



**TO THE NATIONAL SECURITIES EXCHANGE COMMISSION -COMISIÓN
NACIONAL DEL MERCADO DE VALORES (“CNMV”)**

D. Iván Cuadrado López, as Secretary of the Board of Directors, of the company URBAS GRUPO FINANCIERO, S.A., following article 228 of the Consolidated Text of the Spanish Securities Exchange Act approved by Royal Legislative Decree 4/2015, of October 23, hereby appear before the Spanish National Securities Exchange Commission to inform of the following

INSIDE INFORMATION

The Company informs that, on the 16th of July 2021, it has entered into a Financing Agreement with Global Tech Opportunities 10 (the “Investor”), a wholly owned subsidiary of WGTO Securitization Fund.

According to the signed Agreement, the Investor has agreed to finance the Company, on a regular basis and for a period of 30 months from the signing of the agreement, up to a maximum amount, to be decided by the Company of 42.8 million euros through the payment and subscription of up to 10 tranches of Convertible Bonds. This Agreement is subject to the usual market clauses for these types of agreements. The basic conditions of the Convertible Notes being:

- They Will have a maturity of twelve (12) months from the issuing date.
- The holder of the Convertible Bonds will have, at any time, the right to convert all or part of the purchased Bonds.
- The conversion price will be the higher of the following: (i) 92% of the last closing price of the URBAS shares; or (ii) the nominal value of the URBAS shares.

The first tranche of Convertible Bonds has been approved by the Board of Director the 16th of July 2021, under the delegated authorization of the General Shareholder’s Meeting held on the 19th of July 2016, and 680 convertible bonds have been issued for a total nominal amount of 6,800,000 Euros.

In compliance with article 511 of the Companies Act (Ley de Sociedades de Capital), the adopted Convertible Notes issuing agreement and the independent expert’s report, will



be made available to the shareholders of the Company and communicated in first meeting call of the General Shareholders Meeting to be held on the 6th of August 2021.

The funds received in the framework of the operation will be deployed to optimize the Working Capital for the growth of the Company's industrial activity, improve the financial ratios and balance sheet situation, with the aim of increasing value to its shareholders.

The transaction has been carried out with the advice of the firms Gómez-Acebo & Pombo and Cuatrecasas, which have acted as advisors to both parties for its completion and execution.

And, for the record, for the appropriate purposes, in Madrid, on July 26, 2021.

Ivan Cuadrado Lopez
Secretary of the Board of Directors
URBAS GRUPO FINANCIERO, S.A.