

Madrid, a 15 de septiembre de 2020

En virtud de lo previsto en el artículo 227 del Texto Refundido de la Ley del Mercado de Valores, aprobado por el Real Decreto Legislativo 4/2015, de 23 de octubre, y disposiciones concordantes, así como en la Circular 6/2018 del Mercado Alternativo Bursátil (MAB), **TÉMPORE PROPERTIES SOCIMI, S.A.** (la “**Sociedad**”) pone en conocimiento del mercado la siguiente:

OTRA INFORMACIÓN RELEVANTE

Se acompaña la presentación corporativa que la Sociedad ha preparado para inversores actuales y potenciales y en la que se proporciona información sobre lo siguiente:

- 1.- Características básicas y breve historia de la Sociedad.
- 2.- Coyuntura del mercado de alquiler doméstico.
- 3.- Descripción de la cartera de activos inmobiliarios de la Sociedad.
- 4.- Información sobre el limitado impacto del COVID-19.
- 5.- Recorrido y crecimiento de la Sociedad durante los últimos años.
- 6.- Composición y experiencia del *management team* de la Sociedad.

Quedamos a su disposición para cuantas aclaraciones consideren oportunas.

Atentamente,

Enrique Nieto Brackelmanns
Secretario No Consejero del Consejo de Administración de
TÉMPORE PROPERTIES SOCIMI, S.A.



Témpore
Properties

Témpore Properties SOCIMI SA

Corporate Presentation

September 2020

Background Information

- Témcore Properties SOCIMI S.A. (“Témcore”) is a leading SOCIMI in Spain’s residential market, focused on providing affordable private rental housing across Spain’s major metropolitan areas.
- Témcore is a Spanish Real Estate Investment Trust (SOCIMI) that was established in November 2017 by SAREB and listed on Madrid’s Alternative Exchange (BME Growth) in March 2018. Témcore owns and manages a portfolio of more than 2,500 residential rental units – across c.283,000 sqm – valued at more than €384 million in June 2020. The company is headquartered in Madrid.
- In August 2019, TPG Real Estate Partners (“TPG”) acquired a 75% controlling stake in Témcore from SAREB, who continue to hold more than 21% of the SOCIMI’s shares. TPG and SAREB have a shared vision and objective to enhance and grow Témcore into one of the largest residential SOCIMIs in Spain, with a sizeable portfolio of quality assets and a national footprint.
- After achieving significant stabilization in 2019 – by increasing portfolio occupancy from 63% to 79% (84% excluding 2020 acquisitions) – Témcore is now generating strong cash flow.
- 7 buildings acquired in Q1 2020 for c.€41 million, with a current acquisition pipeline of more than €100 million, including standing assets and BTR projects.
- Led by the experienced management team, Témcore’s business plan includes substantial portfolio growth via further asset and portfolio acquisitions, and an on-going improvement in the stabilization of the rental income profile, resulting in higher cash flow margins and yield to the shareholders.

Témcore Key Figures (June-20)

2,564

Residential units ⁽¹⁾

16

Regions across Spain

c.283,000 sqm

of residential area

84%

Occupancy by Area ⁽⁴⁾

€604

Average monthly rent ⁽⁴⁾

56%

Loan-to-Value as of June-2020 ⁽²⁾

€41 M

Acquisitions in Q1-2020

€100 M+

Acquisition pipeline ⁽³⁾

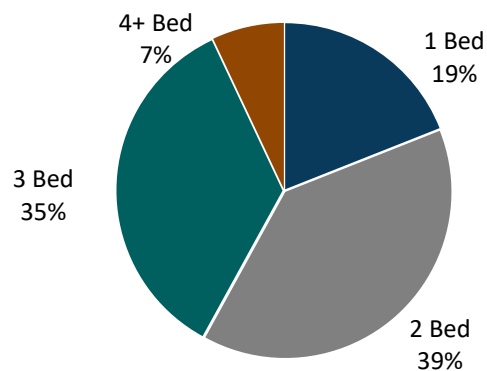
Notes:

