



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

D. JUAN ANTONIO ACEDO FERNÁNDEZ, as a representative of the company QUAMTIUM VENTURE S.L., a company acting as Chief Executive Officer of the company URBAS GRUPO FINANCIERO, S.A., in accordance with article 228 of the Consolidated Text of the Spanish Securities Exchange Act approved by Royal Legislative Decree 4/2015, of 23 October, hereby appear before the Spanish National Securities Exchange Commission to inform of the following:

**OTHER RELEVANT INFORMATION**

The Company informs the market, as a complement to Other Relevant Information published on 14 October 2020 with registration number 5013, that the appeal filed against the conversion order into summary procedure of the preliminary proceedings conducted by the Examining Court number 4 of the National Court has been resolved, ordering to continue with the procedure.

This new decision is a further step in the procedure and a fact that the Company had already deducted, which will finally allow URBAS to prove in the trial phase the complete legality of the capital increase carried out in 2015 and remove the doubts that the beginning of this procedure may have generated in the stock market in the last years, with the consequent negative impact on the Company's stock market value.

In relation to this procedure, the Company considers that it is relevant to reiterate that the valuations of the assets that were contributed in the capital increase and which are being investigated by the court have been ratified several times.

On the one hand, the leading appraisal firms that initially valued the assets and the independent expert of international prestige appointed by the Commercial Register to determine the total value of the capital increase, as well as the other independent professionals that have assisted, verified or controlled the capital increase procedure and the valuation of the assets, all of them continue ratifying the total legality and regularity of the capital increase, as well as the value of the assets contributed to the Company under this procedure, as they have stated in the course of the legal procedure.



Furthermore, the valuations of the assets contributed in the capital increase were also ratified in a new verification procedure initiated at the request of the CNMV. This procedure was initiated in September 2017, after the initiation of the legal procedure, and consisted in new appraisals of the assets contributed in the capital increase, which were carried out by leading appraisal firms different from those that made the initial appraisals. The result of these new appraisals was a valuation of the assets contributed in the capital increase at EUR 528 million, that is, EUR 19 million higher than the appraisal values of the same assets in the 2015 capital increase.

In addition, URBAS, as part of its obligations as a listed and audited company, is obliged to annually appraise its assets for the audit of its annual accounts. These appraisals, which, like all previous ones, are made with the same valuation criteria and by the same leading international appraisal firms that carry out the appraisals of other listed real estate companies, have confirmed the value of the assets in each of the audits of URBAS's annual accounts since the ones corresponding to the 2015 financial year.

On the other hand, the Company informs that the indictments could contain a request for significant charges against the persons under investigation. The Company and its Board of Directors wish to anticipate this information to the market and send a message of calm, taking the opportunity to express their full respect for the judicial system, but with the conviction that they will demonstrate the complete legality and regularity of the capital increase, whose completion in 2015 was an essential and necessary action to ensure the viability of the Company and to achieve the current situation of economic growth.

Likewise, the Company wishes to inform that has hired, for its advice and defence during the rest of the procedure, one of the most prestigious and experienced lawyers in the sector in our country, Mr. José Antonio Choclán Montalvo, who is also convinced that the Company will demonstrate the total legality of the capital increase operation carried out in 2015.

Finally, the Company wishes to inform its shareholders and the market that its prediction for the current financial year is a significant increase on the turnover and EBITDA of the previous financial year, which were already better than those obtained in previous years. In addition, the Company also continues to develop an important inorganic growth strategy and expects to provide the market with further information on its current business portfolio in the near future.

The Company would like to reiterate once again a message of confidence and calm, advising the market and investors of not being guided by any external information they may receive.



And for this purpose, in Madrid, on 1 April 2021.

QUAMTIUM VENTURE, S.L.  
URBAS GRUPO FINANCIERO, S.A.