projects, among others.

## Accounts payable to related parties by type of investment

	December 31	
	2024	2023
Subsidiaries	22,318,902	13,253,209
Associates	1,049,522	2,022,290
Joint ventures	4,073,188	3,500,000
Joint operations	5,630,270	19,368,596
Total current	33,071,882	38,144,095
Subsidiaries	8,309,994	8,719,749
Associates	10,403,653	23,445,665
Joint operations	28	62,710
Total non-current	18,713,675	32,228,124
Total	51,785,557	70,372,219

(see detail in note 7.32)

## Aging of related accounts payable

	December 31	
	2024	2023
Not yet due	1,182,178	11,858,812
01-30 days	1,351,166	659,611
31-90 days	2,508,355	4,266,609
91-180 days	5,669,007	10,802,007
181-360 days	11,405,140	16,481,586
More than 360 days	29,669,711	26,303,594
Total	51,785,557	70,372,219

## 7.4. Other financial assets

	December 31	
	2024	2023
Other non-controlled investments	191,034,407	168,968,798
Financial assets at fair value	112,166,194	
Non-current	303,200,601	168,968,798
Total non-current	303,200,601	168,968,798

The increase in this item corresponds mainly to the transfer of the investment in the FCP (see note 2.7 for more details on the syndicated credit negotiation).

The balance of investments in non-controlled companies now includes the investment in the Vía 40 Express Concession with a 15% stake and the FCP with a 5.6% stake. During 2023, contributions were made for subordinated debt in the amount of \$14,457,804, and in 2024, contributions were made in the amount of \$22,018,800. The equity investment in this company is not held for trading purposes but for medium- and long-term strategic purposes.



## 7.5. Inventories

	December 31	
	2024	2023
Developed land for construction (1)	103,569,295	107,487,378
Construction in progress (2)	52,817,132	46,502,182
Other inventories (3)	22,156,903	15,278,011
Real estate for sale (4)	30,108,978	32,212,723
Contracts in progress - Pre-operational (6)	22,574,122	21,865,083
Spare parts	5,678,045	5,391,251
Finished products	13,975	
Inventory impairment (5)	(5,948,490)	(3,500,007)
<b>Total current assets</b>	<b>230,969,960</b>	<b>225,236,621</b>
Spare parts	142,888	142,888
<b>Total non-current</b>	<b>142,888</b>	<b>142,888</b>
<b>Total</b>	<b>231,112,848</b>	<b>225,379,509</b>

(1) The balance consists of the Malachi, Las Mercedes, Parqueo VIS, and El Vinculo lots. The variation corresponds to the transfer of rights from the El Vinculo trust.

(2) The variation corresponds to the transfer of costs in accordance with the construction reports submitted to the trusts. These reports reflect the progress made in the construction of the projects, mainly in the Ciudad del Bosque ET 2 and 3, Contree Palmas, and Nuevo Poblado projects.

(3) The main variation in other inventories is mainly due to the increase in materials for the execution of the Chivor II, AV Guaymaral, Contree Castropol, Intersección AV Bosa, and Calle 13 projects.

(4) The main variation is due to the sale of the Torre Atlántica office and the sale of the premises and bubbles in Guatapurí.

(5) Reconciliation of inventory impairment:

	December 31	
	2024	2023
<b>Opening balance</b>	<b>(3,500,007)</b>	<b>(4,162,175)</b>
Impairment losses	(2,448,483)	(303,927)
Recoveries and/or utilizations		966,095
<b>Final balance</b>	<b>(5,948,490)</b>	<b>(3,500,007)</b>

(\*) The variation in the inventory impairment item corresponds to the loss due to obsolescence and inventory differences for the period.

(6) The inventory of contracts in progress according to the line of business is as follows:

	December 31	
	2024	2023
Housing	17,559,162	18,300,276
Construction	5,014,960	3,564,807
<b>Total contracts in progress</b>	<b>22,574,122</b>	<b>21,865,083</b>

## 7.6. Income tax 7.6.1.

## Regulations

Income tax expense includes current income tax, calculated at a nominal rate of 35%. To determine taxable income, income and expenses accrued in accordance with accounting standards are considered, paying special attention to the limitations and conditions for deduction established in tax regulations. In addition, capital gains tax is calculated separately from net income, applying a rate of 15% starting in 2023.

Likewise, since 2023, the minimum tax rate has been in effect, for which the companies in the group calculate their tax liability considering the tax rate and adjusted income, distributing the additional tax in proportion to their individual adjusted income. This is done in order to maintain a minimum tax rate of 15% for consolidated taxation during the corresponding period.

Finally, deferred tax corresponds to deductible and taxable temporary differences arising between a company's accounting base and its tax base. Deductible temporary differences represent expenses or losses that are recognized earlier in the accounts than in the tax return, generating a deferral in the payment of the corresponding tax. On the other hand, taxable temporary differences are income or gains that are recognized earlier in the tax return than in the accounting records, leading to a deferral in the deduction of taxes. These tax deferrals are reflected in the company's balance sheet as deferred tax assets or liabilities, depending on whether they generate a lower or higher tax liability in the future.

## 7.6.2. Deferred income tax

	December 31	
	2024	2023
Deferred tax asset		
Construction contracts	29,506,330	13,154,466
Operating leases	173,563	243,557
Inventories	205,136	161,060
Deferred and intangible assets	886,008	1,286,387
Amortized cost of accounts receivable		1,248
Impairment of accounts receivable	210,978	331,876
Foreign currency revaluation		724,789
Consortia and temporary joint ventures	574,595	
Tax loss	50,646,329	55,119,542
Total deferred tax assets	82,202,939	71,022,925
Deferred tax liabilities		
Fixed assets under lease	3,446,967	4,166,702
Consortia and temporary associations		2,720,038
Amortized cost liabilities	1,479,186	2,336,335
Separate assets	13,245,399	13,835,402
Private equity fund	14,419,092	103,719,350
Foreign currency revaluation	210,475	
Other	238,457	238,459
Total deferred tax liabilities	33,039,576	127,016,286
Total net deferred tax (asset)	49,163,363	(55,993,361)

The movement in deferred tax during the period was as follows:

	December 31	
	2024	2023
Balance as of January 1, (liability) net	(55,993,361)	(44,003,370)
Charge to income statement	105,156,725	(11,987,495)
Charged to other comprehensive income	(	(2,496)
Balance as of December 31, net <b>assets (liabilities)</b>	49,163,362	(55,993,361)

Deferred tax assets arise mainly from the recognition of tax losses, which amount to \$144,703,795. It is estimated that these will be recovered over the next three years, based on the expected net margin of the infrastructure project backlog and the results of the housing and investment businesses.

Likewise, temporary deductible items resulting from the application of deduction limitations in construction contracts and portfolio impairments.

The decrease in deferred tax liabilities is mainly attributable to the realization of income from the exchange of private equity fund units.

#### 7.6.3. Current tax assets and liabilities

	December 31	
	2024	2023
Balances in favor in private settlement (1)		25,447,960
Withholding taxes at source (2)		180,915
Tax deduction withholding (3)	4,192,136	1,113,811
Advance tax payments (4)	703,113	700,754
Total current tax assets	4,895,249	27,443,440
Income tax liabilities (5)	12,294,212	
Total current tax liabilities	12,294,212	

(1) This corresponds to the recognition of the credit balance in the income tax return for the 2023 tax year, which was requested and refunded in 2024.

(2) The value in 2023 corresponds to the self-withholding on deferred income, which was offset in 2024.

(3) The balance recorded for 2024 corresponds mainly to the VAT tax credit that will be deducted in the taxable period that meets the requirements of the tax regulations.

(4) Tax advances correspond to withholding tax applied by Concreto Internacional on profits generated. For the parent company, this is a tax advance that will be deducted when the dividend is declared.

(5) This corresponds to the capital gains tax resulting from the sale of fixed assets and investments that meet the regulatory requirements to be taxed at a rate of 15% on profits.

## 7.6.4. Income tax

The income tax expense is as follows:

	December 31	
	2024	2023
(Income) deferred tax expense (1)	(105,156,725)	11,987,495
Current tax expense (2)	41,919,724	752,836
Minimum tax expense (3)		3,657,308
(Income) expense for taxes from previous years	(137,248)	767,759
<b>Total</b>	<b>(63,374,249)</b>	<b>17,165,398</b>

(1) By 2024, the main changes in deferred tax correspond to assets for tax losses, construction contracts, autonomous assets, and liabilities for private equity funds.

(2) Corresponds to the value generated by income tax

## 7.6.5. Effective tax rate

	December 31	
	2024	2023
Accounting profit before taxes	(259,158,531)	34,538,977
<b>Tax rate applied %</b>	<b>35</b>	<b>35</b>
Total taxes at the applicable tax rate	(90,705,486)	12,088,642
Tax effect of income from ordinary activities exempt from taxation	(2,445,761)	(1,955,391)
Other tax effects at minimum rate		3,657,308
Tax effect of non-deductible expenses for determining the taxable profit	24,087,979	7,909,054
Other tax effects due to reconciliation between accounting profit and tax expense.	5,689,019	(4,534,215)
<b>(Income) expense for effective taxes</b>	<b>(63,374,249)</b>	<b>17,165,398</b>
<b>Average effective rate %</b>	<b>24.45</b>	<b>49.70</b>

The effective tax rate is 24.45% and 49.70% for the periods ended December 31, 2024 and 2023, respectively. The rate is affected by:

- Income from participation interests recorded in the financial statements, which are considered non-taxable.
- Non-taxable income received corresponding to dividends from Colombian companies.
- Gains from fair value changes in investment properties measured at the capital gains rate.
- Non-deductible expenses corresponding to permanent and temporary differences, mainly due to limitations on deductions in construction contracts, which will become deductible once the projects are completed.
- In 2023, the adjustment of the tax base and the tax were affected by the termination of Concreto's participation in the Route 40 contract.

### 7.6. Uncertain tax positions

According to the reviews carried out as of December 31, 2024, management has not identified any uncertain tax positions during the tax periods that the DIAN has the authority to review.

The company has filed its tax returns within the deadlines established by current regulations. However, those corresponding to the 2020 and 2023 periods remain subject to review by the tax authorities.

### 7.7. Assets and liabilities held for sale

	December 31	
	2024	2023
Investment in subsidiaries (1)	16,932,003	45,190,935
Investment in associates (2)	15,879,135	
Investment properties (3)	11,700,000	64,161,500
Total assets held for sale	44,511,138	109,352,435
Liabilities related to investment properties (4)	10,028,295	11,440,530
Total liabilities related to assets held for sale	10,028,295	11,440,530

#### Assets:

(1) The decrease is mainly due to the reclassification of the residential rental business held for sale to investments in subsidiaries, in accordance with the completion of the sale of the underlying assets. In addition, there is a refund of contributions from the Torre Salamanca residential rental trust for \$11,373,208 and recognition of impairments for \$3,106,494.

The balance is represented by the following investments:

- Super Lot 1
- Lot A for future development
- P.A Rental Housing Torre Salamanca
- Lot 3 and Lot C for future development

(2) The increase in this item is due to the reclassification of the investment in the FCP negotiated as an exchange in payment of the syndicated loan, which is expected to take place in 2025 (see note 2.7 for more details on the syndicated loan negotiation).

(3) The investment properties for sale are represented in the BBB Equipos lot. The main variation is due to the reclassification of the Palmas Lot as an investment property and the transfer of rights in the Caldas Lot PA, where it had a 25% stake.

As of December 2024, directly and through specialized third parties, the Company continues with the marketing of the assets held for sale. All Torre Salamanca residential rental assets are being marketed through the sales offices of Concreto and Cáceres y Ferro. These assets are expected to be sold in accordance with the dynamics and market conditions for this type of property.

#### Liabilities:

(4) This corresponds to the obligation to Bancolombia for the financial lease of the BBB warehouse equipment, which has a purchase option of 1% payable at the end of the contract. The variation compared to December 2023 in the amount of \$1,412,235 corresponds to the payment of the obligation.



7.8. Property, land, and equipment, net

	Real estate	Machinery and Vehicles	Other	Total
Balance as of 01/01/2023	29,545,268	177,846,052	5,222,320	212,613,640
Acquisitions	455,939	4,169,263	335,522	4,960,724
Use rights	3,324,144	158,218		3,482,362
Withdrawals	(6,832,693)	(75,862,822)	(2,102,387)	(84,797,902)
Depreciation	(4,482,670)	(18,442,447)	(1,015,948)	(23,941,065)
Balance as of 12/31/2023	22,009,988	87,868,264	2,439,507	112,317,759
Acquisitions (1)		18,286,080	599,483	18,885,563
Use rights (2)	721,679	97,593		819,272
Withdrawals (3)	(15,813)	(4,682,826)	(527,122)	(5,225,761)
Depreciation	(3,931,855)	(12,584,099)	(651,987)	(17,167,941)
Transfers	64,300		13,340	77,640
Balance as of 12/31/2024	18,848,299	88,985,012	1,873,221	109,706,532

(1) Acquisitions

Detail	Machinery and vehicles	Other assets	Total
Gonconcreto	15,118,273	576,008	15,694,281
ConsoGos	3,167,807	23,475	3,191,282
Total	18,286,080	599,483	18,885,563

(2) Rights of use

Details	Real estate	Vehicles	Total
Administrative offices	80,756		80,756
Girardota Headquarters	545,648		545,648
Vehicles		94,785	94,785
Project offices	29,159		29,159
Consortium Office	66,116	2,808	68,924
Total	721,679	97,593	819,272

(3) Withdrawals

The main variation in decreases corresponds to the sale of machinery from the formwork line.

## 7.9. Investment properties

	Total
Balance as of 01/01/2023	6,927,653
Fair value adjustments	(658,228)
Balance as of 12/31/2023	6,269,425
Purchases	2,945,475
Withdrawals	(1,472,466)
Transfers	51,265,000
Fair value adjustments	866,849
Balance as of 12/31/2024	59,874,283

The variation corresponds to the reclassification of the Palma Lot as investment property and the acquisition of fiduciary rights in the Asdesillas PA. The balance of investment property now includes the Palma Lot, which has a promise to establish a trust, and the Asdesillas Parking Lot. To date, these assets are recognized at fair value, supported by the latest appraisal performed in December 2024.

## 7.10. Investments in subsidiaries, associates, and joint ventures

	December 31	
	2024	2023
Subsidiaries	449,791,192	390,258,033
Associates	84,395,626	1,029,370,476
Joint ventures	27,579,812	31,102,960
<b>Total</b>	<b>561,766,631</b>	<b>1,450,731,468</b>

	Subsidiaries	Associates	Joint ventures	Total
Balance as of 12/31/2023	390,258,033	1,029,370,475	31,102,960	1,450,731,468
Effect of TRM conversion (1)	24,274,786			24,274,786
Fair value changes (2)		38,275,753		38,275,753
Additions (3)	29,270,323	15,827,218		45,097,541
Participating interest method (See note 7.23)	193,661			193,661
Decreases (4)	(7,841,321)	(19,467,633)		(27,308,954)
Impairment		(4,813,155)	(3,523,148)	(8,336,303)
Exchange in payment FCP units (6)		(754,860,846)		(754,860,846)
Repurchase by the fund of FCP units (6)		(96,357,806)		(96,357,806)
Dividends	(746,800)			(746,800)
Transfers (5)	14,382,510	(123,578,379)		(109,195,869)
Balance as of 12/31/2024	<b>449,791,192</b>	<b>84,395,627</b>	<b>27,579,812</b>	<b>561,766,631</b>

(1) Effect of conversion to the closing TRM of investments in: Concreto Internacional \$13,942,792 and Concreto LLC for \$11,031,426.

(2) Fair value in associates due to the change in the unit value of the Private Equity Fund.

(3) In subsidiaries, this corresponds to transfers for contributions to Concreto LLC for \$19,039,594 and for contributions mainly to PA Porto Rosso, Rúa, and Zanetti for a total of \$9,815,890. In associates, this mainly refers to contributions to the separate assets of Devimas, Caballeros de la Virgen and Villa Viola for \$13,913,592; and to the capitalization of interest on subordinated debt of Sociedad Doble Calzada Oriente for \$1,913,626 and Via Pacifico for \$4,466,953.

(4) The decreases are presented in: subsidiaries due to the refund of contributions, mainly in the Zanetti, Renta vivienda Madeiro, and Zanetti Torre 4 autonomous equity accounts. In associates, the withdrawal due to the sale of the stake in Glasst Innovation for \$1,500,000 and the refunds of contributions from PA Demás, amounting to \$17,858,328.

(5) The variation corresponds mainly to the reclassification of the investment in the FCP to non-controlled investments in accordance with the loss of significant influence in the business, with negative results (see note 2.7 for more details on the syndicated credit negotiation), to the impairment of contributions via loans. Likewise, to the reclassification of the Residential Rental businesses held for sale to investments in subsidiaries.

(6) This corresponds to transactions resulting from the closure of the syndicated loan negotiation where units of the FCP were delivered (see note 2.7 for more details on the syndicated loan negotiation).

The financial information on investments is detailed below:

	DIC-2024		
	Subsidiaries	Associates	Joint ventures
Current assets	994,771,447	428,889,978	48,506,069
Non-current assets	404,943,422	2,698,741,339	106,415,503
Current liabilities	810,808,991	341,783,467	41,070,676
Non-current liabilities	138,599,764	177,319,096	32,760,636
Equity	450,306,114	2,608,528,754	81,090,260
Results for the period	8,417,843	267,580,042	6,635,131
Ordinary income	158,756,478	214,219,128	51,719,826

	DIC-2023		
	Subsidiaries	Associates	Joint ventures
Current assets	943,213,032	433,537,522	55,493,091
Non-current assets	351,801,611	2,883,056,620	97,041,725
Current liabilities	698,474,433	273,684,425	37,766,104
Non-current liabilities	177,938,638	273,714,649	31,455,100
Equity	418,601,572	2,769,195,068	83,313,612
Results for the period	(2,794,003)	226,492,747	(13,432,096)
Ordinary income	255,950,467	229,258,699	82,319,373

### 7.10.1. Share of joint operations

Joint operations are recognized line by line in the Company's results. The following table summarizes the main joint operations in which the Company participates:

Entity - Activity	%	Headquarters
<b>Consortia and Temporary Joint Ventures construction projects in operation</b>		
CC Sofan 010	60.00	Bogotá
Ruta del Sol / Helios Road	3	Bogotá
CC 2023 Consortium	70	Bogotá
CC L1 Consortium	75	Bogotá
OECD	25.00	Marinilla
CC AV Bosa Consortium	75	Bogotá
SBC-CC Consortium PIER 5	45.00	Bogotá
CC Consortium - P7MA L 3	40	Bogotá
El Gaco Consortium	90	Bogotá
Unión Temporal Concour	53.24	Bogotá
<b>Consortiums for construction projects that are no longer in operation</b>		
Binational Bridge	55.2	Villa del Rosano
Conciviles CC	60	Cali
Conlínea 2	35	Chía
Conlínea 3	35	Chía
Puerto Colombia	50	Bogotá
Cusiana	60	Bogotá
La Línea	50	Chía
RDS1	33	Bogotá
CC- Sofan - Dumar	75	Bogotá
CCC Ituango	35	Medellin
CC - Pavcol Perdono	50	Bogotá
DCO Construction Consortium	55.00	Marinilla
Building 125 / Javeriana University	43.82	Bogotá
Llanogrande "Conllanos"	28.65	Marinilla
<b>Autonomous assets • housing projects</b>		
Life	33	Puerto Colombia
Forest City Project	50	Sabaneta
Allegro Barranquilla	40	Barranquilla
Mint	33	Puerto Colombia
Portal del Sol	50	Soledad
<b>Autonomous assets - investment projects</b>		
Caldas Lot	16	Caldas
Las Mercedes Lot	50	Bogotá
Vis Parking Lot	29.46	Soacha
El Vínculo I	41.14	Soacha
FAI Households Soacha Malachi	51	Bogotá
Lote Asdesillas	25	Sabaneta

Autonomous assets - own-use vehicles

P.A Concreto - Canal Bank	100	Medellin
CCC IDU 349-G5	100	Medellin
CCC IDU 352-G8	100	Medellin
Concrete - Cerromatous	100	Medellin
P.A Garantía Via 40	100	Medellin
TM Soacha	100	Bogotá
Bellin Irrevocable Guarantee Trust	100	Medellin

The results from joint operations by activity are as follows:

	2024	2
Construction projects	14,469,681	17,326,124
Housing projects	(1,362,754)	(1,490,492)
Investment projects	(3,270,704)	5,733,984
Total	9,836,223	21,569,616

7.10.2. Foreign branch

The following table shows the Branch's balance sheet figures and relevant results.

	DEC-2024				
	COP	USD		COP	USD
Cash and cash equivalents	5,088	1,154		18,271	4,781
Trade accounts receivable	194	44		2,640	691
Current tax assets	17,712	4,017		15,354	4,017
Total assets	22,994	5,215		36,265	9,489
Trade accounts payable				194	51
Related accounts payable	6,614	1,500			
Total liabilities	6,614	1,500		194	51

	DEC-2024		DEC-2023	
	COP	USD	COP	USD
Cost of sales	(3,902)	(958)	(7,016)	(1,622)
Administrative and selling expenses	(17,764)	(4,363)	(28,868)	(6,675)
Financial costs	(1,630)	(400)	(2,292)	(530)
Profit for the period	(23,296)	(5,721)	(38,176)	(8,827)

The effect of the recognition of the branch in the financial statements is 3,608, reflected in other comprehensive income. Profit / (Loss)



7.11. Intangible assets **other** than goodwill

	Trademarks	Licenses, concessions, and <b>franchises</b>	OTHER	Total
Balance as of 01/01/2023	195,090	2,190,756	1,453,281	3,839,127
Acquisitions		2,344,367	5,877	2,350,244
Amortization		(2,684,001)	(1,459,721)	(4,143,722)
Withdrawals		(408,536)		(408,536)
Transfers		6,136	563	6,699
Balance as of 12/31/2023	195,090	1,448,722		1,643,812
Acquisitions (*)		2,474,672		2,474,672
Amortization		(2,424,468)		(2,424,468)
Transfers		(346,517)		(346,517)
Balance as of December 31, 2024	195,090	1,152,409		1,347,499

(\*) Acquisitions in 2024 are as follows:

	Licenses, concessions, and franchises
Microsoft 365 license	986,486
Intangible Sap Grow	1,082,394
Power BI license	4,766
Prect P3 license	23,868
Teams Rooms Pro license	1,872
Teams Phone Standard License	3,429
Architecture Engineering & Construction License	371,857
<b>Total</b>	<b>2,474,672</b>

## 7.12. Leases

The contracts relate to leased movable and immovable property. Disclosures relating to IFRS 16 are provided in the following notes:  
 Assets for rights of use - note 7.8, liabilities for leases - note 7.12.1, lease expenses - note 7.20.

## 7.12.1. Lease liabilities.

Lease liabilities have the following maturity dates:

	December 31	
	2024	2023
Three months	1.068.857	1.838.541
Six months	1.051.426	1.792.410
One year	1.451.469	2.771.743
<b>Total current</b>	<b>3.571.752</b>	<b>&amp;402,694</b>

Three years	1,881,794	3,934,550
Five years	741,787	1,046,312
More than 5 years	1,986,069	2,033,018
Total non-current	4,609,650	7,013,880
Total	8,181,402	13,416,574

The main change in lease liabilities is due to the company making capital payments of \$7,322,900. Similarly, it incurred and paid interest expense as of December 31, 2024, of \$3,522,792 at an average effective rate of 16.49%.

### 7.13. Financial Obligations

	December 31	
	2024	2023
Loans	118,055,643	124,200,005
Current	118,055,643	124,200,005
Loans	31,174,287	532,547,182
Non-current	31,174,287	532,547,182
Total financial liabilities	149,229,930	656,747,187

Financial obligations have an interest rate indexed to the IBR. At the end of December 2024, the average rate was 14.24% E.A. The variation in obligations

corresponds mainly to:

- The decrease in syndicated credit is the result of the exchange of the Company's share in the Pactia Private Capital Fund (FCPP). (See note 2.7 for more details on the syndicated credit negotiation).
- The payment of the loan from: Consorcio CC Calle 13 for \$17,566,919, Consorcio Vial Helios for \$5,455,272, Consorcio CC Intersección Bosa for \$4,529,876 and Consorcio CC Sofan 010 for \$2,400,000.
- The payment of obligations under the Cerromatoso PA for \$2,113,353 and other payments for \$5,285,055.
- Payments for subrogations and pro rata shares of construction loans for \$9,864,025.
- New disbursements for: Autonomous Heritage FTP Calle 13 for \$29,084,582, Autonomous Housing Heritage for \$4,501,593, the Patio Portal El Vínculo project for \$13,240,380, and for operations for \$4,718,964.
- At payment of accounts payable for interest in the amount of \$19,434,739.

As of December 31, 2024, the company has no evidence of breach of the Covenants.

#### Financial obligations by maturity

	December 31	
	2024	2023
Three months	28,385,911	15,786,009
Six months	27,432,859	13,826,579
One year	62,236,872	94,587,417
Three years	20,649,424	332,537,155
Four years	10,524,864	200,010,027
Total	149,229,930	656,747,187

## 7.14. Trade accounts payable and other accounts payable

	December 31	
	2024	2023
Deferred contract revenue (see note 7.17.1)	26,759,03	7,318,715
Accrued expenses (1)	17,457,864	13,989,715
Suppliers (2)	99,659,417	67,318,787
Other accounts payable (3)	17,905,913	23,043,359
Labor (see note 7.14.1)	10,608,480	14,130,067
Tax	19,149,786	21,185,689
Creditors (4)	5,729,144	6,783,635
Dividends payable	198,152	92,737
<b>Total current</b>	<b>197,467,792</b>	<b>153,862,704</b>
Creditors	11,059,078	12,636,050
Other accounts payable		318,418
<b>Total non-current</b>	<b>11,059,078</b>	<b>12,954,023</b>
<b>Total accounts payable</b>	<b>208,526,870</b>	<b>166,816,727</b>

The trade accounts and other accounts payable item includes amounts payable to suppliers and creditors for the purchase of goods, services rendered, deferred income under IFRS 15 in construction contracts, taxes, among others, where the most significant changes correspond to:

(1) The variation corresponds to a net increase of \$3,468,149, generated by an increase of \$10,372,763 associated mainly with the AV Guaymaral, Porto Rosso, and Cerromatoso Equipos projects, through the Muelle 5, Av Bosa and Calle 13 Lote 1, and a decrease of \$6,904,614 mainly in the Ciclorruta Calle 116, Ciudad del Bosque, Transmilenio Grupo 5 Taller Ani-regiotrans and Patio Portal El Vínculo projects. This increase is explained by the increase in the operation of the Muelle 5, Av Bosa and Calle 13 Lote 1 consortia.

(2) The variation corresponds to a net increase of \$32,340,630. This increase consists of an increase of \$54,964,048 in accounts payable through Consorcio Calle 13 L1 and to suppliers for the Avenida Guaymaral, Transmilenio AV 68 GS, Ebar, Consorcio Muelle 5, Chivor II Rehabilitation, and Puente AV 68 Primero de Mayo projects. This figure is partially offset by a decrease of \$22,623,418 in accounts payable held through the El Gato consortium and suppliers for the Ciclorrutas Calle 116, Transmilenio AV 68 G8, Patio Portal el Vínculo, and Zanetti Etapa 3 T4 projects. The increase is represented by the increase in operations of the Calle 13 L1 consortium, the Muelle 5 consortium, and the Av Guaymaral and Ebar projects.

(3) The variation corresponds to a net decrease of \$5,137,446, resulting from a reduction in liabilities of \$11,992,766 for the Transmilenio AV 68 GS, Ciclorruta Calle 116, Transmilenio AV 68 G8, and PA Ciudad del Bosque Et 2, and an increase of \$6,855,321, mainly in the execution of the Avenida Guaymaral, Cerromatoso equipment, Porto Rosso ET 2, and PA Ciudad del Bosque Et 3 projects.

(4) The variation corresponds to a net decrease of \$1,054,490, mainly in the Muelle 5 consortium and the patio portal el vínculo project.

*Aging of accounts payable*

	December 31	
	2024	2023
Due	125,923,953	97,320,513
30-90 days	49,449,378	44,842,305
91-180 days	13,996,975	14,097,211
181-360 days	14,563,373	6,834,569
More than 360 days	4,593,191	3,722,129
<b>Total</b>	<b>208,526,870</b>	<b>166,816,727</b>

7.14.1. Employee benefits

	December 31	
	2024	2023
Social security	1,939,267	2,548,142
Payroll contributions	203,173	177,730
Salaries and benefits	8,466,040	11,404,195
<b>Total</b>	<b>10,608,480</b>	<b>14,130,067</b>

7.15. Estimated liabilities and provisions

Contingent  
liabilities:

	Onerous contracts	Legal	Other	Total
Balance as of 01/01/2023	210,948,308	2,881,989	21,482,194	235,312,491
Increases	450,910	323,036	7,881,988	8,655,934
Utilizations	(210,367,746)	(6,553)	(14,630,842)	(225,005,141)
Recoveries		(2,597,737)		(2,597,737)
Balance as of 12/31/2023	1,031,472	600,735	14,733,340	16,365,547
Increases	20,864,906		15,296,105	36,161,011
Utilizations		(24,369)	(8,880,882)	(8,905,251)
Recoveries			(148,258)	(148,258)
Balance as of 12/31/2024	21,896,378	576,366	21,000,305	43,473,049

Non-current:

	Legal	Other	Total
Balance as of 01/01/2023	376,291	1,163,188	1,539,479
Increases	62,590		62,590
Balance as of 12/31/2023	438,881	1,163,188	1,602,069
Increases	46,082		46,082
Balance as of 12/31/2024	484,963	1,163,188	1,648,151

Onerous contracts: Estimated future costs for current commitments due to increases in the prices of main inputs beyond the contract adjustment indices, mainly in the Transmilenio AV 68 G8, Transmilenio AV 68 GS, Ciclorruta 116, and Universidad Javeriana Acabados projects.

Legal: In the current period, the provision balance corresponds to environmental sanctions of \$323,036 and labor contingencies of \$253,330. In the non-current liabilities section, the provision corresponds to the actuarial calculation, with a total balance for this item of \$484,964.

Other:

Decreased due to the use of the provision for estimated costs and expenses of 2,023, invoiced in 2024, and increased due to the provision for costs and expenses for 2024, which will be invoiced in 2,025, for \$4,964,494, and from consortiums, mainly from the AV Bosa consortium.

#### 7.16. Other non-financial liabilities

	December 31	
	2024	2023
Current advances received (1)	133,764,558	170,254,332
Other liabilities	343,105	214,513
Current	134,107,663	170,468,845
Non-current advances received (2)	78,813,835	82,339,502
Non-current	78,813,835	82,339,502
Total non-financial liabilities	212,921,498	252,808,347

(1) The decrease is due to the amortization of advances received for the Av Guaymaral, Transmilenio AV 68, Ebar, and Av Primera de Mayo projects.

(2) The balance consists mainly of advances for the Malachi lot, and the decrease corresponds mainly to the reclassification of advances incorporated from the Ciudad del Bosque, Ampliación Guatapurí, PA Mint, and Lote Asdesillas projects in accordance with regulatory analysis.

#### 7.17. Income from ordinary activities

	Year ended December 31	
	2024	2023
Revenue from contracts with customers	356,941,411	582,591,063
Other income from ordinary activities	78,279,501	104,362,835
Dividend income	47,773,856	44,529,411
Discounts granted	(84,403)	(71,067)
Total <b>income from</b> ordinary activities	482,910,365	731,412,242



The categories of income from ordinary activities are as follows:

	Year ended December 31	
	2024	2023
Fixed-price construction revenue	225,045,635	342,360,246
Revenue through consortiums	82,060,848	157,523,781
Income from services	21,964,969	31,208,398
Autonomous property income	16,704,374	44,518,446
Activities related to construction	10,379,405	6,368,041
Income from delegated administration fees	786,180	612,151
Subtotal income from contracts with customers	356,941,411	582,591,063
Income from dividends and equity investments (*)	47,773,856	44,529,411
Subtotal dividends	47,773,856	44,529,411
Income from leasing of property and equipment	48,455,643	54,580,789
Financial income from concessions and subordinated debt	29,529,130	49,239,481
Other income	294,728	542,565
Discounts granted	(84,403)	(71,067)
Subtotal other income from ordinary activities	78,195,098	104,291,768
Total	482,910,365	731,412,242

(\*) In 2024, the following entities have declared surplus dividends and/or returns:

- Companies: Pactia S. A. S. \$5,175,384, Grupo Heroica S.A.S. \$998,734, and Devimed S.A. \$66,970
- Separate assets: Devimed \$27,594,703 and Villa Viola \$119,924
- Private Capital Fund: \$13,818,141

*Revenue from ordinary activities by segment*

	Year ended December 31	
	2024	2023
Construction 1 ( )	326,739,600	509,625,123
Investments	13,248,932	31,661,775
Corporate	10,832,856	11,690,399
Housing (2)	6,120,023	29,613,766
Ordinary activities, industry, and services	356,941,411	582,591,06
Investments	47,773,856	44,457,789
Corporate		71,622
Dividend income	47,773,856	44,529,411
Construction	47,759,977	54,470,508
Investments	29,975,433	49,593,940
Corporate	536,627	273,519
Housing	7,464	24,868
Other income from ordinary activities	78,279,501	104,362,835
Construction	(84,403)	(71,067)
Discounts granted	(84,403)	(71,067)
Total	482,910,365	731,412,242

(1) The variation corresponds mainly to the termination of Constructora Concreto's participation in the Ruta 4 Consortium for the year 2023, representing income of 98,305,953.

(2) The variation in income from housing projects during the current year is mainly due to the completion of the Mint Project. In 2023, significant income was recognized from the deed transfer of the last stage of the project.

By 2024, the deed process will only apply to the last units, which has led to a lower level of unearned revenue associated with this project.

It should be noted that the Mint Project was developed as a joint operation, and the Company's participation in this operation has been recognized in the associated revenues and costs.

#### 7.17.1. Revenue receivable and deferred revenue

The variations from one year to the next between income receivable and deferred income, according to customer satisfaction, are detailed below:

	Year ended December 31	
	2024	2023
<b>Revenue and refunds receivable</b>		
Revenue from contracts with customers (1)	89,080,925	124,712,434
Revenue through consortiums (2)	77,774,236	31,624,009
<b>Total income receivable</b>	<b>166,855,161</b>	<b>156,336,443</b>
<b>Deferred income and refunds</b>		
Revenue from contracts with customers (3)	26,539,704	6,619,897
Income through consortiums (4)	219,332	698,818
<b>Total deferred income</b>	<b>26,759,036</b>	<b>7,318,715</b>

Deferred income and income receivable are presented for differences between customer billing and income measurement using the resource method. During 2024, the main variations are:

Revenue receivable:

(1) Net decrease of \$35,631,508, representing a decrease of \$43,107,183 due to changes in the conditions of the Transmilenio Av 68 G8 and G5 projects and the effect on the billing of the Avenida Guaymaral project, partially offset by the progress of work, mainly on the Ebar and Avenida Primera de Mayo projects, in the amount of \$7,475,674.

(2) Net increase of \$46,150,228, resulting from an increase of \$47,793,986 in work progress, mainly in the Calle 13, Bosa, El Gaco, and Corredor Verde consortiums, partially offset by the decrease in the effect of billing in the Ruta del Sol and Muelle 5 consortiums in the amount of \$1,643,758.

Deferred income:

(3) Net increase of \$19,919,807, resulting from an increase of \$26,489,095, mainly in the Avenida Guaymaral and Chivor II Rehabilitation projects, and a decrease of \$6,569,288 due to the realization of income mainly in the Javeriana University, Nueva Sede Oriente, and Taller ANI Regiotram projects.

(4) Decrease of \$479,486 in the DCO and CC Sofan 010 consortia.

#### 7.17.2. Main contracts with customers

As of December 2024, the following are the main projects under construction

Project name	Concreto Concreto progress	Project	Completion period
Patio Portal el Vínculo	100	78	Jun-25
Transmilenio AV68 G8	100	68	Feb
Transmilenio AV 68 GS	100	89	Dec-24
Consortio Intersección Av Bosa	75	43	Jan-26
AV 68 Bridge with Pirmira Mayo	100	67	May
Guaymaral Avenue	100	44	Nov-25
Consortium Calle 13 Lot 1	75	11	Jun
Green Corridor Consortium	40	2.5	Dec-27
ElGaco Consortium	90	3.73	Oct

The recognized revenue from these projects in 2024 amounts to \$228,721,249.

#### 7.18. Cost of sales

Year ended December 31

	2024	2023
Cost of industry and services (*)	469,601,850	599,652,294
Loss on sale of fixed assets	604,695	3
Fines, penalties, and compensation	476,173	2,507,377
Loss on disposal of other assets	198,822	241,509
Conditional trade discounts	(98,807)	(158,326)
<b>Total</b>	<b>470,782,733</b>	<b>602,638,431</b>

(\*) Mainly related to the construction business, which is carried out through consortiums and directly.

*Breakdown of industry and service costs*

	Year ended December 31	
	2	2023
Production or operating costs	308,604,400	373,056,115
Personnel costs	107,108,406	142,381,589
Cost of sales of goods and services	16,799,360	40,637,477
Depreciation of property, plant, and equipment	14,298,382	20,067,127
Financial costs of joint ventures	9,803,631	3,196,590
Tax costs	6,189,141	9,122,984
Lease expense	3,135,542	4,215,925
Depreciation cost of usage rights	2,058,267	3,084,148
Other	1,604,721	3,890,339
<b>Total</b>	<b>469,601,850</b>	<b>599,652,294</b>

**7.19. Other income**

Details of other income are presented below:

	Year ended December 31	
	2024	2023
Other miscellaneous operating income (1)	6,260,959	41,573,148
Gain on disposal of fixed assets (2)	6,041,236	3,336,586
Gain on disposal of investments (3)	3,371,076	16,076,351
Gains on settlement of litigation (4)	247,293	115,759
Fines, penalties and compensation	13,927	
Income from leases		2,926
<b>Total</b>	<b>15,934,491</b>	<b>61,104,770</b>

(1) The most significant income in 2024 corresponds to the recovery of estimated liabilities from provisions for \$1,911,080. In 2023, the most significant income corresponds to the recovery of provisions for accounts receivable, totaling \$19,349,721, mainly due to a favorable ruling in the Vial Helios consortium; recovery of impairment in investments of \$5,440,448, resulting from a favorable ruling in the Via Pacifico concession. In addition, a recovery of estimated liabilities of \$4,756,364 was recorded, attributable to a new appraisal in environmental litigation, and other income of \$3,167,062 derived from the liquidation process of the Consorcio CCC Ituango project.

(2) The highest income from dispositions corresponds to the profit on the sale of machinery and equipment (\$2,603,991), as well as the sale of the Asdesillas (Sabaneta) lot by the Autonomous Heritage to the Ciudad del Bosque project, representing a profit of \$2,073,394.

(3) Profit from the sale of investment in Glasst Innovation, profit from rights acquired in the Asdesillas PA (Sabaneta).

(4) These correspond to income from compensation for damages and accidents.

