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José Ortega y Gasset 29, 5ª
Madrid 28006
A-86971249

SPANISH STOCK MARKET COMMISSION (CNMV)

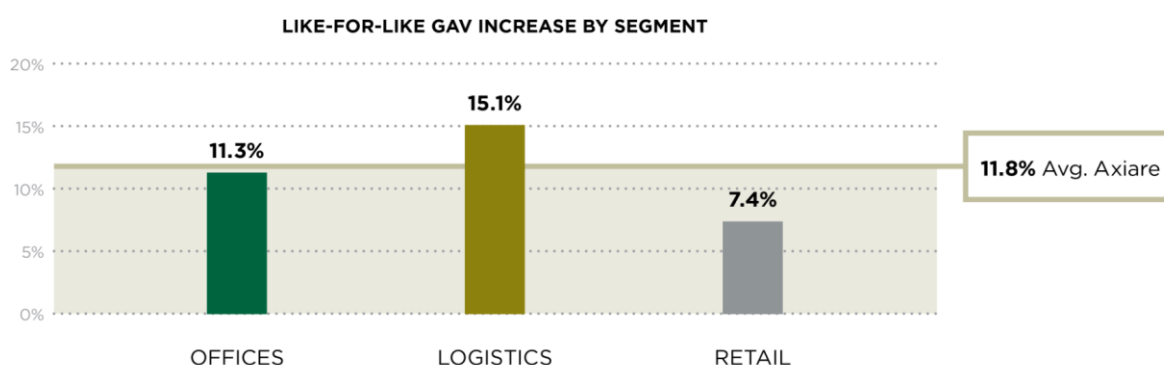
In compliance with reporting requirements set forth in Article 82 of Act 24/1988, dated 28 July, on the Stock Market, Axiare Patrimonio SOCIMI, S.A. (hereinafter, "Axiare Patrimonio" or "The Company") notifies the Spanish Stock Market Commission (Comisión Nacional del Mercado de Valores) of the following

SIGNIFICANT INFORMATION ANNOUNCEMENT

Axiare Patrimonio has received the valuation report at 31 December 2015 for its property portfolio at the valuation date. The properties have been valued by CBRE Valuation Advisory, S.A. according to RICS (Royal Institution of Chartered Surveyors) valuation standards.

The valuation of the company's properties rose to **EUR 858.8 million** as at 31 December 2015, delivering valuation growth of **15.3%** on acquisition price and **11.8%** on a like-for-like¹ basis since 31 December 2014.

The chart below illustrates the valuation growth breakdown on a like-for-like¹ basis for the twelve-month period:



The key drivers behind the company's portfolio valuation movement for the 12-month period include:

¹ Comparing with the same properties included in the portfolio at December 2014

- **Sustained investor appetite:** equivalent yields reduced by 68 basis points over the period due to the strength of demand for properties in our market.
- **Rental value growth:** since the start of the financial year, rental values have grown by 4.6%. Our quality portfolio has continued to benefit from the shift in favour of landlords with class A properties in the occupational market.
- **Asset management:** our asset management activity has captured part of the reversionary upside across our portfolio. Leasing activity, rent reviews and renewals of the investment portfolio over the period helped reduce the vacancy rate on a like-for-like¹ basis and secured additional rental income that was ahead of December 2014 ERV's growth.
- **Redevelopment properties:** the valuation of redevelopment projects increased by 24.2% on a like-for-like¹ basis. The valuation of these properties currently represents 11.2% of the total portfolio at year end.

The tables below show the portfolio breakdown based on the market value determined by CBRE Valuation Advisory (RICS) at 31 December 2015:

	Acquisition price EURm	Valuation FY15 EURm	Weighting %	LfL ¹ Valuation performance EURm	LfL ¹ Valuation performance %	Valuation performance on acq. price EURm	Valuation performance on acq. price %
Offices	548.3	620.2	72.2%	33.4	11.3%	71.9	13.1%
Madrid	495.3	562.2	65.5%	28.4	11.7%	66.9	13.5%
CBD	155.6	180.0	21.0%	13.6	26.5%	24.4	15.7%
BD	339.8	382.3	44.5%	14.8	7.8%	42.5	12.5%
Barcelona	53.0	58.0	6.8%	5.0	9.4%	5.0	9.4%
Logistics	106.1	130.3	15.2%	15.2	15.1%	24.2	22.8%
Madrid	78.7	94.9	11.1%	12.5	15.2%	16.2	20.6%
Cataluña	18.0	21.8	2.5%	1.2	18.5%	3.8	21.1%
Other	9.4	13.6	1.6%	1.5	12.4%	4.2	44.4%
Others	90.5	108.3	12.6%	3.2	7.4%	17.8	19.7%
PORTFOLIO	744.9	858.8	100%	51.8	11.8%	113.9	15.3%
	Acquisition price EURm	Valuation FY15 EURm	Weighting %	LfL ¹ Valuation performance EURm	LfL ¹ Valuation performance %	Valuation performance on acq. price EURm	Valuation performance on acq. price %
Investment Properties	660.2	762.8	88.8%	44.2	10.8%	102.6	15.5%
Redevelopment	84.7	96.0	11.2%	7.6	24.2%	11.3	13.3%
PORTFOLIO	744.9	858.8	100%	51.8	11.8%	113.9	15.3%



