



**VBARE IBERIAN PROPERTIES SOCIMI, S.A.  
AND SUBSIDIARIES**

Report on limited review of condensed consolidated interim  
financial statements for the six-month period ended  
30 June 2017 prepared in accordance with  
International Financial Reporting Standards as adopted by  
the European Union (IFRS-EU)



## **REPORT ON LIMITED REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

To the shareholders of VBARE Iberian Properties SOCIMI, S.A. at the request of the Board of Directors:

### **Introduction**

We have reviewed the accompanying interim condensed consolidated financial statements (hereinafter, the interim financial statements) of VBARE Iberian Properties SOCIMI, S.A. (hereinafter, “the parent company”) and its subsidiaries (hereinafter, “the group”), which comprise the statement of financial position as at 30 June 2017, and the income statement, statement of comprehensive income, statement of changes in equity, statement of cash flows and related notes, all condensed and consolidated, for the six month period then ended. The parent company’s directors are responsible for the preparation of these interim financial statements in accordance with the requirements of International Accounting Standard (IAS) 34, “Interim Financial Reporting”, as adopted by the European Union, for the preparation of condensed interim financial information. Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review.

### **Scope of Review**

We conducted our review in accordance with International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with legislation governing the audit practice in Spain and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim financial statements.

### **Conclusion**

Based on our review, that cannot be considered as an audit, nothing has come to our attention that causes us to believe that the accompanying interim financial statements for the six-month period ended 30 June 2017 have not been prepared, in all material respects, in accordance with the requirements of International Accounting Standard (IAS) 34, “Interim Financial Reporting”, as adopted by the European Union, for the preparation of condensed interim financial statements.

### Emphasis of Matter

We draw attention to Note 2 of the accompanying interim condensed consolidated financial statements of VBARE Iberian Properties SOCIMI, S.A. and its subsidiaries, in which it is mentioned that these interim condensed consolidated financial statements do not include all the information required of complete consolidated financial statements prepared in accordance with International Financial Reporting Standards, as adopted by the European Union, therefore the accompanying interim condensed consolidated financial statements should be read together with the consolidated financial statements of the group for the year ended 31 December 2016. This matter does not modify our conclusion.

### Other Matter

This report was prepared at the request of the directors in relation to the publication of the half-year information required under MAB Circular 15/106 on "Information to be provided by expanding companies and SOCIMI listed for trading on the MAB".

PricewaterhouseCoopers Auditores, S.L.



Gonzalo Sanjurjo Pose

2 August 2017

INSTITUTO DE CENSORES  
JURADOS DE CUENTAS  
DE ESPAÑA

PRICEWATERHOUSECOOPERS  
AUDITORES, S.L.

Año 2017 Nº 01/17/35153  
SELLO CORPORATIVO: 30,00 EUR

Informe sobre trabajos distintos  
a la auditoría de cuentas



**VBARE Iberian Properties SOCIMI, S.A. and subsidiaries**

Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017 prepared in accordance with International Financial Reporting Standards as adopted by the European Union (IFRS-EU)

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**Consolidated Interim Statement of Financial Position as at 30 June 2017 and 31 December 2016**

(€ Thousand unless otherwise stated)

Assets	Notes	30 June 2017	31 December 2016
<b>Non- Current Assets</b>		<b>26,377</b>	<b>23,417</b>
Property plant and equipment		2	1
Investment properties	3	26,301	23,390
Non - Current financial assets	4	74	26
<b>Current Assets</b>		<b>3,122</b>	<b>3,949</b>
Trade and other receivables		77	68
Trade debtors	4	34	27
Other receivables from Public Administrations	9	43	41
Other current financial assets	4	12	273
Other receivables group companies and associates	4,12	9	9
Short term accruals		29	22
Cash and cash equivalents	5	2,995	3,577
<b>Total Assets</b>		<b>29,499</b>	<b>27,366</b>

Notes 1 to 15 of the attached notes are an integral part of these Interim Condensed Consolidated Financial Statements for the six- month period ended 30 June 2017.



**Consolidated Interim Statement of Financial Position as at 30 June 2017 and 31 December 2016**

(€ Thousand unless otherwise stated)

Equity and Liabilities	Notes	30 June 2017	31 December 2016
<b>Net Equity</b>		<b>22,407</b>	<b>20,882</b>
Share capital	6	8,013	8,013
Share Premium	6	7,688	7,688
Treasury shares	6	(253)	(323)
Retained earnings	6	6,959	5,504
<b>Non-current Liabilities</b>		<b>6,325</b>	<b>4,254</b>
Non-current financial liabilities		6,325	4,254
Bank Borrowings	4,8	6,217	4,156
Other financial liabilities	4	108	98
<b>Current Liabilities</b>		<b>767</b>	<b>2,230</b>
Current financial liabilities		163	383
Bank Borrowings	4,8	154	113
Other financial liabilities	4	9	270
Current financial liabilities group companies	4,12	3	3
Trading creditors and other accounts payable		601	1,844
Trade Payables	4	185	459
Trade payables, group companies and associates	4,12	375	1,343
Accruals, wages and salaries	4	-	5
Other payables with Tax Administration	9	22	17
Advances from creditors	4	19	20
<b>Equity and Liabilities</b>		<b>29,499</b>	<b>27,366</b>

Notes 1 to 15 of the attached notes are an integral part of these Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017.



