



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

Madrid, 8 January, 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

VBARE has formalized today the purchase of a building of 27 dwellings and 2 commercial premises located in a building located on Vallehermoso street in the city of Madrid. The purchase price has amounted 5,264 thousand euros plus transaction costs.

VBARE, additionally, has formalized a mortgage loan with Banca Pueyo for an amount of 3.43 million euros, contributing the rest of the purchase price through cash available. The formalized mortgage loan will accrue a fix interest rate of 1.8% during the first 12 years and a variable Euribor 12 months + 1.8% the subsequent 8 years, that is to say, until its maturity date. The loan amortization is monthly with a progressive increasing biannual. Likewise, it includes a partial amortization at the end of year 15 of 23.3% of the mortgage loan principal.

The property has mainly a residential use and the expected approximate net return rises up to 4.3% 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 1,500 sqm.

This acquisition is the second most significant as of today formalized by VBARE in terms of investment volume since its incorporation after the one carried out in October 2018 in Luchana Street in Madrid.

VBARE has increased its portfolio after the aforementioned acquisition up to 301 units. (dwellings and commercial premises).

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.