

BME Growth

Madrid, 04 de Julio de 2022

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Quedamos a su disposición para cuantas aclaraciones precisen.

Atentamente,



D. Luis Ortego Castañeda

Secretario del Consejo de Administración de SILICIUS REAL ESTATE SOCIMI, S.A.




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SOCIMI

SILICIUS REAL ESTATE SOCIMI
Company Presentation
June 2022

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Juan Antonio Gutiérrez
CEO
+34 902 222 000
jagutierrez@mazabi.com

Juan Diaz de Bustamante
Managing Director
+34 660 543 562
jdbustamante@socimisilicius.com

SILICIUS REAL ESTATE
Velázquez, 123 – 6º
28006 Madrid (Madrid)
Tel: (+34) 902 222 000

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Silicius at a glance

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Growth strategy





Silicius at a glance



Silicius at a glance

Company Overview



Specialized in the purchase and active management of Real Estate assets that generate long-term and stable income

Platform

- **>30 years** experience
- Directly managed by **Mazabi a reference player** in the Spanish Real Estate market
- **Listed Company (YSIL) Spanish Secondary Market**



BME Growth

Portfolio

- **Diversified and consolidate assets**
- **Hotel, Retail, offices** and others
- **Prime locations** in Madrid and main Spanish cities



Investment Policy

- **80% to be invested in stable cash flow assets**
- Max. leverage of **35% LTV⁽¹⁾**
- **Prime Hotels, offices, retail**
- **Prime locations** in Spanish cities
- **Well known tenants, long term lease agreements and low client concentration**

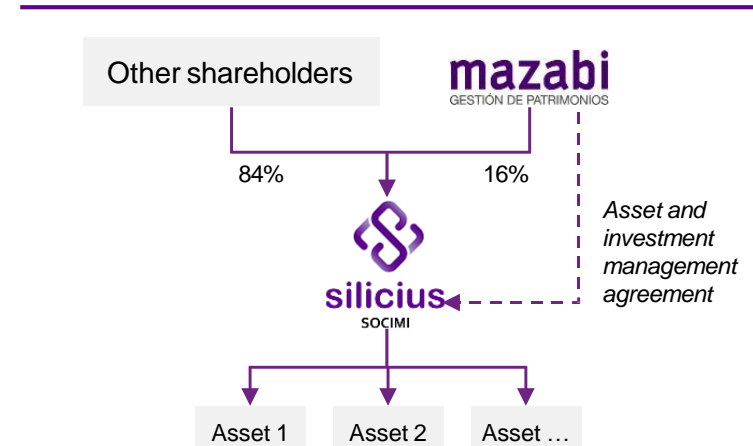


Financial Metrics

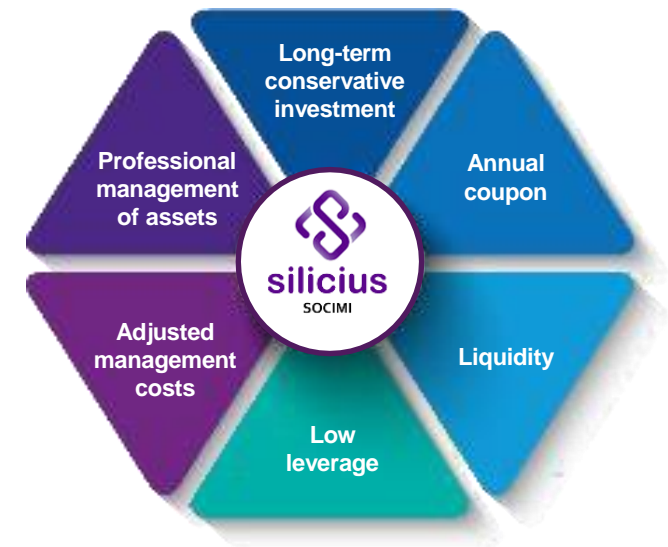
- Current **GAV of c.€723m⁽²⁾**
- **€570m⁽³⁾ Market Capitalization**
- Targeting a **GAV of €1,000m**



