

Barcelona (Spain), June 24, 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 BME MTF Equity, hereby submits the following release with regards to the acquisition of a new real estate asset, which has been prepared under the exclusive responsibility of the issuer and its administrators.

Yours sincerely,

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

ADVERO PROPERTIES SOCIMI EXPANDS ITS GEOGRAPHICAL PRESENCE WITH ITS FIRST ASSET IN MÁLAGA

- ADVERO has formalized the acquisition of a 19-apartment building in Malaga today, for an amount of 2 million euros.
- The property is added to the eight the company already has in Barcelona and Madrid, totalling 145 apartments.
- Following this incorporation, the company reaches a total investment of €18 million, in a portfolio valued at €26 million.

Barcelona, 24 June 2021.- ADVERO Properties SOCIMI, S.A., a real estate investment company listed on BME Growth and specialized in affordable rental housing, formalized the acquisition of its ninth residential asset in Spain today.

The property is located in the Trinidad neighbourhood of Malaga and consists of 19 apartments already in operation on a long-term rental basis. The transaction has amounted to 2 million euros and has been financed with own resources from the capital increase of 6.7 million euros carried out in 2020.

ADVERO takes a further step in its geographical diversification, after being present in Barcelona and Madrid, with a portfolio of 9 properties comprising a total of 145 apartments.

Due to its strategic focus on affordable quality rental in middle-income areas, the company's previous investments were focused on towns on the outskirts of Barcelona (Rubí, Sabadell and Terrassa), as well as in the neighbourhoods of Tetuan and Vallecas in Madrid.

With this incorporation, the company adds a total investment of 17.6 million euros in a portfolio valued at 25.8 million euros, which represents a revaluation of 47% and a value per share of 8.95 euros.

Following today's acquisition, the company continues to work to formalize additional acquisitions in line with its strategic focus and expects the approval of new capital increases at its Shareholders' Meeting on the 30th of June, to continue developing its growth plan.

The company aims to continue financing its growth through the combination of capital increases and bank debt, since its net financial debt after today's acquisition stands at 2.4 million euros, which represents 9.22% of the value of its portfolio, still below the 30% optimum target established by the board of directors.

In the three years since the start of activity, ADVERO has consolidated a value generating business for its shareholders, which has been highly defensive in the face of the Covid-19 crisis. With occupancy rates of 96% in full-year operation assets in 2020 and no default rents, ADVERO is an interesting hedging vehicle against the increase in inflation expected for the coming years, due to the direct correlation between inflation, salaries, and rents in the company's niche of specialization: affordable rental housing for the middle-income segment of the population.

About ADVERO Properties SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. is a Spanish publicly traded real estate investment trust established in August 2017 with the aim of facilitating the supply of quality affordable rental housing in middle income areas in Spain. The company concentrates its investments exclusively in residential assets, located on the outskirts of large cities or middle-income neighbourhoods, with full ownership of the property to facilitate the creation of cohesive tenant communities.

About ADVERO shares

Shares outstanding: 2.426.373 shares

Market capitalisation on 22/6/2021: 21,5 M€

Trading exchange: BME MTF Equity (Spain)

Trading ticker: YADV

ISIN: ES0105448007

More information is available in the "Investors" section in www.adveroproperties.com

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