**Consolidated Interim Income Statement for the six-month period ended 30 June 2017 and 30 June 2016**

(€ Thousand unless otherwise stated)

Continuing operations	Note	30 June 2017	30 June 2016
Gross Rental income		521	135
Property operating expenses	10b	(222)	(119)
<b>Gross profit</b>		<b>299</b>	<b>16</b>
Gain from fair value on investment properties	3,10a	2,011	3,260
<b>Net result from real estate operations</b>		<b>2,310</b>	<b>3,276</b>
General and administrative expenses	10c	(810)	(837)
<b>Operating result</b>		<b>1,500</b>	<b>2,439</b>
Finance result	10d	(45)	(1)
<b>Profit for the period</b>		<b>1,455</b>	<b>2,438</b>
Corporate income tax	9	-	-
<b>Profit for the period attributable to the shareholders</b>		<b>1,455</b>	<b>2,438</b>
<b>Basic and diluted earnings per share (Euro)</b>	<b>6</b>	<b>0.92</b>	<b>1.63</b>

Notes 1 to 15 of the attached notes are an integral part of these Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017.





**Consolidated Interim Statement of Comprehensive Income for the six-month period ended 30 June 2017 and 30 June 2016**

(€ Thousand unless otherwise stated)

	Note	30 June 2017	30 June 2016
<b>Profit for the period</b>		<b>1,455</b>	<b>2,438</b>
Other comprehensive income:			
Items that may subsequently be reclassified to results		-	-
Items that will not be reclassified to results		-	-
<b>Total comprehensive income for the period</b>		<b>1,455</b>	<b>2,438</b>
<b>Attributable to the Parent Company's shareholders</b>		<b>1,455</b>	<b>2,438</b>

Notes 1 to 15 of the attached notes are an integral part of these Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017.



**Consolidated Interim Statement of Changes in Equity for the six-month period ended 30 June 2017 and 30 June 2016**

(€ Thousand unless otherwise stated)

	Share Capital	Share Premium	Treasury shares	Advances on Share capital and Share premium	Retained earnings	Total
<b>OPENNING BALANCE AS AT 1 JANUARY 2016</b>	6,941	6,764	-	330	1,220	15,255
Profit for the period	-	-	-	-	2,438	2,438
Transactions with shareholders						
Share capital increase (net of issuance costs)	848	947	-	23	-	1,818
<b>FINAL BALANCE AS AT 30 JUNE 2016</b>	7,789	7,711	-	353	3,658	19,511
<b>OPENNING BALANCE AS AT 1 JANUARY 2017</b>	8,013	7,688	(323)	-	5,504	20,882
Profit for the period	-	-	-	-	1,455	1,455
Transactions with shareholders						
Share capital increase (net of issuance costs)	-	-	-	-	-	-
Operation with treasury shares	-	-	70	-	-	70
<b>FINAL BALANCE AS AT 30 JUNE 2017</b>	8,013	7,688	(253)	-	6,959	22,407

Notes 1 to 15 of the attached notes are an integral part of these Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017.



**Consolidated Interim Statement of Cash Flows for the six-month period ended 30 June 2017 and 30 June 2016**

(€ Thousand unless otherwise stated)

	Note	30 June 2017	30 June 2016
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		<b>(1,578)</b>	<b>(311)</b>
Profit for the period		1,455	2,438
Adjustments required to reflect the cash flows from operating activities:		(3,033)	(2,748)
Income and expenses not involving cash flows:		(1,947)	(3,261)
- Gain from fair value on investment properties	3	(2,011)	(3,260)
- Bad Debt Expense		20	-
- Finance income	10d	(1)	(7)
- Finance Expense	10d	45	6
Changes in operating asset and liability items:		(1,086)	512
- Trade receivables and other accounts receivables		225	(157)
- Trade payables and other accounts payables		(1,311)	669
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		<b>(929)</b>	<b>(9,716)</b>
- Payments for property, plant and equipment		(2)	(1)
- Payments for investment Properties	3	(927)	(9,715)
- Collections from financial investments		-	-
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		<b>1,925</b>	<b>3,870</b>
- Collections from capital increase (net of issuance costs)	6	(199)	1,455
- Payments on acquisitions of treasury shares	6	(45)	-
- Collections on disposals of treasury shares	6	114	-
- Advances on Share capital and Share premium (net of issuance costs)	6	-	353
- Collections from bank financing (net of issuance costs)	8	2,147	2,062
- Payments for Bank financing	8	(92)	-
<b>Net increase in cash &amp; cash equivalents</b>		<b>(582)</b>	<b>(6,157)</b>
Cash & cash equivalents at beginning of the period	5	3,577	9,516
Cash & cash equivalents at the end of the period	5	2,995	3,359

Notes 1 to 15 of the attached notes are an integral part of these Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017.