Corporate Structure



Key Objectives



⁽¹⁾ From a portfolio overview

⁽²⁾ GAV as FY21

⁽³⁾ Source BME as of 28th June 2022



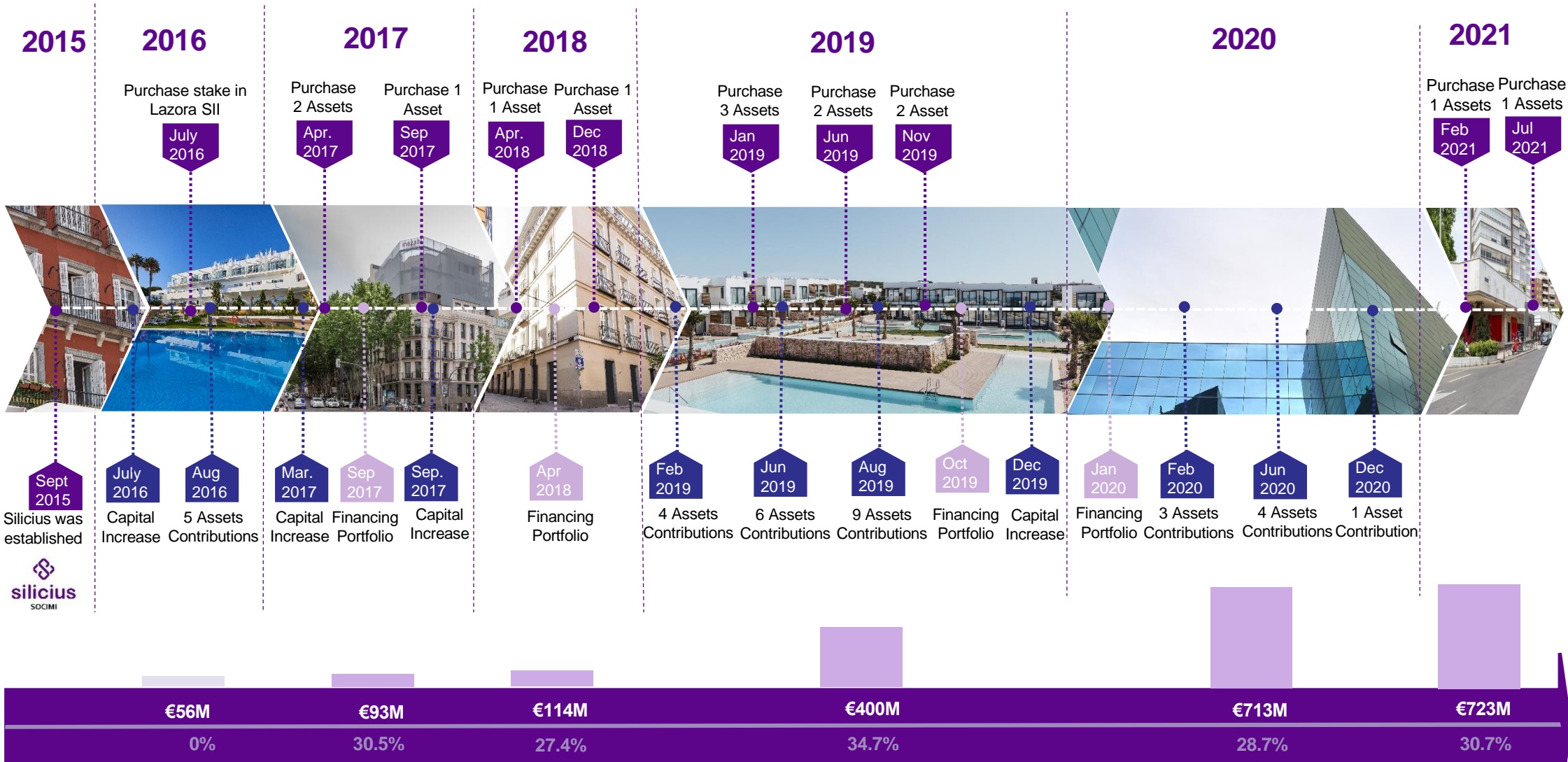
History and Strategy

History and Strategy

Strong track record since its creation



Seven intense years growing to position Silicius among the top 10 Spanish REITS by market capitalization



