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c/ José Ortega y Gasset, 29  
Madrid 28006  
A-86971249

## **SPANISH STOCK MARKET COMMISSION (CNMV)**

In compliance with reporting requirements set forth in Article 82 of Act 24/1988, dated July 28 on the Stock Market (*Ley del Mercado de Valores*), Axiare Patrimonio SOCIMI, S.A. ("**Axiare Patrimonio**" or "the Company") notifies the Spanish Stock Market Commission (*Comisión Nacional del Mercado de Valore* or *CNMV*) of the following:

### **SIGNIFICANT INFORMATION ANNOUNCEMENT**

Axiare Patrimonio has received the valuation report at 30 June, 2015 for the property portfolio acquired at the valuation date. The market value of the company's portfolio amounts €633,060,000 (SIX HUNDRED AND THIRTY THREE MILLION SIXTY THOUSAND EUROS), as detailed in this report, reflecting a 11% increase from the portfolio acquisition price.

The properties have been valued by CBRE Valuation Advisory, S.A. according to RICS (Royal Institution of Chartered Surveyors) valuation standards, based on net market value at 30 June, 2015.

Please find the valuation certificate attached.

Madrid, 27<sup>th</sup> August 2015,

D. Luis López de Herrera-Oria  
Chief Executive Officer  
Axiare Patrimonio

# VALUATION REPORT

PROPERTY PORTFOLIO AXIARE PATRIMONIO

AXIARE PATRIMONIO SOCIMI, S.A.

C/ Ortega y Gasset 29, 5º Planta

28006 Madrid

**Date of Valuation: 30<sup>th</sup> of June 2015**

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# 1

## VALUATION REPORT

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# VALUATION REPORT



CBRE Valuation Advisory S.A.  
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Pº de la Castellana, 202 8º  
28046 Madrid  
Switchboard +34 91 598 19 00  
Fax + 34 91 556 96 90

<b>Report Date</b>	24 <sup>th</sup> of July 2015
<b>Addressees</b>	<b>AXIARE PATRIMONIO SOCIMI, S.A.</b> C/ Ortega y Gasset 29, 5º Planta 28006- MADRID A/A D. Guillermo Fernández - Cuesta
<b>The Property</b>	AXIARE property portfolio.
<b>Property Description</b>	Portfolio of offices, logistic warehouses, retail warehouses and a shopping centre.



Reference CBRE	Portfolío AXIARE	Location
1	C/ Francisca Delgado 11	Madrid
2	C/ Fernando El Santo 15	Madrid
3	Avda. de la Vega 15	Madrid
4	Centro Comercial Planetocio	Madrid
5	PL. Cabanillas M1	Guadalajara
6	PL. Cabanillas M2	Guadalajara
7	PL. Cabanillas M3	Guadalajara
8	PL Miralcampo	Guadalajara
9	PL. San Agustín de Guadalix	Madrid
10	PL. Rivas Vaciamadrid	Madrid
11	PL. Camarma de Esteruelas	Madrid
12	C/ Manuel de Falla 7	Madrid
13	PL. Valls	Barcelona
14	PL. Dos Hermanas	Sevilla
15	Diagonal 197	Barcelona
16	Bauhaus	Tarragona
17	Ribera del Loira 28	Madrid
18	Cristalia 2 & 3	Madrid
19	Cristalia 5&6	Madrid
20	Luca de Tena	Madrid
21	Padilla 17	Madrid
22	Local Padilla	Madrid
23	Tucuman	Madrid
24	Hotel Rafael Madrid Norte	Madrid

### Ownership Purpose

Investment.

### Instruction

To value on the basis of Market Value the freehold interest in the Property as at the Valuation Date, in accordance with your letter of instruction dated 23<sup>rd</sup> November 2014.

### Valuation Date

30<sup>th</sup> of June 2015

### Capacity of Valuer

Internal purpose only.

### Purpose

Accounting/internal purpose only

### Market Value

€ 633,060,000

(SIX HUNDRED AND THIRTY THREE MILLION, SIXTY THOUSAND EUROS)

Exclusive of VAT.

Our opinion of Market Value is based upon the Scope of Work and Valuation Assumptions attached, and has been primarily derived using comparable recent market transactions on arm's length terms.

We have valued the Properties individually and no account has been taken of any discount or premium that may be negotiated in the market if all or part of the portfolio was to be marketed simultaneously, either in lots or as a whole.

## Acquisition Costs

For valuation purposes, we have estimated the acquisition costs for the properties belonging to the portfolio of Axiare Patrimonio. We have deducted such costs from the gross Market Value of each property, resulting therefore in a net Market Value.

The following table reflects the acquisition costs assumed for each property taking into account its Gross Market Value:

Lower than 5 million euros	5-10 million euros	10-20 million euros	20-50 million euros	50-100 million euros	100-200 million euros	Higher than 200 million euros
4.57%	4.07%	3.57%	3.07%	2.57%	2.32%	2.07%

These acquisition costs include stamp duty, legal, agency and registry fees.

