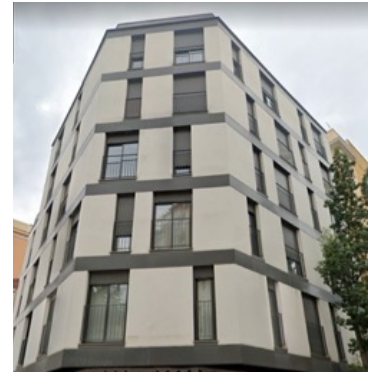


REIT ADVERO PROPERTIES ACQUIRES ITS TENTH BUILDING AND EXCEEDS 150 AFFORDABLE RENTAL HOUSES

- ADVERO has incorporated its second residential building in Malaga, days after its first acquisition in this city.
- The property becomes the 10th building in ADVERO's portfolio in Spain, reaching 157 homes for rent.
- Over the past weeks, the company has defined new financing lines (through capital increases and bank loans) to continue promoting its growth plan.



Barcelona, 13 July 2021.- ADVERO Properties SOCIMI, S.A., a real estate investment company listed on BME Growth and specialized in affordable rental housing, formalized last 8th of July the acquisition of another residential asset in Spain.

This is the second property that the company acquires in Malaga, after the incorporation of its first asset in this city at the end of last June. The property is also located in the Trinidad neighborhood, and consists of 12 homes fully rented, as well as 8 parking spaces and a commercial space, the latter with the possibility of being converted for residential use.

With this latest acquisition, ADVERO sets its portfolio at 10 buildings and 157 affordable rental homes in Spain. The company is present in Barcelona (5 properties in the municipalities of Rubi, Sabadell and Terrassa), Madrid (3 assets in the Tetuan and Vallecas neighbourhoods) and Malaga (2 properties in the Trinidad neighbourhood).



In the three years since it began operating, the company has financed its growth through a combination of capital increases and bank debt. Along these lines, on June 30, ADVERO's Shareholders' Meeting delegated to the board of directors the execution of capital increases for a total amount of around 16 million euros to continue promoting its strategic plan.

In parallel, ADVERO signed last week a new line of bank financing with maturity in 18 years and fix interest rate of 1.60%. This places its net financial debt after the last acquisition at 3.7 million euros, which represents 13.6% of the value of its portfolio, still below the optimal target of 30% set by the board of directors.

ADVERO has consolidated a value generating business for its shareholders, which has been highly defensive in the face of the Covid-19 crisis. With occupancy rates of 96% in full-year operation assets in 2020 and no default rents, ADVERO is an interesting hedging vehicle against the increase in inflation expected for the coming years, due to the direct correlation between inflation, salaries, and rents in the company's niche of specialization.

The real estate consultant firm Catella acted as advisor in this transaction. Gonzalo Zulueta, Head of Residential & Land, said that *"this type of transactions reinforce even more if possible the clear reference of Malaga as an investment focus"*:

About ADVERO Properties SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. is a Spanish publicly traded real estate investment trust established in August 2017 with the aim of facilitating the supply of quality affordable rental housing in middle income areas in Spain. The company concentrates its investments exclusively in residential assets, located on the outskirts of large cities or middle-income neighbourhoods, with full ownership of the property to facilitate the creation of cohesive tenant communities.

About ADVERO shares

Shares outstanding: 2.426.373 shares
Market capitalisation on 30/6/2021: 21,5 M€
Trading exchange: BME MTF Equity (Spain)
Trading ticker: YADV
ISIN: ESo105448007

More information is available in the "Investors" section in www.adveroproperties.com

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Sobre Catella

Catella is a listed international real estate advisory company and leading specialist in property investments, fund management and banking, with operation in 13 European countries. We provide our clients with real estate consultancy services such as: Capital Markets, Valuations (RICS methodology), Agency (Offices and Retail). In these operated fields, Catella focuses on selected segments in which its advanced experience and local presence combined with international reach, are key in creating added value for clients.



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