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Madrid, 14 May 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 3 months period ended on March 31, 2019.

The documentation is also available to the market on the Company's website ([www.vbarealestate.com](http://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 3 MONTHS PERIOD ENDED ON MARCH 31, 2019

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# 1. KEY FIGURES

# KEY FIGURES

- €1.1M PROFIT IN Q1 2019 (+52%)
- +50% GROSS RENTAL INCOME INCREASE
- +15% GAV INCREASE vs DECEMBER 2018
- +50% ACCUMULATED GAV PORTFOLIO REVALUATION OVER TOTAL INVESTED CAPITAL
- +37% EARNINGS PER SHARE VS. MARCH 2018
- EPRA NAV PER SHARE 19.1% DISCOUNT VS. SHARE PRICE

		March, 31 2019	March, 31 2018	Var %
<b>KEY RESULTS FIGURES</b>				
Gross Rental income (GRI)	k €	461	307	50%
Net Rental income	k €	323	189	71%
Net Rental Income Margin	%	70.1%	61.6%	14%
Profit for the period	k €	1,128	742	52%
Basic and diluted earnings per share	€	0.48	0.35	37%

		March, 31 2019	December, 31 2018	Var %
<b>KEY FINANCIAL HIGHLIGHTS</b>				
Portfolio Gross Value (GAV)	k €	57,384	50,095	15%
EPRA NAV	k €	37,832	37,145	2%
EPRA NAV per Share	€	16.0	15.7	2%
