

Barcelona, 7 January 2025

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 ADDS 63 NEW HOMES TO ITS MIDDLE-INCOME RENTAL PORTFOLIO, IN TWO BUILDINGS IN MADRID AND ONE IN BARCELONA

- The new assets are located in the Vallecas neighbourhood (Madrid) and the city of Badalona, in the metropolitan area of Barcelona, reinforcing ADVERO's presence in these locations.
- These acquisitions, for a total amount of €9.4 million, have been financed with the resources obtained from the capital increase of €16.5 million formalized in October at a value of €10.5 per share.
- As of the date of this writing, ADVERO's shares are trading at €11.80/share, an increase of 12.4% compared to the value of the recent capital increase, which places the company's market capitalisation at €68.3 million.

**Barcelona, 7 January 2025.**- ADVERO Properties SOCIMI, S.A., a real estate investment company listed on BME Growth, specialising in middle-income rental housing, formalised the incorporation of three new residential buildings into its portfolio before the end of the year.

These are two assets in the Vallecas neighbourhood of Madrid, built in 2010 and 2019 respectively, as well as a property built in 2008 in the Barcelona municipality of Badalona, which increase ADVERO's portfolio by 63 homes, 56 parking spaces and 4 storage rooms.

All the new assets acquired are fully operational on a long-term lease basis, and at the time of their acquisition they provide annualized revenues of €0.57 million.



*Vallecas finishes.*

Following these new additions, ADVERO has a portfolio of 28 buildings with a total of 465 homes, 253 parking spaces, 54 storage rooms and 4 premises in the cities of Madrid, Malaga, Cordoba and the metropolitan area of Barcelona.

ADVERO has financed these latest acquisitions with the proceeds from the €16.5 million capital increase formalized last October at a value of €10.5/share. The company's plans for the beginning of the year include finalizing investments with the resources of the recent capital increase and new debt, all without exceeding the financial leverage of 30% of the value of the portfolio, as set by the board of directors, and which at the end of 2024 stood at around 10%.

Since its start of activity in February 2018, ADVERO has maintained constant occupancy rates of around 98% and non-payment ratios of less than 1% of its revenues.

This reaffirms the company's interest in continuing to consolidate itself in this segment, which has proven to be strongly resilient during the health and inflationary crises of recent years, and whose evolution has been reflected year after year in the value of both the company's portfolio and shares.

In this sense, ADVERO's shares have maintained a constantly upward evolution since its incorporation, going from 5 euros per share in the first capital increase in February 2018 to the current 11.80 euros.



*Badalona finishes*

ADVERO continues to have an extensive portfolio of assets under analysis, and it is its desire to continue growing in the future in a sustainable manner through new capital and debt increases, the latter at conservative levels.

The real estate consulting firms Borneo Advisors and Busquets Galvez have been the advisors for the transactions in Vallecas and Badalona respectively.

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

ADVERO Properties SOCIMI, S.A. is a listed real estate investment company, which began its activity in February 2018 with the aim of facilitating the supply of quality rental housing in middle-income areas in Spain. The company concentrates its investment exclusively in 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's shares***

Share capital: 5,789,924 shares

Market capitalisation as of 6/1/2025: €68.3 M

Stock market: BME Growth, Spain

Value Identifier: YADV

ISIN: ESo105448007

You can find more information in the "Investors" section of [www.adveroproperties.com](http://www.adveroproperties.com) or send us your inquiries to [investor.relations@adveroproperties.com](mailto:investor.relations@adveroproperties.com)