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

**1. General information**

VBARE Iberian Properties SOCIMI, S.A. (formerly VBA Real Estate Investment Trust 3000 SOCIMI, S.A.) (hereafter the "**Company**" or the "**Parent Company**"), is a private company, which was incorporated on 5 March 2015, in Spain in accordance with the revised text of the Capital Companies Act approved by Royal Legislative Decree 1/2010 of 2 July ("the Capital Companies Act") by public deed executed before the notary of Madrid, Mr. Antonio Morenés Gilés, with number 267/15 of its protocol, filed in the Madrid Mercantile Registry, volume 33.274, sheet 61, section 8, page M-598783, entry 1. Its registered office is at Calle Almagro, 3, 5º Izq. 28010 - Madrid.

On 21 of April 2015 the Company changed its corporate name from VBA Real Estate Investment Trust 3000, S.A. to VBA Real Estate Investment Trust 3000, SOCIMI, S.A., by public deed executed before the notary and registered in the Mercantile Registry of Madrid.

On the same date, it was publicly registered the minute of the Universal Meeting of Shareholders held on 23 March 2015 where it was agreed to apply the scheme for the Spanish Real Estate Investment Trust Regime (hereafter "Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario" or "SOCIMI"), regulated by the Law 11/2009 of October 26, also, amended by the Law 16/2012, of 27 December.

Afterwards, on 13 of May 2015, and with retroactive effects from the financial year beginning since its incorporation, on 5 March 2015, the Company formally informed to the Tax Authorities of its tax registered office, the option chosen by its shareholders to be eligible for the SOCIMI special regime regulated by the SOCIMI Law 11/2009, of October 26, amended by the Law 16/2012, of 27 December.

On 7 September 2016, the General Shareholders' Meeting of the Company resolved to change its corporate name to the current one (VBARE Iberian Properties SOCIMI, S.A.). These resolutions were formalized into public deed before notary public on 21 September 2016 and registered with the Mercantile Registry of Madrid on 28 September 2016 and 6 October 2016.

All of the shares of VBARE Iberian Properties SOCIMI, S.A. are listed since 23 December 2016, and they are traded on the alternative stock market (MAB) being part of the SOCIMIs segment.

The Company's main activity is the acquisition, development and management of real estate investment properties in Spain for leases purposes under the Law 11/2009 of October 26, also, amended by the Law 16/2012, of 27 December regulating the Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario) (the "**SOCIMI**" Law).

Its corporate objects according to its bylaws consist in:

- a. The acquisition and refurbishment and development of urban properties for leasing purposes. Development activity includes the rehabilitation of buildings in the terms established by Law 37/1992 of 28 December, of the Value Added Tax.
- b. The ownership of interests in the share capital of other Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario or (SOCIMI) or other companies not resident in Spain with a corporate object identical to that of the former and that are subject to a regime similar to that established for the SOCIMI in relation to the mandatory, legal or statutory profit distribution policy.
- c. The ownership of interests in the share capital of other companies, resident or not in Spain, which its main corporate object is the acquisition of urban properties for leasing purposes, that are subject to a regime similar to that established for the SOCIMI in relation to the mandatory, legal or statutory profit distribution policy and meet the investment requirements regulating the SOCIMIs.
- d. The ownership of shares or ownership interests in property Collective Investment Undertakings ("Instituciones de Inversión Colectiva Inmobiliaria") governed by the Collective Investment Undertakings Law 35/2003, of 4 November. The Company is regulated in accordance with the Capital Companies Act.
- e. Any other activities ancillary to those referred to above, meaning any activities generating, in the aggregate, less than 20% of the income of the Company for each tax period or otherwise deemed ancillary in accordance with applicable laws from time to time.



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

**SOCIMI Regime**

VBARE Iberian Properties SOCIMI, S.A. is regulated in accordance with the Law 11/2009, of October 26, also, amended by the Law 16/2012, of 27 December, governing Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario. On the Articles 3 to 6 of the mentioned law it is stated the main requirements and obligations to be complied with by this kind of companies:

**Investment requirements (Art. 3)**

1. The SOCIMI must have invested at least 80% of the value of their assets in urban properties for leasing purposes, in land to develop properties to be earmarked for that purpose, provided that development begins within three years following its acquisition, and in equity investments in other companies referred to in Article 2.1 of above mentioned Law 11/2009, of October 26.

The mentioned percentage will be calculated on the consolidated balance sheet in the event that the Parent Company of a group according to the criteria set out in Article 42 of the Code of Commerce, regardless of the residence and the obligation to prepare Interim Condensed Consolidated Financial Statements. The group will be composed exclusively by the SOCIMI and the other entities that paragraph 1 of Article 2 of the Law that regulates concerns.

