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

Madrid, 5 February 2019

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 6/2018 of the Mercado Alternativo Bursátil ("**MAB**"), VBARE Iberian Properties SOCIMI, S.A. (the "**Company**" or "**VBARE**") hereby publishes the following:

RELEVANT FACT

By means of the present relevant fact, it is attached the Results Presentation for the year ended on December 31, 2018.

The documentation is also available to the market on the Company´s website (www.vbarealestate.com).

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.

RESULTS PRESENTATION FOR THE YEAR ENDED ON DECEMBER 31, 2018

March 5th, 2019

INDEX

1. KEY FIGURES
2. VBARE AT A GLANCE
3. 2018 PERFORMANCE
4. FINANCIAL INFORMATION

1. KEY FIGURES

KEY FIGURES

- €4.8M PROFIT IN 2018
- +33% GROSS RENTAL INCOME INCREASE
- +76% GAV INCREASE YOY
- +53% ACCUMULATED GAV PROTFOLIO REVALUATION OVER TOTAL INVESTED CAPITAL
- +68% EARNINGS PER SHARE VS. 2017
- EPRA NAV PER SHARE 17% DISCOUNT VS. SHARE PRICE

		December, 31st 2018	December, 31st 2017	Var. %
KEY RESULTS FIGURES				
Gross Rental Income (GRI)	k €	1,427	1,076	33%
Net Rental Income	k €	923	568	63%
Net Rental Income Margin	%	65%	53%	23%
Gross Profit	k €	870	543	60%
Gross Profit Margin	%	61%	50%	21%
Profit for the Period	k €	4,801	2,251	113%
Basic and diluted Earnings per Share	€	2.10	1.25	68%
KEY FINANCIAL HIGHLIGHTS				
Portfolio Gross Value (GAV)	k €	50,098	28,542	76%
EPRA NAV	k €	37,144	29,973	24%
EPRA NAV per Share	€	15.7	14.1	11%
Net Financial Debt	k €	11,514	(2,051)	-
LTV Ratio	%	33.5%	22.5%	-
Financial Cost	%	1.75%	1.63%	-
Cash at Banks	k €	5,059	8,374	-
KEY OPERATIONAL HIGHLIGHTS				
Number Units	units	272	197	38%
Total GLA	sqm	16,200	10,795	50%
Residencial GLA	sqm	15,139	10,471	45%
Annualized Portfolio Current Passing Rent	k €	1,646	1,219	35%
Current Residential Passing Rent	€/sqm/Mor	10.86	10.81	0.5%
Portfolio Annual Reversionary Rent	k €	2,600	1,552	67.5%
Average Occupancy Rate	%	90%	83%	8.4%

Key Financial Figures according to International Financial Reporting Standards as adopted by the European Union (IFRS –EU)