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Please find the valuation certificate and press release attached.

Madrid, 2nd February 2015,

D. Luis López de Herrera-Oria
Chief Executive Officer
Axiare Patrimonio

VALUATION REPORT

PROPERTY PORTFOLIO AXIARE PATRIMONIO

AXIARE PATRIMONIO SOCIMI, S.A.

C/ Ortega y Gasset 29, 5º Planta

28006 Madrid

Date of Valuation: 31st of December 2015

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The contents of this Report may only be relied upon by:

- (i) Addressees of the Report; or
- (ii) Parties who have received prior written consent from CBRE in the form of a reliance letter.

This Report is to be read and construed in its entirety and reliance on this Report is strictly subject to the disclaimers and limitations on liability on page 18. Please review this information prior to acting in reliance on the contents of this Report. If you do not understand this information, we recommend you seek independent legal counsel.

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VALUATION REPORT

VALUATION REPORT



CBRE Valuation Advisory S.A.
Edificio Castellana 200
Pº de la Castellana, 202 8º
28046 Madrid
Switchboard +34 91 598 19 00
Fax + 34 91 556 96 90

Report Date	26 th January 2016
Addressees	<p>AXIARE PATRIMONIO SOCIMI, S.A. C/ Ortega y Gasset 29, 5º Planta 28006- MADRID A/A D. Guillermo Fernández – Cuesta Director Inmobiliario y adjunto a Consejero Delegado.</p>
The Property	This report is for the valuation of the property portfolio of AXIARE Patrimonio.
Property Description	Portfolio of offices, logistic warehouses, and other assets as set in the table below:

Reference CBRE	Property Portfolio AXIARE	Location
1	C/ Francisca Delgado 11	Madrid
2	C/ Fernando El Santo 15	Madrid
3	Avda. de la Vega 15	Madrid
4	Centro Comercial Planetocio	Madrid
5	P.L. Cabanillas M1	Guadalajara
6	P.L. Cabanillas M2	Guadalajara
7	P.L. Cabanillas M3	Guadalajara
8	P.L. Miralcampo	Guadalajara
9	P.L. San Agustín de Guadalix	Madrid
10	P.L. Rivas Vaciamadrid	Madrid
11	P.L. Camarma de Esteruelas	Madrid
12	C/ Manuel de Falla 7	Madrid
13	P.L. Valls	Barcelona
14	P.L. Dos Hermanas	Sevilla
15	Diagonal 197	Barcelona



Reference CBRE	Property Portfolio AXIARE	Location
16	Bauhaus	Tarragona
17	Ribera del Loira 28	Madrid
18	Cristalia 2 & 3	Madrid
19	Cristalia 5&6	Madrid
20	Luca de Tena	Madrid
21	Padilla 17	Madrid
22	Tucuman	Madrid
23	Hotel Rafael Madrid Norte	Madrid
24	Ramírez Arellano	Madrid
25	Don Ramón de la Cruz	Madrid
26	Constantí	Tarragona
27	Avenida de Bruselas 38	Madrid
28	Alcalá 506	Madrid
29	Luca de Tena 6	Madrid
30	Las Mercedes Open Park	Madrid
31	P. de Somport	Madrid

Ownership Purpose

Investment.

Instruction

To value on the basis of Market Value the freehold interest in the Property as at the Valuation Date, in accordance with your letter of instruction dated 23rd November 2014.

Valuation Date

31st of December 2015

Capacity of Valuer

Internal purpose only.

Purpose

Accounting/internal purpose only

Market Value

€ 858,800,000

**(EIGHT HUNDRED FIFTY-EIGHT MILLION EIGHT
HUNDRED THOUSAND EUROS)**

Exclusive of VAT

Our opinion of Market Value is based upon the Scope of Work and Valuation Assumptions attached, and has been primarily derived using comparable recent market transactions on arm's length terms.