The asset value is determined by the average of the quarterly individual balance sheets of each financial year. The Company can choose to calculate that value by substituting the book value by the market value of the elements of such balances sheets, which apply to all balances sheet for the financial year.

2. At least, 80% of the income for the fiscal year corresponding to each year, excluded those arising from the transfer of the shares and investment properties used by the Company to achieve its main corporate object, once the retention period referred to below has been elapsed, should arise from the lease of investment properties or from dividends or profit on shares coming from the aforementioned investments.

This percentage will be calculated on the consolidated result in the event that the Company is the parent of a group according to the criteria set out in Article 42 of the Code of Commerce, regardless of the residence and the obligation to prepare Interim Condensed Consolidated Financial Statements. The group will be composed exclusively by the SOCIMI and the other entities that paragraph 1 of Article 2 of the Law that regulates concerns.

The Company is the parent company of the VBARE Group, accordingly, the requirements as explained above will be calculated based on the consolidated figures of the Group.

3. The investment properties included in the Company's assets should remain leased for at least three years. The time during which the properties have been made available for lease will be included in calculating this term, with a maximum of one year.

In this sense, the period shall begin:

- a) Regarding real estate assets owned by the Company before having opted for the Socimi Regime, the period would be computed from the initial date of its first tax period in which the special tax regime set out in the act, provided that at such date the property were leased or offered for lease.
- b) Regarding real estate assets subsequently acquired or promoted by the Company, from the date on which they were leased or offered for lease for the first time.

Regarding shares in entities as specified in paragraph 1 of Article 2 of the act, they shall be maintained by the Company for at least three years from its acquisition or, if applicable, from the beginning of the first tax period in which the special tax regime set out in the act is applied.





**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

Obligation of being listed on a regulated market or in a multilateral trading system (Art. 4)

The shares of the SOCIMI must be admitted to trading on a Spanish regulated market or a multilateral system Spanish negotiation or any other Member State of the European Union or the European Economic Area or in a regulated market of any country or territory with in which there is an effective exchange of tax information, continuously throughout the whole tax period. The shares must be nominative.

Minimum capital required (Art. 5)

The minimum share capital figure is set at Euro 5 Million.

Distribution Obligation Results (Art. 6)

The Company must distribute as dividends, after fulfilling the mercantile requirements:

- 100% of profits from dividends by entities as stated in paragraph 1 of Article 2 of the Law 11/2009.
- At least 50% of the profits derived from the transfer of the investment properties and shares as stated in paragraph 1 of Article 2 of the Law 11/2009, made after expiry of the minimum holding periods, affected to its main corporate object. The rest of these benefits must be reinvested in other investment properties or shares affecting the attainment of that objective, within the three years following the date of transmission.
- At least 80% of the rest of the profits obtained. When the dividend distribution is made out of reserves from profits of a year in which has been applied the special tax regime, the distribution will necessarily be taken as previously described.

The agreement for the distribution of dividends must be agreed within six months following the end of each financial year and paid within the month following the date of the distribution agreement.

The obligation to distribute dividends previously described shall conform at all times to the legislation in force and is only active in a situation in which the Company has profits according to Spanish GAAP. Nevertheless, the Board of Directors of the Company intends to propose to the General Shareholders Meeting to distribute dividend (including share premium, in case the Company will not generate enough profit to distribute according to Spanish GAAP), in an annual amount equivalent to 3% of the opening balance of the Annual Consolidated Net Equity according to the IFRS-EU. The annual amount shall be paid in 2 instalments of 1.5% each, the first during the third quarter and the second following the approval of the Company's annual financial statements. The first payment will be made during the third financial quarter of 2017.

As established the first Transitional Provision of the Law 11/2009 of October 26, amended by Law 16/2012, of 27 December, the SOCIMI can opt for the application of the special tax regime under the terms established in Article 8 of that Law, even if the requirements are not completed, but such requirements are met within two years from the date since the Company opted for the SOCIMI regime.

As of 31 December 2016, the Company meet all the requirements of the SOCIMI regime according to the Parent Company's Directors and it is the Company's Director's expectation that these requirements will be also met at the year ended 2017

The failure to comply with any of the above conditions means that the Company will be taxed under the general corporate income tax regime, from the tax period in which such failure arises, unless it would be fixed in the following year. In addition, the Company will be obligated to pay the quote of the currently tax period, and also the difference between the amount that the tax resulting from applying the general corporate income tax regime and the tax paid resulting from applying the SOCIMI regime in previous tax periods, subject to corresponding interest, recharges and penalties, if any, may be applicable.

The tax rate of the SOCIMI in the Corporate Income Tax is set at 0%. However, if the dividends that SOCIMI distribute to its shareholders with a holding percentage higher than 5% are exempt or taxed at a rate lower than 10%, the SOCIMI is subject to a special tax rate of 19%, which will be considered as corporate income tax on the amount of dividend distributed to such shareholders. To be applicable, this special rate must be satisfied by the SOCIMI within two months from the date of the dividend distribution.