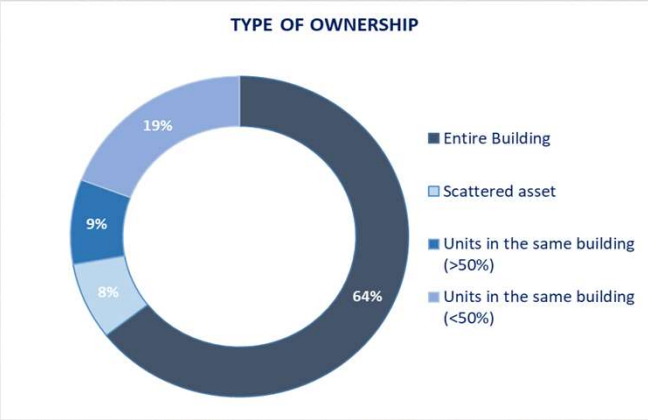
2. VBARE AT A GLANCE

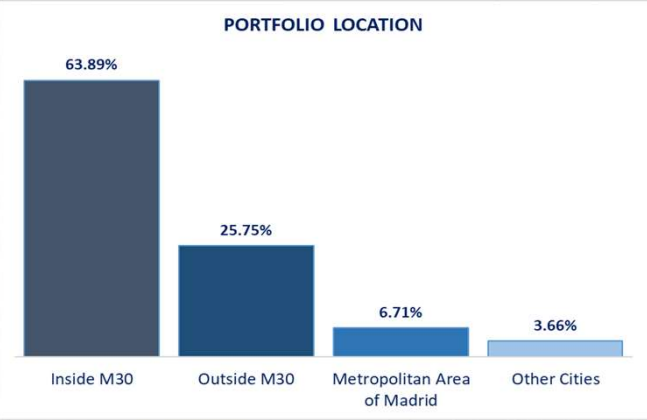
PORTFOLIO OVERVIEW

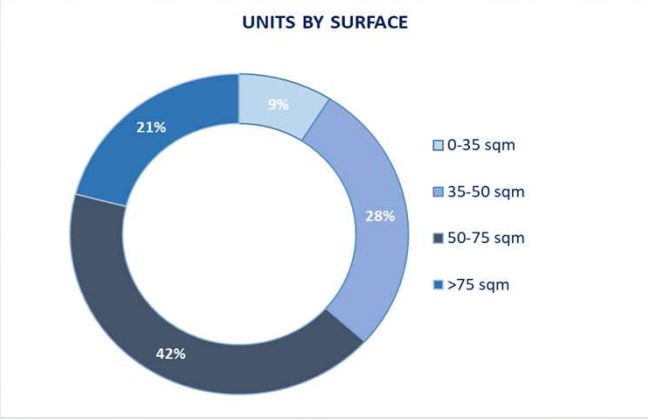
NUMBER OF UNITS:	**272**
GLA:	**16,200 SQM**
AVARAGE OCCUPANCY RATE IN 2018:	**90%**
TOTAL INVESTED CAPITAL:	**€32.7M**
INVESTED CAPITAL € PER SQM:	**€2,019**
GAV:	**€50.1M**
GAV € PER SQM:	**€3,092**
PASSING RENT:	**€1.65M**
GROSS YIELD ON INVESTED CAPITAL:	**7.54%**
EPRA NIY:	**3.76%**
EPRA LIKE FOR LIKE RENTAL GROWTH:	**9.39%**

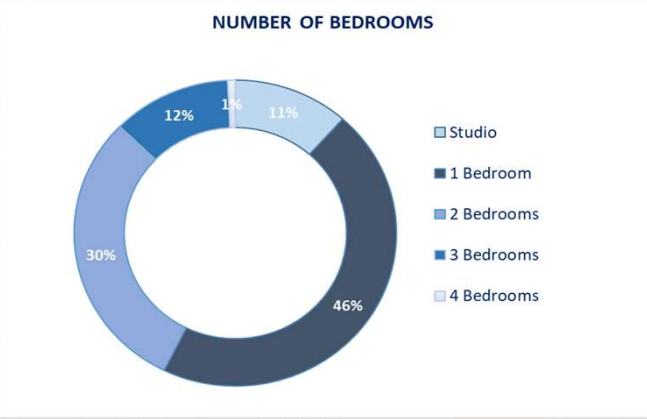
Information as of December 31st, 2018. It does not included assets acquired in 2019

PORTFOLIO OVERVIEW









MAJORITY OF THE PORTFOLIO LOCATED IN ASSETS WITH >50% OWNERSHIP, IN MADRID CITY CENTER AND WITH THE APPROPRIATE SIZE

Information as of December 31st, 2018. It does not included assets acquired in 2019

