

Barcelona, a 11 de noviembre de 2021

De conformidad con lo previsto en el artículo 17 del Reglamento UE 596/2014 sobre abuso de mercado, y en el artículo 228 del texto refundido de la Ley de Mercado de Valores, así como en la Circular 3/2020 del segmento BME Growth de BME MTF Equity ("BME Growth"), NEXTPOINT CAPITAL SOCIMI, S.A. ("NEXT POINT" o la "Sociedad") pone en conocimiento del mercado

OTRA INFORMACIÓN RELEVANTE

NEXT POINT por la presente publica el informe trimestral correspondiente al tercer trimestre de 2021. El cual puede también ser consultado en el apartado de INVERSORES de la página web de la sociedad:

<https://nextpointsocimi.com/inversores/>

Por último, en cumplimiento de lo dispuesto en la Circular 3/2020 del BME MTF Equity se deja expresa constancia de que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

Quedamos a su disposición para cualquier aclaración que precisen.

Atentamente,

D. David Compte
Secretario No Consejero de
NEXTPOINT CAPITAL SOCIMI, S.A.

NEXT POINT
SOCIMI

Investor's
Presentation
Q3 2021



NEXT POINT ID – Q3



€10.07M

Market capitalization



€5.04M

Equity



Shareholders groups:

52.6% FOUNDERS

47.4% MINORITY



15 Assets



8 Cities



3 Deals signed



12%+

Projected IRR

25.8%

Bank
Leverage



€52.3M

AUM



€11.3M

Total CAPEX projection



€18.8M

Total investments
Made in 2021



10 Employees



127

Touristic Apartments



243

Hotel Rooms



224

Nursing Home beds

SIGNIFICANT EVENTS IN 2021

1 NURSING HOME

Acquisition in
Mataró (Catalunya)
€3.8M

2 HOTELS

Acquisition in
Girona (**€6M**) and
Mallorca (**€9M**)

€11.8M

Funds Raised:
Participation Loans
(3 assets)

**4 NEW
ASSETS**

On Lease from Q3*

* Touristic Apartments in Valencia (Lepanto and Alberique) and Hotels in Girona and Mallorca.



1

NEXT POINT
BUSINESS
MODEL

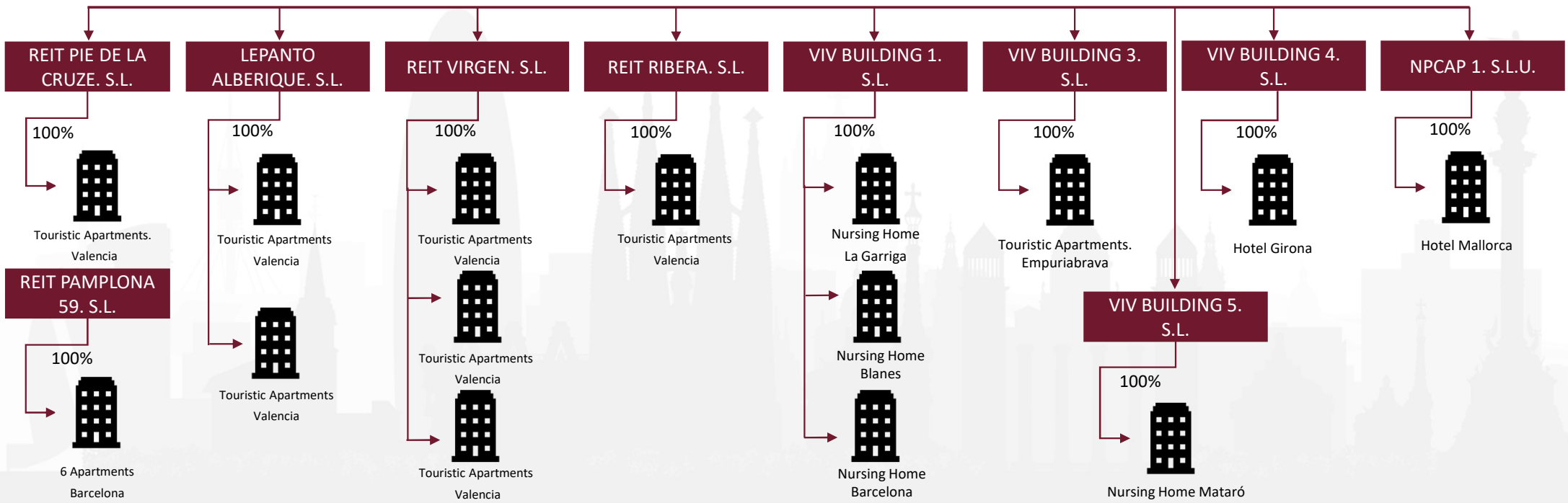
1. NEXT POINT TIMELINE



1. NEXT POINT STRUCTURE

Next Point SOCIMI. SA
(A67218867)

