



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

Madrid, 30 July 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 the following:

#### **OTHER RELEVANT INFORMATION**

Hereby, the Company communicates that until June 30, 2021, it has divested 7 scattered units for a total of 928 thousand euros.

During July, 2021, the Company has divested 3 additional scattered units for a total price of 468 thousand euros, as well as 36 units, located in a fully owned 48 units building for a total amount of 4.3 million of euros.

The 46 units divested in 2021 for a total selling price of 5.7 million euros have reported an approximate free cash flow of 3.7 million of euros, net of loan repayments and selling costs, and very attractive levered returns resulting in an approximate IRR of 13.12% and a MOIC of 1.77x (unlevered returns of 8.53% and 1.51x.)

Additionally, the Company has formalized 5 deposit agreements on the previously mentioned building, which are expected to be divested by early-September. The total selling price of said units amounts to 630 thousand of euros.

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