KEY METRICS

€113,407
AVERAGE ACQUISITION COST PER UNIT

57 SQM
AVERAGE SQM PER UNIT

€610
AVERAGE LEASE RENT PER UNIT

€10.9
AVERAGE RENT PER SQM

26.6 MONTHS
AVERAGE LEASE TERM

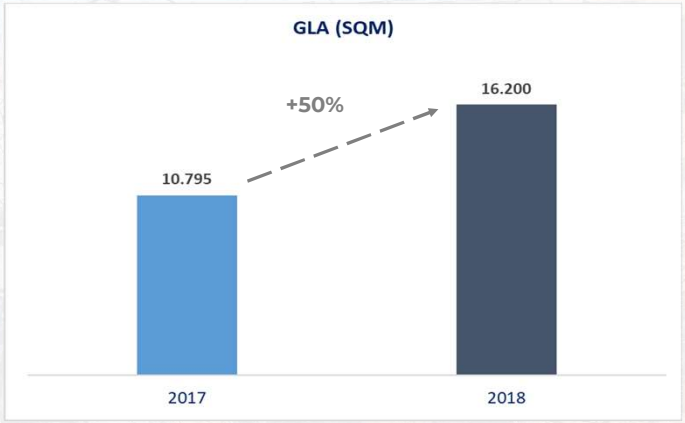
29%
VBA TENANTS EFFORT RATE

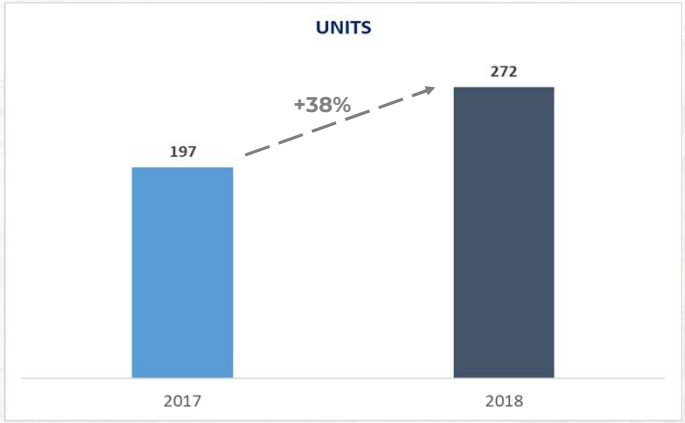
1.6
TENANTS PER UNIT

Information as of December 31st, 2018. It does not included assets acquired in 2019

3. 2018 PERFORMANCE

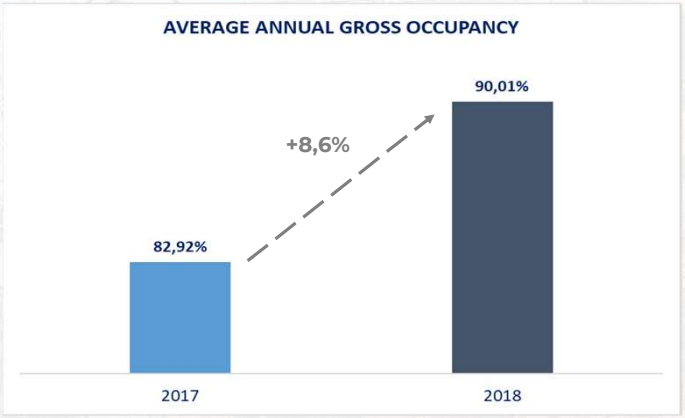
PORTFOLIO EVOLUTION (I)