Net Financial Debt	k €	17,794	11,514	
LTV Ratio	%	35.10%	33.50%	
Financial cost	%	1.75%	1.75%	
Cash at Banks	k €	2,077	5,059	

		March, 31 2019	December, 31 2018	Var %
<b>KEY OPERATIONAL HIGHLIGHTS</b>				
Number units	Units	301	272	11%
Total GLA	sqm	17,717	16,200	9%
Residencial GLA	sqm	16,448	15,139	9%
Annualized Portfolio Current Passing Rent	k €	1,765	1,646	7%
Current Residential Passing Rent	€/sqm/Month	10.6	10.86	-3%
Portfolio Annual Reversionary Rent	k €	2,947	2,600	
Average Occupancy Rate stabilized assets	%	91.56%	91.52%	

## 2. VBARE AT A GLANCE

# PORTFOLIO OVERVIEW

NUMBER OF UNITS:	<b>301</b>
GLA:	<b>17,717 SQM</b>
AVERAGE OCCUPANCY RATE IN 2019:	<b>91.56%</b>
TOTAL INVESTED CAPITAL:	<b>€38.4M</b>
INVESTED CAPITAL € PER SQM:	<b>€2,166</b>
GAV:	<b>€57.4M</b>
GAV € PER SQM:	<b>€3,239</b>
CURRENT PASSING RENT:	<b>€1,735M</b>
ANNUAL REVERSIONARY RENT	<b>€2,947M</b>
GROSS YIELD ON INVESTED CAPITAL OVER STABILIZED ASSETS :	<b>7.49%</b>

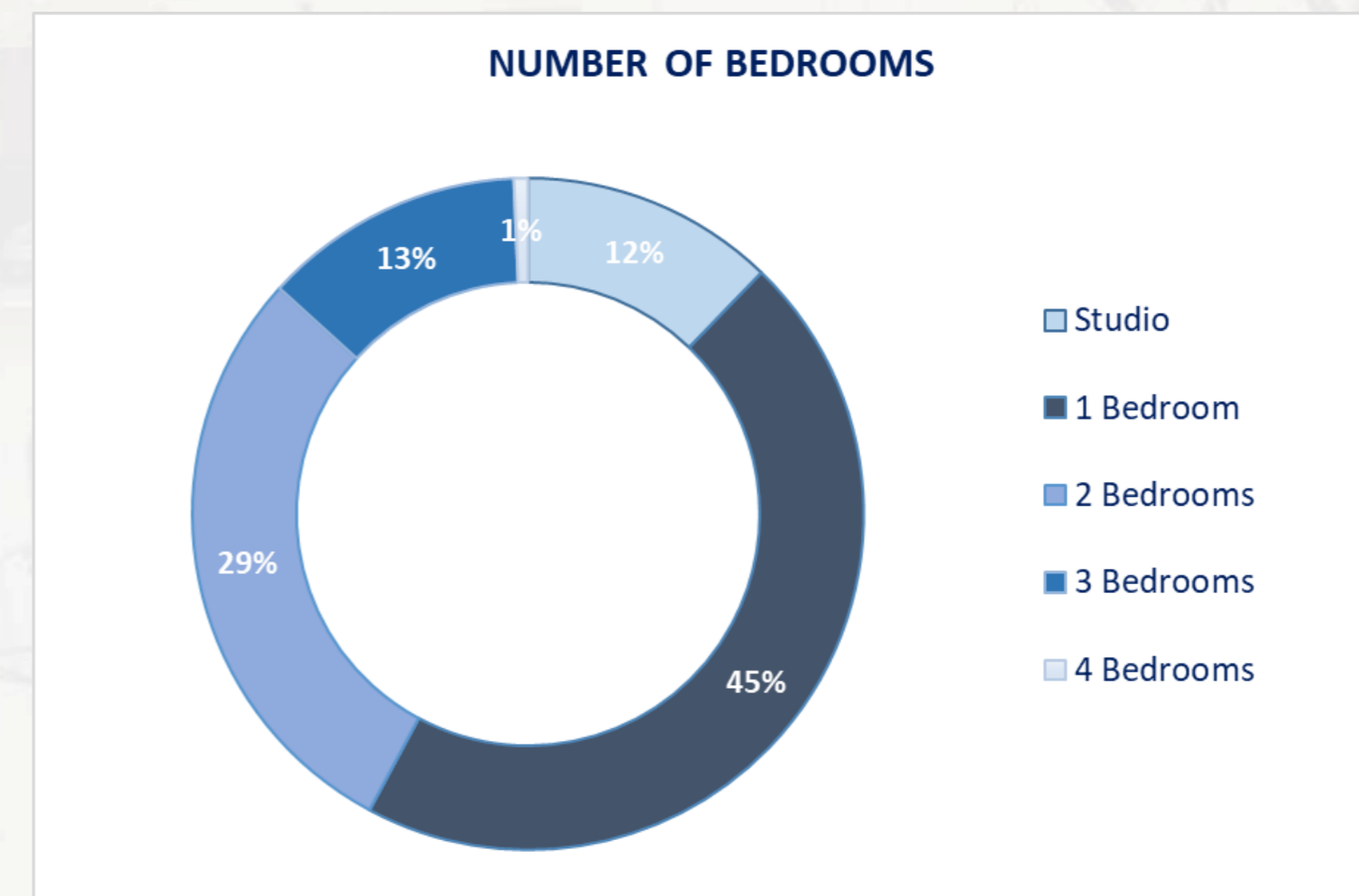
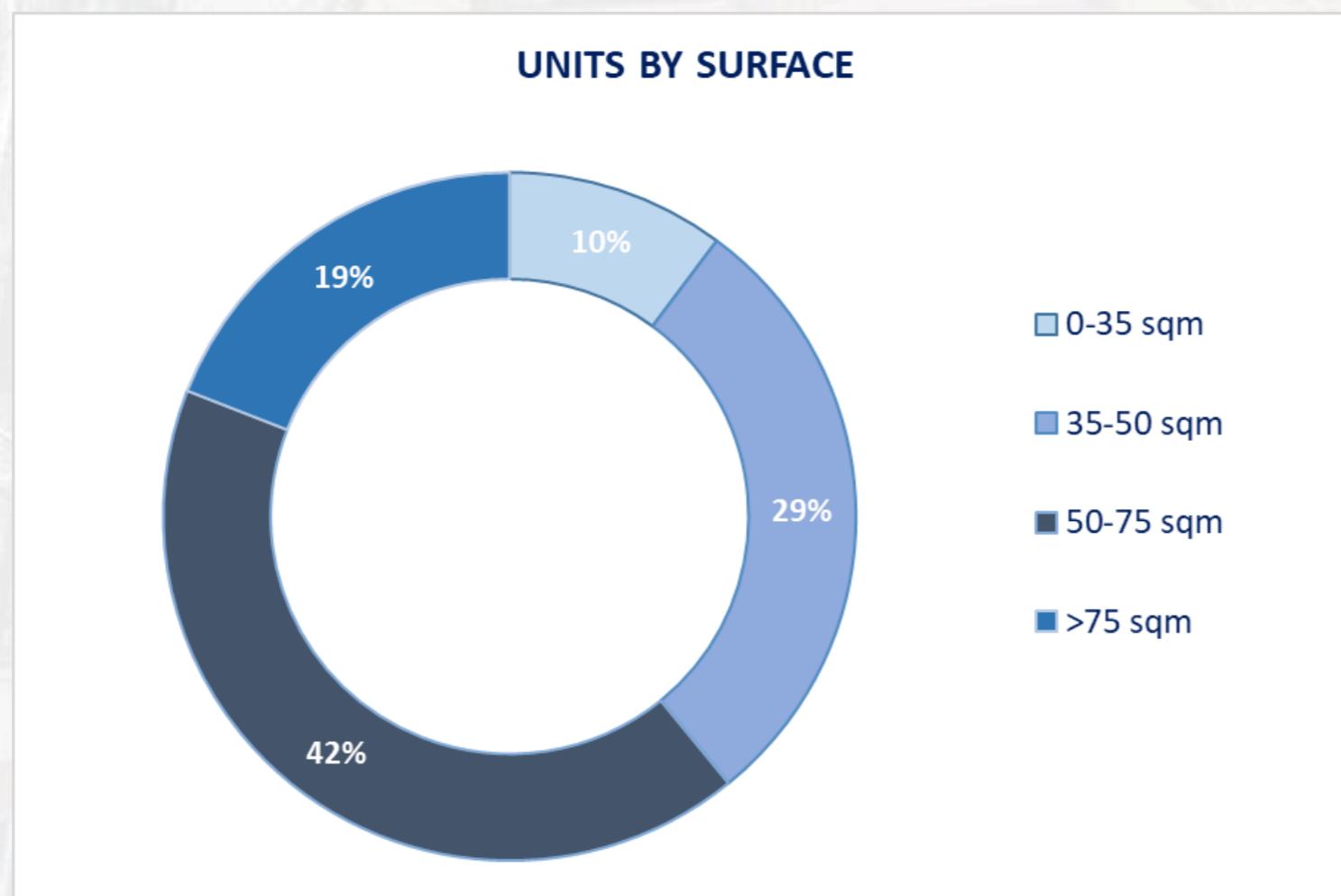
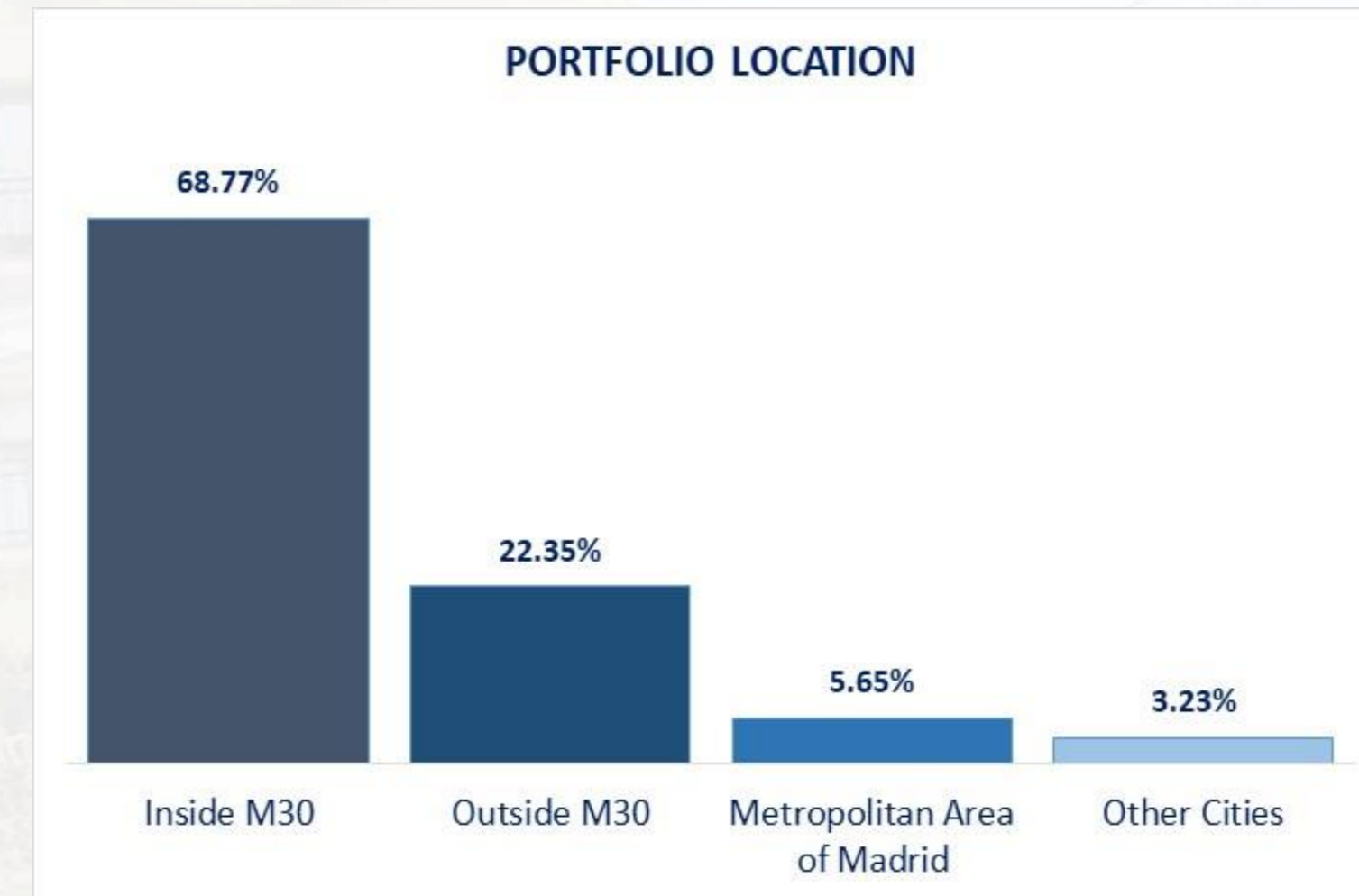
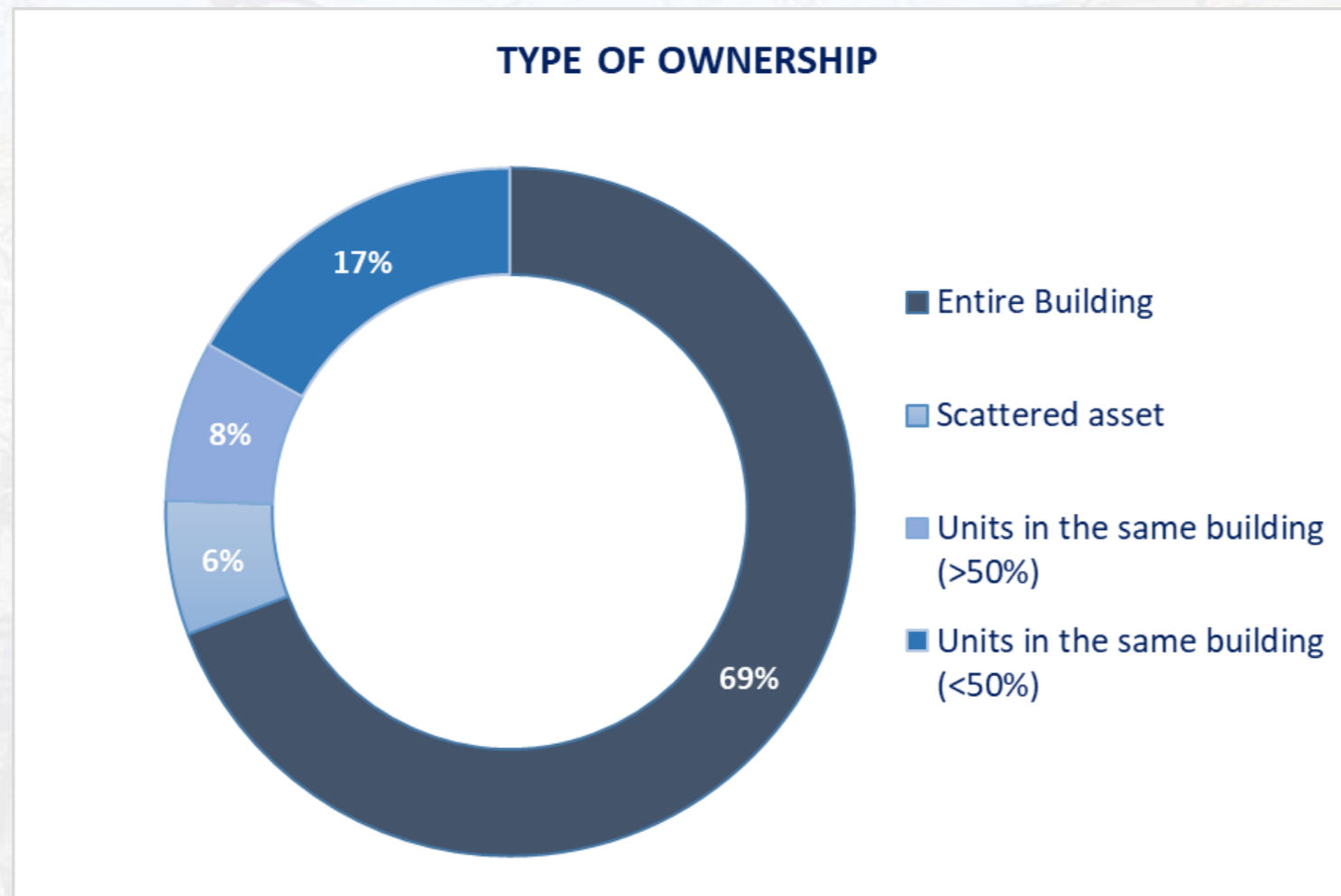
Information as of March 31<sup>st</sup>, 2019.