100%



1. INVESTMENT STRATEGY AND CRITERIA

**Nursing Homes
& Hotels**

Target Sectors



Main Spanish Cities

5-30M€

Investment Size
(per deal)

3-5Y

Investment Horizon

12%+

IRR

0-60%⁽²⁾

Bank Leverage

6.5%+⁽¹⁾

Triple Net Yields

1Y+

Guaranty

15Y+

Long Term Contracts

(1) Triple net returns – insurance, property taxes and maintenance

(2) Up to 50% bank financing with room for one 100% equity upfront, with bank financing after 12 months, for the acquisition of at least one asset in distress with attractive upside and repositioning

1. INVESTMENT STRATEGY AND CRITERIA



Next Point:

- Focused on acquisition, renovation and management of income producing real estate assets in Spain.
- Raises capital on a deal-by-deal approach.



Value proposition:

- Expertise in identifying, evaluating and acquiring assets.
- Clear investment criteria.
- Strong financially-focused team.



Key Success Factors:

- Operator-led businesses.
- High-quality tenants.
- Agile execution.

1. NEXT POINT DIFFERENTIATING FACTORS



An attractive REIT structure

0%

Corporation Tax



Deal by Deal Investment

SPV

Specific Asset
Allocation



Off-market opportunities

30%+

Discount VS 10-15%
market average⁽¹⁾



A professional in-house team

50+

Years of combined
experience in the real
estate market

(1) Hotel&Business Report, May 2021, by Cushman&Wakefield.

1. INVESTMENT PROCESS AND EXECUTION



■ Pipeline →

+ 350 deals received each year



■ Screening →

Unic system for filtering, analysing and quick close



■ Initial review and validation →

- On-site inspection
- Evaluation
- Financial analysis



■ Investment Committee approval →

- Deal is presented to Investment Committee
- Due Diligence begins after IC approval