We have valued the Properties individually and no account has been taken of any discount or premium that may be negotiated in the market if all or part of the portfolio was to be marketed simultaneously, either in lots or as a whole.

Limitations

On the 5th May 2015 a revision of the all the documentation was undertaken to check that the rent roll details provided for the 31st March 2015 valuation were correct. This involved revising:

- Property title documents (purchase contracts)
- Plans
- Rental contracts
- Licences
- Energy certificates

For those assets purchased before 31st March 2015 we have relied upon the information provided by the client. However for the current valuation we have not checked details relating to any changes such as new tenants or other variations that could have affected the value of the property since the above mentioned date. We have assumed that the information provided by the client is correct.

Compliance with Valuation Standards

The valuation has been prepared in accordance with The RICS Valuation – Professional Standards January 2014 (“the Red Book”).

We confirm that we have sufficient current local and national knowledge of the particular property market involved, and have the skills and understanding to undertake the valuation competently. Where the knowledge and skill requirements of The Red Book have been met in aggregate by more than one valuer within CBRE, we confirm that a list of those valuers has been retained within the working papers, together with confirmation that each named valuer complies with the requirements of The Red Book.

Assumptions

We have made various assumptions as to tenure, letting, town planning, and the condition and state of repair of building and site – including ground and groundwater contamination – as set out below.

If any of the information or assumptions on which the valuation is based are subsequently found to be incorrect, the valuation figures may also be incorrect and should be reconsidered.

Market Conditions The values stated in this report represent our objective opinion of Market Value in accordance with the definition set out below as of the date of valuation. Amongst other things, this assumes that the property has been properly marketed and that exchange of contracts took place on this date.

Going forward, we would draw your attention to the fact that the current volatility in the global financial system has created a significant degree of turbulence in commercial real estate markets across the world. Furthermore, the lack of liquidity in the capital markets means that it may be very difficult to achieve a sale of property assets in the short-term. We would therefore recommend that the situation and the valuations are kept under regular review, and that specific marketing advice is obtained should you wish to effect a disposal.

Valuer The Property has been valued by a valuer who is qualified for the purpose of the valuation in accordance with the RICS Valuation – Professional Standards (The Red Book).

Independence The total fees, including the fee for this assignment, earned by CBRE Valuation Advisory S.A. (or other companies forming part of the same group of companies within Spain) from the Addressee (or other companies forming part of the same group of companies) are less than 5.0% of the total Spain revenues.

Conflicts of Interest We confirm that no conflict of interest exists.

Reliance This report is for the use only of the parties to whom it is addressed for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents.

Publication

Neither the whole nor any part of our report nor any references thereto may be included in any published document, circular or statement nor published in any way without our prior written approval of the form and context in which it will appear.

Such publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Royal Institution of Chartered Surveyors Valuation – Professional Standards or the incorporation of the special assumptions referred to herein.

Yours faithfully



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Project Reference: VA16-0015

Report Version: Standard Valuation Report
template_2015 English Final Version

SCHEDULE OF MARKET VALUES

Reference	Property	City	Market Value 31/12/15 €
1	C/ Francisca Delgado 11	Madrid	40.000.000
2	C/ Fernando El Santo 15	Madrid	26.000.000
3	Avda. de la Vega 15	Madrid	59.000.000
4	Centro Comercial Planetocio	Madrid	15.600.000
5	P.L. Cabanillas M1	Guadalajara	5.900.000
6	P.L. Cabanillas M2	Guadalajara	6.900.000
7	P.L. Cabanillas M3	Guadalajara	7.900.000
8	PL Miralcampo	Guadalajara	15.600.000
9	P.L. San Agustín de Guadalix	Madrid	7.600.000
10	P.L. Rivas Vaciamadrid	Madrid	19.500.000
11	P.L. Camarma de Esteruelas	Madrid	31.500.000
12	C/ Manuel de Falla 7	Madrid	39.000.000
13	P.L. Valls	Barcelona	7.700.000
14	P.L. Dos Hermanas	Sevilla	13.600.000
15	Diagonal 197	Barcelona	58.000.000
16	Bauhaus	Tarragona	30.700.000
17	Ribera del Loira 28	Madrid	48.200.000
18	Cristalia 2 & 3	Madrid	58.150.000

