



Árma Real Estate SOCIMI, S.A.
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SPANISH NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements set out in article 17 of Regulation (EU) 596/2014 of the European Parliament and the Council of 16 April 2014 on market abuse and article 226 of the consolidated text of the Securities Market Law (Royal Legislative Decree 4/2015) and its concordant provisions, Árma Real Estate SOCIMI, S.A. (hereinafter, "Árma" or the "Company") notifies the following

INSIDE INFORMATION NOTICE

1. Description of the Share Capital Increase

Árma hereby announces, pursuant to the resolution approved by the General Meeting of Shareholders of 21 March 2019 under item seven of the agenda, the launch of a share capital increase for an amount of up to EUR 50 million (which may be increased in response to demand), through the issuance and distribution of up to 5 million new ordinary shares (which may be increased in response to demand), of EUR 10 nominal value each, which will be issued without any premium (the "New Shares"), and without pre-emptive subscription rights and providing for the possibility of the subscription of less than all of the New Shares (the "Share Capital Increase").



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2. Placement procedure

The Share Capital Increase will be executed through an accelerated bookbuilding offering addressed exclusively to qualified and institutional investors. As a result, the issuance of the New Shares does not constitute a public offer of securities.

This accelerated placement of the New Shares requires, in accordance with established market practice, the exclusion of pre-emptive subscription rights, given that its terms and procedures are incompatible with a placement via a rights offering. Such exclusion was approved by means of the General Meeting of Shareholders' mentioned above. The statutory reports of the Board of Directors and of the independent expert designated by the Commercial Registry of Madrid regarding the disapplication of pre-emptive rights were published concurrently with the notice of the general shareholders meeting referred to above and are available on the website of the Company (www.arimainmo.com).

The placement procedure will be carried out as follows:

- i. Upon publication of this inside information notice, the placing entities participating in the Share Capital Increase (the "Managers") will commence the bookbuilding and will use their best efforts to find investors to subscribe the New Shares. This accelerated procedure is



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estimated to be completed within a maximum period of one trading day, without prejudice to the possibility of extending such period if deemed necessary.

- ii. Once the bookbuilding procedure is completed, the Company will determine the effective amount of the Share Capital Increase and the number of New Shares to be issued. Additionally, the Company will select and, subsequently, confirm the subscription applications and the New Shares will be definitively allocated among the relevant qualified and institutional investors. The final number of New Shares to be issued in the Share Capital Increase will be announced through the publication of an inside information notice (*comunicación de información privilegiada*).
- iii. Upon their allocation, the New Shares will be subscribed and fully paid up, initially and temporarily, by one of the Managers.
- iv. Subsequently, the Share Capital Increase deed will be granted and registered with the Commercial Registry of Madrid.



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- v. Once the Share Capital Increase deed has been registered, the Company will seek the approval by the Spanish Securities Markets Commission (*Comisión Nacional del Mercado de Valores* or the "CNMV") of a prospectus relating to the admission to listing of the New Shares on the Spanish Stock Exchanges, which is necessary since the New Shares represent more than 20% of Árma's ordinary shares currently admitted to listing.

- vi. Once the New Shares are registered with the Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A. Unipersonal (Iberclear), after verifying compliance with the requirements for their admission to trading by the CNMV and being admitted to trading by the Spanish Stock Exchanges, the New Shares paid up by one of the Managers, will be transferred to the relevant final investors by means of a special transaction (*operación bursátil especial*) to be settled in accordance with the procedure set out by Iberclear for this type of transaction. Payment by investors for the New Shares definitively allocated to them in the Share Capital Increase will take place on the settlement date of that special transaction.



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3. Purpose of the Share Capital Increase. Status of the Company's property portfolio

In line with the Company's investment strategy, the Company has recently acquired 1,764 sqm in two floors and 16 car parking units located in an office building in the Castellana District, Barrio de Salamanca of Madrid. Following this investment, total investment in the properties that currently comprise the Company's property portfolio is expected to amount to €121 million, taking into account both gross acquisition costs of €108 million and capital expenditures of approximately €13 million.

The purpose of the Share Capital Increase is to raise funds to continue with this expansion of the Company's property portfolio and to enhance such properties through capital expenditures.

Notwithstanding the above, the Company will use part of these funds to effect the early repayment of a bridge loan from CaixaBank, S.A. for a total amount of €30 million euros (announced through the relevant fact notice with register number 274,568 on 7 February 2019), unless waived by the lender.



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Additionally, the Share Capital Increase is expected to enable new shareholders to invest in the Company, increasing the free float of the Company and the liquidity of the Company's shares.

4. Lock-up commitment

The Company has undertaken in the agreement entered into with the Managers not to issue or sell any shares without the previous consent of the joint global coordinators and joint bookrunners, for a period of 180 days from the date of admission of the New Shares to trading on the Spanish Stock Exchanges, subject to certain exceptions.

Likewise, the Company's management team has committed to certain restrictions on the transfer of any ordinary shares of the Company. Such restrictions apply for 180 days following the date of admission of the New Shares to trading on the Spanish Stock Exchanges, are subject to certain exceptions and may be waived by the joint global coordinators and joint bookrunners.