- 1) In addition, 2,884 associated parking and 2,041 associated storage units
- 2) Témcore is financed by BNP Paribas
- 3) Acquisition pipeline as of June 2020
- 4) Excluding acquisitions in Q1-2020

Portfolio Overview

Unit Mix Type

of bedrooms



Asset Characteristics¹

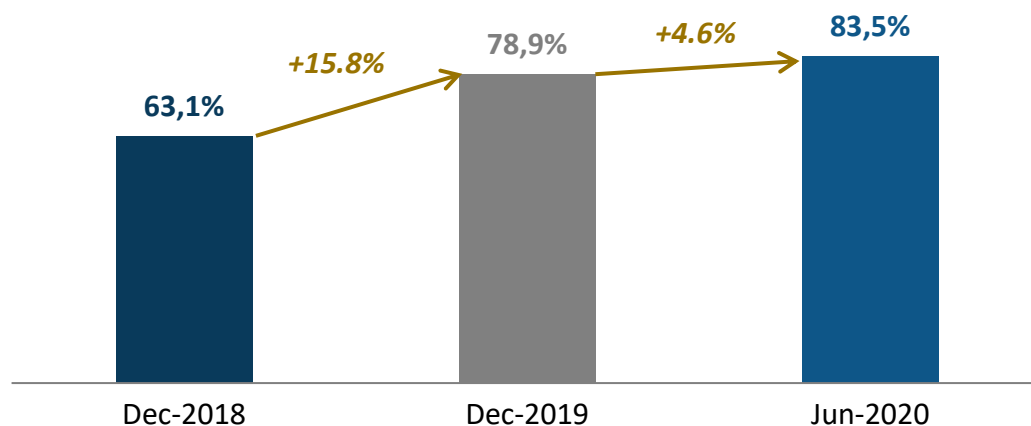
Descriptive statistics

1	Private Housing	No social housing / VPO units
2	Average Area per Unit	97 sqm per unit
3	Bedrooms per Unit	2.4 beds per unit
4	Bathrooms per Unit	2.0 baths per unit
5	Average Rent	€6.2 psm
6	Asset Quality	Newly developed (low capex)