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

The Company is the parent of a group of companies, and presents its Interim Condensed Consolidated Financial Statements prepared in accordance with International Financial Reporting Standards as adopted by the European Union (IFRS - EU). As at 30 June 2017, VBARE Iberian Properties SOCIMI, S.A. is the parent company of the VBARE Group (hereafter the "Group"). No changes in the consolidated perimeter have occurred compared to the one presented as at 31 December 2016.

**1.2 Management Agreement**

The following information highlights the most relevant points of the Management Agreement originally signed in English language.

On 15 April 2015 the Company and VBA Real Estate Asset Management 3000, S.L., a private Spanish company, (the "**Management Company**") signed a management agreement (as amended) (hereafter the "**Management Agreement**") which determines the relationship between the parties. The Management Agreement describes the main services that the Management Company will be rendering to the Company on an exclusive basis. A description of some of these services is the following:

- 1) Management of the acquisitions or sales of the assets, refurbishments, maintenance, insurance, rental of the properties, IT platform, overseeing of the property management, and coordination with the Company's legal advisor and with the origination companies to validate opportunities and present such to the Board of Directors, as well as to acquire, lease, sell, transfer or otherwise exchange or dispose of real estate properties on behalf of the Company and to enter and execute any agreement, contract, or arrangement in relation with the purchase, acquisition, holding, lease, exchange, transfer, sell or disposal of any property or property related investment, among other.
- 2) Provide the Company with services of Key Executive (CEO, CFO and Chairman of the Board).
- 3) Provide the Company with strategic services, including formulating the general investment policy of the Company, assistance in locating investment opportunities, raising of capital and other funds by the Company and assistance in locating and contracting with service providers, as well as entering into financing agreements and ancillary agreements or documents on behalf of the Company.

The Management Agreement took effect on 2 July 2015, the date on which initial funds were raised by the Company. According to the Management Agreement, all of the following definitions and calculations are made in accordance and over the consolidated financial statements under IFRS-EU.

- a) "**Management fee**": The Management Company shall be entitled to receive a Management Fee which will be calculated quarterly (as defined in the Management Agreement), starting as of the calendar quarter on which the Company has made its first real estate investment. The Management Fee for the Relevant Quarter (as defined in the Management Agreement) will be:
  - (i) Until the IPO ("**IPO**" means: an initial public offering and/or the listing of the shares of the Company on an OECD Stock Exchange) - the result of multiplying 0.25 in the Relevant Management Fee Percentage (as defined below) and in the Real Estate Value (as defined in the Management Agreement);
  - (ii) After the IPO - the result of multiplying 0.25 in the Relevant Management Fee Percentage and in the FS Asset (as defined in the Management Agreement).

In any case, VAT shall be added to all payments made in accordance with this section.



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

- b) **"Relevant Management Fee Percentage"** means, the percentage set forth in the table below, with respect to the relevant Real Estate Value or to the FS Asset (as applicable):

Real Estate Value or the FS Asset (Euro Million)	Progressive Management Fee as a Percentage of the Real Estate Value or to the FS Asset
0 to 60	1%
60.01 to 120	0.9%
120.01 to 250	0.8%
250.01 to 500	0.7%
Above 500	0.6%

- c) **"Success fee"**: The Company shall pay the Management Company a Success Fee at a rate of 16% multiplied by (1+applicable VAT rate) of the profit obtained by the Company resulting from its consolidated financial statements prepared under IFRS-EU. The Success Fee shall be subject to a Catch Up Mechanism (including Catch Up for previous years with respect to which the Accrued Catch Up Amount was not fully paid) and shall only be paid after and subject to meeting the minimum Hurdle Rate Amount (at a rate of 8% calculated severally for each annum, based on the formula set forth in the Management Agreement), and subject to a high water mark mechanism (applied on an annual basis), it being clarified that the Success Fee shall be calculated severally for each annum (as defined in the Management Agreement).

The Company shall pay to the Management Company the Success Fee on the following dates:

(a) The cumulative Success Fee with respect to any Relevant Annum (as defined in the Management Agreement) ending prior to completion of the IPO, shall be paid to the Management Company, within 7 days of completion of the IPO;

(b) For any Relevant Annum ending after the completion of the IPO, within 7 Business Days of the execution date of the Company's audited annual consolidated financial statements for such Relevant Annum;

(c) To the extent the Company is liquidated during a Relevant Annum – on the date of the Company's liquidation.

Following the IPO, the Management Company shall have the option, by providing the Company with written notice no later than 31 December of each Relevant Annum to receive all or a part of the Success Fee for such Relevant Annum in listed and tradable shares of the Company. The amount of shares to be issued to the Management Company shall be the result of dividing the Success Fee (excluding VAT) by the quoted price per share of the Company based on the average trading price during the 30 trading days prior to the exercise and consummation of such option. VAT shall be paid in immediately available funds, even if the Success Fee is paid in Company shares, as provided in this clause.