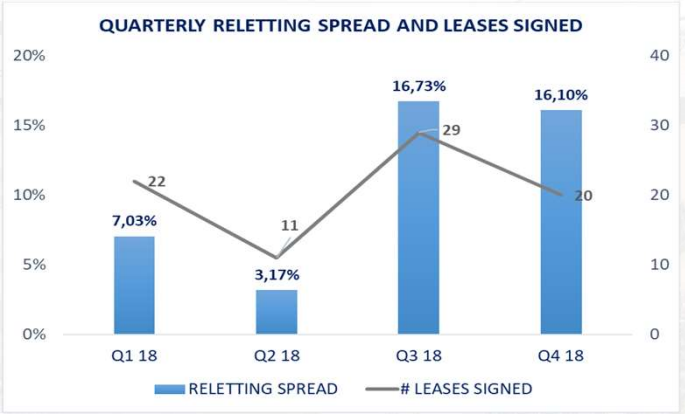


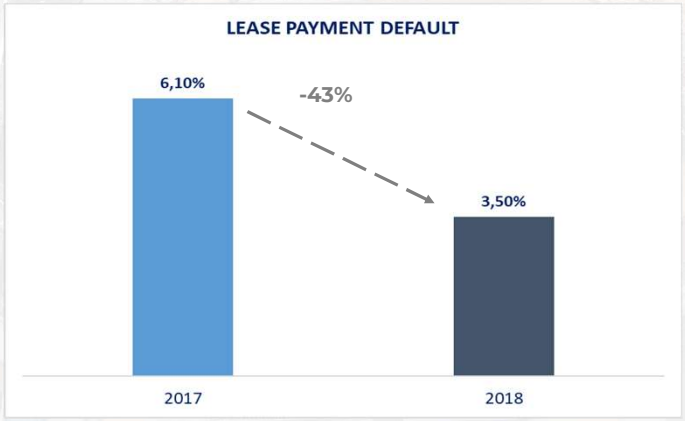


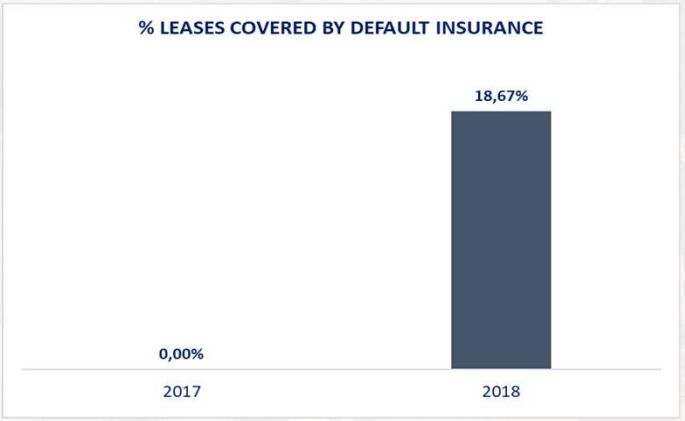
SIGNIFICANT PORTFOLIO GROWTH WITH IMPROVED ASSET QUALITY

PORTFOLIO EVOLUTION (II)