7.20. Administrative and sales expenses

	Year ended December 31	
	2024	2023
Professional fees (1)	8,234,970	4,191,154
Impairment (2)	8,337,055	8,081,117
Other administrative services (3)	4,352,594	4,730,032
Lease expenses	2,355,522	1,359,774
Travel expenses	2,200,657	2,883,646
Tax expenses	1,984,035	5,232,048
Miscellaneous	1,763,565	1,765,859
Depreciation and amortization expenses	1,631,039	2,162,127
Repair and maintenance expenses	1,449,947	3,089,491
Insurance expenses	1,325,504	1,503,638
Transportation expenses	1,015,909	750,777
Fuel and energy expenses	722,277	597,045
Contributions and affiliations	404,881	373,028
Legal expenses	67,714	440,595
<b>Total expenses</b>	<b>35,845,669</b>	<b>37,160,331</b>

(1) This figure includes expenses corresponding to board of directors' fees, statutory auditor fees, and legal, technical, and tax advisory fees.

(2) The most significant expense corresponds to the impairment of the commercial portfolio, mainly related to CCG Energy.

(3) The most significant expenses are for data processing (\$1,567,467), cleaning and security (\$816,147), building administration (\$581,919), telecommunications and cell phones (\$229,310), and other operating expenses (\$1,000,000).  
\$581,919, telecommunications and cellular \$229,310.

7.21. Employee **benefit** expenses

	Year ended December 31	
	2024	2023
Salaries	19,657,755	18,973,488
Social security	3,322,588	3,506,636
Other (*)	2,140,490	311,393
<b>Total</b>	<b>25,120,833</b>	<b>22,791,517</b>

(\*) The variation corresponds mainly to labor indemnities.



## 7.22. Impairment and other expenses

	Year ended December 31	
	2024	2023
Losses on disposal of investments (1)	176,526,584	9,88
Impairment of investments (2)	11,442,797	19,659,473
Other miscellaneous operating expenses (3)	5,321,449	2,338,574
Premiums and commissions	629,042	2
Fines, penalties, litigation and compensation	114,374	208,195
Losses on disposal of non-current assets	56,011	95
Loss on disposal of fixed assets	23,029	7,628
Total impairment and other expenses	194,113,286	22,470,860

(1) Refers to the discount generated by the exchange in payment of the units of the Pactia Private Capital Fund. (See note 27 for more details on the syndicated credit negotiation)

(2) This corresponds to the subsequent measurement of the investment in Renta Vivienda classified as held for sale. During 2023, the impairment of the investment in Via 40 was included, derived from the participation negotiated in that period. There is also an impairment in the investment in PACTIA, in accordance with the sale of units to be carried out in the first quarter of 2025. (3) The variation corresponds to the recognition of interest for the application of the amortized cost with the effective interest rate implicit in the liabilities, which resulted in an increase of \$2,574,116 compared to the previous period.

## 7.23. Gain (loss) from equity method, net.

	Year ended December 31	
	2024	2023
<b>Subsidiary companies</b>		
Industrial Concreto S.A.S.	2,751,595	3,051,792
Concreto Proyectos S.A.S.	(386,877)	1,298,150
Inmobiliaria Concreto S.A.S.	1,007,559	1,016,199
Sumapaz Highway S.A.S.	3,867	4,250
CAS Mobiliario S.A.	(76,924)	(79,687)
Bimbau S.A.S.	(128,604)	(92,082)
Concreto LLC	(7,892,660)	807,846
Concreto Internacional S.A.	(2,006,886)	(3,097,365)
<b>Separate assets of subsidiaries</b>		
P.A Chimeneas Vivienda - Zanetti Torre 4	8,034,594	1
P.A Chimneys Residential - Zanetti	(2,978)	1,106,087
P.A Countree Las Palmas	825,243	6,799,262
P.A Nuevo Poblado	233,050	79,497
Other	49,772	84,924
P.A Puerto Azul Resources E6	97,767	180,060
P.A Countree Castropol	260,885	910,790
P.A Renta Vivienda Mantia	154,710	
P.A Zanetti Housing Rent	497,161	

P.A Lagartos Lot	(	(35,832)
P.A Caminos de la Primavera	(12,767)	618,813
P.A Madeiro	372,495	(158,629)
P.A Puerto Azul	(61,005)	122,838
P.A Porto Rosso ETP 2	(46,166)	689,101
P.A Primavera Vis	(361,370)	(1,418,420)
P.A FAI Puerto Azul E6	(340,148)	(1,140,923)
P.A Porto Rosso	(491,407)	(6,032,188)
P.A Montebianco	(935,979)	(1,610,284)
P.A Torres del Parque - Sunset Boulevard	(1,345,756)	(6,141,300)
Total methods of participation in investments (Note 7.10)	193,661	(2,904,994)
Subsidiaries held for sale		
Torre Salamanca residential income		1,025,298
Total	193,661	(1,879,696)

#### 7.24. Other gains

	Year ended December 31	
	2024	2023
Fair value of FCP Pactia (")	38,275,750	14,631,624
Fair value of investment properties	761,673	(384,978)
Hedging transactions		(1,472,714)
Total	39,037,423	12,773,932

(\*) The fair value of the Pactia Private Capital Fund varies mainly due to the valuations of real estate assets and operations during the period. Decreases are also presented due to the distribution of returns to investors. During 2024, there were valuations of \$52,093,891 and a distribution of returns to date of \$13,818,141. For 2023, the valuation totaled \$31,081,791 and the distribution was \$16,450,168.

#### 7.25. Gains (losses) derived from the net monetary position

	Year ended December 31	
	2024	2
Gains on exchange differences	4,500,577	11,333,892
Losses due to exchange rate differences	(1,146,419)	(18,624,930)
Total	3,354,158	(7,291,038)

This item reflects the unrealized gain or loss on exchange differences arising from the valuation of monetary items at the closing exchange rate. It also includes the realized exchange difference on the settlement of such items.

## 7.26. Financial income

	Year ended December 31	
	2024	2023
Loans	14,254,375	23,615,373
Banks and corporations	895,389	4,475,516
Temporary investments	3,622,611	3,533,354
Other		586,678
<b>Total</b>	<b>18,772,375</b>	<b>32,210,921</b>

Financial income at the end of December 2024 mainly comes from interest received from group companies for \$5,245,510 from interest on arrears resulting from the ruling in favor of Consorcio Vial Helios for \$9,935,996. They also include returns on temporary investments of \$3,622,611, from consortiums of \$806,959, and from banks and corporations of \$88,430.

The variation with respect to December 2023 corresponds mainly to the decrease in interest income from Consorcio Vial Helios as a result of the award of \$7,778,415, to the higher value of interest income from loans from Concreto to other companies in the group for \$127,598; lower returns from banks and consortium corporations for \$3,551,372, mainly from the CCC Ituango Consortium and the Helios Road Consortium; the valuation of PA Via 40 investments for \$586,678; and Concreto banks and corporations for \$28,755. An increase in returns on the company's temporary investments, Consortiums, Autonomous Assets for \$89,257.

## 7.27. Financial costs

	Year ended December 31	
	2024	2023
Loans	80,178,110	95,029,226
Other interest	8,294,258	8,158,107
Leases	3,522,792	5,072,886
Other financial costs	1,503,323	470,796
<b>Total financial costs</b>	<b>93,498,483</b>	<b>108,731,015</b>

Financial costs at the end of December 2024 correspond mainly to Concreto's financial obligations amounting to \$80,178,112, interest on finance leases amounting to \$3,522,792, interest income on loans from group companies amounting to \$3,729,545, interest payable to SIC amounting to \$140,405, and financial costs of Devimás's autonomous equity amounting to \$2,769,781.

The variation compared to December 2023 corresponds mainly to the decrease in interest on Concreto's financial obligations for \$14,851,115 and finance leases for \$1,550,094 indexed to the IBR; the increase in interest collected from group companies of \$835,415; the decrease in interest collected from SIC of \$427,446 and from Devimás Autonomous Equity of \$1,503,357.

## 7.28. Changes in equity

At the General Shareholders' Meeting held on March 22, 2024, the financial statements for 2023 and the distribution of profits were approved as follows: legal reserve of \$1,737,358, occasional reserve for donations of \$500,000, and working capital reserve of \$15,136,222. In addition, it is proposed to change the allocation of the donation reserve of \$500,000 and the reserve for share repurchase of \$50,000,000 to working capital and to ratify the balance of the previously established working capital reserve in the amount of \$401,607,150.

## Capital

	December	
	2024	2023
Authorized capital		
1,500,000,000 common shares with a par value of \$103 (*)	154,500,000	154,500
Subscribed and paid-in capital		
1,134,254,939 common shares with a par value of \$103 (*)	116,828,259	116,828,259
Total capital	116,828,259	116,828,259

(\*) Expressed in Colombian pesos

## Accumulated earnings

	December 31	
	2024	2023
First-time adoption of IFRS	243,520,130	243,520,130
Advance dividend tax	(3,659,027)	(3,034,921)
Profit for the period	(195,784,282)	17,373,579
Total accumulated earnings	44,076,821	257,858,788

## Reserves

	December	
	2024	2023
Legal reserve	6,603,798	4,866,440
Contingency reserves	467,743,372	402,107,151
Share repurchase reserve		50,000,000
Total reserves	474,347,170	456,973,591

## Other comprehensive income

	December 31	
	2024	2023
Effect of conversion of subsidiaries	60,797,544	36,519,136
Other comprehensive income of subsidiaries	(1,299,002)	(1,299,003)
Total other comprehensive income	59,498,542	35,220,133

7.28.1. Basic earnings per share

	December	
	2024	2023
(Loss) net income from continuing operations	(195,784,282)	17,373,579
Shares outstanding	1,134,254,939	1,134,254,939
Basic loss per share (*)	(172.61	15

(\*) Expressed in Colombian pesos



## 7.29. Labor proceedings

Information on the Company's current labor proceedings is detailed below:

Case	Plaintiff	Defendant	Description of the proceedings	Deductible amount payable in case of loss	Probability of occurrence
2016-00089	Omar Echavarría Valles	Concreto S.A. and others	Request for recalculation of salaries and social benefits.	\$217,000	Medium
2017-00203	Elver de Jesús Aguirre Cifuentes	Concreto S.A. (Hidrocuana) sues Juan Luis Anstizábal, Juan Guillermo Saldarriaga, Juan David Builes, and Fernando Gómez as individuals.	Employer liability in a workplace accident	Unknown	medium
2018	Juan Jose Copete Asprilla	CCC Ituango Consortium.	Employer negligence in workplace accident.		
2019-00562	Rodrigo Alberto Mejía Jiménez	Constructora Concreto S.A.	Pension contributions for time worked at Consorcio Techint Concreto	\$150,000	medium
2019-00121	Edwin Giovanni Mora López	Consoeio Conlinea 2	Reimbursement for enhanced job stability and payment of social benefits.	\$30,000	average
2018-1246	Edgar Monroy Castellanos	Constructora Concreto S.A. and others	Pension contributions for time spent at Consorcio Techint COCIC#LUCFgt0	\$30,000	average
2019-00452	Paula Isabel Piedrahíta Gómez et al.	Concreto S.A. Construction Company and others	Employer liability	\$700,000	high
2021-00101	Sejio Iván Lugo Cañas	Concreto S.A. Construction Company	Confirmation of reimbursement ordered via legal action	\$40,000	average
2020-00459	Alberto Cruz Alarcón	Constructora Concreto S.A.	Irregular termination of contract	\$1,500	high
2018	Luis Arturo Parra Ovalle	CCC Ituango Consortium.	Employer liability accident	\$150	average
2021	Cristian Romero Lambertinez	Constructora Concreto S.A.	Employer liability in accident laboral-	\$150 million is the estimated loss due to deductible from the policy.	deductible
2021-00049	Duvaier Usa Parra	Qros Consorcios	Transaction nullity	\$100	average
2020-00202	Héctor Mano Tabares	Constructora Concreto S.A.	Unfair dismissal and others	\$20	average
2022-067	Johanna Carolina Beltrán Gutiérrez	Concreto S.A. Construction Company	Dismissal in jurisdiction - No amount specified, the claim is for reinforced job security	\$60,000	average
2023-0002800.	Angel Daniel León	Concreto S.A. Construction Company	Dismissal in jurisdiction	\$50,000	average
2020-0002100.	Linicio Torres Quintana	Concreto S.A. Construction Company	Social Security	\$40,000	average
	Individuals, natural persons (9 procesos)	Construction Company	Compensation for unfair dismissal, employer liability for accident at work, action for reinstatement for enhanced job security and compensation. Employer liability for accident at work, Reinstatement,	\$1,031,294	average
	Individuals, natural persons (5 procesos)	CCC Ituango Consortium. Consorcio La Linea	enhanced job stability and payment of benefits Payment of compensation for unfair dismissal,	\$714,000	average
	Individuals, natural persons (1 procesos)	Consorcio Vial Helios	Social benefits, workplace harassment, and employer liability in workplace accidents.	N/A	average
	Individuals, natural persons (8 cases)	Constructora Concreto S.A.	Payment of compensation for irregular termination, employer fault, social security,	N/A	average
	Individuals, natural persons (10 procesos)	Other Consortiums	solidarity/subcontractor, and irregular termination of contract. Payment of compensation for unfair dismissal, reinstatement, job security, and employer fault.	\$723,875	e
Amounts expressed in thousands of Colombian pesos					average
					e

### 7.30. Civil and administrative proceedings

Information on the Company's current civil proceedings is detailed below:

Case number	Plaintiff	Defendant	Description of the proceeding / Current status	Amount of proceedings	Amount sought COTO Restoration of right by Concreto S. A.	Probability of occurrence
2006-512	Concreto S.A.	Government of Meta and others.	Contractual action challenging the legality of administrative acts awarding a tender to another bidder. An order to comply was issued. ordered by the Council of State, and in the same ruling, it was ordered to notify the Meta Infrastructure Agency in its capacity as the IDM's legal successor, which requested the annulment of the proceedings as of the ruling admitting the case. Current status: Proceedings in the evidentiary stage. Direct compensation for the unlawful damage caused by the death of Mr. Gustavo Alberto Valencia Garzón in a traffic accident on the Bogotá-Girardot highway. Current status: We are still waiting for the court to set a new date for the hearing at which the final evidence will be presented, arguments will be made, and a ruling will be issued. The	\$597,052	N/A	average
2018-415	Natural person	Ministry of Transportation - Invias - Via40 Expressy Concreto S.A.	In May 2024, we were notified by the Court 37 Attorney of the firm of a fine failing to respond to a request for information that they provided and to which no response was given.	Material damages and Concreto for \$2,109,353, further indexación	N/A	half
2017-183	Public companies of Medellín ESP	Superintendency of Public Services domiciliariosy ConcretoS.A.	Interpsimosre rsoderepsidoyestamosalaespera of the ruling issued by the court. Otherwise, there have been no developments in this case and we are therefore still waiting for the court to set a new date for a hearing at which the final evidence will be examined, arguments will be presented, and a ruling will be handed down. The aim is to annul the decision of the Superintendency of Public Services that denied EPM the collection of "recovery of consumption" in the amount of \$21,172. Status Current status: pending second instance ruling. Non-contractual civil liability proceedings are pending before Civil Court 14 of the Medellín Oral Circuit in the initial stage of response to the complaint. The claim seeks a declaration of liability and payment of damages resulting from a traffic accident on the Ruta del Sol project. On October 27, personal notification was served on the parties called in warranty. By orders dated March 23, 2022, the warranty claims against SBS SEGUROS COLOMBIA S.A., CONSORCIO A&C DE LOGISTICA Y	\$21,172	N/A	average
2019 - 464	Natural Person	Consorcio Vial Helios and others - Constructora Concreto S.A., named in the guarantee together with CSS Constructores and others.	MANTENIMIENTO S.A.S, OOMPAÑIA DE FIANZAS S.A.- CONFIANZA and CHUBB DE SEGUROS COLOMBIA S.A. On May 16, 2023, the Court issued a ruling extending the deadline for issuing a judgment by six months, setting the date for the hearing provided for in Article 372 of the General Code of Procedure for August 16, 2023, and ordering the evidence requested by the parties. On June 13, 2023, CONSORCIO VIAL HELIOS complied with the requirements made by the Court in its order of May 12, 2023.	\$656,008 for financial damages and \$2,800 SMLMV for non-pecuniary damages	N/A	medium

Case number	Plaintiff	Defendant	Description of the process / Current status	Amount of the claim	Amount sought COJ10 restoration Probability of the right being upheld occurrence Concreto S. A.
2019-040	Concreto S.A. National - General Directorate Maritime	Nation - Ministry of Defense	The plaintiff seeks to have two resolutions issued by Dimar that are detrimental to Concreto as the owner and builder of a house in the Casa del Mar condominium declared null and void. Current status: Initial stage - claim admitted with response pending due to transfer of objections. On September 30, a first instance ruling unfavorable to the plaintiff was handed down, and an appeal was filed. Parafiscal contributions to SENA for the years 1997, 1998, 1999, 2000, and January to October 2001. Action for annulment and restoration of rights filed on November 6, 2003. No precautionary measures were requested in the action filed because they were inadmissible under the terms of Decree 01 of 1984. Current status: The	NIA	N/A medium
2003-4172	Concreto S.A.	SENA Regional Valle del Cauca	The case is currently awaiting a second ruling. The first ruling was issued on June 25, 2015, declaring the partial nullity of the acts in question. The decision was appealed by SENA and is now before the Council of State. The second ruling is likely to be issued in 2022. The second instance ruling is likely to be issued between 2021 and 2023. The plaintiffs seek to impose an easement on a property where Concreto is a co-owner and are offering compensation that is less than the commercial appraisal value of the property. Concreto objects to the amount of	\$1,163,188	\$1,163,188 average
2017-0642	Company Aqueduct and Forjar Sewerage Bogotá E.S.P.	Concreto S.A. and Inversiones S.A.	compensation. October 7, to the office of the IGAC expert. June 1, 2022, expert appointed. November 29, 2022, expert requests allocation of funds for expenses Al office. September 18, 2023, enters the office with expert report. May 8, 2023 Notification by email of the ruling denying the claims in the lawsuit is	\$162,359 adjustment claimed by Concreto	N/A average
2016-0919 Others	Natural Person	Concreto and	That is, all defendants, including Concreto, were acquitted of liability. The plaintiff did not file an appeal. Nullity and restoration of rights - Tax: That Resolution IP No. 0065 of March 2, 2017, be declared null and void and that, by way of restoration of rights, the Municipality of Sabaneta be ordered to pay	1,000 SMLV	N/A half
2017-0380	Concreto S A' yots	Municipality of Sabaneta	Specifically, the sum of \$14,513 for a discount on the Unified Property Tax for the 2016 fiscal year. In this process, the evidentiary stage was completed, closing arguments were presented, and the first instance ruling is pending.	\$14.613	N/A average

Case	Plaintiff	Defendant	Description of the process / Current status	Amount of proceedings	Amount sought reinstating of the right by Concreto S. A.	Probability of occurrence
2016-865	Natural Person and Others	Concreto and Others	On February 14, 2023, a first instance judgment was issued denying the claims in the lawsuit, i.e., all defendants were acquitted of liability. defendants, including Concreto. The plaintiff filed an appeal. On June 1, 2023, the Administrative Court of Antioquia admitted the appeal and on June 28, 2023, it was referred to the court of second instance for a ruling.	\$1,284,887	N/A	average
06001233 000202002 54100	Concreto S.A.	Superintendency of Industry and Commerce	The lawsuit was admitted, answered by the defendant (02/02/2021), and the transfer of the exceptions of merit presented (February 9, 2021) On June 6, 2022, a procedural brief was filed	Claims of Constructora Concreto S.A. \$21,601,406 updated by payment agreement to \$28,836,732 \$674,228 million pesos for statements material damages, an (for property damage), without taking into	N/A	average
110013343 066202000 25400	Natural Person	Consortio Vial Helios — Concreto S.A. and others.	The lawsuit was admitted by order notified on February 11, 2021. In view of this appeal for reconsideration was filed by OONSOROIO HELIOS requesting the dismissal of the account the claim. On August 16 and 30 and September 6, 2023, the following were carried out cumulatively initial hearing and investigation and trial, reaching to a settlement agreement between the companies sentence, insurers of CONSORCIO VIAL HELIOS with plaintiffs, which concluded with the disassociation of the consortium in the proceedings and, therefore, its termination without damages or any other type of sentence.	to be caused until the the time of payment. effective date of the and the sum of 3,000 SMLMV as the moral ( extra-patrimonial).	N/A	average
2589933 003201900 24400	Natural Person	Ministry of Transport, Invias, and the members of the Helios Road Consortium.	Direct compensation proceedings for alleged liability in the traffic accident that occurred on August 18, 2017, at Km 24 +400 on the Dindal - La Palma road in the town of Caparrapi, in which Freddy Augusto Trujillo Gaspar died. Current status: we are awaiting admission of the response to the claim in order to move on to the evidentiary stage. The proceedings are pending due to the last appeal filed. The initial hearing scheduled for September 11, 2023, was denied.	\$111,365	N/A	average
2021 0002	Concreto S.A. and Others	Medellin Public Companies - EPM	The request to initiate arbitration was filed on January 18, 2021. EPM responded on April 8, 2021. The process is still in the Response stage. We are currently awaiting EPM's rejoinder to the reply submitted by the OOC Ituango Consortium. They have until October 25 of this year to submit their response.	\$70,000 plus taxes, for the payment of incentive \$1.306. For most deductible amounts, the concept is of the compensation is not specified and is not paid by Mapfre at this time, as it is quantifiable in this equipment and machinery. At this time, since \$1,660 for the deductible depends on what is achieved in the compensation paid by Mapfre under the comprehensive insurance policy - material damage.		average

Case	Plaintiff	Defendant	Description of the process / Current status	Amount of proceedings	Amount claimed as Restoration of the right by Concreto S. A.	Probability of occurrence
18-150694	Conalvías Construcciones S.A.S.	Constructora Concreto S.A., Industrial and others.	Verbal proceedings for unfair competition seeking a declaration that the defendants "committed acts of unfair competition against the plaintiff in the abbreviated selection process 004 - 2016 and, as a result of this declaration, they want the ANI to terminate concession contract 004 of October 16, 2016. Current status: To date, a new hearing date is expected to be set, as the one scheduled for November 24, 2022, did not take place. Current status: Ordinary - Declaratory. "The plaintiffs estimated the damages at 450 S.M.L.M., approximately \$764,000,000.00, at the time the lawsuit was filed. The plaintiffs seek an order against the defendant companies to carry out the installation of a firefighting network in the co-owned property, repair the roofs of the eight blocks, and install an access ramp for people with reduced mobility or disabilities. They also seek payment of compensation equivalent to 10% of the value of the works and the award of costs and legal fees. Amount of the claim \$764,000,000.00, to be indexed at the time of the judgment. (July 28) May 6, 2019, hearing under Article 372 of the C.G.P. orders the integration of the joint litigation. September 17, 2019 Arpro files an appeal for reconsideration against the integration of the joint litigation, since CONJUNTOS S.A. is liquidated. October 4, 2019 enters the office to resolve the appeal and is still pending. Proceedings with a preliminary ruling in favor of the consortium, declaring the proceedings expired and terminated, issued on July 23, 2021, and notified to the parties on the 26th of the same month and year. The deadline for INVIAS to file an appeal against the ruling is currently pending, expiring on August 10, 2021. August 20: INVIAS' appeal filed with the court. It was transferred from the Administrative Court of Yopal to the Council of State on October 25 to resolve INVIAS' appeal against the preliminary ruling of the court of first instance, which declared the case time-barred. 18	\$197,032,694	N/A	meda
2015-0231	Conjunto Residencial Olaros del Bosque P.H	Inmobiliaria Concreto S.A.S., Constructora Concreto S.A., Arpro Arquitectos Ingenieros S.A., José Carlos Matamala, Chaid Neme Hermanos S.A, La Quinta S.A.		\$764,000	N/A	average
*8001233 300020190 014100	INVIAS	Consortium CC-MP-Hvcusiana, comprising Constructora Concreto S.A., Constructora M.P.S.S. and Horacio Vega	November The process was formally filed in the Council of State - Third Section - this Friday. 12.11.21 in response to the referral made by the Administrative Court of Yopal on 25.10.21. (PDF sent with both records). It is currently pending before the Council of State for resolution of INVIAS' appeal against the preliminary ruling that declared the proceedings expired. On May 26, 2022, the appeal was admitted, and on June 22, 2022, it was submitted to the court for a ruling on the appeal and to determine whether or not to uphold the ruling that declared the proceedings terminated due to the expiration of the action.	\$6.242.612	N/A	meda



Case number	Plaintiff	Defendant	Description of the process / Current status	Amount of the claim	Amount sought as restoration of the right by Concreto S. A.	Probability of occurrence
22- 31167 or	Living Building Apartments	Constructora Concreto	They are demanding repairs and maintenance, seeking is awaiting the Superintendency to set a date for the initial hearing. We are still waiting for a date to be set for the hearing.	\$750,000	N/A	average
08001418 9-017-2019 -00355-00	Natural Person	Constructora Concreto	hearing art. 372 C.G.P.	\$7,350	N/A	average
'25000233 600020240 038100	Construction Concreto	Development Institute Urban -IDU-	That the IDU be ordered to pay all additional costs and damages of any kind incurred by Concreto S.A. as contractor under the construction contract 1286 of 2020 due to the occurrence of supervening events not attributable to Concreto S.A., the effects of which were unforeseeable and irresistible, as proven in the proceedings, for the following items and activities	\$28,000	N/	average

Values expressed in thousands of Colombian pesos

The processes with a probability of occurrence of 81% to 100% (high) and between 1% to 80% (medium) are disclosed.

### 7.31. Guarantees

The details of the guarantees at the end of the period are as follows:

Financial institution	To whom guaranteed	Amount guaranteed	% Guaranteed	Balance of the obligation to date proportional to the participation	Minutes
Bancolombia		19,998,000			
	Consorcio Vial Helios	56,661,000	33.33	2,792,563	Minutes 600 February 2017
		20,000,000			
		36,663,000			
	CC L1 Consortium	18,900,000	75	48,318,388	Minutes 669 October 20, 2023
		100,000,000			
	Puerto Azul Trust	17,900,000	100.00	5,293,630	Minutes 604 June 9, 2017
		10,631,000			Minutes 650 February 17, 2022
		1,500,000			
	Montebianco S.A.	11,900	100	642,289	Minutes 618 April 26, 2019
		6,475,000			
	Contree Las Palmas Trust	52,400,000	100	13,431,050	Minutes 638 February 19, 2021
	Porto Rosso ET I and II Trust	20,500,000	100	11,959,839	Minutes 640 April 2021
	Primavera Vis Trust	14,985,000	100	1,648,784	Minutes 638 February 2021
					Minutes 642 June 2021
	Transmilenio Trust AV 68 G5 and G8	no limit on amount	100	49,309,696	Minutes 625 February 2020
	Contree Castropol Trust	40,881,420	100	12,828,945	Minutes 664 April 28, 2023
Davivienda	Ciudad del Bosque ET2 and 3	15,700,000	50	4,635,145	Minutes 638 February 19, 2021
Social Security	Zanetti	29,150,000	100	35,928,116	Minutes 620 September 13, 2019
Banco Popular	Consorcio CC Inters Bosa	40,000,000	100.00	10,307,858	Minutes 664 April 28, 2023
Total				197,096,303	

## Separate Financial Statement

### 7.32. Transactions with related parties

Allo 2024 - December		Ingresos							Compris and Acquisitions				
Company	Balance cobrar	Balance payable	Sale of assets	Designs or other honorarios	Leasing	Services	Interest	Dividends	Property	Honoraria	Leases	Services	Intereses
<b>Subsidiaries</b>													
Industrial CC S.A.S.	27,794,519	1,559,031	2,201	97,394	6,441.9g5	712,109	1,373,579			8,221		1,487,614	235,501
CoriCoiC90 PFOyeC10S S.A.S.	1,604,614	13,243,017	3,470	3,018,016			304	44,987					1,030,462
Inmobiliaila Concreto S.A.S.		12,821,773											1,528,400
Concreto LLC	3350029						79,265						
Concreto Internacional	7,638,790			799,687			790,913						
Concreto Desings S.A.S.	3896813	49,191		8,909	SOL107	4.6ÆÆ	212,195			29,557			
Bimbau S.A.S.	5,641,390	736,050					622,648					764,022	
Advanced Construction Systems		1,349,672		2,572	6,000	36,012							117,963
Other subsidies (1)	56,323,051	870,162					45,411				65,450	5,000	
<b>Subtotal subsidiaries</b>	<b>106,249,206</b>	<b>30,628,896</b>	<b>5,671</b>	<b>1,926,578</b>	<b>6,949,102</b>	<b>752,765</b>	<b>3,127,028</b>	<b>44,987</b>		<b>37,778</b>	<b>65,450</b>	<b>2,206</b>	<b>2,912,126</b>
<b>Associates and joint ventures</b>													
Consalfa S.A.S.	11,276,578					45,600	8g2,518						
Pacsa S.A.S.	901,124	4,073,188		637,669		9,200.24		5,175,384		18,729		88,905	277,880
Doble Cdzada Oriente S.A.S. - PA DCO	8,996,933					44,400	1,895,309						
P.A. Devimed	12,699,960	72,916						27,661,673					
P.A. Devimas	1,448	10,428,346											
pital's Private Fund			96,357,806					13,818.14				3,572	
Other associates and joint ventures	2,336,933	951,913	280,000	38,282			29,461	1,118,658				25,525	
<b>Subtotal associated companies and joint ventures</b>	<b>36,212,976</b>	<b>15,526,363</b>	<b>96,637,806</b>	<b>675,951</b>		<b>922R99</b>	<b>2,817,288</b>	<b>47,773,856</b>		<b>18,729</b>		<b>118,002</b>	<b>277,880</b>
<b>Operating and other investment vehicles</b>													
Route 40 Consortium													
Helios Road Consortium -PA Ruta del Sol	279,333	1,264,877	15,433	12,000		21,161							
CC Interseccian Consortium AV Bosa		2,028,715	43,928				1.1	2,127,378				861	1,001,941
CCC Ituango Consortium		1,086,486		86,329	162.19fi	fi1,579							
Consomio CC L1		571,229											1,716,838
CC Sofan Consortium 010	1,606,366	21,674		121.6g4	40,940		40,318	893,335			215,717		
Consorcio CC 2023	8,210,096												
Consorcio CC -P 7MA L3	3,249,231		Z.075				18.619	%348v69					
Other Joint operations (2)	8,391,378	458,301		183,990	41,744	6CE187B						3	
<b>Subtotal joint operations</b>	<b>21,736,404</b>	<b>5,435,892</b>	<b>66,436</b>	<b>404,013</b>	<b>244,879</b>	<b>767,618</b>	<b>60,041</b>	<b>7,369,282</b>			<b>215,717</b>	<b>864</b>	<b>2,718,779</b>
<b>Partners and other related parties</b>													
Via 40 Express S.A.S. - PA Via 40 Vinci Highways	20,175,877	56,865	-	-	-		8,229,01						648,620
Members of the Board of Directors		137,541											
Other related parties	1,927,648												
<b>Total joint operations and other investment vehicles</b>	<b>45,981,725</b>	<b>5,630,298</b>	<b>66,436</b>	<b>404,014</b>	<b>244,879</b>	<b>767,617</b>	<b>8,982,943</b>	<b>7,369,281</b>			<b>215,717</b>	<b>864</b>	<b>3,367,398</b>
<b>Total</b>	<b>(18,688,763)</b>												



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1) The balance corresponds to collections made for costs associated with construction reports submitted to the trusts, based on the progress of the projects, as well as cash loans, mainly related to the following trusts: Porto Rosso, FAI Puerto Azul, Contree Palmas, Sunset Boulevard, Zanetti, and Primavera VIS.

2) The balance mainly corresponds to the portfolio of Consorcio Conciviles CC, Consorcio el Gato CC, Consorcio SBC - CC Muelle 5, among others.



### 7.33. Fair value measurement

Fair value corresponds to the estimated price that an orderly transaction would fetch for the sale of the asset or transfer of the liability between market participants on the measurement date under current market conditions (i.e., a selling price on the measurement date from the perspective of a market participant holding the asset or owing the liability) for Concreto.

The Company uses the following valuation techniques to estimate fair value:

- Market approach: a valuation technique that uses prices and other relevant information generated by market transactions involving assets, liabilities, or a group of identical or comparable (i.e., similar) assets and liabilities, such as a business.
- Cost approach: a valuation technique that reflects the amount that would be required at the present time to replace the service capacity of an asset.
- Income approach: valuation techniques that convert future values into a single present value (i.e., discounted). Fair value measurement is determined based on the value indicated by current market expectations about those future amounts.

It is the value of volatility that equates the market value of the option (observed value) to the theoretical value of that option obtained using a valuation model available to the Company on the measurement date (level 1).

- Based on valuation techniques commonly used by market participants that use variables other than quoted prices that are observable for the assets or liabilities, directly or indirectly (level 2).

- Based on internal valuation techniques of discounted cash flows or other valuation models, using variables estimated by Concreto that are not observable for the asset or liability, in the absence of variables observable in the market (level 3).

As of December 31, 2024, Concreto used the following fair value measurement hierarchies: Level 1 Cash and cash

equivalents, and Investments in FCP Pactia.

Level 2 Non-current assets available for sale.

Level 3 Investment properties, investments in unlisted shares, and other financial assets.

DIC-2024

Type of Financial Instrument	Fair value measurement hierarchies		Level 1	Fair value
	Level 2	Level 3		
Assets whose fair value is disclosed in the notes to the financial statements	Cash and cash equivalents			
	105,267,904			105,267,904
Investment in financial instruments measured at fair value	112,166,194			112,166,194
Investments in unlisted shares				
Non-current assets available for sale			191,034,407	191,034,407
Investment properties				
	15,879,135	28,632,003		44,511,138
			59,874,283	59,874,283
Total assets	233,313,233	28,632,003	250,908,690	512,853,926

DIC-2023

Type of financial instrument	Fair value measurement hierarchies		Level 1	Fair value
		Level 2	Level	
Assets whose fair value is disclosed in the notes to the financial statements				
Cash and cash equivalents	82,842,016			82,842,016
Investment in associates measured at fair value	945,801,383			94E801,383
Investments in non-listed shares listed			168,968,798	168,968,798
Non-current assets available for sale		109,352,435		109,352,435
Investment properties			6,269,425	6,269,425
Total assets	1,028,643,399	109,352,435	175,238,223	1,313,234,057

#### 7.34. Events after the reporting date

On January 10, 2025, the market was informed that, in relation to the performance of Concreto's shares on the Colombian Stock Exchange (BVC) and the information disclosed on January 9 by the newspaper La República on its website, the company informed its investors and the market in general that it was not aware of any transactions, events, or decisions that could have positively influenced the value of the shares, other than those previously reported through the official mechanisms for relevant information. On January 31, 2025, it was reported that the Company had submitted its Report on the Implementation of Best Corporate Practices – Country Code for the year 2024.

Finally, on February 3, 2025, it was announced that the Company's Board of Directors authorized Mr. Juan Luis Aristizábal Vélez, member of the Company's Board of Directors, to dispose of up to 1% of the Company's outstanding shares that he directly and/or indirectly owns, at the time he deems appropriate. It was reported that this authorization was granted for a term of one year and was approved by the majority established in Article 404 of the Commercial Code.

On February 6, 2025, it was announced that the Company had entered into an agreement with Banco Davivienda S.A. to settle its debt with the latter for an approximate amount of COP\$ 15,881 million, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On February 21, it was reported that the Board of Directors, at a meeting held on that date: A. Instructed the Company's President to call an ordinary meeting of the General Shareholders' Meeting for March 28, 2025. B. Approved the Management Report, the financial statements and their annexes, the Corporate Governance Report, and the proposal to offset losses from the previous fiscal year and change the allocation of reserves, which will be submitted for consideration by the Shareholders' Meeting at its regular meeting; and C. Approved the submission for consideration by the General Shareholders' Meeting at its ordinary meeting of a proposal to amend the bylaws in order to adapt their content to the current structure and operation of the Company, clarify their language, and make the relevant regulatory updates.

Likewise, the communication of compliance with External Circular 029 of 2014, which establishes the representation of shareholders, was published; it was reported that Ms. Carolina Angarita Barrientos resigned from her position as a member of the Company's Board of Directors, effective as of that date; and a notice was published regarding the Company's consolidated results as of December 31, 2024.

#### 7.35. Relevant information

On October 4, 2024, the market was informed that Dr. Patrick Sulliot had submitted his resignation as a member of the Company's Board of Directors, effective as of that date. Likewise, it was announced that at the Board of Directors meeting held on the same day, the following decisions were adopted: i) The Company's President was instructed to call an extraordinary meeting of the Shareholders' Meeting for October 28, 2024, for the purpose of appointing new members of the Board of Directors to complete the current term; and ii) Ms. Carolina Angarita Barrientos was appointed as a member of the Audit Committee to replace Mr. Luis Fernando Restrepo Echavarría, with immediate effect.

On October 11, 2024, it was reported that, on that same date, the notice calling for the extraordinary meeting of the General Shareholders' Meeting was published on the Company's website and social media, in compliance with the necessary processes and authorizations.

Subsequently, on October 17, 2024, the communication of compliance with External Circular 029 of 2014, which establishes the representation of shareholders, was published. Likewise, it was reported that the Company entered into an agreement with BBVA Colombia S.A. to settle its debt with the latter for an approximate amount of COP \$56 billion through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On October 18, 2024, the market was informed that agreements had been signed with Banco de Bogotá S.A. and Banco de Occidente S.A. to settle the Company's debts with these entities for approximately COP \$113 billion and COP \$44 billion, respectively, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On October 24, 2024, it was announced that the Company had entered into agreements with Banco Popular S.A. and Banco Comercial AV Villas S.A. to settle the debts it owed to them for an approximate value of COP \$81,000 million and COP \$11,000 million, respectively, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On October 28, 2024, it was reported that, at an extraordinary meeting, the Company's Shareholders' Meeting appointed the new members of the Board of Directors to complete the term from April 2023 to March 2025, with 100% of the shares present voting in favor. The new Board of Directors is composed of: Christophe Pelissié du Rausas, Stéphane Abry, Nora Cecilia Aristizábal López, Carlos Eduardo Restrepo Mora, José Alejandro Gómez Mesa, Juan Luis Aristizábal Vélez, Ángela María Orozco Gómez, Juan Manuel González Garavito, Orlando Cabrales Segovia, and Carolina Angarita Barrientos.

On November 12, 2024, it was announced that the Company had entered into agreements with Bancolombia S.A. and Itaú Colombia S.A. to settle its debts with them for approximately COP \$230 billion and COP \$26 billion, respectively, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On November 14, 2024, it was reported that, in compliance with External Circulars 031 of 2021 and 012 of 2022 of the Financial Superintendency of Colombia, the Quarterly Periodic Report was published. Likewise, on November 20, 2024, it was announced that the Company had entered into an agreement with Banco Santander de Negocios S.A. to settle its debt with the latter for an approximate amount of COP \$13.4 billion through the exchange of participation units of the Pactia Inmobiliario Private Capital Fund.

On December 10, 2024, it was reported that, as a member of the CCC Ituango Consortium, the Company was notified of the decision of the International Arbitration Tribunal, which determined that the Consortium was not liable for the collapse of the auxiliary diversion gallery (GAD) that occurred in April 2018.

