

Barcelona, 25th of June, 2020

OTHER RELEVANT FACTS

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the provisions of article 17 of Market Abuse Regulation (EU) No. 596/2014 and of article 228 of the Consolidated Text of the Spanish Securities Market Law, approved by means of Royal Legislative Decree 4/2015, of 23 of October, and concordant provisions, as well as in Circular 6/2018 of the Alternative Stock Exchange (Mercado Alternativo Bursátil) regarding information to be provided by SOCIMIs (Spanish real estate investment trusts) incorporated to negotiation in the MAB, expands below the information presented in the Relevant Fact of 2019 results, published on April 8, 2020, on the degree of compliance for 2019 results compared to the forecast included in the Market Incorporation Information Document (DIIM) for that same year, and complements the annual Financial Information published on the MAB website on April 30, 2020: .

Profit and Loss	2019R	2019E	Difference
Gross rental income	489.194	477.244	3%
Operating expenses	-398.439	-351.021	14%
Depreciation and amortisation	-90.032	-91.964	-2%
Other income	87.379	82.629	6%
Operating result	88.102	116.888	-25%
Financial result	-23.379	-23.933	-2%
Corporate tax	-	-	
Net profit	64.724	92.955	-30%
<i>Flujo de caja neto</i>	<i>154.755</i>	<i>184.919</i>	<i>-16%</i>

In the comparison of the closing results of 2019 (2019R) with respect to the closing estimate published in the DIIM (2019E), there is a slight improvement of 3% of total revenues (489 thousand euros compared to 477 thousand euros) and an increase in operating expenses of 47 thousand euros (+ 14%), which, despite better results in the depreciation, other income and interest expense, consequently led the Company to close 2019 with a negative variation in net profit of 28 thousand euros (-30%)

The increase in operating expenses, which was the main cause of difference with the forecast published in the DIIM, was due, on the one hand, to the Board of Directors' decision to invest in apartment renovations at the end of the year, to consequently optimize income, and on the other, to the legal due diligence undertaken for the acquisition of the Company's sixth property, in December 2019.

Sincerely,

Mr. Pablo Corbera Elizalde
In representation of RIUARAN, S.L
Chairman of ADVERO PROPERTIES SOCIMI, S.A.