Reference	Property	City	Market Value 31/12/15
19	Cristalia 5 & 6	Madrid	56.000.000
20	Luca de Tena	Madrid	18.000.000
21	Padilla	Madrid	80.150.000
22	Tucuman	Madrid	24.500.000
23	Hotel Rafael Madrid Norte	Madrid	13.000.000
24	Ramírez Arellano	Madrid	19.000.000
25	Don Ramón de la Cruz	Madrid	34.800.000
26	Constantí	Tarragona	14.100.000
27	Avenida de Bruselas 38	Madrid	32.100.000
28	C/ Alcalá 506 (Edificio Aragón)	Madrid	13.400.000
29	Luca de Tena 6	Madrid	9.700.000
30	Las Mercedes Open Park	Madrid	49.000.000
31	P. de Somport	Madrid	4.200.000
MARKET VALUE PORTFOLIO AXIARE			858.800.000 €

SCOPE OF WORK & SOURCES OF INFORMATION

Sources of Information

We have carried out our work based upon information supplied to us by the client, which we have assumed to be correct and comprehensive.

- Property locations
- Scale floor plans and floorspace details
- Lease agreements and tenancy schedule.
- Purchase contract and property register document of P. de Somport.
- Service charges (non recoverable and recoverable). For those assets where we have not received such details, we have assumed general market standards.

Inspection

The properties has been inspected internally and externally in 2015.

Areas

We have not measured the Property but have relied upon the floor areas reflected in the lease agreements.

Environmental Matters

We have not received an environmental report relating to the properties:

We have not undertaken, nor aware of the content of, any environmental audit or other environmental investigation or soil survey which may have been carried out on the Property and which may draw attention to any contamination or the possibility of any such contamination.

Additionally, we have not carried out any investigation into the past or present uses of the Property, nor of any neighbouring land, in order to establish whether there is any potential for contamination and have therefore assumed that none exists.

Repair and Condition	We have not carried out building surveys, tested services, made independent site investigations, inspected woodwork, exposed parts of the structure which were covered, unexposed or inaccessible, nor arranged for any investigations to be carried out to determine whether or not any deleterious or hazardous materials or techniques have been used, or are present, in any part of the Property. We are unable, therefore, to give any assurance that the Property is free from defect.
Town Planning	We have not carried out town planning investigations, relying upon the information provided by the client. This has related to licences (work, occupation, activity, functioning...).
Titles, Tenures and Lettings	<p>Details of title/tenure under which the Property is held and of lettings to which it is subject are as supplied to us. We have not generally examined nor had access to all the deeds, leases or other documents relating thereto. Where information from deeds, leases or other documents is recorded in this report, it represents our understanding of the relevant documents. We should emphasise, however, that the interpretation of the documents of title (including relevant deeds, leases and planning consents) is the responsibility of your legal adviser.</p> <p>We have not conducted credit enquiries on the financial status of any tenants. We have, however, reflected our general understanding of purchasers' likely perceptions of the financial status of tenants.</p>

VALUATION ASSUMPTIONS

Capital Values

The valuation has been prepared on the basis of "Market Value" which is defined as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

No allowances have been made for any expenses of realisation nor for taxation which might arise in the event of a disposal. Acquisition costs have not been included in our valuation.

No account has been taken of any inter-company leases or arrangements, nor of any mortgages, debentures or other charges.

No account has been taken of the availability or otherwise of capital based Government or European Community grants.

Rental Values

Rental values indicated in our report are those which have been adopted by us as appropriate in assessing the capital value and are not necessarily appropriate for other purposes nor do they necessarily accord with the definition of Market Rent.

The Property

Where appropriate we have regarded the shop fronts of retail and showroom accommodation as forming an integral part of the building.

Landlord's fixtures such as lifts, escalators, central heating and other normal service installations have been treated as an integral part of the building and are included within our valuations.

Process plant and machinery, tenants' fixtures and specialist trade fittings have been excluded from our valuations.

All measurements, areas and ages quoted in our report are approximate.

Environmental Matters

In the absence of any information to the contrary, we have assumed that:

(a) the Property is not contaminated and is not adversely affected by any existing or proposed environmental law;

(b) any processes which are carried out on the Property which are regulated by environmental legislation are properly licensed by the appropriate authorities.

High voltage electrical supply equipment may exist within, or in close proximity of, the Property. The National radiological Protection Board (NRPB) has advised that there may be a risk, in specified circumstances, to the health of certain categories of people. Public perception may, therefore, affect marketability and future value of the property. Our valuation reflects our current understanding of the market and we have not made a discount to reflect the presence of this equipment.

