

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 has acquired the company Chameleon (Cedro) S.L., owner of the Cedro Building located at Calle Anabel Segura, in a share deal, effectively resulting in an acquisition price for the property of EUR 43,500,000.

Axiare Patrimonio has also signed two bilateral financing agreements with Banco Santander for a total of EUR 34,200,000.

- The first agreement, for EUR 26.4 million, has a 7-year term and a loan-to-value (LTV) of approximately 63%. The financed property is the office building located at Calle Sagasta 31-33, which was recently acquired by Axiare Patrimonio.
- The second agreement, for EUR 7.8 million, forms an additional tranche of the loan that the company completed in July 2015, financing the Velázquez property.

See attached Press release.

Madrid, 1 February 2017.

Luis López de Herrera-Oria
CEO
Axiare Patrimonio

The Socimi has completed a financing agreement with Santander for EUR 34.2 million, which it will invest in further growth

Axiare Patrimonio acquires the Capgemini headquarters for EUR 43.5 million

- **Axiare completes the acquisition of the Cedro Building, headquarters of the consultancy firm Capgemini in Spain, for EUR 43.5 million. The office building comprises a gross lettable area (GLA) of 17,032 sqm and 381 parking spaces.**
- **This sole-use office building is located in the Arroyo de la Vega office area in Madrid, a strategic area with excellent access to the A-1 motorway, the airport, Madrid's CBD and its main ring roads.**
- **The Socimi headed up by Luis López de Herrera-Oria, has also signed two new financing agreements with Banco Santander for EUR 34.2 million, bringing total financing received since its initial listing on the Stock Exchange to EUR 572 million.**



Photo: Cedro Building, owned by Axiare Patrimonio

Madrid, 1 February 2017. Axiare Patrimonio has completed two transactions that further strengthen its business plan. It has completed both the off-market acquisition of an office building and signed a financing agreement for more than EUR 34 million with Banco Santander, with which it plans to make further acquisitions.

The Socimi headed up by Luis López de Herrera-Oria has completed the acquisition of the Cedro Building in Madrid for EUR 43.5 million. The office building, comprising a gross lettable area (GLA) of 17,032 sqm and 381 parking spaces, is almost entirely let to the international consultancy firm Capgemini.

With the property currently close to a 90% occupancy level, this transaction will provide Axiare Patrimonio with an immediate income stream. The property is located on Calle Anabel Segura, in the Arroyo de la Vega area, where many major multinationals, such as ING, Toyota, Procter & Gamble, Indra, BP and Mercedes Benz have their headquarters. The property also benefits from direct access to the A-1 motorway and the airport. Madrid's CBD and its main ring roads are all within easy reach.

Press Release



The CEO of Axiare Patrimonio confirmed “with this acquisition, Axiare Patrimonio is setting the pace for its investment strategy in 2017. We continue to acquire high quality properties at competitive prices and with significant potential for improvement under our expert management”. López de Herrera-Oria added: “The Cedro building is a very institutional product, thanks to its location, main tenant and its construction quality. This was an acquisition of a strategic property with very strong value uplift potential”.

The size of Axiare Patrimonio’s property portfolio is currently circa EUR 1,350 million. 74% of the portfolio comprises office assets, of which almost half are in strategic locations in the CBDs of Madrid and Barcelona; 16% are logistics warehouses situated in key locations for goods distribution around Spain; and the remaining 10% are retail warehouses with high visitor footfalls.

Axiare Patrimonio was advised by EY on the legal, technical and commercial side. The seller was advised by Garrigues on the legal side and Aguirre Newman and JLL on the brokerage side.

Axiare Patrimonio also has the full backing of the banks, which has been further demonstrated by two new financing agreements signed with Banco Santander. These will allow the Socimi to continue its growth strategy, bringing total bank financing since its initial listing on the Stock Exchange, to EUR 572 million.

The new loans signed with Banco Santander have been agreed with highly flexible terms and conditions and at a very competitive interest rate, in line with the company’s financing strategy. The loans will provide EUR 34.2 million to the company and will be used to continue to expand and improve the existing portfolio.

The CEO of Axiare Patrimonio noted: “Axiare Patrimonio’s financing structure is one of the most stable and competitive in the market. Since we first listed on the Stock Exchange two and a half years ago, we have signed financing agreements with various banks, primarily Banco Santander, ING and CaixaBank, which demonstrates their confidence in our portfolio and the company’s management”.

For this financing agreement, Axiare Patrimonio received legal advisory services from Gómez-Acebo y Pombo, while Banco Santander was advised by Watson Farley & Williams.

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

Press Release



Head of Axiare Patrimonio Investor Relations:

Carmen Boyero-Klossner

Tel: +34 91 431 93 17

Email: investors@axiare.es