Rental Trends in the Portfolio

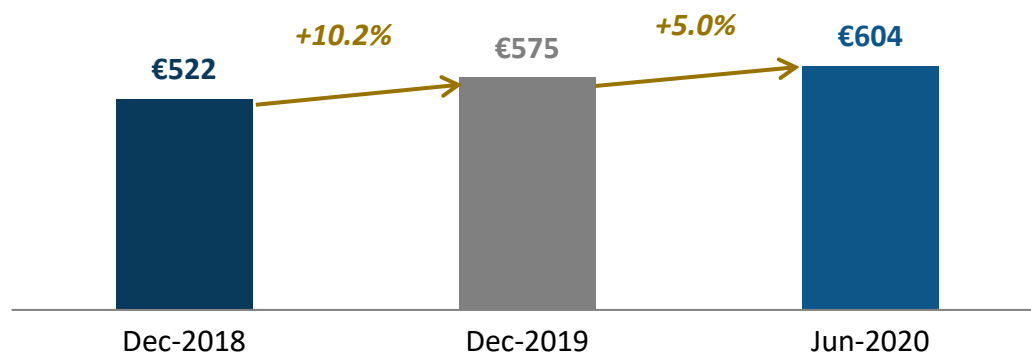
Portfolio Occupancy¹

% of total area



Average Rents¹

€ per month



Key Investment Highlights

1 Favourable Rental Demand Fundamentals

2 Depressed Residential Supply Driving Rental Growth

3 High-Quality Portfolio and Strategic Footprint

4 Resilient Portfolio with Limited COVID Impact

5 Ability to Execute Turnaround Strategies

6 Compelling Growth Story and Clear Business Plan

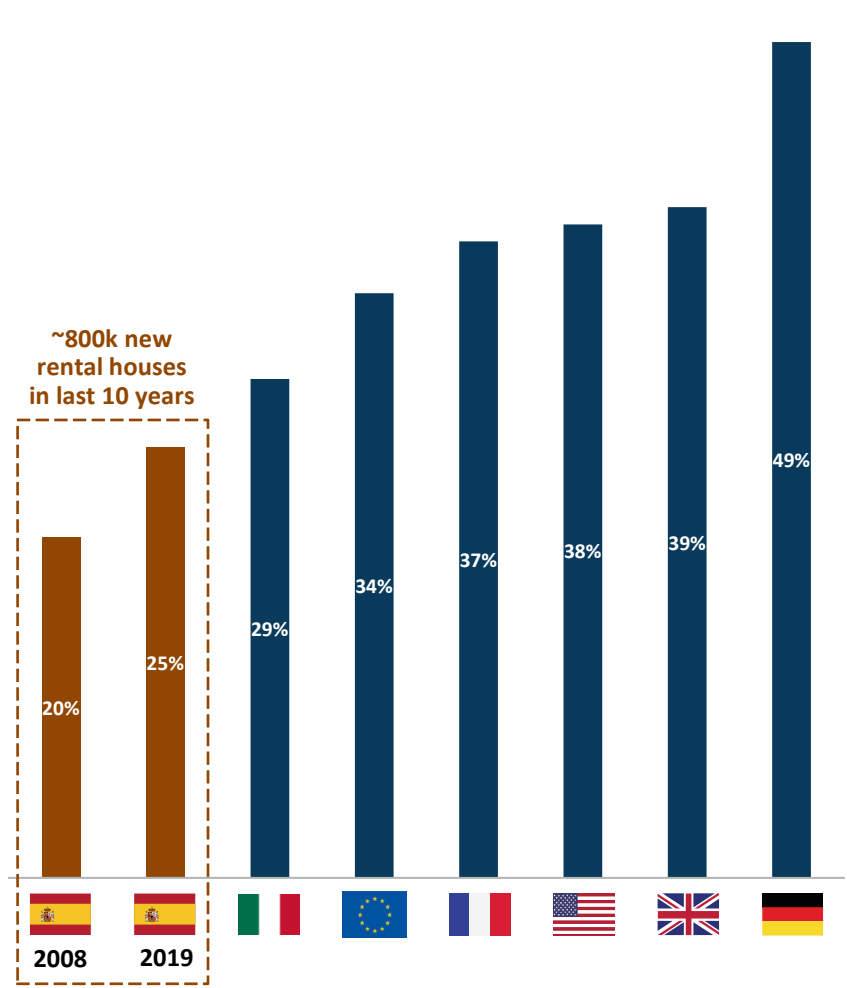
7 Experienced Management Team and Leading Shareholder Group