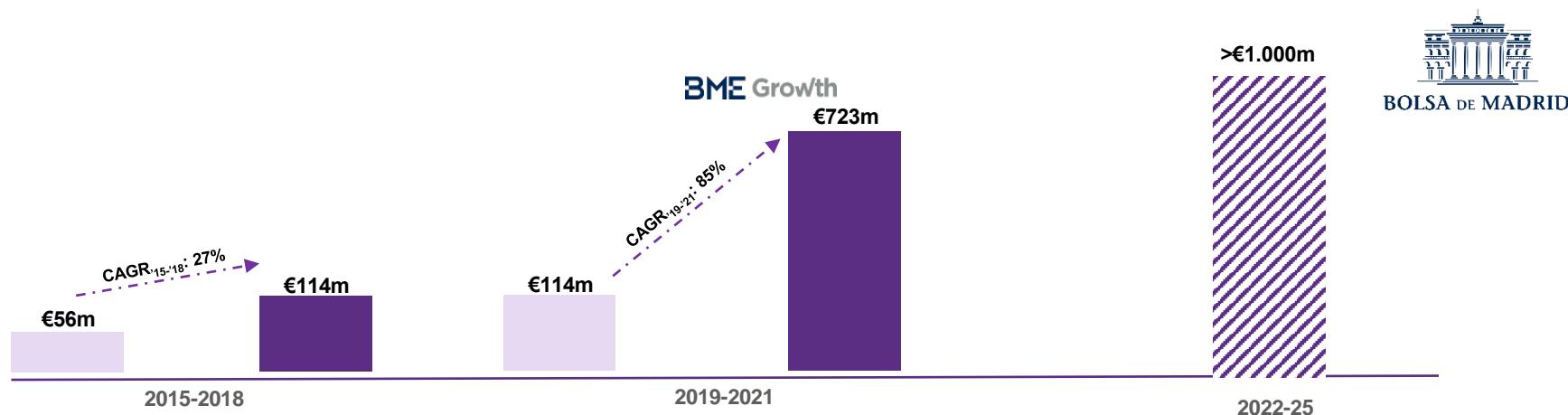
□ Year End GAV
■ Year End LTV

History and Strategy

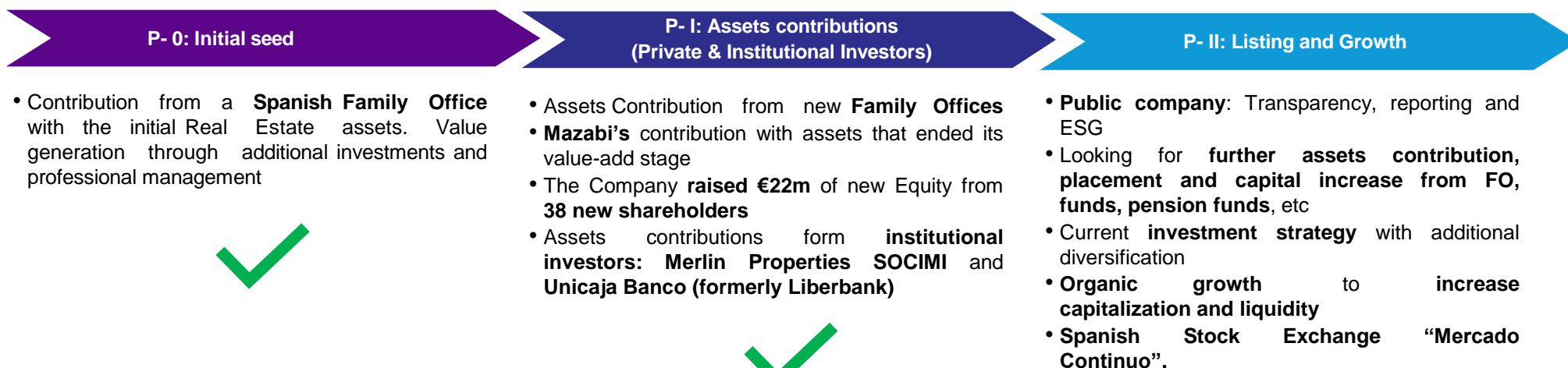
Strategy Consolidation and growth above € 1,000m of GAV



After completing its first 2 phases of growth, Silicius is committed to continue and growth above €1,000m looking for liquidity and profitability and listing in Spanish Stock Exchange “Mercado Continuo”



Phases of the project





mazabi
GESTIÓN DE PATRIMONIOS

Company information



Company information

SILICIUS main KPIs 1Q22



Fast Facts

44
ASSETS

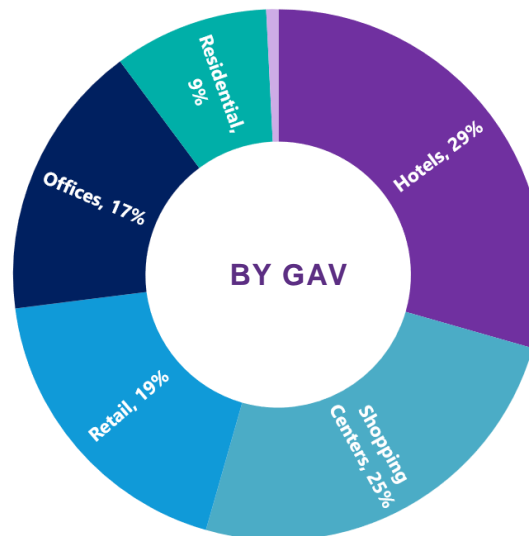
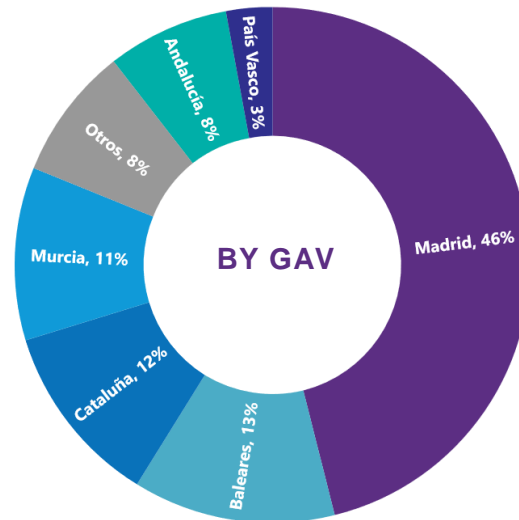
€723m
GAV

