

2020

Junta General de Accionistas
Annual Shareholders' Meeting



cellnex[®]

Franco Bernabè

Chairman

A decorative grid pattern of light gray and white squares, arranged in a staggered, overlapping fashion, located on the left side of the slide.

1 COVID-19 global scenario

2 Highlights 2019

3 Corporate governance

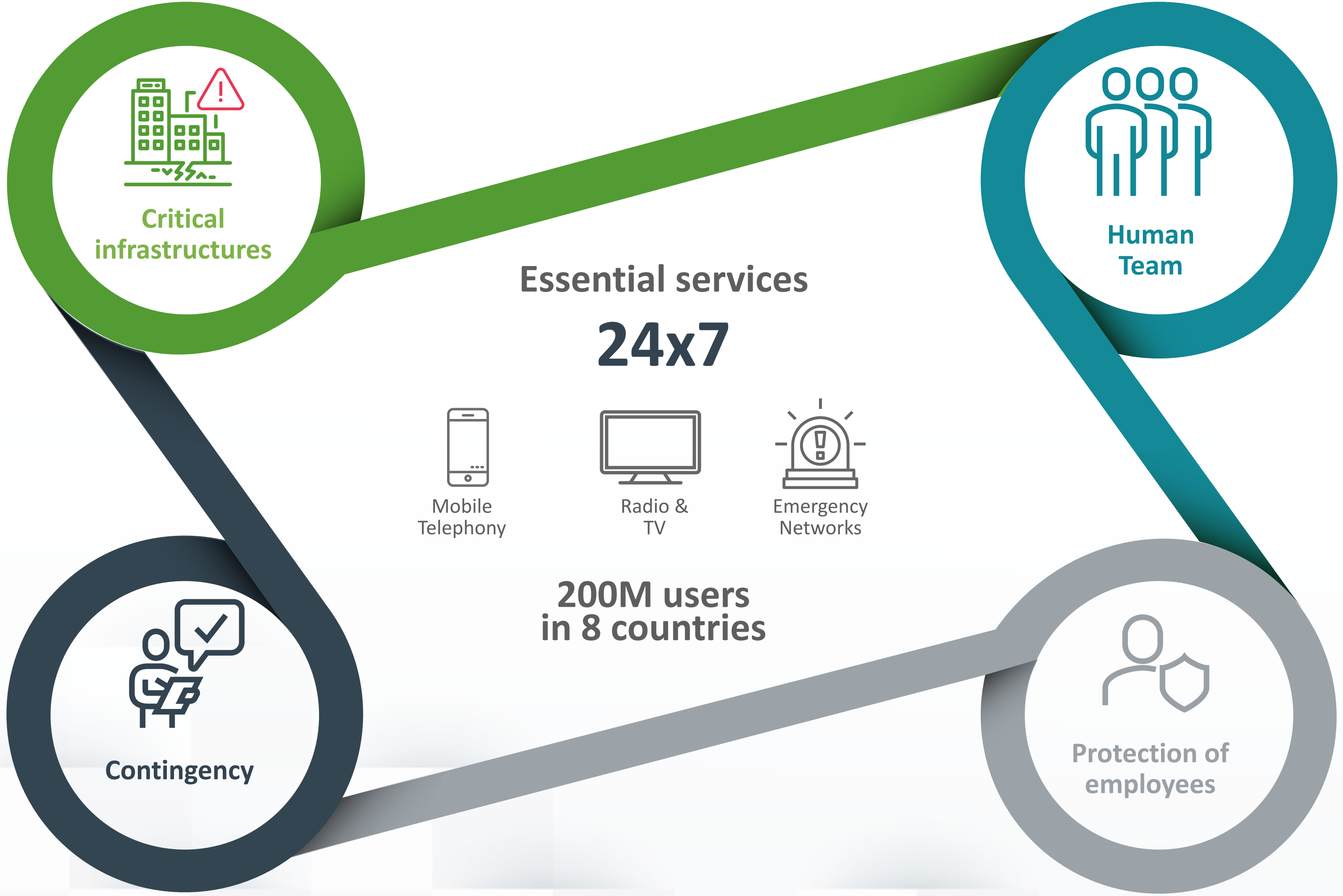
4 Value creation and responsible management

1 COVID-19 global scenario

An exceptional context



Crisis management



Lines of action against the crisis



Emergency
response



Impact
mitigation

Collaboration with social
entities



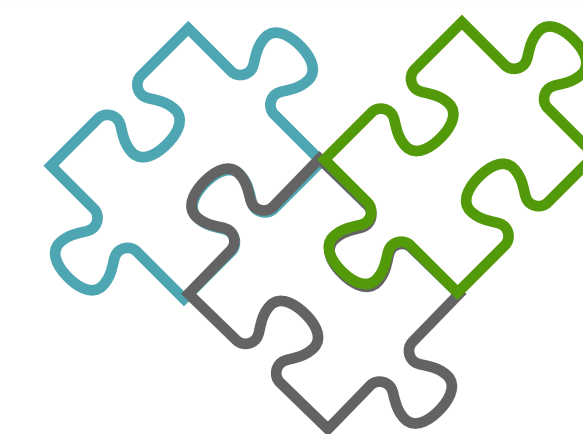
Developing solutions in the
emergency phase



Financing clinical research for the
treatment of COVID-19

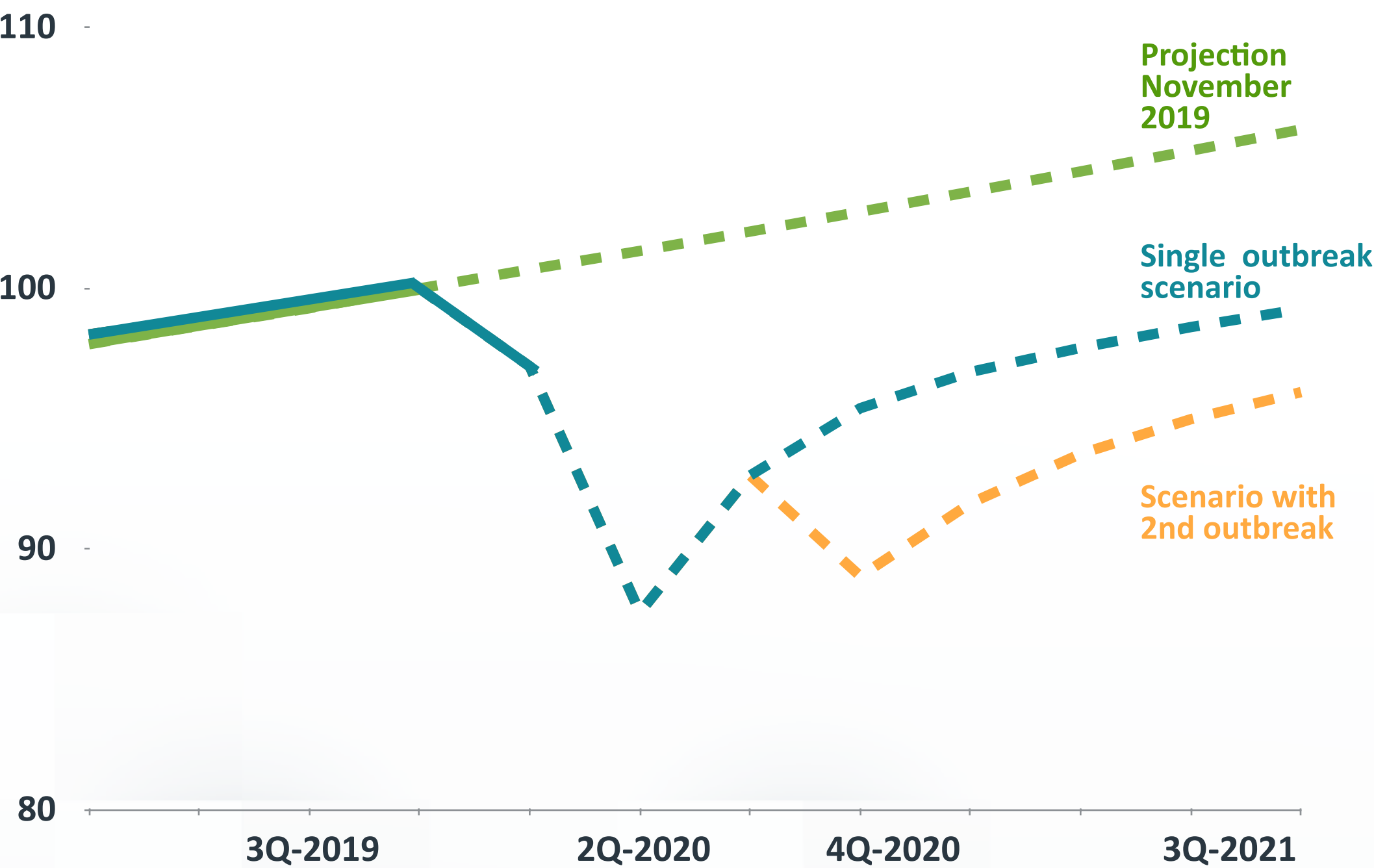


Support for social action and digital
inclusion projects

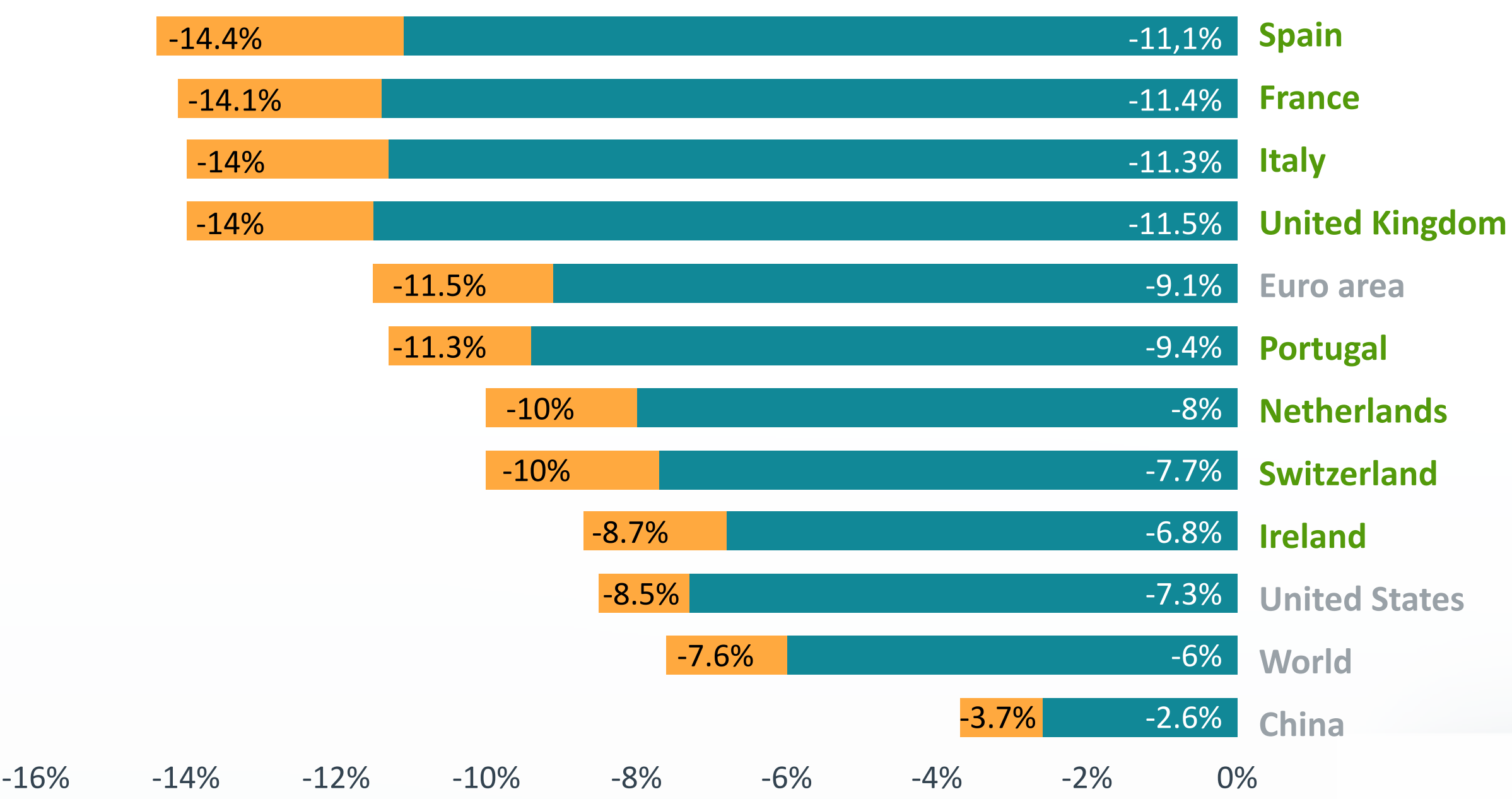


Macroeconomic environment

World GDP, 4Q-2019 index = 100



Estimated GDP 2020



A more complex crisis, more uncertain, genuinely global

Source: OECD Economic Outlook, June 2020

2 Highlights 2019

Solid organic and perimeter growth



+7€Bn

**Investment
committed**



+28,000

New assets

Acquired + Build-to-Suit (BTS)