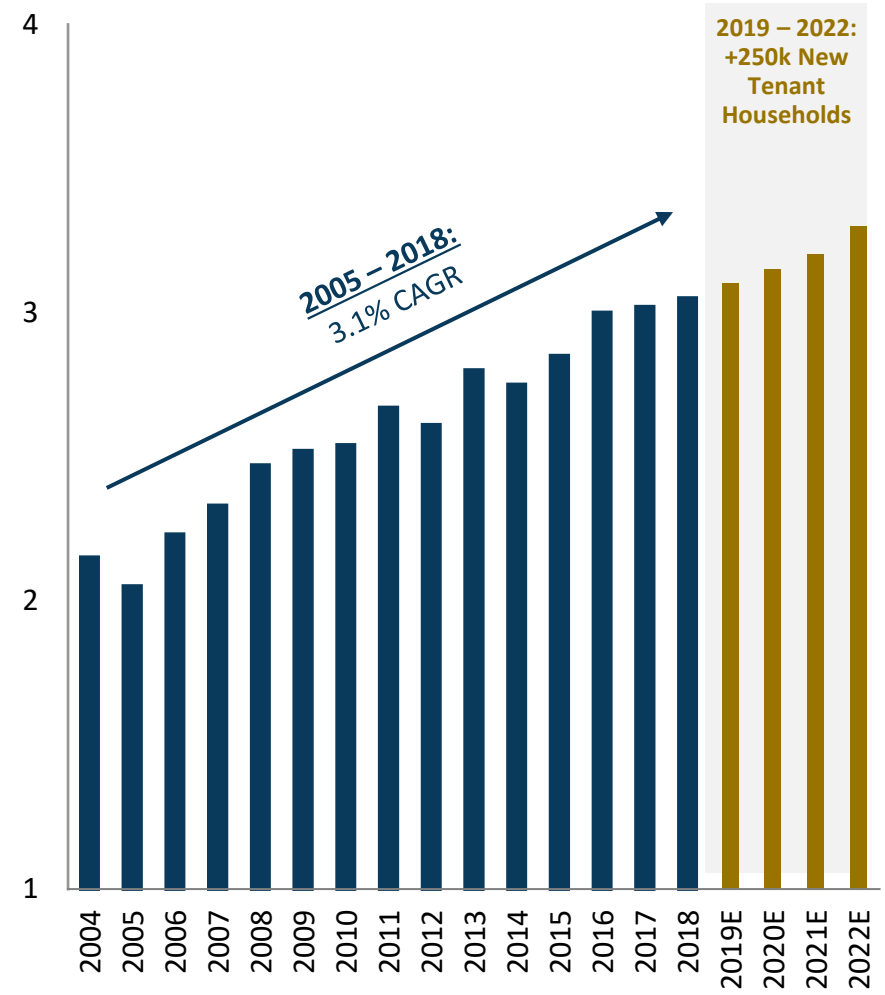
Témpore
Properties

1 Increase in Demand for Rental Housing

2019 Home Rental Housing Rate (% of Total)



Spanish Tenant Households (millions)