409.249
SQM GLA OWNED

88%
OCCUPANCY RATE⁽¹⁾

6.1 years
WAULT⁽²⁾

Portfolio breakdown



Capital Structure

€570m
MARKET CAP ⁽³⁾

€228m
NET FINANCIAL DEBT

30.6%
LTV

1.71%
AV. INTEREST RATE

7 years
AV. MATURITY

⁽¹⁾ Excluding WIP Assets (Carretas, Atocha and Rivas)

⁽²⁾ WAULT by rents means the weighted average unexpired lease term to first break, calculated as of 31st March 2022

⁽³⁾ Source BME as of 28th June 2022

Company information

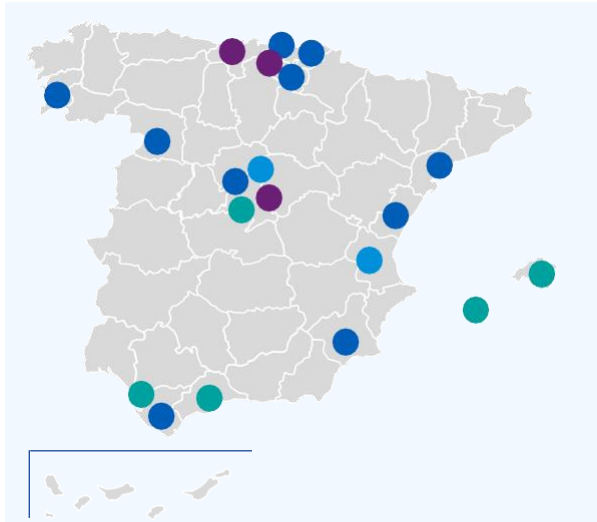
Diversify high quality assets portfolio



Top tier tenants and long term guaranteed lease contracts, CPI indexed generating stable cash flows