1. VALUE ADD STRATEGY

PURCHASE

Location of off-market transactions with potential to increase in value

ADD VALUE

Implementation of an extensive renovation plan of the property

ONGOING MANAGEMENT

Increased revenues, efficiency and cost reduction

DIVESTMENT

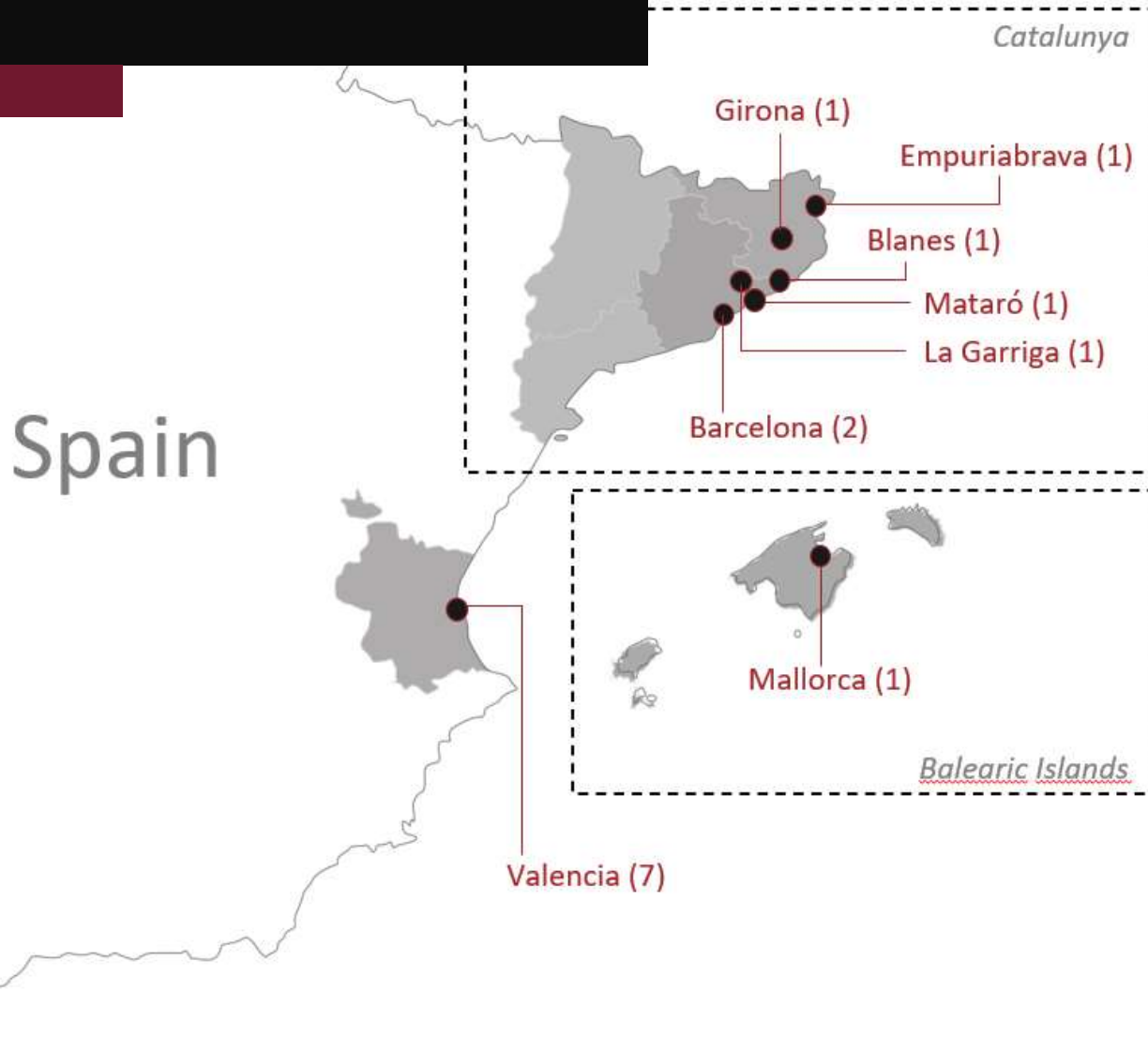
Sale of the Asset in 3-5 years



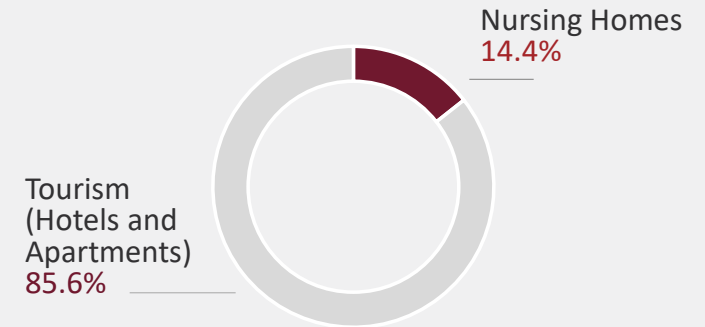
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NEXT POINT
PORTFOLIO