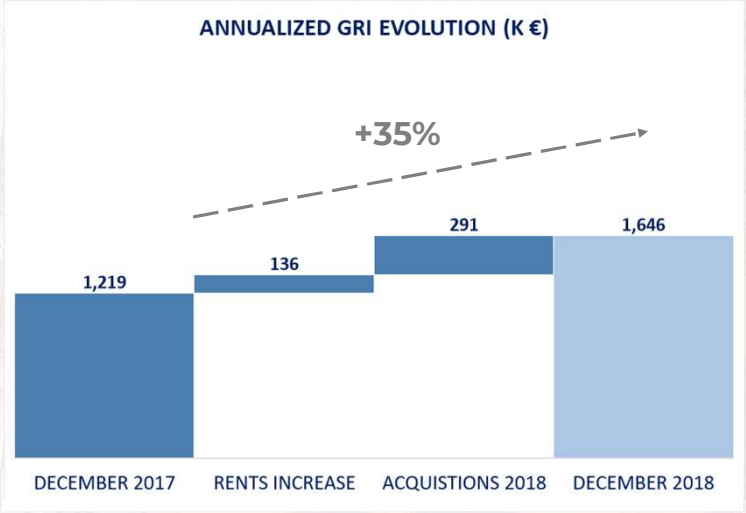


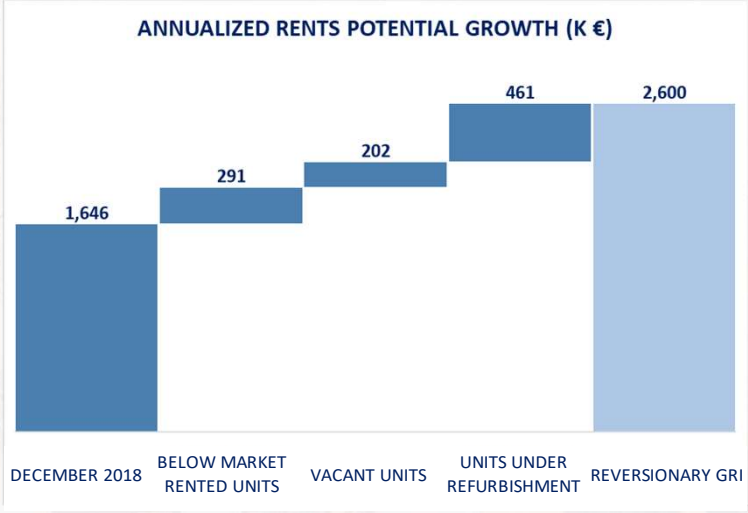


EXCELLENT PERFORMANCE DUE TO ACTIVE MANAGEMENT

Lease Payment Default ratio calculated over Stabilized Assets

PORTFOLIO RENTAL GROWTH

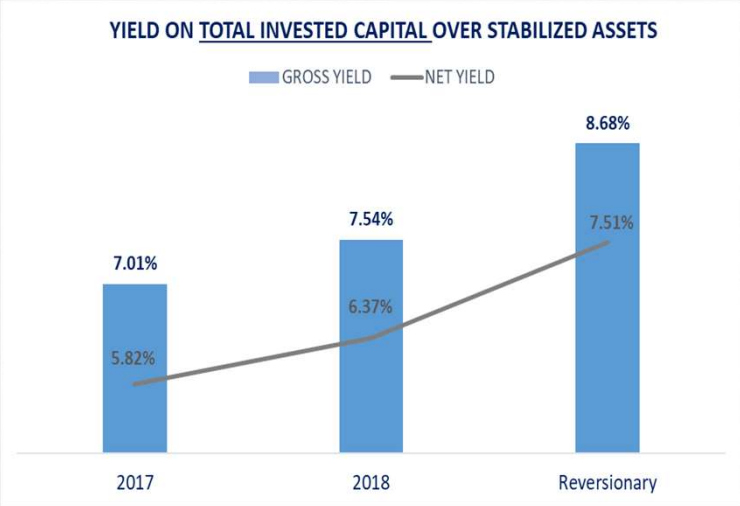


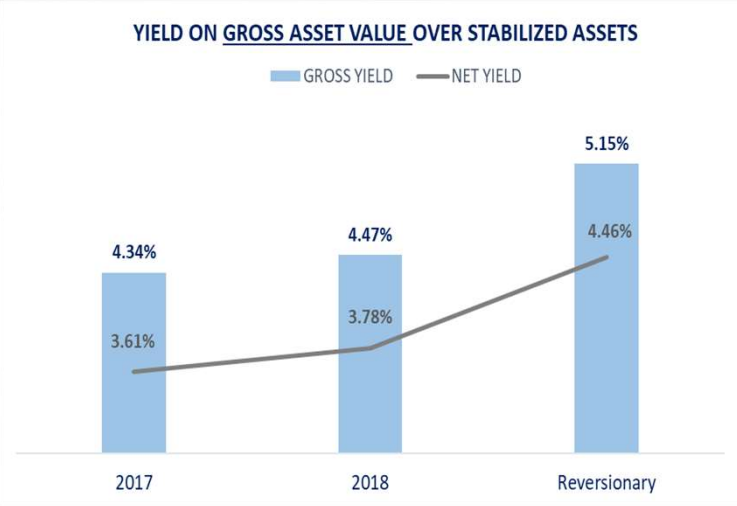


STRONG RENTAL GROWTH WITH SIGNIFICANT UPSIDE POTENTIAL

Annualized GRI is calculated on December 2017 and 2018 annualized invoiced lease rents
Potential annualized rent is based on estimated ERV as of December 31st, 2018