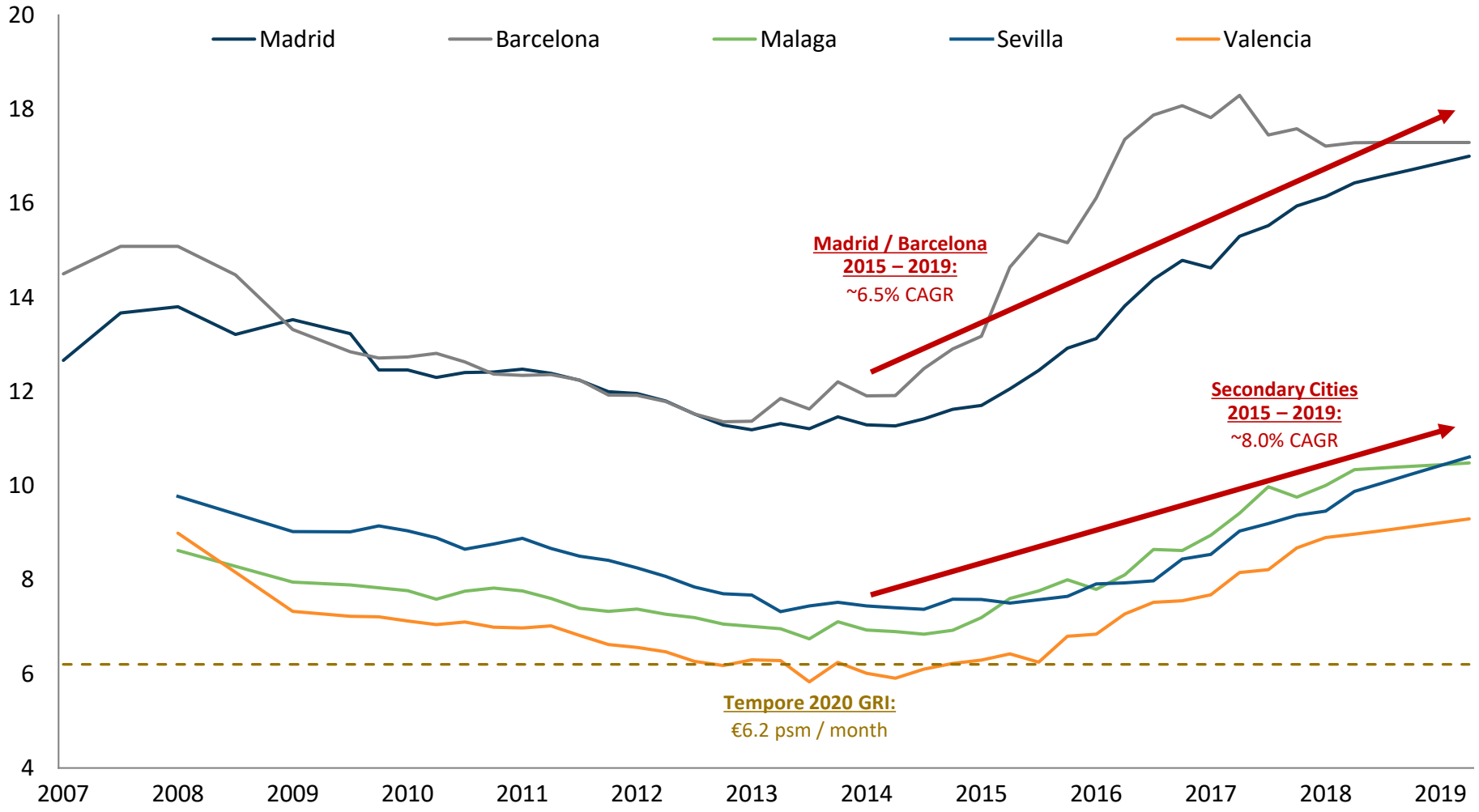


Source: Oxford Economics, Eurostat, Idealista, Green Street Advisors as of Q1-2020
 Note: Estimates are inherently uncertain and subject to change. Actual results may vary

Demand for rental housing is increasing strongly as part of a long-term secular trend

2 Residential Rental Growth

Residential Rental Rates (€ psm per month)



Source: Idealista as of Q1-2020

Spain's residential rents are in their sixth year of recovery following an extended recession

3 High-Quality Portfolio Across Spain

Portfolio Overview



2,564 residential units, 2,884 parking spaces and 2,041 storage units

National footprint with presence in 16 regions

c.75% two- and three-bed apartments

Most buildings built between 2008 and 2013

~70% GAV in Madrid, Barcelona, and Valencia

Source: Company information as of June 2020

3 High-Quality Portfolio Across Spain

Illustrative Asset Photos



Madrid
587 units



Valencia
170 units



Logroño
245 units



Madrid
79 units



Alicante
37 units



Guadalajara
88 units



Tarragona
46 units



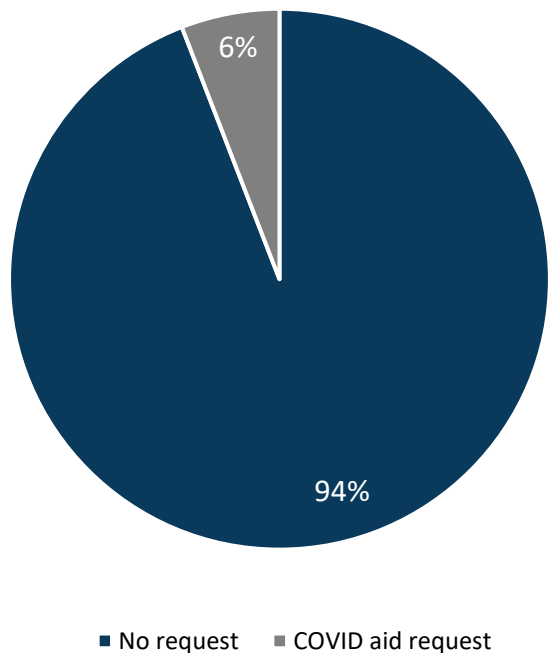
Madrid
17 units

Source: Company information as of June 2020

Témpore's portfolio comprises newly built assets in Spain's major metropolitan areas

