



THE VISION FOR EXCELLENCE

SPANISH NATIONAL STOCK MARKET COMMISSION

Pursuant to the provisions of article 227 of the consolidated text of the Spanish Securities Market Act, approved by Royal Legislative Decree 4/2015 of 23 October, and its corresponding legal provisions, Árima Real Estate SOCIMI, S.A. (hereinafter, "Árima" or the "Company") hereby notifies the following:

OTHER RELEVANT INFORMATION

Árima Real Estate announces the full leasing of its office asset Botanic located in Madrid. The free-standing office building has a gross lettable area (GLA) of 9,902 sqm and 223 car parking spaces which, after this letting, are now fully occupied.

Please find enclosed hereafter the press release.

Madrid, February 9, 2024

D. Luis Alfonso López de Herrera-Oria
CEO

Press Release

Árima leases Botanic to MSD's subsidiary in Spain as its new headquarters

- *The Socimi has agreed terms with the multinational biopharmaceutical firm to transfer its headquarters in Spain to Botanic*
- *The new tenant will occupy the entire building under a long-term lease agreement*
- *Árima's second major refurbishment, Botanic is a testament to its team's ability to seize opportunities and originate transformative projects*
- *Botanic was designed by the acclaimed architectural studio Álvarez-Sala as a new landmark for the city of Madrid*

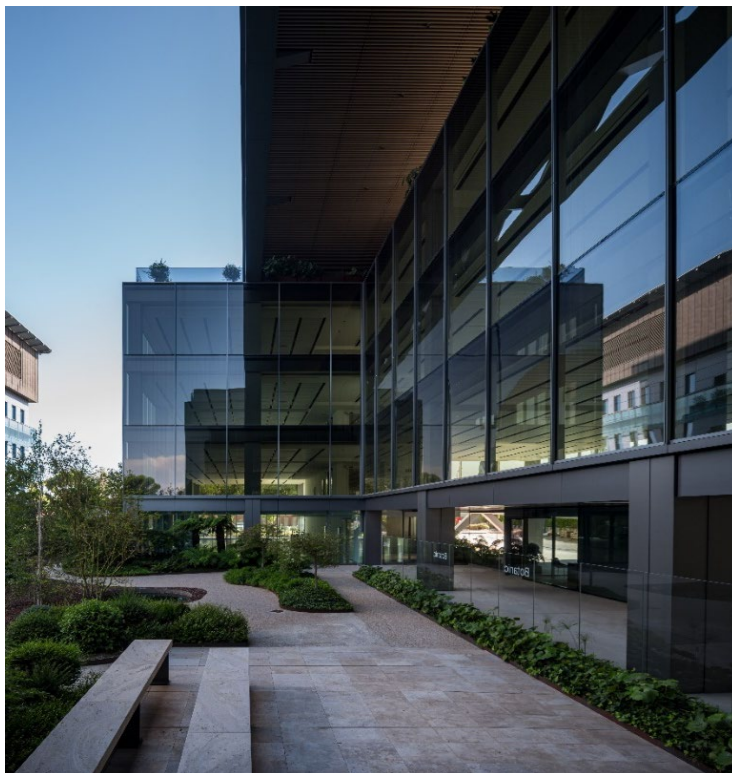


Photo: LIVEN. Enrique Álvarez-Sala. Plaza, Botanic building



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Madrid, 9 February 2024. Árma has signed an agreement with the multinational biopharmaceutical firm MSD (known as MERCK in the USA and Canada) to transfer the headquarters of its Spanish subsidiary to the Botanic building. MSD will be the sole occupant of the building, which boasts a gross lettable area of 9,902 sqm set over nine floors, more than 3,500 sqm of outdoor space (gardens and terraces) and parking for 223 vehicles.

This is a long-term lease agreement in the same strategic and logistically important area as the firm's previous head office. The new tenant will benefit from a new corporate headquarters that puts nature at the heart of its design, as it is the only office building in Spain that can claim its own botanical garden, designed by landscape architect Isabel Pallarés and containing more than 100 specially selected species from all over the world.

Botanic is a vivid testament to Árma's creative flair and commitment to pursuing its vision of innovation in design, performance, sustainability, security and user well-being. The new tenant will benefit from a premium workspace specifically designed to foster collaboration, interaction, teamwork; as well as improve flexibility, diversity and inclusion. Botanic has been accredited at the highest possible level, holding LEED® (Platinum), WELL™ (Gold) and WELL™ Health and Safety certifications.

Botanic is a flagship project of acclaimed architectural studio Álvarez-Sala, pitched as a contender for Madrid's most prestigious office building.

This letting was advised on by CBRE Spain as real estate consultant and by EY Abogados and Baker Mckenzie as legal advisors.

About Árma Real Estate

Árma Real Estate is a Spanish company listed on the Madrid Stock Exchange as a SOCIMI (Sociedad Anónima Cotizada de Inversión Inmobiliaria) and 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 (Chairman of the Board of Directors) and Luis López de Herrera-Oria (CEO) and boasts the same highly reputable management team that steered Axiare Patrimonio SOCIMI to success.

For more information

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