Repair and Condition

In the absence of any information to the contrary, we have assumed that:

(a) there are no abnormal ground conditions, nor archaeological remains, present which might adversely affect the current or future occupation, development or value of the property;

(b) the Property is free from rot, infestation, structural or latent defect;

(c) no currently known deleterious or hazardous materials or suspect techniques, including but not limited to Composite Panelling, have been used in the construction of, or subsequent alterations or additions to, the Property; and

(d) the services, and any associated controls or software, are in working order and free from defect.

We have otherwise had regard to the age and apparent general condition of the Property. Comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

**Title, Tenure,
Planning and Lettings**

Unless stated otherwise within this report, and in the absence of any information to the contrary, we have assumed that:

(a) the Property possesses a good and marketable title free from any onerous or hampering restrictions or conditions;

(b) all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;

(c) the Property is not adversely affected by town planning or road proposals;

(d) all buildings comply with all statutory and local authority requirements including building, fire and health and safety regulations;

(e) only minor or inconsequential costs will be incurred if any modifications or alterations are necessary in order for occupiers of each Property to comply with the provisions of the relevant disability discrimination legislation;

(f) there are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on review or renewal;

(g) tenants will meet their obligations under their leases;

(h) there are no user restrictions or other restrictive covenants in leases which would adversely affect value;

(i) where appropriate, permission to assign the interest being valued herein would not be withheld by the landlord where required; and

(j) vacant possession can be given of all accommodation which is unlet or is let on a service occupancy.

LEGAL NOTICE

This valuation report has been prepared by CBRE Valuation Advisory S.A. (“CBRE”) exclusively for **Axiare Patrimonio Socimi S.A** (the “Client”) in accordance with the terms of the instruction letter dated 23 November of 2014 (“the Instruction”). The Report is confidential and it must not be disclosed to any person other than the Client without CBRE's prior written consent. CBRE has provided this report on the understanding that it will only be seen and used by the Client and no other person is entitled to rely upon it, unless CBRE has expressly agreed in writing. Where CBRE has expressly agreed that a person other than the Client can rely upon the report then CBRE shall have no greater liability to any party relying on this report than it would have had if such party had been named as a joint client under the Instruction.

CBRE's maximum aggregate liability to all parties, howsoever arising under, in connection with or pursuant to reliance upon this Report, and whether in contract, tort, negligence or otherwise shall not exceed the lower of:

- (i) The agreed fee level stated of the proposal/contract.

CBRE shall not be liable for any indirect, special or consequential loss or damage howsoever caused, whether in contract, tort, negligence or otherwise, arising from or in connection with this Report. Nothing in this Report shall exclude liability which cannot be excluded by law.

Based on the valuation certificate issued by the real estate consultancy CBRE Valuation Advisory as at 31 December 2015

Axiare Patrimonio's property portfolio has increased in value by 15.3%, reaching EUR 859 million

- **Investor appetite, rents trending upwards and the composition of the company's property portfolio, are drivers to the valuation increase.**
- **The SOCIMI is actively managing its property portfolio, which has had a positive impact on the valuation of its assets.**
- **The progress made with the properties that Axiare Patrimonio is currently redeveloping, has already translated into a 13.3% increase in the value of these assets, as at 31 December 2015.**