3.7€Bn

Capital increases

1.2€Bn

March 2019

2.5€Bn

November 2019

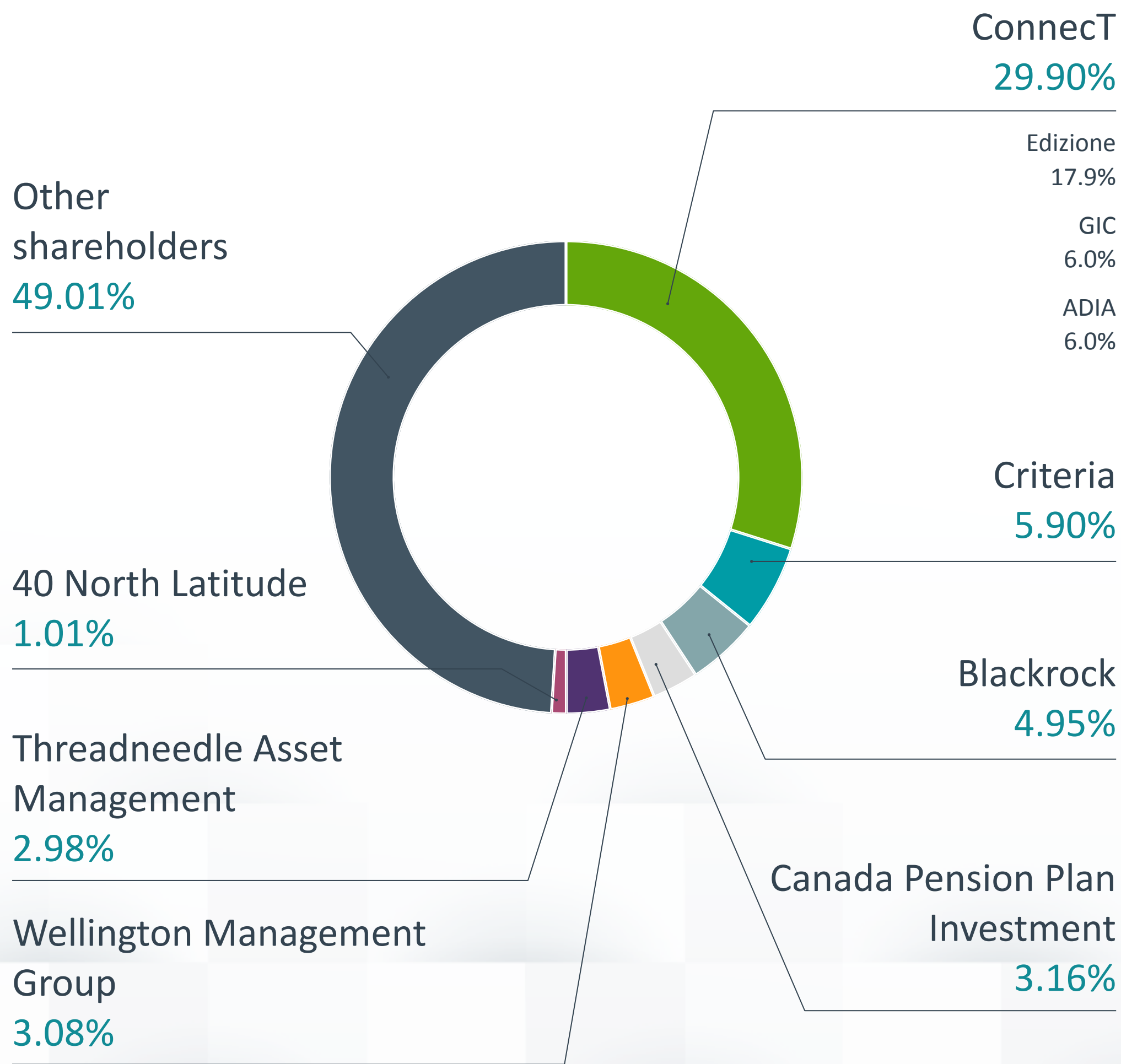
c. 99%

rights subscription

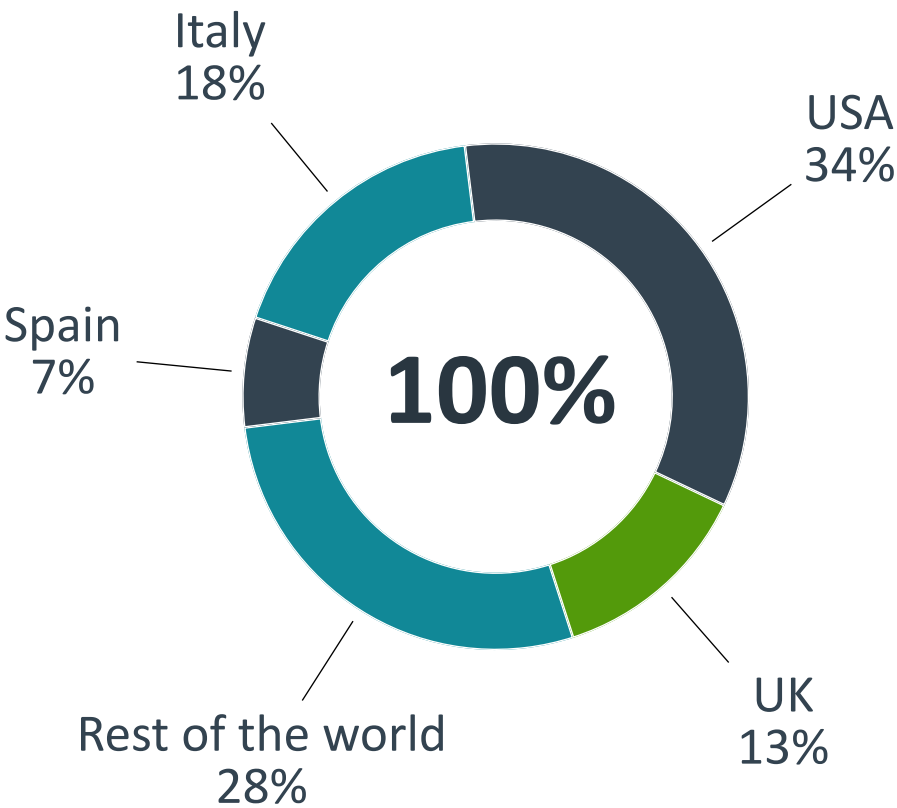
**Europe,
a market full of opportunities**

3 Corporate governance

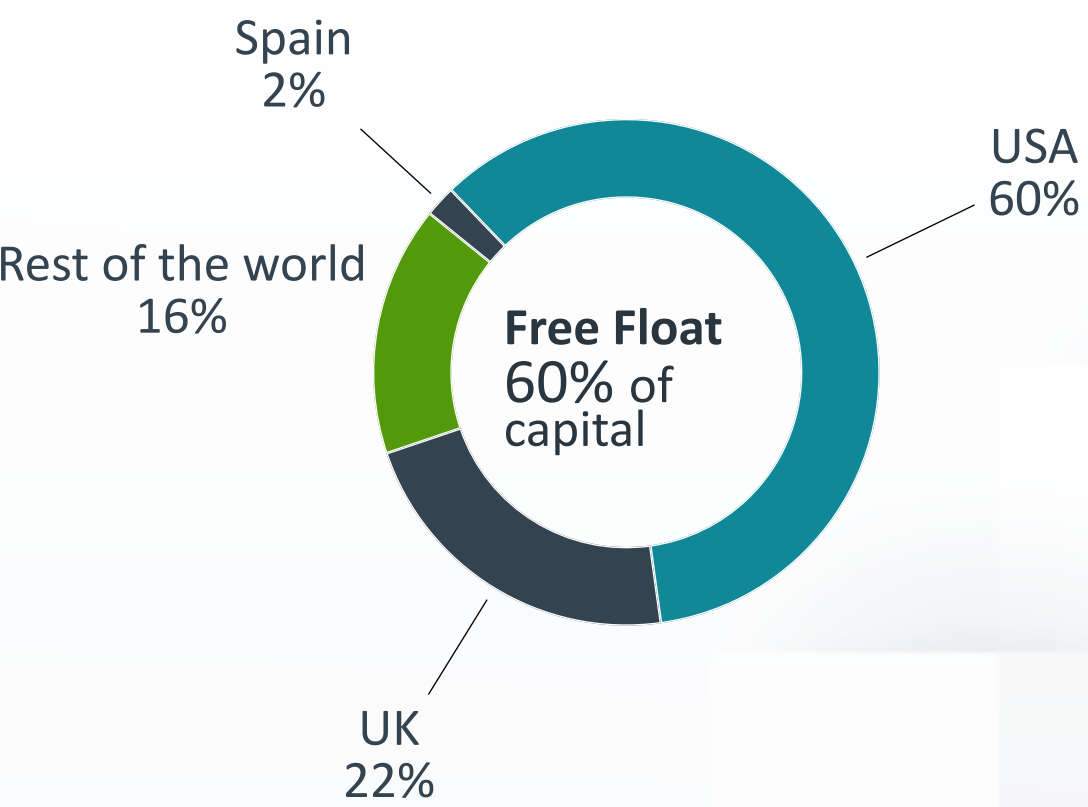
Shareholder structure AGM 2019



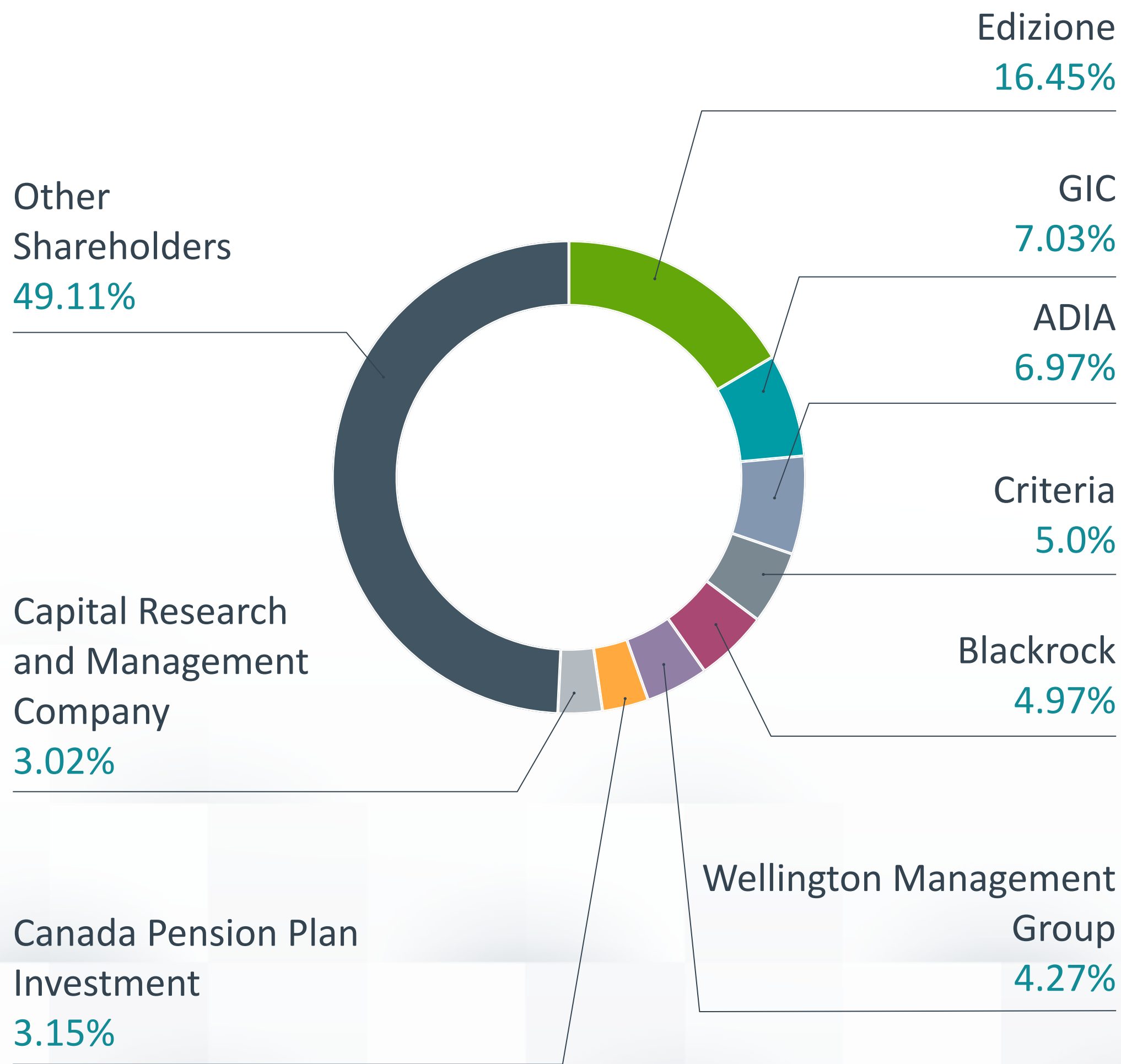
Holdings by
geographical
origin



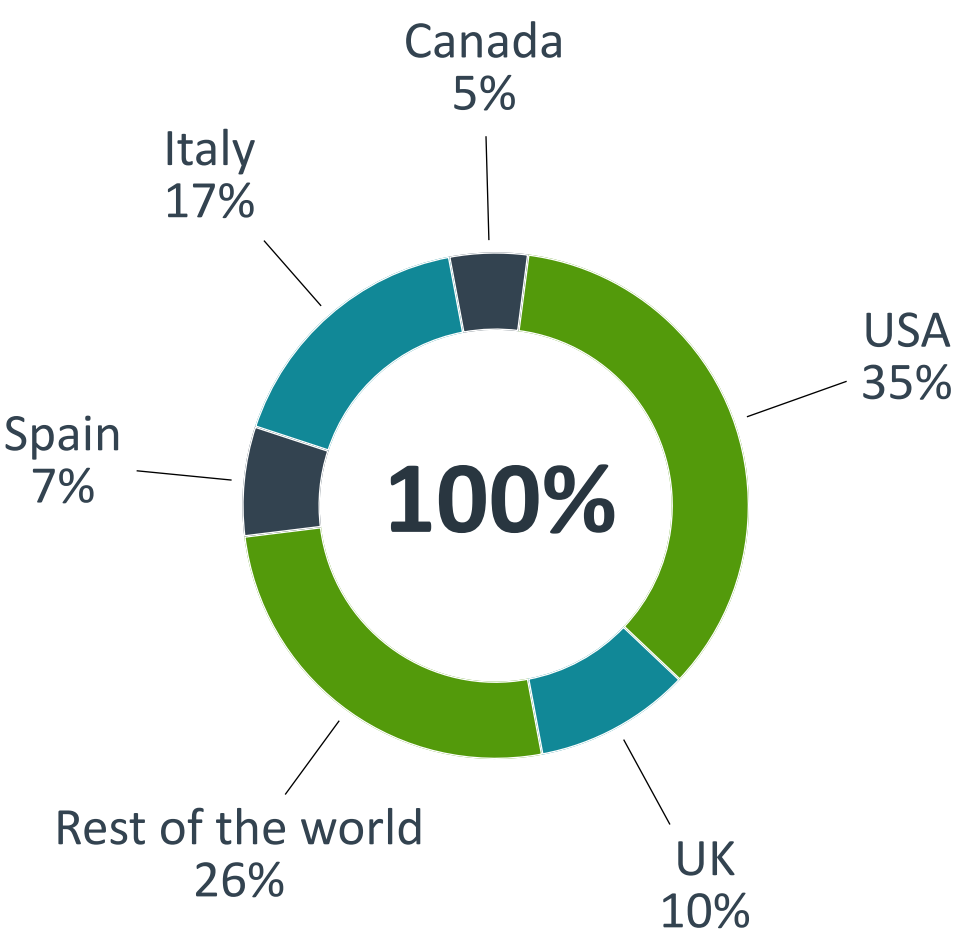
Holdings by
geographical
origin of the
Free Float



