



THIS RELEVANT FACT IS A TRANSLATION OF THE SPANISH VERSION. IN CASE OF ANY DISCREPANCIES, THE SPANISH VERSION SHALL PREVAIL.

Madrid, March 17, 2021

Pursuant to the terms set forth in Article 17 of EU Regulation No. 596/2014 with regard to abuse of markets and Article 228 of the Consolidated Text of the Stock Exchange Law, approved by Royal Legislative Decree 4/2015 dated October 23 and other related provisions, as well as Notice 3/2020 of the BME Growth de BME MTF Equity ("**BME Growth**"), VBARE Iberian Properties SOCIMI, S.A. (the "**Company**" or "**VBARE**") hereby publishes that:

OTHER RELEVANT INFORMATION

The Board of Directors of VBARE IBERIAN PROPERTIES SOCIMI, S.A. (the "**Company**"), within the session hold on 15th March 2021, has agreed, among others, to call the Company's shareholders for the General Shareholders' Meeting that will take place in its registered address, calle General Castaños number 11, 1^o floor left (28004), **on 19th April 2021, at 12:00 CET, on first (1^a) call, or, if necessary quorum is not obtained, on second (2^a) call, the following day, 20th April 2021, in the same place and time.**

In compliance with the terms of Notice 3/2020, hereby declares that the information communicated has been prepared under the exclusive responsibility of the Company and its administrators.

We remain at your disposal for any clarification that may be necessary.

Mr. Íñigo de Loyola Sánchez del Campo Basagoiti
Non-Board Secretary of the Board of Directors
VBARE Iberian Properties SOCIMI, S.A.



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VBARE IBERIAN PROPERTIES SOCIMI, S.A.

GENERAL SHAREHOLDERS' MEETING

The Board of Directors of **VBARE IBERIAN PROPERTIES SOCIMI, S.A.** (the “**Company**”), has agreed to call the Company’s shareholders for the General Shareholders’ Meeting that will take place in its new registered address, calle General Castaños number 11, 1º floor left (28004), on 19th April 2020, at 12:00 CET, on first (1^a) call, or, if necessary quorum is not obtained, on second (2^a) call, the following day, 20th April 2021, in the same place and time, according to the following:

MEETING’S AGENDA

First.- Review and approval of the Annual Accounts of the Company for the year ended as at 31 December 2020 prepared according to Spanish GAAP and the Directors’ Report for the year 2020, drafted in Spanish language.

Second.- Approval of the allocation of the result corresponding to the fiscal year ended as at 31 December 2020.

Third.- Review and approval of the Consolidated Annual Accounts for the year ended as at 31 December 2020 prepared according to International Financial Reporting Standards as adopted by the European Union (IFRS – EU) and the Consolidated Directors’ Report for the year 2020, both drafted in Spanish and English language.

Fourth.- Approval of the management of the Board of Directors.

Fifth.- Renewal of positions on the Board of Directors.

Sixth.- Appointment of the Auditor (2021, 2022 and 2023).

Seventh.- Granting power of attorneys to raise to public deed and record the abovementioned resolutions.

Eighth.- Pleas and queries.

Ninth.- Drafting, reading and approval of the minutes.

PARTICIPATION: ATTENDANCE, REPRESENTATION AND PROXIES

Shareholders willing to attend the General Shareholders’ Meeting, with all voting and speaking rights shall be required to have their shares registered with the relevant book entry system not later than 12th or 13th April 2021, depending on whether the General Shareholders’ Meeting is held on first or second call, respectively.



Every shareholder, meeting the right to attend the General Shareholders' Meeting may be represented by any other person, even if such person is not a shareholder of the Company.

The Shareholders with right to attend may grant power of attorney or to issue their vote through proxy about the subject stated in the meeting's agenda of the call, in writing, by sending their proxies with the voting cards duly filled to the Company's registered office (calle General Castaños number 11, 1º floor left (28004) by ordinary mail post or e-mail with acknowledgement of receipt to the following e-mail address: investors@vbarealestate.com.

The proxies and vote representations issued through ordinary mail post or e must be received by the Company before midnight (24:00 CET) of 15th April 2021.

Health Care Facilities for the telematic attendance to the General Shareholders' Meeting Called:

1. As of today, there are no restrictions, prohibitions or recommendations by the competent authorities that advise the cancellation of Shareholders' Meetings, as a consequence of the **Coronavirus pandemic (COVID-19)**.

Notwithstanding the above, as the Company's priority is to fully protect people's health, given the holding of the Ordinary General Meeting called, the shareholders are informed of the following

- Given the expansion and development of the coronavirus disease in our country and the recommendations of the competent authorities following the declaration of the state of alarm, agreed in Royal Decree 926/2020, extended by agreement of the Council of Ministers on 3 November 2020 until 00:00 hours on 9 May 2021, the Company considers that **the best way to guarantee that shareholders can fully exercise their rights in a secure manner at the Ordinary General Meeting called is through the delegation and issuing of remote voting through the proxy cards sent** to shareholders and made available on the corporate website and on the Company's portal on BME Growth.

