

## ADVERO PROPERTIES SOCIMI CLOSES 2021 WITH A CAPITAL INCREASE OF €10M AND PLANS A NEW ROUND OF €6M IN THE FIRST QUARTER OF 2022 TO CONTINUE DEVELOPING ITS GROWTH PLAN.

- ADVERO held a Universal Shareholders' Meeting on December 20, 2021, which formalised a capital increase of € 10 M at a price of € 9 per share and delegated to the Board of Directors the execution of a second issue at a price between € 9.30 and € 12 per share.
- The company will allocate all resources to the acquisition of new assets, with the aim of strengthening its strategy in the middle-income rental residential segment.
- The first capital increase was mostly subscribed by HNA, the mutual society of architects, technical architects, and chemists in Spain, which has become the first shareholder of ADVERO, with a stake of 18.9%.
- At the end of the year, the company accumulated an investment in real estate assets of € 20.6M, in a portfolio valued at € 30.6 M, resulting in a revaluation of 48%
- ADVERO shares rose by 8.6% on the stock market in 2021, up to 9.50 €/share, which set the company's market cap at € 33.6 M.

**Barcelona, January 17, 2022.**- ADVERO Properties SOCIMI, S.A., a real estate investment trust listed on BME Growth, specialized in middle-income rental housing, closed 2021 with a new boost for its growth plan.

On December 20, 2021, the Shareholders' Meeting of ADVERO formalized a capital increase of 10 million euros and authorized the Board of Directors to execute a second issue of around 6 million euros.

The first capital increase involved the issuance of 1,111,112 new shares at a price of 9.00 euros per share, setting the share capital at 3,537,485 shares.

This raise was mostly subscribed by **hna**, the mutual society of architects, technical architects, and chemists in Spain, which has become the first shareholder of ADVERO with a stake of 18.9%, and will join the board of directors of the company.

With more than 75 years of history, **hna** is an insurance company that covers the needs of retirement, savings, and health for each stage of the collective's professional and personal lives, as well as for the people around it.

Following this capital increase, ADVERO's shareholder base is made up of 8 shareholders with stakes over 5%, which bring together 64% of the share capital, and 55 shareholders with minority stakes, who make up 36% of the company's share capital (free float).

**The Shareholders' Meeting authorized the board of directors of ADVERO to execute a new capital increase by issuing a maximum of 679,576 new shares, at a nominal value of 5.00 euros per share and a premium between 4.30 euros and 7.00 euros per share, which is expected to take place in this first quarter of 2022.**

At the end of 2021, ADVERO had formalized investments for a total amount of 20.66 million euros in a portfolio valued at December 31 at 30.6 million euros, which implies a revaluation of 48%, largely achieved not only by the purchase conditions of the assets but, especially, by the professionalised management, with high occupancy levels due to the correct adaptation of the rents to the typology of homes of ADVERO.

The company finances its growth by combining capital increases and bank debt up to a maximum of 30% of the value of its real estate portfolio. At the end of 2021, the company's net debt (prior to the capital increase) represented 15.7% of the value of its assets, so ADVERO will have an investment capacity of 26.5 million euros once the second capital increase is completed, which will allow the company to more than double its investments.

ADVERO shares closed 2021 at a unit price on the stock exchange of 9.50 euros, a revaluation of 8.6% in the year, which set the company's market cap at 30.6 million euros.

---

**About ADVERO Properties SOCIMI, S.A.**

ADVERO Properties SOCIMI, S.A. is a real estate investment trust established in August 2017 with the aim of facilitating the supply of quality rental housing in middle-income areas in Spain. The company concentrates its investment on exclusively 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's shares**

Share capital: 3,537,485 shares

Market cap at 31/12/2021: € 33.6 M (including the new shares)

Stock exchange: Mercado Alternativo Bursátil (MAB)

Stock ticker: YADV

ISIN: ESo105448007

More information can be found on the "Investors" section of [www.adveroproperties.com](http://www.adveroproperties.com)

**Contact**

[info@adveroproperties.com](mailto:info@adveroproperties.com)

Vlad Poryadin - [www.adequita.co.uk](http://www.adequita.co.uk)

[vlad.poryadin@adequita.co.uk](mailto:vlad.poryadin@adequita.co.uk) – Tel: +44 (0) 20 3931 9805