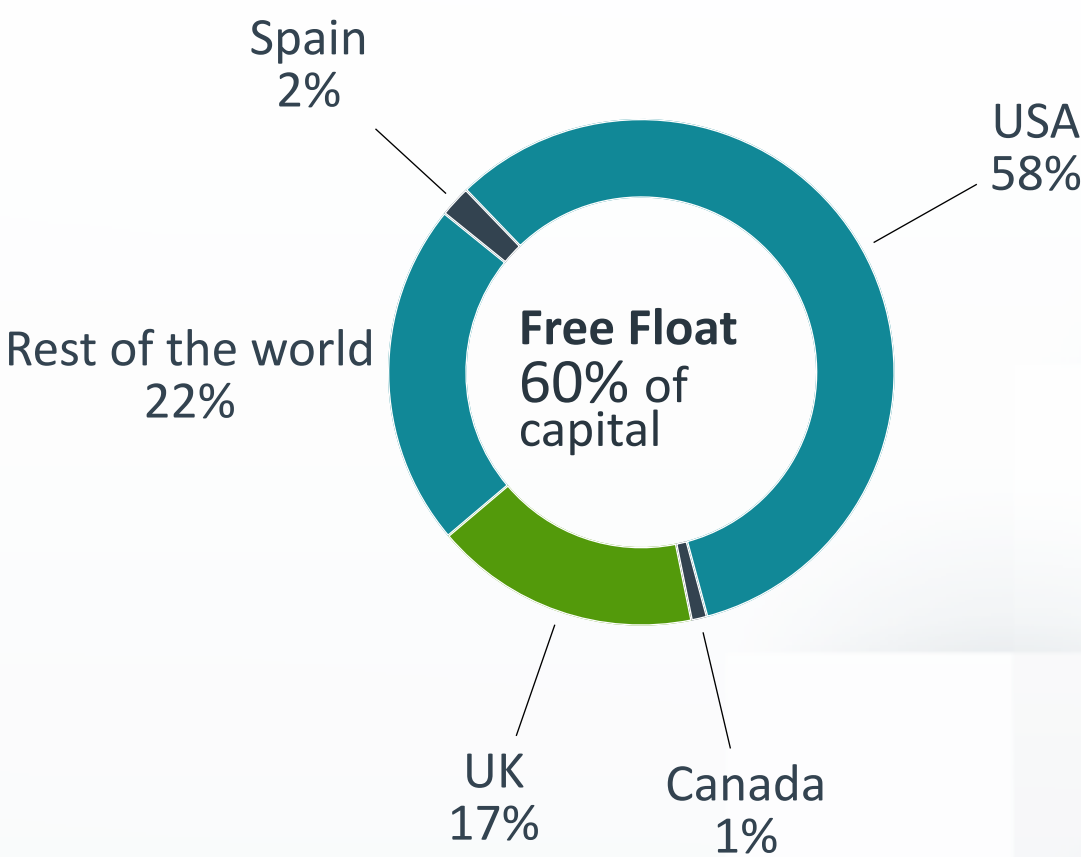
Shareholder structure AGM 2020 (July)



Holdings by
geographical
origin



Holdings by
geographical
origin of the
Free Float



Changes in the Board

May 2019

← RESIGNATION

- John Benedict McCarthy (P)

June 2019

← RESIGNATION

- Marco Patuano (P)

→ APPOINTMENT

- Mamoun Jamai (P)

July 2019

→ APPOINTMENT

- Franco Bernabè (P)
(Chairman)

March 2020

← RESIGNATION

- Carlo Bertazzo (P)

April 2020

→ APPOINTMENT

- Christian Coco (P)

June 2020

← RESIGNATION


- Elisabetta de Bernardi (P)

ASM - July 2020


- Ratification and
re-election of
new directors

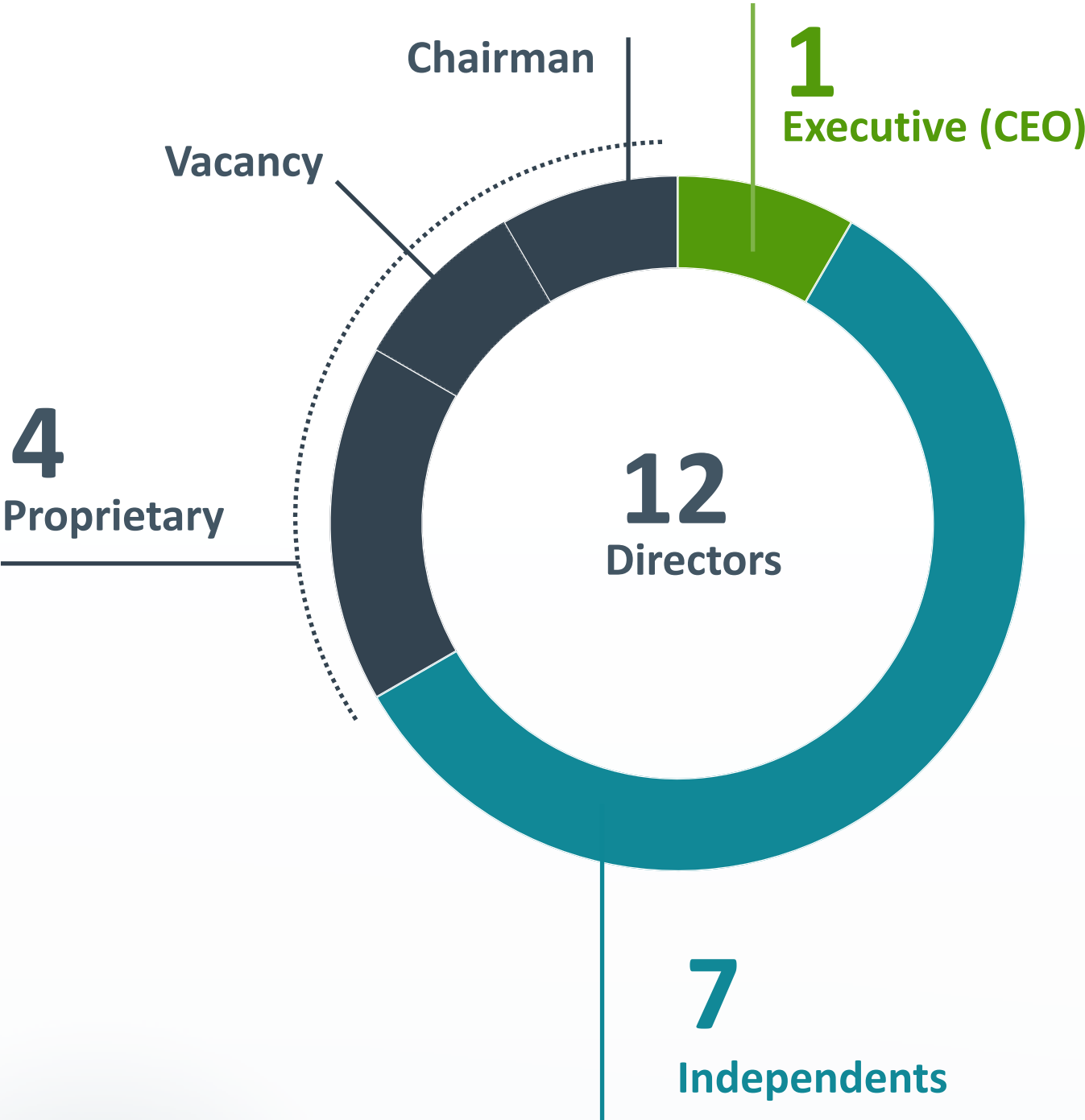
Board Structure

 **7/12**
Independent Directors ————— **60%**

 **3/11 (*)**
Female directors ————— **28%**

 **6**
Nationalities

 Experience and
knowledge of the sector



ACC ▶ **4** Directors

1 Proprietary

3 Independents ▶  Chairman |  x1

ARC ▶ **5** Directors

1 Proprietary

4 Independents ▶  Chairman |  x2

(*) There is currently a Director position vacant

4 Value creation and responsible management

Value generated and distributed to stakeholders

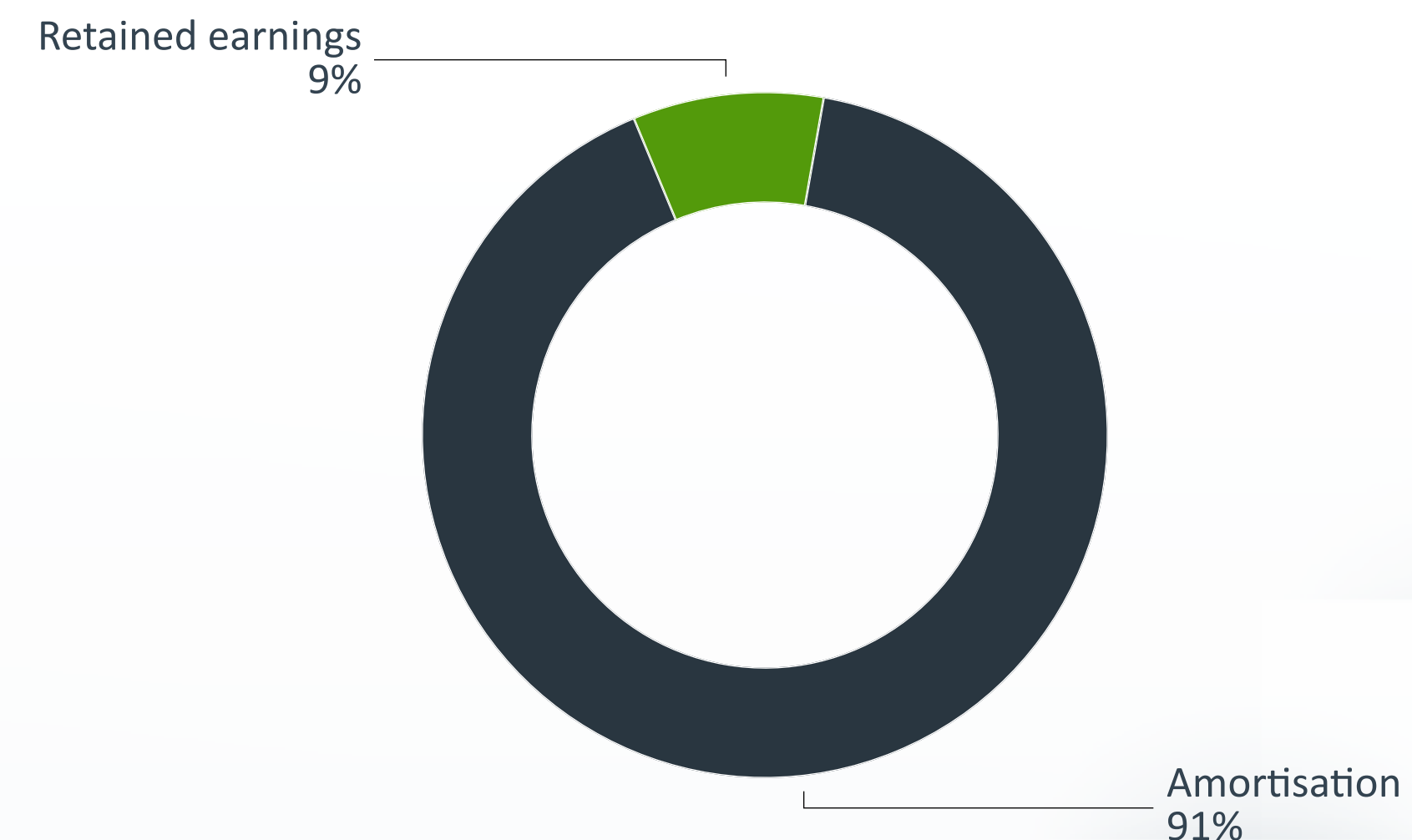
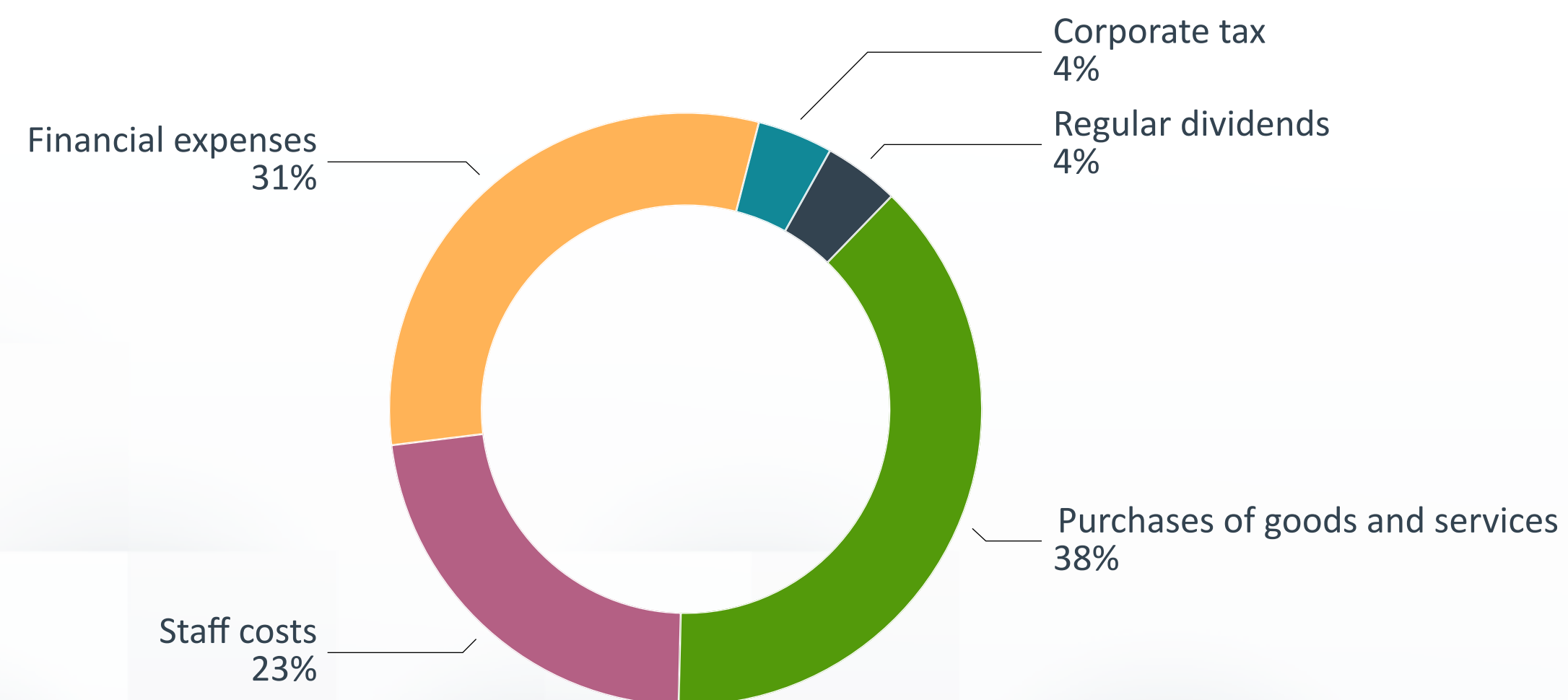
c. 583€Mn