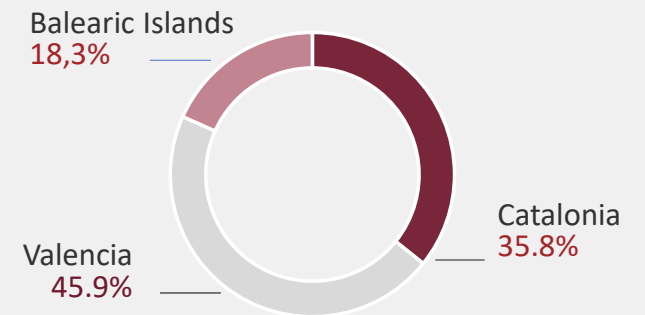
2. PORTFOLIO SUMMARY



Current portfolio value by asset type



Current portfolio value by region



2. PORTFOLIO SUMMARY

	Name	Location	Use	Total Investment	Triple Net Yield	Estimated IRR	SQM (*)	Expected Realization Year
1	Mataró Voramar	Mataró	Nursing Home	4.10 M	9.51%	15.50%	2,125	2026
2	La Vostra Llar Barcelona	Barcelona	Nursing Home					2025
3	La Vostra Llar Blanes	Blanes	Nursing Home	3.70 M	6.70%	16.00%	3,088	2025
4	La Vostra Llar La Garriga	La Garriga	Nursing Home					2025
5	Girona Radisson	Girona	Hotel	6.35 M	6.33%	15.85%	8,069	2026
6	Holiday Garden	Mallorca	Hotel	9.4 M	8.20%	20.31%	5,179	2026
7	Empuriabrava	Empuriabrava	Touristic apartments	2.10 M	6.48%	16.50%	1,063	2025
8	Pamplona	Barcelona	Mid-term stays	1.60 M	5.48%	12.00%	403	2022
9	Alberique	Valencia	Touristic apartments	2.00 M	6.49%	15.00%	790	2025
10	Lepanto	Valencia	Touristic apartments	2.20 M	5.77%	16.00%	965	2025
11	Virgen del Puig 24	Valencia	Touristic apartments	5.60 M	Asset on refurbishing	9.00%	2,134	2025
12	Virgen del Puig 28	Valencia	Touristic apartments		Asset on refurbishing			
13	San Cristobal	Valencia	Touristic apartments	2.60 M	Asset on refurbishing	9.50%	1,014	2025
14	Pie de la Cruz	Valencia	Touristic apartments	3.20 M	Asset on refurbishing	12.00%	1,421	2025
15	Ribera	Valencia	Touristic apartments	10.20 M	Asset on refurbishing	14.00%	2,557	2025

(*) SQM from appraisals

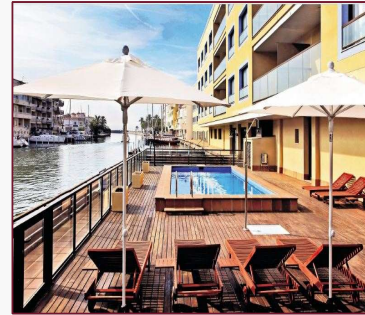
2. ASSETS ON LEASE



- Rotation has increased, we have 50% renewal with average 20% new rent increase.
- We have one flat empty on sale which means we have a lower average occupation.

Pamplona

Type	Mid-term stays
Acquisition Date	01/10/2018
Managing Partner	Fenix Home
Status	On lease
Size	403 sqm
Total Units	6
Avg Occupation	84 %
% Rent Variance QoQ	-23 %
Total Investment	1.6 M
Distributions	-
Estimated Leveraged Project IRR	12 %



- In November will expire the COVID rent grant and the rent will be again according to the Viability Plan.

Empuriabrava

Type	Touristic
Acquisition Date	23/07/2020
Managing Partner	Pierre Vacances
Status	On lease
Size	1,063 sqm
Total Units	15
Avg Occupation	100 %
% Rent Variance QoQ	0 %
Total Investment	2.1 M
Distributions	-
Estimated Leveraged Project IRR	16.5 %

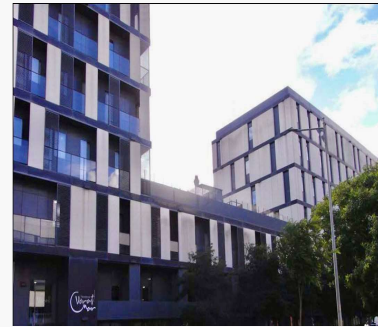
2. ASSETS ON LEASE



- Rent according to Viability Plan

La Vostra Llar (3 assets)

Type	Nursing Home
Acquisition Date	18/11/2019
Managing Partner	La Vostra Llar
Status	On lease
Size	3,088 sqm
Total Units	3 (141 beds)
Avg Occupation	100 %
% Rent Variance QoQ	0 %
Total Investment	3.7 M
Distributions	-
Estimated Leveraged Project IRR	16 %

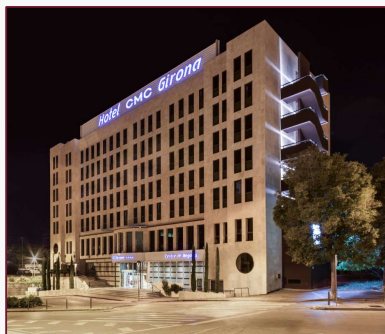


- Acquired in Jan'21
- Rent according to Viability Plan

Voramar (Mataró)

Type	Nursing Home
Acquisition Date	22/01/2021
Managing Partner	La Vostra Llar
Status	On lease
Size	2,125 sqm
Total Units	1 (83 beds)
Avg Occupation	100 %
% Rent Variance QoQ	0 %
Total Investment	4.1 M
Distributions	-
Estimated Leveraged Project IRR	15.5 %