PORTFOLIO YIELD GROWTH





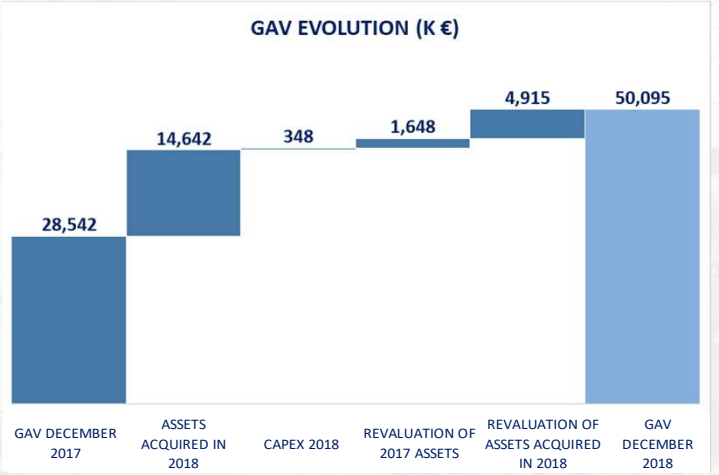
SOLID YIELD GENERATED BY STABILIZED ASSETS WITH EXCELLENT GROWTH PERSPECTIVES

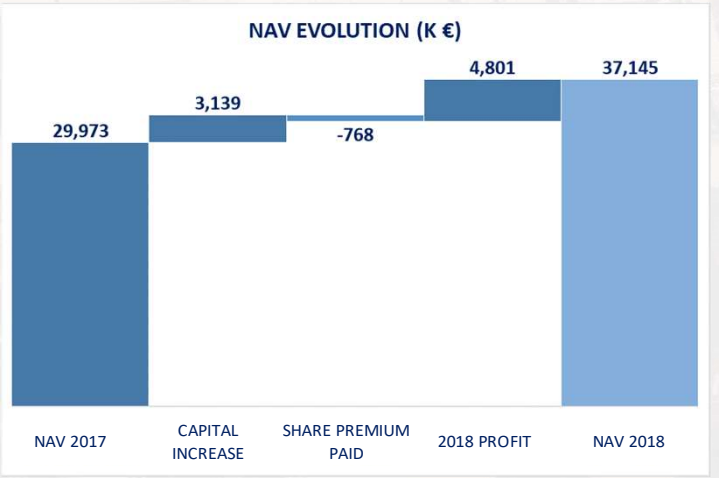
Information as of December 31, 2018. It does not included assets acquired in 2019. Yield calculation based on annualized rents at year-end
Reversionary Yield is based on estimated ERV as of December 31st, 2018
Stabilized Assets are those assets that do not require significant capex investments and are mostly leased at market rents

4. FINANCIAL INFORMATION

2018 PERFORMANCE

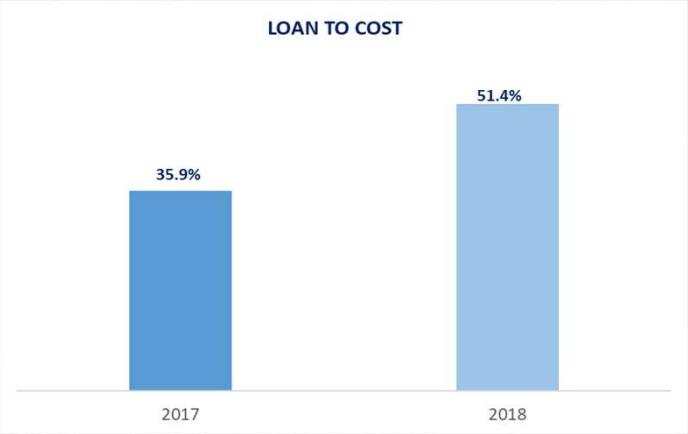
- +76% GAV INCREASE VS. 2017
- +5.8% REVALUATION OF 2017 PORTFOLIO
- €14M INVESTED IN 2018 ACQUISITION
- +33% REVALUATION OF ASSETS ACQUIRED IN 2018
- 24% NAV INCREASE VS. 2017
- 17% SHARE PRICE DISCOUNT vs NAV per Share
- €3.2M SHARE CAPITAL INCREASE
- €0.8M SHARE PREMIUM DISTRIBUTION
- €4.8M NET PROFIT IN 2018
- 33% GRI INCREASE VS. 2017
- INCREASE NET RENTAL INCOME MARGIN FROM 53% UP TO 65%

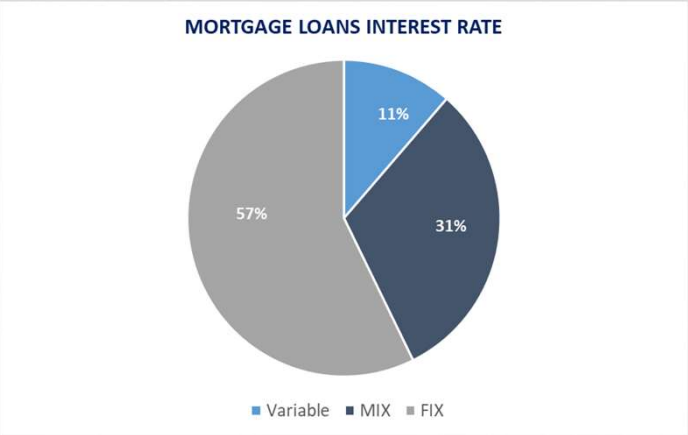




OUTSTANDING GAV AND NAV EVOLUTION

FINANCIAL POSITION





- €3.2M LOANS OVER 2017 EXISTING PORTFOLIO
- €7.4M LOANS OVER 2018 NEW INVESTMENTS
- AVERAGE INTEREST RATE 1.75%
- AVERAGE MATURITY 16.8 YEARS