Economic value distributed

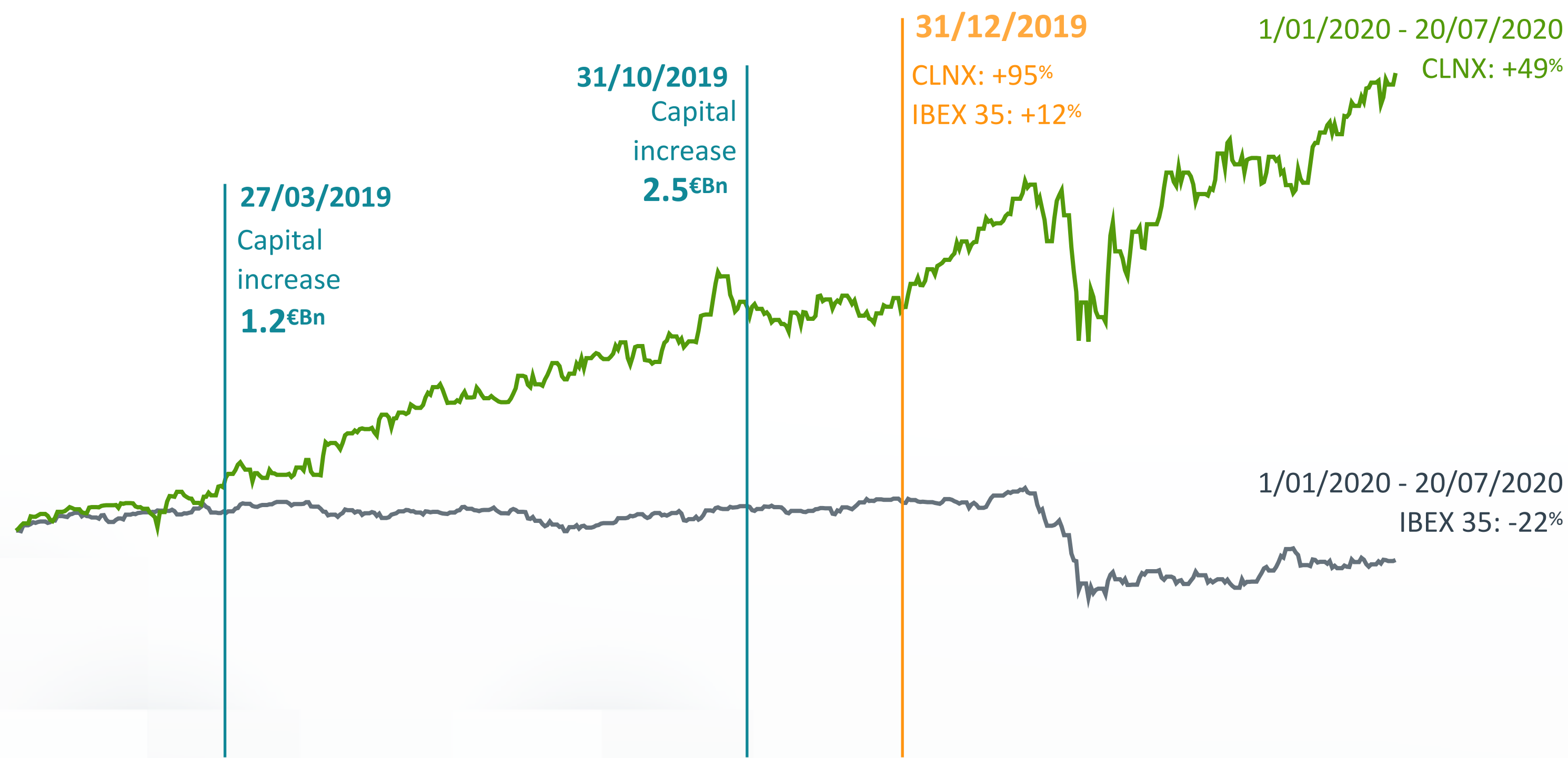
c. 1,035€Mn

c. 452€Mn

Economic value withheld



CLNX shares and the market



Index 1/1/2019 = 100

REVALUATION SINCE IPO

2015-2020

+366%

Cellnex

-33%

IBEX 35

SHAREHOLDER ANNUALIZED RETURN SINCE IPO

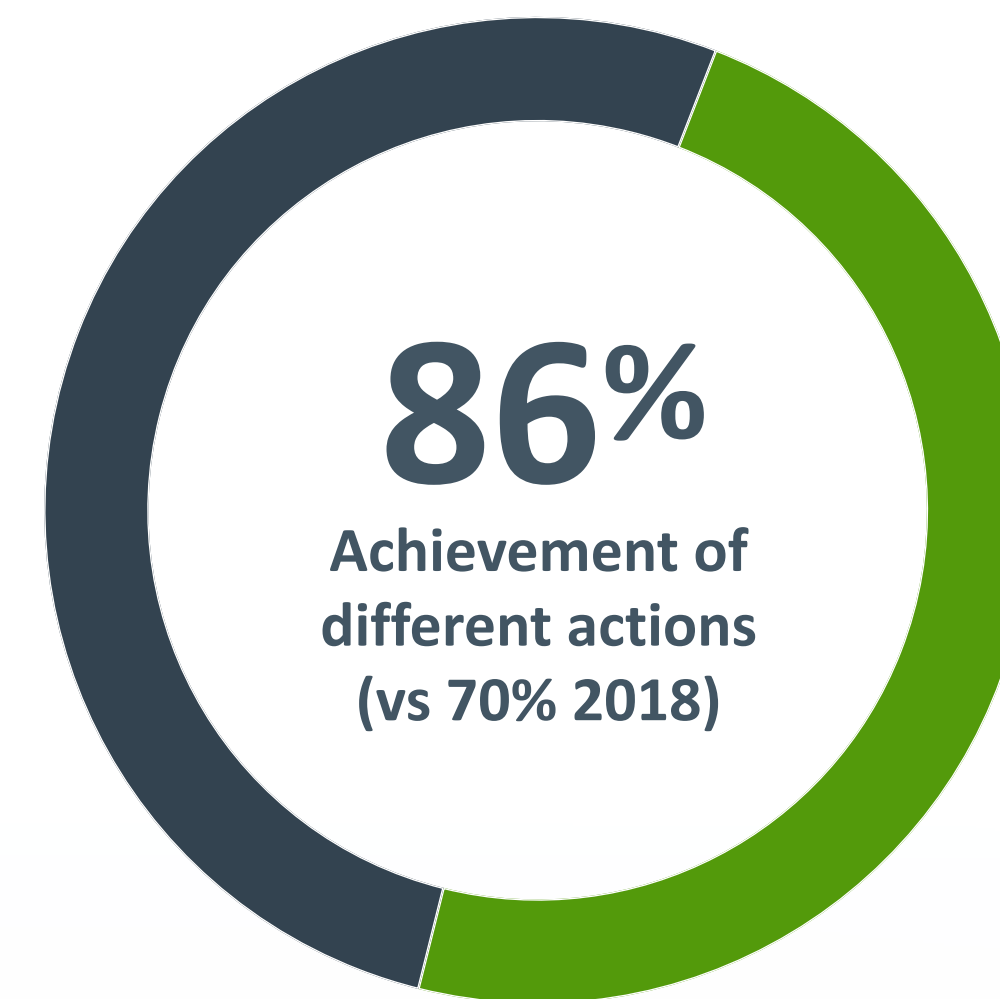
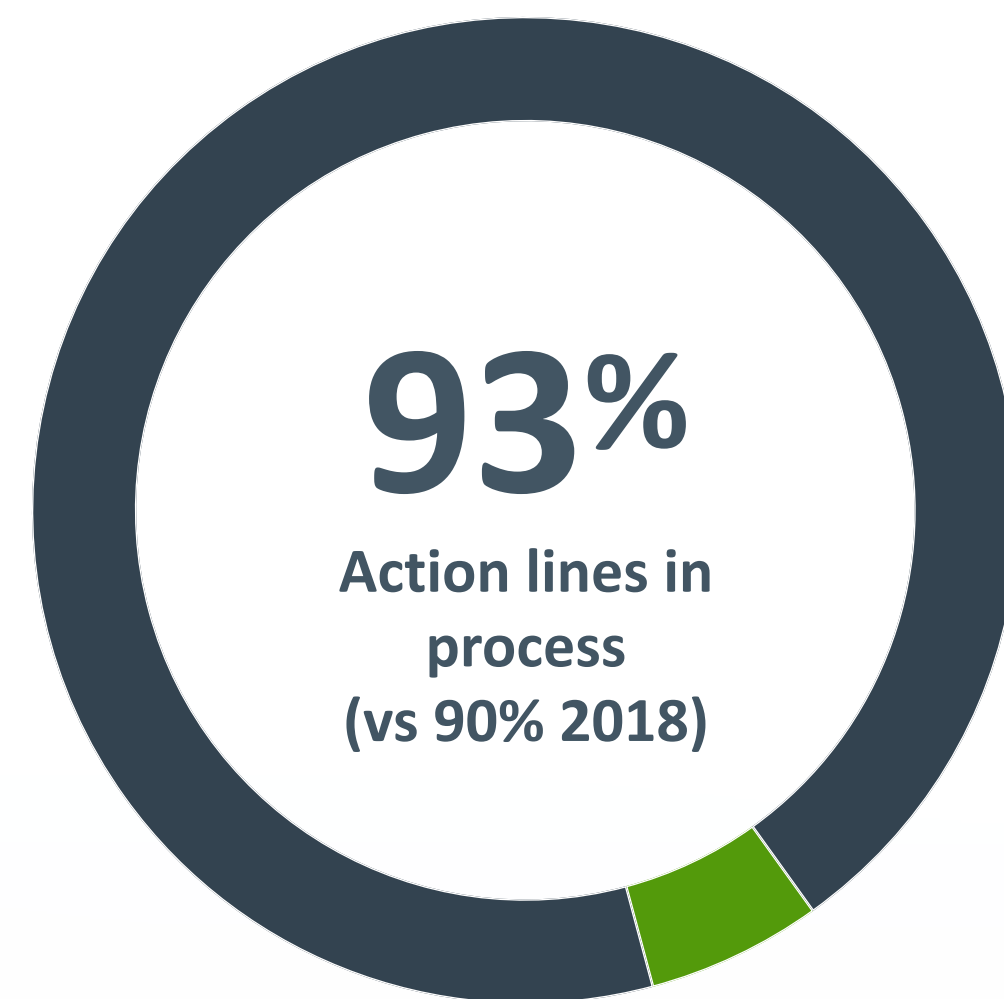
35%

DIVIDEND

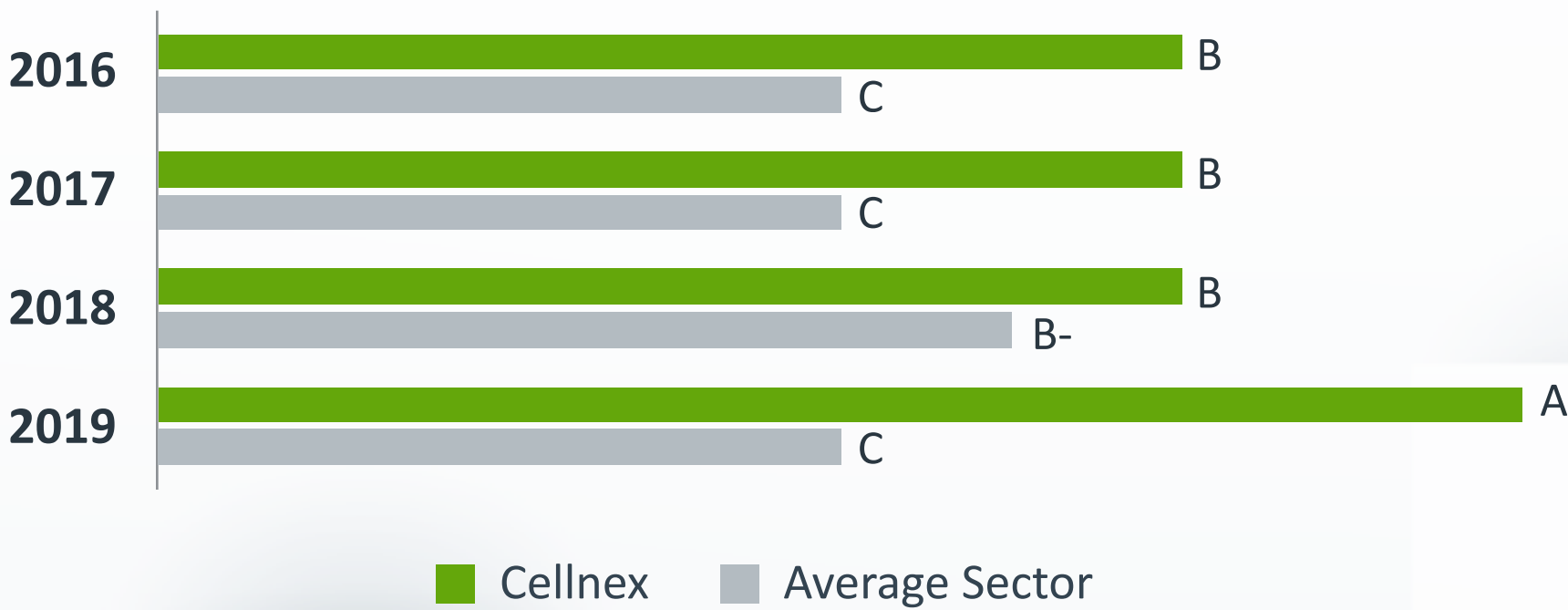
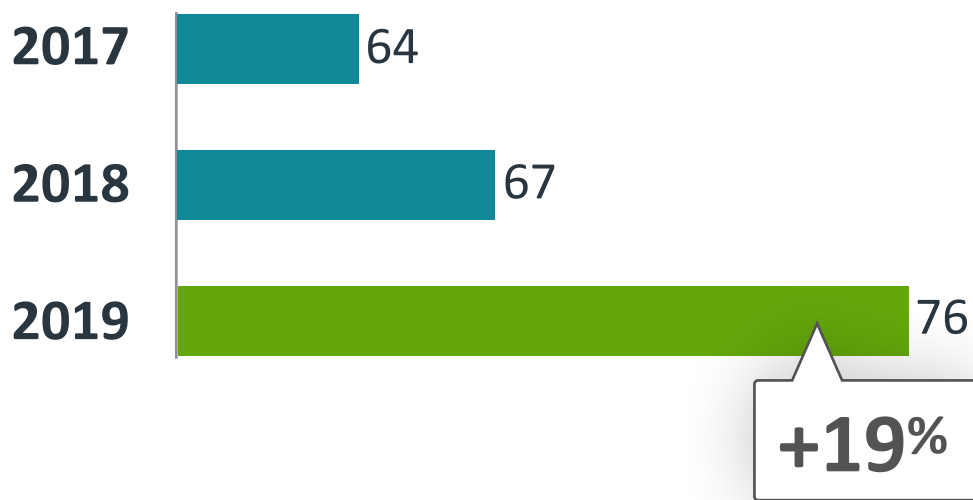
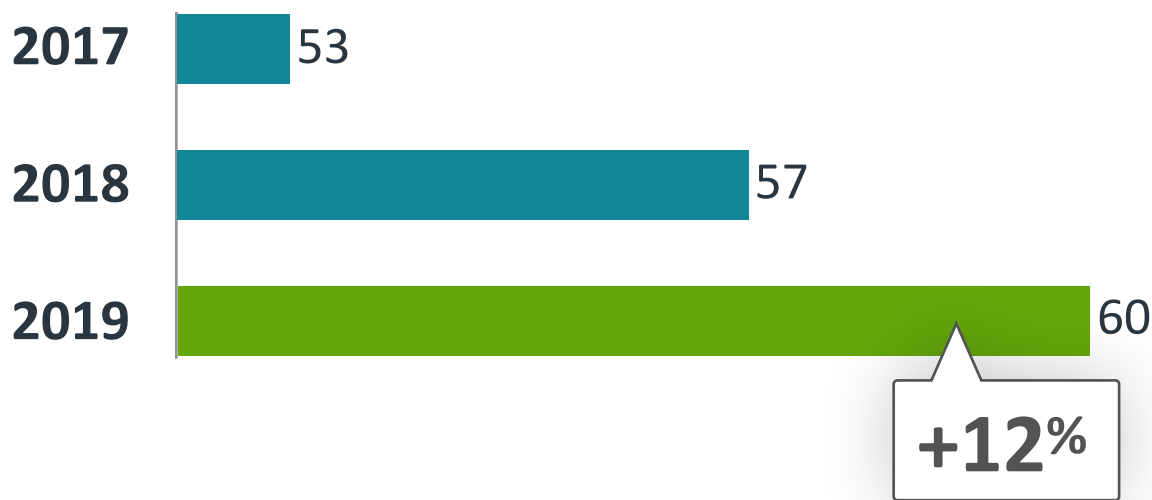
0.03067€/share

Paid on 29th June

Roll-out of the CSR Master Plan 2016 - 2020



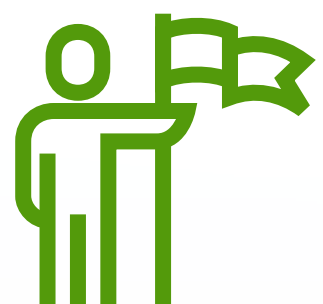
Advances in ESG indices



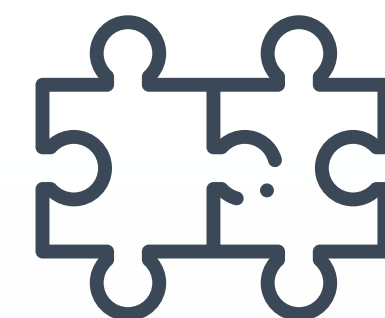
Cellnex, a project with identity



**Commitment
& empathy**



**Resilience
& proactivity**



**Diversity
& inclusion**



Tobias Martinez

CEO

A decorative grid pattern of light gray and white squares, partially visible on the left side of the slide.