- d) **Expenses**: Except for the Management Company Costs and Expenses (as defined in the Management Agreement), the Company shall bear all the costs and expenses related to its business activity. The Company shall bear all costs and expenses relating to its establishment, including all costs relating to the registration and incorporation of the Company; costs relating to the Initial Offering, agent fees and so forth.
- e) **Term of the Management Agreement**. The Management Agreement shall be subject to an initial term of five years (the "Initial Period") and neither party may terminate this agreement during the Initial Period except in the circumstances set out in the Management Agreement. After the Initial Period shall have elapsed, this Management Agreement shall continue to be in force for consecutive three years renewal periods without any actions required by either of the Parties, except that at any time, after the end of the Initial Period, each of the Management Company and the Company (by resolution of the shareholders of the Company passed by a majority of at least 75% of the Company's voting rights), shall have a right to terminate the Management Agreement, by giving the other party a 180 days prior notice.





**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

**2. Basis of preparation of the Interim Condensed Consolidated Financial Statements**

**2.1 Regulatory framework**

The Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017, that were obtained from the accounting records of the parent company and its subsidiary as of 30 June 2017, have been prepared by the Parent Company's Directors in accordance with IAS 34 "Interim financial reporting", and should be read in conjunction with the Group's Consolidated Financial Statements as of 31 December 2016. The Group's accounting policies and methods remain unchanged compared to 31 December 2016.

These Interim Condensed Consolidated Financial Statements are presented in accordance with the International Financial Report Standards (IFRS) and the International Financial Reporting Interpretations Committee (IFRIC) adopted by the European Union (together, IFRS-EU), pursuant to Regulation (EC) No. 1606/2002 of the European Parliament and Council and successive amendments.

During the six-month period ended 30 June 2017 there was no significant changes in the estimates made at the end of the previous period. The preparation of these Interim Condensed Consolidated Financial Statements, although this does not coincide with the fiscal year of the Group and subsidiary forming such Group (as the end of the fiscal year is established on 31 December of each year), is not due to compliance with legal or statutory requirements, but to the obligation requested by the Mercado Alternativo Bursátil Authorities in accordance with the MAB Rule 15/2016, superseding the MAB Rule 7/2016.

VBARE Iberian Properties SOCIMI, S.A.'s Stand Alone Annual Accounts and Consolidated Financial Statements for the year 2016, were drawn-up by its Directors, and approved by the General Shareholders Meeting held on 11 May 2017.

The Directors of the Parent Company have prepared these Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017 on a going -concern basis.

The presentation currency of the Interim Condensed Consolidated Financial Statements is the Euro, which is the Group's functional currency.

The figures stated in these Interim Condensed Consolidated Financial Statements are expressed in Euro Thousand, unless otherwise stated.

**New IFRS - EU standards, amendments and IFRIC interpretations issued**

a) **Standards, amendments and interpretations which have not yet come into effect but which may be adopted early in the years starting on or after 01 January 2016:**

- IFRS 9 "Financial Instruments"
- IFRS 15 "Revenues from contracts with customers"

The Group has not opted for the early application of the previous standards. Currently the Group is analysing the impacts that the new regulations could have on its consolidated financial statements on subsequent years.

b) **Standards, amendments and interpretations applied to existing standards may not be adopted early or have not been adopted to date by the European Union at the date these Interim Condensed Consolidated Financial Statements were approved by the Board of Directors.**

- IFRS 2 (amendment) "Classification and measurement of the share-based payment transactions"
- IFRS 4 (amendment) "Applying IFRS 9 "Financial instruments" with IFRS 4 "Insurance contracts"
- IAS 7 "Financial instruments: Disclosures".
- IFRS 10 (amendments) y IAS 28 (amendments) "Investments in Associates and Joint Ventures".
- IFRS 16 "Leases"
- IAS 12 (amendment) "Recognition of deferred tax assets for unrealised losses"
- Annual Improvements to IFRS Standards 2014-2016 Cycle
  - IFRS 1 "First-time Adoption of International Financial Reporting Standards"
  - IFRS 12 "Disclosure of Interests in Other Entities"
  - IAS 28 "Investments in Associates and Joint Ventures"



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

- IAS 40 (amendment) "Transfers of Investment Property"
- IFRIC Interpretation 22 "Foreign Currency Transactions and Advance Consideration"

The Directors of the Parent Company are analysing the impacts that the new regulations could have on its Consolidated Financial Statements.

**2.2 Comparative figures**

According to the International Financial Reporting Standards as adopted by the European Union, the information included in these Condensed Interim Consolidated Financial Statements for the three-month period ended 30 June 2017 is presented with comparative figures with the information for the six-month period ended 30 June 2016 for the Consolidated Interim Income Statement, the Consolidated Interim Statement of Comprehensive Income, the Consolidated Interim Statement of Changes in Equity and Consolidated Interim Statement of Cash Flows and for the year ended 31 December 2016 for the Consolidated Interim Statement of Financial Position.