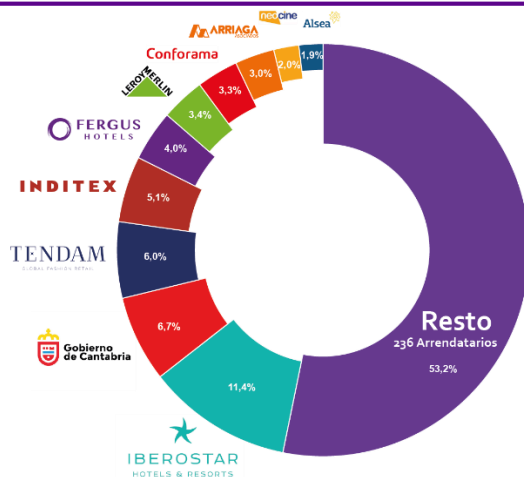
Portfolio Location

c. 46% GAV located in Madrid

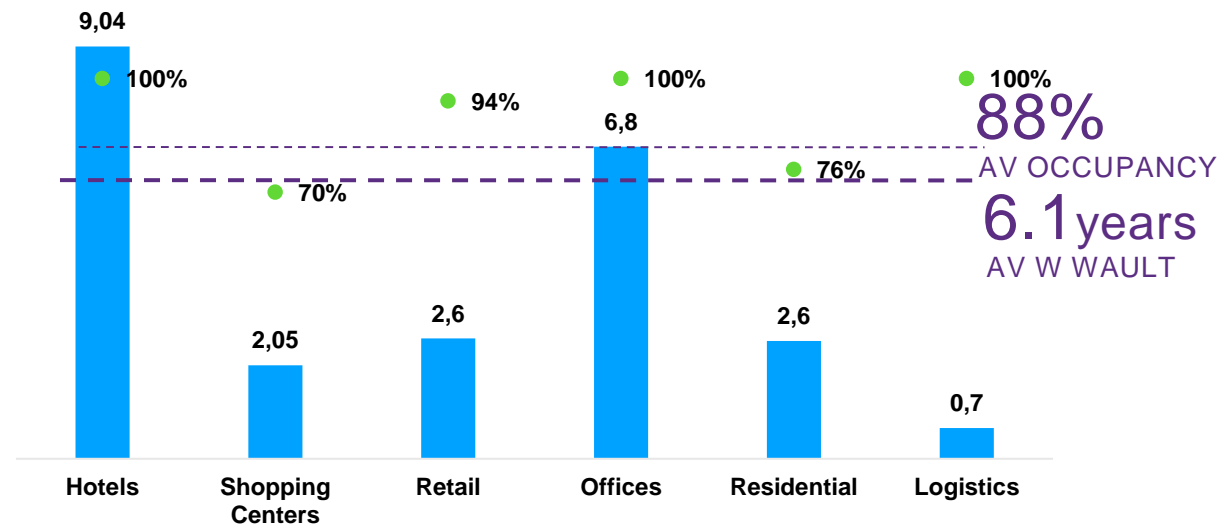


| Typology | # Assets | SBA (sqm) | GAV (€m) | % GAV |
|------------------|-----------|----------------|------------|-------------|
| Hotel | 7 | 79,294 | 213,3 | 29.5% |
| Retail | 24 | 98,785 | 133,8 | 18.5% |
| Offices | 5 | 108,831 | 122,1 | 16.9% |
| Logistic | 1 | 12,152 | 5,1 | 0.7% |
| Shopping Centres | 3 | 96,849 | 180,3 | 24.9% |
| Residential | 4 | 19,372 | 68,4 | 9.5% |
| TOTAL | 44 | 415,283 | 723 | 100% |

Top Tier tenants diversification



Occupancy and WAULT



Company information

Trading update 1Q22 Reported



VERY GOOD PERFORMANCE AND PROSPECTS ACROSS THE BOARD

| (€ m) | 1Q22 | 1Q21 | Variation |
|-------------------------------------|------|------|-----------|
| Gross Rents | 6,7 | 6,5 | 3.2% |
| Gross Rents after incentives | 6,4 | 5,9 | 9.8% |
| Net Rents ⁽¹⁾ | 5,6 | 4,8 | 17.1% |
| EBITDA | 4,4 | 2,9 | 52.1% |
| FFO ⁽²⁾ | 4,3 | 2,3 | 89.5% |
| IFRS Net Profit | 3,1 | 1,9 | 64.8% |
| (€ per share) | | | |
| FFO | 0,12 | 0,06 | 89.5% |
| EPS | 0,09 | 0,05 | 64.8% |

⁽¹⁾ Net of incentives

⁽²⁾ FFO equals EBITDA less net interest payments, less minorities, less recurring income taxes plus share in earnings of equity method

Company information

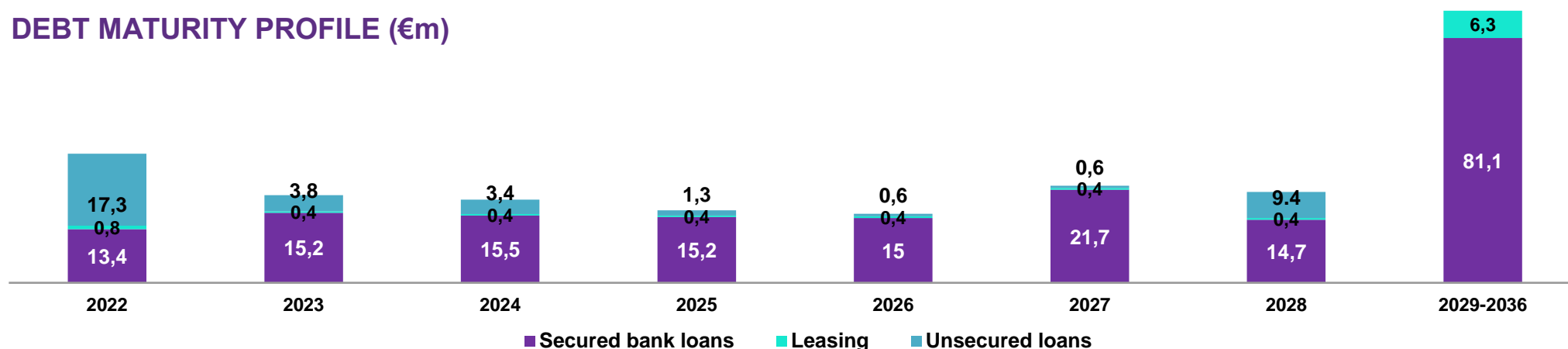
Capital Structure



The company has a disciplined financial policy based on the long term (conservative leverage approach mx 35% LTV), which allows to have strong visibility on recurring cash flows

| | 1Q22 | FY21 | Variation |
|---------------------------------|-----------|-----------|-----------|
| Gross Financial Debt | € 238,2 m | € 240,2 m | (0.8%) |
| Cash | € 9,5 m | € 10,4 m | (8.6%) |
| Net Financial Debt | € 228,7 m | € 229,8 m | (0.5%) |
| GAV ⁽¹⁾ | € 746,4 m | € 748,8 m | (0.3%) |
| LTV | 30.6% | 30.7% | (0.1%) |
| Average Interest Rate | 1.71% | 1.71% | (0.1%) |
| Fixed interest rate | 30.3% | 30.1% | 0.5% |
| Average maturity (years) | 7 | 7 | 0.0% |
| Unsecured debt | 18.6% | 18.7% | (0.5%) |