Gross Yield on invested capital has been calculated over stabilized assets.

Average occupancy calculated over stabilized assets.

Stabilized Assets are those assets that do not require significant capex investments and are mostly leased at market rents

# PORTFOLIO OVERVIEW



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



# KEY METRICS

€120,769

AVERAGE ACQUISITION  
COST PER UNIT

56 SQM

AVERAGE SQM  
PER UNIT

€595

AVERAGE LEASE RENT  
PER UNIT

€10.6

AVERAGE RENT PER  
SQM

30.1

MONTHS  
AVERAGE  
LEASE TERM

27%

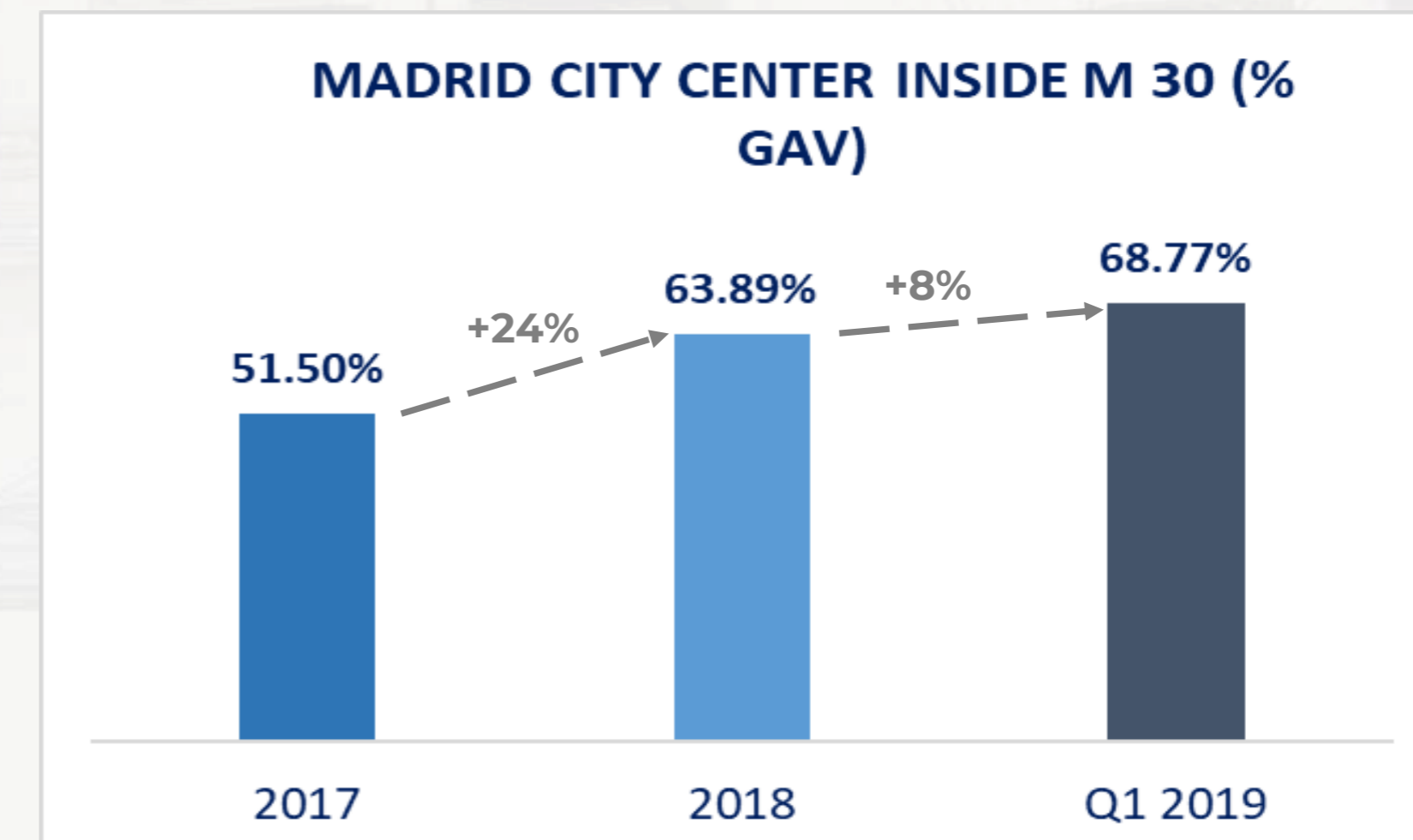
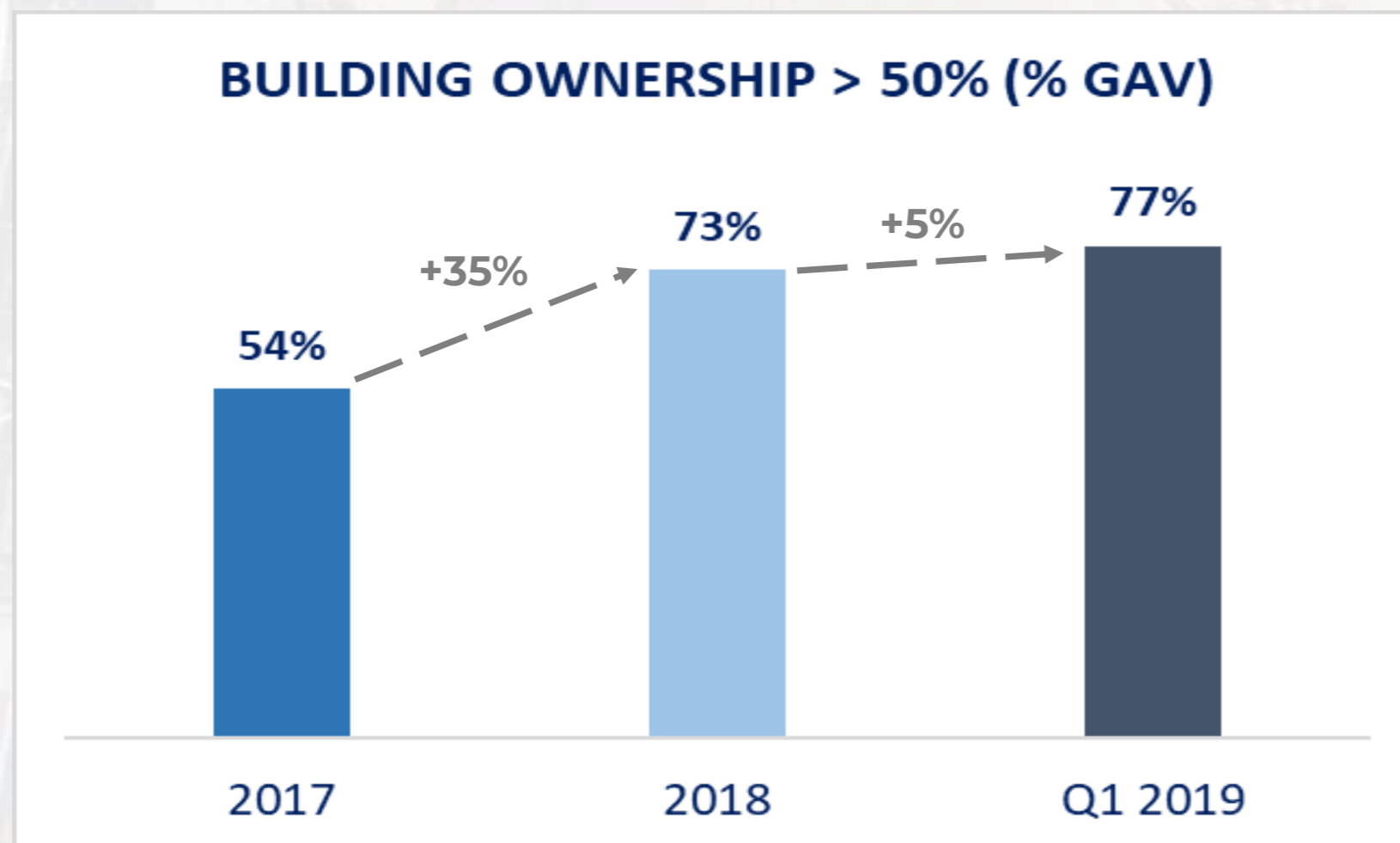
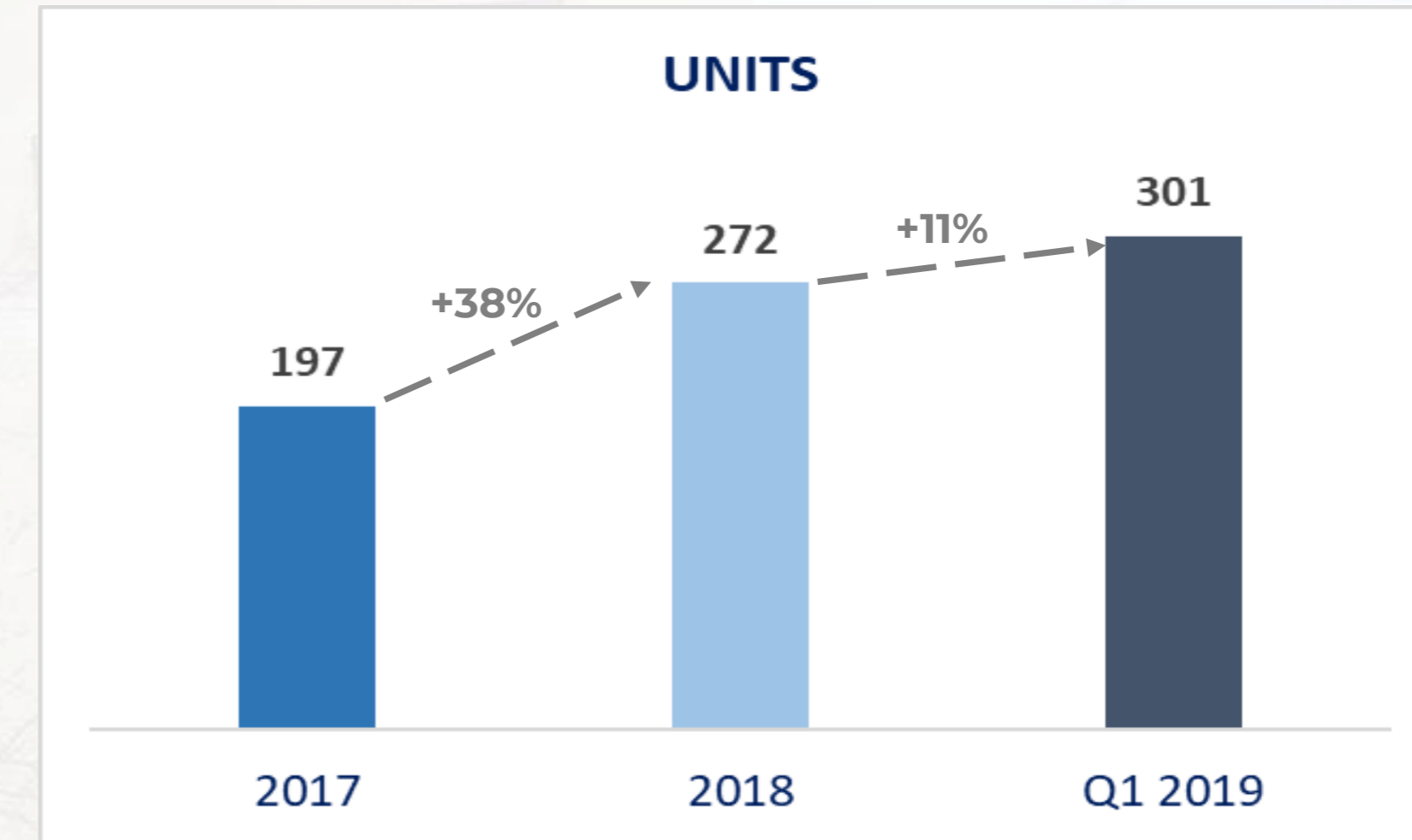
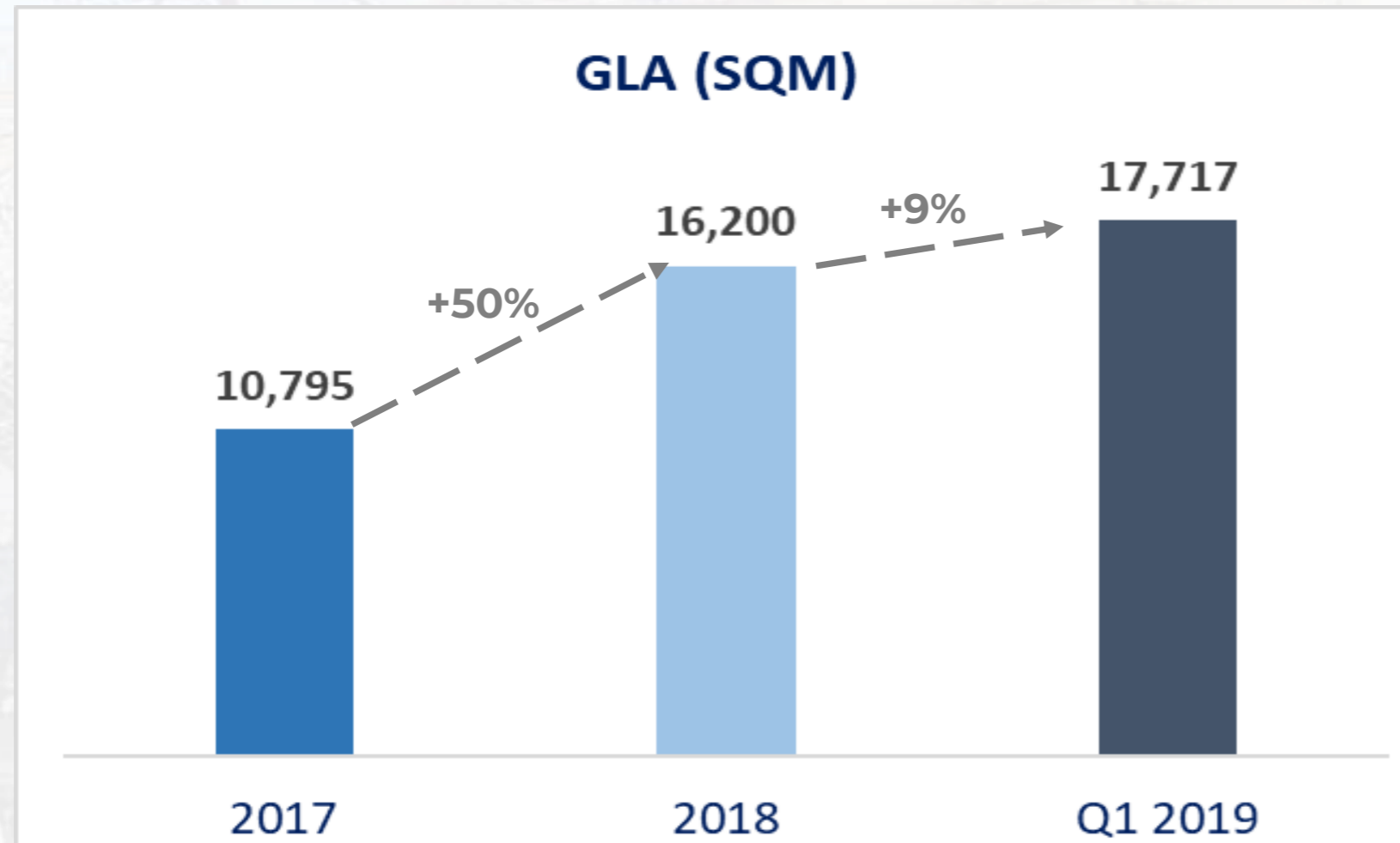
VBA TENANTS  
EFFORT RATE