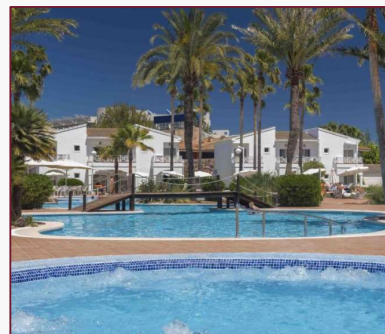
2. ASSETS ON LEASE



- Leased in Q3 2021

Hotel Girona

Type	Hotel
Acquisition Date	18/06/2021
Managing Partner	CMC
Status	On lease
Size	8,069
Total Rooms	111
Avg Occupation	100 %
% Rent Variance QoQ	0 %
Total Investment (with partial CAPEX)	6.35 M
Distributions	-
Estimated Leveraged Project IRR	15.85%



- Leased in Q3 2021

Hotel Mallorca

Type	Hotel
Acquisition Date	12/07/2021
Managing Partner	Garden Hotels
Status	On lease
Size	5,179 sqm
Total Rooms	132
Avg Occupation	100 %
% Rent Variance QoQ	0 %
Total Investment	9,4 M
Distributions	-
Estimated Leveraged Project IRR	20.31 %

2. ASSETS ON LEASE



Alberique

Type	Touristic
Acquisition Date	13/03/2019
Managing Partner	Líbere
Status	On lease
Size	790 sqm
Total Units	13
Avg Occupation	46 %
% Rent Variance QoQ	0 %
Total Investment	2 M
Distributions	-
Estimated Leveraged Project IRR	15%

- Leased partially in June 2021.
- Total lease from October 14th.



Lepanto

Type	Touristic
Acquisition Date	13/03/2019
Managing Partner	Líbere
Status	On lease
Size	965 sqm
Total Units	11
Avg Occupation	54.5 %
% Rent Variance QoQ	0 %
Total Investment	2.2 M
Distributions	-
Estimated Leveraged Project IRR	16 %

- Leased partially August 2021.
- Total lease scheduled for November 2021.

2. ASSETS ON REFURBISHING



Virgen del Puig (24 & 28)

Type	Touristic
Acquisition Date	30/05/2019
Managing Partner	-
Status	Works started
Size	2,134 sqm
Total Units	22
Total Investment	5.6 M
Distributions	-
Estimated Leveraged Project IRR	9 %

- **Status:** Construction works started on September 2021.



San Cristobal

Type	Touristic
Acquisition Date	16/10/2019
Managing Partner	-
Status	License
Size	1,014 sqm
Total Units	10
Total Investment	2.6 M
Distributions	-
Estimated Leveraged Project IRR	9.5 %

- **Status:** Waiting for the construction license.

2. ASSETS ON REFURBISHING



Pie de la Cruz

Type	Touristic
Acquisition Date	08/10/2018
Managing Partner	-
Status	Refurbishing
Size	1,421 sqm
Total Units	8
Total Investment	3.2 M
Distributions	-
Estimated Leveraged Project IRR	12 %

- **Status:** Waiting for the construction license. To be solved in November.



Ribera

Type	Touristic
Acquisition Date	18/06/2019
Managing Partner	-
Status	Refurbishing
Size	2,557 sqm
Total Units	42
Total Investment	10.2 M
Distributions	-
Estimated Leveraged Project IRR	14 %

- **Status:** Construction works started in Q2 2021.
- Lease proposals in negotiation with operators.