## Limitations

As of the 5th May 2015 we have revised the information received from the client, reviewing the rental details that serve for the valuation of the 31<sup>st</sup> March 2015 are correct. The following documents were used:

- Property title (purchase contracts)
- Plans
- Rental contracts
- Licences
- Energy Certificates

However, in relation to the present valuation it should be noted that we have not revised details such as actualizations in rent or any other changes that may have occurred since the previous valuation date, assuming that the information received from the client is correct.

## Compliance with Valuation Standards

The valuation has been prepared in accordance with The RICS Valuation – Professional Standards January 2014 ("the Red Book").



We confirm that we have sufficient current local and national knowledge of the particular property market involved, and have the skills and understanding to undertake the valuation competently. Where the knowledge and skill requirements of The Red Book have been met in aggregate by more than one valuer within CBRE, we confirm that a list of those valuers has been retained within the working papers, together with confirmation that each named valuer complies with the requirements of The Red Book.

### **Assumptions**

We have made various assumptions as to tenure, letting, town planning, and the condition and state of repair of building and site – including ground and groundwater contamination – as set out below.

If any of the information or assumptions on which the valuation is based are subsequently found to be incorrect, the valuation figures may also be incorrect and should be reconsidered.

### **Market Conditions**

The values stated in this report represent our objective opinion of Market Value in accordance with the definition set out below as of the date of valuation. Amongst other things, this assumes that the property has been properly marketed and that exchange of contracts took place on this date.

Going forward, we would draw your attention to the fact that the current volatility in the global financial system has created a significant degree of turbulence in commercial real estate markets across the world. Furthermore, the lack of liquidity in the capital markets means that it may be very difficult to achieve a sale of property assets in the short-term. We would therefore recommend that the situation and the valuations are kept under regular review, and that specific marketing advice is obtained should you wish to effect a disposal.

### **Valuer**

The Property has been valued by a valuer who is qualified for the purpose of the valuation in accordance with the RICS Valuation – Professional Standards (The Red Book).

### **Independence**

The total fees, including the fee for this assignment, earned by CBRE Valuation Advisory S.A. (or other companies forming part of the same group of companies within Spain) from the Addressee (or other companies forming part of the same group of companies) are less than 5.0% of the total Spain revenues.



**Conflicts of Interest**

We confirm that no conflict of interest exists.

**Reliance**

This report is for the use only of the parties to whom it is addressed for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents.

**Publication**

Neither the whole nor any part of our report nor any references thereto may be included in any published document, circular or statement nor published in any way without our prior written approval of the form and context in which it will appear.

Such publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Royal Institution of Chartered Surveyors Valuation – Professional Standards or the incorporation of the special assumptions referred to herein.

Yours faithfully



Fernando Fuente

Dolores Fernández

MRICS

**Vice-presidente**

**Head of Department**

RICS Registered Valuer

For and behalf of

For and behalf of

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Project Reference: VA15-0154

Report Version: Standard Valuation Report  
template\_2014 English Final Version

## SCHEDULE OF MARKET VALUES

PORTFOLIO: INVESTMENT PROPERTIES				
Reference	Property	Location	Market Value €	
1	C/ Francisca Delgado 11	Madrid	38.000.000 €	
2	C/ Fernando El Santo 15	Madrid	21.000.000 €	
3	Avda. de la Vega 15	Madrid	56.000.000 €	
4	Centro Comercial Planetocio	Madrid	15.600.000 €	
5	P.L. Cabanillas M1	Guadalajara	6.000.000 €	
6	P.L. Cabanillas M2	Guadalajara	6.200.000 €	
7	P.L. Cabanillas M3	Guadalajara	6.600.000 €	
8	P.L Miralcampo	Guadalajara	15.600.000 €	
9	P.L. San Agustín de Guadalix	Madrid	7.400.000 €	
10	P.L. Rivas Vaciamadrid	Madrid	18.700.000 €	
11	P.L. Camarma de Esteruelas	Madrid	31.100.000 €	
12	C/ Manuel de Falla 7	Madrid	35.800.000 €	

PORTFOLIO: INVESTMENT PROPERTIES				
Reference	Property	Location	Market Value €	
13	P.L. Valls	Barcelona	7.100.000 €	
14	P.L. Dos Hermanas	Sevilla	13.000.000 €	
15	Diagonal 197	Barcelona	55.900.000 €	
16	Bauhaus	Tarragona	28.100.000 €	
17	Ribera del Loira 28	Madrid	47.500.000 €	
18	Cristalia 2 & 3	Madrid	58.150.000 €	
19	Cristalia 5&6	Madrid	55.000.000 €	
20	Luca de Tena	Madrid	17.400.000 €	
21	Padilla	Madrid	51.900.000 €	
22	Local Padilla	Madrid	5.200.000 €	
23	Tucuman	Madrid	24.000.000 €	
24	Hotel Rafael Madrid Norte	Madrid	11.810.000 €	
MARKET VALUE			633.060.000	

## SCOPE OF WORK & SOURCES OF INFORMATION

### Sources of Information

We have carried out our work based upon information supplied to us by the client, which we have assumed to be correct and comprehensive.