DEBT MATURITY PROFILE (€m)



⁽¹⁾ Includes Assets valuations as of 31st December 2021, capex invested and balance



Corporate governance & Mazabi

BIOMA

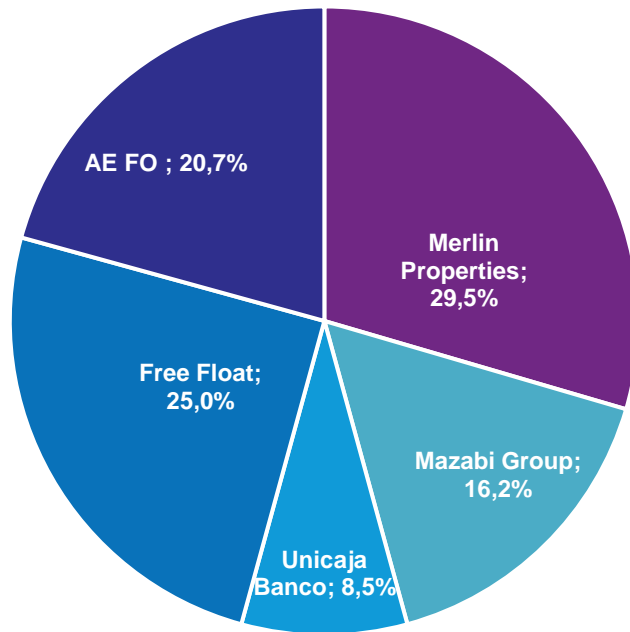
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Corporate governance & Mazabi

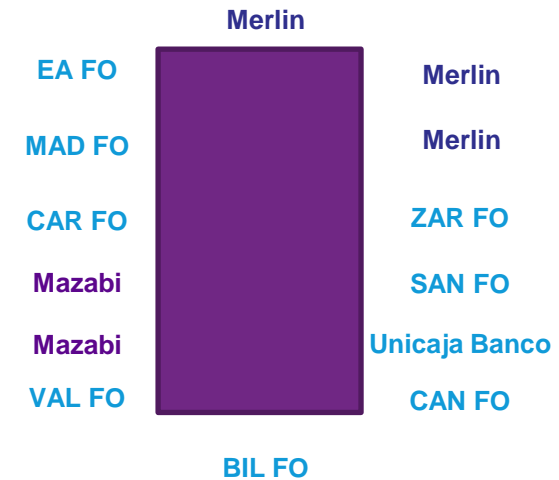
Strong Corporate Governance full alignment between the manager



SILICIUS Shareholder Structure: Mazabi as 3rd Shareholder



SILICIUS Corporate Governance: 14 Proprietary members



Mazabi Fees: Asset & Investment Manager

- Monthly Asset Management fee: 5% Gross Rents (c. 0,20% GAV).
- Investment Fee: 1,50% GAV of new investments/contributions.

Mazabi overview

40 Individuals

c. €1,5m AUM

30 years of audited track-record

4 offices

Across 14 countries

52 SPVs

- Mazabi has achieved an outstanding track-record since its foundation (2009), regardless of the stage of the market, thanks to its experienced management and investment team.
- Today, Mazabi is a reference player in the Spanish real estate market and provides services to more than 35 Family Offices.
- Current business comprises a team of 40 individuals located in Madrid, Bilbao, Santander and Málaga (with a satellite office in Luxembourg) and has been catering to Private Clients and Family Offices for more than 40 years through the management of more than €3Bn of real estate assets.

| | | |
|--------------------|---------------------------|--------------------|
| Accounting | Asset&Property Management | Financial Services |
| Strategy Execution | Investment Management | Structuring |

Corporate governance & Mazabi

A well-known parent group and a fully aligned management team



Team with an extensive experience in real estate management and investment and backed-up by Mazabi, one of the leading real estate players in Spain



SOCIMI

mazabi



Iñigo Mencos
President
+30 yrs exp.

- Director of El Arverjal SL
- Managing Director at Valmenta Inversiones SCR



Vicente Gómez de la Cruz
President (Mazabi) & Vice-President (Silicius)
+30 yrs exp.

- Co-founder of Mazabi in June 2009
- CEO at Taresta Family Office, managing real estate market
- CEO at Lainer Grupo Inmobiliario



Guillermo de la Puerta
Group CFO
+18 yrs exp.