4 Resilient Portfolio with Limited COVID Impact

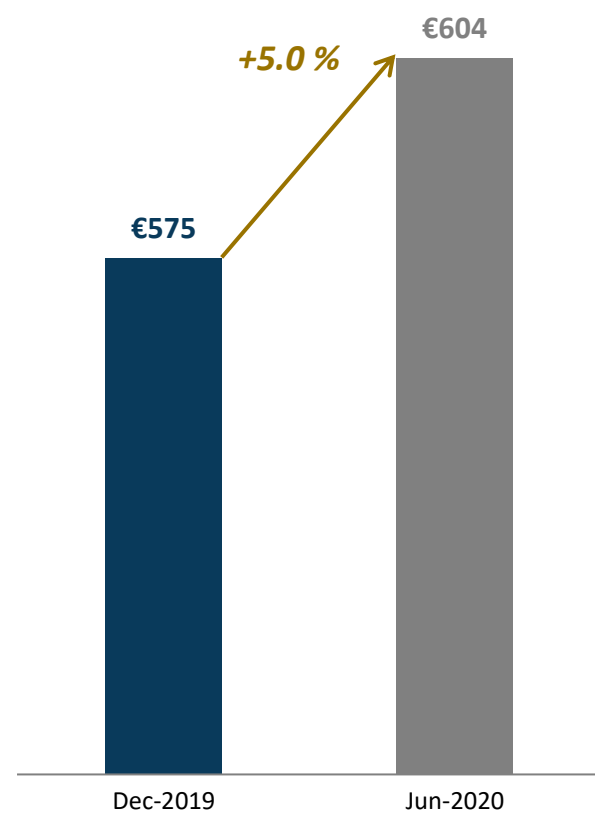
Distribution of Tenant by COVID Aid Requests



Evolution of Portfolio Occupancy in 2020¹



Average Rents Across the Portfolio¹



Notes:
1) Company information as June 2020; excluding Q1-2020 acquisitions

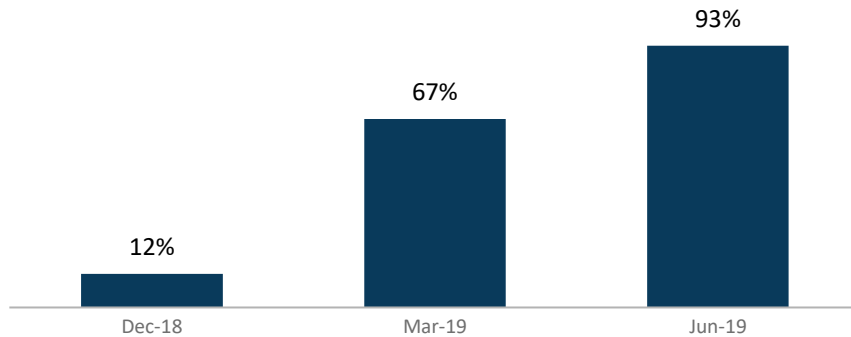
Témpore's portfolio has seen a limited impact due to the COVID pandemic, and has increased occupancy and rents by c.5% since Dec-2019

5 Ability to Execute Turnaround Strategies

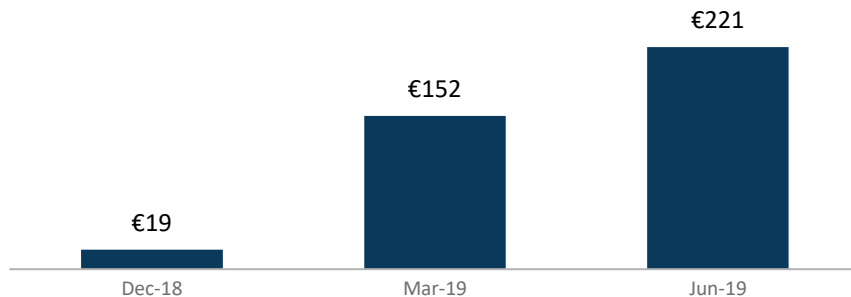
Case Study 1: Arroyo de la Encomienda

- 42 undermanaged residential units largely vacant at acquisition
- 6 months post-acquisition, achieved structural occupancy and grew rental income more than 10x

