



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

Madrid, January 5, 2023

Pursuant to the terms set forth in Article 17 of EU Regulation No. 596/2014 with regard to abuse of markets and Article 227 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

As of December 31, 2022, shareholders with a direct or indirect shareholding of more than 5% of the capital stock of VBARE are the following:

Shareholder	% Ownership
Meitav Dash Provident Funds and Pension Ltd	16.58%
Dan Rimoni	12.50%
M. Wertheim (Holdings) Ltd	10.43%
Value Base Ltd (*)	8.14%
Ido Nouberger (**)	3.39%

(*) It has a direct participation of 176,250 shares (4.88%) and indirect participation through Value Base Hedge Fund Ltd. (100% ownership) of 117,500 shares (3.26%) and indirect participation through Value Base Underwriting and Securities Distribution Ltd. (90.1% ownership) of 25 shares (0.00%).

(**) It has a direct participation of 122,264 shares (3.39%) and indirect participation through Value Base Ltd. (owned at 26.37%) as reported above.

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.

This communication has been prepared with the Company's shareholders' book and with the information provided by some foreign shareholders of the Company, given the impossibility of knowing through the aforementioned book the identity and position in it of its shareholders who deposit securities in accounts abroad. Therefore, the Company and its administrators cannot ensure that there are no additional shareholders with a stake greater than 5% of the capital stock.

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.