

Barcelona, 2 February 2024

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 6/2023, of March 17, 2023, and related provisions, as well as Circular 3/2020 of the BME Growth segment of BME MTF Equity, Announces the acquisition of a new real estate asset. This 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
President of ADVERO PROPERTIES SOCIMI, S.A.

ADVERO PROPERTIES ACQUIRES ITS 25TH RESIDENTIAL BUILDING AND SURPASSES 400 MIDDLE-INCOME RENTAL HOMES

- The property is located in the Numancia neighbourhood of Madrid, reinforcing ADVERO's existing presence in the city and furthering economies of scale in the area.
- The acquisition was financed through a mortgage loan, bringing the company's financial leverage to 22% of its portfolio value, mostly at an average fixed interest rate of 1.9%.
- The significant imbalance between supply and demand in middle-income rental housing in Spain reaffirms ADVERO's interest in further consolidating its position in this segment, which has proven to be highly resilient during the health and inflationary crises of recent years.

Barcelona, 2 February 2024. - ADVERO Properties SOCIMI, S.A., a real estate investment company listed on BME Growth, specialising in middle-income rental housing, formalised the acquisition of its twenty-fifth residential building on 26 January.

This property, located in Madrid's Numancia neighbourhood, brings the number of homes under management to a total of 402, of which 89 are in Madrid.

The acquired asset was built in 2007, consisting of 13 homes, 16 parking spaces and 5 storage rooms, and is fully operational on a long-term rental basis.

This acquisition marks ADVERO's fifth investment in the district of Puente de Vallecas, and the sixth in Madrid, allowing the company to leverage its existing operations in the region, as a result of ADVERO's interest in consolidating economies of scale in the areas where it is present, while expanding its geographical diversification in Spain. The international real estate consultancy CATELLA acted as advisor in this acquisition.

To finance this operation, ADVERO formalized a new mortgage loan with Arquia Banco, maintaining its conservative debt financing policy with a maximum leverage ratio (LTV) of 30% of the value of the portfolio. Specifically, after the formalization of this financing line, the financial debt represents 22% of the total value of ADVERO's assets, 60% of which is financed at an average fixed rate of 1.9% with an average maturity of 15 years.

The company currently has residential buildings in the cities of Madrid, Malaga and Cordoba, as well as in the metropolitan area of Barcelona. This acquisition occurs just two months after its last acquisition and confirms ADVERO's desire to continue consolidating its presence in the middle-income residential segment in Spain.

Since its start of activity in February 2018, ADVERO has accumulated a differential of 40% between the acquisition price and the market value of its assets, it has maintained constant occupancy rates of around 98% and default ratios of less than 1% of income.

This is a direct result of the significant imbalance between supply and demand in medium-income rental housing in Spain, which reaffirms the company's interest in continuing to consolidate in this segment, which has proven to be highly resilient during the health and inflationary crises of the recent years.

ADVERO shares appreciated 9% on the stock market in 2023, with transactions representing 2% of the value of the share capital.

About ADVERO Properties SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. is a listed real estate investment company, incorporated 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 exclusively on residential assets; located on the outskirts of large cities or middle-income neighbourhoods; mostly with full ownership of the property to facilitate the creation of cohesive tenant communities.

About ADVERO Actions

Share capital: 4,217,061 shares

Warrants accrued: 842.412 warrants

Market capitalization as of 31/1/2024: 46M€

Stock market: BME Growth, Spain

Value Identifier: YADV

ISIN: ES0105448007

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

For more information

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