Finally, on December 20, 2024, at a meeting of the Company's Board of Directors, changes were approved in the composition of the Board's internal committees, with immediate effect. The Audit Committee was composed of Ángela María Orozco Gómez, Orlando Cabrales Segovia, and Juan Manuel González Garavito; the Human Resources Committee was composed of Juan Luis Aristizábal Vélez, Carolina Angarita Barrientos, and Orlando Cabrales Segovia. It was also reported that there were no changes in the composition of the Corporate Governance Committee.

The Company has disclosed relevant information to the market. To consult this information, please visit the website <https://www.superfinanciera.gov.co> and select the "Relevant Information" option. You can search by entity "CONCRETO" status "Active - Current," selecting the topic or date range required.

#### 7.36. Approval of financial statements

The separate financial statements and accompanying notes were reviewed by the board of directors on February 21, 2025.

#### 7.37. Internal control matters

The company has made progress in implementing the recommended controls over information systems during 2024.

The company will continue to monitor and implement the recommended controls on the SAP system, focusing on strengthening the monitoring of sensitive transactions, ensuring the segregation of duties and the integrity of information. We will also continue to strengthen the most up-to-date cybersecurity mechanisms on all information systems.

APPENDIX FINANCIAL INDICATORS (Unaudited information)

LIQUIDITY AND INDEBTEDNESS	DEC•2024	DEC•2023
Current ratio:	1.5	1.68
Acid liquidity ratio:	1.08	1.25
Working capital:	273,536,286	354,008,600
Interest coverage	(2.01)	1
Debt:	35.30	46.18

EFFICIENCY	DEC•2024	DEC•2023
Gross margin	2.51	17.61
Operating margin	-38.89	16.18
Net margin	-4054	2.38

PROFITABILITY	DEC•2024	DEC•2023
Return on assets:	-9.90	0.64
Return on equity:	-15.30	1.20





## Statutory Auditor's Report on the compliance by the administrators with the provisions of the bylaws and the orders and instructions of the Shareholders' Meeting, on the existence of adequate internal control measures, conservation and custody of the assets of the company or of third parties held by the Company, and on the effectiveness of the financial reporting process controls

To the Shareholders of Constructora  
Concreto S. A.

### Description of the main issue

In carrying out my duties as Statutory Auditor of Constructora Concreto S. A. and in accordance with the provisions of Sections 1 and 3 of Article 209 of the Commercial Code and Annex 1 of Chapter I of Title V of Part III of the Basic Legal Circular issued by the Financial Superintendency of Colombia, I am required to report to the Shareholders' Meeting whether, during the year ended December 31, 2024, the Company had adequate internal control, conservation, and custody measures in place for its assets or those of third parties in its possession, and whether the Company's managers adequately complied with certain regulatory aspects established in various legal and statutory provisions.

The criteria considered for the evaluation of the matters mentioned in the previous paragraph include: a) the Company's bylaws, the minutes of the Shareholders' Meeting, and the legal and regulatory provisions under my competence as Statutory Auditor; and b) the components of the internal control system that management and those responsible for the governance of the Entity consider necessary for the adequate and timely preparation of its financial information.

### Management's Responsibility

The Entity's Management is responsible for establishing and maintaining an adequate internal control system that safeguards its assets or those of third parties in its possession and ensures proper compliance with the bylaws and decisions of the Shareholders' Meeting.

To fulfill these responsibilities, management must exercise judgment in evaluating the expected benefits and related costs of control procedures designed to provide management with reasonable, but not absolute, that the assets are safeguarded against loss from unauthorized use or disposal, that the Entity's operations are carried out and recorded appropriately, and that the financial statements are prepared free from material misstatement due to fraud or error and in accordance with the Accounting and Financial Reporting Standards Accepted in Colombia.

PwC Contadores y Auditores S.A.S., Calle 7 Sur No. 42-70, Torre 2, Piso 11, Edificio Forum, Medellín, Colombia. Tel: (60-4) 6040606, [www.pwc.com/co](http://www.pwc.com/co)

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To the Shareholders of  
Constructora Concreto S. A.

### **Responsibility of the Statutory Auditor**

My responsibility as Statutory Auditor is to perform assurance work to express a conclusion, based on the procedures performed and the evidence obtained, whether the acts of the Entity's administrators are in accordance with the statutes and orders or instructions of the Assembly, whether there are adequate internal control measures established by the Entity's Management to safeguard its assets or those of third parties in its possession, and the effectiveness of the controls of the financial reporting process.

I performed my duties in accordance with the information assurance standards accepted in Colombia. These standards require that I comply with the ethical and independence requirements established in Decree 2420 of 2015, which are based on the principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behavior, and that I plan and perform the procedures I consider necessary to obtain assurance regarding the compliance by the Entity's Administrators with the statutes and orders or instructions of the Assembly, and whether there are adequate internal control, conservation, and custody measures for the assets of the Entity or third parties in the Entity's possession as of December 31, 2024, and for the year ending on that date, in all significant aspects of the evaluation, and in accordance with the description of the criteria of the main matter.

The accounting firm to which I belong and by which I am appointed as Statutory Auditor of the Entity applies International Standard on Quality Control No. 1 and, consequently, maintains a comprehensive quality control system that includes documented policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

### **Assurance procedures performed**

The aforementioned audit provisions require that you plan and perform assurance procedures to obtain reasonable assurance that the internal controls implemented by the Entity are designed and operate effectively. The assurance procedures selected depend on the judgment of the Statutory Auditor, including the assessment of the risk of material misstatement in the financial statements due to fraud or error and that the Entity's operations are not carried out with adequate efficiency and effectiveness. The procedures performed included selective testing of the design and effective operation of the controls that I considered necessary in the circumstances to provide reasonable assurance that the control objectives determined by the Entity's management are adequate.



To the Shareholders of  
Constructora Concreto S. A.

The assurance procedures performed were as follows:

- Review of the Entity's bylaws, minutes of Shareholders' Meetings and other supervisory bodies, in order to verify the proper compliance by the Entity's administrators with said bylaws and with the decisions made by the Shareholders' Meeting.
- Inquiries with management regarding changes or proposed amendments to the Entity's bylaws during the period covered and validation of their implementation.
- Understanding and evaluating the internal control components of the Entity's financial reporting, such as: control environment, risk assessment, information and communication, monitoring of controls, and control activities.
- Understanding how the Entity has responded to emerging risks in information systems.
- Understanding and evaluation of the design of relevant control activities in the financial reporting process and their validation to establish that they were implemented by the Entity and operate effectively.

I believe that the audit evidence I obtained is sufficient and appropriate to provide a basis for the conclusion I express below.

#### **Inherent limitations**

Due to its inherent limitations, internal control over financial reporting may not prevent or detect material misstatements due to fraud or error. Likewise, the results of my procedures may be different or change during the period evaluated, since my report is based on selective tests performed during the period. In addition, projections of any assessment of the effectiveness of internal control to future periods are subject to the risk that controls may become inadequate due to changes in conditions, or that the degree of compliance with policies or procedures may deteriorate.

#### **Qualified conclusion**

Based on the evidence obtained from the work performed and described above, and subject to the inherent limitations discussed above, I conclude that, except for the internal control deficiencies in the SAP information system related primarily to access controls and segregation of duties referred to in Note 7.37 to the financial statements, during the year ended December 31, 2024, the actions of the Entity's managers are in accordance with the bylaws and the orders or instructions of the Shareholders' Meeting, the internal control, preservation, and custody measures for the Entity's assets or those of third parties in its possession are in place and adequate, and the controls over financial reporting operated effectively.



To the Shareholders of  
Constructora Conconcreto S. A.

This report is issued to the shareholders of Constructora Conconcreto S. A., in compliance with the requirements established in Sections 1 and 3 of Article 209 of the Commercial Code, and should not be used for any other purpose.

A handwritten signature in black ink, appearing to read "Jorge Andrés Herrera Vélez".

Jorge Andrés Herrera Vélez Statutory  
Auditor  
Professional License No. 94898-T  
Appointed by PwC Contadores y Auditores S. A. S.  
February 26, 2025

# Financial Statements

## consolidados





## Statutory Auditor's Report on the Consolidated Financial Statements

To the Shareholders of Constructora  
Concreto S. A.

### Opinion

I have audited the accompanying consolidated financial statements of Constructora Concreto S. A. and its subsidiaries, which comprise the consolidated statement of financial position as of December 31, 2024, and the consolidated statements of income by function, other comprehensive income, changes in shareholders' equity, and cash flows for the year then ended, and the notes to the financial statements, which include a summary of significant accounting policies.

In my opinion, the accompanying consolidated financial statements, taken fairly from the consolidation records, present fairly, in all material respects, the financial position of Constructora Concreto S. A. and its subsidiaries as of December 31, 2024, and the results of their operations and their cash flows for the year then ended, in accordance with Accounting and Financial Reporting Standards Accepted in Colombia.

### Basis for opinion

I conducted my audit in accordance with the Auditing Standards for Financial Information Accepted in Colombia. My responsibilities in accordance with those standards are described below in the section on the Statutory Auditor's Responsibilities in relation to the audit of the consolidated financial statements in this report.

I am independent of Constructora Concreto S. A. in accordance with the Code of Ethics for Professional Accountants of the International Ethics Standards Board for Accountants (IESBA) together with the ethical requirements that are applicable to my audit of the financial statements in Colombia, and I have fulfilled the other ethical responsibilities in accordance with those requirements and the IESBA Code of Ethics.

I believe that the audit evidence I obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Emphasis

I call attention to Note 7.2 to the consolidated financial statements, which describes the status of accounts receivable as of December 31, 2024, from Metro Cali, through the participation in the Conciviles Consortium. These accounts receivable amount to \$13,722 million, of which \$3,523 million are provisioned based on the assessment of management and its lawyers regarding their recoverability. Metro Cali is undergoing restructuring in accordance with Law 550 of 1999 and, as of the date of this report, is in the process of finalizing the creditors' agreement. There is uncertainty regarding the recoverability of these accounts receivable. My opinion is not modified with respect to this matter.

PwC Contadores y Auditores S.A.S., Calle 7 Sur No. 42-70, Torre 2, Piso 11, Edificio Forum, Medellín, Colombia. Tel: (60-4) 6040606, [www.pwc.com/co](http://www.pwc.com/co)

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To the Shareholders of  
 Constructora Concreto S. A.

### Key audit matters

The key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements for the year. These matters have been addressed in the context of my audit of the financial statements as a whole and in forming my opinion thereon, and I do not provide a separate opinion on those matters.

Key audit matter	How the key audit matter was addressed in the audit
<p><b>Construction contracts - Measurement of revenue over time (See Note 7.17)</b></p> <p>Forty-two percent of Constructora Concreto S.A.'s consolidated revenue comes from long-term construction contracts. Revenue from construction contracts is recognized using the resource method, in accordance with accounting and financial reporting standards accepted in Colombia.</p> <p>The resource method, which considers the progress of costs incurred in the work, and the revenue to be recognized are calculated based on a large number of estimates that monitor the work performed compared to the budget and take into account contingencies. Initial estimates may be adjusted during the life of the contract and may have a significant effect on results.</p> <p>The definition of these estimates and any necessary adjustments thereto are considered a key audit matter because they have a significant impact on the Company's results and involve a high level of judgment on the part of management, which is required to determine the estimates. In addition, there is a risk that total budgeted costs may differ significantly from actual costs incurred due to the technical complexity of the projects.</p>	<p>To evaluate the revenue measurement method, I performed the following procedures:</p> <ol style="list-style-type: none"> <li>1. Understanding, evaluating, and validating the main manual controls established by the Company over construction contracts, the definition and monitoring of budgets, and the recognition and measurement of revenue from such contracts.</li> <li>2. To validate the estimate of construction budgets (the basis for determining the profit margin), infrastructure experts were involved to validate the reasonableness of construction costs.</li> <li>3. For the selected contracts, I performed the following audit procedures:               <ul style="list-style-type: none"> <li>• Analysis of contract terms and conditions.</li> <li>• Review of the defined budget and verification of the justification for adjustments made with respect to the previous year.</li> <li>• Inquiry with the project manager to determine whether there are any delays or cost overruns not considered in the budget.</li> <li>• Recalculation of recognized income considering the contract terms, costs incurred, and the analyzed construction budget.</li> </ul> </li> </ol> <p>The tests described above did not identify any differences outside a reasonable range, in accordance with our materiality level.</p>



To the Shareholders of  
 Constructora Conconcreto S. A.

Key audit matter	How the key audit matter was addressed in the audit
<p><b>Measurement of goodwill and the related permanent investment and determination of possible impairment.</b></p> <p>The goodwill recognized in the consolidated financial statements amounts to \$7,973 million and the permanent investments amount to \$1.2 trillion. The valuation of goodwill involves making estimates to identify whether there is a risk of impairment arising from internal and external factors.</p> <p>The Group performs impairment tests on the assumptions used in the goodwill valuation model and the respective investment to determine the recoverable amount, which is based on the discount of projected cash flows.</p>	<p>The following audit procedures were carried out to evaluate the impairment tests:</p> <ol style="list-style-type: none"> <li>1. Analysis of the data, estimates, and judgments considered by management in determining the impairment test.</li> <li>2. Methodological analysis of the financial model used in impairment testing, in accordance with accounting and financial reporting standards accepted in Colombia.</li> <li>3. Analysis of the discount rate and the procedure used to discount projected cash flows, which are based on financial theory for calculating WACC and CAPM theory.</li> </ol> <p>The tests described above did not identify any differences outside a reasonable range, in accordance with our materiality level.</p>

#### Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the proper preparation and fair presentation of the accompanying consolidated financial statements in accordance with Colombian Accounting and Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to the going concern basis of accounting and using the going concern accounting principle, unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative to doing so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.



To the Shareholders of  
Constructora Concreto S. A.

### **Responsibilities of the Statutory Auditor in relation to the audit of the consolidated financial statements**

My objective is to obtain reasonable assurance that the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit report containing my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Financial Reporting Standards accepted in Colombia will always detect a material misstatement when it exists. Errors may be due to fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

As part of an audit in accordance with Financial Reporting Standards in Colombia, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- I identify and assess the risks of material misstatement in the consolidated financial statements, whether due to fraud or error; design and perform audit procedures responsive to those risks; and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement due to fraud is higher than for a material misstatement due to error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- I obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- I evaluate the appropriateness of the accounting policies applied and the reasonableness of the accounting estimates and related disclosures made by management.
- I conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, conclude on whether a material uncertainty exists related to events or conditions that may cast significant doubt about the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my audit report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my audit report. However, future events or conditions may cause the Group to cease to be a going concern.
- I evaluate the overall presentation, structure, and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



To the Shareholders of  
Constructora Conconcreto S. A.

- I obtain sufficient and appropriate audit evidence about the financial information of the Group entities or activities to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision, and performance of the Group audit. I remain solely responsible for my audit opinion.

I communicate to those charged with governance, among other matters, the planned scope and timing of the audit and significant findings of the audit, as well as any significant deficiencies in internal control that I identify during the audit.

I also provided the Entity's management with a statement regarding my compliance with the applicable ethical requirements regarding independence and disclosed to them all relationships and other matters that could reasonably be expected to affect my independence and, where applicable, the corresponding safeguards.

Among the matters communicated to those responsible for the Entity's management, I determined those that were most significant in the audit of the financial statements for the current period and which are, therefore, the key audit matters. I have described these matters in my audit report unless legal or regulatory provisions prohibit public disclosure of a matter or, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the benefits to the public interest.

  
Jorge Andrés Herrera Vélez  
Statutory Auditor

Professional License No. 94898 -T  
Appointed by PwC Contadores y Auditores S. A. S.  
February 26, 2025

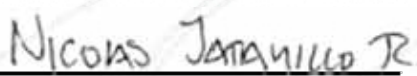


## CERTIFICATION OF LEGAL REPRESENTATIVE

Medellín, March 26, 2025

To the shareholders of  
Constructora Concreto S.A.

The undersigned legal representative of the Company certifies, in accordance with Article 46 of Law 964 of 2005, that the Basic and Consolidated Financial Statements: Statement of Financial Position, Statement of Income by Function, Statement of Changes in Equity, Statement of Other Comprehensive Income, Statement of Cash Flows, and the notes to the Financial Statements as of December 31, 2024, and 2023, as well as the other reports issued, relevant to third parties, do not contain any misstatements, inaccuracies, or errors that would prevent a true understanding of the company's financial position or operations.



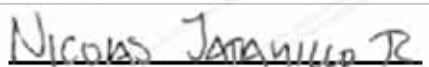
Nicolas Jaramillo Restrepo

**CERTIFICATION OF THE LEGAL REPRESENTATIVE AND PUBLIC ACCOUNTANT**

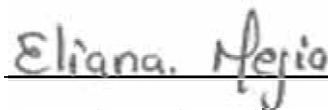
Medellín, March 26, 2025

To the shareholders of Constructora  
Concreto S.A.

The undersigned legal representative and accountant of the Company certify, in accordance with Article 37 of Law 222 of 1995, that the Basic and Consolidated Financial Statements: Statement of Financial Position, Statement of Income by Function, Statement of Changes in Equity, Statement of Other Comprehensive Income, Statement of Cash Flows, and the notes to the Financial Statements as of December 31, 2024, and 2023, have been prepared in accordance with the accounting and financial reporting standards accepted in Colombia, have been faithfully taken from the books, and the statements contained therein have been verified in accordance with the regulations.



Nicolas Jaramillo Restrepo Legal  
Representative



Eliana Mejia

Certified Public

Accountant TP

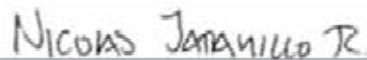
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## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

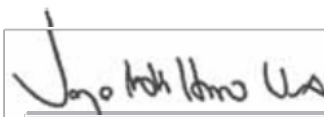
		December	
	NOTES	2024	2023
Assets			
Current assets			
Cash and cash equivalents	7.1	166,523,850	116,739,226
Trade accounts receivable and other accounts receivable, net	7.2	460,605,746	449,044,465
Accounts receivable from related parties and associates, net	7.	59,754,171	52,446,028
Inventories, net	7.	425,780,624	407,505,044
Tax assets	7.6	7,786,965	32,238,938
Other non-financial assets		34,818,012	44,664,191
Subtotal current assets		1,155,269,368	1,102,637,892
Assets classified as held for sale	7	39,129,477	86,258,117
Current assets		1,194,398,845	1,188,896,009
Non-current assets			
Investment property	7	60,144,283	6,539,425
Property, plant, and equipment, net	7.8	253,405,191	259,120,715
Capital gains		7,973,595	7,973,595
Intangible assets other than capital gains	7	9,245,017	8,540,734
Investments in associates and joint ventures	7.10	346,747,703	1,249,672,742
Trade accounts receivable and other accounts receivable, net	7	327,868	16,885,006
Accounts receivable from related parties and associates, net	7.	31,036,266	31,422,414
Non-current inventories	7.	142,888	1,346,834
Deferred tax, net	7.6	36,952,861	-
Other financial assets	7.	270,111,334	135,849,239
Non-current assets		1,016,087,006	1,717,350,704
Assets		2,210,485,851	2,906,246,713



Nicolas Jaramillo Restrepo  
Legal Representative  
(See attached certification)



Eliana Maria Mejia Valencia  
(See attached certification)



Jorge Andrés Herrera Vélez  
Statutory Auditor TP 94898-T  
Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	NOTES	December 31 2024	2023
<b>Liabilities</b>			
<b>Current liabilities</b>			
Financial obligations	7.13	170,020,472	230,116,994
Provisions	7.15	47,722,204	18,471,938
Trade accounts payable and other accounts payable	7.14	294,210,393	207,734,767
Accounts payable to related parties and associates	7	11,022,949	15,226,138
Lease liabilities	7.12	5,599,901	8,448,860
Tax liabilities	7.6.2	13,028,300	1,291,088
Other non-financial liabilities	7.1	195,158,664	148,869,729
Liabilities related to assets held for sale	7	10,028,295	11,440,530
<b>Current liabilities</b>		<b>746,791,178</b>	<b>641,600,044</b>
<b>Non-current liabilities</b>			
Financial obligations	7	94,709,491	560,853,429
Provisions	7	1,648,151	1,828,002
Trade accounts payable and other accounts payable	7.14	27,756,604	46,016,930
Accounts payable to related parties and associates	7	10,618,548	24,526,180
Liabilities for leases	7.1	2,648,840	6,875,962
Deferred tax, net	7.6.3	-	69,982,617
Other non-financial liabilities	7.	78,857,927	157,545,604
<b>Non-current liabilities</b>		<b>216,239,561</b>	<b>867,628,724</b>
<b>Liabilities</b>		<b>963,030,739</b>	<b>1,509,228,768</b>
<b>Equity</b>	7		
Issued capital		116,828,259	116,828,259
Share premium		584,968,014	584,968,014
Accumulated earnings		(6,119,142)	187,627,310
Other equity interests		960,209	835,850
Reserves		474,347,169	456,973,590
Other comprehensive income		75,070,965	47,221,684
<b>Equity attributable to owners of the parent company</b>		<b>1,246,055,474</b>	<b>1,394,454,707</b>
Non-controlling interests		1,399,638	2,563,238
<b>Equity</b>		<b>1,247,455,112</b>	<b>1,397,017,945</b>
<b>Equity and liabilities</b>		<b>2,210,485,851</b>	<b>2,906,246,713</b>

The accompanying notes are an integral part of the consolidated financial statements.

Nicolas Jaramillo R  
 Nicolas Jaramillo Restrepo  
 Legal Representative  
 (See attached certification)

Eliana Mejia  
 Eliana Maria Mejia Valencia  
 TP 154321-T Counter  
 (See attached certification)

Jorge Andrés Herrera Vélez  
 Jorge Andrés Herrera Vélez  
 Revi Fi at TP 94898-T  
 Designated by PwC Contadores y Auditores S.A.S.  
 (See attached report)

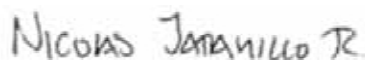
## CONSOLIDATED STATEMENT OF INCOME BY FUNCTION

YEARS ENDED DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated) otherwise)

		Year ended	December 31
	NOTES	2024	2023
Revenue from ordinary activities	7.1	883,010,213	1,222,338,069
Cost of sales	7	(896,910,824)	(1,107,080,842)
<b>Gross (loss) profit</b>		<b>(13,900,611)</b>	<b>115,257,227</b>
Other income	7	41,856,257	60,643,775
Administrative and selling expenses	7.20	(47,404,333)	(49,578,233)
Employee benefit expenses	7.2	(36,322,078)	(35,059,769)
Impairment and other expenses	7.22	(191,602,118)	(22,323,769)
Equity method income, net	7	45,889,061	17,498,917
Other gains	7.24	38,855,513	23,144,238
<b>Operating (loss) income</b>		<b>(162,628,309)</b>	<b>109,582,386</b>
Gains (losses) arising from net monetary position	7	3,375,160	(7,288,288)
Financial income	7.26	18,664,472	31,692,365
Financial expenses	7.27	(96,477,294)	(110,492,132)
<b>(Loss) profit before taxes</b>		<b>(237,065,971)</b>	<b>23,494,331</b>
Income (expense) from taxes, net	7	61,224,534	(22,614,178)
<b>(Loss) profit for the period</b>		<b>(175,841,437)</b>	<b>880,153</b>
Profit attributable to:			
(Loss) profit attributable to owners of the parent company		(175,748,856)	1,021,782
Loss attributable to non-controlling interests		(92,581)	(141,629)
<b>Basic loss per share (in Colombian pesos)</b>	7.28	<b>(154.95)</b>	<b>0</b>

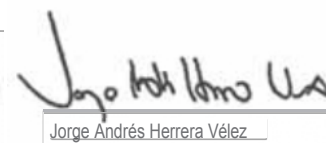
The accompanying notes are an integral part of the consolidated financial statements.



Nicolas Jaramillo Restrepo  
Legal Representative  
(See attached certification)



Eliana Maria Mejia Valencia  
Accountant TP 154321-T  
(See attached certification)

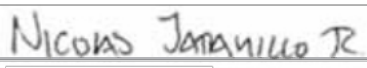


Jorge Andrés Herrera Vélez  
Tax Auditor TP 94898-T  
Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

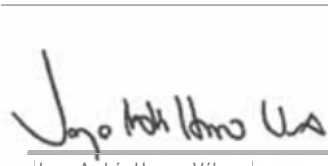


STATEMENT OF OTHER COMPREHENSIVE INCOME CONSOLIDATED  
YEARS ENDED DECEMBER 31, 2024 AND 2023  
(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Year ended December 31	
	2024	2023
(Loss) profit for the period	(175,841,437)	880,153
Other comprehensive income		
Components of other comprehensive income to be reclassified to profit or loss, net of tax		
Profit (loss) under the equity method, translation effect	27,849,281	(34,930,044)
Gain on cash flow hedges, net of taxes	-	4
Other comprehensive income from associates and joint ventures	-	(1,103,010)
Other comprehensive income	27,849,281	(36,028,420)
Total comprehensive income	(147,992,156)	(35,148,267)
Profit attributable to:		
Loss attributable to owners of the parent company	(147,899,575)	(35,006,638)
Loss attributable to non-controlling interests	(92,581)	(141,629)

  
Nicolas Jaramillo Restrepo  
Legal Representative  
(See attached certification)

  
Eliana Maria Mejia Valencia  
(See attached certification)

  
Jorge Andrés Herrera Vélez  
Statutory Auditor TP 94898-T  
Approved by PwC Contadores y Auditores S.A.S. (See attached report)

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**STATEMENT OF CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY DECEMBER 31, 2024  
AND 2023**

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Equity as of January 1, 2023	Changes in equity			Equity as of December 31, 2023
		Gain	Other comprehen sive income	Other increases (decreases) in equity	
Issued capital	116,828,259	-	-	-	116,828,259
Share premium	584,968,014	-	-	-	584,968,014
Legal reserve	58,414,129	-	-	(53,547,689)	4,866,440
Contingency reserve	548,574,726	-	-	(146,467,576)	402,107,150
Share repurchase reserve	50,000,000	-	-	-	50,000,000
<b>Reserves</b>	<b>656,988,855</b>	-	-	<b>(200,015,265)</b>	<b>456,973,590</b>
Other comprehensive income	83,250,104	-	(36,028,420)	-	47,221,684
Other investments	285,200	-	-	550,650	835,850
First-time adoption	243,520,130	-	-	-	243,520,130
Withholding tax on dividends received	(2,543,532)	-	-	(521,453)	(3,064,985)
(Accumulated losses) profits	(253,864,886)	1,021,782	-	200,015,269	(52,827,835)
<b>Total accumulated (losses) gains</b>	<b>(12,888,288)</b>	<b>1,021,782</b>	-	<b>199,493,816</b>	<b>187,627,310</b>
Equity attributable to owners of the parent company	1,429,432,144	1,021,782	(36,028,420)	29,201	1,394,454,707
Non-controlling interests	3,110,064	(141,629)	-	(405,197)	2,563,238
<b>Total equity</b>	<b>1,432,542,208</b>	<b>880,153</b>	<b>(36,028,420)</b>	<b>(375,996)</b>	<b>1,397,017,945</b>

The accompanying notes are an integral part of the consolidated financial statements.

Nicolas Jaramillo R

Nicolas Jaramillo Restrepo  
Legal Representative  
(See attached certification)

Eliana. Mejia

Eliana Maria Mejia Valencia  
Accountant TP 154321-T  
(See attached certification)

Jorge Andrés Herrera Vélez

Jorge Andrés Herrera Vélez  
Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

**STATEMENT OF CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY DECEMBER 31, 2024  
AND 2023**

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Equity as of January 1, 2024	Changes in equity			Equity as of December 31, 2024
		Income	Other comprehen sive income	Other increases (decreases) in equity	
Issued capital	116,828,259	-	-	-	116,828,259
Share premium	584,968,014	-	-	-	584,968,014
Legal reserve	4,866,440	-	-	1,737,358	6,603,798
Contingency reserve	402,107,150	-	-	65,636,221	467,743,371
Share repurchase reserve	50,000,000	-	-	(50,000,000)	-
<b>Reserves</b>	<b>456,973,590</b>	-	-	<b>17,373,579</b>	<b>474,347,169</b>
Other comprehensive income	47,221,684	-	27,849,281	-	75,070,965
Other investments	835,850	-	-	124,359	960,209
First-time adoption	243,520,130	-	-	-	243,520,130
Withholding tax on dividends received	(3,064,985)	-	-	(624,017)	(3,689,002)
(Accumulated losses) profits	(52,827,835)	(175,748,856)	-	(17,373,579)	(245,950,270)
<b>Total accumulated earnings (losses)</b>	<b>187,627,310</b>	<b>(175,748,856)</b>	-	<b>(17,997,596)</b>	<b>(</b>
Equity attributable to the owners of the parent	1,394,454,707	(175,748,856)	27,849,281	(499,658)	1,246,055,474
Non-controlling interests	2,563,238	(92,581)	-	(1,071,019)	1,399,638
<b>Total equity</b>	<b>1,397,017,945</b>	<b>(175,841,437)</b>	<b>27,849,281</b>	<b>(1,570,677)</b>	<b>1,247,455,112</b>

The accompanying notes are an integral part of the consolidated financial statements.

Nicolas Jaramillo R

Nicolas Jaramillo Restrepo  
Legal Representative  
(See attached certification)

Eliana Mejia

Eliana Maria Mejia Valencia  
Accountant TP 154321-T  
(See attached certification)

Jorge Andrés Herrera Vélez

Jorge Andrés Herrera Vélez  
TAX AUDITOR TP 34030-1  
Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

**CONSOLIDATED CASH FLOW STATEMENT**  
**YEARS ENDED DECEMBER 31, 2024 AND 2023**

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Year ended December 31	
	2024	2023
<b>Cash flows from (used in) operating activities</b>		
Profit for the period	(175,841,437)	880,153
<b>Adjustments to reconcile profit and operating activities</b>		
Adjustment for income taxes and deferred taxes	(61,224,534)	22,614,178
Adjustments for financial costs	109,483,577	113,865,836
Adjustments for (increase) decrease in inventories	(7,456,685)	81,147,557
Adjustments for (increase) decrease in trade accounts receivable	(42,585,901)	1,621,702
Adjustments for decrease in other accounts receivable	19,354,967	(94,384,526)
Adjustments for increase in trade payables	31,546,743	106,468,550
Adjustments for decrease in other accounts payable	(16,580,635)	(69,408,459)
Adjustments for depreciation and amortization expenses	24,128,080	32,667,583
Adjustment for unrealized foreign currency gains	1,838,793	700,224
Adjustments for impairment recognized in income for the period	18,389,006	7,449,938
Adjustments for provisions	30,725,585	(212,320,619)
Fair value gains adjustments	(38,671,057)	(24,616,953)
Adjustments for equity methods	(45,889,061)	(17,498,917)
Adjustments for losses (gains) on disposal of non-current assets	152,376,640	(12,234,005)
Other adjustments to reconcile the gain	(539,848)	(168,276)
Interest and UVR on subordinated debt receivable	(29,529,130)	(49,175,613)
Adjustments for income corresponding to investment and financing flows	(13,818,141)	(16,521,791)
<b>Subtotal</b>	<b>131,548,399</b>	<b>(129,793,591)</b>
Dividends paid	-	(5,000,000)
Income taxes	(45,171,094)	(10,182,686)
Tax collection (payment)	34,206,720	(23,852,677)
Collection (payment) of prepaid expenses and other items	5,862,702	(31,827,721)
<b>Cash flows used in operating activities</b>	<b>(49,394,710)</b>	<b>(199,776,522)</b>

The accompanying notes are an integral part of the consolidated financial statements.

*Nicolas Jaramillo R*

Nicolas Jaramillo Restrepo  
 Legal Representative  
 (See attached certification)

*Eliana Mejia*

Eliana María Mejía Valencia  
 Accountant TP 154321-T  
 (See attached certification)

*Jorge Andrés Herrera Vélez*

Jorge Andrés Herrera Vélez  
 Tax auditor TP 94888-T

Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

## CONSOLIDATED CASH FLOW STATEMENT

YEARS ENDED DECEMBER 31, 2024 AND 2023

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

	Year ended December 31	
	2024	2023
<b>Cash flows from (used in) investing activities</b>		
Other proceeds from the sale of equity or debt instruments of other entities	1,110,932	650,375
Other payments for the purchase of assets or debt instruments from other entities	(46,809)	(14,567,003)
Other proceeds from the sale of investments in joint ventures	32,899	230,731
Other payments to acquire interests in joint ventures	(23,619,817)	(9,039,482)
Amounts from sales of property, plant and equipment	11,482,010	17,585,347
Purchases of property, plant and equipment and investment property	(21,193,019)	(9,122,653)
Purchases of intangible assets	(4,026,203)	(3,679,202)
Proceeds from sales of other long-term assets	137,399,365	22,454,904
Purchases of other long-term assets	(16,859,069)	(13,728,309)
Dividends received	52,459,568	45,036,128
Other cash outflows	(88,708)	(4,735)
<b>Cash flows from investing activities</b>	<b>169,517,356</b>	<b>266,316,925</b>
<b>Cash flows used in financing activities</b>		
Amounts from loans	122,827,828	134,869,989
Repayments of loans	(138,047,094)	(111,895,372)
Payments of finance lease liabilities	(7,500,028)	(17,690,553)
Interest paid	(47,618,728)	(113,865,835)
<b>Cash flows used in financing activities</b>	<b>(70,338,022)</b>	<b>(108,581,771)</b>
<b>Increase (decrease) in cash and cash equivalents</b>	<b>49,784,624</b>	<b>(42,041,368)</b>
Cash and cash equivalents at the beginning of the year	116,739,226	158,780,594
<b>Cash and cash equivalents at end of year</b>	<b>166,523,850</b>	<b>116,739,226</b>

The accompanying notes are an integral part of the consolidated financial statements.

Nicolas Jaramillo Restrepo  
Legal Representative  
(See attached certification)

Eliana Maria Mejia Valencia  
Accountant TP 154321-T  
(See attached certification)

Jorge Andrés Herrera Vélez  
Statutory Auditor TP 94898-T  
Appointed by PwC Contadores y Auditores S.A.S. (See attached report)

## NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023.

(Figures expressed in thousands of Colombian pesos, unless otherwise indicated)

## 1. CORPORATE INFORMATION

Constructora Concreto S.A. (hereinafter referred to as the Company and/or Concreto interchangeably) was incorporated under Colombian law on December 26, 1961, pursuant to public deed number 8597, with a term ending on December 31, 2100. Its corporate purpose includes the study, design, planning, contracting, and execution of all types of buildings, civil works, and real estate in general, as well as the addition, improvement, modification, restoration, and repair thereof. It also provides technical and consulting services in various fields of civil engineering. Investments in real estate for sale or to develop building projects, for lease or commercial exploitation. The supply and installation of street furniture. The provision of accounting, legal, foreign trade, IT, human resources, and general back office services and/or exploitation of the Company's know-how. The provision of services through electronic platforms for the acquisition of goods and services. The provision of services related to data analytics and market intelligence.

### Branch:

The company has a foreign branch located in Panama City. Currently, the branch is responsible for after-sales activities in the Miraflores Bridge expansion project over the Rio Grande. The results obtained through December 2024 have been incorporated in accordance with our functional currency policies.

The Company has interests in subsidiaries, associates, and joint ventures, among others. The main interests are:

Name	Main activity	Country
<b>Subsidiaries</b>		
Concreto Proyectos S.A.S.	Construction and real estate development	Colombia
Inmobiliaria Concreto S.A.S.	Real estate development	Colombia
Concreto Internacional S.A.	Construction and design services	Panama
Viviendas Panamericanas S.A.	Real estate development	Panama
River 307 S.A.	Real estate development	Panama
Concreto LLC (*)	Construction and real estate development	United States
Concreto Designs S.A.S.	Design and engineering services	Colombia
Sumapaz S.A.S.	Design and civil engineering services	Colombia
Industrial Concreto S.A.S.	Industrial assembly and materials exploitation	Colombia
CAS Mobiliario S.A.	Advertising services	Colombia
Bimbau S.A.S.	Development of technological platforms	Colombia
Doblece Re Ltda.	Reinsurance	Bermudas
Advanced Construction Systems Free Trade Zone S.A.S.	Manufacture and marketing of construction systems	Colombia
<b>Joint agreements and associates</b>		
Pactia S.A.S.	Private equity fund management company	Colombia
Autonomous Heritage Devimed	Concession operation	Colombia
Doble Calzada Oriente S.A.S.	Construction	

(\*) Concreto LLC, based in Florida, United States, aims to develop its parent company's business model in that country. Concreto LLC's subsidiaries are: Concreto Asset Management LLC, Concreto Investments LLC, Concreto Designs LLC, Concreto Construction LLC.

The company participates in joint ventures through consortiums and autonomous entities for the development of infrastructure activities, notably participating in the following consortiums: CC 2023, CC L1, CC Sofan 010, CC Intersección Av Bosa, Corredor Verde 7MA L3, among others.



## Business in progress

During 2024, the financial strengthening strategy was successfully implemented through debt reduction. This was achieved through negotiations with the banks participating in the syndicated loan, in which an exchange of units of the Pactia Inmobiliario FCP was agreed as a form of debt repayment. Thanks to this operation, the Company closed the year with a more efficient capital structure, reducing its consolidated debt from \$768,610 million to \$264,730 million. This new capital structure will improve the Company's liquidity and profitability over time, optimizing financial expenses and facilitating access to credit and new sources of financing.

## 2. BASIS OF PREPARATION AND CONSOLIDATION

### 2.1. End-of-period financial statements

The Company's consolidated financial statements have been prepared in accordance with the Accounting and Financial Reporting Standards Accepted in Colombia for Group 1 financial information preparers, which are based on International Financial Reporting Standards (IFRS), together with their interpretations, conceptual framework, conclusion principles and application guidelines authorized and issued by the International Accounting Standards Board (IASB), included in the Single Regulatory Decree 2420 of 2015 and subsequent decrees that have modified and updated it, and other legal provisions defined by supervisory entities that may differ in some respects from those established by other State control bodies. They have been prepared on a historical cost basis.

The financial statements were authorized for issuance by the Board of Directors on February 28, 2025, and may be modified and must be approved by the shareholders.

The main accounting policies applied in the preparation of the financial statements are detailed below.

### 2.2. Measurement bases

The consolidated financial statements have been prepared on a historical cost basis. Certain financial instruments are measured at fair value at the end of each reporting period, as explained in the accounting policies. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

### 2.3. Functional and presentation currency

The consolidated financial statements are expressed in the currency of the primary economic environment in which Concreto operates. The figures are expressed in thousands of Colombian pesos, which is the Company's functional currency and presentation currency.

The judgment used was to consider the currency that represents the economic effects of the transactions. Therefore, the criteria expressed in IAS 21 Effects of Changes in Foreign Exchange Rates were evaluated.

### 2.4. Transactions and balances in foreign currency

Foreign currency transactions are those carried out in a currency other than the Company's functional currency. These transactions are recorded using the exchange rate in effect at the time the conditions for recognition are met.

Monetary items: monetary assets and liabilities generate exchange gains or losses at two points in time:

- At the end of the period when they are restated at the exchange rate prevailing at that time.
- At the time of settlement of the item (collection, payment, amortization) according to the exchange rate negotiated at settlement, which in the absence thereof, the exchange rate on the settlement date will be used.

Non-monetary items: non-monetary assets and liabilities measured at historical cost retain the exchange rate at initial recognition.