Occupancy Evolution



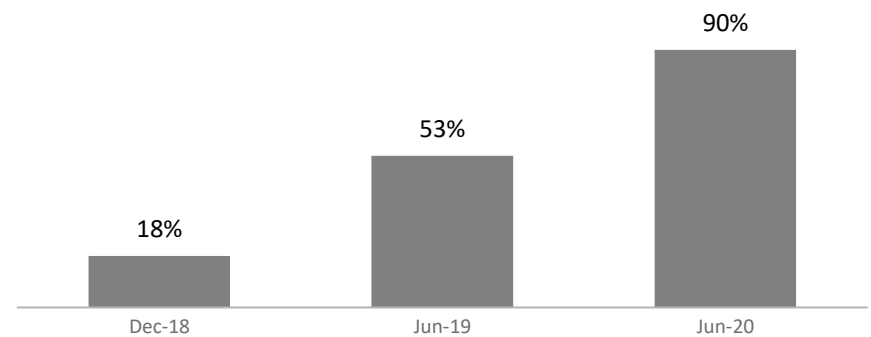
Annualized Gross Rental Income



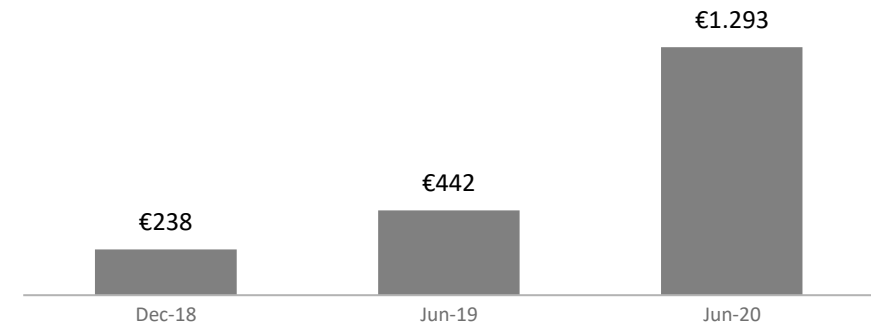
Case Study 2: Logroño

- 248 undermanaged residential units in 4 buildings with high vacancy at acquisition
- 1.5 years to achieve 90% occupancy, with a c.6x increase in rental income

Occupancy Evolution



Annualized Gross Rental Income



Témpore has a demonstrated ability to identify undermanaged assets in locations with high rental demand and execute successful business plans to increase rental income and occupancy

6 Compelling Growth Story

Historical Gross Rental Income and NOI (€ millions)

1,383
residential units



Original Asset Contribution
(Nov-17)

