

Barcelona (Spain), March 11, 2022

OTHER RELEVANT INFORMATION

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 3/2020 of BME MTF Equity, hereby submits the following release with regards to the acquisition of a new real estate asset, which has been prepared under the exclusive responsibility of the issuer and its administrators.

Yours sincerely,

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

ADVERO PROPERTIES SOCIMI EXCEEDS TWO HUNDRED HOMES IN ITS MIDDLE-INCOME RENTAL PORTFOLIO

- The company has acquired its thirteenth residential property and places its portfolio at 218 homes focused on the affordable rental market.
- This is the second property acquired at the start of 2022, after the €10 million capital increase formalized on December 31 and within the framework of a new issue that the company plans to execute in the coming weeks

Barcelona (Spain), 11 March 2022.- ADVERO Properties SOCIMI, S.A., a real estate investment trust listed on Spain's BME Growth, specialized in middle-income rental housing, has formalised the acquisition of its thirteen residential asset in Spain.

The property is located in the city of Martorell (Barcelona) and is fully rented out, consists of 24 homes and 10 parking spaces and storage units.

The asset is ADVERO's third acquisition in Martorell, where the company will now have 61 apartments in the middle-income rental segment, once again reinforcing the SOCIMI's strategy of balancing geographical diversification within Spain with economies of scale in the areas where it is present.

Following this transaction, ADVERO's portfolio totals 13 buildings with 218 apartments, all focused on the middle-income rental market in Spain. The company is now present in Barcelona (8 properties in the municipalities of Rubi, Sabadell, Terrassa and Martorell), Madrid (3 assets in the Tetuan and Vallecas neighbourhoods) and Malaga (2 properties in the Trinidad neighbourhood).

ADVERO finances its growth through a combination of both capital increases and bank debt. The company's general shareholders' meeting formalised last month of December a new capital increase of € 10 M and delegated to the Board of Directors the execution of a second issue of approximately € 6.5 M, expected to be conducted in these first months of 2022.

Regarding bank debt, the company maintains a conservative policy of debt financing, establishing its maximum limit at 30% of net financial debt over the portfolio's value¹. The ongoing capital increases and access to undrawn bank financing will place the company's investment capacity at 26.5 million euros in 2022, allowing ADVERO to more than double its investments and continue developing its growth plan.

¹ *As of the date of this press release, the cash position resulting from the last capital increase exceeds the company's outstanding loans.*

In its four years of operations, 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 98% in full-year operational assets in 2021, due to the high demand from the middle-income segment in Spain, and no default rents, ADVERO is additionally 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 strength of the demand in the segment of ADVERO's activity has led the company not to slow down its development in 2020-2021, obtaining financial resources amounting to € 22 M over these years and incorporating to its presence in Barcelona, Madrid and Malaga. ADVERO debuted on the stock market in November 2019, a few months before the start of the pandemic, having since achieved in these two years a revaluation of its shares of 48%.

As of 10th March 2022, ADVERO shares traded at a unit price of 9.60 euros, a revaluation of 8.5% in the last 12 months, which sets the company's market cap at 34 million euros.

On behalf of the seller, the transaction has been advised by Busquets Gálvez.



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's shares

Share capital: 3,537,485 shares

Market cap at 10/3/2022: € 34 M

Stock exchange: Mercado Alternativo Bursátil (MAB)

Stock ticker: YADV

ISIN: ES0105448007

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

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