**2.3 Seasonality of operations**

In light of the type of operations involved, revenues and operating results on these Interim Condensed Consolidated Financial Statements are not affected by seasonality.

**2.4 Operating segment information**

Information on operating segments is reported on the basis of the internal information supplied to the ultimate decision making body, the Board of Directors, which have been identified as the highest decision-making authority, being responsible for allocating resources and assessing the performance of operating segments

The members of the Board of Directors have established that the Group has only one activity segment as at the date of these Interim Condensed Consolidated Financial Statements.

**2.5 Responsibility of the information and use of estimates**

The information included in these Interim Condensed Consolidated Financial Statements is responsibility of the Parent Company's Directors.

The preparation of the Interim Condensed Consolidated Financial Statements according to IFRS- EU requires the Directors of the Parent Company to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The Board of Directors reviews these estimates on a continuous basis. However, given the uncertainty inherent to these estimates, there is a significant risk that significant adjustments could arise in the future regarding the value of the associated assets and liabilities and significant changes in the assumptions, events and circumstances on which they are based.

In preparing these Interim Condensed Consolidated Financial Statements, the significant judgments made by the Parent Company's Directors in applying the group's accounting policies and the key sources of estimation uncertainty are as follows:

- a) Fair value of Investment property
- b) Corporate Income Tax and the compliance with the requirements of the SOCIMIs
- c) The management of the financial risk and especially the liquidity risk

**2.6 Relevant information and materiality**

When determining the information to be disclosed in the Interim Condensed Consolidated Financial Statements or other subjects, the Group, in accordance with IAS 34, has considered the relevant information and materiality in relation with the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017.



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

**3. Investment property**

Investment properties comprise: apartments, penthouses, buildings, scattered apartments, storage rooms, parking spaces and retail assets owned by the Group for rent on a long-term basis and not occupied by the Group.

Set out below is a breakdown of and movements in the accounts recorded under investment properties for the six-month period ended 30 June 2017:

	Euro Thousand		
	Investment Properties	Advance payments in investment properties	Total
<b>Balance at 1 January 2016</b>	<b>5,597</b>	<b>606</b>	<b>6,203</b>
Acquisitions	9,894	40	9,934
Transaction cost capitalised	435	-	435
Subsequent disbursements capitalised	901	-	901
Transfers	608	(608)	-
Returns	-	(38)	(38)
Others	50	-	50
Gain from fair value adjustments	5,905	-	5,905
<b>Balance at 31 December 2016</b>	<b>23,390</b>	<b>-</b>	<b>23,390</b>
Acquisitions	486	136	622
Transaction cost capitalised	22	-	22
Subsequent disbursements capitalised	274	-	274
Transfers	54	(54)	-
Returns	-	-	-
Others	(18)	-	(18)
Gain from fair value adjustments	2,011	-	2,011
<b>Balance at 30 June 2017</b>	<b>26,219</b>	<b>82</b>	<b>26,301</b>

From 1 January 2017 to 30 June 2017 the Group has completed the following transactions:

- On 28 June 2017, the Parent Company, by public deed of sale executed, number 1114, before the notary of Madrid Mr. Carlos de Prada Guaita, acquired a building located in calle Carrascales 1, made up of 8 apartments. The acquisition cost of said building was Euro 562 Thousand (including related transaction expenses). Euro 54 Thousand of the advanced payments on investment properties, were released and subsequently added to the funds which were transferred to the seller in the framework of the transaction, as the purchase price.

Under "Others" caption the Group records the letting fees incurred for the commercialisation of the properties. These are capitalised within the carrying amount of the leased assets and are recognised as an expense during the minimum lease term, on the same basis as the lease derived therefrom, as established in IAS 40 and IAS 17.

The identification of qualified assets included under this note in accordance with the Article 11 of SOCIMI Law and is included in Appendix 1 to the Interim Condensed Consolidated Financial Statements.

**Valuation Process**

Investment properties are recognized at fair value, according to IAS 40. The fair value of the Group's investment properties is calculated on the basis of independent appraisers' reports not related to the Group.

**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

Below is the cost and fair value of investment properties at 30 June 2017 and 31 December 2016:

	30 June 2017		31 December 2016	
	Cost	Fair value	Cost	Fair value
Investment properties	16,734	26,301	15,834	23,390

Gains recognized in the consolidated income statement on measuring investment property at fair value as of 30 June 2017 amount to Euro 2,011 Thousand (as of 30 June 2016: Euro 3,260 Thousand). According to IFRS 13, some situations may arise where transaction prices may not represent the fair value of an asset at initial recognition.

These investments have been valued following a market value approach, and these valuations have been performed by an independent expert firm in accordance with the provisions of the RICS Appraisal and Valuation Manual (the "Red Book") published by The Royal Institution of Chartered Surveyors based in England.