5. Application for admission to listing

Árma will apply for the admission to listing of the New Shares on the Spanish Stock Exchanges, through the Automated Quotation System (*Sistema de Interconexión Bursátil - Mercado Continuo*), where Árma's outstanding shares



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are currently trading. The admission of the New Shares to listing requires the registration and approval by the CNMV of a prospectus with the contents required by annexes I, III and XXII of EU Regulation 809/2004 of 29 April for approval.

6. Outcome of the Share Capital Increase

The market will be informed in a timely manner once the accelerated bookbuilding period has been completed and the terms of the Share Capital Increase have been determined through the publication of an inside information notice (*comunicación de información privilegiada*).

Madrid, 2 April 2019

Mr Luis Alfonso López de Herrera-Oria
Chief Executive Officer
Árma Real Estate SOCIMI, S.A.

Press release attached.



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IMPORTANT NOTICE

This announcement and the information contained herein are not for release, distribution or publication in or into the United States, Canada, Australia, Japan, South Africa or any other jurisdiction where to do so might constitute a violation of the relevant laws or regulations of such jurisdiction. The offering of the New Shares (the "Offering") and the distribution of this announcement may be restricted by law in certain jurisdictions and persons into whose possession any document or other information referred to herein comes should inform themselves about and observe any such restriction. This announcement is not an offer to sell or a solicitation of any offer to buy or subscribe for any securities of the Company in any jurisdiction where such offer, sale or subscription would be unlawful and the announcement and the information contained herein is not for distribution or release in whole or in part, directly or indirectly, in or into such jurisdictions.

The information contained in this announcement does not purport to be full or complete. No reliance may be placed for any purpose on the information contained in this announcement.

This announcement is an advertisement and does not constitute a prospectus or offering memorandum and nothing herein constitutes an offering of securities. Árma will file with the Spanish National Securities Market Commission (*Comisión Nacional de*



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Mercado de Valores or "CNMV") for its approval a prospectus (*folleto informativo*) in connection with the admission to listing of the New Shares on the Spanish Stock Exchanges, through the Automated Quotation System (*Sistema de Interconexión Bursátil - Mercado Continuo*) (the "Admission"). Once approved by and registered with the CNMV, the prospectus will be available on the respective websites of the Company (www.arimainmo.com) and the CNMV (www.cnmv.es).

In any EEA member state, this communication is only addressed to and is only directed at qualified investors in that member state within the meaning of the European Parliament and Council Directive 2003/71/EC of 4 November 2003 (and amendments thereto, including Directive 2010/73/EU).

Any securities referred to herein have not been and will not be registered under the US Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States absent registration under the Securities Act or pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. There is no intention to register any securities referred to herein in the United States or to make a public offering of the securities in the United States. There will be no public offer of the securities described herein in Australia, Canada, Japan or South Africa.



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In the United Kingdom, this announcement and any other materials in relation to the securities described herein are only being distributed to, and are only directed at, and any investment or investment activity to which this announcement relates is available only to, and will be engaged in only with, "qualified investors" (as defined in section 86(7) of the Financial Services and Markets Act 2000) who are (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order"); or (ii) high net worth entities, and other persons to whom it may be lawfully communicated, falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "relevant persons"). Persons who are not relevant persons should not take any action on the basis of this announcement and should not act or rely on it or any of its contents.

The Managers and their respective affiliates, are acting exclusively for the Company and no-one else in connection with the Offering. They will not regard any other person as their respective clients in relation to the Offering and will not be responsible to anyone other than the Company for providing the protections afforded to their respective clients, or for providing advice in relation to the Offering, the contents of this announcement or any transaction, arrangement or other matter referred to herein.

The Offering and/or the Admission may be influenced by a range of circumstances such as market conditions. There is no guarantee that the Offering will proceed and that the



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Admission will occur and you should not base your financial decisions on the Company's intentions in relation to the Offering and the Admission at this stage.

In connection with the Offering, each Manager and any of its respective affiliates or any investment vehicle directly or indirectly related thereto, may retain, sell, offer to sell, purchase or otherwise deal for its or their own account(s) such New Shares and any securities of the Company or related investments and may offer or sell such securities or other investments in connection with the Offering or otherwise. Accordingly, references in this announcement and, where appropriate, in the prospectus to be approved with Admission to the New Shares being issued, offered, subscribed, acquired, placed or otherwise dealt with should be read as including any issue, offering, subscription, acquisition, placement of or dealing in such New Shares by or to the Managers and any relevant affiliate and any investment vehicle described above acting in such capacity. In addition, certain of the Managers or their affiliates may enter into financing arrangements and swaps in connection with which they or their affiliates may from time to time acquire, hold or dispose of New Shares. The Managers do not intend to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligations to do so.