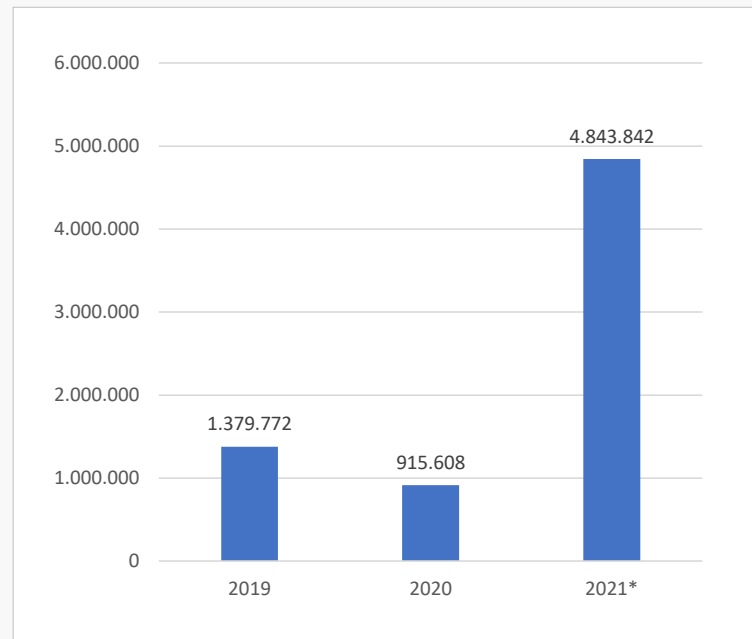
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NEXT POINT
STREAMS OF
INCOME

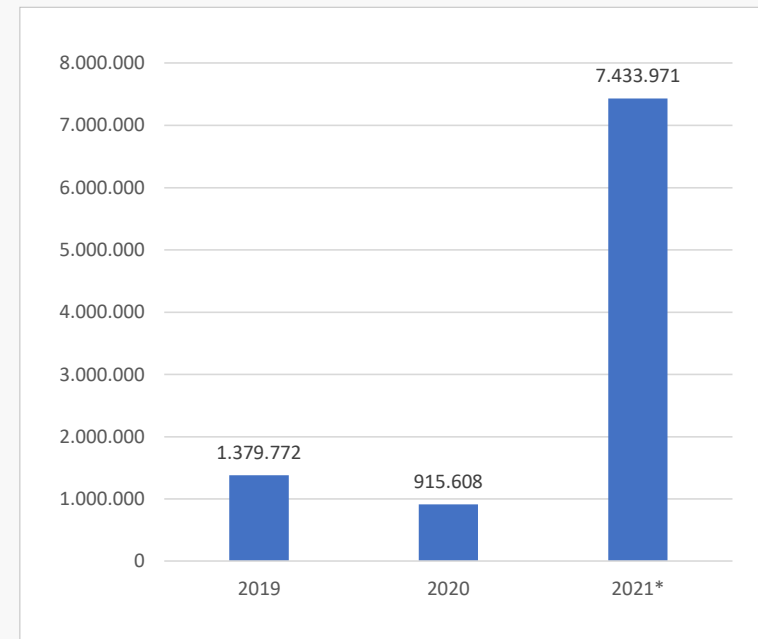
3. NEXT POINT STREAMS OF INCOME

	As of 30 06 2021	As of 30 09 2021
Assets as of 31 12 2020	RIC Appraisal	RIC Appraisal
New acquisitions since January 2021	ECO Appraisal	ECO Appraisal

