

Barcelona (Spain), November 27, 2023

OTHER RELEVANT INFORMATION

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the Consolidated Text of the Spanish Securities Market Law, approved by means of Royal Legislative Decree 6/2023, of 17 of March, and concordant provisions, as well as in Circular 3/2020 of segment BME Growth in 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 SIGNS A NEW CREDIT FACILITY AND COMPLETES ANOTHER ACQUISITION IN THE AREA OF BARCELONA

- The asset is ADVERO's twenty-fourth apartment building, and it grows the company's portfolio to a total of 389 apartments, fully focused on middle-income rental.
- The acquisition has been financed with own resources and a new credit facility, taking the company's loan-to-value (LTV) ratio to 20%, still below the 30% LTV limit set by the board of directors.
- ADVERO's portfolio gross value after the acquisition stands at €60.9m¹, translating into a net asset value of €10.87 per share.

Barcelona, 27 November 2023 - ADVERO Properties SOCIMI, S.A., a real estate investment company listed on Spain's BME Growth, specializing in middle-income rental housing has formalised today the acquisition of its twenty-fourth asset, growing its rental portfolio to 389 apartments.

The building, which is well located within Santa Coloma de Gramanet, a city nine kilometres east to the centre of Barcelona, consists of 21 apartments, all of which are already rented on a long-term basis, and 35 parking units.

This acquisition marks ADVERO's first investment in the municipality of Santa Coloma de Gramanet, allowing ADVERO to make use of existing operations in the region, once again highlighting ADVERO's ambition to build economies of scale in areas where it is present, whilst also balancing geographical diversification within Spain.

The company is currently present in the cities of Madrid, Malaga and Cordoba, as well as in the outskirts of Barcelona, and looks forward to continuing its growth in both existing locations and new regions, to meet the growing demand in the sector.

This last acquisition brings ADVERO's portfolio value (GAV) to €60.9m¹, translating into a net asset value (NAV) of €10.87 per share.

In conjunction, the company has signed today a two-million-euro loan facility with Arquia Bank which, together with the new acquisition in the Barcelona area, has set the LTV ratio to 20%, still below the 30% optimum ratio set by the board of directors.

¹ Valuation based on appraisals by Savills Aguirre Newman as of 31 December 2022 for its existing portfolio and November 2023 for today's acquisition.

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: 4,217,061 shares

Accrued warrants: 842,412 warrants

Market cap at 23/11/2023: € 43 M

Stock exchange: BME Growth, Spain

Stock ticker: YADV

ISIN: ES0105448007

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

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