



Árma Real Estate SOCIMI, S.A.
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SPANISH NATIONAL STOCK MARKET COMMISSION

Pursuant to the provisions in articles 17 of Regulation (EU) 596/2014 of the European Parliament and of the Council of 16 April, on market abuse, and 226 of the consolidated text of the Spanish Stock Market Act, approved by Royal Legislative Decree 4/2015 of 23 October and its concordant provisions, Árma Real Estate SOCIMI, S.A. (hereinafter, "Árma" or the "Company") hereby notifies the following

RELEVANT INFORMATION

Árma announces the completion of the acquisition of two office buildings located in Madrid for a total amount of 62,750,000 euros. The Company had announced the signing of a binding purchase agreement for these assets on the 27th December 2018.

The two office properties comprise 20,200m² of total gross leasable area and 395 parking spaces. The properties are located in the most consolidated Madrid office sub-markets, one, in the urban area at the junction of the M-30 and A-2 highways, and the other, in the Cristalia Business Park, in Campo de las Naciones.

Press release attached.

Madrid, 7th February 2019

Mr Luis Alfonso López de Herrera-Oria
Chief Executive Officer
Árma Real Estate

Press Release

The REIT acquires four prime assets in two months and has already invested all of the funds provided by its shareholders in the IPO

The Árima team fulfils its initial investment pledge

- **Árima completes the acquisition of two prime office properties in Madrid, thus fulfilling the binding investment pledge announced on 27th December 2018, in addition to the purchase of two further properties**
- **Two months after its IPO, the company has invested all funds contributed by shareholders and maintains a balanced portfolio consistent with its business model**
- **The portfolio, totalling 27,000 m² GLA and over 460 parking spaces, bears the seal of the “Árima” team as the acquisitions offer strong upside potential**
- **Árima also announces the signing of a EUR 30 million bridge loan with CaixaBank, which will allow it to continue expanding its real estate portfolio**



Photo: Árima. Árima JV42 draft render (Álvarez-Sala)

Madrid, 7 February 2019. Árima remains steadfast in its mission to generate value for its shareholders and comply with its commitments. In that vein, Árima has finalised the



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acquisition of two office buildings in Madrid, thus fulfilling the binding investment commitment announced on 27th December 2018. Árima also announces the signing of a EUR 30 million bridge loan with CaixaBank, which will allow it to continue expanding its portfolio.

On 27th December, the REIT announced the acquisition—for EUR 31 million—of its first two office assets, located in the heart of Madrid’s business district on calle María de Molina at the intersection with Príncipe de Vergara, and on the junction of Paseo de la Habana and Avenida de Alfonso XIII. It also announced a binding purchase agreement for two prime office properties that were completed as planned at the end of January 2019. This transaction amounts to EUR 62.75 million in total. The two office properties have a combined gross leasable area of 20,200 m² and 395 parking spaces.

The first of these properties is located on calle Josefa Valcarcel 42, within the M30-A2 submarket, near the new headquarters of Santander España and calle Arturo Soria, with rapid access to the airport. The building has outstanding visibility from the A2 highway, and is leased to reputable Spanish media groups. Árima has contracted the architecture firm, Álvarez-Sala, to undertake a comprehensive refurbishment of the building and transform it into a leading office asset in this submarket.

The other property is located in the Cristalia Business Park, in the Campo de las Naciones business district. It is one of the standout buildings in this submarket and is LEED Gold certified. The building is partially leased to a leading global insurance group, and the company is in advanced negotiations to complete its occupancy.

The REIT, which has been listed since 23 October 2018, has now completed the acquisition of four real estate assets thus investing all of the funds contributed by shareholders, replicating the successful strategy that yielded such favourable results in the past. The properties are consistent with the REIT’s investment strategy and comprise a balanced portfolio of income generating assets and strong upside potential.

According to Árima CEO, Luis Alfonso López de Herrera-Oria, “We are still able to identify good opportunities that — thanks to the agility and real estate experience of our team — we can execute quickly and enhance value as we have demonstrated in the past.”



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Assisting Árma in these transactions are: EY Abogados as legal counsel, PwC performing technical due diligence, and CBRE as global advisor.

About Árma Real Estate

Árma Real Estate is a Spanish Real Estate Trust (SOCIMI for its Spanish acronym) managed by an internal, exclusively dedicated management team created in 2018, with the aim of becoming the benchmark Spanish REIT in Madrid's office market. The company is led by Luis María Arredondo (Chairman of the Board) and Luis López de Herrera-Oria (Chief Executive Officer), and relies on the same reputable management team that ensured the success of Axiare Real Estate SOCIMI.

For more information

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