

Barcelona (Spain), February 3, 2022

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.

REIT **ADVERO PROPERTIES** ACQUIRES A NEW RESIDENTIAL BUILDING, GROWING ITS MIDDLE-INCOME RENTAL PORTFOLIO

- The property, located in Martorell, is the twelfth residential asset of ADVERO's portfolio, bringing the total to 194 apartments, focused on the middle-income rental market.
- The acquisition takes place after formalizing a capital increase of €10 million on December 31 and within the framework of a new issue that the company plans to execute in the first quarter of 2022.

Barcelona, 3 February 2022.- ADVERO Properties SOCIMI, S.A., a real estate investment trust listed on Spain's BME Growth, specialized in middle-income rental housing, has formalised the acquisition of its twelfth residential asset in Spain.

The property is comprised of 24 apartments and 26 parking units in the city of Martorell (Barcelona), of which 21 apartments and 19 parking units are part of the transaction. It was built in 2006 and is fully rented out.

The asset is ADVERO's second acquisition in Martorell. The transaction comes just four months after ADVERO's debut in the municipality, where the company acquired another asset with 16 apartments, once again reinforcing the SOCIMI's strategy of balancing geographical diversification within Spain with economies of scale in the areas where it is present.

Following this transaction, ADVERO's portfolio totals 12 buildings and 194 apartments, all focused on the middle-income rental market in Spain. The company is now present in Barcelona (7 properties in the municipalities of Rubí, Sabadell, Terrassa and Martorell), Madrid (3 assets in the Tetuan and Vallecas neighbourhoods) and Malaga (2 properties in the Trinidad neighbourhood).

ADVERO finances its growth through a combination of both capital increases and bank debt. The company's general shareholders' meeting formalised last month of December a new capital increase of € 10 M and delegated to the Board of Directors the execution of a second issue of approximately € 6.5 M, expected to be conducted in the first quarter of 2022. In regards to financial debt, the company maintains a conservative policy of debt financing, establishing its maximum limit at 30% of net financial debt over the portfolio's value¹, which is why the ongoing capital increases and access to undrawn bank financing will place the company's investment capacity at 26.5 million euros, allowing ADVERO to more than double its investments and continue developing its growth plan.

¹ As of the date of this press release, the cash position resulting from the last capital increase exceeds the company's outstanding loans.

In its four years of operations, 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 98% in full-year operational assets in 2021, due to the high demand from the middle-income segment in Spain, and no default rents, ADVERO is additionally 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.

The strength of the demand in the segment of ADVERO's activity has led the company not to slow down its development in 2020-2021, obtaining financial resources amounting to € 22 M over these years and incorporating to its presence in Barcelona, Madrid and Malaga. ADVERO debuted on the stock market in November 2019, a few months before the start of the pandemic, having since achieved in these two years a revaluation of its shares of 48%.

As of January 31st, 2022, ADVERO shares are at a unit price on the stock exchange of 9.60 euros, a revaluation of 9.7% in the last 12 months, which sets the company's market cap at 34.0 million euros.

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's shares

Share capital: 3,537,485 shares

Market cap at 31/1/2022: € 34 M

Stock exchange: Mercado Alternativo Bursátil (MAB)

Stock ticker: YADV

ISIN: ES0105448007

More information can be found on the "Investors" section of www.adveroproperties.com

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