1.6

TENANTS PER UNIT

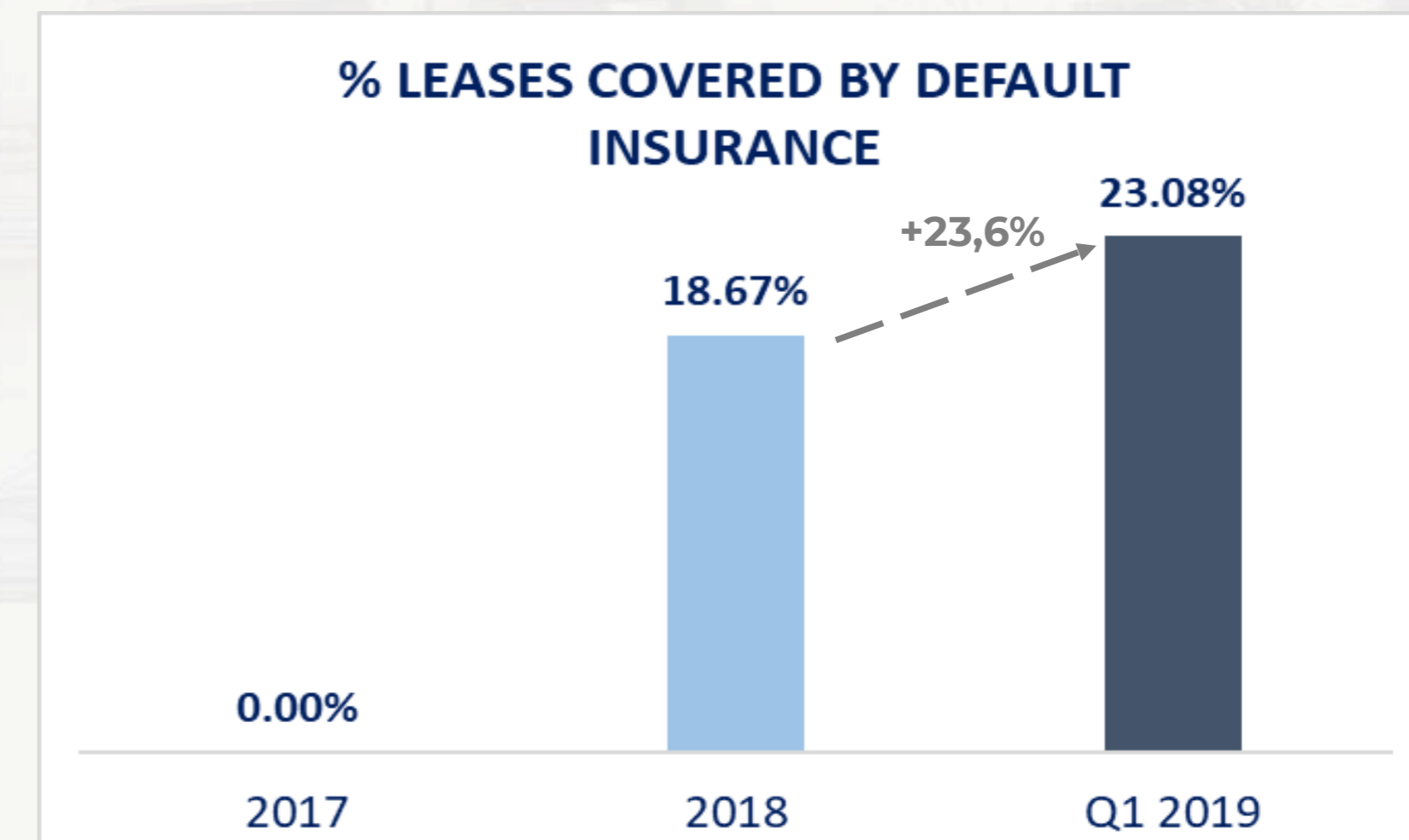
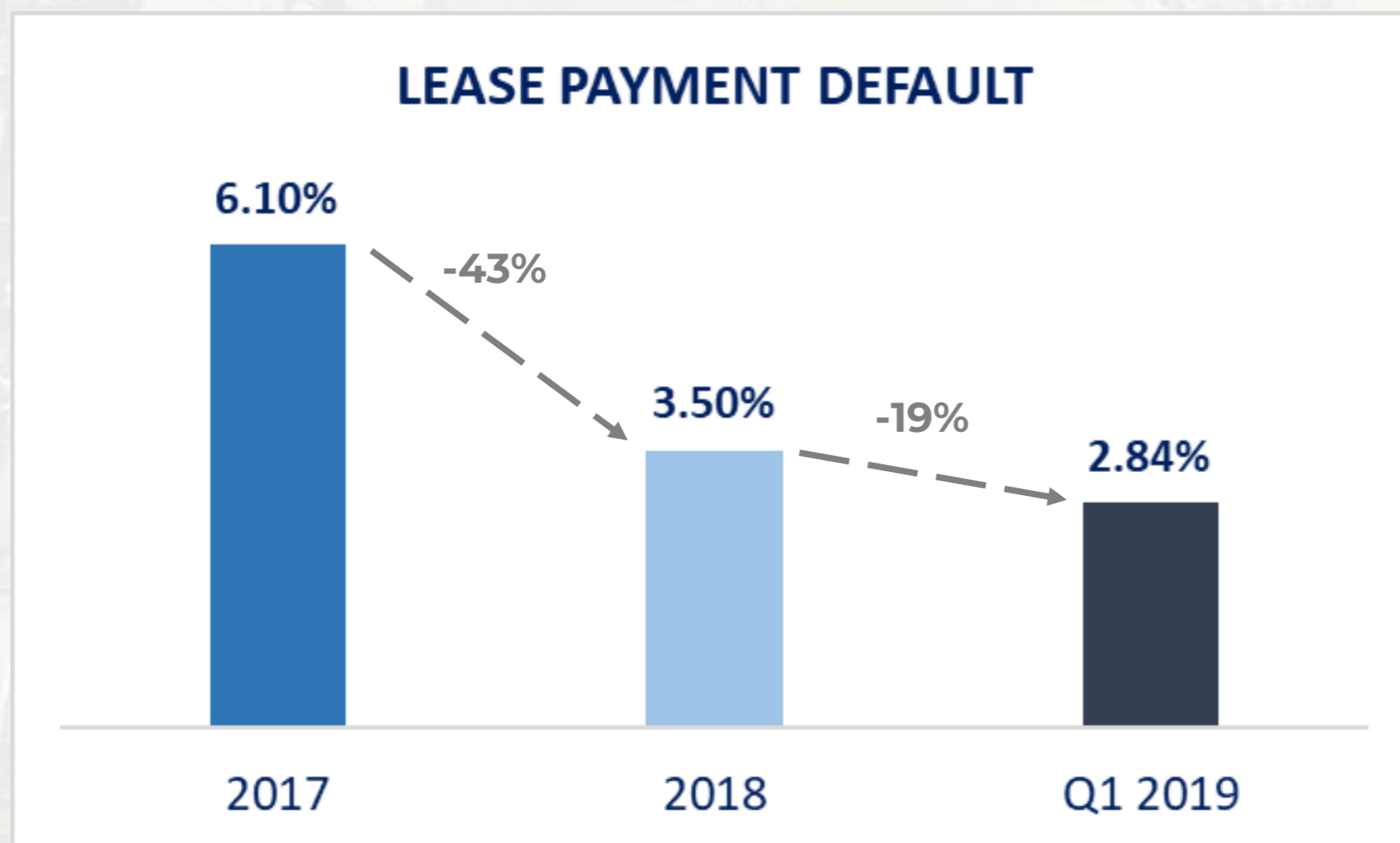
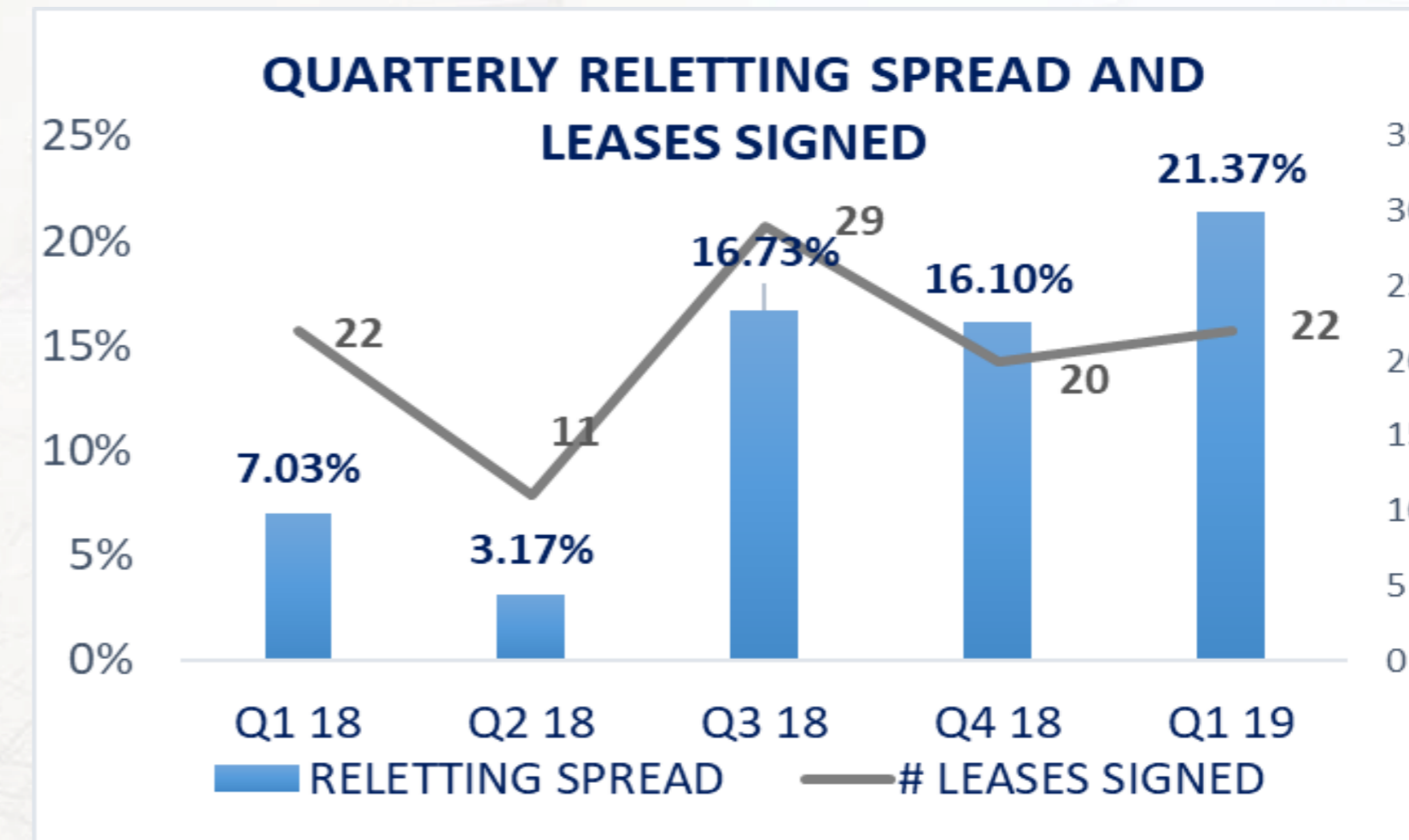
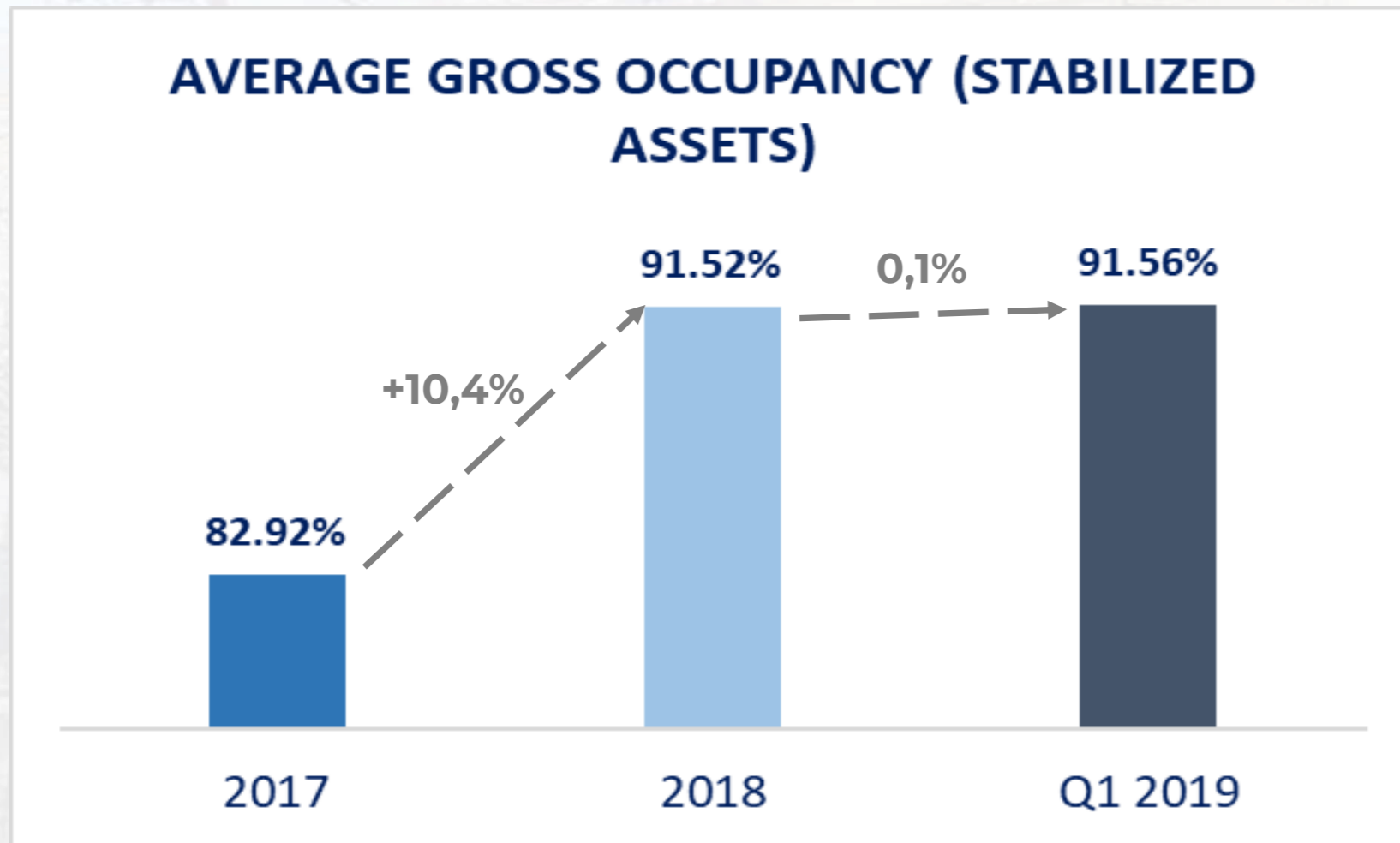
# 3. Q1 2019 PERFORMANCE