YEARLY INCREASE OF THE ASSETS VALUE



* As of June 30th, 2021

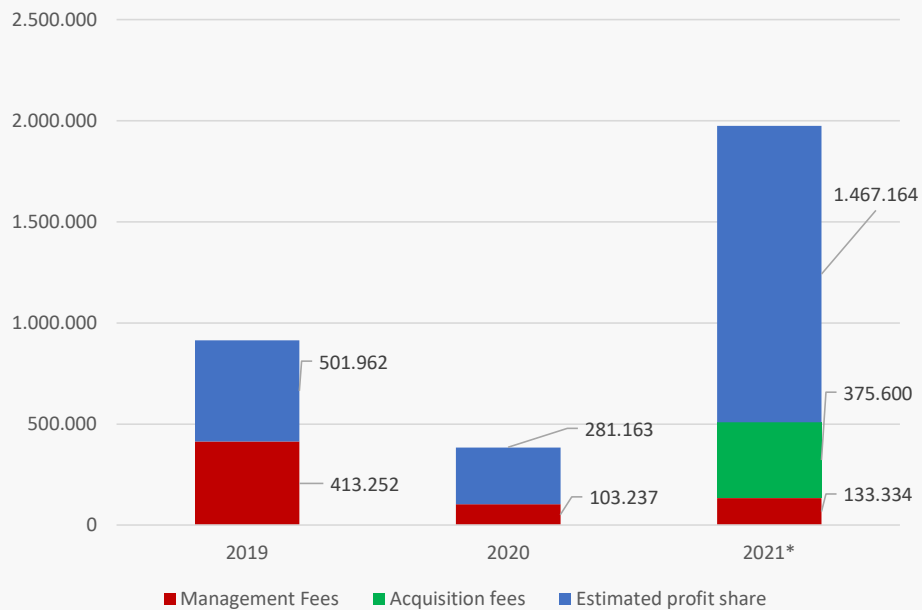


* As of September 30th, 2021, with the new Hotel acquisition in Mallorca

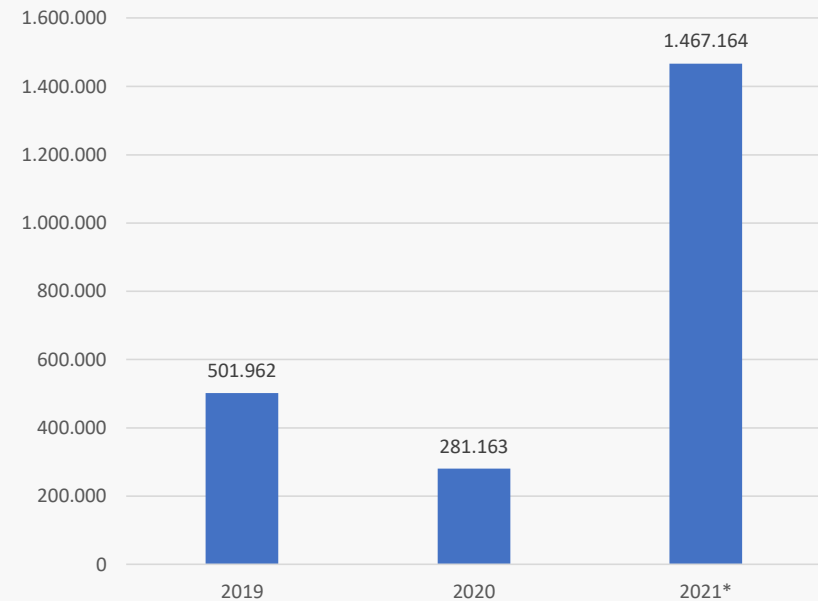
3. NEXT POINT INDIVIDUAL STREAMS OF INCOME

Promote income: Estimated profit sharing of Nextpoint individual in all the projects as of 30 September 2021

DEVELOPMENT OF THE 3 SOURCES OF INCOME



INCREASE OF THE PROMOTE FEE*



* Estimated Share in Profits (Promote Fee) as of September 30th 2021.



4

NEXT POINT
NEW
ACTIVITIES

4. NEW ACTIVITIES →



Senior Living Opportunity



Of the Spanish population are over 65 (9.2M)



Spain has very low-quality offers for Independent Senior Living.



25.2%

Of the Spanish population will be over 65 by 2033



84

Years: average life expectancy in Spain



52.8%

Of the remaining years of life will be healthy and live independently by 65+

4. NEW ACTIVITIES →



Digital Nomads Opportunity

What?

Digital Nomads is a **new tourism community**

Who?

Young people aged 25-35 who **can work from anywhere** in the world

Why?

We believe this is the **tourism of the future**

Opportunity

Investing in properties that are suitable for this clientele will allow us to enjoy **greater profitability**



4.8M

Describe themselves as digital nomads



17M

Aspire to someday become nomadic



5

FINANCIAL DATA

5. NEXT POINT 2021 Q3 PROFIT & LOSS STATEMENT: INDIVIDUAL (Spanish General Accounting Planning “PGC”)

NEXTPPOINT CAPITAL SOCIMI SA (€, in Thousands)	ACT September YTD 2021	ACT September YTD 2020	% VAR ACT 20Q3 VS ACT 21Q3	Comments
Revenue	509	73	595%	Increase in revenues driven by the new acquisitions
Salaries and Benefits	-257	-184	39%	Increase driven by the new positions of the CEO (April'20) and a controller (Oct'20)
Other Operating Expenses	-573	-418	37%	Increase driven by deal related expenses such as Due Diligences (+100k) and fees to Value (+186) , our advisor, as reflected in the Prospectus (DIIM)
EBITDA	-321	-529	-39%	
Depreciation	-10	0	-	
EBIT	-331	-529	-37%	
Net Financial Result	75	33	127%	Increase driven by the interests accrued in the InterCo loan to the SubReits
EBT	-256	-496	-48%	
KPIs				
AUM	52,3	21,418	112%	Increase driven by new acquisitions (Empuriabrava; Mataró; Girona and Mallorca)
# of Assets Acquired	3	1	200%	Mataró Nursery Home + Girona Hotel + Mallorca Hotel