- Manages Taresta Family Office
- Member of several Boards of various SICAVs



Juan Diaz de Bustamante
MRICS
Managing Director
+10 yrs exp.

- Mazabi Investment Director
- Has been involved in >200 real estate transactions with an aggregate volume of +€1Bn



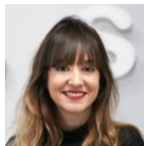
Juan Antonio Gutiérrez
CEO (Silicius & Mazabi)
+30 yrs exp.

- Co-founder of Mazabi in June 2009
- Manager and former Director at Fortis Private Bank
- Former real estate manager at Santander Central Hispano



Gonzalo Fernández
Group General Manager
+19 yrs exp.

- General Manager in Teknia Manufacturing Group
- Head of Finance and internal control



Lucía Céspedes
CFO
+8 yrs exp.

- Financial Coral Homes
- Financial Altamira
- Auditor E&Y



Mayte Forjan
Asset manager
+25 yrs exp.

- Shopping Center Manager at Merlin Properties Socimi
- Shopping Center Manager at UWR



Carla Garaizabal
Legal Director
+9 yrs exp.

- DJV lawyer firm in the real estate Law Department



Lucy Smith
MRICS
Inv. Manager
+11 yrs exp.

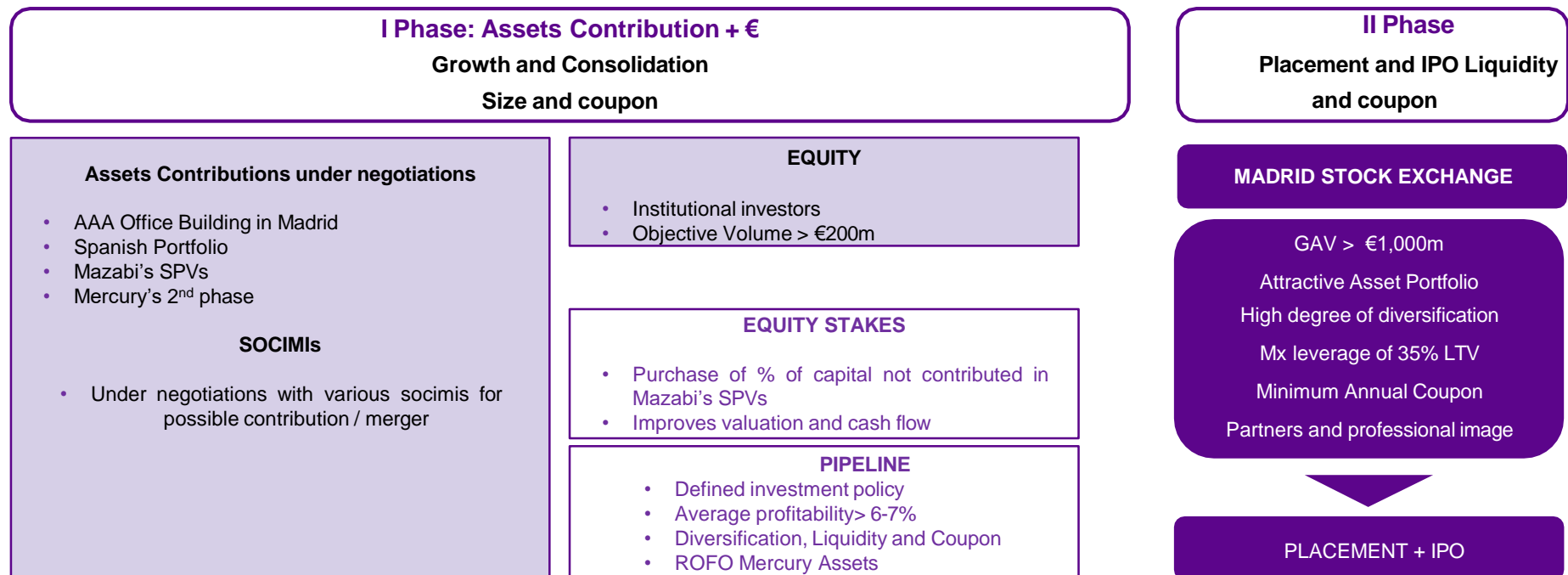
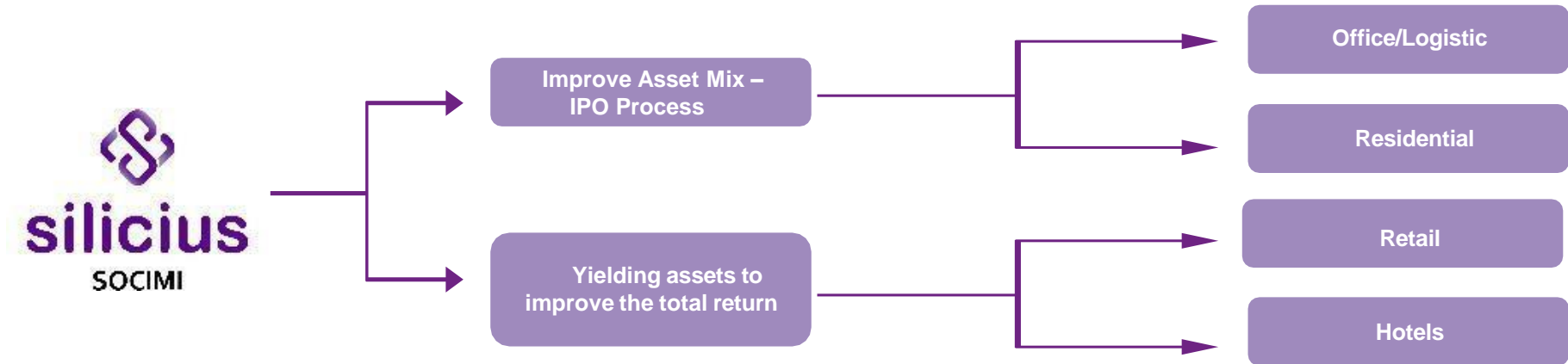
- Associate at Citigroup Global Markets (real estate and Lodging EMEA Investment Banking Division)