1 Key indicators and figures 2019

2 2019, a transformational year

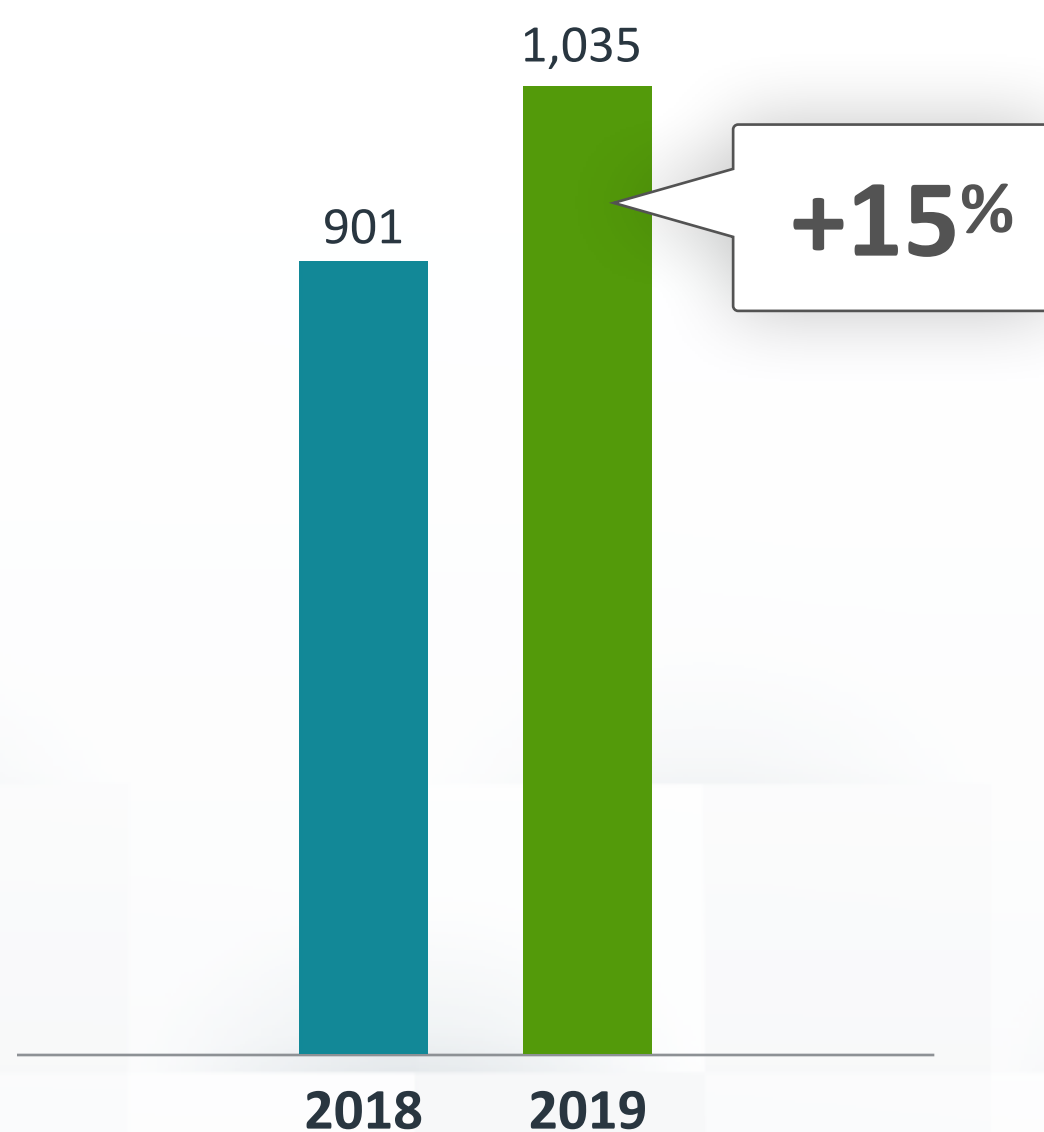
3 1H 2020

4 The Cellnex Opportunity

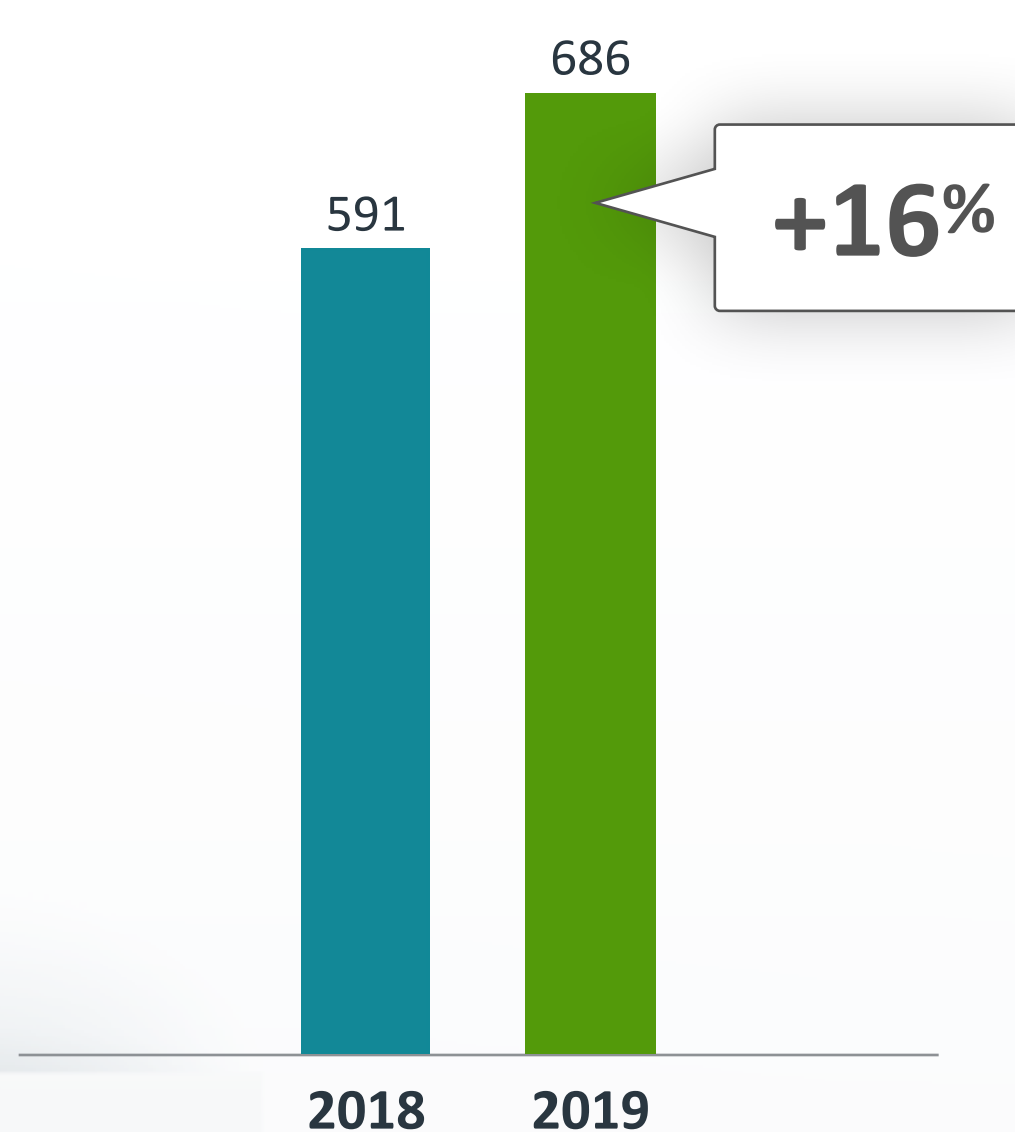
1 Key indicators and figures 2019

Financial indicators: double-digit growth

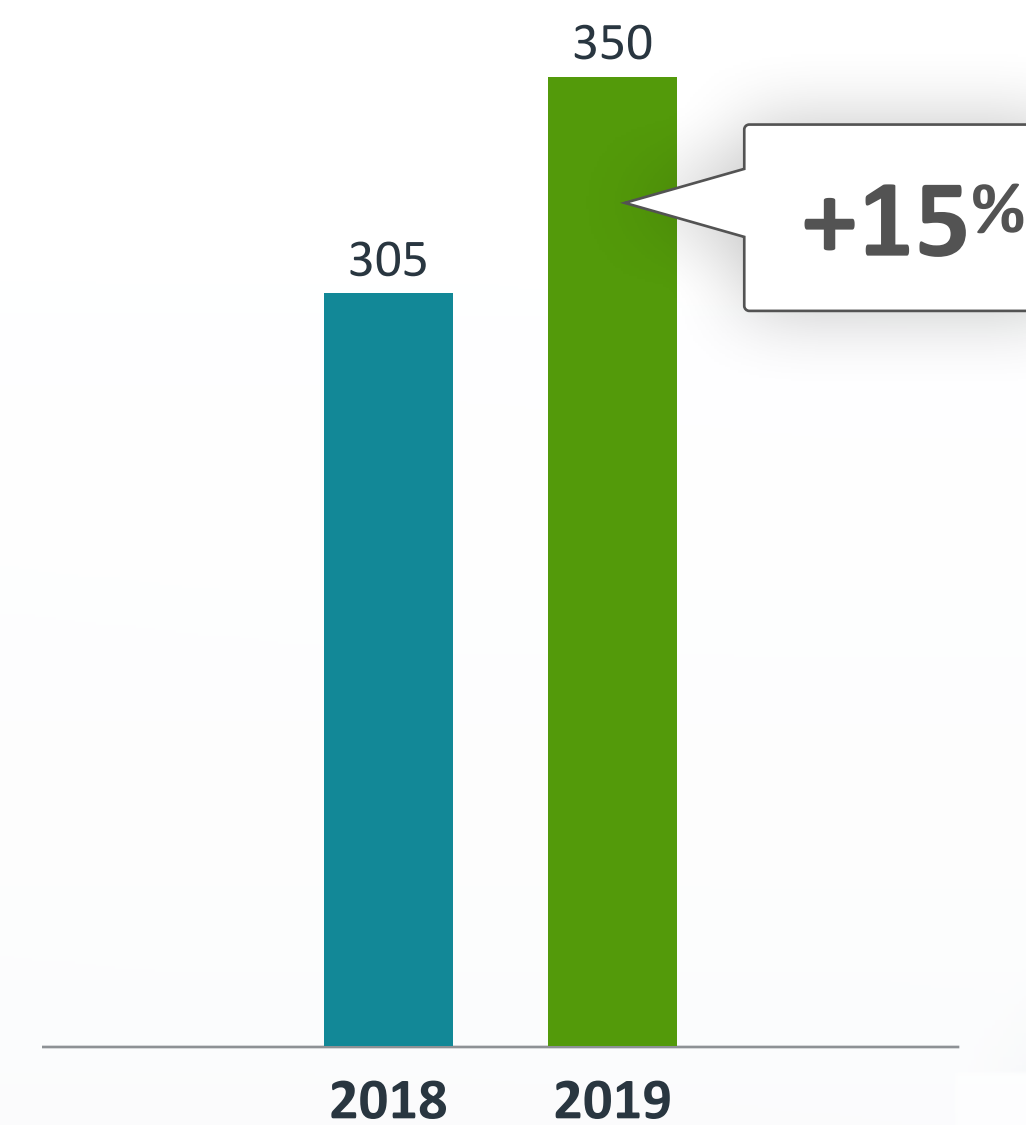
Income (€Mn)



EBITDA (€Mn)

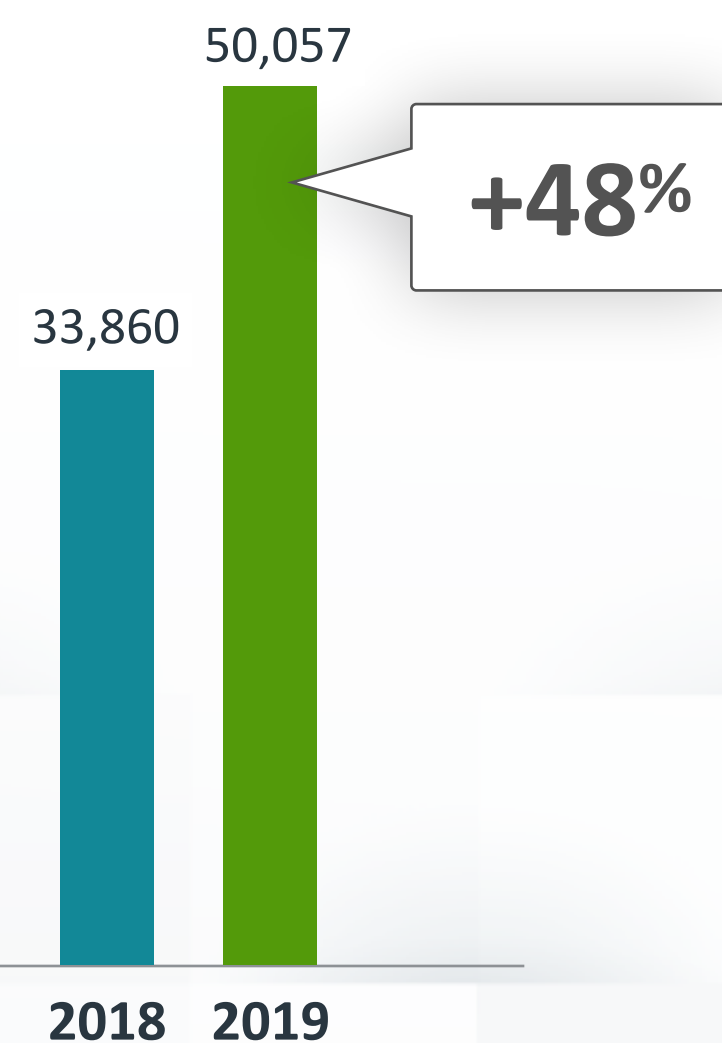


RLFCF (€Mn)