#### Conversion for presentation of financial statements in a functional currency other than the functional currency

When the Company is required to present special purpose financial statements in a currency other than its functional currency or when it must convert foreign operations to incorporate them into its financial statements, it follows the procedure below:

- (i) Assets and liabilities are translated at the closing exchange rate on the balance sheet date.
- (ii) Income and expenses in each income statement account are converted at the average exchange rate. All resulting exchange differences are recognized in other comprehensive income.

Transactions and balances in foreign currency are converted to Colombian pesos at the representative market rates certified by the Banco de la República. For December 2024, the following rates were used: \$4,409.15 (\*) closing rate and \$4,071.35(\*) average.

(\*) Expressed in Colombian pesos.

## **2.5. Relative importance and materiality**

Economic events are presented according to their relative importance or materiality.

For disclosure purposes, a transaction, event, or operation is material when, due to its amount or nature, its knowledge or lack thereof, considering the circumstances surrounding it, it affects the decisions that may be made or the evaluations that may be made by users of the accounting information.

In preparing and presenting the financial statements, materiality was determined in relation to, among other things, total assets, total liabilities, and equity or net income for the year, as appropriate. In general, any item exceeding 5% of a given total of the above is considered material.

## **2.6. Classification of current and non-current items**

The Concreto Group presents assets and liabilities in the statement of financial position classified as current and non-current. An asset is classified as current when the entity: expects to realize the asset or intends to sell or consume it in its normal operating cycle; holds the asset primarily for trading purposes; expects to realize the asset within twelve months after the reporting period; or the asset is cash or cash equivalent unless it is restricted for a minimum period of twelve months after the end of the reporting period. All other assets are classified as non-current. A liability is classified as current when the Company expects to settle the liability in its normal operating cycle or holds the liability primarily for trading purposes.

## **2.7. Basis of consolidation and participation in other entities 2.7.1.**

### **Subsidiaries consolidation principles**

Investments over which Grupo Concreto has control are consolidated using the full consolidation method, whereby which all assets, liabilities, equity, income, costs, expenses, and cash flows of the subsidiaries are added to the financial statements of the parent or controlling company, after eliminating from the parent or controlling company its investment in the equity of the subsidiaries, as well as any reciprocal transactions and balances existing at the date of preparation of the consolidated financial statements.

Grupo Concreto controls an investment when it has power over it, is exposed to or has rights to variable returns from its involvement with the investment, and has the ability to influence those returns through its power over the investment. Grupo Concreto reassesses whether it controls an investment if events and circumstances indicate that there are changes in one or more of the three elements of control mentioned above.

The control assessment considers existing substantive voting rights, contractual agreements between the Company and other parties, and the rights and ability to appoint and remove key members of management, among other aspects. When Concreto does not have a majority of the voting rights, it may still have control if these rights are sufficient to give it the practical ability to direct the relevant activities of the investment on a unilateral basis.

The Concreto Group considers all relevant facts and circumstances when assessing whether voting rights in an investee are sufficient to give it power, including:

- The size of the group's percentage of voting rights relative to the size and dispersion of the percentages held by other voting rights holders.
- Potential voting rights held by the Group, other shareholders, or other parties.
- Rights derived from contractual agreements.
- Any additional facts or circumstances indicating that the Group does or does not have the current ability to direct the relevant activities at the time decisions need to be made, including voting patterns at previous shareholders' meetings.

The financial statements of subsidiaries are included in the consolidated financial statements from the date on which the Concreto Group obtains control over the subsidiary until the date on which control is lost.

Non-controlling interests in the net assets of consolidated subsidiaries are presented separately from the equity of the Concreto Group. Non-controlling interests are also separated in the income for the period and in other comprehensive income.

### **2.7.2. Principles of consolidation of associates and joint ventures**

An associate is a company over which the companies of the Group individually have significant influence over financial and operating policy decisions, without having control or joint control. A joint venture is a company in which the companies of the Group jointly control with other participants, where they have a contractual agreement that establishes joint control over the relevant activities of the Company.

On the acquisition date, any excess of the acquisition cost over the fair value of the identifiable assets, liabilities, and contingent liabilities assumed from the associate or joint venture is recognized as part of the carrying amount of the investment and is not amortized or individually tested for impairment.

The comprehensive results of the associate or joint venture are incorporated into the consolidated financial statements using the equity method. Under this method, the investment is initially recorded at cost and adjusted for changes in the Company's share of the associate's or joint venture's net assets after the acquisition date, less any impairment losses on the investment.

The Group periodically analyzes the existence of indicators of impairment and whether it is necessary to recognize impairment losses on the investment in the associate or joint venture. Impairment losses are recognized in the results for the period and are calculated as the difference between the recoverable amount of the associate or joint venture, which is the higher of its value in use and its fair value less the costs necessary for its sale, and its carrying amount.

In accordance with the exemption in IAS 28, paragraph 18, which states that "investments in associates or joint ventures held directly or indirectly through a company that is a venture capital organization, or a mutual fund, trust unit, and similar companies, the Company may elect to measure investments in such associates and joint ventures at fair value through profit or loss in accordance with IFRS 9. The Concreto Group avails itself of this exemption to measure investments in associates and joint ventures in private equity funds or any other investment with the characteristics described in the preceding paragraph at fair value through profit or loss in accordance with IFRS 9.

#### *Interests in joint operations*

A joint operation is a joint agreement whereby the parties that have joint control of the agreement are entitled to the assets and liabilities related to the agreement. The Concreto Group includes in its consolidated financial statements each item of assets, liabilities, income, costs, and expenses of joint agreements, which is generally proportional to the interest determined in the agreement.

### 2.7.3. Consolidation group

The consolidation group is detailed in note 7.29.

### 2.8. Exchange of units of the Pactia Inmobiliario Private Capital Fund

As part of its strategy to strengthen its capital structure and reduce debt, Concreto moved forward with the implementation of its asset divestment plan. As part of this initiative, the Company negotiated with all banks participating in the syndicated loan to agree on the exchange of units of the Pactia Inmobiliario Private Capital Fund as a payment mechanism.

Exchange Terms:

- The banks were given units of the Pactia Private Capital Fund at a discount of 23%.
- The cost of this discount will be recovered over the next three years through interest savings.

Main Changes Derived from the Transaction:

1. Decrease in investments in associates:
  - Delivery of units in exchange for the FCPP at a cost of \$754,860,846.
  - Repurchase of units for \$96,357,805.
  - Impairment of \$4,813,155
2. Transfer of Remaining Units:
  - Transfer to assets held for sale for \$15,879,135 and financial assets at fair value \$112,166,194.
3. Decrease in syndicated credit:
  - Reduction in capital of \$495,274,415 resulting from the exchange of the Company's share in the Pactia Private Capital Fund and the payment of interest on the debt of \$83,140,516.
4. Discount on the exchange of units:
  - Discount on the exchange of units of 23% for a value of \$176,445,915.

## 3. NEW REGULATIONS

### 3.1. New regulations incorporated into the accounting framework accepted in Colombia, which are mandatory as of January 1, 2027.

Decree 1271 of 2024 added Technical Regulatory Annex 01 of 2024 of Group 1 to the annexes incorporated in Decree 2420 of 2015 containing Financial Reporting Standard IFRS 17 Insurance Contracts.

#### IFRS 17 Insurance Contracts

IFRS 17 Insurance Contracts establishes principles for the recognition, measurement, presentation, and disclosure of insurance contracts issued. It also requires similar principles to be applied to reinsurance contracts held and investment contracts issued with discretionary participation features. The objective is to ensure that entities provide relevant information in a manner that faithfully represents those contracts in order to assess the effect that contracts within the scope of IFRS 17 have on an entity's financial position, financial performance, and cash flows.

IFRS 17 repeals IFRS 4 Insurance Contracts, which was an interim standard that allowed entities to use a wide variety of accounting practices for insurance contracts, reflecting national accounting requirements and variations in those requirements. Some previous insurance accounting practices permitted under IFRS 4 did not adequately reflect the true underlying financial positions or financial performance of insurance contracts.

Article 2 of Decree 1271 of 2024 added Article 1.1.4.1.4 to Decree 2420 of 2015, including simplifications for the implementation of International Financial Reporting Standard IFRS 17, insurance contracts, which must be applied by financial information preparers in Group 1 and supervised by the Financial Superintendency of Colombia.

Management is currently evaluating the detailed implications of applying the new standard to the financial statements.

### **3.2 New regulations issued by the International Accounting Standards Board (IASB) that have not yet been incorporated into the accounting framework accepted in Colombia**

#### **Sale or contribution of assets between an investor and its associate or joint venture: Amendments to IFRS 10 and IAS 28**

The IASB has made limited amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures.

In December 2015, the IASB decided to defer the effective date of this amendment until the IASB has completed its research project on the equity method standard.

#### **IAS 12 - International tax reform - model rules for the second pillar**

In May 2023, the IASB made limited scope amendments to IAS 12 that provide temporary relief from the requirement to recognize and disclose deferred taxes arising from enacted or substantially enacted tax law that implements the Pillar Two model rules, including tax law that implements the qualified domestic minimum tax rules described in those standards.

#### **IAS 7 and IFRS 7 Vendor financing arrangements**

These amendments require disclosures to improve the transparency of vendor financing arrangements and their effects on an entity's liabilities, cash flows, and exposure to liquidity risk. The disclosure requirements are the IASB's response to investor concerns that vendor financing arrangements of some entities are not sufficiently visible, making investor analysis difficult.

#### **IFRS 16 – Liabilities for leases in a sale with a subsequent lease (Leaseback).**

These amendments include requirements for sale and subsequent lease transactions in IFRS 16 to explain how an entity accounts for a sale and subsequent lease after the transaction date. Sale and subsequent lease transactions in which some or all of the lease payments are variable lease payments that do not depend on an index or rate are most likely to be affected.

#### **Amendments to IAS 21 – Lack of Interchangeability.**

In August 2023, the IASB amended IAS 21 to help entities determine whether a currency is convertible into another currency and what spot exchange rate to use when it is not.

#### **Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7.**

On May 30, 2024, the IASB issued specific amendments to IFRS 9 and IFRS 7 to respond to recent questions that arose in practice and to include new requirements not only for financial institutions but also for corporate entities.

#### **IFRS 18 Presentation and disclosure in financial statements.**

IFRS 18 will replace IAS 1 Presentation of Financial Statements, introducing new requirements that will help achieve comparability of financial performance between similar entities and provide more relevant information and transparency to users. Although IFRS 18 will not affect the recognition or measurement of items in financial statements, its impacts on presentation and disclosure are expected to be widespread, particularly those related to the statement of financial performance and the provision of performance measures defined by management within the financial statements.

#### **IFRS 19 Subsidiaries without public accountability requirements.**

IFRS 19, issued in May 2024, allows certain eligible subsidiaries of parent entities that report under IFRS Accounting Standards to apply reduced disclosure requirements.

### **3.3 New regulations issued by the International Sustainability Standards Board (ISSB) that have not yet been incorporated into the accounting framework accepted in Colombia.**

#### **IFRS S1 - General requirements for the disclosure of sustainability-related financial information**

This standard includes the core framework for the disclosure of material information about sustainability-related risks and opportunities throughout an entity's value chain.

#### **IFRS S2 - Climate-related disclosures**

This is the first thematic standard issued that establishes requirements for entities to disclose information on climate-related risks and opportunities.

## **4. JUDGMENTS AND ESTIMATES**

The preparation of the Concreto Group's financial statements has required management to make judgments, estimates, and accounting assumptions that affect the measurement of the various items in the financial statements. The Concreto Group has based its assumptions and estimates on the parameters available at the time the financial statements were prepared.

The following judgments and estimates have a significant effect on the amounts recognized in these financial statements:

### **4.1. Judgments and assumptions made in relation to investments in other companies**

The Concreto Group classifies investments in subsidiaries, associates, joint ventures, joint operations, and financial instruments according to the type of control over the investee: control, significant influence, and joint control. The degree of relationship was determined in accordance with the criteria set forth in IFRS 10 Consolidated Financial Statements, IAS 28 Investments in Associates and Joint Ventures, and IFRS 11 Joint Arrangements. In determining control, significant influence, and joint control, the degree of power over the entity, the exposure or right to variable returns from its involvement with the entity, and the ability to use its power over the entity to influence the amount of those returns are evaluated.

### **4.2. Operating segments**

Management used its judgment to determine the operating segments: Construction, Housing, Investments, and Corporate. These segments correspond to the grouping of the types of businesses managed by the Group Companies.

### **4.3. Income tax and deferred income tax**

The Concreto Group companies are subject to Colombian tax regulations. Significant judgments are required in determining tax provisions. There are transactions and calculations for which the determination of taxes is uncertain during the ordinary course of operations. The amounts provided for income tax payments are estimated by management based on its interpretation of current tax regulations and the likelihood of payment.

The Group companies assess the recoverability of deferred tax assets based on estimates of future taxable income and the ability to generate sufficient income during the periods in which such deferred taxes are deductible. Deferred tax liabilities are recorded based on estimates of net assets that will not be deductible for tax purposes in the future.



#### 4.4. Estimation of useful lives and residual values of property, plant, and equipment

The Concreto Group determines the useful economic life and residual values of property, plant, and equipment based on management's estimates of the level of asset utilization and expected technological developments. The Group companies regularly review all of their depreciation rates and residual values to take into account any changes in the level of utilization, technological framework, and future developments, which are events that are difficult to predict, and any changes could affect future depreciation charges and the carrying amounts of the assets.

#### 4.5. Fair value of financial derivatives

The fair value of financial derivatives is determined using widely accepted market valuation techniques when there is no observable market price. Management believes that the valuation models selected and the assumptions used are appropriate in determining the fair value of financial derivatives.

#### 4.6. Revenue recognition

The application of IFRS 15 requires Group companies to make judgments that affect the determination of the amount and timing of revenue from contracts with customers. These include:

- Determination of the timing of fulfillment of performance obligations,
- Determination of the transaction price assigned to such obligations,
- Determination of individual sales prices.

The Group companies use the resource method to recognize revenue from construction contracts and project management services and the product method to recognize revenue from design contracts and other services. The resource method requires companies to estimate the satisfaction of performance obligations over time using actual costs incurred to date as a proportion of total projected costs.

#### 4.7. Construction contracts

The estimates most commonly used in preparing financial statements are cost projections in construction contracts. However, these are verified by personnel with expertise in the field, and detailed control is exercised over construction budgets. With regard to the allocation of income to different performance obligations, the Group companies rely on the contracts signed with customers and any subsequent amendments thereto.

The Group Companies account for construction projects using the percentage of completion method, recognizing revenue as the contract is performed. This method places significant emphasis on accurate estimates of the degree of completion and may involve estimates of the scope of deliveries and services required to satisfy the obligations defined by the contract. These significant estimates include total contract costs, total revenue, and contract risks, which include technical, political, and regulatory risks, among other judgments. Under the percentage-of-completion method, changes in estimates may lead to an increase or decrease in revenue. In addition, the Company assesses whether the contract is expected to be completed or continued. In determining whether a contract is expected to continue or terminate, all relevant facts and circumstances surrounding the contract must be considered individually. For contracts expected to continue, amounts already included in revenue that are no longer likely to be collected are recognized as expenses. For contracts expected to terminate, including terminations due to force majeure events, estimates of the extent of deliveries and services provided under the contracts are reviewed accordingly, and this usually leads to a decrease in revenue for the corresponding reporting period. The Company constantly reviews all estimates involved in such construction contracts and adjusts them as necessary.

#### 4.8. Provisions for contingencies, litigation, and claims

The Group companies estimate the amounts to be settled in the future, including the corresponding contractual obligations, pending litigation, and other liabilities. These estimates are subject to interpretations of current facts and circumstances, projections of future events, and estimates of the financial effects of such events. For the probability analysis, contingencies are classified as low (0%-50%), medium (51%-80%) or high (81%-100%). This classification requires the participation of experts in the specific field.

#### 4.9. Impairment of accounts receivable

The Group Companies estimate the expected credit loss on the customer portfolio based on the closing balance, applying the following percentages to the portfolio according to the maturity age:

- Not past due at 120 days past due: 0.9%.
- 121 to 180 days past due: 14%.
- 181 to 360 days past due: 22%.
- More than 361 days past due: 100%.

The estimated percentages are updated in the first quarter of each year.

In special cases, the company may increase or decrease the impairment of the expected loss when it has sufficient evidence to modify the estimate defined in the established general policy.

#### 4.10. Impairment of property, plant and equipment, intangible assets and investments

The Concreto Group assesses annually, or earlier if there is any indication of impairment, the recoverable amount of all non-current assets subject to impairment to determine whether there are impairment losses on the value of these assets. To this end, the following estimates and judgments are made:

- The smallest group of cash-generating units for which a reasonable and consistent distribution basis can be determined is identified.
- A test is applied to assess which CGUs show signs of impairment. The questionnaire assesses observable aspects such as changes in the asset's performance, changes in the legal, social, environmental or market environment, obsolescence, among others.
- For UGE's with signs of impairment, the recoverable amount is calculated and compared with the carrying amount of each UGE. If the carrying amount exceeds the recoverable amount, the impairment is recorded for the excess amount. Different methodologies are used to determine the recoverable amount: discounted cash flow, realizable values for investments in liquidation, and capitalization rates for corporate real estate.

The Group companies have not identified any events or changes in economic circumstances that indicate that the carrying amount of the assets is not recoverable.

#### 4.11. Impairment of inventories

The Concreto Group compares the carrying amount of inventories for sale with their net realizable value on an annual basis and determines whether there is any impairment. To do so, the following estimates and judgments are made:

Inventory of housing projects under construction: net realizable value is calculated based on the feasibility or budget of the projects, which contains the expected income from the sale of the real estate units.

Land and other real estate for sale: when there are specific individual properties for sale, the net realizable value is defined by the sale price set for marketing, taking into account a possible commission of 3% when they are sold to third-party real estate companies.

Inventory of materials and spare parts: these are high-turnover assets. Physical inventories are carried out and the respective adjustments are made. For low-turnover inventories, obsolescence is determined through analysis by the responsible area of the Company. In addition, a provision of 0.1% of the inventory balance is maintained, which is increased monthly to be used at the time of withdrawal due to obsolescence.

#### 4.12. Pensions and other post-employment benefits

The present value of retirement pension obligations and other post-employment benefits depends on assumptions such as mortality tables, increase factors, and discount rates. Pension liabilities are valued by an independent actuary.

#### 4.13. The Company's leasing activities and how they are accounted for

The companies in the group lease various properties, equipment, and vehicles. The right of use is recognized considering the fixed and variable lease payments, as well as the options and intention to terminate or extend the contracts to determine the term.

The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

#### 4.14. Measurement of investment properties.

The fair value of investment properties is measured using the income approach, considering current contractual rents, projected market rents, other sources of income, reserves for vacancies, and projected expenses associated with efficient operation and management of the property. These income estimates are related to the value of the property using discounted cash flow analysis.

## 5. Risks

The Company's activities involve exposure to various risk factors that are examined and evaluated based on their probability of occurrence and impact on the interests of the Organization and its investors. The objective is to prevent, manage, and mitigate any adverse effects on the development of the corporate purpose, financial condition, or business growth prospects that would result from the materialization of these risks. The most significant risks to the Company, which are also correlated with the current macroeconomic environment, are described below.

### 5.1. Market risk

**Price risk:** The company is exposed to price risk on goods and services acquired for the development of its operations. To identify this risk, all projects carry out budgetary control of their activities and verify whether there are increases in the prices of the materials and services required. To mitigate this risk, purchase contracts are negotiated to ensure continuous supply and, in some cases, at fixed prices.

**Risk associated with the Company's instruments and investments:** The shares of Constructora Concreto S.A. are listed on the stock exchange.

**Exchange rate risk:** At Concreto, all transactions carried out in a currency other than the operating currency of the contracts are identified and recognized, and financial products are usually contracted to minimize the effect of changes in the price of a currency against the local currency or contract currency. This risk is mitigated through natural hedges or financial hedging products that allow us to at least maintain the budgeted margin conditions. All hedging operations, in addition to mitigating risk, allow us to carry out financial planning.

The Company periodically monitors the net position of current assets and liabilities in US dollars and euros. The representative market exchange rate as of December 31, 2024, was \*\$4,409.15 (December 31, 2023: \*\$3,822.05) per US\$1, in Euros it was \*\$4,650 (December 31, 2023: \*\$4,222.02) per EUR\$1 and in GBP it was \$5,521 (December 31, 2023: \$4,871) per GBP\$.

(\*) Expressed in Colombian pesos.

The Company had the following assets and liabilities in foreign currency, recorded at their equivalent value in thousands of pesos:

Financial Position Consolidated	DEC-2024		DEC-2023	
	USD	Equivalent	USD	Equivalent
Assets	13,781,476	60,764,594	37,301,323	142,567,522
Liabilities	(12,805,395)	(56,460,907)	(24,667,665)	(94,281,048)
<b>Net position</b>	<b>976,081</b>	<b>4,303,687</b>	<b>12,633,658</b>	<b>48,286,474</b>
	EUR	Equivalent	EUR	Equivalent
Assets	21,103	96,351	39,669	167,507
Liabilities	(32)	(148)	(365,427)	(1,543,051)
<b>Net position</b>	<b>21,071</b>	<b>96,203</b>	<b>(325,758)</b>	<b>(1,375,544)</b>
	GBP	Equivalent	GBP	Equivalent
Assets	690	3,810	690	3,362
<b>Net position</b>	<b>690</b>	<b>3,810</b>	<b>690</b>	<b>3,362</b>

**Risk due to exposure to variable interest rates:** This risk refers to the Company's debt exposure to macroeconomic variables or debt adjustment indices. It represents a risk to the extent that the cost of debt increases in a manner that is not correlated with income, causing an undesirable economic effect on the organization's results. The Company assesses and measures its exposure to this risk through periodic projections of financial costs in projects and mitigates it by using alternative sources of financing, seeking to renegotiate contractual terms, limiting investments, and divesting non-strategic assets.

## 5.2. Financial risks

**Credit risk:** Credit risk arising from financial assets, which involves the risk of counterparty default, is reduced by assessments and valuations of customers with exposure or requiring credit.

The following activities are carried out in the assessment and evaluation of customers:

- Validating the customer with credit bureaus, which assess their payment behavior in the real and financial sectors, their payment culture, their rating, delinquencies, and overall indebtedness, among other factors.
- Evaluate any legal proceedings against the customer and any proceedings initiated by the customer.
- Consult national and international lists such as the Clinton List, Interpol, UN, National Police, Comptroller's Office, and General Accounting Office. In addition, validate documentation provided by the customer from institutions such as Ruaf, Fosyga, Dian, and the Chamber of Commerce, among others.
- Assess the client's borrowing capacity based on supporting documents presented in their financial statements and tax returns. Based on the results of the assessment described above, the allocation of a credit limit is approved or denied.

## 5.3. Risk management

**Liquidity risk management:** Exposure to this risk has increased due to macroeconomic conditions and circumstances specific to the business. Therefore, it is increasingly important to continuously seek new financing alternatives and manage the financial sector to obtain new credit lines according to the Organization's needs. We also continue to work on meticulous financial planning and weekly monitoring of revenue projections to ensure proper management of resources.

**Operational risk management:** The risk of fraud (financial) is associated with the possibility of losing money due to the deterioration of processes or the willingness of employees to satisfy personal interests that are not in line with the business group's objectives. This continues to include the falsification of purchase or transfer instructions, the diversion of funds or resources for personal gain, the alteration of documents, and the simulation of activities, among others. The Company maintains active controls and communications aimed at

preventing such acts and has also taken out insurance against dishonesty and financial risks that covers direct losses of money, securities, or other property due to any dishonesty or falsification by any employee of the organization.

## 6. MATERIAL ACCOUNTING POLICIES

### 6.1. Changes in accounting policies, estimates, and errors

This policy shall apply to the selection and application of accounting policies, as well as to the accounting treatment of changes in these policies, accounting estimates, and corrections of prior period errors. Concreto will prepare a statement of financial position at the beginning of the first comparative period immediately prior to the date of the financial statements when it applies an accounting policy retrospectively or makes a retrospective restatement of items in its financial statements and when it reclassifies items in its financial statements, provided that these are material and practicable.

#### Changes in accounting policies

Accounting policies are the principles, bases, agreements, rules, and specific procedures adopted by the entity in the preparation and presentation of its financial statements.

Concreto will, to the extent practicable and material, account for a change in accounting policy retrospectively. When a change in accounting policy is applied retrospectively, the Company will apply the new accounting policy to comparative information for prior periods as if the new accounting policy had always been applied. When it is impracticable to determine the effects on each specific period of a change in accounting policy on comparative information for one or more prior periods for which information is presented, the Company will apply the new accounting policy to the carrying amounts of assets and liabilities at the beginning of the first period for which retroactive application is practicable, which could be the current period, and make the corresponding adjustment to the opening balances of each component of equity affected for that period.

#### Changes in accounting estimates

A change in an accounting estimate is an adjustment to the carrying amount of an asset or liability. Changes in accounting estimates are the result of new information or new events and, therefore, are not corrections of errors.

Concreto will recognize the effect of a change in an accounting estimate prospectively, including it in the result of:

- a) The period of the change, if it affects only one period, or
- b) The period of the change and future periods, if the change affects all of them.

#### Prior period errors

These are omissions and inaccuracies in the financial statements for one or more prior periods, for information that was available when the financial statements for those periods were prepared, and could reasonably have been expected to have been obtained and taken into account in the preparation and presentation of the financial statements.

These errors include the effects of arithmetic errors, errors in the application of accounting policies, oversight or misinterpretation of events, as well as fraud.

To the extent practicable and material, an entity shall correct significant prior period errors retrospectively in the first financial statements prepared after their discovery:

- a) Restating comparative information for the period or periods in which the error originated, or
- b) If the error occurred prior to the first period for which information is presented, restating the opening balances of assets, liabilities, and equity for that first period.

When it is impracticable to determine the effects of an error in comparative information in a specific period of one or more prior periods presented, the Company will restate the opening balances of assets, liabilities, and equity for the earliest period for which the restatement is practicable (which may be the current period).

## 6.2. Cash and cash equivalents

Cash and cash equivalents recognized in the financial statements comprise cash on hand and in bank accounts, time deposits, and other liquid and demand investments that are not subject to any restrictions on use in the normal course of operations.

Cash equivalents are highly liquid investments that are not affected by market volatility and have a minimal risk of loss in value. The Company considers investments redeemable within three months to be highly liquid.

Cash and cash equivalents must be derecognized when the balances are available in current or savings accounts, when the rights to the cash equivalents expire, or when the financial asset is transferred.

For initial and subsequent measurement, the Company uses fair value.

### Cash flow statement

This statement shows the details of cash received and paid during the period, its handling, and changes during the year. It is broken down into three flows:

**Operating activities:** Includes transactions that constitute the Company's main source of ordinary income. It is based on operating income, minus those items that, although they affect it, do not generate increases or decreases in cash. Other items that also modified income and generated or used cash are added to operating income.

**Investing activities:** Cash flows from investing activities shall include transactions that constitute outflows of economic resources that will result in future income and cash flows. Only disbursements that result in the recognition of an asset on the balance sheet qualify for classification as investing activities. It shows how cash was generated or used in activities other than operating activities, through acquisitions or sales of assets in general and other investments.

**Financing activities:** Presents the use or generation of cash through loans from third parties or partners, new capitalizations through the issuance of shares, issuance or payment of bonds, and changes in the ownership interest of subsidiaries that do not result in a loss of control.

The cash flow method used by Concreto is the indirect method.

## 6.3. Financial assets

### Trade accounts receivable and other accounts receivable

Accounts receivable are financial instruments that correspond to contracts from which the obligation to provide a service or deliver goods arises and will be received as consideration in cash, cash equivalents, or another financial instrument. Concreto considers current accounts receivable to be those that are expected to be settled in the operating cycle or in a period not exceeding one year, and those that are outside the cycle or exceed one year as non-current.

Accounts receivable are subject to impairment testing and measured at amortized cost using the effective interest method at least at each reporting period.

This item does not include accounts receivable from related parties and associates.

#### *Current accounts receivable*

*Initial and subsequent measurement:* The Company measures these assets at the transaction value, which is generally their fair value. They will also be subject to impairment testing.



### *Non-current accounts receivable*

*Initial and subsequent measurement:* The Company measures these assets at amortized cost using the effective interest method. At the end of each period, an assessment of past due balances will be made to estimate possible impairments.

### **Retention deposits**

Long-term guarantee deposits are measured at amortized cost, taking into account the time expected to pay or receive the cash. The time is estimated based on the expected completion of the construction contract where the guarantee was generated. The interest rate used to calculate the amortized cost is the average rate the Company uses to finance itself.

### **Accounts receivable from related parties**

Accounts receivable from related parties are financial assets arising from relationships and/or contracts with related companies. These relationships give the right to receive cash or cash equivalents or other financial instruments as consideration.

Concreto considers current accounts receivable from related parties to be those that are expected to be settled within the operating cycle, which is generally less than one year. Non-current accounts receivable from related parties are those that do not meet the above criterion.

Related party: An entity is considered a related party when it meets any of the following conditions:

- Entities belonging to the same consolidation group
- Associates
- Joint ventures
- Joint operations
- Members of the Board of Directors
- Key management personnel (president, vice presidents, managers).

### *Current accounts receivable from related parties*

*Initial and subsequent measurement:* The Company measures these assets at the transaction value, which is generally their fair value. They will also be subject to impairment testing.

### *Non-current accounts receivable from related parties*

*Initial and subsequent measurement:* The Company measures these assets at amortized cost using the effective interest method. At the end of each period, an assessment of past due balances will be made to estimate possible impairments.

### **Impairment**

The Company evaluates, on a prospective basis, the expected credit losses associated with accounts receivable from individuals and related parties. The Company recognizes an allowance for losses at each reporting date. The measurement of expected credit losses reflects:

- A fair and weighted amount of probability determined by evaluating a range of possible outcomes.
- The time value of money.
- Reasonable and supporting information available without incurring undue costs or efforts at the reporting date about past events, current conditions, and forecasts of future economic conditions.

For accounts receivable, the Company applies the simplified approach by always measuring the allowance for credit losses at an amount equal to the expected credit losses over the life of the receivable.

### **Write-offs**

Financial assets, or a portion thereof, are derecognized when the contractual rights to receive cash flows from the assets have expired, or when they have been transferred and (i) the Company transfers substantially all risks and rewards of ownership, or (ii) the Company does not transfer and retain substantially all risks and rewards of ownership and has not retained control.

ownership, or (ii) the Company does not transfer or retain substantially all of the risks and rewards of ownership and has not retained control.

The Company enters into transactions in which it retains the contractual rights to receive cash flows from the assets, but assumes the contractual obligation to pay those cash flows to other entities and transfers substantially all risks and rewards. These transactions are accounted for as transfers resulting in derecognition if the Company:

- Has no obligation to make payments unless it collects equivalent amounts from the assets;
- Is prohibited from selling or committing the assets; and
- Has an obligation to remit any cash it receives from the assets without significant delay.

Guarantees (shares and bonds) granted by the Company under standard repurchase agreements and securities lending and borrowing transactions are not derecognized because the Company retains substantially all of the risks and rewards based on the predetermined repurchase price, and therefore the derecognition criteria are not met. This also applies to certain securitization transactions in which the Company retains a residual subordinated interest.

#### 6.4. Inventories

##### Current inventories

Inventories are assets acquired for sale, for use in the production process, or for consumption, and significant spare parts that are classified as property, plant, and equipment.

*Initial measurement:* Inventories are recognized at the lower of their acquisition or production cost and other costs incurred to bring them to their present condition.

Conditional trade discounts identified at the initial measurement date reduce the value of inventory.

*Subsequent measurement:* inventories for sale are measured at the lower of their carrying amount and net realizable value.

Trade and conditional discounts that were not identified at the initial measurement of the inventories that generate them are recognized as a reduction in the cost of sales.

Inventories are assets:

1. Held for sale in the normal course of business.
2. In production processes with a view to such sale.
3. In the form of materials or supplies, to be consumed in the construction process.
4. In the course of a construction contract (work in progress) that includes both materials and services. The Company's

inventories mainly correspond to:

- *Work in progress:* these are disbursements made mainly for housing projects that are in the initial phase. They are measured at the lower of cost and recoverable value.
- *Housing stock:* corresponds to housing available for sale or under construction, which is measured at the lower of cost and net realizable value.
- *Inventory of materials:* corresponds to the stock of materials purchased and not yet used in the construction process. These are measured at cost and periodically tested for obsolescence.

The costs of design services that require a development stage before delivery to the end customer and before the right to income is recognized are recognized as contract assets and presented under inventories.

Inventories are periodically analyzed to determine whether an estimate is required for possible losses associated with their net realizable value. Losses associated with the disposal of slow-moving, obsolete, and damaged inventories are recorded in the results for the period.

The cost of inventories includes all costs incurred in acquiring and transforming them, as well as other costs incurred in bringing them to their present condition and location.

Net realizable value is the estimated selling price of an asset in the normal course of business, less the estimated costs of completing production and the costs necessary to make the sale.

The Company measures completed homes at the lower of their construction cost and net realizable value. When the latter is lower, an impairment loss is recognized for the difference, charged to income for the period.

The cost of constructing homes and land for the Real Estate Development business line includes the costs of acquiring land, design, materials, direct labor, depreciation of industrial fixed assets, other direct costs and specific direct expenses related to the project, as well as interest costs if the conditions for designation as eligible assets are met, and all other costs included in the pre-feasibility and feasibility studies that allow the sale price to be set.

The cost of acquiring construction materials includes the purchase price, import duties, transportation, storage, and other costs directly attributable to the acquisition of the goods, materials, or services purchased.

### **Non-current inventories**

These generally refer to land and real estate that are in the process of being sold and whose realization is outside the normal operating cycle.

### **6.5. Tax assets**

Current tax assets correspond to amounts offset against the income tax payable, generated by withholding taxes from third parties and surpluses from private settlements from previous periods that may still be offset.

Non-current tax assets correspond to amounts offset against the income tax payable, generated by withholding taxes from third parties and surpluses from private settlements from previous periods, which are expected to be used in a period exceeding one year.

*Initial and subsequent measurement:* these are measured at the amount expected to be recovered from the tax administration entity, using the regulations and rates approved by the tax authority for credit balances corresponding to withholding certificates issued by customers that are still pending use.

### **6.6. Other financial assets**

In this section of the statement of financial position, the Company mainly groups derivative financial instruments used for hedging, short-term non-controlled investments whose conversion to cash is subject to time and whose returns are generally subject to market variables. This item also includes investments in collective portfolios which, although liquid, have minimum holding clauses and involve some risk, as they are in equity portfolios that are subject to a certain degree of volatility. Any investment considered highly liquid will not be included in this item and must be classified as cash and cash equivalents.

Derivative financial instruments are measured initially and subsequently at fair value. Derivatives are recognized as financial assets when their fair value represents a right for the Company and as financial liabilities when their fair value represents an obligation. The fair value of these instruments is determined at the reporting date of the financial statements.

Any gain or loss arising from changes in the fair value of derivatives is recognized directly in the income statement, except for those that are accounted for as hedges and are considered cash flow hedges or net investment hedges in foreign currency.

Financial derivatives are measured at fair value using financial valuation techniques based on discounted cash flows. The variables used in the valuation correspond to the exchange rates on the valuation date of the currencies agreed in the instrument and the interest rates associated with it.

They are presented as a non-current asset or liability if the remaining maturity of the hedged item is greater than twelve months and, otherwise, as current if the maturity of the hedged item is less than twelve months.

Hedges are classified and accounted for as follows, once the strict criteria for hedge accounting are met:

**Cash flow hedges:**

This category includes hedges that cover exposure to changes in cash flows attributable to a particular risk associated with a recognized asset or liability or a highly probable forecast transaction that may affect the results for the period. The effective portion of changes in the fair value of derivative instruments that qualify as cash flow hedging instruments is recognized in other comprehensive income. The gain or loss related to the ineffective portion is recognized immediately in the income statement. The amounts recognized in other comprehensive income are reclassified to the income statement when the hedged transaction affects income, in the same line of the income statement where the hedged item was recognized.

Hedge accounting is discontinued when Concreto terminates the hedging relationship, when the hedging instrument expires or is sold, terminated, exercised, or no longer qualifies for hedge accounting. In these cases, any gain or loss recognized in other comprehensive income is retained in equity and recognized when the forecast transaction ultimately affects the results for the period. When a forecast transaction is no longer expected to occur, the cumulative gain or loss recognized in other comprehensive income is recognized immediately in income.

**Fair value hedges**

This category classifies hedges that cover exposure to changes in the fair value of recognized assets or liabilities or unrecognized firm commitments. The change in fair value of a derivative that is a fair value hedge instrument is recognized in the income statement as a financial expense or income. The change in fair value of the hedged item attributable to the hedged risk is recorded as part of the carrying amount of the hedged item and is also recognized in the income statement as a financial expense or income.

When an unrecognized firm commitment is designated as a hedged item, the cumulative change in the fair value of the firm commitment attributable to the hedged risk is recognized as an asset or liability with a corresponding gain or loss recognized in profit or loss for the period.

This category includes hedges that cover exposure to changes in the exchange rate resulting from the conversion of foreign operations to the Company's presentation currency.

The effective portion of changes in the fair value of derivative instruments that are classified as hedging instruments for a net investment in a foreign operation is recognized in other comprehensive income. The gain or loss related to the ineffective portion is recognized immediately in the statement of income.

When Concreto disposes of all or part of a foreign operation, the cumulative value of the effective portion recorded in other comprehensive income is reclassified to the income statement.

**6.7. Other non-financial assets**

The Company recognizes in this item those assets that do not meet the conditions to be classified as financial instruments and are not classified in other items of the statement of financial position, but meet the definition of an asset under the conceptual framework, i.e., a resource controlled by the Company as a result of past events, from which future economic benefits are expected to flow and whose cost can be measured reliably. Other non-financial assets mainly include insurance and bonds paid in advance.

Those whose use or generation of economic benefits exceeds one year are classified as non-current.

*Other non-current financial assets*

Other non-current financial assets are those assets that the Company acquires through a contract or purchase transaction, the right to receive cash or a financial instrument as consideration, but which are not intended for sale or liquidation in the short term.

This item mainly includes investments in companies and fiduciary rights where the Company does not have control, joint control or significant influence over decision-making.

*Initial measurement:* at acquisition cost, which includes the purchase price, import duties, and non-recoverable indirect taxes on the purchase, after deducting discounts and any costs directly attributable to preparing the asset for its intended use.

*Subsequent measurement:* the asset will affect the results for the period to the extent that the right to use it is lost. They will be tested for impairment annually.

#### **6.8. Assets held for sale**

The fundamental requirements for classification are as follows: the asset must be available for sale, there must be a demonstrable intention to sell, and its sale must be highly probable. The sale is expected to take place within one year of classification, although events and circumstances beyond the company's control may extend this period. In this case, the assets will remain classified as such for as long as there is a plan to sell them.

*Initial measurement:* at the lower of its carrying amount and fair value less costs to sell. When arising from a business combination, it shall be measured at fair value less costs to sell. These assets are not depreciated.

*Subsequent measurement:* the lower of its carrying amount and fair value less costs to sell. When the sale is expected to take place in more than one year, the costs to sell shall be calculated at present value and subsequently the increases due to the time value of money shall affect the income statement as a financial expense. Investment properties available for sale shall continue to be measured at fair value.

