

SPANISH STOCK MARKET COMMISSION (CNMV)

In compliance with reporting requirements set forth in Article 17 of EU Regulation No. 596 of the European Parliament and Council, dated 16 April 2014, regarding market abuse, and in Article 228 of the revised text on the Stock Market, approved by the Royal Legislative Decree Act 4, dated 23 October 2015, 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

During its ordinary course of business as a Listed Corporation for Investment in the Real Estate Market, Axiare Patrimonio announces the signing of a EUR 16,000,000 loan agreement with the European Investment Bank, to be invested in improving the energy efficiency of its properties. The decision to secure this financing was made in compliance with the obligation to remain neutral as per the requirements set forth in Article 28 of the Royal Decree No. 1066 dated 27 July 2007, regarding takeover bids.

See attached press release.

Madrid, 21 December 2017.

Luis López de Herrera-Oria
CEO
Axiare Patrimonio

[Axiare receives EUR 16 million for its active management in protecting the environment](#)

Axiare Patrimonio becomes the first Spanish real estate firm to receive a loan from the European Investment Bank

- **Axiare Patrimonio has signed a EUR16 million financing agreement with the European Investment Bank (EIB), as part of the Juncker Plan**
- **Important milestone as the first Spanish real estate firm to receive financing from EIB**
- **The Socimi will invest the money in improving the energy efficiency and overall quality of its buildings in order to make them more sustainable**



Photo: Axiare Patrimonio – Avenida de Bruselas 38

Madrid, 21 December 2017. Axiare Patrimonio has achieved a new milestone, becoming the first Spanish real estate firm to receive financing from the European Investment Bank. The Socimi, led by Luis López de Herrera-Oria, has signed a EUR 16 million loan agreement with the EIB to increase the number of energy-efficient buildings in the Spanish market. This agreement is backed by the European Fund for Strategic Investments (EFSI), which forms the core of the Investment Plan for Europe, commonly referred to as the Juncker Plan.

The EIB has granted Axiare this loan to promote sustainability. Following refurbishment works, the HVAC systems and lighting in its buildings will comply with energy standards that will allow consumption to be optimised, promote the use of renewable energy and reduce the buildings' CO₂ emissions.

This year, Axiare Patrimonio has secured financing deals totalling EUR 175.7 million. Since its listing in July 2014, the Socimi has obtained almost EUR 700 million in bank financing, clearly demonstrating the confidence that it instils in the market, thanks to its management model, its strict compliance with its business plan and its capacity to generate value for its shareholders.

The Company will receive EUR 16 million to invest in improving the energy efficiency and sustainability of several of the properties in its portfolio. Sustainability and protecting the



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environment via efficient buildings lie at the very heart of Axiare Patrimonio's business plan. The company has also set itself the ambitious goal of certifying its entire portfolio by the end of 2018.

The European Investment Bank (EIB) is the European Union's long-term financing institution, whose shareholders are its member states. The EIB provides feasible investment projects with long-term financing in order to help meet EU policy objectives. The Investment Plan for Europe, commonly referred to as the Juncker Plan, is a key priority for the European Commission. It is focused on driving investment to create jobs and drive growth via a more intelligent use of new and available financial resources, removing investment barriers and providing visibility and technical assistance to investment projects.

Luis López de Herrera-Oria, CEO of Axiare Patrimonio, confirmed: "Axiare Patrimonio has achieved a new milestone by signing this loan agreement. In doing so, we are the first Spanish real estate firm to receive financing from the EIB". López de Herrera-Oria added: "The EIB has recognised that Axiare Patrimonio's management model is always focused on generating added value in its properties and returns for its shareholders".

Axiare Patrimonio's portfolio has a market value of circa EUR 1,710 million. In line with the business plan announced at its listing, offices account for 74% of its portfolio, logistics warehouses 18%, with the remaining 8% being other properties, primarily retail warehouses.

Axiare Patrimonio was advised on the legal side by Gómez-Acebo y Pombo.

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. Axiare Patrimonio forms part of EPRA (European Public Real Estate Association) and is the first rental property portfolio company on the stock exchange to be regulated by RICS in Spain.

As well as defining and setting out the highest international professional standards, RICS aims to lead the way in terms of identifying solutions to the main challenges faced by the sector through professional expertise.

About RICS:

RICS is a global professional body. It promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Its name promises the consistent delivery of standards – bringing confidence to the markets we serve. The work of its professionals creates a safer world: it is proud of its profession's reputation and guards it fiercely. T +351 91 370 51 19 - E ricsespana@rics.org - www.rics.org

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

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Head of Axiare Patrimonio Investor Relations:

Carmen Boyero-Klossner Tel: +34 91 431 93 17 Email: investors@axiare.es