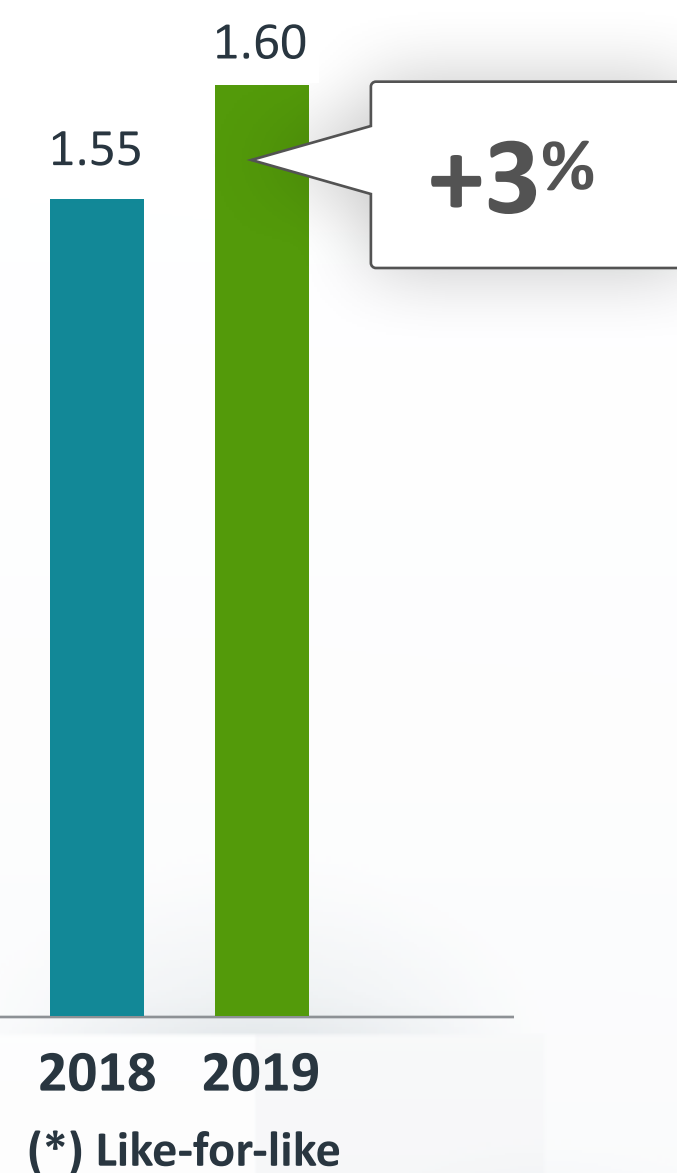


Business indicators: solid growth

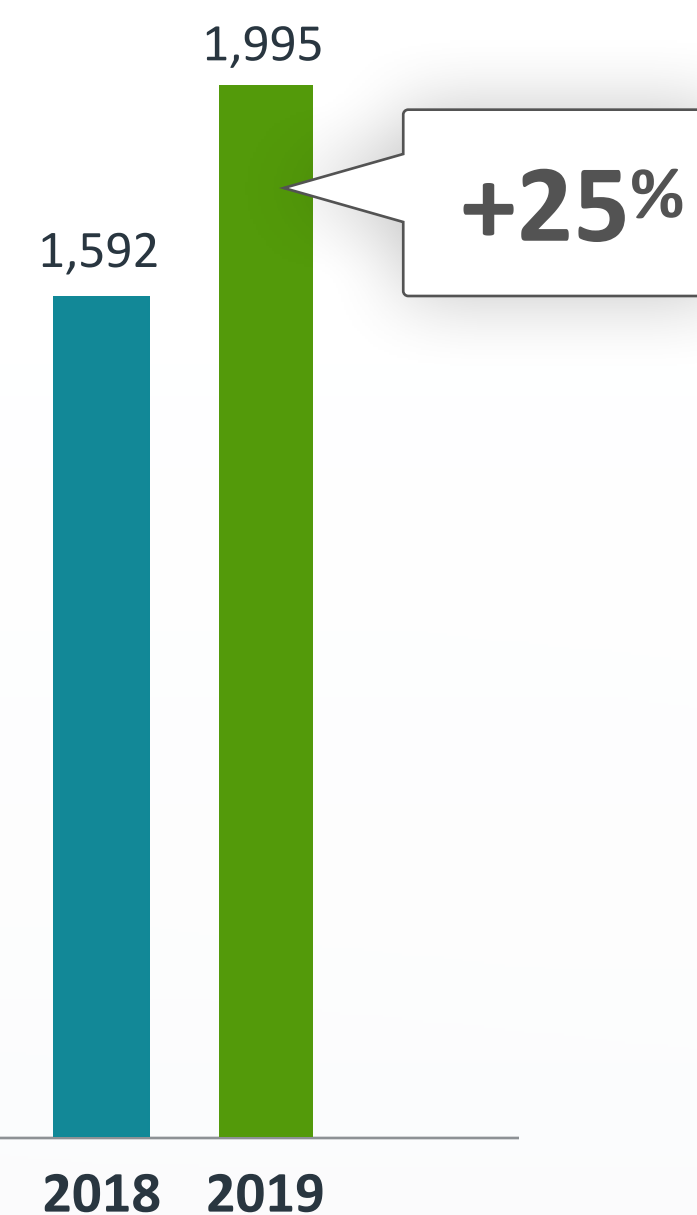
Points of
Presence (PoPs)



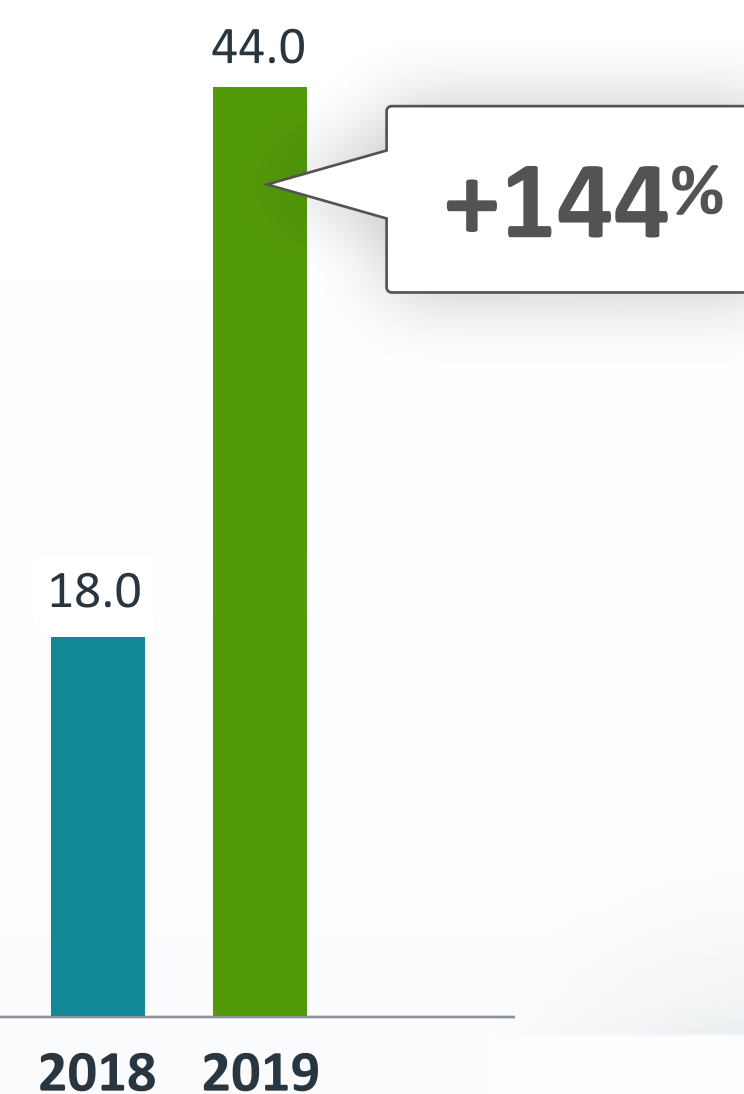
Customer ratio (*)



Evolution of
DAS nodes



Sales under contract
(backlog) €Bn



2019 summary income statement

€Mn	2018	2019
Audiovisual broadcasting infrastructure	233	235
Telecommunications Infrastructure Services	586	699
Network services and others (DAS, IoT ...)	82	101
Operating income	901	1.035
Operating expenses	-311	-349
EBITDA	591	686
Non-recurring expenses	-75	-42
Amortisation	-403	-501
Operating result	113	142
Net financial profit	-149	-197
Income tax	18	36
Attributable to non-controlling interests	3	9
Comparable net profit	-15	-9