# PORTFOLIO EVOLUTION (I)



SIGNIFICANT PORTFOLIO GROWTH WITH IMPROVED ASSET QUALITY

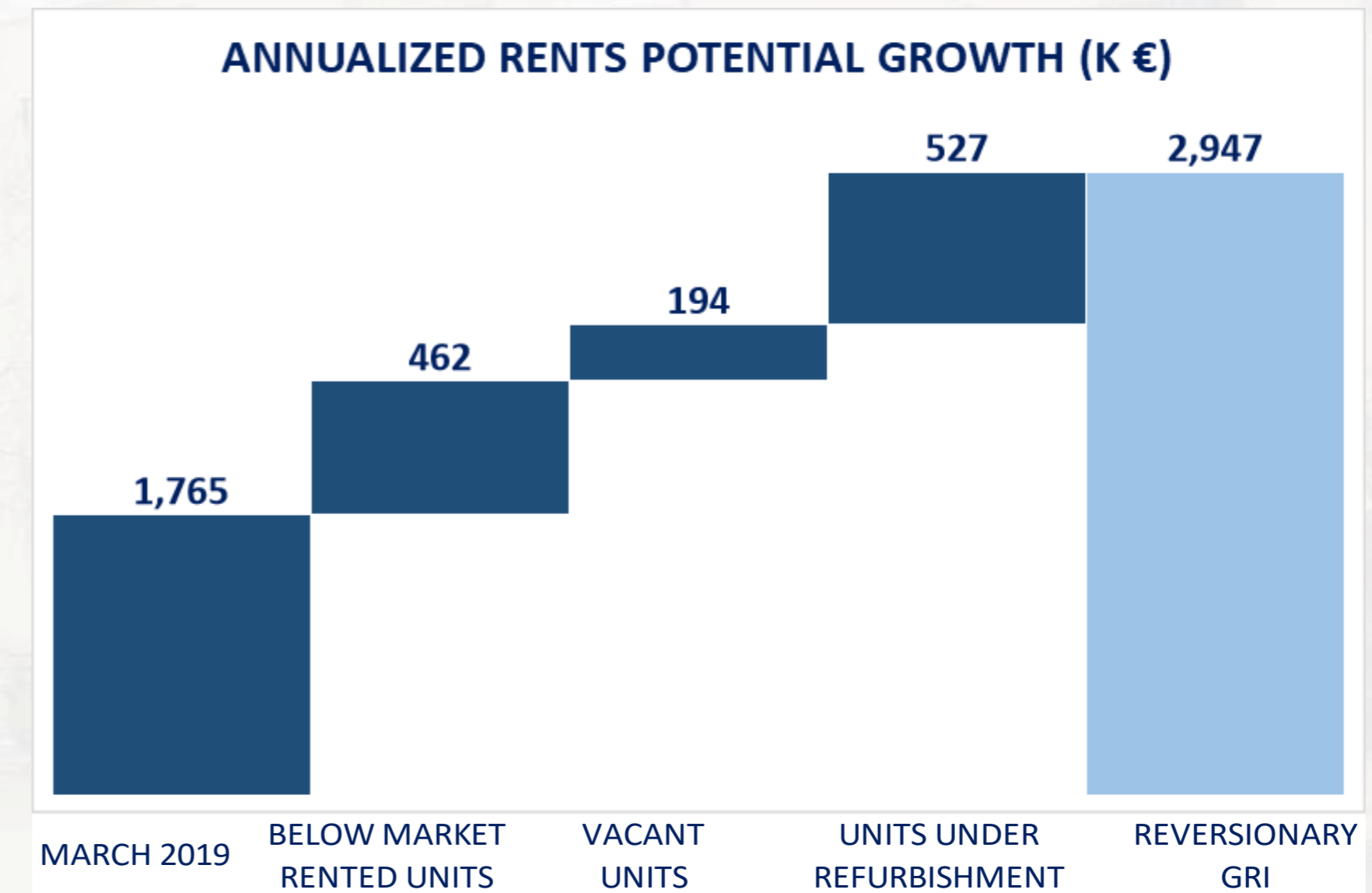
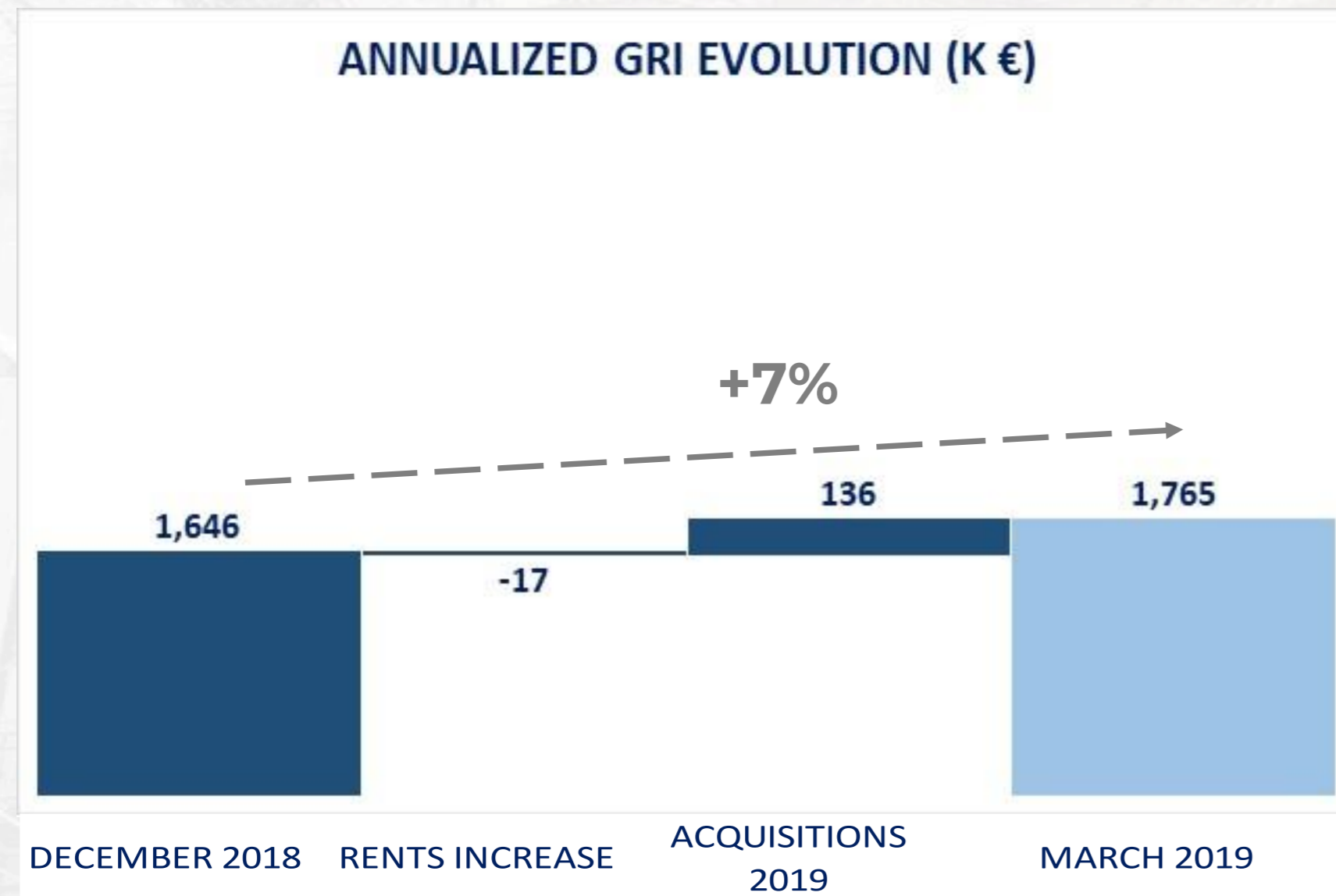
# PORTFOLIO EVOLUTION (II)



