



**HISPANIA ACTIVOS INMOBILIARIOS SOCIMI, S.A.** (“Hispania” or “the “Company””), pursuant to article 17 of Regulation (EU) 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse, and in article 228 of the restated text of the Spanish Securities Market Act, passed through Royal Legislative Decree 4/2015, of 23 October 2015, hereby discloses the following

### **SIGNIFICANT INFORMATION**

Hispania has signed a purchase option with Alchemy by which it could acquire its hotel portfolio comprising seven hotels located in the Balearic Islands (AluaSoul Palma, AluaSoul Mallorca Resort, AluaSoul Alcudia Bay, AluaSoul Ibiza and AluaSun Torrenova) and the Canary Islands (Ambar Beach in Fuerteventura and Parque San Antonio in Tenerife) for a total of 165 million euro.

Alua Hotels & Resorts will remain as the operator of the hotels through a lease agreement with a fixed component and a variable component in line with the rest of the hotels of Hispania.

Hispania expects to execute this purchase option, given the agreed circumstances occur, at the end of February 2018.

Find attached press release of the transaction

Madrid, 21<sup>st</sup> December, 2017.

**Hispania Activos Inmobiliarios, SOCIMI, S.A.**

#### **LEGAL NOTICE**

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Hispania was incorporated for an indefinite duration as per its by-laws. However, and according to the prospectus filed in connection with the admission to listing of Hispania’s shares on the Spanish Stock Exchanges, the company reminds its shareholders that its initially proposed value return proposal provides for the liquidation of the entire asset portfolio within six (6) years of the admission to listing without the need to submit such proposal to the shareholders for approval (alternatively, a favorable shareholder vote must be sought if the Board of Directors proposes to keep and actively manage all or part of the company’s portfolio on a permanent basis).

This is an English translation of the Spanish language document and has been made for informational purposes only. Should there be any discrepancy between the Spanish original and this translation, the original shall always prevail.



## PRESS RELEASE

### **HISPANIA SIGNS AN AGREEMENT TO ACQUIRE A PORTFOLIO OF SEVEN HOTELS FROM ALUA HOTELS & RESORTS FOR 165 MILLION EURO**

- **This transaction will enable a geographical and operator's diversification for Hispania's hotel portfolio**
- **The portfolio includes a significant potential to improve given that three hotels have recently been refurbished and Hispania will invest 20 million euro in refurbishing the remaining assets**
- **With this transaction Hispania surpasses 12,900 keys with a clear resort focus**

Madrid, 21<sup>st</sup> December, 2017.- Hispania has signed a purchase option with Alchemy; European private equity firm and investor in special situations, for the acquisition of seven hotels of the chain Alua Hotels & Resorts for a total of 165 million euro. The transaction is expected to be completed by the end of February 2018.

The portfolio of Alua Hotel & Resort subject to acquisition has more than 1,700 keys distributed in seven hotels in the Balearic Islands (AluaSoul Palma, AluaSoul Mallorca Resort, AluaSoul Alcudia Bay, AluaSoul Ibiza and AluaSun Torrenova) and the Canary Islands (Ambar Beach, in Fuerteventura and Parque San Antonio, in Tenerife).

Alua Hotels & Resorts will remain as the operator of the hotels through a lease agreement with a fixed component and a variable one in line with the rest of the hotels of Hispania. As part of the transaction Hispania expects to invest close to 20 million euro in refurbishing four assets, as the remaining three were subject to a complete repositioning during 2016 and 2017.

With this transaction Hispania increases its presence in the Balearic Islands, strengthening its position in the Island of Mallorca. Furthermore, Hispania also diversifies the management of its hotels with a new operator. After completing this transaction Hispania will have a total of 12,938 keys in 45 hotels, consolidating as the largest hotel owner in Spain.

*"Hispania demonstrates once more its execution capabilities with this transaction which allows a geographical and operators diversification while reinforcing its leadership in the resort market"* says Concha Ósacar, board member of Hispania.

