

Barcelona, January 9, 2020

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the provisions of article 17 of Market Abuse Regulation (EU) No. 596/2014 and of article 228 of the Consolidated Text of the Spanish Securities Market Law, approved by means of Royal Legislative Decree 4/2015, of 23 of October, and concordant provisions, as well as in Circular 6/2018 of the Alternative Stock Exchange (Mercado Alternativo Bursatil) regarding information to be provided by socimis (Spanish real estate investment trusts) incorporated to negotiation in the MAB, hereby notifies the following:

RELEVANT FACT

On December 27, 2019, ADVERO incorporated a sixth residential asset in Spain within the company's portfolio and constituted a mortgage loan to finance new operations, as detailed in the attached note.

Sincerely,

Mr. Pablo Corbera Elizalde
Representing RIUARAN, SL
Chairman of ADVERO PROPERTIES SOCIMI, SA

ADVERO PROPERTIES SOCIMI ACQUIRES ITS FIRST RESIDENTIAL BUILDING IN MADRID AND SIXTH WITHIN ITS PORTFOLIO

Barcelona, January 9, 2020. - ADVERO Properties Socimi, S.A., a Spanish REIT established in August 2017 with the will to facilitate access to rental housing in middle-income areas of Spain, formalised the acquisition of the company's first building in Madrid on December 27, expanding the company's portfolio to 6 assets.

The building, located in the Tetuan district of Madrid, contains 17 apartment and 17 storage units. Built in 2009, the asset requires extensive renovations that are expected to take place between the months of January and September of this year, with units becoming rentable in the last quarter of 2020.

The transaction amounted to a total of 1.7 million euros after taxes and was financed through the company's equity.

Furthermore, on the same date, the company formalised a mortgage loan with Bankinter for a total of 2.3 million euros to finance this last asset's renovation works and new transactions. The terms of the new loan include a fixed interest rate of 1.9% and a maturity of 17 years. As of end of December 2019, ADVERO's financial debt before the deployment of this new credit line represented 12% of the company's asset value.

With this latest acquisition, ADVERO currently has 93 apartments under management, with a annual pro forma income estimated in 750 thousand euros.

ADVERO began its first asset acquisitions in April 2018 and, prior to the acquisition of this last asset, the company had 5 buildings within its portfolio with a total of 76 apartments located in municipalities within the first belt of Barcelona (Rubí, Sabadell, and Terrassa). The acquisition of ADVERO's first 5 assets amounted to a total investment of 8.5 million euros and a gross asset value of 13.6 million (representing a 60% asset appreciation), according to an appraisal conducted by Savills Aguirre Newman on June 30, 2019. This valuation places the company's NAV/share at 8.02 euros, not taking into account the potential value generation the company can accomplish with this latest acquisition and the investment of the new available financial resources.

About ADVERO Properties Socimi, S.A.

ADVERO was born in response to the socio-economic change in recent years, which has generated a significant increase in the demand for rental housing in Spain compared to the traditional model of property ownership. The company's investment thesis is supported by three strategic pillars: i) exclusively residential assets; ii) assets located on the periphery of large cities or middle-income neighbourhoods; iii) preferably full ownership of portfolio assets to create cohesive communities of residents.

ADVERO Properties was established in August 2017 and was listed on the MAB (Spain's alternative stock exchange) at the beginning of November 2019.

ADVERO articulates its management by outsourcing all services to Spanish-based companies with a solid track record and high commitment to ADVERO. Adequita Capital Ltd., ADVERO's promoter, leads the management of all outsourced services from London. This gives ADVERO a flexible management structure that is adaptable to the company's growth, thus protecting the return on investment for shareholders.

More information on the "Investors" section of www.adveroproperties.com

About ADVERO PROPERTIES SOCIMI, S.A. shares

Equity: 1,629,321 shares

Stock exchange: Mercado Alternativo Bursátil (MAB) – Madrid Stock Exchange

Ticker: YADV

ISIN: ESo105448007

Contact information

info@adveroproperties.com

Karen Nguyen

karen.nguyen@adequita.co.uk

Tlf: +44 (0) 20 3931 9805

www.adequita.co.uk