EXCELLENT PERFORMANCE DUE TO ACTIVE MANAGEMENT

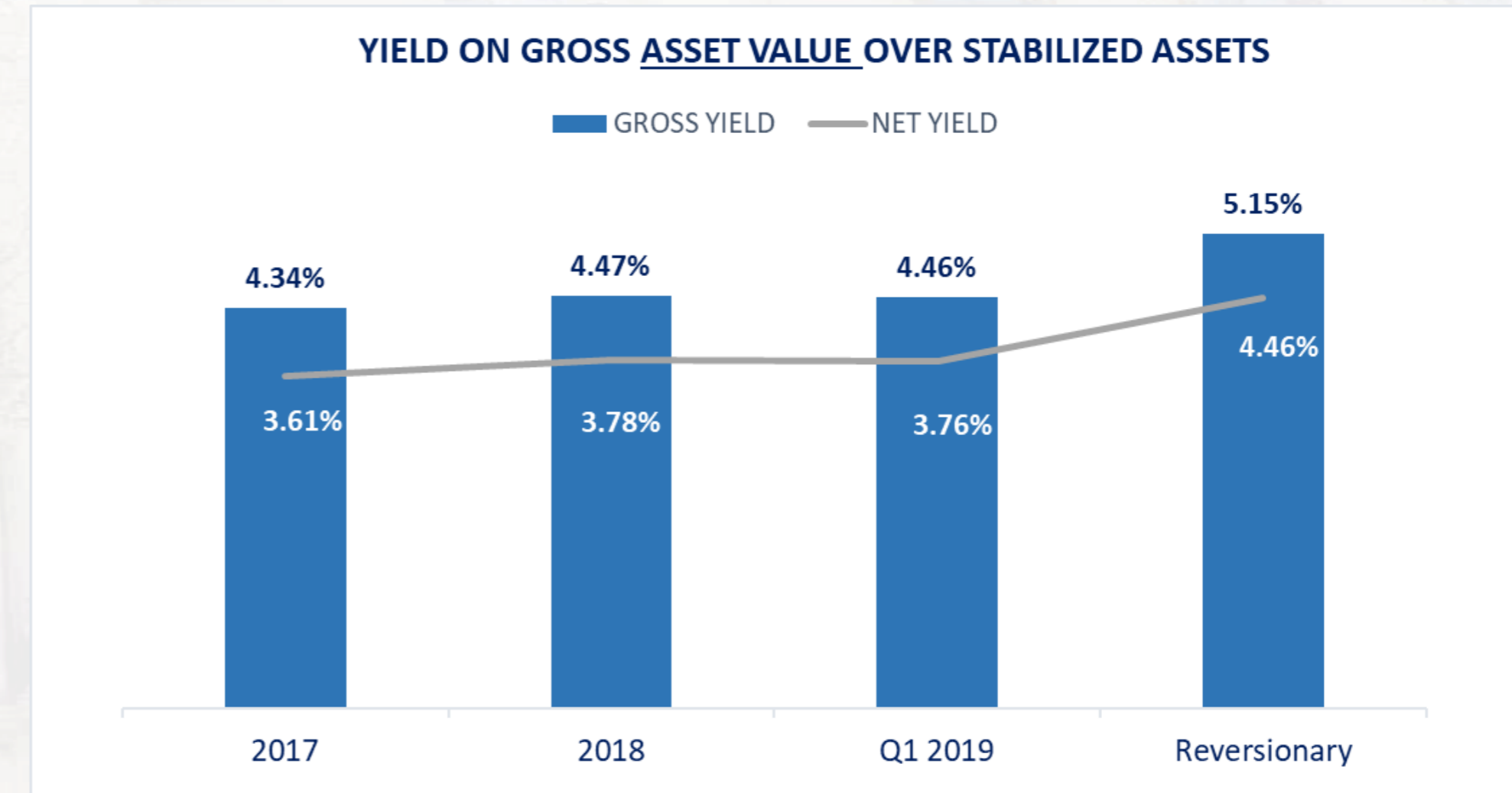
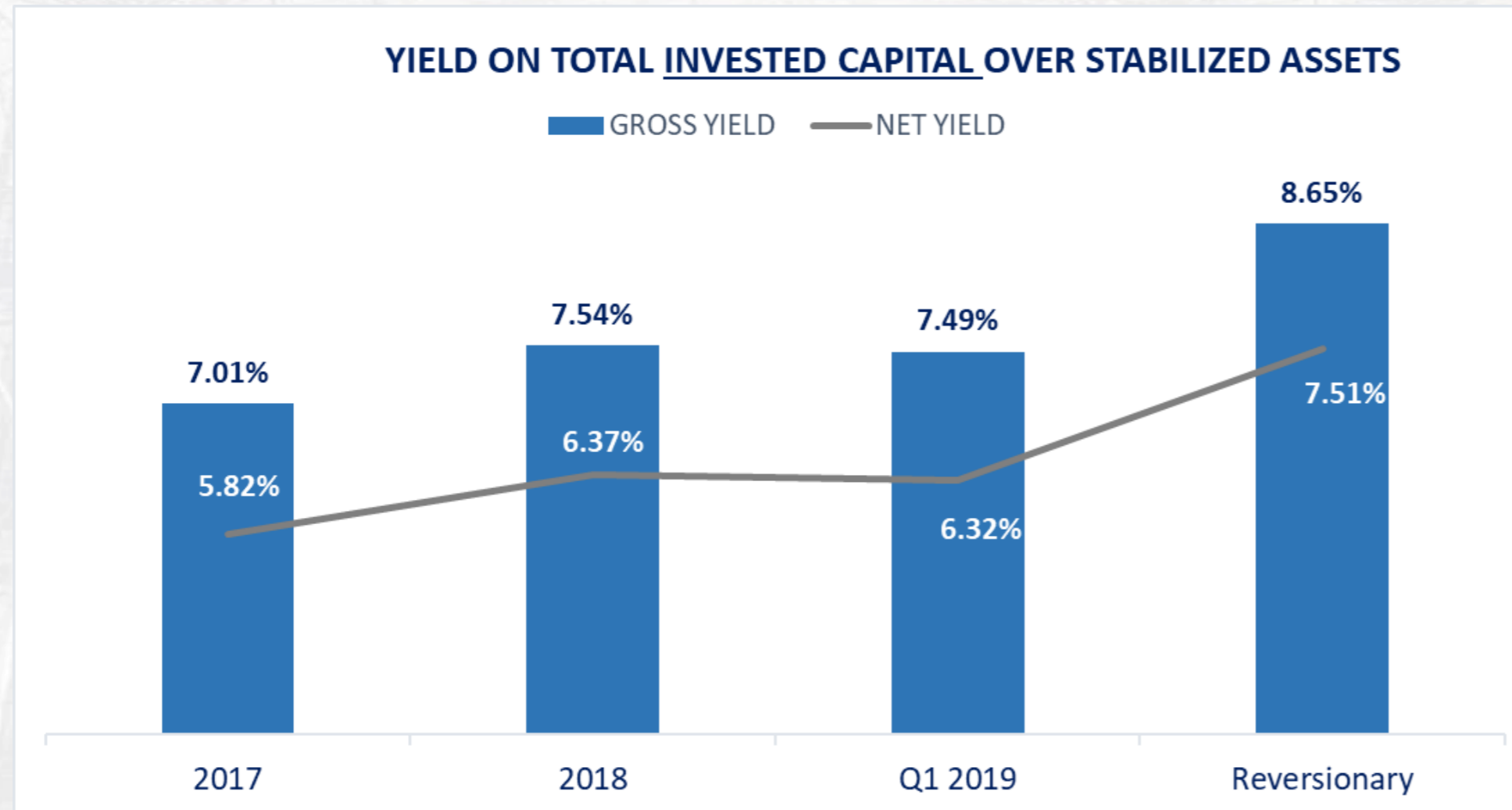
Lease Payment Default ratio calculated over Stabilized Assets  
 Stabilized Assets are those assets that do not require significant capex investments and are mostly leased at market rents  
 Leases covered by default insurance is calculated over rented units