2,216
residential units

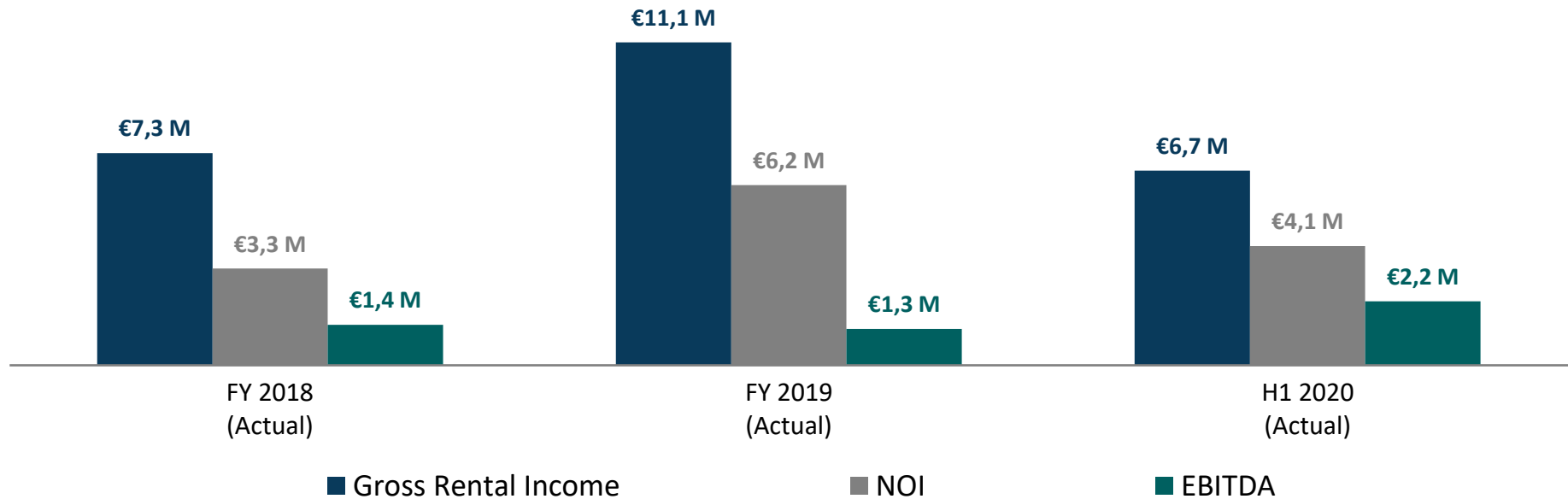


Second Asset Contribution
(Dec-18)

2,564
residential units



Recent Acquisitions
(Q1-2020)



Source: Company information as of June 2020

Témpore has a track record of meaningful growth in its historical financial metrics

7 Experienced Management Team

Strong Internal Management Team



Nicolás Díaz Saldaña
CEO

- Founding CEO of Témpore in 2017
- Previously Head of Rental Department at SAREB (2013 – 2017)
- 20 years of management experience with Metrovacesa and BBVA
- Degrees from Charles University (Prague) and Universidad Autónoma of Madrid



Pelayo Barriga Bravo
CFO

- Joined Témpore as CFO in 2017
- Previously Finance Manager at SAREB (2013 – 2017)
- 15 years experience with Metrovacesa, Ahorro, and Arthur Andersen
- Degree from CUNEF



Víctor Vallejo Alonso
Asset Management Director

- Joined Témpore as Director, AM in 2019
- Previously Rental Department Manager at SAREB (2013 – 2019)
- 10 years experience with Grupo Myramar and Unicaja
- Degree from Universidad de Malaga



Rafael Paredes González del Amo
Corporate Development & Acquisitions Manager

- Joined Témpore in 2020
- Previously Corporate Finance Associate Director at CBRE (2015 – 2020)
- 10 years experience with CBRE, SAREB and Credit Agricole CIB
- Degree from Universidad Carlos III de Madrid

Source: Company data as of January 2020

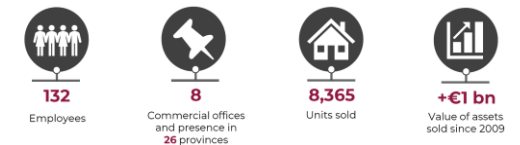
Leading External Property Manager



Rafael Valerrábano
CEO & Managing Partner

- Founder of Básico (2008)
- Previously Head of Residential Development at Metrovacesa
- Previously CEO of Habitaria and Director of Ferrovial
- Degrees from E2-ICADE and IESE Business School

Básico Overview



Residential Management



Dedicated Básico team for Témpore

More than 60 professionals across:

Portfolio Management, Commercial, Technical, Finance & Accounting, Compliance, Corporate Development, Call Centre and Information Technology

A Leading SOCIMI in the Residential Sector





Témopore
Properties