

Barcelona (Spain), 6 May 2022

OTHER RELEVANT INFORMATION

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the provisions of Article 17 of Regulation (EU) No 596/2014 on market abuse and Article 227 of the consolidated text of the Securities Market Law, approved by Royal Legislative Decree 4/2015, of 23 October, and concordant provisions, as well as in Circular 3/2020 of the BME MTF Equity, submits an informative note on the last capital increase, as well as resolutions of the Universal Shareholders' Meeting held on May 4, 2022. Such information has been prepared under the sole responsibility of the issuer and its administrators.

Kind regards

Mr. Pablo Corbera Elizalde
On behalf of RIUARAN, S.L
Chairman of ADVERO PROPERTIES SOCIMI, S.A.

ADVERO PROPERTIES SOCIMI STRENGTHENS ITS SHAREHOLDER BASE WITH A CAPITAL INCREASE OF €6.5 M TO CONTINUE DEVELOPING ITS GROWTH PLAN

- The lawyers' leading mutual society in Spain¹ enters the company as new shareholder, with a stake of 15% in ADVERO
- This issue completes the one executed on December 30, 2021, for €10 M, with which the architects' mutual society in Spain² became the first shareholder, with a stake currently of 16%
- The company will allocate these resources to the acquisition of new assets, with the aim of strengthening its strategy in the segment of residential medium-income rental.

Barcelona, May 6, 2022.- ADVERO Properties SOCIMI, S.A., a real estate investment company listed on BME Growth, specialized in medium-income rental housing, held on May 4, a Universal Shareholders' Meeting in which a share capital increase of 679,576 new shares was agreed and executed at a price of 9.5 euros per share, for a total amount of 6.5 million euros.

This capital increase, together with the one in December 2021, for a joint amount of 16.5 million euros, were mostly subscribed by two new institutional investors, the architects' and the lawyers' mutual societies in Spain, becoming the main shareholders in ADVERO.

As a result of this last issue, the share capital will be comprised of 4,217,061 shares distributed among: 2 institutional shareholders with 31% of the share capital, 5 family groups holding 30% with stakes above 5% each, and 56 minority shareholders comprising 39% of the share capital (free float).

The two issues completed since the end of 2021, together with the possibility of additional bank debt due to the company's low financial leverage, give ADVERO an investment capacity in 2022 of around 25 million euros.

In the first quarter of 2022, ADVERO has already completed the acquisition of 4 new buildings in its three markets (Madrid, Malaga and outskirts of Barcelona), for a total amount of 7.6 million euros. The portfolio is now set at 242 homes in 15 buildings.

¹ *Mutualidad General de la Abogacía, Mutualidad de Previsión Social a Prima Fija*

² *HNA - Hermandad Nacional de Arquitectos, Arquitectos Técnicos y Químicos, Mutualidad de Previsión Social*

Additionally, the Shareholders' Meeting re-elected the board members Riuaran, SL; Mr. Jorge Vera Suñé; Parwing, SL; Rimevi, SL; and Reig Jofre Investments, SL for the statutory period of four years, and it appointed the lawyers' mutual society as new member of the board, represented by Mr. Carlos Perez-Baz Hernandez, director of the real estate investment department of the mutual society.

After the expiration of their positions, the board members Solcorbi 2013, SLU and Mr. Aureli Mas Raldiris requested not to be re-elected, for professional reasons.

ADVERO published its 2021 results on April 29, which can be reviewed on the company's website, with the following milestones as of December 31, 2021:

- Net profit of €2.8 M compared to €1.1 M in 2020 (+154%) according to international accounting regulations due to the revaluation of the real estate portfolio. Net result of -€0.05 M according to the Spanish General Accounting Plan, in which the assets are valued at acquisition cost minus the accumulated depreciation.
- Cumulative investment of €20.6 M in a portfolio valued at €30.6 M (+48% revaluation).
- 48% growth in turnover (€0.90 M in 2021 compared to €0.61 M in 2020), due to the acquisition of new assets (+35%) and the optimization of income in portfolio assets (+13%).
- Positive net cash position of €4.7 M (cash minus financial debt) at the end of 2021.
- Revaluation of the company's shares of 8.6% and 46% since the IPO in November 2019.

About ADVERO Properties SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. is a listed real estate investment company, established in August 2017 with the aim of facilitating the offer of quality rental housing in middle-income areas in Spain. The company concentrates its investment in exclusively residential assets; located on the periphery of large cities or middle-income neighborhoods; with full ownership of the property to facilitate the creation of cohesive tenant communities.

About ADVERO's shares

Share capital after the issue of the new shares: 4,217,061 shares

Exercisable warrants: 843,412 warrants

Listing market: BME MTF Equity (Spain)

Ticker: YADV

ISIN: ES0105448007

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

Contact

info@adveroproperties.com

Vlad Poryadin - www.adequita.co.uk

vlad.poryadin@adequita.co.uk – Tel: +44 203 931 9805

RESOLUTIONS OF THE UNIVERSAL SHAREHOLDERS' MEETING OF ADVERO PROPERTIES SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. ("ADVERO" or "the Company") held a Universal Shareholders' Meeting on May 4, 2022, with the concurrence of shareholders present (44.58%) and represented (55.42%) who together titled 100% of the share capital, being unanimously approved the resolutions on the agenda.