Growth strategy

Growth strategy

Consolidation and growth above € 1,000m of GAV

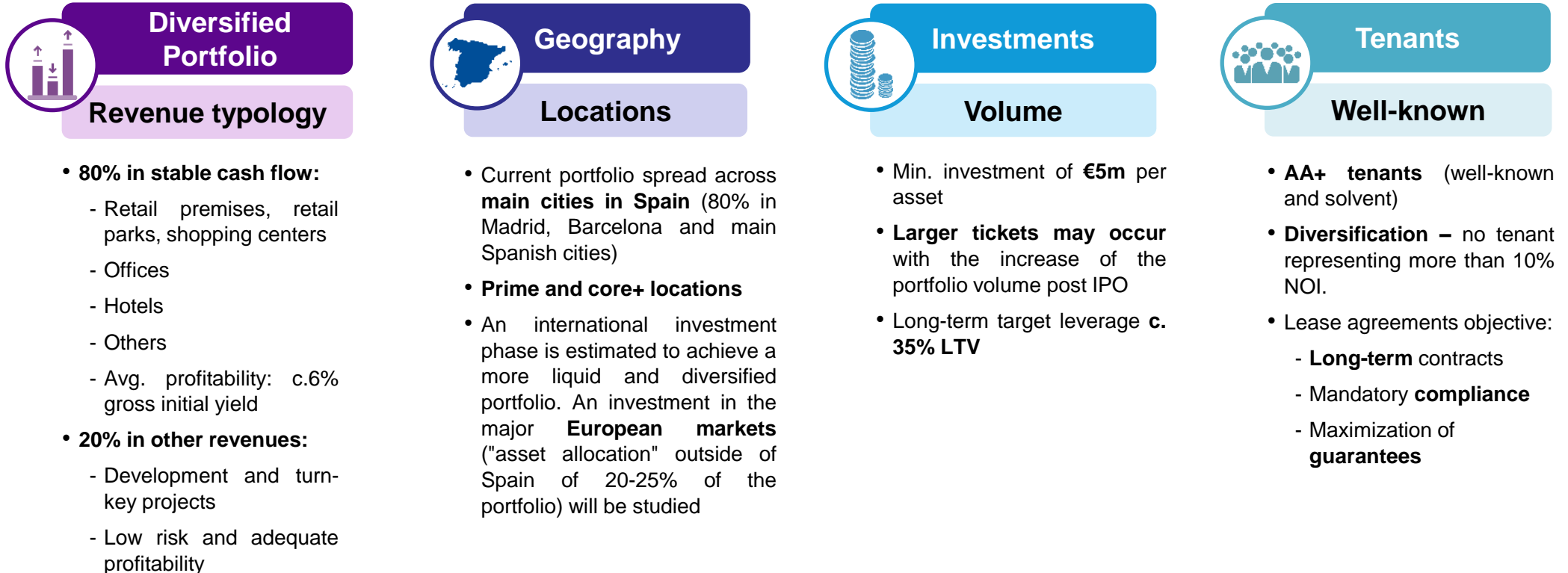


Growth strategy

Clear investment strategy



Investment policy



Other considerations

- Investments in other typology as long as they do not overcome the 20% of the portfolio
- Non-residential investments (except value added residential projects, but always representing less than 20% of the total portfolio)