5. NEXT POINT 2021 Q3 PROFIT & LOSS STATEMENT: CONSOLIDATED (IFRS)

NEXTPPOINT CAPITAL SOCIMI SA (€, in Thousands)	CONSOLIDATED June YTD 2021	CONSOLIDATED September YTD 2021
Net turnover	379	737
Works carried out by the Group for its fixed assets	196	376
Salaries and Benefits	-159	-257
Other Operating Expenses	-621	-865
EBITDA	-205	-10
Depreciation	-9	-10
Changes in value of investment properties	3,610	5,610
EBIT	3,396	5,590
Financial Expenses/ Incomes	-770	-1,384
Addition to financial expense assets	472	610
Net Financial Result	-298	-814
EBT	3,098	4,775

5. GROUP FINANCING

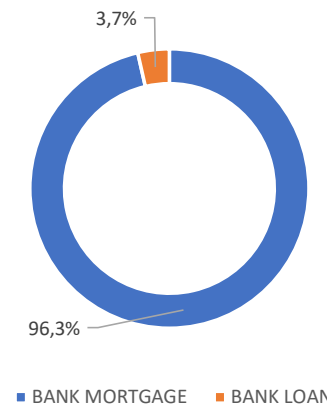


Bank Financing Sources	Drawn Down (million €)	Weighted Average Int. Rate	% of financing sources
BANK MORTGAGE	13.2	2.86%	96.3%
BANK LOAN	0.5	2.30%	3.7%
TOTAL BANK FINANCING	18.4	2.84%	100.0%

Healthy % of Bank Financing Leverage – Accumulated 25,8%
 (over RIC valuation as of 31.12.20 + 2021 ECO valuations for Mataró Nursery Home, Girona Hotel and Mallorca Hotel)

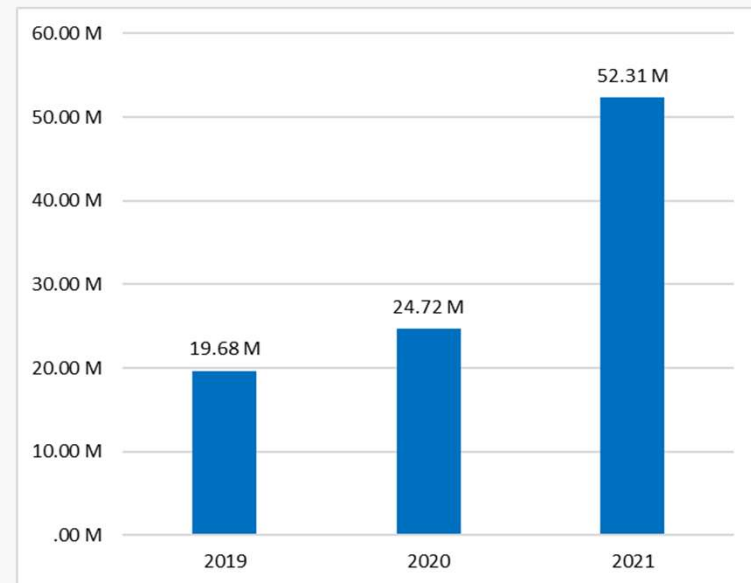
Other Financing Sources	(million €)
PPL (Participative Loan)	30.6

21Q3 BANK FINANCING SOURCES



5. CONSISTENT GROWTH OF THE ASSETS

APPRAISAL OF THE ASSETS



	As of 30 06 2021	As of 30 09 2021
Assets as of 31 12 2020	RIC Appraisal	RIC Appraisal
New acquisitions since January 2021	ECO Appraisal	ECO Appraisal

PARTNERS NETWORK

Advisors



Legal advisors

- Acquisition. due diligence. contract negotiations

Real estate partners

- Deal sourcing and valuation

Registered advisor

- Liquidity provider

Auditor

Fiscal advisors

- Due diligence support

External consultants

- Due diligence support

Software partner

Financing partners



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- The information presented relates to the results of 2021 with the addition of two transactions that were not reported in the second quarter report of 2021. As of the date of writing the report, one of those transactions is in the acquisition process and has not yet been completed.
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NEXT POINT
SOCIMI