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axiare
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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**") notifies the Spanish Stock Market Commission (*Comisión Nacional del Mercado de Valores*) of the following:

SIGNIFICANT INFORMATION ANNOUNCEMENT

Axiare Patrimonio has announced the signing of a bilateral financial agreement with CaixaBank, S.A. for the amount of 30,000,000 EURO, with a 15-year term and a loan to value (LTV) ratio of approx. 50%.

The properties funded belong to the Company's office portfolio in Madrid: a singular prime office building located in calle Fernando el Santo (CBD) comprising 3,254 sqm SBA and 42 car parking spaces; and the Class A office building based in calle Francisca Delgado (Arroyo de la Vega submarket) with a GLA of 17,267 sqm and 395 parking spaces.

Axiare Patrimonio has thus accomplished the fulfillment of its expected Financing Programme over the asset portfolio acquired prior to the share capital raise fully subscribed in June.

Please find Press Release enclosed.

Madrid, September 21, 2015

D. Luis López de Herrera-Oria
CEO
Axiare Patrimonio

More than EUR 800 million of real estate investment in Spain in just over one year

Axiare Patrimonio receives EUR 30 million to continue growing

- The SOCIMI has completed a financing agreement with CaixaBank, thereby raising additional funds to invest in the acquisition of properties to continue growing as a company and generate value uplift for its shareholders.
- With this transaction the company has met its projected Financing Plan for the portfolio acquired prior to its share capital increase, close to EUR 300 million.
- The properties financed are two Grade A office properties that Axiare Patrimonio owns in strategic areas of Madrid, located on Calle Fernando El Santo and Calle Francisca Delgado.



Photo: Axiare Patrimonio. Fernando el Santo office building, Madrid.

Madrid, 21 September - Axiare Patrimonio continues to raise financing to complete its business plan, increase its property portfolio and continue to grow as a company. The SOCIMI (Listed Corporation for Investment in the Real Estate Market) has closed a EUR 30 million bilateral financing agreement with CaixaBank, which it will invest in the acquisition of new prime commercial properties, primarily located in Spain. The loan term is 15 years and represents a 50% LTV leveraging, in line with the Company's targets and as detailed in the EUR 395 million share capital increase prospectus that was fully subscribed in June 2015.

With this new agreement, the Company has met its projected Financing Plan for the assets in the portfolio that were acquired prior to the share capital increase and which equates to the raising of an amount of EUR 294 million. Just over the summer months it has raised more than EUR 100 million via three financing bilateral deals with Banco Santander (EUR 42.3 million), Bankinter (EUR 27.4 million) and ING Bank (EUR 37.3 million). "We have the backing of the banks, that completely trust us and our business plan. We continue to grow, increasing our portfolio in Madrid and Barcelona and the yield and quality of our properties. The objective of which is to continue to create value for our shareholders", confirmed Axiare Patrimonio's CEO, Luis López de Herrera-Oria.

The financed properties form part of the company's Madrid prime office portfolio. The Fernando El Santo property – a fully refurbished Grade A office building and is considered to be a listed heritage property –, is located in the centre of the Paseo de la Castellana area and comprises 3,254 sqm (GLA) and benefits from 42 parking spaces, which is very unusual in similar office properties in this area of the Madrid Business District.

The Francisca Delgado property – built by the architect Rafael de la Hoz – comprises 17,267 sqm (GLA - Gross Lettable Area) of Grade A office space and 395 parking spaces located in the established Arroyo de la Vega business district, with excellent access to the airport and Madrid's main ring roads.

More than EUR 800 million invested and investment opportunities exceeding EUR 1,400 million

The funds obtained via the financing deals with banks and via the share capital increase, which saw the Company double in size in June, will allow Axiare Patrimonio to continue to maintain its investment plan. The Company is currently analysing more than EUR 1,400 million of investment opportunities.

The funds raised in the financing agreement signed today with CaixaBank will be used for new acquisitions of properties located in Madrid and Barcelona's main financial districts, in line with its existing portfolio, of which 40% comprises offices located in the Madrid and Barcelona CBDs (Central Business Districts).

In just over a year, Axiare Patrimonio has invested EUR 805 million in 11 deals, via which it has acquired 28 commercial properties in the Spanish real estate sector. The company's portfolio comprises 73% Grade A offices, 18% logistics platforms and 9% other commercial properties, such as shopping centres and retail warehouses. As at 30 June, the portfolio had increased in value by 11%, based on the valuation certificate issued by the world's leading real estate consultancy CBRE, which was carried out based on RICS (Royal Institution of Chartered Surveyors) standards and as published with the CNMV (Spanish Stock Market Commission).

As detailed in the Company's strategic plan, Axiare Patrimonio's investment objective is focused on the acquisition of Grade A office buildings - or that have the potential to be - that

require active management in the most sought after business districts in Barcelona and Madrid, logistics platforms on the main distribution highways and shopping centres and retail parks across Spain.

About Axiare Patrimonio:

Axiare Patrimonio is a Spanish company that listed on the Madrid Stock Exchange as a SOCIMI (*Sociedad Anónima Cotizada de Inversión Inmobiliaria*), on July 9, 2014. Its primary activity is the identification of investment opportunities in the Spanish real estate market and the creation of a prime property portfolio that provides an attractive yield for its shareholders.

The company's value creation strategy is based on the active management of its portfolio, carried out by an expert team solely dedicated to this task and the repositioning of its property portfolio. Axiare Patrimonio's investment activity is focused on the acquisition of Grade A office buildings - or that have the potential to be - in the city centres and most sought after business districts in Madrid and Barcelona, logistics platforms on the main distribution highways and retail space in established areas in Spain.

Since its IPO, the company has completed 11 investment transactions for a value of more than EUR 800 million, via which it acquired 28 income-producing properties with a total gross lettable area of around half a million sqm.

AXIARE Patrimonio is a member of EPRA (European Public Real Estate Association).

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