- Property locations
- Plans and floorspace details
- Contracts and rent roll
- Non Recoverable expenses

### Inspection

The properties has been inspected internally and externally in 2015.

### Areas

We have not measured the Property but have relied upon the floor areas reflected in the lease agreements.

### Environmental Matters

We have not received an environmental report relating to the properties:

We have not undertaken, nor aware of the content of, any environmental audit or other environmental investigation or soil survey which may have been carried out on the Property and which may draw attention to any contamination or the possibility of any such contamination.

Additionally, we have not carried out any investigation into the past or present uses of the Property, nor of any neighbouring land, in order to establish whether there is any potential for contamination and have therefore assumed that none exists.

### Repair and Condition

We have not carried out building surveys, tested services, made independent site investigations, inspected woodwork, exposed parts of the structure which were covered, unexposed or inaccessible, nor arranged for any investigations to be carried out to determine whether or not any deleterious or hazardous materials or techniques have been used, or are present, in any part of the Property. We are unable, therefore, to give any assurance that the Property is free from defect.

**Town Planning**

We have not carried out town planning investigations, relying upon the information provided by the client. This has related to licences (work, occupation, activity, functioning...).

**Titles, Tenures and Lettings**

Details of title/tenure under which the Property is held and of lettings to which it is subject are as supplied to us. We have not generally examined nor had access to all the deeds, leases or other documents relating thereto. Where information from deeds, leases or other documents is recorded in this report, it represents our understanding of the relevant documents. We should emphasise, however, that the interpretation of the documents of title (including relevant deeds, leases and planning consents) is the responsibility of your legal adviser.

We have not conducted credit enquiries on the financial status of any tenants. We have, however, reflected our general understanding of purchasers' likely perceptions of the financial status of tenants.

## VALUATION ASSUMPTIONS

### Capital Values

The valuation has been prepared on the basis of "Market Value" which is defined 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 compulsion".

No allowances have been made for any expenses of realisation nor for taxation which might arise in the event of a disposal. Acquisition costs have not been included in our valuation.

No account has been taken of any inter-company leases or arrangements, nor of any mortgages, debentures or other charges.

No account has been taken of the availability or otherwise of capital based Government or European Community grants.

### Rental Values

Rental values indicated in our report are those which have been adopted by us as appropriate in assessing the capital value and are not necessarily appropriate for other purposes nor do they necessarily accord with the definition of Market Rent.

### The Property

Where appropriate we have regarded the shop fronts of retail and showroom accommodation as forming an integral part of the building.

Landlord's fixtures such as lifts, escalators, central heating and other normal service installations have been treated as an integral part of the building and are included within our valuations.

Process plant and machinery, tenants' fixtures and specialist trade fittings have been excluded from our valuations.

All measurements, areas and ages quoted in our report are approximate.



## Environmental Matters

In the absence of any information to the contrary, we have assumed that:

(a) the Property is not contaminated and is not adversely affected by any existing or proposed environmental law;

(b) any processes which are carried out on the Property which are regulated by environmental legislation are properly licensed by the appropriate authorities.

High voltage electrical supply equipment may exist within, or in close proximity of, the Property. The National radiological Protection Board (NRPB) has advised that there may be a risk, in specified circumstances, to the health of certain categories of people. Public perception may, therefore, affect marketability and future value of the property. Our valuation reflects our current understanding of the market and we have not made a discount to reflect the presence of this equipment.

## Repair and Condition

In the absence of any information to the contrary, we have assumed that:

(a) there are no abnormal ground conditions, nor archaeological remains, present which might adversely affect the current or future occupation, development or value of the property;

(b) the Property is free from rot, infestation, structural or latent defect;

(c) no currently known deleterious or hazardous materials or suspect techniques, including but not limited to Composite Panelling, have been used in the construction of, or subsequent alterations or additions to, the Property; and

(d) the services, and any associated controls or software, are in working order and free from defect.

We have otherwise had regard to the age and apparent general condition of the Property. Comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

**Title, Tenure,  
Planning and Lettings**

Unless stated otherwise within this report, and in the absence of any information to the contrary, we have assumed that:

(a) the Property possesses a good and marketable title free from any onerous or hampering restrictions or conditions;

(b) all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;

(c) the Property is not adversely affected by town planning or road proposals;

(d) all buildings comply with all statutory and local authority requirements including building, fire and health and safety regulations;

(e) only minor or inconsequential costs will be incurred if any modifications or alterations are necessary in order for occupiers of each Property to comply with the provisions of the relevant disability discrimination legislation;

(f) there are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on review or renewal;

(g) tenants will meet their obligations under their leases;

(h) there are no user restrictions or other restrictive covenants in leases which would adversely affect value;

(i) where appropriate, permission to assign the interest being valued herein would not be withheld by the landlord where required; and

(j) vacant possession can be given of all accommodation which is unlet or is let on a service occupancy.