# PORTFOLIO RENTAL GROWTH



**STRONG RENTAL GROWTH WITH SIGNIFICANT UPSIDE POTENTIAL**

# PORTFOLIO YIELD GROWTH

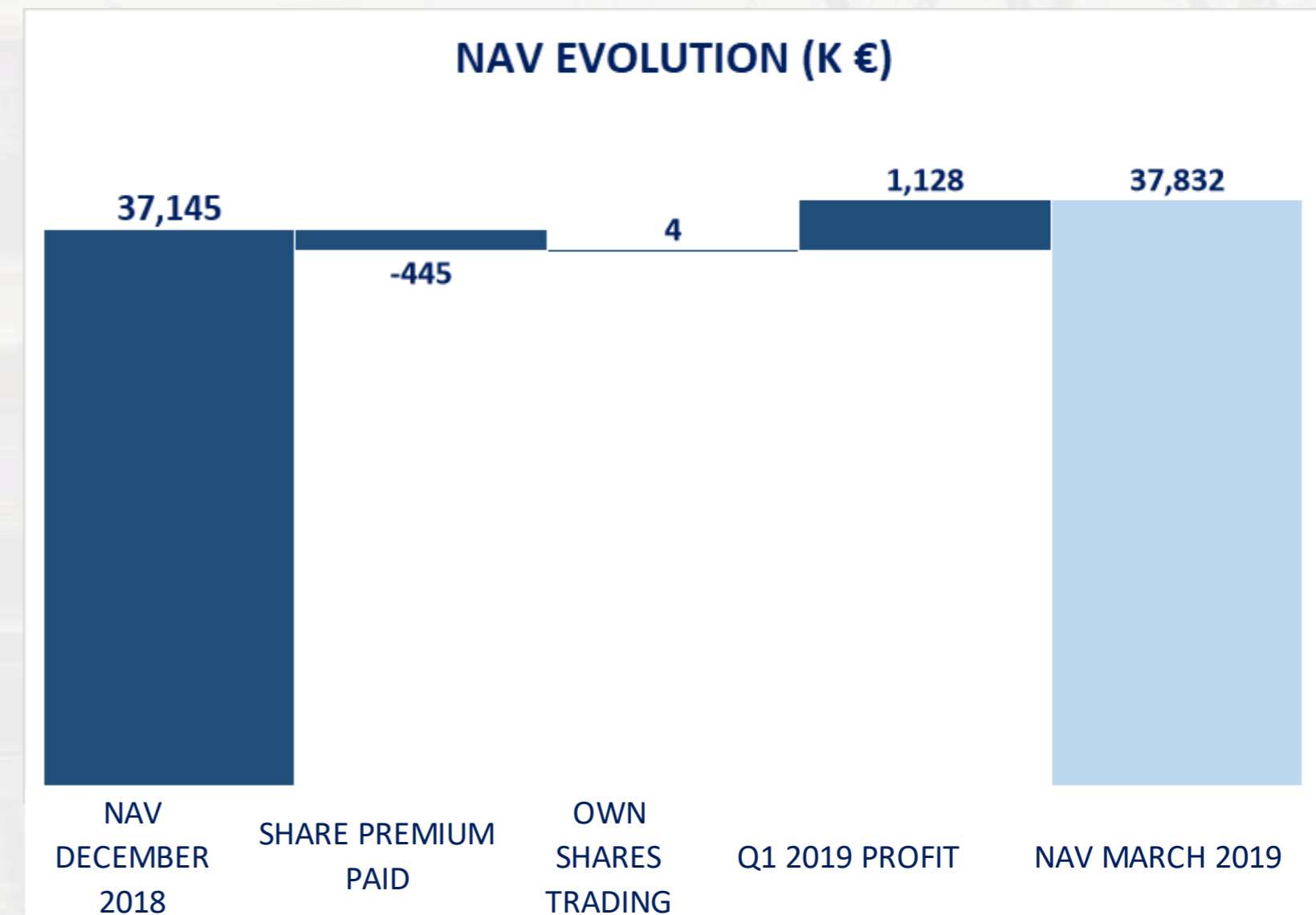
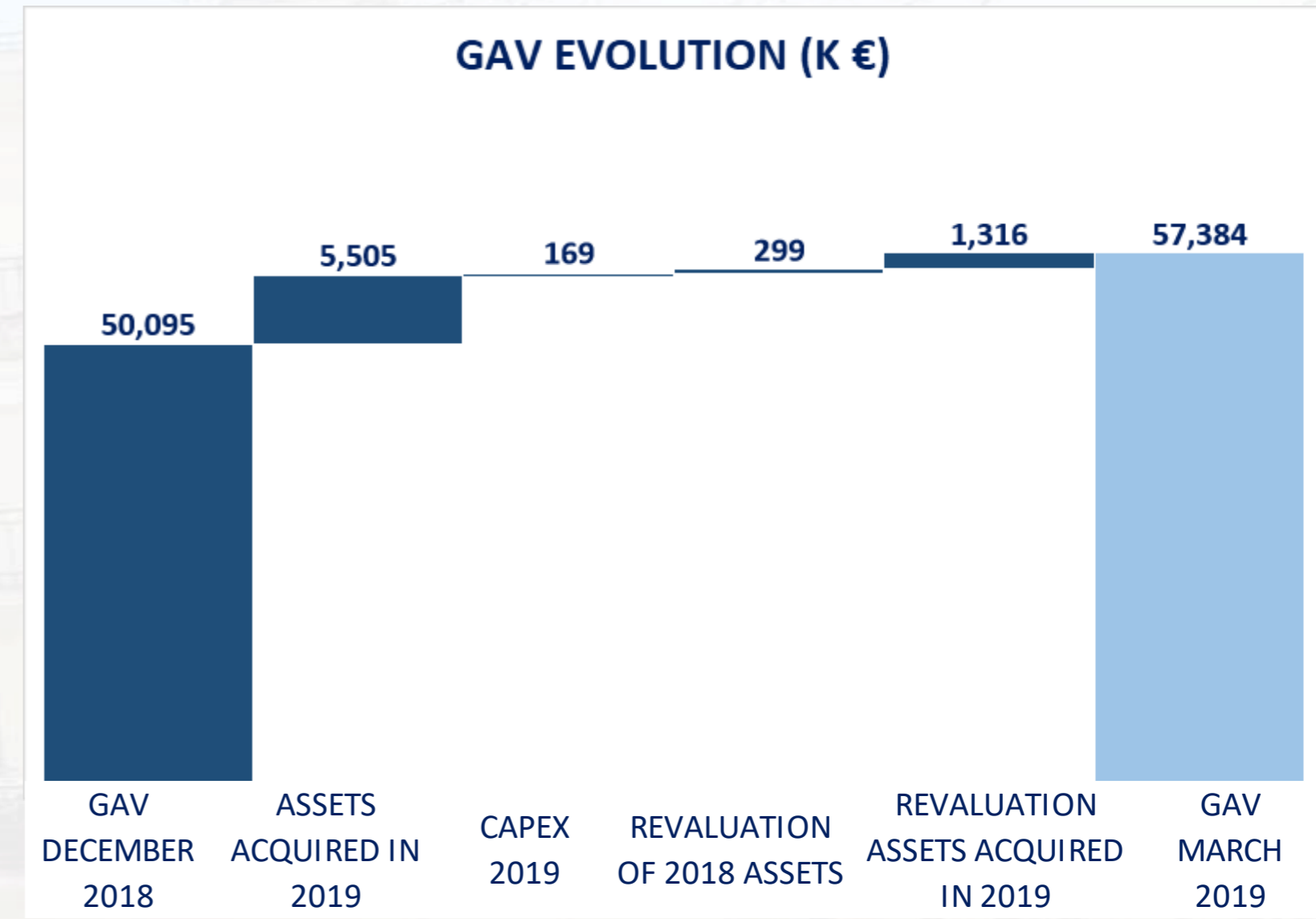