For Thomas Boszko, Partner at Alchemy, *"the closing of this transaction credits the quality of the assets of Alua Hotels & Resorts and consolidates the company as an emerging player in the hotel sector"*.

Alua has a total of fifteen hotels with close to 3,200 keys in the Balearic and Canary Islands.



# HISPANIA

Activos Inmobiliarios

Portfolio subject to the purchase option agreement:

HOTEL	KEYS	LOCALIZATION
Hotel AluaSoul Mallorca Resort	371	Cala d'Or - Mallorca
Hotel AluaSoul Torrenova	256	Palmanova - Mallorca
Hotel AluaSoul Alcudia Bay	171	Alcudia - Mallorca
Hotel AluaSoul Palma de Mallorca	120	Playa de Palma - Mallorca
Hotel AluaSoul Ibiza	290	Santa Eulalia - Ibiza
<b>TOTAL BALEARIC ISLANDS</b>	<b>1.208</b>	
Hotel Parque San Antonio	249	Puerto de la Cruz - Tenerife
Hotel Ambas Beach	244	Jandía - Fuerteventura
<b>TOTAL CANARY ISLANDS</b>	<b>493</b>	
<b>TOTAL PORTFOLIO</b>	<b>1,701</b>	



**HISPANIA**

*Activos Inmobiliarios*



Hotel AluaSoul Mallorca Resort



Hotel AluaSoul Ibiza



Hotel Parque San Antonio



## **FOR FURTHER INFORMATION:**

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## **About Hispania**

Hispania became listed on the Spanish Stock Exchange on the 14th of March of 2014 and as of today it has raised €1,083 million. Hispania's current portfolio includes more than 209,600 sqm in offices, more than 700 dwellings and more than 11,200 keys.

Hispania's goal is to capture investment opportunities in the Spanish Real Estate markets and creating a portfolio of high quality assets in the residential, hotel and offices sectors.

Hispania is part of the FTSE EPRA / NAREIT Global Real Estate Index, Ibex Mid Cap Index, Euronext IEIF REIT Europe Index and S&P Global Real Estate Index.

In accordance with best corporate governance international practices, Hispania's Board of Directors, chaired by Rafael Miranda, has a majority of independent Board Members.

Hispania is externally managed by Azora Gestión S.G.I.I.C., S.A., which has granted it total exclusivity for all of its investment deal flow in Spain, except for student housing.

## **About Azora**

Grupo Azora (hereinafter "Azora") is a leading Spanish independent asset manager, founded in 2004 and with more than €4,000 million of assets under management. Azora manages Hispania through its subsidiary Azora Gestión S.G.I.I.C., S.A., a regulated asset management company under the supervision of the Spanish Stock Exchange regulator (CNMV).

Azora's platform is one of the largest in Spain, with a team of more than 200 professionals with extensive experience across the Real Estate value chain, including deal origination, structuring and investment, new developments and repositioning, asset and property management as well as disposal of individual assets or portfolios. Azora is specialized in four assets classes: residential (Azora manages the biggest portfolio under rent in Spain, with 12,391 dwellings), student housing (upto November 2017 managing the biggest portfolio in the country, with 8,530 beds) and the biggest hotel portfolio under rent in Spain, with more than 12,000 rooms.

## **Sobre Alua Hotels & Resorts**

Alua Hotels & Resorts is a hotel group created in 2015 by a group of professionals in the hotel sector and by the European private equity firm Alchemy, who has invested more than 4,000 million euro since its inception. With the aim of becoming a reference in the mid-high segment, Alua Hotels & Resorts has a portfolio of fifteen hotels with close to 3,200 keys in the Balearic and Canary Islands, and expects to expand through the incorporation of hotels and resorts under the category of 3,4 and 5 star, which offer holiday and entertainment experiences in the main touristic destinations of sun and beach of the Iberian Peninsula.