



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

Madrid, 3 October, 2018

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 15/2016 of the Mercado Alternativo Bursátil ("**MAB**"), VBARE Iberian Properties SOCIMI, S.A. (the "**Company**" or "**VBARE**") hereby publishes the following:

#### **RELEVANT FACT**

In relation to the Relevant Fact published by VBARE on April 12 regarding the purchase option signed on a property located on Calle Luchana number 20 in Madrid, VBARE communicates by means of this, that, today it has been formalized the purchase and sale of the asset for a total amount of 10.5 million euros (including the price of the option).

VBARE has been subrogated in the mortgage loan granted by Banca Pueyo, which taxed the property for an amount of 5.25 million euros, contributing the rest of the purchase price through cash available.

The property has mainly a residential use and the expected approximate net return rises up to 4% once the refurbishment works is undertaken and the property is fully occupied at market rents.

The property has a privileged location in one of the best residential neighborhoods in the center of Madrid with an approximate surface of 3,285 sqm.

This acquisition is the most significant to date by VBARE in terms of investment volume since its incorporation.

VBARE has increased its portfolio after the aforementioned acquisition up to 272 assets.

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

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