#### **6.9. Investment properties**

These are properties (land and buildings) held to earn rental income or for capital appreciation. They are recognized as investment properties if it is probable that future economic benefits will flow to the Company, the cost of the asset can be measured reliably, and control over the asset and the future economic benefits is held.

*Initial measurement:* at acquisition cost, which includes the purchase price and any directly attributable expenditure. When the investment property is acquired through a finance lease, the initial value will be the fair value of the leased asset or the present value of the minimum lease payments, whichever is lower.

*Subsequent measurement:* For both investment properties acquired on its own account and through a finance lease, the Company will use the fair value model.

Investment properties mainly comprise land for future real estate projects, hotels, wineries, shopping centers, and buildings to obtain rental income and capital gains, which are acquired through direct purchase or bank financing. In accordance with fair value policy, the Company also includes those movable assets that form an integral part of the investment property, and not as separate assets.

The fair value of investment properties is measured using the income approach, based on the premise that properties are acquired for their income-generating potential. This considers both the annual return on invested capital and the return on capital. This valuation technique places special consideration on current contractual rents, projected market rents, and other sources of income, reserves for vacancies, and projected expenses associated with efficient operation and management of the property.

These income estimates are related to the property value using discounted cash flow analysis, which allows the property value to be measured at the discounted value of future benefits.

The fair value measurement will correct any impairment in investment properties.

#### **6.10. Property, plant, and equipment**

These are tangible assets owned by the Company for use, supply of goods and services, for lease to third parties or for administrative purposes, and are expected to last more than one accounting period. They are recognized as assets if it is probable that they will generate future economic benefits and their cost can be measured reliably.

*Initial measurement:* at acquisition cost, which includes the purchase price, import duties, and non-recoverable indirect taxes on the purchase, after deducting discounts, installation and assembly, and estimated dismantling costs.

*Subsequent measurement:* The Company will use the cost model, which involves depreciation and impairment testing.

Financing costs incurred for the construction of an asset are capitalized during the period necessary to construct and prepare the asset for its intended use. Other financing costs are expensed as incurred.

#### *Depreciation*

Depreciation of property, plant, and equipment is calculated using the method that allows for the recognition of wear and tear on the asset according to its useful life and type of asset. The residual value and useful life are reviewed and adjusted if necessary at each balance sheet date. When the value of an asset exceeds its estimated recoverable amount, its value is immediately reduced to its recoverable amount through the application of impairment tests.

#### *Useful lives*

This is determined based on the time it is likely that future economic benefits associated with its use will be obtained and can be reliably calculated, which are estimated as follows:

- Buildings 20 - 50 years
- Machinery 3 - 20 years
- Vehicles 3 - 10 years
- Furniture and fixtures 5 - 10 years
- Computer equipment: 3 to 5 years

Gains and losses on the sale of property, plant, and equipment are calculated by comparing the proceeds from the sale with the carrying amount and are included in the results for the period.

### **6.11. Intangible assets other than goodwill**

An intangible asset is an identifiable asset of a non-monetary nature and without physical substance. Assets are recognized as intangible assets if they are separately identifiable, likely to generate future economic benefits for the Company, their cost can be measured reliably, and control over the asset and the future economic benefits are present.

*Initial measurement:* acquisition price including import duties and non-recoverable taxes on the acquisition after deducting trade discounts and rebates and any other costs directly attributable to preparing the asset for use.

*Subsequent measurement:* The Company will use the cost model comprising initial cost less accumulated amortization, less impairment, if any.

The main types of intangibles other than goodwill are described below:

Type of Intangible	Description
<i>Licenses</i>	Licenses have a defined useful life and are recorded at cost less accumulated amortization. Amortization is calculated using the straight-line method to allocate the cost to income over its estimated useful life (between 1 and 10 years).
<i>Software</i>	<p>The costs associated with maintaining computer programs are recognized as expenses when incurred. Amortization is calculated using the straight-line method to allocate the cost to income over its estimated useful life (between 1 and 5 years).</p> <p>The estimated useful life and amortization method of intangible assets are reviewed at the end of each period.</p>
<i>Trademarks</i>	Trademarks are classified as intangible assets with an indefinite useful life.



<i>Concessions</i>	Participation in agreements for the concession of services when revenues are not guaranteed by the grantor. This asset is amortized at the time of the concession.
<i>Rights usufruct or exploitation of assets</i>	The acquisition of rights to use or exploit assets, not necessarily owned by the Company. They are amortized over the period of use or exploitation.

## 6.12. Investments in other entities

### Investment in subsidiaries

A subsidiary is an entity controlled by Concreto. Control exists when the entity has the power to direct the relevant activities of the subsidiary, which are generally operating and financing activities, with the objective of obtaining benefits from its activities and is exposed to, or has rights to, the variable returns of the subsidiary.

Investments in subsidiaries are measured in Concreto's separate financial statements using the equity method, where the investment is initially recorded at cost and adjusted for changes in Concreto's share of the subsidiary's net assets after the acquisition date, less any impairment losses. Losses of the subsidiary that exceed Concreto's interest in the investment are recognized as a provision only when the outflow of economic benefits is probable and there is a legal or constructive obligation.

### Investments in associates and joint ventures

An associate is an entity over which Concreto has significant influence over financial and operating policy decisions, without having control or joint control.

A joint venture is an entity that Concreto controls jointly with other participants, where they maintain a contractual agreement that establishes joint control over the relevant activities of the Company. In some cases, there is no contractual agreement, but rather implicit joint control.

On the acquisition date, any excess of the acquisition cost over the fair value of the identifiable assets, liabilities, and contingent liabilities assumed from the associate or joint venture is recognized as part of the carrying amount of the investment and is not amortized or individually tested for impairment.

Cash dividends received from the associate or joint venture are recognized as part of income from ordinary activities.

Concreto periodically analyzes the existence of indicators of impairment and whether it is necessary to recognize impairment losses on the investment in the associate or joint venture. Impairment losses are recognized in the income statement for the period and are calculated as the difference between the carrying amount of the investment and the recoverable amount of the associate or joint venture, which is the higher of its value in use and its fair value less the costs necessary for its sale, and its carrying amount.

When significant influence over the associate or joint control over the joint venture is lost, Concreto measures and recognizes any residual investment it retains in it at fair value. The difference between the carrying amount of the associate or joint venture (taking into account the corresponding items in other comprehensive income) and the fair value of the residual investment retained, with the value from its sale, is recognized in income for the period.

In accordance with the exemption in IAS 28, paragraph 18, which states that "investments in associates or joint ventures held directly or indirectly through an entity that is a venture capital organization, or a mutual fund, trust unit, and similar entities, the entity may elect to measure investments in such associates and joint ventures at fair value through profit or loss in accordance with IFRS 9." Concreto avails itself of this exemption to measure investments in associates or joint ventures in private equity funds or any other investment with the characteristics described in the preceding paragraph at fair value through profit or loss in accordance with IFRS 9.

### **Interests in joint operations**

A joint operation is a joint agreement whereby the parties that have joint control of the agreement are entitled to the assets and liabilities related to the agreement. Concreto includes in its separate financial statements each item of assets, liabilities, income, costs, and expenses of joint agreements, which is generally proportional to the determined interest in the agreement.

## **6.13. Current tax and deferred tax**

### **Current tax**

Current income tax assets and liabilities are measured at the amounts expected to be recovered from or paid to the tax authorities. Income tax expense is recognized in current income taxes based on the reconciliation between taxable income and accounting income affected by the income tax rate for the current year, in accordance with the tax laws of each country. The tax rates and regulations used to calculate these amounts are those approved at the end of the reporting period in the countries where Concreto operates and generates taxable income.

### **Deferred tax asset**

Deferred income tax assets will be recognized by the Company only when there is a reasonable probability that sufficient future taxable income will be available to realize that asset. For initial and subsequent measurement, deferred tax assets recognized will be reduced to the extent that it is not probable that the tax benefit will be realized and for the new calculations contemplated. The measurement is based on deductible temporary differences, including tax losses from previous periods that have not been deducted.

*Initial and subsequent measurement:* includes the calculation of deferred income tax based on the resulting deductible temporary differences, including tax losses and excess presumptive income to be offset in the future. It is measured using the rates in effect for the period.

### **Deferred tax liability**

Deferred income tax liabilities correspond to taxable temporary differences between the carrying amount of assets and liabilities for financial purposes and the amounts used for tax purposes. Deferred tax is amortized in the periods in which the temporary differences that gave rise to it reverse.

*Initial and subsequent measurement:* includes the calculation of deferred income tax based on the resulting taxable temporary differences. It is measured using the rates in effect for the period.

### **Uncertainty regarding income tax treatment.**

The Company calculates current and deferred taxes based on current tax regulations and the tax positions taken by the Colombian tax authorities (DIAN). When the Company is faced with a tax interpretation or position that differs from the position of the tax authorities, it analyzes the possible effects on the financial statements of such uncertain tax positions, where it is likely that the tax authorities will have a substantiated position on the calculation of income tax, tax base, uncompensated tax losses, and rates applied, assuming that the authorities will review each position with full knowledge of the relevant information. assuming that the authorities will review each position with full knowledge of the relevant information.

For each item, its probability is considered individually, without measuring its relationship with other tax procedures, and the "most probable amount" or "expected value" method is used, depending on the range of possible outcomes. The probability analysis is classified as low (0%-50%), medium (51%-80%), or high (81%-100%), which requires the participation of experts in the field.

If the Company's management, together with its tax advisors, considers that the tax position has a low or medium probability, the effects of the position are not recognized and no disclosures are made about them. Interest and penalties on unrecognized tax liabilities are included in expenses in the income statement for the year in which they are incurred.

When the probability of uncertainty is high, the company shall disclose for each position:

a) The judgments made to determine the tax gain (loss), tax bases, unused tax losses or credits, and tax rates.

(b) Information on the assumptions and estimates made to determine the tax gain (loss), tax bases, unused tax losses or credits, and rates applied. The Company may disclose the potential effect of uncertainty as a contingency when there is a high probability that the tax authorities will not accept an uncertain tax treatment.

#### 6.14. Financial obligations

Financial obligations are financial liabilities where the Company acquires a payment commitment to a financial institution in exchange for cash to finance various activities.

*Initial and subsequent measurement:* The Company measures financial obligations at amortized cost, with any associated transaction costs taken into account to calculate the internal rate of return to be used to measure the equity and interest components.

The effective interest method is a mechanism for calculating the amortized cost of a financial liability and allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts future cash payments (including all fees and points paid or received that are an integral part of the effective interest rate, transaction costs, and other premiums or discounts) through the expected life of the financial obligation or, if appropriate, a shorter period than the net carrying amount at initial recognition.

Fees incurred to obtain loans are recognized as transaction costs to the extent that it is probable that part or all of the loan will be received. In this case, the fees are deferred until the loan is received.

Loans are classified as current liabilities unless there is an unconditional right to defer payment of the obligation for at least twelve months from the balance sheet date.

The Company derecognizes financial liabilities when, and only when, the obligations are settled, canceled, or expire. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in income for the period.

Obligations with a maturity of less than one year are classified as current, and obligations with a maturity of more than one year are classified as non-current.

#### 6.15. Leases

##### Identification of a lease

To identify whether a contract contains a lease, the Company assesses from the inception of the contract whether it receives the right to control the use of an identified asset for a period of time in exchange for consideration. This is defined by meeting the following criteria:

- Upon entering into the contract, the right to obtain substantially all of the economic benefits from the use of the identified asset is acquired; and
- The right to decide how to use the identified asset.

If a joint arrangement enters into a lease, the joint arrangement will be treated as the customer under the lease and will therefore determine whether it has the right to control the use of the asset.

The Company accounts for the right to use an asset as a separate component if it can benefit from the use of that underlying asset on its own or together with other resources that are readily available; and the asset is not largely dependent on, or closely interrelated with, the other assets of the contract. If separation is impracticable, or the cost of doing so involves a disproportionate effort or greater than the benefit obtained, it is accounted for as a single component.

##### Lease term

The lease term corresponds to that defined in the contract plus any additional renewal period permitted from the date on which the Company has reasonable certainty of its continued use of the asset. If there is a possibility of terminating the lease but the Company has no intention of exercising this option, the lease term is not reduced. To do so, the Company must have control over the decision and reasons that generate an economic benefit in extending the term or terminating the contract early.

### **Recognition of assets for right of use**

When the Company acts as a lessee, at the beginning of the contract it recognizes an asset for right of use and a liability for the lease.

### **Initial measurement**

Lease liabilities are measured at the present value of future lease payments, discounted at the Company's incremental interest rate. Lease payments may be fixed, variable, guarantees, purchase options with a high degree of certainty of being exercised, and penalties if expected to be incurred. Incentives given by the lessor that are expected to be obtained are deducted from these payments.

The right-of-use asset is measured at the initial amount of the lease liability resulting from the description in the previous paragraph plus the initial direct costs incurred to obtain the contract. If there are future dismantling costs, these are also included in the cost of the right-of-use asset using IAS 37 Provisions, Contingent Liabilities and Contingent Assets. If incentives are received at the initial recognition date, these reduce the value of the asset.

### **Subsequent measurement**

The right-of-use asset is measured at cost less accumulated depreciation and impairment losses. New measurements of the lease liability due to contract modifications also affect the subsequent measurement of the right-of-use asset.

If, at the end of the contract, ownership of the asset is transferred or the purchase option is reflected in the cost of the asset for right-of-use, the right-of-use is depreciated over the useful life of the underlying asset. Otherwise, it is depreciated from the beginning to the end of the lease term. The straight-line method is generally used, unless another method that better reflects the use of the asset over time is found for a particular contract.

For right-of-use assets that meet the definition of investment property, the fair value model is used.

Lease liabilities increase with the recognition of interest and decrease with lease payments. Changes in the contract, such as the term, amounts payable, waiver of a purchase option that was included in the initial measurement, among others, result in a new measurement of the lease liability and, therefore, an adjustment to the right-of-use asset.

### **Presentation**

Right-of-use assets are presented under property, plant, and equipment in the statement of financial position according to the use of the asset by the Company. Right-of-use assets are generally part of property, plant, and equipment or investment properties.

Lease liabilities are presented separately from other liabilities in the statement of financial position. The finance costs of lease liabilities are disclosed in the explanatory notes.

### **Lease agreements not recognized as right-of-use assets.**

Even if a contract contains a lease, the Company uses the following criteria to not recognize them as right-of-use assets:

- a) When the leased asset is expected to be used by the Company for less than one year; or
- b) When the underlying asset has a market value of less than USD 5,000. (The market value is taken from the prices of a new asset with the same or similar characteristics.)

The Company leases real estate to meet accommodation needs in construction projects where the use is less than one year; these are considered short-term leases, as they are easily replaceable by real estate under similar circumstances or by an accommodation service.

Lease payments for the above contracts are recognized as an expense or cost on a straight-line basis over the term of the contract.

All personal computers, tablets, landline telephones, and cell phones are considered low-value assets regardless of the value of the asset when new.

## 6.16. Provisions, liabilities, and contingent assets

Conconcreto considers contingent liabilities to be those processes for which it is deemed possible, i.e., there is a medium probability of occurrence of the event and a future outflow of resources. Conconcreto periodically monitors the evolution of the probability of loss of these processes and their classification as contingent liabilities or provisions.

If the probability of loss increases from possible to probable (high probability), Conconcreto recognizes a provision and the corresponding effect on the results for the year. The amount to be provisioned depends on each specific process. The most significant contingencies in terms of their impact on the amount will be disclosed, i.e., a material amount, which in this case was determined to be 0.05% of total liabilities. Therefore, the contingent liability will be disclosed if the process has an economic impact greater than this percentage. Other considerations will also be taken into account, such as any suspensions to which Conconcreto may be subject in a process.

*Contingent asset:* a possible right arising from past events, whose existence must be confirmed by certain uncertain future events that are not entirely within the Company's control.

*Recognition:* the Company must refrain from recognizing any contingent asset unless the realization of the income is virtually certain.

*Measurement:*

Probability of occurrence	Description
High: Probability of occurrence between 81% and 100%	A provision is recognized by making a reasonable estimate (including a probability analysis) brought to present value as defined by the entity's management, supplemented by experience in similar cases and, on occasion, by experts.
Medium: Probability of occurrence between 51% and 80%	No entry is made in the financial statements. It is necessary to disclose contingent events for which the obligation is not directly under the control of the entity. Disclose in the financial statements.
Low: Probability of occurrence between 0% and 50%	No adjustments or disclosures are made. No impact.

### *Estimated post-construction liabilities*

At the end of each phase of a project's construction, Conconcreto makes a provision for costs to cover post-construction commitments for the first year after the project has been delivered to the end customer. This provision is calculated based on historical project performance and depending on the type of construction. Post-construction obligations may arise after the first year of project delivery, but these are not provided for as their measurement is not reliable.

### **Onerous contracts**

A contract is onerous when the costs of fulfilling its obligations exceed the economic benefits expected to be received.

When a contract is considered onerous, the Company will recognize the costs and revenues incurred in the period in the income statement and will add a provision for onerous contracts to reflect the total expected loss.

## 6.17. Financial liabilities

### Trade accounts payable and other accounts payable

Accounts payable are financial instruments that generate an obligation to make a payment in cash or another financial instrument in exchange for a service received or goods acquired. The Company records in this line of the financial statement accounts payable that must be settled within a period in accordance with the operating cycle or within a term not exceeding one year, and those that are subsequent to the operating cycle or exceed one year as non-current.

This item does not include accounts payable to related parties and associates.

### *Current accounts payable*

*Initial and subsequent measurement:* The Company uses transaction value measurement, which is normally fair value.

### *Non-current accounts payable*

*Initial and subsequent measurement:* The Company measures these liabilities at amortized cost using the effective interest method. They may be derecognized when they no longer meet the condition for recognition as a liability.

### **Accounts payable to related parties and associates**

Accounts payable to related parties are financial liabilities arising from relationships and/or contracts with related companies. These relationships generate an obligation to make cash payments or other financial instruments in exchange for a service, a good, or an economic event arising from a loan received. The Company records accounts payable that will be paid within the operating cycle or in a period not exceeding one year as current accounts payable, and those that are outside the cycle or exceed one year as non-current accounts payable.

*Related party:* the Company understands a related party to be any entity or person that has the ability to influence financial and operating policies through control, joint control, or significant influence that may affect the results and financial position of the entity.

The following are considered related parties:

- Subsidiaries
- Associates
- Joint ventures
- Joint operations
- Members of the Board of Directors
- Key management personnel (president, vice presidents, managers)

### **Current accounts payable to related parties**

*Initial and subsequent measurement:* The Company uses transaction value measurement, which is normally its fair value.

### **Non-current accounts payable to related parties**

*Initial and subsequent measurement:* The Company measures these liabilities at amortized cost using the effective interest method.

Generally, these items include loans, but not trade accounts payable. If loans are made between companies, they are made at market rates. However, there may be one-time loans made at zero interest or below market rates. In these cases, the amortized cost will be applied only when they are generated in the long term (greater than one year). However, when no interest is charged, the presumptive interest will be calculated.

An item may be derecognized when it no longer meets the criteria for recognition as a liability.

### **Write-off**

Financial liabilities are derecognised when they are settled (i.e. when the obligation specified in the contract is discharged or expires).

The exchange between the Company and its original creditors of debt instruments with substantially different terms, as well as substantial modifications to the terms of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

The terms are substantially different if the discounted present value of the cash flows under the new terms, including fees paid net of fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. In addition, other qualitative factors are also taken into account, such as the currency in which the instrument is denominated, changes in the interest rate type, new conversion features attached to the instrument, and changes in agreements. If an exchange of instruments



debt or a modification of terms is accounted for as an extinguishment, all costs or fees incurred are recognized as part of the gain or loss on extinguishment. If the exchange or modification is not accounted for as an extinguishment, all costs or fees incurred adjust the carrying amount of the liability and are amortized over the remaining term of the modified liability.

#### **6.18. Elimination of reciprocal transactions with joint operations**

The Company includes in its financial statements the assets, liabilities, income, and costs of joint operations in proportion to its ownership percentage. Therefore, reciprocal transactions between Concreto and its joint operations are eliminated in proportion to its ownership percentage.

#### **6.19. Other non-financial liabilities**

The Company classifies as liabilities those items that are not considered financial instruments but meet the definition of a liability in the conceptual framework. These mainly include advances and deposits received from customers for the development of projects and deferred income liabilities that will subsequently be recognized as revenue in the income statement. This concept also includes capital contributions payable for investments in companies, since for the counterparty they represent a lower equity value and not a receivable, and therefore do not meet the definition of financial liabilities.

The Company classifies as non-current those liabilities that are not considered financial instruments but meet the definition of a liability in the conceptual framework and will be amortized or paid outside the operating cycle or after one year when they do not correspond to the operating cycle. These mainly include advances received from customers to develop projects and long-term capital contributions payable.

*Initial and subsequent measurement:* The Company measures these liabilities at the transaction value less any reduction due to write-offs.

An advance received from a customer may be reclassified as other financial liabilities if it meets the necessary conditions. For example, an advance received for a contract that has already been completed or not performed and the obligation to return the money arises, this advance will now be considered a financial liability.

When advance payments are received for the delivery of goods or services in future periods, a non-financial liability must be recognized at the fair value of the consideration received.

The recognized liability must be transferred to income to the extent that the sale of the good or the provision of the service is made. In any case, the recognized liability must be transferred to income in its entirety when the obligation to deliver the good or provide the service for which the advance payment was made ends.

#### **6.20. Employee benefits**

Employee benefits reported by the Company are mostly considered short-term and are therefore measured at their transaction value as fair value.

These non-current benefits are rights acquired by employees as defined by law or by agreements with unions. This item includes post-employment benefits or long-term benefits to which employees are entitled, either due to reaching a minimum age or length of service with the Company.

*Initial and subsequent measurement:* the fair value measurement method will be applied, since at the end of each period the Company performs an analysis with actuarial calculations to establish the present value of long-term obligations.

#### **6.21. Issued capital**

This concept includes the value of the Company's capital at its nominal value. The measurement is made at transaction value.

#### **6.22. Share premium**

This corresponds to the excess amount paid by a new shareholder over the par value of the shares acquired. It is measured at transaction value.

#### **6.23. Accumulated earnings**

This reflects the profits generated by the business and is generally taken from the income statement. However, there may be transactions that do not pass through the income statement and are directly reclassified to accumulated earnings.

#### 6.24. Reserves

Mandatory, occasional, or other reserves are grouped together in accordance with the decisions of the highest governing body to protect against possible losses or contingencies or to make investments in the future. They are measured according to the percentage or value determined based on the results for the period.

#### 6.25. Other reserves

Changes in other comprehensive income are presented, including the methods of participation in other comprehensive income from investments in subsidiaries.

#### 6.26. Other equity interests

This item includes any changes in equity that are not included in the lines described above.

#### 6.27. Recognition of income from ordinary activities

Revenue from ordinary activities reflects the value of the consideration that Concreto is entitled to receive in exchange for the goods and services committed to customers.

#### Recognition of a contract

Concreto recognizes a contract with a customer if all of the following criteria are met:

- The contract is approved by all parties, who undertake to fulfill the obligations arising from it.
- The rights of each party with respect to the goods and/or services to be transferred can be identified.
- The payment terms can be identified.
- The contract has a commercial basis.
- It is probable that the consideration to which the company is entitled under the contract will be collected, considering the customer's ability and intention to pay when due.

Any reduction in price due to rebates and discounts granted to the customer affects the value of the revenue to be recognized.

#### Contract assets

A contract asset is the Company's right to receive payment in exchange for goods or services that the Company has transferred to a customer, when that right is subject to something other than the passage of time (e.g., billing or delivery of other elements of the contract). The Company recognizes contract assets as current assets, as they are expected to be realized within the normal operating cycle.

Contract costs eligible for capitalization as incremental costs when obtaining a contract are recognized as a contract asset. Contract subscription costs are capitalized when incurred if the Company expects to recover those costs. Contract subscription costs constitute non-current assets to the extent that the economic benefits of those assets are expected to be received in a period longer than twelve months. Contracts are amortized systematically and consistently with the transfer of services to the customer once the corresponding revenue has been recognized. Capitalized contract subscription costs are impaired if the customer withdraws or if the carrying amount of the asset exceeds the projected discounted cash flows related to the contract.

#### Contract liabilities

Contract liabilities represent the Company's obligation to transfer goods or services to a customer, for which the Company has received payment from the end customer or if the amount is due. They also include deferred income related to goods or services to be delivered or rendered in the future, which are invoiced to the customer in advance but are not yet due.

Payments received from a customer are recognized as a liability until the criteria for recognizing them as revenue are met.

Concreto combines two or more contracts when they are negotiated as a single commercial objective, the amount of consideration to be received is linked between the contracts, or the goods and/or services committed are a single performance obligation.

When modifications are made to a contract, Concreto analyzes and determines whether separate treatment is required for revenue recognition, taking into account the scope of the goods and/or services and the independence used to determine the price; otherwise, measurement is performed considering the contract as a whole.

### ***Performance obligations***

Concreto defines the performance obligations in a contract by identifying whether the goods and/or services committed satisfy the customer independently or jointly. It also defines whether such performance obligation is satisfied over time.

If the customer can benefit from the partially delivered good and/or service and this commitment is identified separately from other commitments in the contract, it can be considered a separate performance obligation within the contract. When the Company provides a service considered to be principal and there are other goods and/or services that are consumed, modified, transformed, or are highly interdependent or interrelated, they are considered a single performance obligation.

### ***Agency contracts***

Concreto is an agent in a contract when it acts on behalf of and at the risk of the client, such that its commitment is to organize goods and services for delivery by a third party. The Company acts as an agent in construction contracts under delegated management and mandate contracts for the management of reimbursable management services.

### ***Satisfaction of performance obligations***

Concreto recognizes revenue from ordinary activities when the performance obligations identified in a contract are satisfied. Performance obligations may be satisfied over time or at a specific point in time. The Company satisfies a performance obligation over time when:

- The customer receives and consumes the benefits tailored to their needs simultaneously.
- An asset is created or improved that the customer controls or will control.
- Creates an asset for a customer where there are legal and regulatory restrictions that would not allow the Company to use it for alternative purposes (sale, lease, or other transactions) and there is a enforceable right to payment for performance completed to date.
- When a performance obligation is not satisfied over time, it will be satisfied at a specific point in time, which occurs when the customer obtains control and benefits from the transferred good or service.

The main contracts with customers entered into by the Company where performance obligations are satisfied over time are:

### **Resource method:**

- Construction contracts at a lump sum or unit prices.
- Construction contracts under the delegated management modality.
- Project management services.

### **Product method:**

- Design services
- Consulting and advisory services
- Maintenance services
- Transportation services

The main contracts with customers entered into by the Company where the obligations are satisfied at a specific point in time are:

- Sale of inventory of movable property
- Sale of housing project inventory
- Waste treatment and disposal
- Sale of assets and rights

In cases where these services are provided under a single contract, the Company will analyze whether they constitute one or more performance obligations and measure customer satisfaction accordingly.

*Measuring progress toward fulfilling a performance obligation*

Concreto uses the product method or the resource method to measure progress in satisfying performance obligations, depending on the nature of the good or service to be transferred. As soon as it can be measured reasonably, each accounting period the measurement is updated as a change in estimate in accordance with IAS 8. If it cannot be measured reasonably, income from ordinary activities may only be recognized to the extent of the costs incurred to date.

The product method recognizes revenue from ordinary activities on the basis of direct measurements of the value to the customer of the goods or services transferred. Among the elements used by the Company to measure performance using the product method are the achievement of milestones, time elapsed, and units delivered. In general, in these cases, when the right to bill exists, it is because the elements necessary for revenue recognition have been met.

The resource method recognizes revenue from ordinary activities based on the resources the Company uses in relation to the total resources expected to be used to satisfy performance obligations. Concreto uses the costs incurred as the resource to measure such satisfaction. When significant inefficiencies or cost overruns arise that do not reflect the Company's performance, there is no increase in revenue from ordinary activities.

***Determination of the transaction price***

The transaction price is the amount of consideration that the Company expects to be entitled to receive in exchange for transferring the goods or services committed in the contract. This price may be fixed, variable, or both.

When a contract with a customer has variable consideration such as discounts, established price changes, incentives, performance bonuses, among others, Concreto will estimate the amount using the most probable amount method and only to the extent that there is high certainty of this fact.

When cash flows from a contract lasting more than one year are significantly affected by the time value of money, the Company recognizes revenue from ordinary activities at present value using a market financing rate. Financing income is not included in revenue from ordinary activities.

If the consideration is received in assets other than cash, the Company measures the income at the fair value of the asset received and, if this cannot be measured reliably, uses the selling price of the goods or services to be transferred.

Purchases of goods and services from customers are recognized at a lower transaction price when they are part of the resources necessary to fulfill the contract.

***Allocation of the transaction price to performance obligations***

For contracts that have more than one performance obligation, Concreto distributes the transaction price determined in the contract proportionally to each of the performance obligations. This proportion is calculated based on the independent selling prices as if the activities had been contracted separately. The method used to find the independent sales price is the expected cost plus margin approach. If discounts are granted, they must be allocated to the performance obligation that gives the discount, or if there is a global discount, it will be allocated proportionally.

### ***Changes in the transaction price***

Any change in the transaction price that involves the recognition of a separate contract will affect the specific performance obligations, such that if the performance obligation has already been satisfied, the change in price must affect the revenue from ordinary activities already recognized, as a higher or lower value thereof. If it is not a separate contract, the change in price shall be allocated proportionally to the outstanding performance obligations.

### ***Guarantees***

Guarantees will be accounted for in accordance with the policy on provisions, contingent liabilities and contingent assets, unless they provide a service to the customer. In this case, the Company will allocate part of the transaction price as a separate performance obligation, where the income will be recognized when it is satisfied. Guarantees that exist by law are not considered a performance obligation.

### ***Contract costs***

Concreto recognizes as expenses for the period all expenditures incurred in preparing and obtaining a contract, except for incremental costs such as sales commissions. In this case, they are recognized as an asset when their amortization is greater than one year; otherwise, they are recognized as expenses for the period.

When a performance obligation is satisfied at a specific point in time, the costs incurred in fulfilling the contract are recognized as assets from the moment they are directly related to the contract, are resources necessary to satisfy the performance obligations, and are fully recoverable at the time the consideration is recognized by the customer.

The recognized asset is amortized systematically in accordance with the transfer to the customer of the goods or services to which the asset relates, i.e., when the performance obligations are satisfied, considering the expected profit margin in accordance with the contract's business plan. When the consideration receivable less the costs to be incurred are less than the value of the recognized asset, an impairment loss is recognized, which may be reversed if the situation that gave rise to it disappears.

Directly related costs may include:

- Direct labor.
- Direct materials.
- Management, supervision, insurance, inventory consumption, and depreciation of assets related to the contract.
- Costs explicitly attributable to the customer according to the contract.
- Other costs incurred inherent to the execution of the contract, such as payments to contractors.

Any waste, overruns, general and administrative expenses that do not increase the satisfaction of performance obligations are recognized as expenses for the period immediately. Likewise, any costs related to performance obligations that have already been satisfied.

### ***Policies***

For construction projects, the Company takes out comprehensive construction insurance policies to protect the work, materials, and machinery from any accidental, sudden, or unforeseen event that may occur, whether due to natural causes or other circumstances that could result in a loss for the project.

Civil liability insurance policies are also taken out to protect against damage caused to third parties during the execution of the works.

If contractually required, the Company takes out guarantees in favor of the contractor covering performance, quality, stability, payment of salaries and social benefits, and proper handling of advance payments, if applicable.

## **6.28. Interest income**

Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial assets.

## **6.29. Government grants**

Grants are government assistance in the form of a transfer of resources to the Company in exchange for past or future compliance with certain conditions related to operating activities. This assistance may be related to assets or income.

*Asset-related grants:* these are government grants whose award requires the Company to purchase, construct or otherwise acquire fixed assets. Additional conditions may also be imposed restricting the type or location of the assets, or the periods during which they must be acquired or maintained.

*Income-related grants:* These are government grants other than those related to assets. In this case, the Company uses the income method, presenting the grant as part of the result for the period under "Other income" once the required conditions and obligations have been met. If the resource is received before the conditions are met, it will be recognized as deferred income.

### **6.30. Basic earnings per share**

Basic earnings per share are calculated by dividing the income attributable to Concreto shareholders by the weighted average number of common shares outstanding during the year, excluding, if any, common shares acquired by Concreto and held as treasury stock.

### **6.31. Environment**

The costs arising from business activities aimed at protecting and improving the environment are recorded as costs for the year in which they are incurred. When they involve additions to property, plant, and equipment, whose purpose is to minimize environmental impact and protect and improve the environment, they are recorded as an increase in the value of fixed assets.

Concreto's guiding principle is the sustainability of its operations based on the premises of pollution prevention, conservation of natural resources, and the well-being of the community and the organization's employees.

We continuously monitor the legal environmental requirements associated with our activities and those of our contractors and suppliers, incorporating the applicable obligations into contracts and ensuring compliance through prequalification, inspection, audit, and performance evaluation tools.

Concreto has not made any disbursements or investments that have undermined environmental protection and conservation.



## 7. SPECIFIC NOTES

### 7.1. Cash and cash equivalents

	December 31	
	2024	2023
Cash	9,596,308	567,116
Banks	40,288,149	72,154,389
Short-term deposits	881,830	766,431
Restricted cash	-	-
Short-term investments	115,757,563	43,202,473
Other bank agreements	-	48,817
<b>Total cash and cash equivalents</b>	<b>166,523,850</b>	<b>116,739,226</b>

The most significant variations are reflected in Banks and Short-Term Investments, due to movements in resources in the operations of the different companies, autonomous assets, and consortiums.

The average interest rate on short-term deposits is 4.60% E.A. with an average maturity of 180 days.

The effective interest rates on short-term investments between 2023 and 2024 ranged from 19.36% to 5.91%, respectively, with an average maturity of 30 days.

There are no restrictions on cash and cash equivalents as of December 31, 2024.

### 7.2. Trade accounts receivable and other accounts receivable, net

	December 31	
	2024	2023
Customers (1)	128,409,483	138,152,751
Advances to suppliers (2)	28,977,696	57,403,718
Contract revenue receivable (See 7.17.1)	196,108,308	175,967,049
Other accounts receivable (3)	112,283,839	83,063,354
Impairment (5)	(5,173,580)	(5,542,407)
<b>Total current</b>	<b>460,605,746</b>	<b>449,044,465</b>
Customers (4)	13,829,948	15,943,153
Other accounts receivable (3)	216,095	16,418,760
Impairment (5)	(13,718,175)	(15,476,907)
<b>Total non-current</b>	<b>327,868</b>	<b>16,885,006</b>
<b>Total</b>	<b>460,933,614</b>	<b>465,929,471</b>

Aging of accounts receivable

	December 31	
	2024	2023
Not past due	452,749,630	457,582,112
01-90 days	7,677,130	5,983,743
91-180 days	506,854	1,918,672
181-360 days	-	444,944
<b>Total</b>	<b>460,933,614</b>	<b>465,929,471</b>

(1) The variation corresponds mainly to the completion of projects such as Century Town Center 1 Midtown Doral, Club House Midtown Doral, and Century Royal, and to the collection and amortization of the portfolio of the Puerto Azul, Porto Rosso, Contree las Palmas housing projects and the Avenida Guaymaral, Universidad Javeriana projects completed on Calle 45, Cerro Matoso, the collection of the portfolio incorporated from the Ciudad del Bosque PA, and the increase in the portfolio incorporated from the Consorcio Vial Helios, among others.

(2) The variation corresponds to a net decrease in advances paid of \$28,429,111, which includes, in Constructora Concreto, an increase of \$973,061, mainly in the Ciudad del Bosque PA Et 3 and in the Portorosso Stage 2, Contree Castropol, Ciudad del Bosque, Treebal, Chivor II Rehabilitation, and Calle 13 L1 Consortium projects, and a decrease of \$36,967,097 due to the amortization of advances paid mainly in the AV Bosa consortium, PA Parqueo VIS and PA Ciudad del Bosque ET 2 and for the Contree Palmas, Preoperativos lote Zuñiga, Avenida Guaymaral, Lote Asdesillas, Universidad Javeriana acabados and Transmilenio Av 68 G8 projects. In addition, there were increases mainly in Concreto proyectos and Concreto Internacional, and decreases in PA Montebianco and PA Contree castropol, and there was impairment of advances paid to Constructora Concreto of more than 360 days for \$2,591,394.

(3) The variation corresponds mainly to the increase in amounts held as collateral incorporated by the Calle 13 L1 consortium, the Intersección Bosa consortium, and the Avenida Guaymaral, Transmilenio Avenida 68 Grupo 8, Transmilenio Avenida 68 Grupo 5, Avenida Primera de Mayo, Ebar, and Inver A & M, which is partially offset by the refund of VAT balances for the construction of social housing projects and the reclassification of amounts held as collateral from Concreto Construction LLC from long-term to short-term.

(4) The variation corresponds to the increase that includes outstanding customer balances expected to be recovered in the long term, adjusted to the new commercial conditions evaluated during the period. The most relevant include Hidroeléctrica Tarazá, Puente y Torones, Construcción Vías y Maquinarias, and Zeus Construcciones, as well as the write-off of the customer portfolio such as Proyectos de Ingeniería y Servicios and Prabyc Ingenieros SAS.

(5) The balance mainly corresponds to the impairment of the customer portfolio in accordance with IFRS 9, including the impairment of the portfolio in the Promotora Parque Washington, Constructora Perfil Urbano, Hidroeléctrica Tarazá, Puente y Torones, Construcción Vías y Maquinarias, and Zeus Construcciones projects, among others.

#### Reconciliation of impairment of accounts receivable

	December 31	
	2024	2023
<b>Opening</b>	<b>(21,019,314)</b>	<b>(32,403,403)</b>
Impairment losses	(2,944,246)	(166,534)
Portfolio write-offs	3,884,655	302,381
Recoveries and/or utilizations	1,187,150	11,248,242
<b>Final balance</b>	<b>(18,891,755)</b>	<b>(21,019,314)</b>

#### Age of impaired trade receivables

	December 31	
	2024	2023
Not expired -120 days	105,877	93,850
121-180 days	23,569	167,290
181-360 days	145,399	60,527
More than 360 days	18,616,910	20,697,647
<b>Total</b>	<b>18,891,755</b>	<b>21,019,314</b>

The Concreto group calculates expected losses on its customer portfolio on a quarterly basis, using the closing balance as of the end of the period, according to the probability determined from an analysis of the history of outstanding accounts receivable.

The customers with the most significant impairment are:

- Promotora Parque Washington \$10,741,466, judicial collection of monetary judgment in favor of Concreto. Current status: admitted by order issuing a payment order on November 6, 2020. The last action on September 8, 2022, was transferred to the defendant for settlement of the credit. This portfolio is 100% impaired.
- Participation through the Conciviles Consortium with accounts receivable for \$19,048,423 with a provisioned balance of \$3,523,541. There is currently a final judgment in favor of the consortium and against Metrocali, which entered into Law 550.
- Constructora Perfil Urbano S. A. \$997,799.

