

SPANISH STOCK MARKET COMMISSION (CNMV)

In compliance with reporting requirements set forth in Article 228 of the revised text on the Stock Market, approved by the Royal Legislative Decree Act 4/2015, dated 23 October, Axiare Patrimonio SOCIMI, S.A. (hereinafter, "Axiare **Patrimonio**" or "The Company") notifies the Spanish Stock Market Commission (*Comisión Nacional del Mercado de Valores*) of the following

IMPORTANT INFORMATION ANNOUNCEMENT

Axiare Patrimonio announces the acquisition of an office building located in Sant Cugat del Vallés, Barcelona, for EUR 19,500,000. The asset has a gross lettable area (GLA) of 12,000 sqm, arranged over 5 floors of 2,500 sqm each. The property features 339 car parking spaces and 70 motorbike parking spaces.

See attached press release.

Madrid, 24 March 2017

Luis López de Herrera-Oria
CEO
Axiare Patrimonio

This is the fourth acquisition closed in 2017 and takes the total volume invested so far this year to almost EUR158 million

Axiare Patrimonio acquires its first property since the company's share capital increase

- **Axiare Patrimonio invests EUR 19.5 million in a prime office building which comprises a total GLA of 12,000 sqm and has more than 400 parking spaces.**
- **The recently built asset is located in Sant Cugat, one of the areas that has become highly sought-after by tenants during the past 12 months, and that currently boasts one of the highest occupancy rates in Barcelona. The asset is located close to the headquarters of Hewlett-Packard, TVE, Deutsche Bank, Banco Sabadell, Mapfre, Nespresso and Gas Natural.**
- **Following this off-market transaction, the Socimi starts investing the funds raised from the last share capital increase to acquire one of the properties that was included in the pipeline outlined during the results presentation.**



Photo: Axiare Patrimonio. Building located on Avenida Can Fatjó dels Aurons

Madrid, 24 March 2017. Axiare Patrimonio has completed its first acquisition following the share capital increase completed in March. The Socimi has invested EUR 19.5 million in acquiring an office building comprising a GLA of 12,000 sqm and over 400 parking spaces. The property features 2,500 sqm floor plates, as well as an auditorium with capacity to hold up to 200 people. The building will provide annual rents of EUR 1.25 million for the next two years.

The acquired property is located on Avenida Can Fatjó dels Aurons in Sant Cugat del Vallés, Barcelona. Sant Cugat is a strategic office submarket which benefits from excellent communication via the C-16 and AP-7 highways and is located 5 minutes' walk from Sant Joan Station. The area boasts institutional owners such as Mapfre, Axa, Catalana Occidente, Banco Sabadell and Merlin. Sant Cugat has become highly sought-after by tenants during the past 12 months and currently boasts one of the highest occupancy rates in Barcelona.

Press release

Luis López de Herrera Oria, CEO of Axiare noted that “this first acquisition completed with funds raised from the last share capital increase, is a clear sign of the Company’s commitment to reinvesting in the business in order to continue creating value for its shareholders”. López de Herrera Oria added that “we have purchased a magnificent office building 27% below its replacement cost which provides us with very strong value uplift potential”.

By signing this latest deal and just three months into 2017, Axiare Patrimonio has now invested EUR 157.9 million in acquiring four commercial properties, totalling 46,354 sqm and almost 1,300 parking spaces. This property is one of the buildings included in the pipeline that was outlined during the results presentation in February.

In this transaction Axiare Patrimonio was advised by EY, BNP Real Estate and Estrada & Partners.

About Axiare Patrimonio:

Axiare Patrimonio is a Spanish company that has been listed on the Madrid Stock Exchange as a SOCIMI (*Sociedad Anónima Cotizada de Inversión Inmobiliaria*), since 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 with strong potential value uplift 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 - in order to maximise its quality, occupancy and value and transform the properties in to the leading schemes in their catchment area. Axiare Patrimonio’s investment activity is focused on the acquisition of Grade A office buildings - or that have the potential to be - in the CBD and the most sought after business districts in Madrid and Barcelona; logistics platforms on the main distribution highways and retail schemes in established areas in Spain.

For more information, please contact:

Axiare Patrimonio Press Office:

Biel Huguet

Tel: +34 91 576 52 50 / + 34 637 883 468

Email: bhuguet@estudiodecomunicacion.com

Head of Axiare Patrimonio Investor Relations:

Carmen Boyero-Klossner

Tel: +34 91 431 93 17

Email: investors@axiare.es