MODERATE FINANCIAL LEVERAGE WITH LOW RISK INTEREST RATE FLUCTUATIONS

CONSOLIDATED BALANCE SHEET

ASSETS	December, 31st 2018	December, 31st 2017
Non-Current Assets	**50,205**	**28,620**
Property, Plant and Equipment	3	4
Investment Properties	50,098	28,542
Non-Current Financial Assets	104	74
Current Assets	**5,216**	**8,494**
Advance to Suppliers	33	-
Trade and other Receivables	69	53
Trade Debtors	38	21
Other Receivables from Public Administrations	31	32
Other Current Financial Assets	3	18
Other Receivables group companies and associates	9	9
Short term Accruals	43	40
Cash and Cash Equivalents	5,059	8,374
Total Assets	**55,421**	**37,114**

EQUITY AND LIABILITIES	December, 31st 2018	December, 31st 2017
Net Equity	**37,145**	**29,973**
Share Capital	11,949	10,746
Share Premium	12,887	11,720
Treasury Shares	(247)	(248)
Retained Earnings	12,556	7,755
Non-current Liabilities	**16,470**	**6,227**
Non-current Financial Liabilities	16,470	6,227
Bank Borrowings	16,226	6,100
Other Financial Liabilities	244	127
Current Liabilities	**1,806**	**914**
Current Financial Liabilities	347	238
Bank Borrowings	347	223
Other financial liabilities	-	15
Current financial liabilities group companies	-	3
Trading creditors and other accounts payable	1,459	673
Trade Payables	165	65
Trade payables, group companies and associates	1,204	577
Accruals, wages and salaries	15	1
Other payables with Tax Administration	59	18
Equity and Liabilities	**55,421**	**37,114**

Consolidated Balance Sheet according to International Financial Reporting Standards as adopted by the European Union (IFRS –EU)

CONSOLIDATED PROFIT AND LOSS ACCOUNT

P&L	December, 31st 2018	December, 31st 2017
Gross Rental Income	1,427	1,076
Property operating expenses	(557)	(533)
Gross profit	**870**	**543**
Gain from fair value on investment properties	6,563	3,266
Net result from real estate operations	**7,433**	**3,809**
General and Administrative Expenses	(2,439)	(1,447)
Operating Result	**4,994**	**2,362**
Finance Result	(193)	(111)
Profit for the Period	**4,801**	**2,251**
Corporate Income Tax	-	-
Profit for the Period attributable to the Shareholders	**4,801**	**2,251**
Basic and diluted Earnings per Share (Euro)	2.10	1.25

Consolidated Profit and Loss Account according to International Financial Reporting Standards as adopted by the European Union (IFRS –EU)

EVENTS OCCURRED IN 2019

VALLEHERMOSO 94 MADRID

- ACQUISITION OF 100% OF A WELL-LOCATED ASSET IN CHAMBERÍ, A NEIGHBORHOOD IN THE CITY CENTER OF MADRID
- 27 RESIDENTIAL UNITS AND 2 RETAIL PREMISES (1,516 SQM TOTAL AREA)
- €5.3M PURCHASE PRICE PLUS TRANSACTION COSTS
- €3.43M MORTGAGE AT FIX INTEREST RATE OF 1.8% DURING 12 YEARS AND A VARIABLE EURIBOR 12 MONTHS + 1.8% DURING THE FOLLOWING 8 YEARS
- MONTHLY LOAN AMORTIZATION WITH A PROGRESSIVE BIANNUAL INCREASE AND PARTIAL AMORTIZATION OF 23.3% OF THE PRINCIPAL IN YEAR 15

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