### 7.3. Accounts receivable and accounts payable to related parties and associates, net Accounts

receivable from related parties by type of investment:

	December 31	
	2024	2023
Associates	34,227,599	22,473,320
Joint ventures	3,312,234	6,240,978
Joint operations	20,965,848	18,485,682
Other accounts receivable	5,942,622	6,903,278
Impairment	(4,694,132)	(1,657,230)
<b>Total current</b>	<b>59,754,171</b>	<b>52,446,028</b>
Associates	1,444,002	-
Joint ventures	13,867,678	12,858,568
Joint operations	329,303	2,736,668
Other accounts receivable	16,537,696	20,050,025
Impairment	(1,142,413)	(4,222,847)
<b>Total non-current</b>	<b>31,036,266</b>	<b>31,422,414</b>
<b>Total</b>	<b>90,790,437</b>	<b>83,868,442</b>

(see detail in note 7.36)

Aging of accounts receivable

	December 31	
	2024	2023
Unmatured	53,638,362	82,362,294
1-90 days	8,333,348	1,190,228
91-180 days	28,818,727	315,920
<b>Total</b>	<b>90,790,437</b>	<b>83,868,442</b>

## Reconciliation of impairment of accounts receivable from related parties

	December 31	
	2024	2023
<b>Opening balance</b>	<b>(5,880,077)</b>	<b>(13,220,745)</b>
Impairment losses	(7,916,870)	(16,289)
Portfolio write-offs	4,451,897	-
Recoveries and/or utilizations	3,508,505	7,356,957
<b>Final balance</b>	<b>(5,836,545)</b>	<b>(5,880,077)</b>

## Accounts payable to related parties by type of investment:

	December 31	
	2024	2023
Associates	1,049,521	2,022,290
Joint ventures	4,734,560	3,500,000
Joint operations	5,238,868	9,703,848
<b>Total current</b>	<b>11,022,949</b>	<b>15,226,138</b>
Associates	10,403,653	23,445,664
Joint operations	214,895	1,080,516
<b>Total non-current</b>	<b>10,618,548</b>	<b>24,526,180</b>
<b>Total</b>	<b>21,641,497</b>	<b>39,752,318</b>

(See detail in note 7.36)

## 7.4. Other financial assets

	December 31	
	2024	2023
Other non-controlled investments	270,111,334	135,849,239
<b>Total financial assets</b>	<b>270,111,334</b>	<b>135,849,239</b>

## Breakdown of investments

	December 31	
	2024	2023
Concesión Vía 40 Express S.A.S.	155,479,365	133,460,565
Alianza San Felipe S. A. S.	2,035,212	1,988,403
Power Generation Company	280,587	280,587
CCI MarketPlace S.A.	72,951	72,951
Sin Escombros S.A.S.	40,000	40,000
Investment trust rights	35,031	4,739
Project Development Company S.A.	1,557	1,557
Colombian Mushrooms S.A.	437	437
Private Equity Fund	112,166,194	-
<b>Total</b>	<b>270,111,334</b>	<b>135,849,239</b>

The increase in this item is mainly due to the transfer of the investment in the FCP (see note 2.8 for more details on the syndicated credit negotiation).

The balance of investments in non-controlled companies now includes the investment in the Vía 40 Express Concession with a 15% stake and the FCP with a 5.6% stake. During 2023, contributions were made for subordinated debt in the amount of \$14,457,804, and in 2024, in the amount of \$22,018,800. The equity investment in this company is not held for trading purposes but for medium- and long-term strategic purposes.

## 7.5. Inventories

	December 31	
	2024	2023
Construction in progress (1)	222,567,237	179,189,339
Developed land for construction (2)	128,025,019	157,685,768
Spare parts	7,604,152	7,211,133
Other inventories (3)	26,710,976	20,284,204
Contracts in progress - Pre-operational (5)	22,956,205	22,062,327
Real estate for sale (4)	30,194,397	32,335,141
Finished goods	1,435,354	1,153,157
Inventory impairment (6)	(13,712,716)	(12,416,025)
<b>Total current</b>	<b>425,780,624</b>	<b>407,505,044</b>
Real estate inventory	-	1,203,946
Spare parts	142,888	142,888
<b>Total non-current</b>	<b>142,888</b>	<b>1,346,834</b>
<b>Total</b>	<b>425,923,512</b>	<b>408,851,878</b>

(1) The variation in this item is mainly due to the increase derived from the development of the Contree Palmas housing projects. Porto Rosso Stage II, Contree Castropol, RUA 19, and Caminos de la Primavera

(2) The variation is mainly due to the transfer of rights from the El Vínculo trust. The balance is composed, among others, of lots for the development of the PA Hogares Malachi, PA Las Mercedes, PA Parqueo VIS, El Vínculo, and Primavera VIS projects.

(3) The increase in this item is mainly due to the increase in materials in the following projects: Rehabilit Chivor II, AV Guaymaral, Intersección AV Bosa, Puente AV 68 con 1ra mayo, Ebar, and Calle 13

(4) The main variation is due to the sale of the Torre Atlántica office and the sale of the premises and bubbles in Guatapurí.

(5) Contracts in progress:

	December 31	
	2024	2023
Housing	17,559,162	18,300,276
Construction	5,397,043	3,762,051
<b>Total contracts in progress</b>	<b>22,956,205</b>	<b>22,062,327</b>

## (6) Reconciliation of impairment:

	December 31	
	2024	2023
<b>Opening balance</b>	<b>(12,416,025)</b>	<b>(19,405,161)</b>
Inventory impairment	(2,574,388)	(598,399)
Recoveries and/or utilizations	1,277,697	7,587,535
<b>Final balance</b>	<b>(13,712,716)</b>	<b>(12,416,025)</b>

## 7.6. Income tax 7.6.1.

**Regulations**

Income tax expense includes current income tax, calculated at a nominal rate of 35% for taxpayers in Colombia, 20% for the Free Trade Zone regime, 25% in Panama, and in the United States: Florida State Income Tax 5.5% and Federal Income Tax 21%. To determine taxable income, revenues and expenses accrued in accordance with the accounting standards of the country of residence are considered, paying special attention to the limitations and conditions for deduction established in tax regulations. In addition, capital gains tax is calculated separately from net income, applying a rate of 15% from 2023 in Colombia.

Likewise, since 2023, the minimum tax rate has been in effect, for which domestic group companies calculate their tax liability considering the tax rate and adjusted income, distributing the additional tax in proportion to their individual adjusted income. This is done in order to maintain a minimum tax rate of 15% for consolidated taxation during the corresponding period.

Finally, deferred tax corresponds to deductible and taxable temporary differences arising between the accounting base and the tax base of the company. Deductible temporary differences represent those expenses or losses that are recognized earlier in the accounting records than in the tax return, generating a deferral in the payment of the corresponding tax. On the other hand, taxable temporary differences are income or gains that are recognized earlier in the tax return than in the accounting records, leading to a deferral in the deduction of taxes. These tax deferrals are reflected in the company's balance sheet as deferred tax assets or liabilities, depending on whether they generate lower or higher taxes payable in the future.

## 7.6.2. Current tax assets and liabilities

	December 31	
	2024	2023
Balances in favor in private settlement (1)	2,519,460	28,344,963
Withholdings at source (2)	14,794	235,609
Withholding tax and tax credit (3)	4,281,191	1,328,490
Tax advances (4)	971,520	2,329,876
<b>Total current tax assets</b>	<b>7,786,965</b>	<b>32,238,938</b>
Income tax liabilities (5)	13,028,300	1,291,088
<b>Total current tax liabilities</b>	<b>13,028,300</b>	<b>1,291,088</b>



(1) The credit balance corresponds to the income tax settlement for the year 2024, which is subject to refund or offset for 2025 in the companies Industrial Conconcreto S.A.S., CAS Mobiliario, Bimbau S.A.S., Conconcreto Proyectos S.A.S. Conconcreto Designs S.A.S., and Autopista Sumapaz S.A.S.

(2) As of December 31, 2024, this corresponds to the withholding tax on income for the year 2024 in Bimbau S.A.S. and Conconcreto Designs S.A.S. The amount in 2023 corresponds to the withholding tax on deferred income, which was offset in 2024.

(3) The balance recorded for 2024 corresponds mainly to the tax discount for VAT, which will be deducted in the taxable period that meets the requirements of the tax regulations.

(4) This mainly corresponds to the advance payment of dividend tax derived from profits generated by Conconcreto Internacional. It also includes the advance income tax calculated for 2025 for Inmobiliaria Conconcreto S.A.S. and Sistemas Constructivos Avanzados Zona Franca S.A.S.

(5) The amount corresponds to the provision for income tax payable for 2024 for Conconcreto S.A., Inmobiliaria Conconcreto S.A.S. and Sistemas Constructivos Avanzados Zona Franca S.A.S.

### 7.6.3 Deferred income tax

	December 31	
	2023	
<b>Deferred tax asset</b>		
Construction contracts	30,289,728	13,332,509
Operating leases	173,563	243,557
Amortized cost of debtors	260,771	339,909
Inventories	205,136	161,060
Investments	33,487	33,487
Foreign currency revaluation	9,514	734,125
Consolidated associated investment	1,409,156	1,409,156
Consortia and temporary joint ventures	1,645,434	12,880
Deferred and intangible assets	886,008	1,286,387
Tax loss	50,646,328	55,119,542
Other	67,996	-
<b>Total net assets after deferred tax</b>	<b>85,627,121</b>	<b>72,672,612</b>
<b>Deferred tax liabilities</b>		
Fixed assets and leases	18,456,177	19,010,102
Consortia and temporary joint ventures	123	2,720,037
Construction contracts	-	95,514
Separate assets	13,245,398	13,835,402
Private Capital Fund	14,419,092	103,719,353
Amortized cost liabilities	1,592,874	2,436,785
Investments	1,697	3,289
Foreign currency revaluation	210,475	-
Capital gains	500,669	500,669
Other	247,755	334,078
<b>Total net deferred tax liability</b>	<b>48,674,260</b>	<b>142,655,229</b>
<b>Total deferred tax assets (liabilities)</b>	<b>36,952,861</b>	<b>(69,982,617)</b>

The movement in deferred tax during the period was as follows:

	December 31	
	2024	2023
<b>Balance as of January 1 (liability) net</b>	<b>(69,982,617)</b>	<b>(57,716,905)</b>
Charge to income statement	106,395,629	(12,431,492)
Charged to other comprehensive income	658,474	165,780
<b>Balance as of December 31, net assets (liabilities)</b>	<b>37,071,486</b>	<b>(69,982,617)</b>

Deferred tax assets arise mainly from the recognition of tax losses amounting to \$165,202,338, which are expected to be recovered over the next three years, based on the expected net margin of the infrastructure project backlog and the results of the housing and investment businesses. Likewise, deductible temporary items resulting from the application of deduction limitations on construction contracts and portfolio impairments.

Deferred tax liabilities are largely attributable to the fair value results of the investment in the Pactia private equity fund.

The deferred tax asset detailed in the "other" category corresponds to the valuations of hedging transactions recorded against other comprehensive income.

#### 7.6.4. Income tax

Income tax expense is as follows:

	December 31	
	2024	2023
Current tax expense (1)	45,370,005	4,629,501
Minimum tax rate expenses (2)	-	4,649,982
Expense for deferred taxes (3)	(106,395,629)	12,431,492
Tax expense for prior years	(198,910)	903,203
<b>Total</b>	<b>(61,224,534)</b>	<b>22,614</b>

(1) The figure shown corresponds to current tax expense, calculated at the rate applicable in each company's country of tax residence. For the 2024 tax year, there is current expense for Concreto S.A., Inmobiliaria Concreto S.A.S., Industrial Concreto S.A.S., Sistemas Constructivos Avanzados Zona Franca S.A.S., CAS Mobiliario, CCC Proyectos S.A.S., Concreto Designs S.A.S., Bimbau S.A.S., and Autopista Sumapaz S.A.S.

(2) The individual results of the company were consolidated with those calculated by the other companies in the group, and the minimum consolidated rate was determined in accordance with the calculation made in accordance with the provisions of Article 240 of the Tax Statute, paragraph 6. No additional minimum tax was generated for the companies in the group.

(3) In 2024, the most significant changes in deferred tax are detailed below:

I. Decrease in deferred tax assets due to the offsetting of net income with the tax loss balance and the increase in deductible temporary differences mainly associated with construction contracts.

II. Reduction in deferred tax liabilities, mainly due to the exchange of private equity fund units.

#### 7.6.5. Effective tax rate

	December 31	
	2024	2023
(Loss) accounting profit before taxes	(237,065,971)	23,494,331
Tax rate applied %	35	35
<b>Total tax expense at the applicable tax rate</b>	<b>(82,973,090)</b>	<b>8,223,016</b>
Tax effect of income from ordinary activities exempt from taxation	(2,581,900)	(2,257,909)
Tax effect of non-deductible expenses for determining taxable income	23,109,060	7,776,934
Other tax effects minimum rate	-	4,649,983
Other tax effects due to reconciliation between the gain Accounting and tax expense (income)	1,221,396	4,222,154
<b>Effective tax expense</b>	<b>(61,224,534)</b>	<b>22,614,178</b>
<b>Effective tax rate</b>	<b>25.8</b>	<b>96</b>

The effective tax rate is 25.83% and 96.25% for the periods ended December 31, 2024 and 2023, respectively. The rate is affected by:

- Income from equity method accounted for in the financial statements, which is considered non-taxable.
- Non-taxable income received corresponding to dividends from Colombian companies.
- Gains from fair value of investment properties measured at the capital gains rate.
- Non-deductible expenses corresponding to permanent and temporary differences, mainly due to limitations on deductions in construction contracts at Conconcreto S.A., which will become deductible once the projects are completed.
- Tax rate difference for Free Trade Zone and foreign companies.
- In 2023, the adjustment of the tax base and the tax were affected by the termination of Conconcreto's participation in the Route 40 contract.

#### 7.6.6. Uncertain tax positions

Based on reviews conducted as of December 31, 2024, management has not identified any uncertain tax positions for the tax periods that the DIAN has the authority to review.

#### 7.7. Assets and liabilities held for sale

	December 31	
	2024	2023
Investments (1)	4,084,198	3,746,651
Investment properties (2)	15,770,269	82,161,466
Other assets (3)	19,275,010	350,000
<b>Total assets held for sale</b>	<b>39,129,477</b>	<b>86,258,117</b>
Liabilities related to investment properties (4)	10,028,295	11,440,530
<b>Total liabilities related to assets held for sale</b>	<b>10,028,295</b>	<b>11,440,530</b>

**Assets**

(1) This corresponds to the investment in Viviendas Panamericanas, a company for sale in Panama. The change is due to the effect of conversion at the presentation rate.

(2) The decrease in this item is mainly due to the transfer of Lote Palmas as an investment property, the sale of apartments in the Torre Salamanca building, and the transfer of rights to the Lote Caldas project, in which the Company had a 25% stake.

(3) The increase in other assets is due to the transfer of the investment in the FCP for the units under negotiation for payment of the syndicated loan, which is expected to take place in 2025 (see note 2.8 for more details on the syndicated loan negotiation) and the recognition of two offices received as payment in exchange for the company Industrial Concreto for a value of \$1,184,418.

(4) This corresponds to the obligation to Bancolombia for the finance lease of the BBB warehouse equipment, which has a 1% purchase option payable at the end of the contract. The change compared to December 2023, amounting to \$1,412,235, corresponds to the payment of the obligation.

The Company continues with the marketing of assets held for sale. All residential rental assets are being marketed through Concreto's sales offices and the firm Cáceres y Ferro. These are expected to be sold in accordance with the dynamics and market for this type of property.

**7.8. Property, plant, and equipment, net**

	Real estate	Machinery and Vehicles	Other Assets	Total
<b>Balance as of 01/01/2023</b>	<b>153,304,978</b>	<b>200,608,960</b>	<b>6,434,934</b>	<b>360,348,872</b>
Acquisitions	903,074	7,781,373	438,206	9,122,653
Acquisition of usage rights	3,136,597	158,218	-	3,294,815
Withdrawals	(6,834,403)	(76,161,105)	(2,114,071)	(85,109,579)
Depreciation	(5,220,002)	(21,385,265)	(1,509,337)	(28,114,604)
Effect of conversion	(291,355)	(2,594)	(127,493)	(421,442)
<b>Balance as of 12/31/2023</b>	<b>144,998,889</b>	<b>110,999,587</b>	<b>3,122,239</b>	<b>259,120,715</b>
Acquisitions (1)	50,893	20,456,316	685,810	21,193,019
Acquisition of usage rights (2)	1,066,493	101,806	-	1,168,299
Withdrawals (3)	(15,965)	(4,709,447)	(528,229)	(5,253,641)
Depreciation	(4,846,985)	(15,427,056)	(878,635)	(21,152,676)
Transfers	64,300	(1,868,149)	18,738	(1,785,111)
Effect of conversion	125,693	(67,837)	56,730	114,586
<b>Balance as of 12/31/2024</b>	<b>141,443,318</b>	<b>109,485,220</b>	<b>2,476,653</b>	<b>253,405,191</b>

**(1) Acquisitions**

Company	Real estate	Machinery and vehicles	Other	Total
Concreto S.A.	-	18,286,079	599,483	18,885,562
Industrial Concreto S.A.S.	50,893	1,007,036	79,648	1,137,577
Sumapaz Highway Consortium	-	-	2,357	2,357
Concreto Proyectos S.A.S.	-	1,056,936	4,322	1,061,258
Advanced Construction Systems Free Trade Zone S.A.S	-	106,265	-	106,265
<b>Total</b>	<b>50,893</b>	<b>20,456,316</b>	<b>685,810</b>	<b>21,193,019</b>

## (2) Use rights

Company	Details	Real estate	Vehicles	Total
Concreto S. A.	Administrative offices	80,756	-	80,756
	Venices	-	94,785	94,785
	Project offices	29,159	-	29,159
	Consortium Office	66,116	2,808	68,924
Concreto LLC	Miami Office	871,027	-	871,027
Sumapaz Highway S.A.S.	Consortium Office	1,872	-	1,872
Concreto Projects	Consortium Office	17,563	4,213	21,776
<b>Total</b>		<b>1,066,493</b>	<b>101,806</b>	<b>1,168,299</b>

## (3) Withdrawals

The main variation in decreases corresponds to the sale of machinery from the formwork line.

## 7.9. Investment property

	Total
<b>Balance as of 01/01/2023</b>	<b>6,927,653</b>
Purchases	270
Withdrawals	-
Transfers	-
Fair value adjustments	(658,228)
<b>Balance as of 12/31/2023</b>	<b>6,539,425</b>
Purchases	2,945,475
Withdrawals	(1,472,466)
Transfers	51,265,000
Fair value adjustments	866,849
<b>Balance as of 12/31/2024</b>	<b>60,144,283</b>

The variation corresponds to the reclassification of the Palma Lot as investment property. In addition, rights were purchased in P.A. Asdesillas, increasing the ownership interest from 25% to 50%. The balance of investment property now includes the Palma Lot, which has a promise to establish a trust, the Asdesillas Parking Lot, and a property acquired to earn capital income. To date, these assets are recognized at fair value, supported by the latest appraisal performed in December 2024.

## 7.10. Investments in associates and joint ventures

	December 31	
	2024	2023
Associates	92,424,169	1,029,775,943
Joint ventures	254,323,534	219,896,799
<b>Total</b>	<b>346,747,703</b>	<b>1,249,672,742</b>

	Associates	Joint ventures	Total
<b>Balance as of 12/31/2023</b>	<b>1,029,775,943</b>	<b>219,896,799</b>	<b>1,249,672,742</b>
Effects of TRM variation (1)	2	25,668,615	25,668,828
Additions (2)	20,294,177	23,619,817	43,913,994
Changes in fair value (3)	38,275,753	-	38,275,753
Equity method (4)	35,554,616	10,334,445	45,889,061
Decreases (5)	(18,619,066)	(15,634,087)	(34,253,153)
Impairment of FCP (6)	(4,813,155)	-	(4,813,155)
Exchange in payment FCP (6)	(754,860,846)	-	(754,860,846)
Repurchase by the fund of FCP units (6)	(96,357,806)	-	(96,357,806)
Dividends (7)	(28,780,330)	(9,861,097)	(38,641,427)
Transfers (8)	(128,045,330)	299,042	(127,746,288)
<b>Balance as of 12/31/2024</b>	<b>92,424,169</b>	<b>254,323,534</b>	<b>346,747,703</b>

(1) The effects of changes in the Representative Market Rate (TRM) correspond to investments in associates and joint ventures held through Concreto Internacional, the most significant of which are Centrans Company \$6,531,931, Maui Properties I.N.C \$3,374,428, and Rialto Commercial \$3,100,962. Also included are investments in vehicles for project development through the subsidiary Concreto LLC, amounting to \$11,556,237.

(2) In associates: contributions to the separate equity of Devimas, Villa Viola and Caballeros de la Virgen for a total of \$13,913,594 and capitalization of interest on subordinated debt in the DCO and Vía Pacífico concessions for \$6,380,583; while joint ventures include contributions to Transamerican Services for \$438,710 and to Concreto LLC investment vehicles for \$23,181,107.

(3) Valuation of the units of the Pactia Private Capital Fund.

(4) Participation methods mainly represented by the recognized profits of the entities P.A. Devimed \$27,594,702, Pactia S. A. S. \$6,372,688, Grupo Heroica \$4,527,854, Centrans Company \$4,134,222, and Vía Pacífico \$3,170,140.

(5) The decreases are presented in associates, in P.A. Devimas and Villa Viola due to the refund of contributions amounting to \$17,967,663 and the withdrawal from the sale of the stake in Glasst Innovation for \$651,425. In Joint Ventures, these decreases are mainly represented by the sale of interests in Transamerican Services and Park Square Fund for \$12,110,938 and by the impairment recorded in CCG Energy for \$3,523,149.

(6) These mainly correspond to transactions resulting from the settlement of the syndicated loan obligation through FCP units. (See note 2.8 for more details on the syndicated loan transaction.)

(7) Dividends and/or surpluses received from associates and joint ventures, mainly from the following entities: P.A. Devimed \$27,594,702, P.A. Pactia S. A. S. for \$5,175,384, Proyectos Inmobiliarios LLC \$4,685,713 and Grupo Heroica \$998,737.

(8) The variation corresponds mainly to the reclassification of the investment in the FCP to non-controlled investments in accordance with the loss of significant influence in the business. (See note 2.8 for more details on the syndicated credit negotiation).



**7.10.1.** The financial information of subsidiaries, associates, and joint ventures is shown below:

	DIC-2024		
	Subsidiaries	Associates	Businesses
			Joint
Current assets	994,771,446	435,298,365	141,713,214
Non-current assets	404,943,422	2,694,355,657	444,885,065
Current liabilities	810,808,991	349,310,704	63,408,422
Non-current liabilities	138,599,764	173,785,160	320,439,095
Equity	450,306,113	2,606,558,158	202,750,762
Results for the period	8,417,843	264,825,276	15,223,142
Ordinary income	158,756,478	212,867,080	84,326,877

	DIC-2023		
	Subsidiaries	Associates	Businesses
			Joint
Current assets	943,213,032	439,567,996	94,589,800
Non-current assets	351,801,611	2,883,056,620	489,836,988
Current liabilities	698,474,433	277,533,080	74,859,340
Non-current liabilities	177,938,638	273,714,649	319,629,197
Equity	418,601,572	2,771,376,887	189,938,251
Results for the period	(2,794,003)	226,630,106	(20,169,269)
Ordinary income	255,950,467	229,258,519	127,401,414

**7.10.2. Participation in joint operations**

The results from joint operations are included line by line in the Company's results. The following table summarizes the main joint operations in which the Company participates:

Entity - Activity	%	Headquarters
<b>Consortia construction projects in operation</b>		
CC Sofan 010	60	Bogotá
Ruta del Sol / Helios Road	3	Bogotá
CC 2023 Consortium	100	Bogotá
CC L1 Consortium	100	Bogotá
OECD	25	Marinilla
CC AV Bosa Consortium	100	Bogotá
SBC-CC Consortium Pier 5	45	Bogotá
CC Consortium - P7MAL 3	60.00	Bogotá
El Gaco Consortium	100	Bogotá
Unión Temporal Concur	53	Bogotá

**Consortiums for construction projects that are no longer in operation**

Binational Bridge	55.2	Villa del Rosario
Conciviles CC	60	Cali
Conlínea 2	35	Chía
Conlínea 3	35	Chía
Puerto Colombia	50	Bogotá
Cusiana	60	Bogotá
La Línea	50	Chía
RDS1	33	Bogotá
CC- Sofan - Dumar	75	Bogotá
CCC Ituango	35	Medellín
CC - Pavcol Perdomo	50.00	Bogotá
Consorcio Constructor DCO	55	Marinilla
Building 125 / Javeriana University	43.82	Bogotá
Llanogrande "Conllanos"	2	Marinilla

**Autonomous assets - housing projects**

Life	33	Puerto Colombia
Forest City Project	50	Sabaneta
Allegro Barranquilla	40	Barranquilla
Mint	33	Puerto Colombia
Portal del Sol	50	Soledad
Treebal	50	Medellín

**Autonomous assets - investment projects**

Caldas Lot	0	Caldas
Las Mercedes Lot	50	Bogotá
Vis Parking	29.46	Soacha
El Vínculo I	41.14	Soacha
FAI Households Soacha Malachi	51	Bogotá
Lote Asdesillas	50	Sabaneta

**Separate assets - Own-use vehicles**

P.A Concreto - Canal Bank	100	Medellín
CCC IDU 349-G5	100	Medellín
CCC IDU 352-G8	100	Medellín
Concrete - Cerromatous	100	Medellín
P.A Garantía Vía 40	100	Medellín
TM Soacha	100	Bogotá
Irrevocable Guarantee Trust Berlín	100	Medellín

The results from joint operations according to their activity are as follows:

	Year ended December 31	
	2024	2023
Construction projects	15,321,514	17,994,814
Housing projects	(1,362,754)	(1,490,492)
Investment projects	(3,270,704)	5,733,984
<b>Total</b>	<b>10,688,056</b>	<b>22,238,306</b>

### 7.10.3. Foreign branch

	DIC-2024		DIC-2023	
	COP	USD	COP	USD
Cash and cash equivalents	5,090	1,154	18,271	4,781
Trade accounts receivable	195	44	2,640	691
Current tax assets	17,712	4,017	15,354	4,017
<b>Total assets</b>	<b>22,997</b>	<b>5,215</b>	<b>36,265</b>	<b>9,489</b>
Trade accounts payable	-	-	194	51
Related accounts payable	6,614	1,500	-	-
<b>Total liabilities</b>	<b>6,614</b>	<b>1,500</b>	<b>194</b>	<b>51</b>

	DEC-2024		2023	
	COP	USD	COP	USD
Cost of sales	(3,902)	(958)	(7,016)	(1,622)
Administrative and sales expenses	(17,764)	(4,363)	(28,868)	(6,675)
Financial costs	(1,630)	(400)	(2,292)	(530)
<b>Profit for the period</b>	<b>(23,296)</b>	<b>(5,721)</b>	<b>(38,176)</b>	<b>(8,827)</b>

The effect of the recognition of the branch in the financial statements is \$2,228\*, reflected in other comprehensive income.

\*Profit (loss).

## 7.11. Intangible assets other than goodwill.

	Trademarks	Licenses, concessions, and franchises	Other	Total
<b>Balance as of 01/01/2023</b>	<b>195,090</b>	<b>2,496,910</b>	<b>7,134,809</b>	<b>9,826,809</b>
Acquisitions	-	2,905,047	774,155	3,679,202
Amortization	-	(3,066,318)	(1,486,661)	(4,552,979)
Withdrawals	-	(412,298)	-	(412,298)
<b>Balance as of 12/31/2023</b>	<b>195,090</b>	<b>1,923,341</b>	<b>6,422,303</b>	<b>8,540,734</b>
Acquisitions (*)	-	3,102,955	923,248	4,026,203
Amortization	-	(2,948,464)	(26,940)	(2,975,404)
Transfers	-	(346,516)	-	(346,516)
<b>Balance as of 12/31/2024</b>	<b>195,090</b>	<b>1,731,316</b>	<b>7,318,611</b>	<b>9,245,017</b>

(1) Acquisitions

Company		Licenses, concessions, and franchises	Other	Total
<b>Concreto S.A.</b>	Microsoft 365 license	986,484	-	986,484
	Power BI license	4,766	-	4,766
	P3 Project License	23,868	-	23,868
	Sap Grow License	1,082,395	-	1,082,395
	Teams Rooms Pro License	1,872	-	1,872
	Architecture Engineering & Construction	371,857	-	371,857
<b>Industrial Concreto SAS</b>	Teams Phone Standard License	3,429	-	3,429
	Software License	500,809	-	500,809
	Mining licenses	-	923,248	923,248
	SIIDES license for weighbridge	7,000	-	7,000
<b>CAS Mobiliario S.A</b>	Computer programs	4,378	-	4,378
<b>CC Design S. A. S.</b>	Software Licensing	116,005	-	116,005
<b>Concreto Proyectos S.A.S.</b>	Microsoft 365 License	46	-	46
<b>Sumapaz Highway S.A.S.</b>	Microsoft 365 License	46	-	46
<b>Total</b>		<b>3,102,955</b>	<b>923,248</b>	<b>4,026,203</b>

## 7.12. Leases

All contracts relate to leased real estate. Disclosures relating to IFRS 16 are found in the following notes: Assets for right-of-use - Note 7.8, paragraph (2), liabilities for leases - Note 7.12.1, Lease expenses - Note 7.20.

### 7.12.1. Lease liabilities

Liabilities for leases have the following maturities:

	December 31	
	2024	2023
Three months	1,732,952	2,418,558
Six months	1,713,814	2,367,389
One year	2,153,135	3,662,913
<b>Current</b>	<b>5,599,901</b>	<b>8,448,860</b>
Three years	2,340,276	5,443,644
Five years	178,280	1,114,114
More than 5 years	130,284	318,204
<b>Non-current</b>	<b>2,648,840</b>	<b>6,875,962</b>
<b>Total</b>	<b>8,248,741</b>	<b>15,324,822</b>

Lease liabilities correspond to contracts for formwork for \$2,640,831, yellow machinery for \$3,576,623, real estate \$1,558,397, fleet and transportation equipment for \$204,688, and other liabilities for \$268,203.

The main variation in lease liabilities is due to the capital payment for lease agreements measured under IFRS 16 and leases through financial institutions, mainly Concreto for \$5,562,858 and Industrial Concreto for \$2,086,440.

### 7.13. Financial obligations

	December 31	
	2024	2023
Current loans	170,020,472	230,036,342
Other liabilities	-	80,652
<b>Total current</b>	<b>170,020,472</b>	<b>230,116,994</b>
Non-current loans	94,709,491	551,611,712
Loans received	-	9,241,717
<b>Total non-current</b>	<b>94,709,491</b>	<b>560,853,429</b>
<b>Total financial liabilities</b>	<b>264,729,963</b>	<b>790,970,423</b>

Financial obligations have an interest rate indexed to the IBR, CPI, and LIBOR (SOFR). At the end of December 2024, the average rate is 13.25% E.A.

The variation in obligations corresponds mainly to:

- The negotiation of the Syndicated Loan, resulting from the exchange of the Company's share in the Pactia Private Capital Fund (FCPP). (See note 2.8 for more details on the negotiation of the Syndicated Loan)
- The cancellation of the Concreto LLC loan for \$11,424,107.
- The credit payment from: Consortium CC Calle 13 for \$17,566,919, Consortium Vial Helios for \$5,455,272, Consortium CC Intersección Bosa for \$4,529,876, and Consorcio CC Sofan 010 for \$2,400,000.
- The payment of obligations to Industrial Concreto for \$2,484,264.
- The payment of obligations to PA Cerromatoso for \$2,113,353, Concreto Internacional for \$1,146,615, Investments LLC for \$80,263, and other payments for \$5,285,055.
- Payments for subrogations and pro rata shares of construction loans for \$48,171,126.

- New disbursements for: Autonomous Heritage FTP Calle 13 for \$29,084,582, Autonomous Housing Heritage for \$29,177,289, the Patio Portal El Vínculo project for \$13,240,380; Concreto Proyectos for \$8,256,415; the Concreto operation for \$4,718,964 and Industrial for \$304,971.
- Payment of accounts payable for interest in the amount of \$19,434,739.

As of December 2024, there was a transfer of long-term debt to short-term debt in the amount of \$11,266,553 as a result of the debt negotiation with Davivienda.

As of December 31, 2024, the company has no indications of breach of the covenants. Financial obligations by maturity

	December 31	
	2024	2023
Three months	52,146,155	29,582,077
Six months	38,026,733	21,546,192
One year	79,847,584	178,988,724
Three years	84,184,628	364,356,155
Four years	10,524,863	196,497,275
<b>Total</b>	<b>264,729,963</b>	<b>790,970,423</b>

#### 7.14. Trade accounts payable and other accounts payable

	December 31	
	2024	2023
Deferred contract revenue (See 7.17.1)	41,999,004	15,056,068
Accumulated expenses (1)	21,472,785	15,132,811
Suppliers (2)	133,458,435	103,701,107
Other accounts payable (3)	39,291,995	25,159,358
Labor (see note 7.14.1)	12,920,643	15,561,751
Tax	21,477,780	23,057,147
Creditors (4)	23,391,600	9,856,188
Dividends payable	198,151	210,337
<b>Total current</b>	<b>294,210,393</b>	<b>207,734,767</b>
Creditors	11,108,415	12,718,787
Other accounts payable (3)	16,648,189	33,298,143
<b>Total non-current</b>	<b>27,756,604</b>	<b>46,016,930</b>
<b>Total accounts payable</b>	<b>321,966,997</b>	<b>253,751,697</b>

The trade accounts and other accounts payable item includes amounts payable to suppliers and creditors for the purchase of goods, services rendered, deferred income under IFRS 15 in construction contracts, taxes, among others, where the most significant changes correspond to:

(1) The variation corresponds to a net increase of \$6,339,974, which consists of a net increase in Constructora Concreto of \$3,468,149, generated by an increase of \$10,372,763 associated mainly with the AV Guaymaral, Porto Rosso, and Cerromatoso Equipos projects, and through the Muelle 5, Av Bosa and Calle 13 Lote 1, and a decrease of \$6,904,614, mainly in the Ciclorruta Calle 116, Ciudad del Bosque, Transmilenio Grupo 5 Taller Ani-regiotrans, and Patio Portal El Vínculo projects.

In addition, there was an increase in accrued expenses in group companies of \$3,167,989, mainly Industrial Concreto, Concreto LLC, and Concreto Proyectos, and a decrease of \$296,164, mainly CAS Mobiliario.



(2) The variation corresponds to a net increase of \$29,757,328. This increase consists of an increase of \$54,964,048 in accounts payable through the Calle 13 L1 Consortium and to suppliers for the Avenida Guaymaral, Transmilenio AV 68 G5, Ebar, Consorcio Muelle 5, Chivor II Rehabilitation, and AV 68 Primero de Mayo Bridge projects. This figure is partially offset by a decrease of \$22,623,418 in accounts payable through the El Gaco consortium and suppliers for the Ciclorrutas Calle 116, Transmilenio AV 68 G8, Patio Portal el Vínculo, and Zanetti Etapa 3 T4 projects. Likewise, there was a net increase of \$5,706,004 in accounts payable to suppliers of group companies, mainly Concreto Proyectos and Concreto Designs LLC. This figure is partially offset by a decrease of \$8,289,306, mainly in accounts payable to Concreto Construction, Industrial Concreto, and Autopista Sumapaz.

(3) In the short term, the variation corresponds to a net increase of \$ 14,132,637, resulting from a reduction in liabilities for \$11,992,766 for the Transmilenio AV 68 G5, Ciclorruta Calle 116, Transmilenio AV 68 G8 projects and in the Ciudad del Bosque Et 2 PA, and an increase of \$ 685,321, mainly in the execution of the Avenida Guaymaral, Cerromatoso equipos, Porto Rosso ET 2 and PA Ciudad del Bosque Et 3, as well as an increase in accounts payable of \$19,810,516, mainly in the companies Concreto Investments and PA Porto Rosso, and a reduction in liabilities of \$540,434, mainly in the company Concreto LLC and PA Torre Salamanca.

In the long term, the variation corresponds to a net decrease of \$16,649,954, consisting of an increase of \$2,711,078, mainly in Chimeneas Zanetti, and a decrease of \$19,361,032, mainly in Concreto Construcciones LLC.

(4) The variation corresponds to a net increase of \$13,535,412, consisting of an increase of \$16,036,567 mainly in Concreto Construction LLC and a decrease of \$ 2,501,155 mainly in Concreto Proyectos, Consorcio Muelle 5, and the Patio Portal El Vínculo project.

#### Aging of accounts payable

	December 31	
Due	233,088,587	182,669,563
30-90 days	55,707,552	46,254,757
91-180 days	14,007,397	14,086,950
181-360 days	14,561,984	7,047,758
More than 360 days	4,601,477	3,692,669
<b>Total</b>	<b>321,966,997</b>	<b>253,751,697</b>

#### 7.14.1. Employee benefits

	December 31	
	2024	2023
Social security	2,297,518	2,837,096
Payroll contributions	386,975	242,510
Salaries and benefits	10,236,150	12,482,145
<b>Total</b>	<b>12,920,643</b>	<b>15,561,751</b>

## 7.15. Provisions

Current

	Onerous contracts	Legal	Other	Total
<b>Balance as of 01/01/2023</b>	<b>210,957,396</b>	<b>3,164,736</b>	<b>23,537,234</b>	<b>237,659,366</b>
Increases	451,278	684,290	8,593,794	9,729,362
Utilizations	(210,376,671)	(72,526)	(15,863,248)	(226,312,445)
Recoveries	-	(2,597,737)	(6,608)	(2,604,345)
<b>Balance as of 12/31/2023</b>	<b>1,032,003</b>	<b>1,178,763</b>	<b>16,261,172</b>	<b>18,471,938</b>
Increases (1)	20,864,907	-	19,111,144	39,976,051
Utilizations (2)	(368)	(474,529)	(10,102,630)	(10,577,527)
Recoveries (3)	-	-	(148,258)	(148,258)
<b>Balance as of 12/31/2024</b>	<b>21,896,542</b>	<b>704,234</b>	<b>25,121,428</b>	<b>47,722,204</b>

(1) Increases

Company	Total
<b>Concreto S.A.</b>	
Post-construction	1,860,109
Loss of contracts	20,864,906
Estimated costs and expenses	13,435,996
<b>Concreto Proyectos S.A.S.</b>	
Loss of contracts	1
Estimated costs and expenses	3,223,070
<b>PA Montebianco</b>	
Estimated costs and expenses	381,399
<b>Industrial Concreto S.A.S.</b>	
Estimated costs and expenses	120,660
<b>Concreto Designs S.A.S.</b>	
Estimated costs and expenses	74,186
<b>PA Chimneys Housing - Zanetti</b>	
Estimated costs and expenses	8,132
<b>Sumapaz Highway S.A.S.</b>	
Estimated costs and expenses	7,590
<b>PA Contree las Palmas</b>	
Estimated costs and expenses	3
<b>Total</b>	<b>39,976,052</b>

(2) Uses

Company	Total
<b>Concreto S.A.</b>	
Post-construction provisions	1,335,681
Expected losses	325,988
Estimated costs and expenses	7,179,569
Tax obligations Industry and commerce	64,013
<b>Industrial Concreto S.A.S.</b>	
Losses expected	368
Estimated costs and expenses	986,618
<b>Concreto Internacional</b>	
Provisions for employees	88,908
Other provisions	193,396
<b>Concreto Designs S.A.S.</b>	
Employee benefits	361,254
<b>SCA ZF S.A.S.</b>	
Estimated costs and expenses	41,732
<b>Total</b>	<b>10,577,527</b>

Non-current:

	Legal	Other	Total
<b>Balance as of 01/01/2023</b>	<b>376,291</b>	<b>1,328,405</b>	<b>1,704,696</b>
Increases	62,590	116,836	179,426
Recoveries / Utilizations	-	(56,120)	(56,120)
<b>Balance as of 12/31/2023</b>	<b>438,881</b>	<b>1,389,121</b>	<b>1,828,002</b>
Increases	46,082	-	46,082
Utilizations	-	(225,933)	(225,933)
<b>Balance as of 12/31/2024</b>	<b>484,963</b>	<b>1,163,188</b>	<b>1,648,151</b>

Onerous contracts: Estimation of future costs for current commitments due to increases in the prices of main inputs beyond the contract adjustment indices, mainly in the Transmilenio AV 68 G8, Transmilenio AV 68 G5, Ciclorruta 116, and Universidad Javeriana Acabados projects.