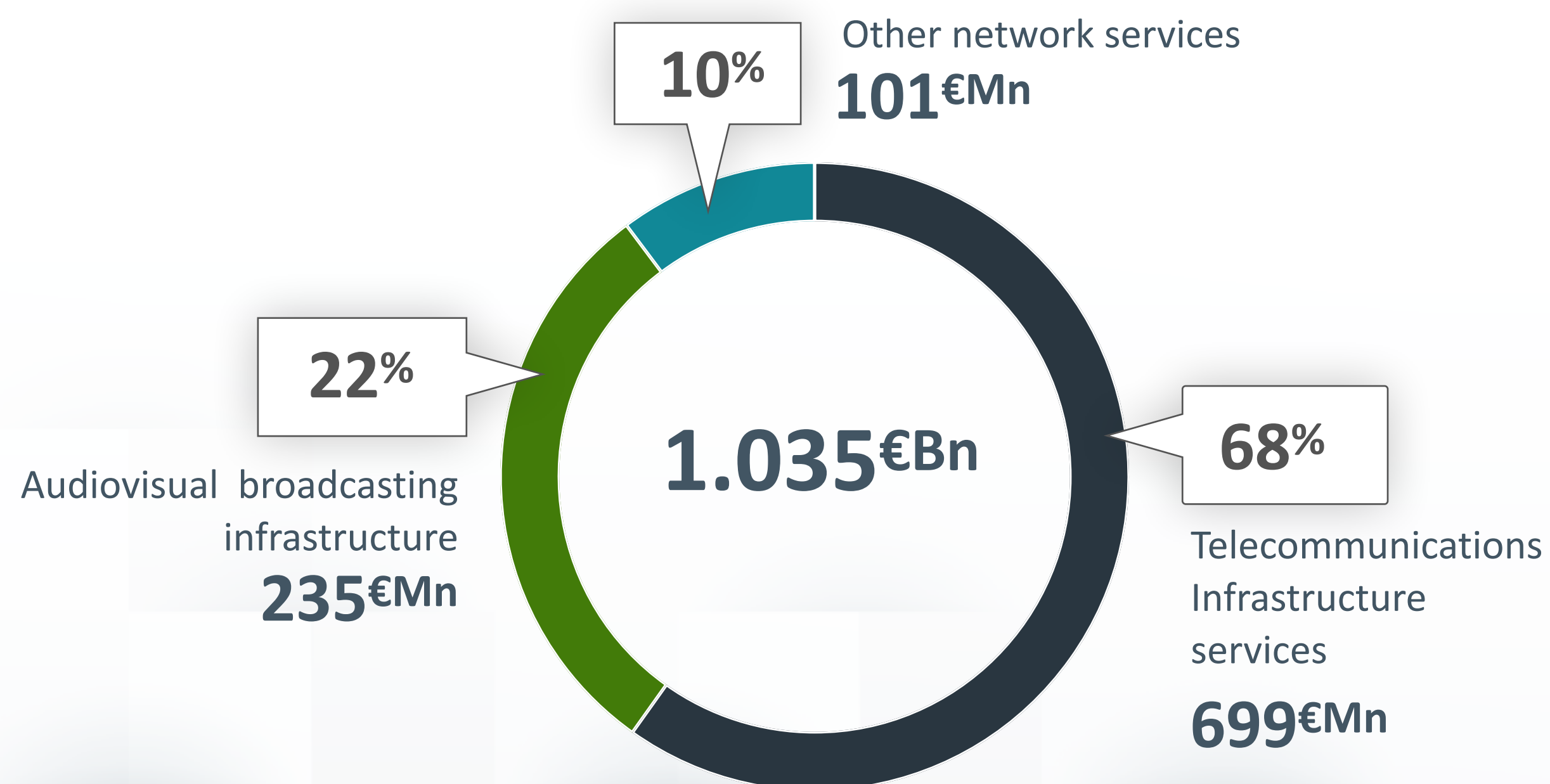
Factors affecting the result

Amortisations +24.3%

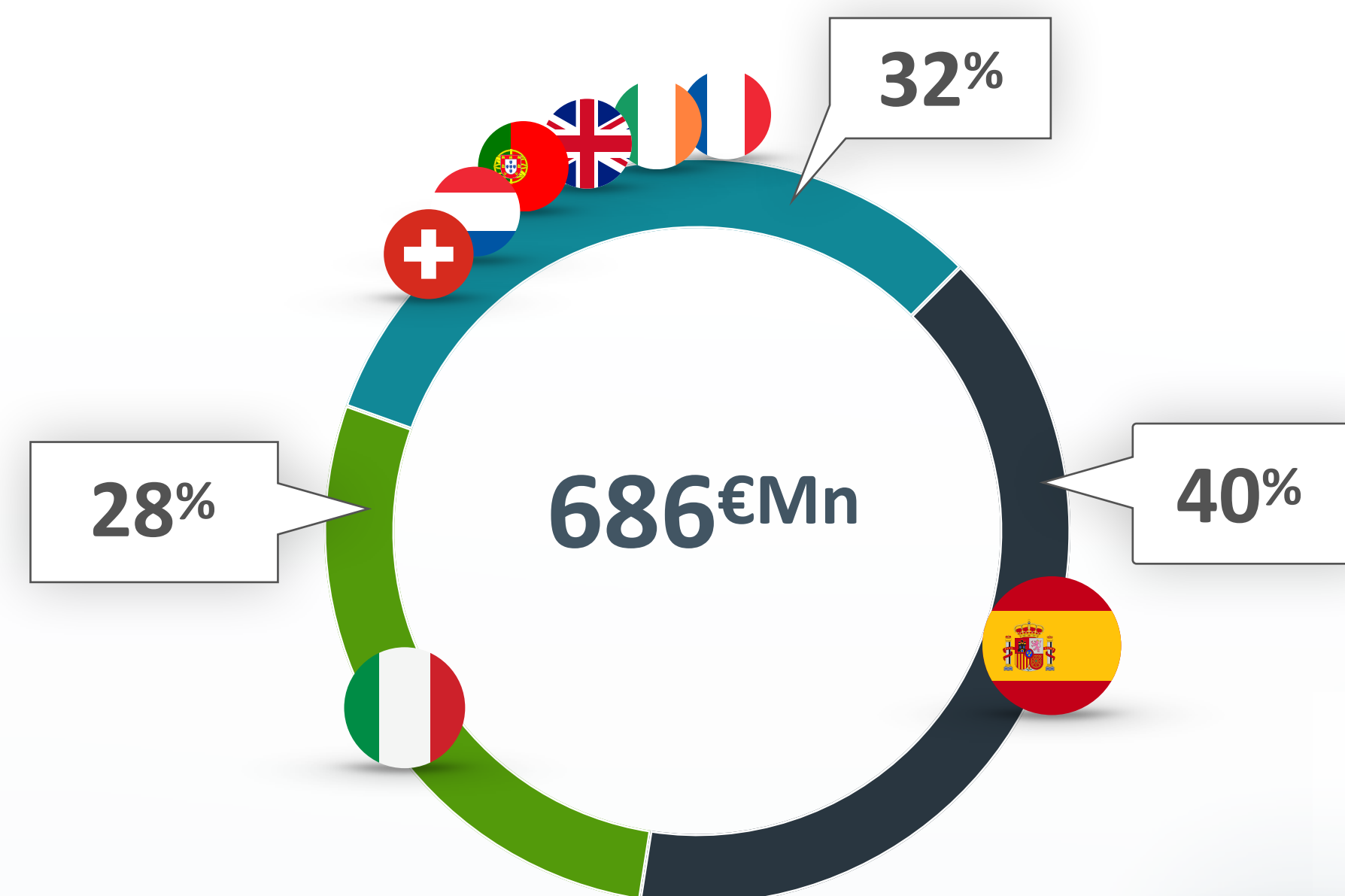
Financial costs +32.1%

2019: revenue by business line and EBITDA by country

Income by business line



EBITDA by country



2019: investment applications for the year



2019, a transformational year

Accessibility to financing

Capital + Debt

Capital increases
3.7€Bn

1.2€Bn - March 2019
2.5€Bn - November 2019

c. 99% Preferential
rights subscription

Convertible bond
issues

1.05€Bn

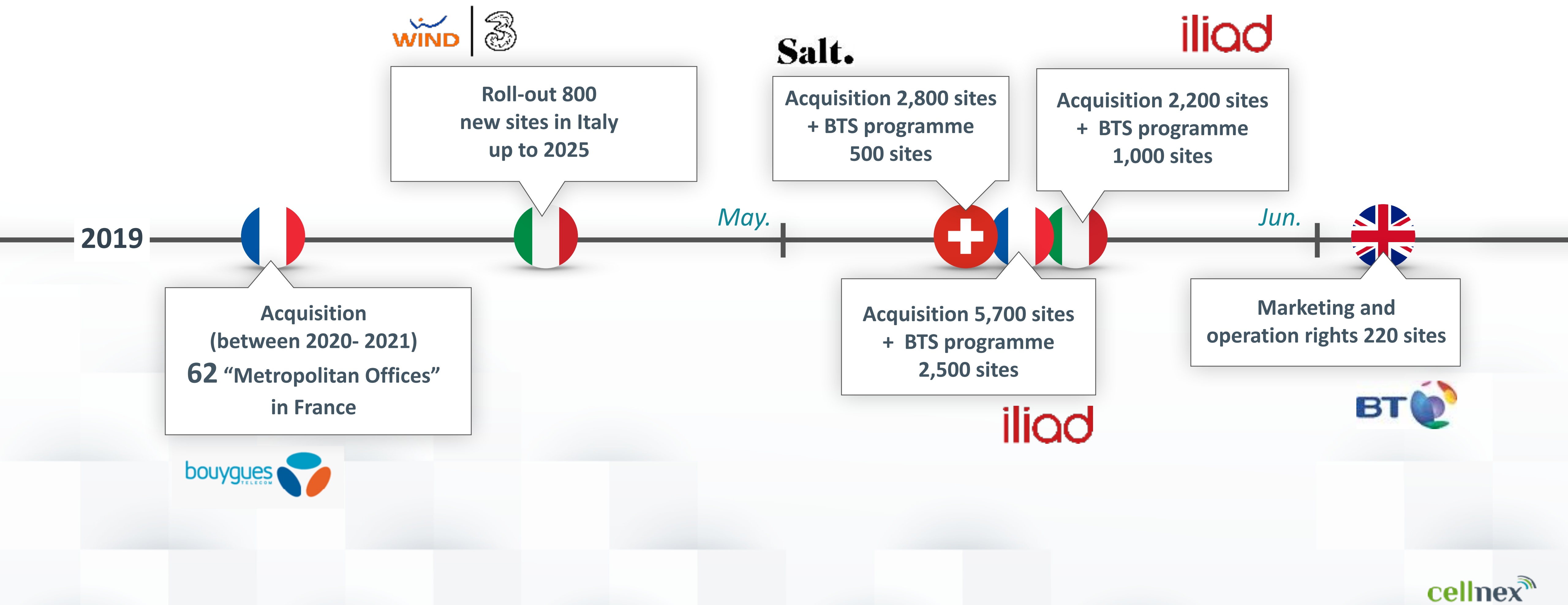
200€Mn - January 2019
850€Mn - June 2019

>5x Oversubscription

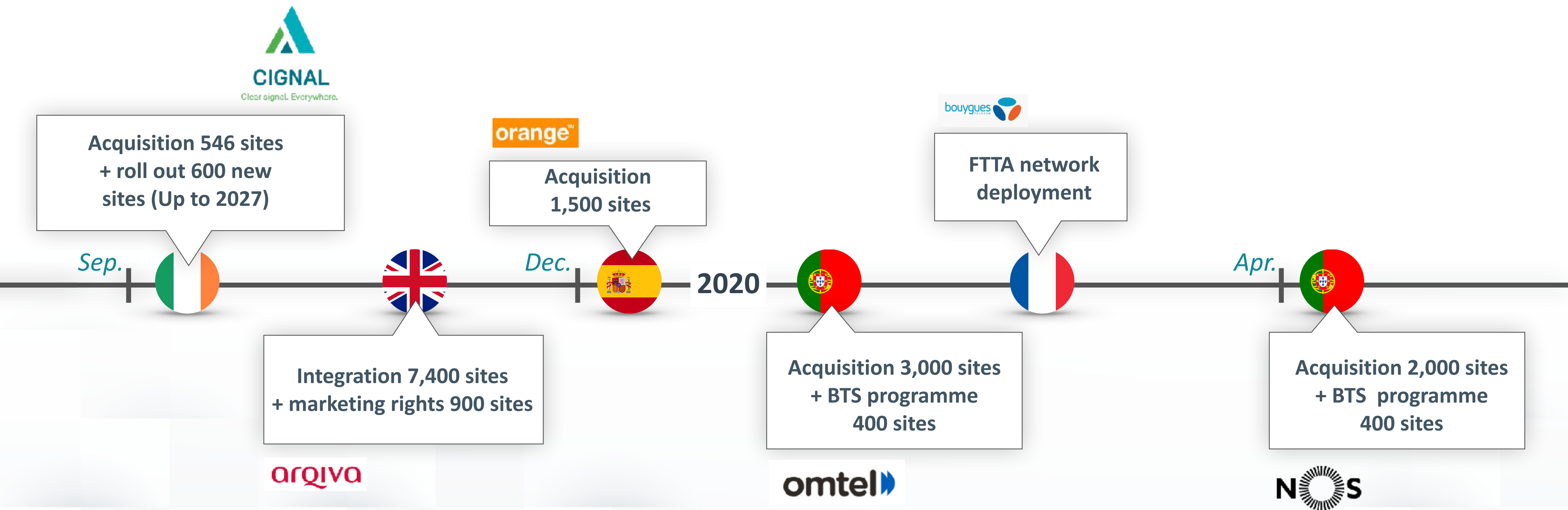
Rating “investment Grade”
BBB- (Fitch), BB+ (S&P)

Inorganic growth

Growth operations January - June 2019



Inorganic growth
Growth operations September 2019 - July 2020

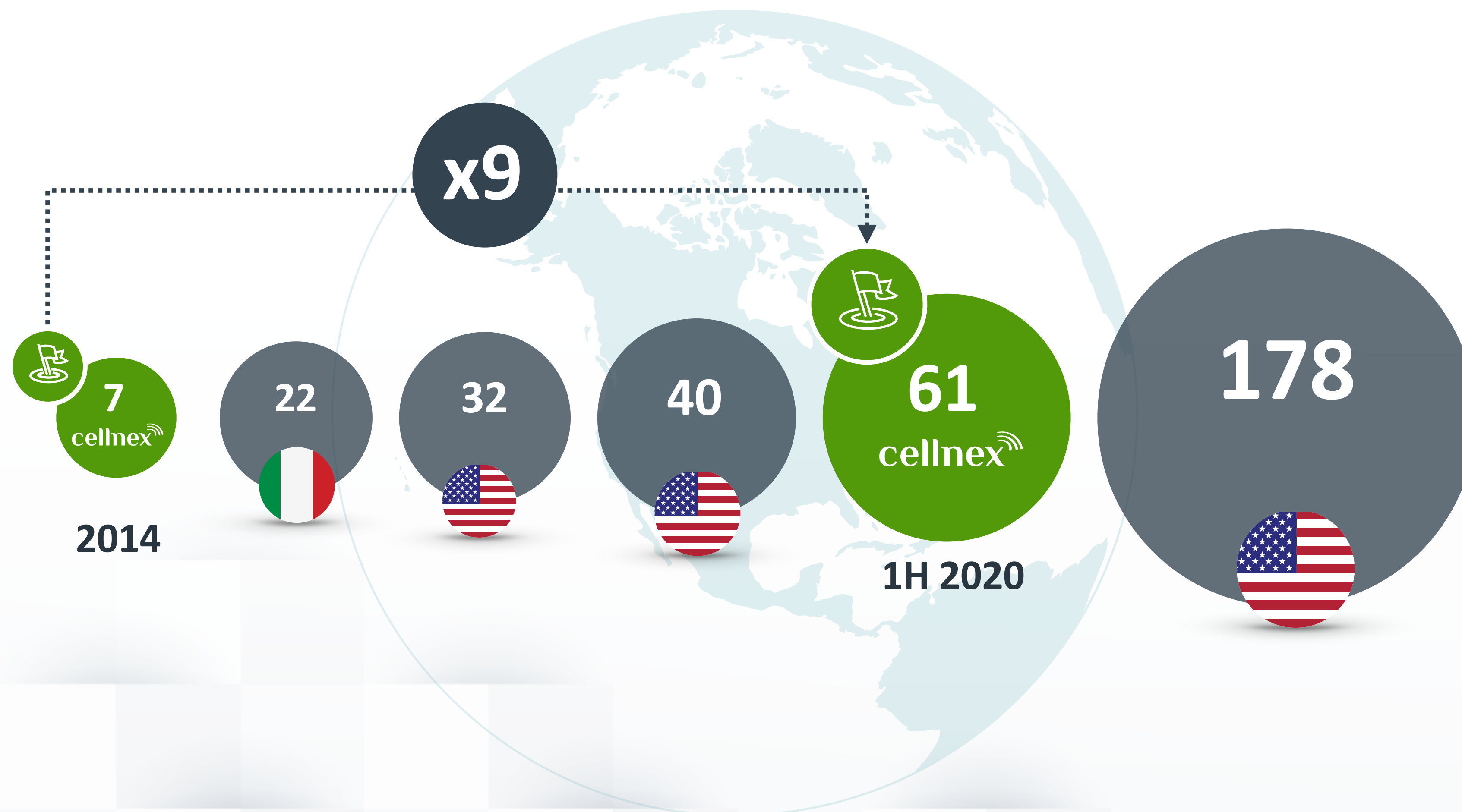


A growing project



Inorganic growth

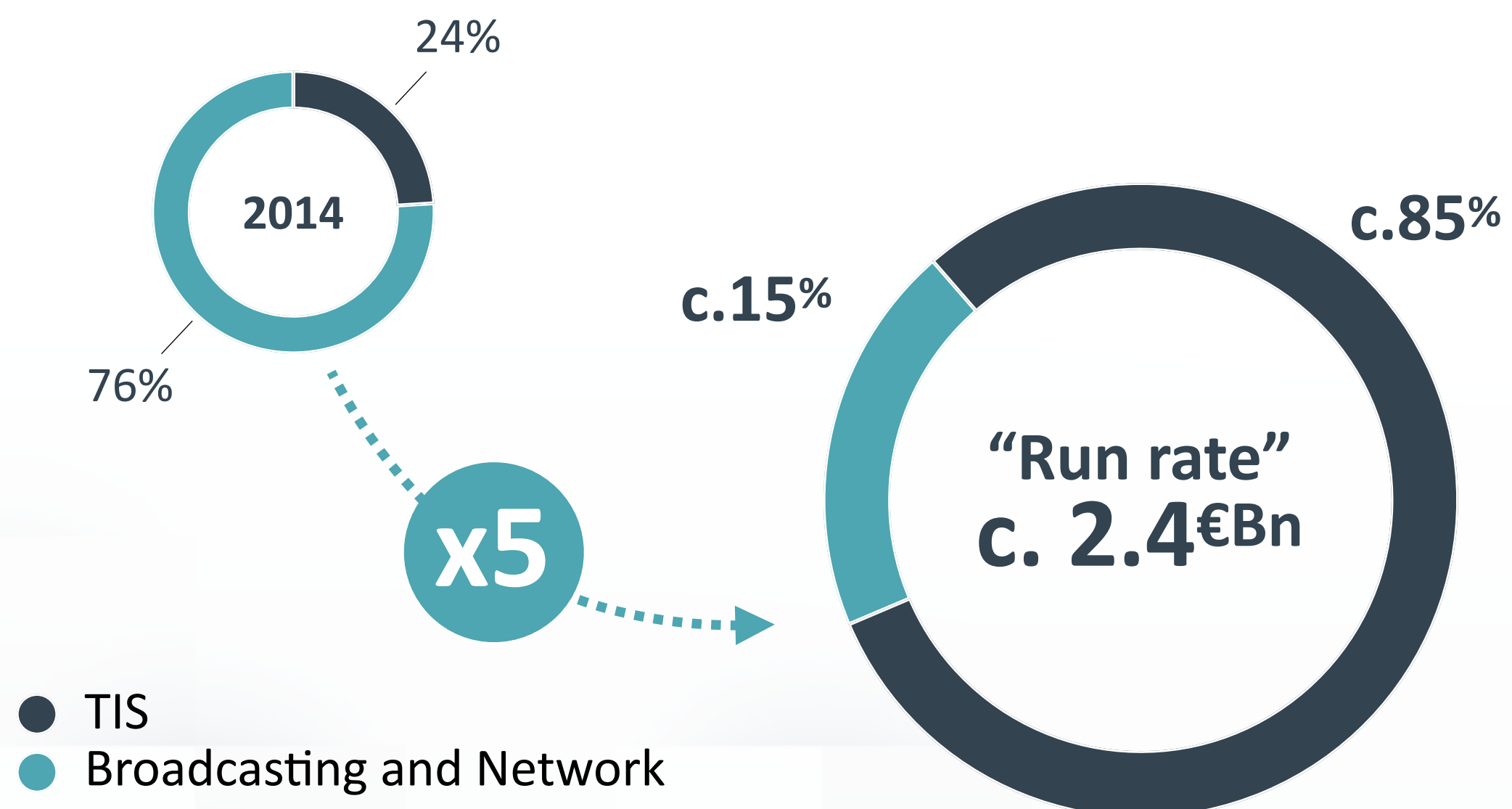
Cellnex vs. comparable (thousands of sites)