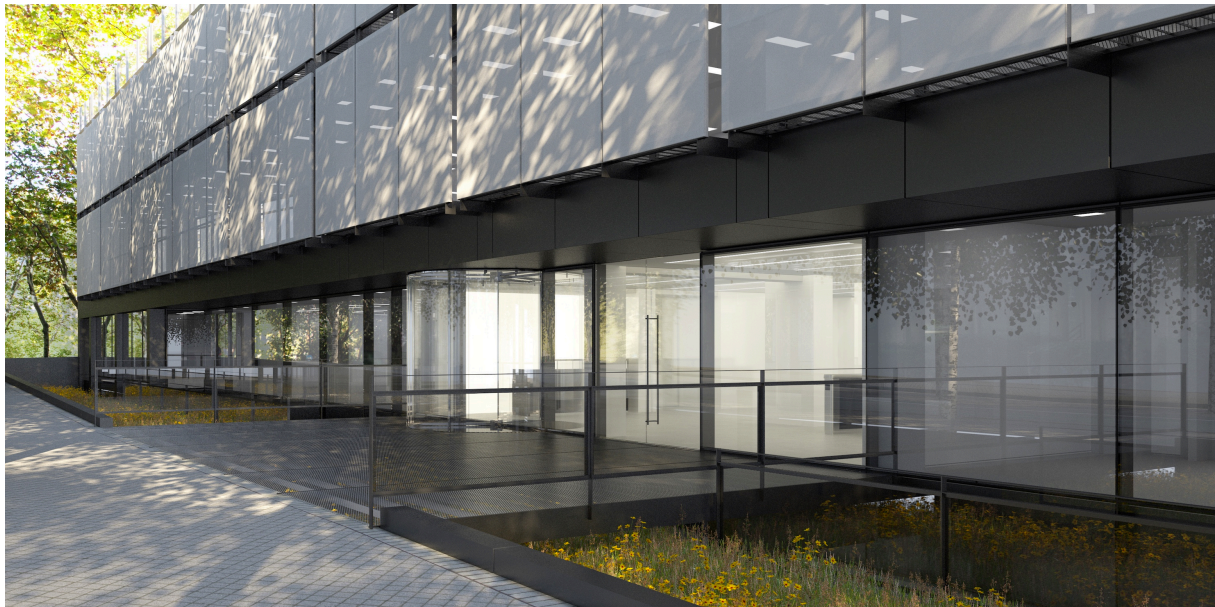


Photo: Axiare Patrimonio. Renovated office building on Calle Manuel de Falla in Madrid.

Madrid, 2 February 2016 - Axiare Patrimonio, one of the leading real estate investment trusts or SOCIMIs listed on the Madrid Stock Exchange (MC: AXIA), has received the valuation certificate for its property portfolio, which shows that the portfolio has increased in value by 15.3%, against the acquisition price. The valuation has been carried out by the independent real estate consultancy CBRE Valuation Advisory under RICS (*Royal Institution of Chartered Surveyors*) valuation standards as at 31 December 2015. The value of the company's property portfolio has now risen to **EUR 859 million**.

This significant increase in value of the company's assets is primarily due to three factors: investor appetite during 2015; the general increase in market rents, coupled with a property portfolio composition that allows the company to capitalise on this; and the professional active management carried out by Axiare Patrimonio's management team which includes property redevelopment.

The improved Spanish economy has led to a **greater demand** for office and logistics space, especially for Grade A product in consolidated areas of Madrid and Barcelona, which is also **pushing prime**

rents upwards. The composition of Axiare Patrimonio's portfolio –in terms of asset class breakdown, location, quality and weighted average lease conditions- is allowing the company to capitalise on rental improvements in the market.

In addition, Axiare Patrimonio is **actively managing** its rental property portfolio, improving property occupancy and yields, and optimising their quality and sustainability. An example of this is the **redevelopment** of three office buildings in Madrid, which are currently held in vacant possession, in order to transform them in to Grade A product, with LEED environmental certification. These assets, which are currently works in progress, represent 11% of the portfolio as at 31 December and have already registered an increase of 13.3% in value prior to being marketed. Marketing is expected to begin in Q2 2016. The first property to come to the market will be Manuel de Falla. The office building, located in Madrid's CBD, is one of the company's flagship properties.

"CBRE's valuation confirms that our value-add strategy is sustainable for the shareholder, hence we will continue to work in the same direction" said Luis López de Herrera-Oria, CEO of Axiare Patrimonio. "We are currently carrying out redevelopment works in various properties and hope to see the positive results throughout 2016".

Axiare Patrimonio's current portfolio – including the recent acquisition of an office building in Madrid- comprises a total of 558,000 square metres, spread over 29 properties. The portfolio breakdown per asset class in terms of value is: 73% offices, 15% logistics warehouses and 12% other commercial assets.

Valuation by asset class

As at the valuation date, the office segment of the portfolio registered a 13.1% increase in value on the acquisition price of the properties paid by the company. The properties located in Madrid's CBD (Central Business District) –38% of the portfolio-, registered the highest value uplift of over 15%. Axiare Patrimonio's other strategic asset class, logistics, enjoyed a 23% increase in value. The remaining retail portfolio recorded a 19.7% value enhancement.

Portfolio comparison 2014-2015

Like-for-like, the 16 assets in the portfolio as at 31 December 2014, have increased in value by 11.8%.

On an asset class breakdown, since December 2014, the company's office portfolio increased in value by 11.3% on a like-for-like basis; the logistics segment of the portfolio increased by 15% and the remaining of the portfolio, comprised of retail assets has improved in value by 7.4%.

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-add 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 areas. 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.

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

Press Release



For more information, please contact:

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