Legal: Currently, the provision balance corresponds to environmental sanctions of \$323,036 and labor contingencies of \$253,330. In addition, we have a provision for labor liabilities of \$127,868 in the company Concreto Internacional.

In the non-current liabilities section, the provision corresponds to the actuarial calculation, with a total balance for this item of \$484,964.

Other

Decreased due to the use of the provision for estimated costs and expenses of 2,023, invoiced in 2024 for \$8,183,552 for the use of the provision for tax obligations 64,013, other provisions \$193,396, expected losses on service contracts \$325,988 and provision for post-construction costs of \$1,335,681, for the recovery of estimated costs of \$148,258 and increased by the provision for costs and expenses for 2024, which will be invoiced in 2025, for \$17,251,036 and provision for post-construction of \$1,860,109.

#### 7.16. Other non-financial liabilities

	December 31	
	2024	2023
Current advances received (1)	193,606,117	145,172,798
Other liabilities	1,552,547	3,696,931
<b>Current</b>	<b>195,158,664</b>	<b>148,869,729</b>
Non-current advances received (2)	78,813,835	157,344,747
Other liabilities	44,092	200,857
<b>Non-current</b>	<b>78,857,927</b>	<b>157,545,604</b>
<b>Total</b>	<b>274,016,591</b>	<b>306,415,333</b>

(1) The increase corresponds mainly to the income from advances incorporated by the Calle 13 L1 Consortium, the CC 2023 Consortium, the Intersección Bosa Consortium, and the CC-P 7MA L3 Consortium, among others.

(2) The balance is mainly composed of advances from the Malachi lot, and the decrease corresponds mainly to the reclassification of advances incorporated from the Ciudad del Bosque, Ampliación Guatapurí, PA Mint, and Lote Asdesillas projects in accordance with regulatory analysis.

## 7.17. Revenue from ordinary activities

	Year ended December 31	
	2024	
Contracts with customers	788,703,536	1,091,531,719
Other ordinary activities	80,586,182	114,363,700
Dividends	13,818,141	16,521,791
Discounts granted	(97,646)	(79,141)
<b>Total ordinary activities</b>	<b>883,010,213</b>	<b>1,222,338,069</b>

The categories of income from ordinary activities are as follows:

	Year ended December 31	
	2024	2023
Related activities	297,535,433	294,523,373
Fixed-price contracts	239,889,977	350,351,917
Consortia	109,302,842	167,854,146
Autonomous assets	91,094,357	210,632,611
Mining and quarrying	22,529,673	28,734,621
Services	25,845,921	37,151,739
Delegated administration fees	2,505,333	2,283,312
<b>Subtotal contracts with customers</b>	<b>788,703,536</b>	<b>1,091,531,719</b>
Leasing of property and equipment	42,145,115	53,419,206
Subordinated debt concessions	29,529,130	49,175,613
Other income	8,911,937	11,768,881
Discounts granted	(97,646)	(79,141)
<b>Subtotal other income from ordinary activities</b>	<b>80,488,536</b>	<b>114,284,559</b>
Dividends and participations (*)	13,818,141	16,521,791
<b>Subtotal dividends</b>	<b>13,818,141</b>	<b>16,521,791</b>
<b>Total</b>	<b>883,010,213</b>	<b>1,222,338,069</b>

(\*) Income received in full by the Private Capital Fund.

## Revenue from ordinary activities by segment

	Year ended December 31	
	2024	2
Construction	361,380,339	816,658,714
Investments	341,636,382	73,856,731
Housing	80,479,917	195,352,167
Corporate	10,846,390	11,722,158
Eliminations	(5,639,492)	(6,058,051)
<b>Ordinary activities, industry and services</b>	<b>788,703,536</b>	<b>1,091,531,719</b>
Investments	13,818,141	16,450,169
Housing		71,622
<b>Dividend income</b>	<b>13,818,141</b>	<b>16,521,791</b>

Construction	47,580,116	54,354,784
Investments	40,107,771	82,462,481
Housing	7,464	23,627
Corporate	632,085	396,147
Eliminations	(7,838,900)	(22,952,480)
<b>Other income from ordinary activities</b>	<b>80,488,536</b>	<b>114,284,559</b>
<b>Total</b>	<b>883,010,213</b>	<b>1,222,338,069</b>

#### 7.17.1. Revenue receivable and deferred revenue

The variations from one year to the next between income receivable and deferred income are detailed below:

	Year ended December 31	
	2024	2023
<b>Revenue and refunds receivable</b>		
Revenue from contracts with customers (1)	94,252,247	136,546,251
Revenue through consortiums (2)	101,856,061	39,420,798
<b>Total income receivable (see note 7.2)</b>	<b>196,108,308</b>	<b>175,967,049</b>
<b>Deferred contract income</b>		
Revenue from contracts with customers (3)	41,779,672	14,357,250
Revenue through consortiums (4)	219,332	698,818
<b>Total deferred contract income (see note 7.14)</b>	<b>41,999,004</b>	<b>15,056</b>

Deferred income is presented for the differences between customer billing and revenue recognition using the resource method. During 2024, the main changes are as follows:

Revenue receivable:

1) Net decrease of \$38,730,939 represented by a decrease of \$39,979,078 due to changes in the conditions of the Transmilenios AV 68 G5 and G8 projects, partially offset by the effect on billing of \$1,248,139 mainly in the Midtown Doral, Century Park Villas, and Lógica HA Bicicletas.

2) Net increase of \$62,435,263, resulting from progress on work mainly in the Calle 13, Bosa, El Gaco, and Corredor Verde consortiums.

Deferred income:

3) Net increase of \$26,205,237, resulting from an increase of \$26,572,569, mainly in the Avenida Guaymaral and Rehabilitación Chivor II projects, and a decrease resulting from the realization of income of \$367,333, mainly in the Universidad Javeriana, Nueva Sede Oriente, Century Town Center 2, and Miami Dade Steel projects.

4) Decrease of \$479,486 in the DCO and CC Sofan 010 consortiums.

### 7.17.2. Main contracts with customers

As of December 2024, the following are the main projects under construction

Project name	Participation in the project	Progress	Completion completion
Patio Portal el Vínculo	100	78	Jun-25
Transmilenio AV 68 G8	100	68	Feb
Transmilenio AV 68 G5	100	89	Dec-24
Consortio Intersección Av Bosa	75	43	Jan-26
AV 68 Bridge with Primera Mayo	100	67	May
Guaymaral Avenue	100	44	Nov-25
Consortium Calle 13 Lot 1	75	11	Jun
CC Consortium 2023	70	4.0	Jan-26
El Gaco Consortium	90	3.7	Oct

Recognized revenue from these projects in 2024 amounts to \$194,221,424.

### 7.18. Cost of sales

	Year ended December 31	
	2024	2023
Industry and services	895,735,850	1,104,037,288
Sale of property, plant, and equipment	604,857	395,577
Fines, penalties, and compensation	476,173	2,507,615
Disposal of other non-current assets	198,862	242,367
Other construction sales	-	68,058
Conditional financial discounts	(104,918)	(170,063)
<b>Total</b>	<b>896,910,824</b>	<b>1,107,080,842</b>

#### Breakdown of manufacturing and service costs

	Year ended December 31	
	2024	2023
Production or operations	359,580,315	408,019,924
Sales of goods and services	358,797,438	483,897,115
Personnel costs	130,284,232	162,320,885
Depreciation of property, plant, and equipment	17,501,850	23,425,231
Financial consortiums	13,006,283	3,373,704
Tax expenses	7,903,886	10,309,282
Lease expense	4,788,995	5,937,754
Amortization of intangible assets	2,022,674	2,815,760
Depreciation of rights of use	1,820,767	2,818,680
Other	25,976	1,118,953
Financial cost of subordinated debt concessions	3,434	-
<b>Total</b>	<b>895,735,850</b>	<b>1,104,037,288</b>



### 7.19. Other income

The following is a breakdown of other income:

	Year ended December 31	
	2024	2023
Investment allocation (1)	21,705,609	16,076,351
Other miscellaneous operations (2)	14,620,801	40,834,491
Disposal of fixed assets (3)	5,268,627	3,479,473
Settlement of litigation	247,293	250,534
Fines, penalties, and compensation	13,927	-
Leases	-	2,926
<b>Total</b>	<b>41,856,257</b>	<b>60,643,775</b>

(1) Revenue for 2024 is generated by sales of investments in Glasst Innovation, Transamerican Services, and Lote Asdesillas.

(2) The most significant revenues in 2024 come mainly from the parent company, which recorded a recovery of provisions, estimated liabilities, and reimbursement of other costs and expenses amounting to \$7,150,181 from Industrial, \$1,983,881 from Desing SAS, and \$1,120,960. In 2023, the most significant revenues were recorded at the parent company and correspond to the recovery of provisions for accounts receivable, totaling \$19,349,721, mainly due to a favorable ruling in the Vial Helios consortium; recovery of impairment in investments of \$5,440,448, resulting from a favorable ruling in the Vía Pacífico concession. In addition, a recovery of estimated liabilities of \$4,756,364 was recorded, attributable to a new appraisal in environmental litigation, and other income of \$3,167,062 derived from the project liquidation process. Consorcio CCC Ituango. In addition, Concreto Proyectos recognized income from the recovery of provisions for onerous contracts amounting to \$9,087,626 as a result of the adjustment to the Housing business plan.

(3) The increase in income from disposals mainly corresponds to the profit on the sale of machinery and equipment and the Asdesillas lot.

### 7.20. Administrative and selling expenses

	Year ended December 31	
	2024	2023
Professional fees (1)	12,590,839	9,978,569
Impairment (2)	10,712,859	8,042,832
Other administrative services (3)	6,006,521	6,431,514
Depreciation and amortization	2,782,789	3,607,913
Travel expenses	2,498,953	3,550,745
Leases	2,565,061	2,083,892
Tax	2,378,191	5,642,581
Miscellaneous	1,926,195	1,975,723
Insurance	1,845,796	2,381,479
Repair and maintenance	1,526,326	3,348,195
Transportation expenses	1,151,029	842,991
Fuel and energy	801,704	668,273
Contributions and affiliations	487,804	557,480
Legal expenses	130,266	466,046
<b>Total expenses</b>	<b>47,404,333</b>	<b>49,578,233</b>

(1) This figure includes expenses corresponding to professional fees for the board of directors, statutory auditors, legal, technical, and tax advisors.

(2) The most significant impairments correspond to the impairment of the investment in CCG Energy, the impairment of advances from the parent company for \$2,591,395, and the impairment of the commercial portfolio of Industrial for \$1,289,045.

(3) The most significant expenses are other administrative and sales expenses of \$1,965,363, data processing of \$1,094,146, and cleaning and security of \$835,670.

#### 7.21. Employee benefit expenses

	Year ended December 31	
	2024	2023
Salary	29,430,766	29,400,498
Social security	4,183,259	4,364,908
Other	2,708,053	1,294,363
<b>Total</b>	<b>36,322,078</b>	<b>35,059,769</b>

#### 7.22. Impairment and other expenses

	Year ended December 31	
	2024	2023
Disposal of investments (1)	176,535,635	14,729
Impairment of investments (2)	8,336,303	17,465,332
Other miscellaneous operating expenses (3)	5,657,743	4,085,220
Premiums and commissions	732,127	3
Disposal of fixed assets	162,832	38,392
Fines, penalties, and compensation	121,466	418,734
Disposal of other non-current assets	56,012	95
<b>Total impairment and other expenses</b>	<b>191,602,118</b>	<b>22,323,769</b>

(1) The variation corresponds mainly to the discount generated by the exchange in payment of the units of the Pactia Private Capital Fund. (See note 2.8 for more details on the syndicated credit negotiation)

(2) The variation corresponds mainly to the impairment of investments in CCG Energy and the FCP.

(3) The variation corresponds to the recognition of interest for the application of the amortized cost with the effective interest rate implicit in the liabilities, which resulted in an increase of \$2,574,117 and the financial contribution of \$386,578.

## 7.23. Share of profits of associates and joint ventures

	Year ended December 31	
	2024	2023
<b>Associates</b>		
P.A Devimed	27,594,702	22,843,810
Grupo Heróica S. A. S.	4,527,854	1,820,124
Vía Pacifico S.A.S.	3,170,140	1,813,817
P.A Devimas	337,841	470,256
Autopista de los Llanos S. A.	56,674	248,791
Devimed S.A.	21,610	-
P.A Chimeneas comercio	446	646
Torre U-Nunciatura S. A.	(1,411)	(18,364)
P.A Villa Viola	(74,705)	247,041
Doble Calzada Oriente	(78,535)	(3,327)
Glass Innovation Company	-	(163,595)
<b>Joint ventures</b>		
Pactia S.A.S.	6,372,688	5,187,807
Centrans Company	4,134,222	1,721,271
Century Asset Management	2,017,253	1,651,872
Azimut Consultores S.A.S.	445,381	7,499
Maui Properties INC	416,894	(1,790,188)
CCG Energy S.A.S. E.S.P	204,868	-
Vía 40 Express S. A. S.	-	(1,058,021)
Aerotocumen S. A.	(2,360)	(3,348)
Maui Development INC	(77,088)	(81,802)
Rialto Commercial S. A.	(80,053)	(63,051)
Transamerican Services	(134,587)	(3,165,629)
Las Mercedes Crushers	(359,604)	(242,890)
Consalfa S.A.S.	(2,603,169)	(11,923,802)
<b>Total</b>	<b>45,889,061</b>	<b>17,498,917</b>

## 7.24. Other income

	Year ended December 31	
	2024	2023
Fair value of FCP Pactia (1)	38,275,750	14,631,624
Fair value gain/(loss)	395,307	650,684
Fair value of financial instruments (2)	184,456	9,334,644
Hedging transactions	-	(1,472,714)
<b>Total</b>	<b>38,855,513</b>	<b>23,144,238</b>

(1) The fair value of the Pactia Private Capital Fund varies mainly due to the valuations of real estate assets and operations during the period. There are also decreases due to the distribution of returns to investors. During 2024, there were valuations of \$52,093,891 and a distribution of returns to date of \$13,818,141. For 2023, the valuation totaled

\$31,081,791 and the distribution was \$16,450,168.

(2) This corresponds to the valuation of the Real Estate Fund LP recorded through Concreto Investment LLC.

#### 7.25. Gains (losses) arising from the net monetary position

	Year ended December 31	
	2024	2
Gains on exchange differences	4,540,723	11,358,870
Losses due to exchange rate differences	(1,165,563)	(18,647,158)
<b>Total</b>	<b>3,375,160</b>	<b>(7,288,288)</b>

This item reflects the unrealized gain or loss on exchange differences arising from the valuation of monetary items at the closing exchange rate. It also includes the realized exchange difference on the settlement of such items.

#### 7.26. Financial income

	December 31	
	2024	2
Loans	12,415,936	21,481,558
Temporary investments	5,334,402	5,127,903
Banks and corporations	914,134	4,496,227
Other	-	586,677
<b>Total</b>	<b>18,664,472</b>	<b>31,692,365</b>

Financial income at the end of December 2024 mainly comes from interest collected between Concreto and other companies in the group for \$2,759,124, from late payment interest collected from Consorcio Vial Helios as a result of the award for \$9,935,996; including returns on temporary investments of \$5,244,714; returns from consortiums of \$810,540; and returns from banks and corporations of the companies of \$101,917.

The variation compared to December 2023 corresponds mainly to the decrease in interest income from the Helios Road Consortium as a result of the award of \$7,778,415; and to the increase in interest on loans between group companies of \$1,554,935. The decrease in returns from banks and corporations of the Consortiums for \$3,549,490, mainly from the CCC Ituango Consortium and the Helios Road Consortium; the decrease in returns on temporary investments of the Companies, Consortiums, and Autonomous Assets for \$116,811; the valuation of PA Vía 40 investments for \$586,677; and a decrease in income from banks and corporations of the companies for \$33,946.

#### 7.27. Financial costs

	December 31	
	2024	2023
Loans	82,829,197	95,371,824
Other interest	5,357,508	6,165,608
Other financial costs	4,331,966	3,622,798
Leases	3,958,623	5,331,902
<b>Total financial costs</b>	<b>96,477,294</b>	<b>110,492,132</b>

Financial costs at the end of December 2024 correspond mainly to financial obligations of \$83,300,667, interest on leases of \$3,214,877, interest to SIC of \$140,405, financial costs of Devimas Autonomous Equity of \$2,769,781, and other financial costs mainly from Concreto Desing LLC, Concreto Investments LLC, and Concreto Desing S.A.S. of \$2,922,927.

The variation with respect to December 2023 corresponds mainly to the decrease in the value of interest on the financial obligations of Concreto and other companies in the amount of \$12,071,850; the decrease in leases in the amount of \$2,117,026; the decrease in SIC interest of \$427,446 and Devimas Autonomous Equity of \$1,503,357; and the increase in other financial costs of \$921,535.

## 7.28. Changes in equity

At the General Shareholders' Meeting held on March 22, 2024, the financial statements for 2023 and the distribution of profits were approved as follows: legal reserve of \$1,737,358, occasional reserve for donations of \$500,000, and working capital reserve of \$15,136,222. In addition, it is proposed to change the allocation of the donation reserve of \$500,000 and the reserve for share repurchase of \$50,000,000 to working capital and to ratify the balance of the previously established working capital reserve in the amount of \$401,607,150.

### Capital

	December 31	
	2024	2023
<b>Authorized capital</b>		
1,500,000,000 ordinary shares with a par value of \$103 (*)	154,500,000	154,500
<b>Subscribed and paid-in capital</b>		
1,134,254,939 ordinary shares with a par value of \$103 (*)	116,828,259	116,828,259
<b>Total</b>	<b>116,828,259</b>	<b>116,828,259</b>

(\*) Expressed in Colombian pesos

### Accumulated earnings

	December 31	
	2024	2023
First-time adoption of IFRS	243,520,130	243,520,130
Advance payment of dividend taxes	(3,689,002)	(3,064,985)
Results from previous years	(70,201,414)	(53,849,617)
Profit for the period	(175,748,856)	1,021,782
<b>Total</b>	<b>(6,119,142)</b>	<b>187,627,310</b>

### Reserves

	December 31	
	2024	2023
Legal reserve	6,603,798	4,866,440
Contingency reserves	467,743,371	402,107,150
Share repurchase reserve	-	50,000,000
<b>Total</b>	<b>474,347,169</b>	<b>456,973,590</b>

**Other comprehensive income**

	December 31	
	2024	2023
Effect of conversion of subsidiaries	69,797,468	41,948,187
ORI from associates and joint ventures	6,572,499	6,572,499
Other comprehensive income of subsidiaries	(1,299,002)	(1,299,002)
<b>Total other comprehensive income</b>	<b>75,070,965</b>	<b>47,221,684</b>

**Other investments**

	December 31	
	2024	2023
Effect of conversion of subsidiaries	960,209	835,850
<b>Total</b>	<b>960,209</b>	<b>835,850</b>

**7.28.1. Basic earnings per share**

	December 31	
	2024	2023
Net income	(175,748,856)	1,021,782
Shares outstanding	1,134,254,939	1,134,254,939
<b>Basic earnings per share (*)</b>	<b>(154.95)</b>	<b>0</b>

(\*) Expressed in Colombian pesos



## 7.29. Consolidation group

The consolidation group at year-end is detailed below.

Subsidiaries	Main activity	Place of incorporation and operations	Proportion of direct shareholding and voting rights
Industrial Concreto S. A. S.	Exploration and exploitation of beach material. Manufacture and marketing of panels and other construction systems for the provision of construction services.	Colombia	100.00
Concreto Internacional S. A.	General construction and other related activities.	Republic of Panama	100
Inmobiliaria Concreto S. A. S.	The promotion, acquisition, development, construction, and sale of real estate and, in general, the conduct of business related to real property.	Colombia	100.00%
CAS Mobiliario S.A.	The supply, installation, assembly, maintenance, replacement, and operation of street furniture at the national and international level; the performance of construction activities; the provision of advertising services and the sale of outdoor advertising.	Colombia	51.00
Advanced Construction Systems Zona Franca S. A. S.	To become an industrial user of goods and services in one or more free trade zones.	Colombia	100.00
Doblece Re Ltd	Reinsurance	Bermuda	100.00
Concreto LLC	Construction, design, and project management services	Miami	100.00
River 307	Real estate	Republic of Panama	100.00
Bimbau S. A. S.	Technology platforms, computer programs	Colombia	85.00
Concreto Proyectos S. A. S.	Study, design, planning, contracting, and execution of all types of buildings, civil works, and real estate.	Colombia	100.00
Concreto Desings S. A. S.	Provision of architectural design services, engineering services, and technical designs.	Colombia	100.00%
Concreto Designs LLC	Provision of architectural design services, engineering services, and technical designs.	Miami	100.00%
Concreto Investments LLC	Investment activities in projects, partnerships, and other investment vehicles.	Miami	100.00
Concreto Construction LLC	Pre-construction, construction, management, and construction consulting services.	Miami	100.00
Concreto Asset Management LLC	Provision of asset management services.	Miami	100
Autopista Sumapaz S. A. S.	Study, design, planning, contracting, and execution of all types of buildings, civil works, and real estate.	Colombia	100.00
P.A Madeiro	Housing sales project	Colombia	100
P.A Lote Hayuelos	Home sale project	Colombia	100
P.A Lagartos Lot	Housing sales project	Colombia	100
P.A El Poblado - Torre Salamanca	Home sales project	Colombia	100
P.A Sunset Boulevard - Torres del Parque	Residential property sale project	Colombia	100.00
P.A Sunset Boulevard Rental Property	Residential property sale project	Colombia	99.00
P.A Caminos de la Primavera	Housing sales project	Colombia	100
P.A Rental Property - Mantia	Home sale project	Colombia	99
P.A Chimneys Housing - Zanetty	Home sale project	Colombia	100.00
P.A Chimeneas Vivienda - New Poblado	Pre-operational stage project	Colombia	100
P.A Chimneys Future projects	Pre-operational stage project	Colombia	100
P.A Rental property Torre Salamanca	Housing sales project	Colombia	99.00
P.A Rental Property - Madeiro Renta	Housing sale project	Colombia	99
P.A Rental Property - Zanetty	Home sale project	Colombia	99

Subsidiaries	Main activity	Place of incorporation and operations	Proportion of direct shareholding and voting rights
P.A Super Lot No. 1	Investment Project	Colombia	100
P.A Lot A for future development	Investment Project	Colombia	100
P.A Contree Las Palmas P.H.	Home sale project	Colombia	100
P.A Contree Castropol	Home sale project	Colombia	100.00
P.A Porto Rosso	Home sale project	Colombia	100.00
P.A FAI Primavera VIS	Home sale project	Colombia	100
P.A FAI RUA 19	Home sale project	Colombia	100
P.A Madeiro Rent	Home sale project	Colombia	100
P.A Montebianco	Home sale project	Colombia	100.00
P.A Puerto Azul Real Estate	Home sales project	Colombia	100
P.A Puerto Azul Resources	Housing sales project	Colombia	100.00
<b>Associates</b>	<b>Main activity</b>	<b>Place of incorporation and operations</b>	<b>Direct shareholding</b>
Pactia Real Estate Private Capital Fund To acquire, maintain, and dispose of the legal ownership of real estate.		Colombia	37.18
P.A Devimed	Road concession	Colombia	24.08
Devimed S. A.	Design, execution of infrastructure projects, and construction of public works, whether through concessions or other forms of contracting.	Colombia	25.00
P.A Devimas	Road concession	Colombia	34.98
Via Pacifico S. A. S.	Final studies and designs, financing, environmental, property and social management, construction, improvement, rehabilitation, operation, maintenance, and reversion of the Buenaventura-Buga-Loboguerrero concession.	Colombia	33.00
Autopista de los Llanos S. A.	Concession and construction-related activities	Colombia	8.47
Torre U-Nunciatura S. A.	Real estate	San José	37.49
Grupo Heróica S. A. S.	Convention center concession	Colombia	30.00
Doble Calzada Oriente	Road construction	Colombia	25.00
P.A Chimeneas Comercio	Office rental	Colombia	10.32
P.A Villa Viola	Office rental	Colombia	4.2
P.A Lote Caballeros de la Virgen	Real estate	Colombia	15
<b>Joint ventures</b>	<b>Main activity</b>	<b>Place of incorporation and operations</b>	<b>Direct shareholding</b>
Pactia S. A. S.	Professional management and administration of funds and real estate development projects	Colombia	50.00%
Maui Properties I.N.C.	Real estate	Panama	50
Maui Development I.N.C.	Real estate	Panama	50
Rialto Commercial S.A.	Real estate	Panama	50.00%
Azimut Energía S. A. S. (*)	Architectural and engineering activities and other related technical consulting activities.	Colombia	44.50
Consafra S.A.S.	Participation in companies whose corporate purpose is related to the planning and execution of civil works.	Colombia	50
CCG Energy S. A. S. E.S.P.	Provision of public electricity services.	Colombia	50
Aerotocumen S.A.	Construction and building of all types of buildings and civil works.	Panama	50.00
Centrans Company	Real estate	Guatemala	50
Century Asset Management Group LLC	Provision of asset management services.	Miami	50.00%
Las Mercedes crushing	Operation and sale of construction materials; operation of material extraction projects, prospecting, exploration, and exploitation of materials for the construction industry and related activities, among others.	Colombia	50.00

(\*) 50% voting rights

### 7.30. Statement of financial position by segment

The following table presents comparative financial information by business segment

	CONSTRUCTION		INVESTMENT		HOUSING		CORPORATE		ELIMINATIONS		TOTAL	
	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023
<b>ASSETS</b>												
Cash and cash equivalents	44,577,538	74,494,110	25,720,543	15,670,690	25,715,163	13,985,056	70,510,606	12,589,370	-	-	166,523,850	116,739,226
Trade accounts receivable, net	383,987,920	346,534,246	28,148,879	52,988,415	49,931,058	138,271,185	(502,947)	114,000	(959,164)	(88,863,381)	460,605,746	449,044,465
Related accounts receivable, net	16,663,225	89,082,793	64,434,206	36,459,875	626,947,340	542,378,456	4,186,267	7,144,386	(652,476,867)	(622,619,483)	59,754,171	52,446,027
Current inventories, net	28,072,382	18,993,086	138,385,377	148,666,032	258,673,931	238,901,349	648,934	944,577	-	-	425,780,624	407,505,044
Current tax assets	31,575,221	28,423,423	2,829,486	4,971,445	(14,194)	(99,645)	(26,603,548)	(1,056,285)	-	-	7,786,965	32,238,938
Other non-financial assets	33,395,487	44,247,850	153,375	215,994	51,018	3,436	1,218,132	196,911	-	-	34,818,012	44,664,191
Non-current assets held for sale	-	-	37,580,284	84,708,924	1,549,193	1,549,193	-	-	-	-	39,129,477	86,258,117
<b>Current assets</b>	<b>538,271,773</b>	<b>601,775,508</b>	<b>297,252,150</b>	<b>343,681,375</b>	<b>962,853,509</b>	<b>934,989,030</b>	<b>49,457,444</b>	<b>19,932,959</b>	<b>(653,436,031)</b>	<b>(711,482,864)</b>	<b>1,194,398,845</b>	<b>1,188,896,008</b>
Investment properties	-	-	48,253,332	270,000	11,890,951	6,269,425	-	-	-	-	60,144,283	6,539,425
Property, plant, and equipment, net	82,446,603	85,102,090	143,526,266	151,510,245	614,342	609,289	26,817,980	21,899,091	-	-	253,405,191	259,120,715
Capital gains	-	-	7,973,595	7,973,595	-	-	-	-	-	-	7,973,595	7,973,595
Intangible assets other than goodwill	(55,420)	1,669,851	7,865,329	6,596,673	2,579	21,896	1,432,529	252,314	-	-	9,245,017	8,540,734
Investments in joint ventures and associates	(680,523)	(525,394)	342,101,140	1,245,979,699	5,327,084	4,218,435	2	2	-	-	346,747,703	1,249,672,742
Trade accounts receivable and other accounts, net	(2,551)	16,593,043	288,390	225,705	5,192	-	36,837	66,258	-	-	327,868	16,885,006
Related accounts receivable, net	27,185	(1,207,105)	52,513,096	65,196,957	15,742,298	16,066,607	31,525,877	20,590,283	(68,772,190)	(69,224,328)	31,036,266	31,422,414
Non-current inventories	142,888	142,888	-	1,203,946	-	-	-	-	-	-	142,888	1,346,834
Deferred tax assets	(29,278,909)	-	11,780,385	-	4,520,162	-	(23,974,499)	-	-	-	36,952,861	-
Other financial assets	-	-	270,111,334	135,849,239	-	-	-	-	-	-	270,111,334	135,849,239
<b>Non-current assets</b>	<b>52,599,273</b>	<b>101,775,373</b>	<b>884,412,867</b>	<b>1,614,806,059</b>	<b>38,102,608</b>	<b>27,185,652</b>	<b>35,838,726</b>	<b>42,807,948</b>	<b>(68,772,190)</b>	<b>(69,224,328)</b>	<b>1,016,087,006</b>	<b>1,717,350,704</b>
<b>Assets</b>	<b>590,871,046</b>	<b>703,550,881</b>	<b>1,181,665,018</b>	<b>1,958,487,434</b>	<b>1,000,956,117</b>	<b>962,174,682</b>	<b>85,296,170</b>	<b>62,740,907</b>	<b>(722,208,222)</b>	<b>(780,707,192)</b>	<b>2,210,485,851</b>	<b>2,906,246,712</b>

	CONSTRUCTION		INVESTMENT		HOUSING		CORPORATE		ELIMINATIONS		TOTAL	
	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023	DEC-2024	DEC-2023
<b>LIABILITIES</b>												
Current financial obligations	120412925	145,975,410	25,007,331	5,946,767	21,607,001	77,503,809	2,993,215	691,008	-	-	170,020,472	230,116,994
Current provisions	45,308,980	14,164,259	258,631	1,668,825	2,051,379	2,450,914	103,214	187,940	-	-	47,722,204	18,471,938
Trade and other payables	206,623,488	118,890,821	42,134,684	45,179,601	21,884,015	91,480,605	26,694,578	24,484,635	(3,126,372)	(72,300,895)	294,210,393	207,734,767
Related accounts payable	7,572,663	7,540,929	21,655,321	16,994,659	602,360,728	510,283,981	21,273,399	15,005,291	(641,839,162)	(534,598,722)	11,022,949	15,226,138
Lease liabilities	3,990,882	5,553,274	1,354,185	2,251,458	19,695	15,036	235,139	629,092	-	-	5,599,901	8,448,860
Current tax liabilities	(152,174)	(6,116,710)	12,550,022	10,453,229	480,419	300,708	150,033	(3,346,139)	-	-	13,028,300	1,291,088
Other non-financial liabilities	100,377,543	107,727,656	23,388,364	23,173,488	98,078,703	38,251,846	36,060	17,063,750	(26,722,006)	(37,347,011)	195,158,664	148,869,729
Current liabilities held for sale	-	-	10,028,295	11,440,530	-	-	-	-	-	-	10,028,295	11,440,530
<b>Current liabilities</b>	<b>484,134,307</b>	<b>393,735,639</b>	<b>136,376,833</b>	<b>117,108,557</b>	<b>746,481,940</b>	<b>720,286,899</b>	<b>51,485,638</b>	<b>54,715,577</b>	<b>(671,687,540)</b>	<b>(644,246,628)</b>	<b>746,791,178</b>	<b>641,600,044</b>
Non-current financial liabilities	26,446,778	63,307,099	3,501,915	469,688,502	64,760,798	27,857,828	-	-	-	-	94,709,491	560,853,429
Non-current provisions	-	225,933	-	-	-	-	1,648,151	1,602,069	-	-	1,648,151	1,828,002
Trade accounts payable and other accounts payable	10,514,577	27,552,890	52,107	85,869	17,157,005	18,024,240	32,915	353,933	-	(2)	27,756,604	46,016,930
Related accounts payable	10,801,717	6,956,323	42,027,517	144,239,629	-	1,071,041	8,309,994	8,719,749	(50,520,680)	(136,460,562)	10,618,548	24,526,180
Lease liabilities	302,979	3,089,496	2,148,404	3,337,572	400	400	197,057	448,494	-	-	2,648,840	6,875,962
Deferred tax, net	-	20,655,401	-	105,166,965	-	5,708,040	-	(35,192,678)	-	-	-	69,982,617
Other non-financial liabilities	200,457	1,300,000	78,614,092	98,584,970	43,378	57,660,634	-	-	-	-	78,857,927	157,545,604
<b>Non-current liabilities</b>	<b>48,266,508</b>	<b>123,087,142</b>	<b>126,344,035</b>	<b>821,103,507</b>	<b>81,961,581</b>	<b>110,322,183</b>	<b>10,188,117</b>	<b>(24,068,433)</b>	<b>(50,520,680)</b>	<b>(136,460,564)</b>	<b>216,239,561</b>	<b>867,628,724</b>
<b>Liabilities</b>	<b>532,400,815</b>	<b>516,822,781</b>	<b>262,720,868</b>	<b>938,212,064</b>	<b>828,443,521</b>	<b>830,609,082</b>	<b>61,673,755</b>	<b>30,647,145</b>	<b>(722,208,220)</b>	<b>(780,707,194)</b>	<b>963,030,739</b>	<b>1,509,228,768</b>

## 7.31. Income statement by segment

DEC-2024	CONSTRUCTION	HOUSING	INVESTMENT	CORPORATE	ELIMINATIONS	TOTAL
Income from ordinary activities	408,960,455	80,487,381	395,562,293	11,478,475	(13,478,391)	883,010,213
Cost of sales	(480,988,008)	(79,977,660)	(341,306,617)	(7,151,116)	12,512,577	(896,910,824)
<b>Gross profit (loss)</b>	<b>(72,027,553)</b>	<b>509,721</b>	<b>54,255,676</b>	<b>4,327,359</b>	<b>(965,814)</b>	<b>(13,900,611)</b>
Other income	7,124,360	9,583,962	25,051,218	97,217	(500)	41,856,257
Administrative and selling expenses	(6,441,387)	(4,320,689)	(16,102,997)	(22,401,588)	1,862,328	(47,404,333)
Employee benefit expenses	(11,193,211)	(502,385)	(11,058,084)	(13,568,398)	-	(36,322,078)
Other expenses, by function	(2,377,163)	(828,191)	(185,490,751)	(2,906,013)	-	(191,602,118)
Other gains (losses)	-	1,148,517	37,706,996	-	-	38,855,513
Investment in associates and joint ventures	(2,360)	258,787	45,632,634	-	-	45,889,061
<b>Profit (loss) from operating activities</b>	<b>(84,917,314)</b>	<b>5,849,722</b>	<b>(50,005,308)</b>	<b>(34,451,423)</b>	<b>896,014</b>	<b>(162,628,309)</b>
Gains (losses) on exchange differences	(526,015)	(5,665)	4,963,476	(1,056,636)	-	3,375,160
Financial income	13,693,730	3,066,172	4,590,840	3,072,988	(5,759,258)	18,664,472
Financial costs	(15,781,025)	(16,491)	(75,776,367)	(9,766,658)	4,863,247	(96,477,294)
<b>Profit (loss) before taxes</b>	<b>(87,530,624)</b>	<b>8,893,738</b>	<b>(116,227,359)</b>	<b>(42,201,729)</b>	<b>3</b>	<b>(237,065,971)</b>
Tax expense (income)	22,195,917	860,663	31,242,624	6,925,330	-	61,224,534
Non-controlling interests	-	-	92,581	-	-	92,581
<b>Net income (loss)</b>	<b>(65,334,707)</b>	<b>9,754,401</b>	<b>(84,892,154)</b>	<b>(35,276,399)</b>	<b>3</b>	<b>(175,748,856)</b>
<b>EBITDA</b>	<b>18,387,856</b>	<b>(8,542,962)</b>	<b>40,838,792</b>	<b>28,462,575</b>	<b>(896,011)</b>	<b>78,250,250</b>

DEC-2023	CONSTRUCTION	HOUSING	INVESTMENT	CORPORATE	ELIMINATIONS	TOTAL
Revenue from ordinary activities	871,013,499	195,447,416	172,769,380	12,118,306	(29,010,532)	1,222,338,069
Cost of sales	(846,484,530)	(205,981,608)	(77,535,366)	(5,704,087)	28,624,749	(1,107,080,842)
<b>Gross profit (loss)</b>	<b>24,528,969</b>	<b>(10,534,192)</b>	<b>95,234,014</b>	<b>6,414,219</b>	<b>(385,783)</b>	<b>115,257,227</b>
Other income	52,692,632	4,160,667	2,021,634	2,216,887	(448,045)	60,643,775
Administrative and selling expenses	(14,530,318)	(2,715,831)	(15,451,258)	(18,425,789)	1,544,963	(49,578,233)
Employee benefit expenses	(14,843,489)	(246,007)	(5,436,906)	(14,537,677)	4,310	(35,059,769)
Other expenses, by function	(770,198)	(257,476)	(19,523,380)	(1,772,715)	-	(22,323,769)
Other gains (losses)	(1,036,448)	(658,228)	24,963,533	(124,619)	-	23,144,238
Participation in associates and joint ventures	(3,348)	(1,952,758)	19,455,023	-	-	17,498,917
<b>Profit (loss) from operating activities</b>	<b>46,037,800</b>	<b>(12,203,825)</b>	<b>101,262,660</b>	<b>(26,229,694)</b>	<b>715,445</b>	<b>109,582,386</b>
Gains (losses) on exchange differences	(1,396,539)	4,055	(4,540,298)	(1,355,506)	-	(7,288,288)
Financial income	23,746,904	2,551,313	5,474,607	5,879,683	(5,960,142)	31,692,365
Financial costs	(25,520,824)	(73,777)	(82,062,469)	(8,079,759)	5,244,697	(110,492,132)
<b>Profit (loss) before taxes</b>	<b>42,867,341</b>	<b>(9,722,234)</b>	<b>20,134,500</b>	<b>(29,785,276)</b>	<b>-</b>	<b>23,494,331</b>
Tax expense (income)	-	-	-	(22,614,178)	-	(22,614,178)
Non-controlling interests	-	-	141,629	-	-	141,629
<b>Net profit (loss)</b>	<b>42,867,341</b>	<b>(9,722,234)</b>	<b>20,276,129</b>	<b>(52,399,454)</b>	<b>-</b>	<b>1,021,782</b>
<b>EBIT</b>	<b>51,553,809</b>	<b>(8,912,377)</b>	<b>101,764,199</b>	<b>(17,945,576)</b>	<b>1,275,802</b>	<b>127,735,857</b>