None of the Managers or any of their respective affiliates or any of the respective directors, officers, employees, advisers or agents of any of their foregoing entities accepts any responsibility or liability whatsoever for or makes any representation or



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warranty, express or implied, as to the truth, accuracy or completeness of the information in this announcement (or whether any information has been omitted from the announcement) or any other information relating to the Company, its subsidiaries or associated companies, whether written, oral or in a visual or electronic form, and howsoever transmitted or made available or for any loss howsoever arising from any use of this announcement or its contents or otherwise arising in connection therewith.

This announcement includes forward-looking statements within the meaning of the securities laws of certain applicable jurisdictions. These forward-looking statements can be identified by the use of forward-looking terminology, including the terms "targets", "aims", "aspires", "assumes", "believes", "estimates", "anticipates", "expects", "intends", "hopes", "may", "outlook", "would", "should", "could", "will", "plans", "potential", "predicts" and "projects" as well as their negative or other variations or comparable terminology. These forward-looking statements include all matters that are not historical facts. They appear in a number of places throughout this announcement and include statements regarding the Company's investment strategy and the Company's intentions, beliefs or current expectations concerning, among other things, the Company's financial performance, prospects, growth, strategies and the industry in which the Company intends to operate.

By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future.



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Forward-looking statements rely on a number of assumptions, including with respect to the supply and demand for office space and future prices, the Company's ability to identify and acquire properties at commercially reasonable prices, maintenance and re-positioning costs, the Company's ability to ramp-up and scale its business successfully and the availability of external financing to grow their business. Such assumptions are inherently subject to significant business, operational, economic and other risks and uncertainties. You are hereby cautioned that forward-looking statements are not guarantees of future performance and that the Company's actual financial condition, results of operations and cash flows, and the development of the industry in which the Company will operate, may differ materially from those made in or suggested by the forward-looking statements contained in this announcement. In addition, even if the Company's financial condition, results of operations and cash flows, and the development of the industry in which it will operate are consistent with the forward-looking statements contained in this announcement, those results or developments may not be indicative of the Company's results or developments in subsequent periods and may be impacted by important factors. No representation or warranty is made that any forward-looking statement will come to pass. No one undertakes to publicly update or revise any such forward-looking statement.

The information, opinions and forward-looking statements contained in this release speak only as at its date and are subject to change without notice.



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Press Release

Share capital increase just four months after its IPO

Árma launches a share capital increase of 50% of its share capital to continue investing

- Four months after its IPO, the Socimi has invested all of the funds provided by its shareholders in line with its commitments
- The aim of the share capital increase is to undertake new investments in the near future and consists of an institutional tranche aimed at both its existing shareholders, as well as new investors. This will be carried out by issuing up to 5 millones new shares with a par value of 10 euros each
- Árma has now accumulated a property portfolio amounting to almost 29,000 sqm of office space in Madrid, with more than 460 parking spaces and strong potential value uplift



Photo: Árima. Infographic of the preliminary project Árima Paseo de la Habana.

Madrid, 2 April 2019. Árima continues to adhere to its business plan and demonstrate its ability to invest well and continue to meet its commitments made to its shareholders. Today the Socimi notified the Spanish National Securities Commission (CNMV) of the launch, based on the agreement adopted by the General Shareholders' Meeting held on 21 March 2019, of a share capital increase of an effective amount of up to EUR50 million, via the issuing and distribution of up to 5 million new ordinary shares, each of which has a par value of 10 euros. The aim of the share capital increase is to acquire financial resources to undertake new investments in the near future to increase its existing property portfolio.



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With this transaction, Árma will increase its share capital by 50 per cent and continues to demonstrate its ability to focus on fulfilling its business plan to create value for its shareholders.

The share capital increase expects to incorporate new investors to the Árma business venture, thereby increasing the Company's free float and making the shares more liquid.

Portfolio built in record time

The Socimi's property portfolio, which debuted on the Stock Exchange last October, amounts to a total of 29,000 sqm GLA of office space and more than 460 parking spaces, all located in Madrid.

Following these acquisitions, the Company's total investment in its property portfolio amounts to EUR121 million, including the acquisition price of EUR108 million and an investment plan (capex) of approximately EUR13 million.

Each and every one of the investments bears the strategic hallmark of the Árma team, i.e. income-producing offices with strong potential value uplift. The Socimi has now invested all of the funds initially provided by its shareholders, replicating the hugely successful strategy employed in the past.

Luis Alfonso López de Herrera-Oria, CEO of Árma added: "We continue seeing good opportunities in the Spanish real estate market and we have carried out this share capital increase to acquire some of them in the near future".



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The Company's management team has put certain restrictions in place regarding the trading of their own ordinary Company shares. These restrictions will remain in place for 180 days.

About Árma Real Estate

Árma Real Estate is a Spanish company that listed on the Madrid Stock Exchange as a SOCIMI (Sociedad Anónima Cotizada de Inversión Inmobiliaria) and that is led by a fully-dedicated internal management team. It was created in 2018 with the aim of becoming the leading Spanish SOCIMI in the Madrid office market. The company is headed up by Luis María Arredondo Malo (Chairman of the Board of Directors) and Luis López de Herrera-Oria (CEO) and also boasts the same highly-reputable management team that steered Axiare Patrimonio SOCIMI to success.

For more information

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