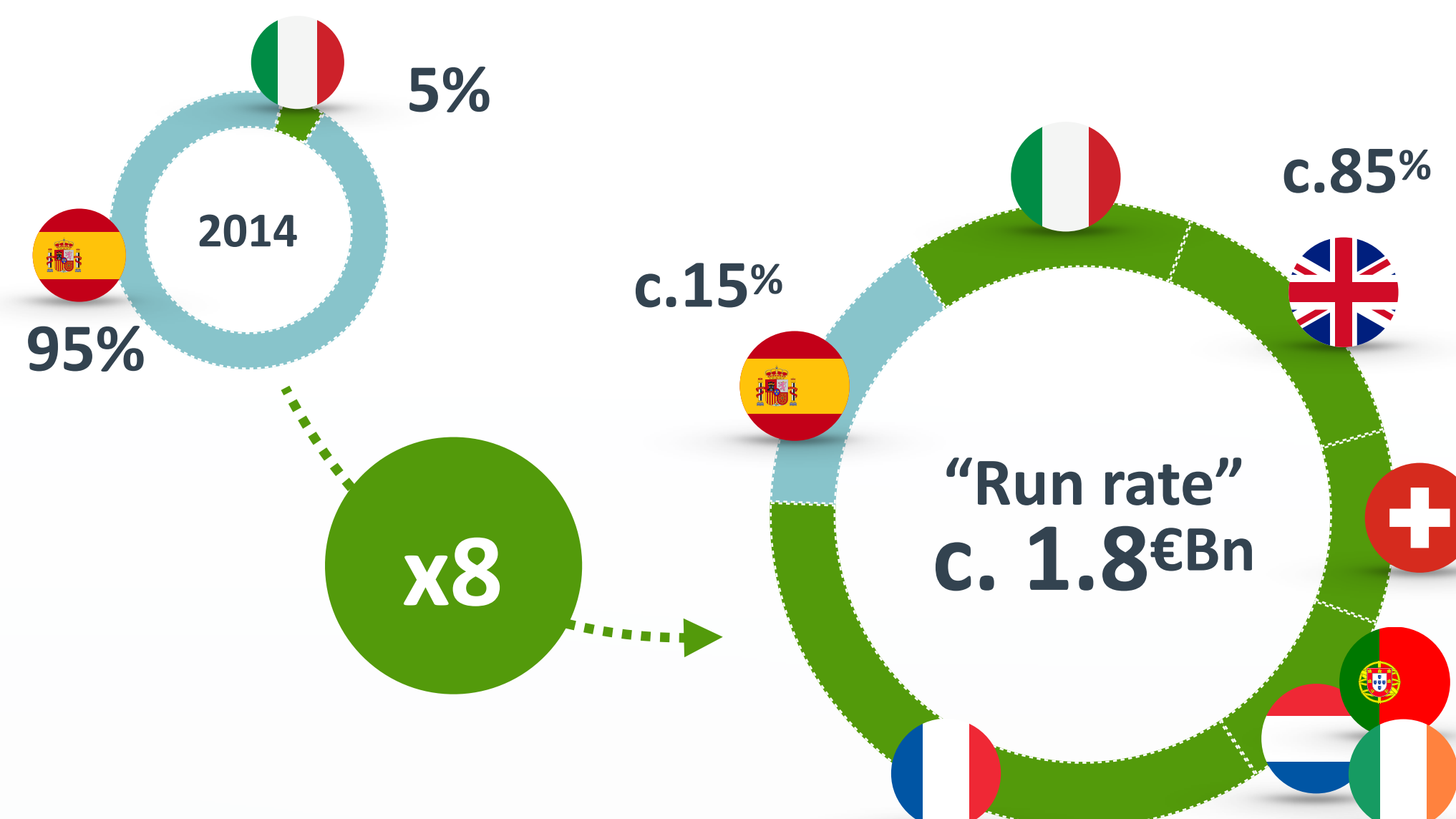
2014 - 2027

Income and EBITDA projections

Contribution of income by business lines



Contribution to EBITDA by country



"Run rate": includes the annualised contribution from acquisitions in 2019 and 2020, including the roll-out of sites committed up to 2027

5 years of Cellnex 31.12.2015 - 31.12.2019

Income
+69%

EBITDA
+82%

RLCFC
+80%

Investments
>14€Bn

Executed and committed until
2027

A European project **present in 8 countries**, with two growth vectors:

- ✓ Deepening **internationalisation**
- ✓ Boosting roll-out of infrastructure and **5G ecosystem**

The EBITDA for 2015 (377€Mn) is the result of the company's calculation of the application of IFRS 16, and has not been audited

3 1H 2020

1H 2020, resilient execution

Indicators on the rise

Income:	723€Mn	+48%
EBITDA:	527€Mn	+64%
RLFCF:	267€Mn	+54%
Backlog:	c.47€Bn	
(including new agreements)		

(Variation 1H 2020 vs 1H 2019)

Organic growth

PoPs:	+c.60%
(+c.5% organic)	
DAS nodes:	+c.20%

2020 outlook

EBITDA: [1.16€Bn - 1.18€Bn]	+c.70%
Previous guidance: [1.065€Bn - 1.085€Bn]	+c.60%
RLFCF:	>70%
Dividend:	+10%

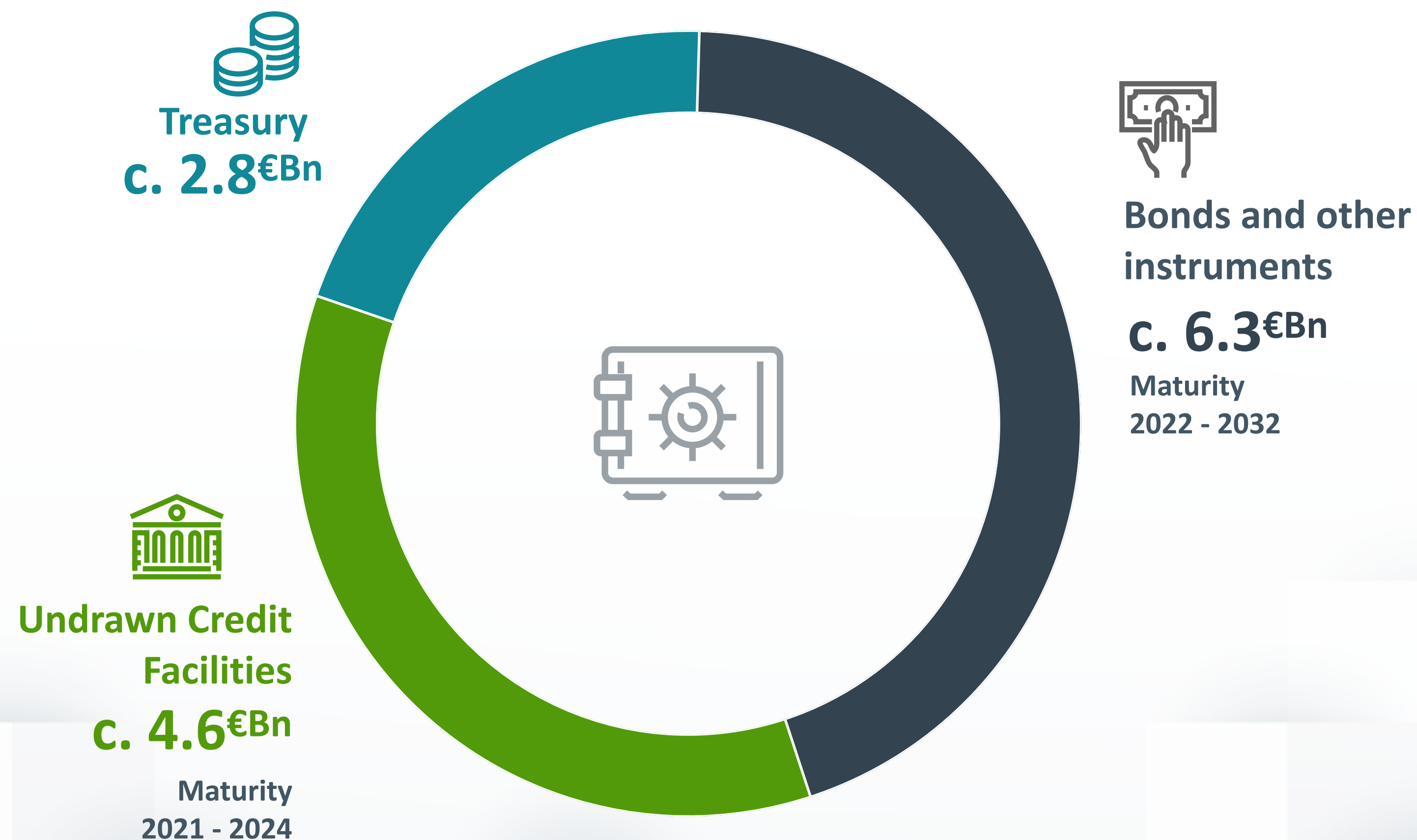
(Variation 2020 vs 2019)

Financial structure as of June 30, 2020

- Net debt: c.3.5€Bn (excluding IFRS16 adjustments)
- Average maturity: 5.7 years

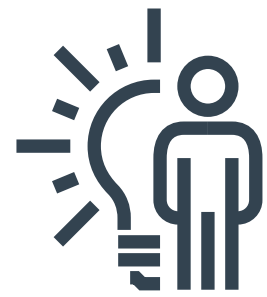
Available liquidity 7.4€Bn

- Average cost of drawn debt: **1.7%**
- Average cost of total drawn and undrawn debt: **1.5%**



Situation prior to the closing of the Arqiva deal in July 2020

4 The Cellnex Opportunity



**Innovation,
entrepreneurial culture
and leadership skills**



**First neutral and
independent operator in
Europe**



**Industrial model and
partnership with our
clients**



**Rigour in investment
criteria**



**Anticipation: Adding value
to the 5G ecosystem**

2020

Junta General de Accionistas
Annual Shareholders' Meeting



cellnex[®]

Jaime Velázquez

Secretary

Compliance with the Code of Good Governance

60/64 Recommendation



- **Recommendation 16:**
Proportional representation of Proprietary Directors out of the total of non-executive Directors
 - In 2019 proprietary directors represented a percentage higher than their shareholding: 4 out of 11 (36% of the Board excluding the CEO vs. 29.9% stake)
 - The CNMV mitigates the strict criterion of proportionality when there are few significant shareholders (6 in the case of Cellnex, with more than 3%)



- **Recommendation 48:**
Separation Appointments and Remuneration Commission
 - Not justified by workload
 - A separation may be considered in light of future developments in the Company

Compliance with the Code of Good Governance

60/64 Recommendation



- **Recommendation 62:**
Shares given as remuneration may not be sold within a 3-year period
 - Entitlement to shares received by the CEO is generated in a 3-year period, after which they may not be transferred for a further 2 years. This is considered a sufficient period of time in terms of loyalty and to avoid speculation



- **Recommendation 64:**
CEO compensation may not exceed 2 years' total compensation
 - CEO compensation is for 2 years
 - In addition to this, there is compensation equivalent to 1 year through the "post-contractual" non-competition agreement

Proposed agreements

Annual accounts Management Report 2019

1. Approval of individual and consolidated accounts (financial information)
2. Approval of non-financial information
3. Approval of the proposed application of profits
4. Approval of the management of the Board of Directors
5. Approval to distribute dividend against the issue premium

Directors' remuneration

7. Executive Director's Remuneration
12. Advisory vote on the annual report on Directors' remuneration

Ratification and re-election of directors

8. Maintain the number of Board members at twelve
Ratifications and re-elections of Directors

Re-election of auditors for FY 2021 to 2023

6. Re-election of auditors for the Company

The new directors



Franco Bernabè

- He combines an extraordinary experience in business leadership at the international level with his active and altruistic participation in social and cultural organisations.
- As CEO, he has led the restructuring and listing on the New York Stock Exchange of Eni, one of the main international oil companies. He was CEO and Chairman of Telecom Italia, Vice-president of Rothschild Europe, member of the board and Chairman of the Audit Committee of PetroChina for 14 years, member of the Supervisory Board of TPG Post Group in the Netherlands, member of the International Council of JP Morgan. He is a Senior advisor to Barclays Bank.
- He has worked altruistically in the main Italian cultural institutions, as President of the Venice Biennale, MART, the Quadrennial of Rome and the Italian Commission for UNESCO.
- Graduated with honours in Economic Policy from the University of Turin, and Doctor honoris causa in Environmental Sciences from the University of Parma.
- Awarded the Ordine al merito del lavoro by the President of the Italian Republic.



Mamoun Jamai

- Senior Portfolio Manager of the Infrastructure Division of ADIA (Abu Dhabi Investment Authority).
- Director of Infinity Investments SA and Anglian Water Group.
- Before joining ADIA in 2008, he had been part of the Bank of America Industrial team.
- Certified Financial Analyst (CFA) and Master in Finance from HEC de Paris.

The new directors



Christian Coco

- He is Director of Industrial Investments at Edizione Srl. He is also a director of the companies of Grupo Edizione, Benetton Srl and CEO of ConneCT, as well as non-executive Chairman of Benetton Group Srl.
- He began his professional career in strategic planning in the energy sector and in 2002 he joined Mediobanca as in the procurement financing department. From 2007 to 2011 he worked in venture capital firms, focusing especially on investments in the infrastructure sector in Europe. Until he joined the Edizione Group in 2015, he was head of Planning, Control and M&A of the CIR Group of the De Benedetti family.
- Engineer from the Milan Polytechnic and postgraduate in Public Service Companies from the Milan MIP.



**Marieta del Rivero
(renewal)**

- She has 25 years' experience in leadership roles in the world of information and communications technology, mobility and the digital services industry.
- She has been Global Marketing Director at Telefónica and CEO of Nokia Iberia, as well as Marketing Director of Amena and Xfera Móviles. She was also a Senior Advisor at Ericsson and President of the International Women's Forum.
- She is currently an independent director of Gestamp Automoción and non-executive president of Pentacom. She is also a member of the advisory councils of the Mutualidad de la Abogacía and the technological incubator “Made in Mobile” and a member of the Board of the Spanish Association of Directors. She is also the Chair in Spain of the International Women's Forum and the Women Corporate Directors Foundation.
- She holds a degree in Economic and Business Sciences from the Autonomous University of Madrid (UAM), AMP from IESE and EP from Singularity University California.

Proposed agreements

Annual accounts Management Report 2019

1. Approval of individual and consolidated accounts (financial information)
2. Approval of non-financial information
3. Approval of the proposed application of profits
4. Approval of the management of the Board of Directors
5. Approval to distribute dividend against the issue premium

Re-election of auditors for FY 2021 to 2023

6. Re-election of auditors for the Company

Directors' remuneration

7. Executive Director's Remuneration
12. Advisory vote on the annual report on Directors' remuneration

Ratification and re-election of directors

8. Maintain the number of Board members at twelve
Ratifications and re-elections of Directors

Delegation Board for capital increase and issuance of bonds and fixed income securities

9. Delegation in the Board of the power to increase share capital
10. Delegation in the Board of the power to issue bonds
11. Delegation of powers to formalise all agreements adopted by the General Meeting

2020

Junta General de Accionistas
Annual Shareholders' Meeting



cellnex[®]

2020

Junta General de Accionistas
Annual Shareholders' Meeting



cellnex[®]