SOLID YIELD GENERATED BY STABILIZED ASSETS WITH EXCELLENT GROWTH PERSPECTIVES

# 4. FINANCIAL INFORMATION

# Q1 2019 PERFORMANCE

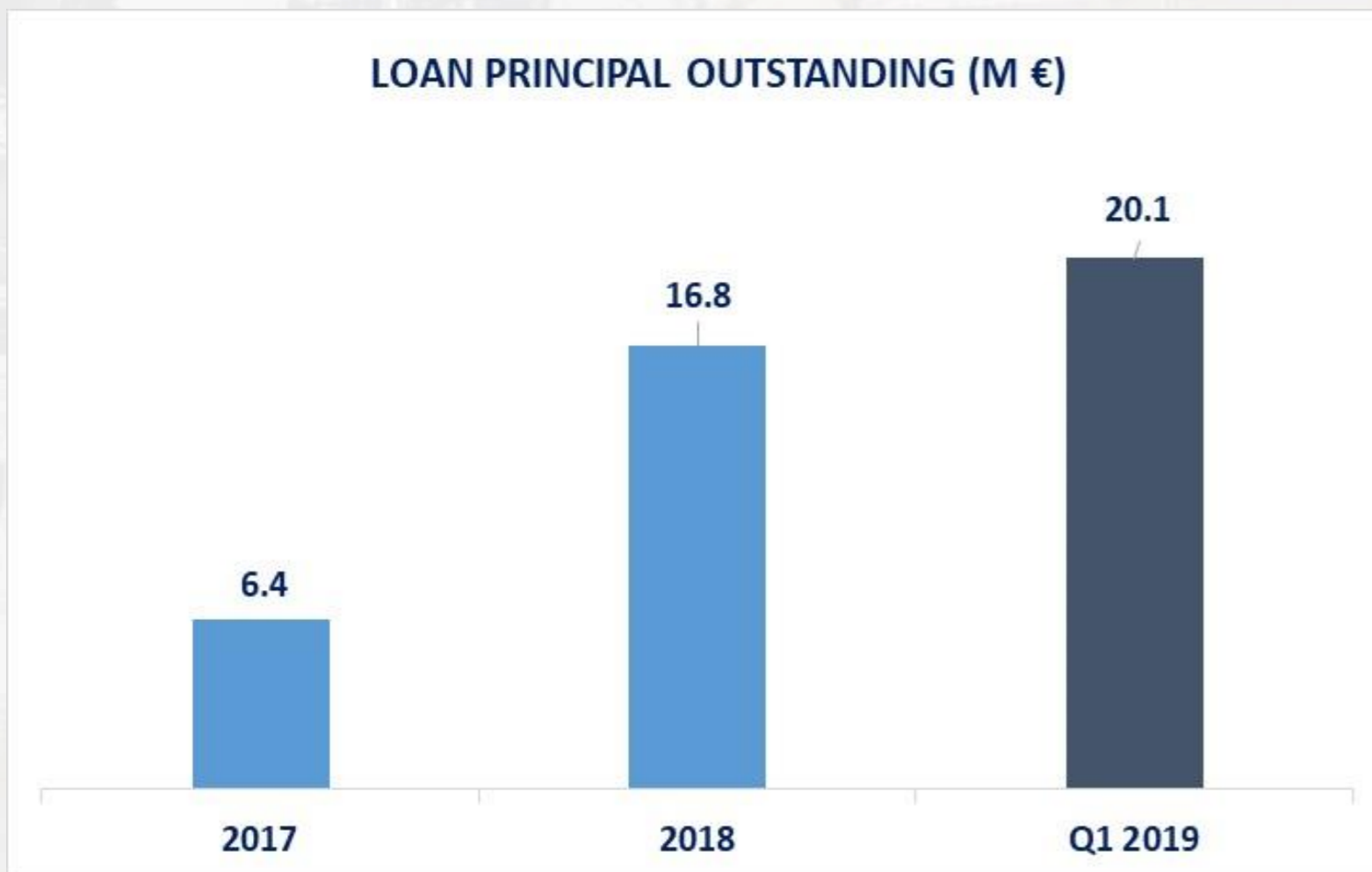
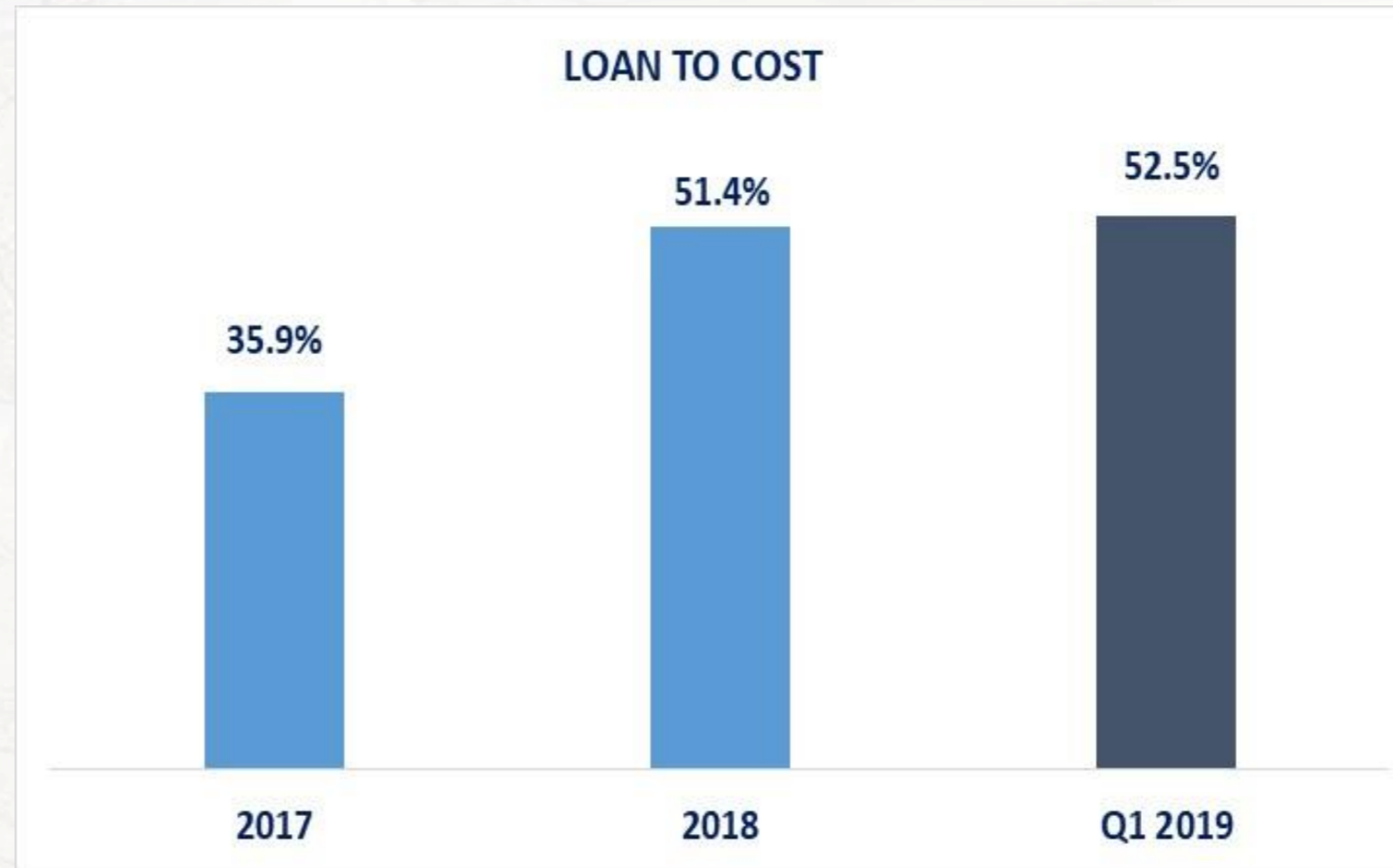
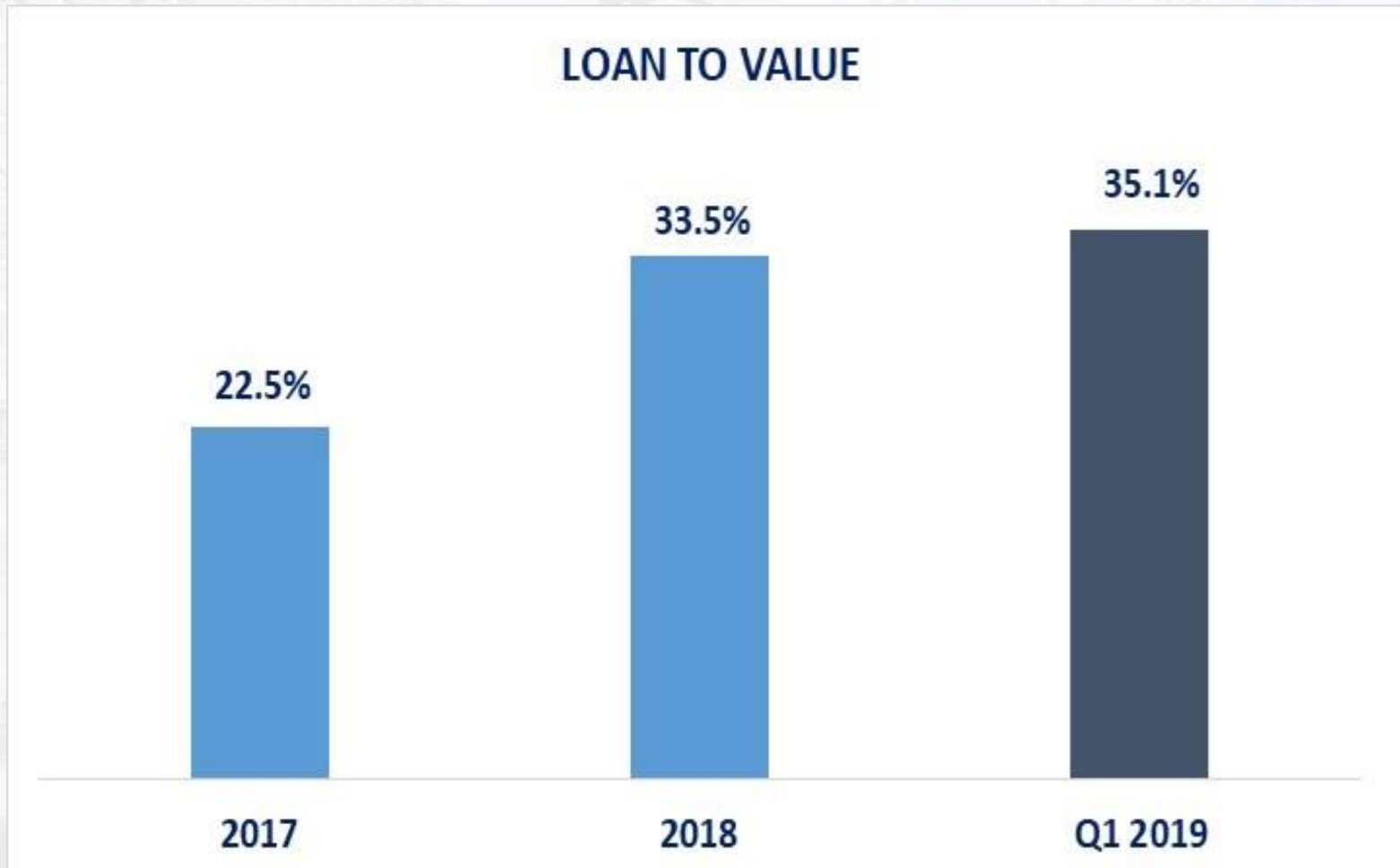
- +15% GAV INCREASE VS. DECEMBER 2018
- +1% REVALUATION OF 2018 PORTFOLIO
- €5.5M INVESTED IN Q1 2019 ACQUISITIONS
- +24% REVALUATION OF ASSETS ACQUIRED IN Q1 2019
- 2% NAV INCREASE VS. DECEMBER 2018
- 19% SHARE PRICE DISCOUNT vs EPRA NAV per Share
- €0.45M SHARE PREMIUM DISTRIBUTION IN Q1 2019
- €1.1M NET PROFIT IN Q1 2019
- 7% GRI INCREASE VS. DECEMBER 2018
- INCREASE NET RENTAL INCOME MARGIN FROM 61.6% UP TO 70.1%



## OUTSTANDING GAV AND NAV EVOLUTION



# FINANCIAL POSITION



- €3.4M LOANS OVER 2019 NEW INVESTMENTS
- AVERAGE INTEREST RATE 1.75%
- AVERAGE MATURITY 16.8 YEARS

MODERATE FINANCIAL LEVERAGE WITH LOW RISK INTEREST RATE FLUCTUATIONS

# CONSOLIDATED BALANCE SHEET

	March, 31 2019	December, 31 2018
<b>ASSETS</b>		
<b>Non- Current Assets</b>	<b>57,514</b>	<b>50,205</b>
Property, plant and equipment	3	3
Investment properties	57,384	50,098
Non - Current financial assets	127	104
<b>Current Assets</b>	<b>2,211</b>	<b>5,216</b>
Advance to suppliers	11	33
Trade and other receivables	75	69
Trade debtors	43	38
Other receivables from Public Administrations	32	31
Other current financial assets	2	3
Other receivables group companies and associates	9	9
Short term accruals	37	43
Cash and cash equivalents	2,077	5,059
<b>Total Assets</b>	<b>59,725</b>	<b>55,421</b>

	March, 31 2019	December, 31 2018
<b>EQUITY AND LIABILITIES</b>		
<b>Net Equity</b>	<b>37,832</b>	<b>37,145</b>
Share capital	11,949	11,949
Share Premium	12,442	12,887
Treasury shares	-243	-247
Retained earnings	13,684	12,556
<b>Non-current Liabilities</b>	<b>19,735</b>	<b>16,470</b>
Non-current financial liabilities	19,735	16,470
Bank Borrowings	19,481	16,226
Other financial liabilities	254	244
<b>Current Liabilities</b>	<b>2,158</b>	<b>1,806</b>
Current financial liabilities	390	347
Bank Borrowings	390	347
Other financial liabilities	-	-
Trading creditors and other accounts payable	1,768	1,459
Trade Payables	224	165
Trade payables, group companies and associates	1,453	1,204
Accruals, wages and salaries	26	15
Other payables with Tax Administration	55	59
Advance to suppliers	10	16
<b>Equity and Liabilities</b>	<b>59,725</b>	<b>55,421</b>

# CONSOLIDATED PROFIT AND LOSS ACCOUNT

	March, 31 2019	March, 31 2018
<b>P&amp;L</b>		
Gross Rental income	461	307
Property operating expenses	-138	-118
<b>Gross profit</b>	<b>323</b>	<b>189</b>
Gain from fair value on investment properties	1,615	1,071
<b>Net result from real estate operations</b>	<b>1,938</b>	<b>1,260</b>
General and administrative expenses	-723	-484
<b>Operating result</b>	<b>1,215</b>	<b>776</b>
Finance result	-87	-34
<b>Profit for the period</b>	<b>1,128</b>	<b>742</b>
Corporate income tax	-	-
<b>Profit for the period attributable to the shareholders</b>	<b>1,128</b>	<b>742</b>
<b>Basic and diluted earnings per share (Euro)</b>	<b>0.48</b>	<b>0.35</b>

# 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 BIENNIAL INCREASE AND PARTIAL AMORTIZATION OF 23.3% OF THE PRINCIPAL IN YEAR 15

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