

Barcelona (Spain), April 29, 2021

### OTHER RELEVANT INFORMATION

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 3/2020 of the BME MTF Equity stock exchange, hereby issues the annual valuation of the real estate portfolio, according to an appraisal conducted by an independent firm. The following information has been prepared under the exclusive responsibility of the issuer and its administrators.

ADVERO commissioned Savills Aguirre Newman Valoraciones y Tasaciones, S.A.U ("Savills") to update the Company's real estate portfolio market value as of September 30, 2020.

The assets valued on that date included:

- Mare de Deu del Pilar, 7 – Rubí, Barcelona
- Santa Fe, 9-13 – Rubí, Barcelona
- Wilson, 48 – Terrassa, Barcelona
- Virgen de la Paloma, 49 – Sabadell, Barcelona
- Canonge Rodo, 1 bis – Terrassa, Barcelona
- Platano, 9 – Madrid
- Teresa Maroto, 15 – Madrid
- Puerto de Tarancón 39-41 – Madrid (acquisition formalised on October 8, 2020)

The market value of ADVERO's properties, estimated by Savills in their appraisal, amounts to a total of TWENTY-TWO MILLION EIGHT HUNDRED and THIRTY-TWO THOUSAND EUROS (€22,832,000).

The market valuation of the eight assets was carried out in accordance with the RICS Valuation Standards, based on the 8<sup>th</sup> edition of the *Red Book: "Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards"*. RICS valuation standards define market value as:

*"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without duress."*

Each property was valued individually and not as a part of a real estate portfolio, and to reach the market value, Savills used the discounted cash flow methodology, backed by a comparable method.

Additionally, and in attention to RICS VPS3 and VPGA 10 standards, Savills considers that COVID-19 has generated certain valuation uncertainty as a consequence of the need to attribute less weight to prior market evidence for comparison purposes and an unprecedented set of circumstances on which to base a judgment. Consequently, they warn that such valuations should be considered more cautiously, and under periodic review.

In relation to the market value of the three assets in Madrid, since these are properties that had just been incorporated into ADVERO's portfolio and were not in operation at the time of the valuation, Savills was asked to carry out the valuation of the assets on a special assumption of full operation on a rental basis, as this is their targeted business.

According to the information contained in the valuation report, *"According to RICS, special assumptions can only be established if they are reasonably realistic, relevant and valid, in relation to the special valuation circumstances. A special assumption is something that is not currently happening, but that it could be reasonably to take place and, for valuation purposes, we adopt the hypothesis that it is happening."*

With respect to the previous net market value of ADVERO's real estate portfolio as estimated by Savills as of December 31, 2019 (€17,929,385), it increased by FOUR MILLION, NINE HUNDRED AND TWO THOUSAND, SIX HUNDRED AND FIFTEEN EUROS (€4,902,615), equivalent to +27.3%. This increase in valuation is largely due to the incorporation of the two new assets in Madrid completed in 2020.

Yours sincerely,

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