AGENDA

1. Capital increase of the company. Capital increase by 679,576 shares, for a par value of 5.00 euros per share and an issue premium of 4.50 euros, charged to monetary contributions, with recognition of the right of preferential subscription and modification of article 5 of the Articles of Association.
2. Re-election and Appointment of Directors of the Company, after fixing their number within the minimum and maximum provided by the Articles of Association.
3. Delegation of powers.
4. Pleas and questions.
5. Reading and, where appropriate, approval of the minutes of the meeting.

RESOLUTIONS

1. Increase of the share capital by 679,576 shares of the same class and series as those currently outstanding, of 5.00 euros of par value and 4.50 euros of issue premium, charged to monetary contributions, for a total amount of 6,455,972 euros. As a result of this issue, the share capital will be comprised of 4,217,061 shares. With all the shareholders being present or represented, they renounced as necessary and expressly their right of preferential subscription for the part of the issue that they did not subscribe. The amendment of article 5 of the Articles of Association was approved to reflect the variation of the share capital after said issue
2. Fixing at 11 the number of members of the Board of Directors. Re-election and appointment for the statutory period of four years to the persons listed below:
 - Re-election for the statutory term of four years of the company **ADEQUITA CAPITAL LIMITED** company duly incorporated under the laws of England and Wales, domiciled in

London W1K 6LX (United Kingdom), 20 North Audley St, 5th floor, registered in the Commercial Register of England and Wales under the number 10431800 and holder of NIE nº N8267259C.

- Re-election for the statutory period of four years of the company **RIUARAN, S.L.**, with NIF nº B-55.602.544, with registered office in Tarragona (43007), C / Oscar Espla nº16, constituted for an indefinite period, in deed authorized by the Notary of Tarragona, Mr. Juan Ramón Allué Segura, on May 28, 2013, number 830 of protocol. REGISTERED in the Mercantile Registry of Tarragona, in Volume 2.752, folio 112, sheet number T-45.566.
- Re-election for the statutory term of four years of **Mr. Jorge Vera Suñé**, of legal age, of Spanish nationality, provided with D.N.I nº 46.128.628-N.
- Re-election for the statutory term of four years of the company **PARWING, S.L.**, with NIF number B-58.876.319, domiciled in Barcelona (08028), Violant d'Hongria street, number 107; constituted indefinitely in the form of a Corporation, in a deed authorized by the Notary of Barcelona, Mr. José Marqueño de Llano, on July 4, 1989; transformed into a limited liability company by means of a deed granted before the Notary of Barcelona, Don Victor Alonso Cuevillas Sayrol, on December 28, 1990; and adapted to the Law of Limited Companies in deed granted before the Notary of Barcelona, Mr. Pablo Gutiérrez-Alviz Conradi, on February 27, 1997. REGISTERED in the Mercantile Registry of Barcelona, in Volume 20.733, folio 137, sheet number B-11.513.
- Re-election for the statutory term of four years of the company **RIMEVI, S.L.**, with NIF number B-58.510.710, with registered office in Barcelona (08006), Sant Elies street, number 37, ground floor, local number 2; constituted for an indefinite period in the form of a public limited company, in a deed authorized by the Notary of Barcelona, Mr. Antonio Clavera Esteva, on December 28, 1987, number 3,523 of protocol; registered in the Mercantile Registry of Barcelona, in Volume 20.927, folio 160, sheet number B-14.175, and holder of CIF nº B-58.510.710.
- Re-election for the statutory term of four years of the company **REIG JOFRE INVESTMENTS, S.L.**, with N.I.F. number B-66115437 with registered office in Sant Joan Despí (08970 - Barcelona), Calle Gran Capita, number 6-10; constituted for an indefinite period, by means of a deed granted by the Notary of Barcelona, Mr. Pedro Lecuona Ortuzar, on September 12, 2013, under number 1,649 of its protocol, registered in the Mercantile Registry of Barcelona, in Volume 44065, Folio 143, Sheet B-446200; N.I.F. number B-66115437.
- Appointment for the statutory period of four of **MUTUALIDAD GENERAL DE LA ABOGACÍA, MUTUALIDAD DE PREVISIÓN SOCIAL A PRIMA FIJA**, with NIF V28024149,

with registered office in Madrid, calle Serrano, número 9, 3º, 28001 Madrid, constituted for an indefinite period and adapted to the Law of Corporations, in deed authorized by the Notary of Madrid, Mr. José María Sánchez-Ventura y Pascual, on February 1, 1.990, number 397 of protocol. REGISTERED in the Mercantile Registry of Madrid, in Volume 22, folio 115, section 8 sheet number 478, 1st inscription

3. Delegation to the Chairman of the Board of Directors and to Mr. Alex Vives Roura Non-Director Secretary so that any of them can, indistinctly, among others: (i) Request admission to trading on the Spanish Stock Exchanges and any other markets in which the Company's shares are listed at the time of execution of the share capital agreement, as well as its integration into the Spanish Stock Exchange Interconnection System (SIBE) (ii) Carry out the necessary acts with BME Growth and IBERCLEAR, as well as before any body, to request the admission to trading of the shares issued by the Company.