### 7.32. Labor proceedings

Information on the Company's current labor proceedings is detailed below:

Case	Defendant	Description of the proceeding	Amount deductible payable in if of losing	Probability of occurrence
2016-89	Concreto S.A. and others	Requests recalculation of wages and social benefits.	\$217,000	average
2017-002-03	Concreto S.A. (Hidrocuana) sues individuals.	Employer liability in workplace accident	N/	Medium
2017-0	CCC Ituango Consortium.	Change of fixed-term contract indefinite and enhanced job security.	\$16,000	average
2018-342	CCC Ituango Consortium.	Employer liability in a workplace accident.	\$150,000	average
2019-005-62	Constructora Concreto S.A.	Pension contributions for time spent at Techint Concreto Consortium	\$30,000	average
2019-001-21	Conlinea Consortium	Reimbursement for job stability reinforced and payment of social benefits.	\$30,000	average
2018-6	Constructora Concreto S.A. and others	Pension contributions for time spent at Consorcio Techint Concreto	\$30,000	average
2019-5	Constructora Concreto S.A. and others	Employer liability	\$700,000	high
2021-0	Constructora Concreto S.A.	Reimbursement confirmation ordered via writ of mandamus	\$40,000	average
2020-004-59	Constructora Concreto S.A.	Irregular termination of contract	\$1,500	High
2018-004-61	CCC Ituango Consortium.	Employer fault accident	\$150	average
2021-2	Constructora Concreto S.A.	Employer liability in accident	\$150 million is the risk incurred; due to the policy deductible.	average
2021-49	Other Consortiums	Transaction nullity	\$	average
2020-0	Constructora Concreto S.A.	Unfair dismissal and others	\$20,000	average
		Dismissal in jurisdiction.	No amount	
2022-067	Constructora Concreto S.A.	specified, the claim is for reinforced job security	\$60	average
2023-000-28	Concreto Construction Company	Dismissal in the labor court	\$50,000	average
2020-2100	Constructora Concreto S.A.	Social Security	\$40,000	average
		Unfair dismissal compensation		
	Consorcio CCC Ituango.	unfair dismissal, employer fault due to Work accident, action for reinstatement due to reinforced job stability and compensation.	\$1,031,294	average



Case	Defendant	Description of the process	Amount deductible payable in case of losing	Probability of occurrence
	Consortio Vial Helios	Payment of compensation for unfair dismissal, social benefits, workplace harassment, and employer negligence in a workplace accident. Payment of compensation for wrongful termination, employer negligence, social security, solidarity/subcontractor, and wrongful termination of contract.	N/A	average
	Constructora Concreto S.A.	Payment of compensation for unfair dismissal, reinstatement, job security, and employer negligence.	N/A	average
	Other Consortiums	Employer negligence in workplace accident, reinstatement, enhanced job stability, and payment of social benefits.	\$723,875	average
	La Línea Consortium		\$714,000	average

Values expressed in thousands of Colombian pesos

### 7.33. Civil and administrative proceedings

Information on the Company's current civil proceedings is detailed below:

Case number	Plaintiff	Defendant	Description of the proceeding / Current status	Amount in dispute	Amount sought as restoration of rights by Concreto S. A.	Probability of occurrence
2006-512	Concreto S. A.	Government of Meta and others.	Contractual action challenging the legality of administrative acts awarding a tender to another bidder. An order to comply with the ruling was issued. by the Council of State, and in the same order, it was decided to notify the Meta Infrastructure Agency in its capacity as the IDM's legal successor, which requested the annulment of the proceedings as of the order of admission. Current status: Proceedings in the evidentiary stage.	\$597,052	N/A	medium
2018-415	José Ricardo Valencia Garzón	Ministry of Transportation Invias - Vía 40 Express and Concreto S.A.	Direct reparation for the unlawful damage caused by the death of Mr. Gustavo Alberto Valencia Garzón in a traffic accident on the Bogotá-Girardot highway. Current status: The lawsuit was answered and a date for the initial hearing is pending. Interrogations were conducted.	Material damages and morale in the amount of \$2,109,353 plus indexation	N/A	average
2019-040	Concreto S. A.	Nation - Min National Defense - General Maritime Directorate	The lawsuit was admitted on June 14, 2019. It was transferred to the defendant. The response was filed by Dimar and the moral pronouncement was presented on exceptions of merit. The initial hearing was held, as well as the preliminary hearing, to which both experts were summoned to refute their opinions. On September 30, the first instance ruling was issued against the plaintiff, and an appeal was filed within the appropriate time frame.	N/A	No amount	average
2017-183	Companies Public Medellín ESP	Superintendency of Residential Public Services and Concreto S.A.	The decision of the Superintendency of Public Services denying EPM the collection of "consumption recovery" in the amount of \$21,171 is being challenged. Current status: pending second instance ruling.	\$21,172	N/A	average
2003-4172	Concreto S.A.	SENAR Regional Cauca Valley	Parafiscal contributions to SENA for the years 1997, 1998, 1999, 2000, and January to October 2001. Action for annulment and restoration of rights filed on November 6, 2003. No precautionary measures were requested in the action filed because they were inadmissible under the terms of Decree 01 of 1984. Current status: The case is awaiting a second instance ruling. The first instance ruling was issued on June 25, 2015, declaring the partial nullity of the acts challenged. The decision was appealed by SENA and is now before the Council of State. The second instance ruling is likely to be issued in 2022. The second instance ruling is likely to be issued between 2021 and 2023.	\$1,163,188	\$1,163,188	average

Case	Plaintiff	Defendant	Description of the process / Current status	Amount of the proceedings	Amount claimed as restoration of rights by Conconcreto S. A.	Probability of occurrence
2019-464	Rocio Luna Rodríguez et al.	Consortio Vial Helios and others - Constructora Conconcreto S.A., called in warranty together with CSS Constructores and others.	<p>Non-contractual civil liability proceedings pending before Civil Court 14 of the Medellín Oral Circuit, currently in the initial stage of response to the complaint. The claim seeks a declaration of liability and payment of damages resulting from a traffic accident on the Ruta del Sol highway. On October 27, the following proceedings were carried out</p> <p>Personal notification to those called in warranty. Through orders dated March 23, 2022, the calls in warranty against SBS SEGUROS COLOMBIA S.A., CONSORCIO A&amp;C DE LOGÍSTICA Y MANTENIMIENTO S.A.S, COMPAÑÍA DE FIANZAS S.A.-CONFIANZA, and CHUBB DE SEGUROS COLOMBIA S.A.</p> <p>On May 16, 2023, the Court issued a ruling extending the term for issuing a judgment for six more months, setting the date for the hearing provided for in Article 372 of the General Code of Procedure for August 16, 2023, and ordering the evidence requested by the parties.</p> <p>On June 13, 2023, CONSORCIO VIAL HELIOS submitted compliance with the requirements made by the Office in its Order of May 12, 2023.</p>	\$656,008 for property damages and 2,800 SMLMV for non-pecuniary damages	N/A	average
2017-0542	Company Bogotá Water and Sewerage Authority E.S.P.	Conconcreto S.A. and Forjar Inversiones S.A.	<p>The plaintiffs seek to impose an easement on a property where Conconcreto is a co-owner and are offering compensation below the commercial appraisal of the property. Conconcreto opposes the amount of compensation.</p> <p>October 7, expert statement submitted to the office of IGAC. June 15, 2022, expert appointed. November 29, 2022, expert requests allocation of funds for expenses. To the office. September 18, 2023, expert report submitted to the office.</p>	\$162,359 from adjustment sought by Conconcreto	N/A	average
2016-0919	Ludivia Navarro and Other	Conconcreto and Other	<p>May 8, 2023 Email notification of the ruling denying the claims in the lawsuit is</p> <p>That is, all defendants, including Conconcreto, were acquitted of liability. The plaintiff did not file an appeal.</p>	\$908,506	N/A	average
2017-1361	Catalina Otero Franco	AMVA, EPM and Conconcreto S.A.	<p>06/30/2023 Email notification of the</p> <p>Judgment declaring the case closed and acquitting the defendants, including Conconcreto, of all charges. The plaintiff did not appeal.</p>	N/A	N/A	media

Case number	Plaintiff	Defendant	Description of the process / Current status	Amount in dispute	Amount sought as restoration of rights by Concreto S. A.	Probability of occurrence
2017-0380	Concreto S.A. and Others	Municipality of Sabaneta	Nullity and restoration of rights - Tax: That Resolution IP No. 0065 of March 2, 2017, be declared null and void and that, by way of restoration of right, order the Municipality of Sabaneta to pay Concreto the sum of \$14,513 as a discount on the Unified Property Tax for the 2016 tax year. In this proceeding, the evidentiary stage was completed, closing arguments were presented, and the first instance ruling is pending.  On February 14, 2023, a first instance judgment was handed down denying the claims in the lawsuit; i.e., all defendants were acquitted of liability.	\$14,513	N/A	average
2016-865	Álvaro Piedrahita and Others	Concreto and Others	Defendants, including Concreto. The plaintiff filed an appeal. On June 1, 2023, the Administrative Court of Antioquia admitted the appeal and on June 28, 2023, it was referred to the court of second instance for a ruling.  Proceedings with an early ruling in favor of the consortium, declaring the proceedings expired and terminated, issued on July 23, 2021, and notified to the parties on the 26th of the same month.	\$1,220,855	N/A	average
8500123330 0020190014 10	INVIAS	Consortium CC-MP-CUSIAN A Composed of Concreto S.A., Construction M.P. S.A. and Horacio Vega	same month and year. On May 26, 2022, the appeal was admitted, and on June 22, 2022, it was submitted for a ruling to resolve the appeal and determine whether or not to uphold the ruling that decreed the early termination of the proceedings due to the expiration of the action.	\$ 5,242,512	N/	average
0500123330 0020200254 10	Concreto S.A.	Superintendency Industry and Trade	The claim was admitted, responded to by the defendant (February 2, 2021), and the transfer of the preliminary objections presented was dismissed. (9/02/2021) On June 6, 2022, a motion to proceed with the proceedings was filed was filed	Claims of Constructora Concreto S.A. \$21,601,406 updated by payment agreement to \$28,836,732	N/A	average
11001334306 6202000254 00.	JuanCarlos Yañez et al.	Consortio Vial Helios – Concreto S.A. et al.	The lawsuit was admitted by order notified by states on February 11, 2021. In response to this, an appeal for reconsideration was filed by CONSORCIO HELIOS requesting the dismissal of the lawsuit. On August 16 and 30 and September 6, 2023,  In a cumulative manner, the initial hearing and preliminary investigation and trial, reaching a settlement agreement between the insurance companies of CONSORCIO VIAL HELIOS and the plaintiffs, which resulted in the consortium's withdrawal from the proceedings and, therefore, their termination without any conviction.	N/A	N/A	medium

Case number	Plaintiff	Defendant	Description of the process / Current status	Amount of the proceedings	Amount sought as restoration of rights by Concreto S. A.	Probability of occurrence
2019-244	Hermógenes Trujillo Escobar	Ministry of Transport, Inviás, and the members of the Helios Road Consortium.	Direct compensation proceedings for alleged liability in the traffic accident that occurred on the 18th August 2017 at Km 24 +400 on the Dindal - La Palma road in the town of Caparrapí, where Freddy Augusto Trujillo Gaspar died. Current status: we are awaiting admission of the response to the lawsuit in order to move on to the evidentiary stage. The case is currently pending due to the latest appeal filed. The initial hearing scheduled for September 11, 2023, was rejected.	\$111,365	N/A	average
2021 A 0002	Consortio CCC Ituango, comprising: Camargo Correa Infra Construccoes: 55%, Concreto: 35%, Coninsa Ramón H: 10%	Medellín Public Companies - EPM	The request to initiate arbitration was filed on January 18, 2021. EPM responded on April 8, 2021. The process is still in the response stage. We are currently awaiting EPM's rejoinder to the reply submitted by the CCC Ituango Consortium. They have until October 25 of this year to submit their response.	\$70,000,000, plus taxes, for payment for the incentive, \$1,356,881 for the deductible from the compensation paid by Mapfre under the equipment and machinery policy. \$1,660,937 for the deductible from the compensation paid by Mapfre under the comprehensive insurance policy - material damage.	\$70,000,000, \$1,356,881, \$1,660,937. None However, most of the amount is undetermined and not easily quantifiable at this time, as it depends on what is achieved in the process.	average
22-311675	Living Building Apartments	Construction Concreto S.A.	Consumer action lawsuit filed by the Living Apartamentos Co-ownership. The hearing held			
		Constructora Concreto SA, Arquitectura y Concreto SAS, Inversiones	On September 29, the process was suspended pending a possible settlement agreement between the parties to continue on November 30, 2023. Process suspended until May 12	\$750,000	N/	medium
08001-41-89-017-2019 0355-00	Pedro Elías Ayala Cifuentes	Trucca SAS and Courcelles S.A.S. (which absorbed Suplementos y Construcciones SAS).	Summary Proceedings. Allegro Project. Awaiting initial hearing.	\$7,350	N/A	average

Case number	Plaintiff	Defendant	Description of the process / Current status	Amount in dispute	Intended value as Reinstatement of the right Concreto S. A.	Probability of occurrence
18-150594	Conalvías Construcciones S.A.S.	Constructora Concreto S.A., Industrial and others.	Verbal proceedings for unfair competition seeking a declaration that the defendants "committed acts of unfair competition against the plaintiff in the abbreviated selection process 004 - 2016 and, as a result of such declaration, seek that the ANI terminate concession contract 004 of October 16, 2016." Current status: To date, a new hearing date is expected to be set, as the hearing scheduled for November 24, 2022, did not take place.	\$197,032,694	N/A	average
2015-0231	Claros del Bosque Residencial Complex P.H.	Concreto Real Estate S.A.S., Concreto Construction Company, Arpro Architects and Engineers, José Carlos Matamala, Chaid Neme Hermanos, La Quinta	Current status: Ordinary - Declaratory. "The plaintiffs estimated the damages at 450 S.M.L.M., approximately \$764,000,000.00, at the time the lawsuit was filed. The plaintiffs seek an order against the defendant companies to carry out the installation of a firefighting network in the co-owned property, repair the roofs of the eight blocks, and install an access ramp for people with reduced mobility or disabilities. They also seek payment of compensation equivalent to 10% of the value of the works and an order to pay the costs of the proceedings and legal fees. Amount of the claim \$764,000,000.00, to be indexed at the time of the judgment. (July 28) May 6, 2019, hearing under Article 372 of the C.G.P. orders the integration of a joint action. September 17, 2019 Arpro files an appeal for reconsideration against the integration of the joint litigation since CONJUNTOS S.A. is liquidated. October 4, 2019 enters the office to resolve the appeal and it remains there.	\$764,000	N/A	average
25000-23-37	Guaicaramo S.A.S.,	Secretariat	The action for annulment and restoration of rights was	Highest tax determined by the tax authority \$431,616, plus penalty for inaccuracy \$863,232, plus		
-000-2022-00453-00	e Inmobiliaria Concreto S.A.S.	District Treasury	filed on September 29, 2022. It was admitted and is currently in the response stage.	default interest (taxable year 2020) and additional tax determined by the tax authority \$322,797,000, plus penalty for inaccuracy \$645,594.	N/	average



Case	Plaintiff	Defendant	Description of the process / Current status	Amount of the proceedings	Amount sought as restoration of rights by Concreto S. A.	Probability of occurrence
949654	Constructora Concreto S.A.	Urban Development Institute (IDU)	That the IDU be ordered to pay all additional costs and damages of any kind incurred CONCRETO, as contractor for public works contract 1286 of 2020, due to the occurrence of supervening events not attributable to CONCRETO, the effects of which were unforeseeable and irresistible, as proven in the proceedings, for the following items and activities	28 billion pesos as of the date of filing of the lawsuit.	N/A	average
	Individuals, natural persons (273 proceedings)	Consortium CCCI, EPM, Hidroituango, and others.	Direct reparation.	\$517,767,601	N/A	average
	Individuals, natural persons (34 processes)	EPM (call for guarantee to Consorcio CCC Ituango) - Hidroituango S.A.	Proceedings in which the Consortium acts as called in guarantee, are in the admission, response, and evidence decree phases.	\$6,784,366	N/A	average

Values expressed in thousands of Colombian pesos

### 7.34. Tax proceedings

Information on the Company's current tax proceedings is detailed below:

#### **Litigation related to the Bogotá district tax between Inmobiliaria Concreto S.A.S. and the Bogotá District Finance Secretariat**

Inmobiliaria S.A.S. has been notified of Resolution No. DCO-057635, issued on June 14, 2024, ordering payment in favor of Bogotá Distrito Capital for a total amount of \$939,400.00. This amount corresponds to the total unified property tax for the 2017 tax year, related to the property identified with CHIP AAA0071WTWW, as well as the penalty for inaccuracy in the unified property tax for the 2021 tax year, corresponding to the property identified with CHIP AAA0258YMMR.

In view of the foregoing, on August 27, 2024, an appeal was filed as an exception to the resolution, based on the substantive and procedural regulations in force. This appeal requests the revocation of this administrative act or, failing that, its adjustment in accordance with the evidence available. Likewise, it is requested that they refrain from taking precautionary measures against the Company's assets and accounts. They are also requested to proceed with updating the account status of the aforementioned properties and filing the corresponding file.

#### **Litigation related to the transfer pricing information return for the 2017 tax year between Consalfa IMI S.A.S. and the National Tax and Customs Directorate.**

The nullity of Penalty Resolution No. 2022032060000301 of June 8, 2022, and the Resolution Resolving the Appeal for Reconsideration No. 202332259647002438 of May 10, 2023, is requested, since, in the opinion of the DIAN, the penalty is imposed for late filing of the transfer pricing information return for the 2017 tax year, plus a 30% increase for having been incorrectly settled by the taxpayer, through Penalty Resolution No. 2022032060000301 dated June 8, 2022, for a total amount of \$517,919,000, which was confirmed by Resolution No. 202332259647002438 of May 10, 2023, which resolved the appeal for reconsideration.

### 7.35. Guarantees

The details of the guarantees at the end of the period are as follows:

Financial institution guaranteed	To whom	Amount guaranteed	% Guaranteed	Balance of the obligation as of the date proportional to the participation	Minutes
<b>Bancolombia S.A.</b>					
		19,998,000			Minutes 600 February 24, 2017
	Helios Road Consortium	56,661,000	33	2,792,563	Minutes 603 June 9, 2017
		20,000,000			Minutes 604 June 9, 2017
		36,663,000			
	Consortium CC L1	18,900,000	75	48,318,388	Minutes 669 October 20, 2023
		100,000,000			Minutes 604 June 9, 2017
	Puerto Azul Trust	17,900,000	100.00	5,293,630	Minutes 650 February 17, 2022
		1,500			Minutes 595 June 17, 2016
	Montebianco S.A.	11,900,000	100	642,289	Minutes 596 August 26, 2016
		6,475,000			Minutes 597 October 28, 2016
	Contree las Palmas Trust	52,400	100	13,431,050	Minutes 638 February 19, 2021
	Porto Rosso ET IFideicomiso	20,500,000	100	11,959,839	Minutes 640 April 2021
	Primavera Vis Trust	14,985,000	100	1,648,784	Minutes 638 February 2021
					Minutes 642 June 2021
	Transmilenio Trust AV 68 G5 and G8	No limit on amount	100.00	49,309,696	Minutes 625 February 2020
	Contree Castropol Trust	40,881,420	100	12,828,945	Minutes 664 April 28, 2023
<b>Davivienda</b>	Ciudad del Bosque ET2 and 3	15,700,000	50	4,635,145	Minutes 638 February 19, 2021
<b>Social Security</b>	Zanetti	29,150,000	100	35,928,116	Minutes 620 September 13, 2019
<b>Banco Popular</b>	Consortio CC Inters Bosa	40,000,000	100	10,307,858	Minutes 664 April 28, 2023
<b>Total</b>				<b>197,096,303</b>	

## 7.36. Transactions with related parties

Year 2024- December			Revenue							Purchases				
Company	Balance receivable	Balance payable	Sale of assets	Fees Leases	Leases	Services	Interest	Construction	Dividends	Property	Fees	Leases	Services	Interest
<b>Associates and joint ventures</b>														
Consalfa S.A.S.	11,276,578	-	-	-	-	15,600	892,518	-	-	-	-	-	-	-
Pactia S.A.S.	901,124	4,073,188	-	637,669	-	9,200,219	-	-	5,175,384	-	18,729	-	88,905	277,880
Doble Calzada Oriente S.A.S - PA DCO	8,996,933	-	-	-	-	14,100	1,895,309	-	-	-	-	-	-	-
P.A. Devimed	12,699,959	72,916	-	-	-	-	-	-	27,661,673	-	-	-	-	-
P.A. Devimas	1,448	10,428,346	-	-	-	-	-	-	-	-	-	-	-	-
Intercoastal Marine Inc	12,486,131	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Equity Fund	-	-	96,357,806	-	-	-	-	-	13,818,141	-	-	-	3,572	-
Other associates and joint ventures (1)	6,489,340	1,613,285	280,000	38,282	-	-	29,461	-	1,118,658	-	-	-	25,525	-
<b>Subtotal associates and joint ventures</b>	<b>52,851,513</b>	<b>16,187,735</b>	<b>96,637,806</b>	<b>675,951</b>	-	<b>9,229,919</b>	<b>2,817,288</b>	-	<b>47,773,856</b>	-	<b>18,729</b>	-	<b>118,002</b>	<b>277,880</b>
<b>Joint operations and other investment vehicles</b>														
Helios Road Consortium - PA Ruta del Sol	279,333	1,269,487	15,433	12,000	-	21,161	-	-	-	-	-	-	-	-
CC Inters Bosa Consortium	-	-	43,928	-	-	-	1,104	2,127,378	-	-	-	-	861	1,001,941
CC SOFAN Consortium 010	1,609,151	21,674	-	121,694	40,940	-	40,318	893,335	-	-	-	215,717	-	-
CCC Ituango Consortium	-	1,086,486	-	86,329	162,195	51,579	-	-	-	-	-	-	-	-
Consortio CC 2023	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-
El Gaco Consortium CC	22,101	22,100	-	-	-	-	-	-	-	-	-	-	-	-
CC L1 Consortium	-	37	-	-	-	-	-	-	-	-	-	-	-	1,716,838
CC-P 7MA L3 Consortium	1,995,360	-	7,075	-	-	-	18,619	4,348,569	-	-	-	-	-	-
Other joint operations (2)	17,374,200	2,997,154	-	-	-	2,500	-	-	-	-	-	-	3	-
<b>Subtotal joint operations and other</b>	<b>21,295,145</b>	<b>5,396,938</b>	<b>66,437</b>	<b>220,023</b>	<b>203,135</b>	<b>75,240</b>	<b>60,041</b>	<b>7,369,282</b>	-	-	-	<b>215,717</b>	<b>864</b>	<b>2,718,779</b>
<b>Partners and other related parties</b>														
Via 40 Express S.A.S. - PA Via 40	20,175,477	56,824	-	183,990	41,744	692,378	8,922,901	-	-	-	-	-	-	648,620
Vinci Highways	2,142,196	-	-	-	-	-	-	-	-	-	-	-	-	-
Other related parties	162,651	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total joint operations and other investment vehicles</b>	<b>43,775,469</b>	<b>5,453,763</b>	<b>66,437</b>	<b>404,014</b>	<b>244,879</b>	<b>767,618</b>	<b>8,982,943</b>	<b>7,369,282</b>	-	-	-	<b>215,717</b>	<b>864</b>	<b>3,367,398</b>
<b>Total impairment</b>	<b>(5,836,545)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total related parties</b>	<b>90,790,437</b>	<b>21,641,499</b>	<b>96,704,243</b>	<b>1,079,965</b>	<b>244,879</b>	<b>9,997,536</b>	<b>11,800,231</b>	<b>7,369,282</b>	<b>47,773,856</b>	-	<b>18,729</b>	<b>215,717</b>	<b>118,866</b>	<b>3,645,279</b>

Year 2023 - December			Revenue							Shopping				
Company	Balance to receivable	Balance payable	Sale of assets	Fees Leases		Services	Interest	Construction	Dividends	Property	Fees	Leasing s	Services	Interest
<b>Associates and joint ventures</b>														
Consalfa S.A.S.	10,357,800	-	-	-	-	24,436	807,367	-	-	-	-	-	-	-
Pactia S.A.S.	746,927	3,500,000	259	457,386	-	7,907,615	-	-	5,121,740	-	17,125	-	303,458	154,036
Doble Calzada Oriente S.A.S - PA DCO	8,996,933	-	-	37,529	-	290,204	2,859,818	-	-	-	-	-	-	-
P.A. Devimed	2,080,374	-	-	-	-	-	-	-	22,843,810	-	-	-	-	-
Intercoastal Marine Inc	9,939,959	-	-	-	-	-	-	-	-	-	-	-	-	-
P.A. Devimas	1,448	24,407,641	-	-	-	-	-	-	-	-	-	-	-	-
Private Equity Fund	-	-	-	-	-	-	-	-	16,450,168	-	-	-	10,482	-
Other associates and joint ventures	9,449,425	1,060,313	5,950	181,200	64,962	-	74,749	1,080,212	125,442	24,420	-	5,162	211,755	-
Subtotal associates and joint ventures	41,572,866	28,967,954	6,209	676,115	64,962	8,222,255	3,741,934	1,080,212	44,541,160	24,420	17,125	5,162	525,695	154,036
<b>Joint operations and other investment vehicles</b>														
Helios Road Consortium -PA Ruta del Sol	412,319	3,794,403	-	-	-	26,603	-	-	-	-	-	-	-	-
CC Inters Bosa Consortium	359,441	-	5,872	-	-	-	-	2,789,254	-	-	-	-	-	-
CC SOFAN Consortium 010	1,118,760	69,852	-	-	-	-	-	-	-	-	-	-	-	-
CCC Ituango Consortium	-	621,288	-	157,888	1,208,931	1,047,401	-	-	-	-	-	-	-	-
Consorcio CC 2023	6,445,005	-	-	-	-	-	-	-	-	-	-	-	-	-
Consorcio CC L1	5,516,671	-	-	-	-	-	-	-	-	-	-	-	-	-
Other joint operations	11,327,415	1,702,605	-	-	-	57,962	-	-	-	-	-	-	-	-
Subtotal Joint operations and other investment vehicles investment	25,179,611	6,188,148	5,872	157,888	1,208,931	1,131,966	-	2,789,254	-	-	-	-	-	-
<b>Partners and other related parties</b>														
Via 40 Express S.A.S. - PA Via 40	20,853,846	4,485,852	-	188,187	4,641,506	661,216	23,656,767	-	-	-	-	-	207,670,000	-
Vinci Highways	2,142,196	-	-	-	-	-	-	-	-	-	-	-	-	-
Board members	-	110,364	-	462,800	-	-	-	-	-	-	-	-	-	-
<b>Total joint operations and other investment vehicles investment</b>	48,175,653	10,784,364	5,872	808,875	5,850,437	1,793,182	23,656,767	2,789,254	-	-	-	-	-	-
Total impairment	(5,880,077)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total related parties</b>	<b>83,868,442</b>	<b>39,752,318</b>	<b>12,081</b>	<b>1,484,990</b>	<b>5,915,399</b>	<b>10,015,437</b>	<b>27,398,701</b>	<b>3,869,466</b>	<b>44,541,160</b>	<b>24,420</b>	<b>17,125</b>	<b>5,162</b>	<b>525,695</b>	<b>154,036</b>

(1) The balance mainly corresponds to the portfolio of the Azimut, CCG Energy, Triturados las Mercedes projects, among others.

(2) In the fiduciary business, the trustor makes payments to the construction lender, which are subsequently legalized with the payment of subrogations.



### 7.37. Operating segments

In order to facilitate understanding of the Company's business and considering the internal reports that are examined by the Management Committee for decision-making purposes, Concreto has decided to classify its financial information into four operating segments: Construction, Housing, Investments, and Corporate, to be analyzed on an annual basis, which allows for the definition of business strategies for the following year's operations.

Description of segments:

- 1) Construction: This segment comprises the development of all types of construction projects (infrastructure and buildings) for both the public and private sectors. In addition to providing equipment leasing services for the construction sector and design services (engineering, architecture, etc.) for construction projects:

The following lines are associated with this segment:

- Public: We carry out construction projects for clients in the public sector, especially with state entities that have high contracting standards, both in urban and rural areas. This includes infrastructure projects (bridges, roads, road interchanges, mass transportation systems, ports, hydroelectric plants, and tunnels), as well as buildings.
- Private: We build key assets for our private sector clients, including commercial and institutional facilities, production plants, electrical substations, universities, libraries, and clinics.

For construction services (public and private), there are two types of contracts:

- The construction company provides the labor, materials, subcontractors, and equipment necessary to execute the work designed and commissioned by the client.
- The client contracts the construction company to execute the work and is directly responsible for all materials, subcontractors, and equipment necessary for its execution.

Equipment: leasing of yellow machinery owned by Concreto, with a focus on the mining and energy sector.

Design: engineering consulting in all disciplines (structural, geotechnical, networks) as well as infrastructure and building architecture for public and private clients.

- 2) Housing: The real estate business develops and markets housing projects focused on the middle class in the country's major cities.

The business process includes studying the real estate market, selecting land, financing and acquiring or contributing it, managing the construction contract, marketing, sales, and after-sales service.

- 3) Investments: The objective of this business is to obtain long-term income in different sectors. These include: Road concessions, Pactia Private Capital Fund, Real Estate Fund, and equity interests in companies.

- 4) Corporate: all levels of management and executive personnel who define the Company's guidelines for managing operations.

The statement of financial position and statement of income by segment are found in Notes 7.30 and 7.31, respectively.

### 7.38. Fair value measurement

Fair value corresponds to the estimated price that would be paid in an orderly transaction to sell the asset or transfer the liability between market participants on the measurement date under current market conditions (i.e., a selling price on the measurement date from the perspective of a market participant holding the asset or owing the liability) for Concreto.

The Company uses the following valuation techniques to estimate fair value:

- Market approach: a valuation technique that uses prices and other relevant information generated by market transactions involving assets, liabilities, or a group of identical or comparable (i.e., similar) assets and liabilities, such as a business.
- Cost approach: a valuation technique that reflects the amount that would be required at the present time to replace the service capacity of an asset.
- Income approach: valuation techniques that convert future values into a single present value (i.e., discounted). Fair value measurement is determined based on the value indicated by current market expectations about those future amounts.

It is the value of volatility that equals the market value of the option (observed value) to the theoretical value of said option obtained through a valuation model to which the Company has access on the measurement date (level 1).

- Based on valuation techniques commonly used by market participants that use variables other than quoted prices that are observable for the assets or liabilities, directly or indirectly (level 2).
- Based on internal cash flow discount valuation techniques or other valuation models, using variables estimated by Grupo Concreto that are not observable for the asset or liability, in the absence of variables observed in the market (level 3).

As of December 31, 2024, the Group companies used the following fair value measurement hierarchies: Level 1 Cash and cash equivalents, and Investments in FCP Pactia.

Level 2 Non-current assets available for sale.

Level 3 Investment properties, investments in unlisted shares, and other financial assets.

## DIC-2024

Type of Financial Instrument	Fair value measurement hierarchies			Value reasonable
	Level 1	Level 2	Level 3	
Assets whose fair value is disclosed in the notes to the financial statements				
Cash and Cash Equivalents	166,523,850	-	-	166,523,850
Investment properties	-	-	60,144,283	60,144,283
Non-current assets available for sale	15,879,135	23,250,342		39,129,477
Investment in financial instruments measured at fair value	112,166,194	-	-	112,166,194
Investments in unlisted shares and other financial assets	-	-	157,945,140	157,945,140
Total assets	294,569,179	23,250,342	218,089,423	535,908,944

## DIC-2023

Type of financial instrument	Fair value measurement hierarchies			Value reasonable
	Level 1	Level 2	Level 3	
Assets whose fair value is disclosed in the notes to the financial statements				
Cash and cash equivalents	116,739,226	-	-	116,739,226
Investment properties	-	-	6,539,425	6,539,425
Non-current assets available for sale	-	55,161,466	27,000,000	82,161,466
Investment in associates measured at fair value	945,801,387	-	-	945,801,387
Investments in unlisted shares and other financial assets	-	-	135,849,239	135,849,239
Total assets	1,062,540,613	55,161,466	169,388,664	1,287,090,743

### 7.39. Events after the reporting date

On January 10, 2025, the market was informed that, in relation to the performance of Concreto's shares on the Colombian Stock Exchange (BVC) and the information disclosed on January 9 by the newspaper La República on its website, the company informed its investors and the market in general that it was not aware of any transactions, events, or decisions that could have positively influenced the value of the shares, other than those previously reported through the official mechanisms for relevant information. On January 31, 2025, it was reported that the Company had submitted its Report on the Implementation of Best Corporate Practices - Country Code for the year 2024.

Finally, on February 3, 2025, it was announced that the Company's Board of Directors authorized Mr. Juan Luis Aristizábal Vélez, member of the Company's Board of Directors, to dispose of up to 1% of the Company's outstanding shares that he directly and/or indirectly owns, at the time he deems appropriate. It was reported that this authorization was granted for a term of one year and was approved by the majority established in Article 404 of the Commercial Code.

On February 6, 2025, it was announced that the Company had entered into an agreement with Banco Davivienda S.A. to settle its debt with the latter for an approximate amount of COP\$ 15,881 million, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On February 21, it was reported that the Board of Directors, at a meeting held on that date: A. Instructed the Company's President to call an ordinary meeting of the General Shareholders' Meeting for March 28, 2025. B. Approved the Management Report, the financial statements and their annexes, the Corporate Governance Report, and the proposal to offset losses from the previous fiscal year and change the allocation of reserves, which will be submitted for consideration by the Shareholders' Meeting at its regular meeting; and C. Approved the submission for consideration by the General Shareholders' Meeting at its ordinary meeting of a proposal to amend the bylaws in order to adapt their content to the current structure and operation of the Company, clarify their language, and make the relevant regulatory updates.

Likewise, the communication of compliance with External Circular 029 of 2014, which establishes the representation of shareholders, was published; it was reported that Ms. Carolina Angarita Barrientos resigned from her position as a member of the Company's Board of Directors, effective as of that date; and a notice was published regarding the Company's consolidated results as of December 31, 2024.

### 7.40. Relevant information

On October 4, 2024, the market was informed that Dr. Patrick Sulliot had tendered his resignation as a member of the Company's Board of Directors, effective as of that date. Likewise, it was announced that at the Board of Directors meeting held on the same day, the following decisions were adopted: i) The Company's President was instructed to call an extraordinary meeting of the Shareholders' Meeting for October 28, 2024, for the purpose of appointing new members of the Board of Directors to complete the current term; and ii) Ms. Carolina Angarita Barrientos was appointed as a member of the Audit Committee to replace Mr. Luis Fernando Restrepo Echavarría, with immediate effect.

On October 11, 2024, it was reported that, on that same date, the notice calling for the extraordinary meeting of the General Shareholders' Meeting was published on the Company's website and social media, in compliance with the necessary processes and authorizations.

Subsequently, on October 17, 2024, the compliance notice with External Circular 029 of 2014, which establishes shareholder representation, was published. Likewise, it was reported that the Company entered into an agreement with BBVA Colombia S.A. to settle its debt with the latter for an approximate amount of COP \$56 billion through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On October 18, 2024, the market was informed that agreements had been signed with Banco de Bogotá S.A. and Banco de Occidente S.A. to settle the Company's debts with these entities for approximately COP \$113 billion and COP \$44 billion, respectively, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On October 24, 2024, it was announced that the Company had entered into agreements with Banco Popular S.A. and Banco Comercial AV Villas S.A. to settle the debts it owed to them in the approximate amounts of COP \$81,000 million and COP \$11,000 million, respectively, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On October 28, 2024, it was reported that, at an extraordinary meeting, the Company's Shareholders' Meeting appointed the new members of the Board of Directors to complete the term from April 2023 to March 2025, with 100% of the shares present voting in favor. The new Board of Directors is composed of: Christophe Pelissié du Rausas, Stéphane Abry, Nora Cecilia Aristizábal López, Carlos Eduardo Restrepo Mora, José Alejandro Gómez Mesa, Juan Luis Aristizábal Vélez, Ángela María Orozco Gómez, Juan Manuel González Garavito, Orlando Cabrales Segovia, and Carolina Angarita Barrientos.

On November 12, 2024, it was announced that the Company had entered into agreements with Bancolombia S.A. and Itaú Colombia S.A. to settle its debts with them for approximately COP \$230 billion and COP \$26 billion, respectively, through the exchange of participation units in the Pactia Inmobiliario Private Capital Fund.

On November 14, 2024, it was reported that, in compliance with External Circulars 031 of 2021 and 012 of 2022 of the Financial Superintendency of Colombia, the Quarterly Periodic Report was published. Likewise, on November 20, 2024, it was announced that the Company had signed an agreement with Banco Santander de Negocios S.A. to settle its debt with the latter for an approximate amount of COP \$13,400 million through the exchange of participation units of the Pactia Inmobiliario Private Capital Fund.

On December 10, 2024, it was reported that, as a member of the CCC Ituango Consortium, the Company was notified of the decision of the International Arbitration Tribunal, which determined that the Consortium was not liable for the collapse of the auxiliary diversion gallery (GAD) that occurred in April 2018.

Finally, on December 20, 2024, at a meeting of the Company's Board of Directors, changes to the composition of the Board's internal committees were approved, with immediate effect. The Audit Committee was composed of Ángela María Orozco Gómez, Orlando Cabrales Segovia, and Juan Manuel González Garavito; the Human Resources Committee was composed of Juan Luis Aristizábal Vélez, Carolina Angarita Barrientos, and Orlando Cabrales Segovia. It was also reported that there were no changes in the composition of the Corporate Governance Committee.

The Company publishes information relevant to the market. To consult this information, please visit the website <https://www.superfinanciera.gov.co> and select the relevant information option. You can search by entity "CONCRETO" status "Active - Current," selecting the topic or date range required.

#### 7.41. Approval of financial statements

The consolidated financial statements and accompanying notes were reviewed by the audit committee on February 20, 2025.

#### 7.42. Internal control matters

The company has made progress in implementing the recommended controls over information systems during 2024.

The company will continue to monitor and implement the recommended controls on the SAP system, focusing on strengthening the monitoring of sensitive transactions, ensuring the segregation of duties and the integrity of information. We will also continue to strengthen the most up-to-date cybersecurity mechanisms on all information systems.

## APPENDIX FINANCIAL INDICATORS (unaudited information)

LIQUIDITY AND INDEBTEDNESS	DEC-2024	DEC-2023
Current ratio:	1.6	1.8
Acid ratio:	1.03	1.22
Working capital:	447,607,667	547,295,965
Interest coverage	(1.69)	0
Debt:	43.57	51.93

EFFICIENCY	DEC-2024	DEC-2023
Gross margin	-1.57	9.4
Operating margin	-18.42	8.96
Net margin	-19.91	0

RETURN	DEC-2024	DEC-2023
Return on assets:	-7.95	0
Return on equity:	-14.11	0





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