This measure is intended to avoid, as far as possible, physical attendance at the Company's registered office, thus guaranteeing the protection of the fundamental right to health of the Company's shareholders and the team that makes the Company's day-to-day operations possible.

This measure is being adopted by most of the listed companies in our country, under the Recommendations and Considerations published by the National Securities and Exchange Commission (CNMV) on 10 March 2020, which have opted to cancel attendance at the Meetings called, as a preventive measure against the spread of coronavirus disease.

- In the case of any of the shareholders, for any reason, it would be impossible for them to send the Company the exercise of their rights by means of a proxy card, please send an e-mail to the Secretary Non Director, Sr. Iñigo de Loyola Sánchez del Campo Basagoiti, inigosc@tc-abogados.com, in order to coordinate with the shareholder their attendance to the Ordinary Shareholders' Meeting called **by telematic means**.

Thus, in compliance with the recommendations of the competent authorities and the considerations of the CNMV, **the Company guarantees the use of mechanisms for remote attendance and remote voting by shareholders, by means of**



telepresence systems or telematic connection in real time as provided for in article 23.14 of the Company's bylaws, thus avoiding, exceptionally, attendance in person at the registered office.

This measure is expressly provided for in the current Royal Decree-Law 34/2020 (RDL 34/2020), which extended the period of validity during the financial year 2021 so that General Meetings of shareholders can be held by electronic means.

2. The Company also informs, following the recommendations of the CNMV that, in the current circumstances, **the maximum margin of flexibility should be recognized for the members of the Board of Directors of the Company to adopt those measures and solutions that contribute to preserve their health as well as that of the shareholders, avoiding the propagation of the virus.**

Therefore, the members of the Board of Directors who so wish may also attend the Ordinary General Meeting convened by telephone or videoconference, effectively guaranteeing the exercise of the shareholders' rights to information, attendance and voting.

All shareholders are also reminded that the Company remains at their full disposal to guarantee all their rights through all the channels and means made available to them and that they are listed in descending order of importance.

3. All these measures are compatible with the fulfilment of corporate obligations and fully guarantee shareholders' rights.

INFORMATION AND AVAILABLE DOCUMENTATION

In accordance with Article 197 of the Spanish Companies Act, from the date of publication of the notice of call to the seventh day prior to the date scheduled for the General Meeting, shareholders may request from the Board of Directors such information or clarifications as they deem appropriate regarding the items on the agenda, as well as ask such questions in writing as they may deem appropriate.

From the date of publication of this notice of call, shareholders are entitled to examine at the registered office and request the immediate delivery or dispatch, free of charge (which may be done by e-mail with acknowledgement of receipt if the shareholder accepts this means), of a copy of the proposed resolutions and the mandatory reports of the directors, as well as the remaining documentation that must necessarily be made available to them on the occasion of this General Meeting of Shareholders. To this end, the full set of financial statements prepared by the Company's Board of Directors on 15 March 2021 is made available to the shareholders.

COMPLEMENT OF THE CALL

Those shareholders representing at least 5% of the share capital figure may require to be published a complement of the General Shareholders' Meeting, in order to include one or more meeting's agenda subjects. In order to exercise this right, this has to be duly notified to the company and to be received in the Company's registered office within the following 5 days to the publication of the current General Shareholders' Meeting.



n accordance with article 197 of the Law on Corporations, from the date of publication of the call to the seventh (7) day prior to the date scheduled for the holding of the Ordinary General Meeting, shareholders may request from the Board of Directors such information or clarifications as they deem appropriate regarding the items on the agenda, as well as ask such questions in writing as they may deem appropriate.

PERSONAL DATA PROTECTION

The personal data being provided by the shareholders (whenever they will be exercising the delegation, of their information rights, attendance representation or vote) will be treated by the Company in order to manage their shareholding relationship. For this purpose, the data will be included in a registered file for which the Company is responsible.

The titular of the data will have right to be granted access, rectification, opposition or cancellation of the data recorded by the Company. Such rights may be exercised according to the Law, by addressing a communication in writing to VBARE IBERIAN PROPERTIES SOCIMI, S.A. (registered office: calle General Castaños number 11, 1^o floor left (28004).

In case that in the attendance, voting delegation or proxy, the shareholder include personal data from other people, such shareholder will be obliged to inform such persons of the above-mentioned paragraphs and to be compliant with whatever requirements will be applicable for transferring the personal data to the Company, not being the Company responsible for making any additional action on this matter.

Madrid, 17th March 2021.

Mr. Íñigo de Loyola Sánchez del Campo Basagoiti
Secretary Non-Director of the Board of Directors.
VBARE IBERIAN PROPERTIES SOCIMI, S.A.