The market value is defined as the estimated amount for which an asset can be sold on a given market at the date of valuation between a seller and a willing buyer, being both reasonably knowledgeable about the asset, prudently, free of undue pressure to trade and assuming a reasonable time period is given for completing the transaction.

Investment properties measured subsequent to initial recognition at fair value are grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- **Level 1:** Measurements derived from (unadjusted) quoted prices in active markets for identical assets or liabilities.
- **Level 2:** Measurements derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- **Level 3:** Measurements derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (non-observable inputs).

The investment properties measured at fair value (without taking into account the advance on payments in investment properties) as of 30 June 2017 and 31 December 2016 are as follows:

	Level 1	Level 2	Level 3	Total
Investment properties	-	616	25,685	26.301
<b>Total 30.06.2017</b>	-	<b>616</b>	<b>25,685</b>	<b>26.301</b>
Investment properties	-	2,714	20,676	23.390
<b>Total 31.12.2016</b>	-	<b>2,714</b>	<b>20,676</b>	<b>23.390</b>

**Methodology:****a) Comparable method:**

The methodology used to calculate the fair value of the real estate investment properties which are not rented as of 30 June 2017 is the Comparable Method. This is based on the principle of replacement, meaning that we compare the asset with others whose value is already known. The greater the similarity, in terms of building type and location, the more reliable is the result.

The main variables affecting the market, and their relative weighting, have to be ascertained. This can be done directly or using a regression analysis applied to samples. The most commonly considered factors are: location, quality of the building, age, state of repair, standing of the neighbourhood, surface area, and suitability.





**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

The comparable transactions would be sale/rental transactions in the area, the supply of comparable land/buildings and the opinions of other agents/experts. As a result, the value is determined by means of the identification of comparable properties for sale and closed transactions, which are comparable in terms of location as well as state of conservation and functionality. Regarding functionality, it has been assumed that the all properties are vacant and will be available for rent as the Company expects to receive all the permits in the short term.

To obtain a reliable comparable, the first step is to standardize the market unitary prices obtained (comparable) based on a number of parameters such as surface, asset situation, quality/specifications of the asset, etc. and the second step is to weight these standardized values by the degree of similarity between assets being compared. These are considered the main factors or variables that determine variations of the specific market as its proper weight.

b) Discounted cash flows method:

The valuation methodology adopted in terms of determining fair value of currently rented properties is the discounted cash flows method with projected net operating income at 5 years and capitalizing the 6th year at an exit yield between 3.5% and 5.0% and using an Internal Rate of Return for discounting cash flows obtained between 5.5% and 7.25%.

The discounted cash flow method is based on predictions of the probable net income that will be generated by assets over a specific time period, taking into account the assets' residual value at the end of that period. Cash flows are discounted at an internal rate of return in order to arrive at the present net value. That internal rate of return is adjusted to reflect the risk associated with the investment and assumptions adopted.

Key variables are therefore net income, approximate residual value and internal rate of return.

Sensitivity analysis

Based on the simulations performed, the impact over fair value of investment properties of a 1% change in the internal rate of return would produce the following impacts as of 30 June 2017:

	Euro thousand			
	Theoretical value			
	30 June 2017		31 December 2016	
	-1%	+1%	-1%	+1%
Valued using discounted cash flows method	24,622	26,807	19,818	21,584
Valued using comparable method	616	616	2,715	2,715
<b>Fair value of investment properties</b>	<b>25,238</b>	<b>27,423</b>	<b>22,533</b>	<b>24,299</b>

Advances on payments on investment properties

As of 30 June 2017, under the caption of investment property there are recorded advanced payments amounting to Euro 82 Thousand for the acquisition of a building located in Santa Valentina Street in Madrid (Note 15).

The deposit agreements ("*contratos de arras*") constitute an irrevocable and binding offer and therefore create an obligation on the Group to acquire the above mentioned portfolios of real estate assets. However, the final execution of the purchase agreements depends on the compliance of a condition precedent consisting of the satisfactory completion of a legal, real estate and tax due diligence, along with the reasonable review and completion of the appropriate legal documentation shall be satisfactory.

The Group's failure to execute the purchase agreement within the exclusivity period for unjustified reasons should lead the vendors to terminate the contract and to retain the deposits by way of damages.



**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

If during the exclusivity period (i) the Group's legal advisors disclose liabilities in any of the assets of the portfolio involving a material adverse effect (which should be deemed as any substantial or possible contingency that exceeds 5% of the purchase price) or (ii) any of the sellers act in breach of the exclusivity undertakings set out in the deposit agreements, the sellers should immediately release the deposits to the Group and pay all reasonably incurred and documented costs and expenses related to the proposed transactions.

Commitments

The Group has no contractual commitments for the acquisition, construction or development of investment properties or in relation to repairs, maintenance or insurance, apart from the promissory agreements detailed in last section.

Mortgages

Certain assets include under the caption Investment Properties, whose whole fair value amounts to Euro 20,301 Thousand (Euro 12,678 Thousand as of 31 December 2016) serves as guarantee of the compliance with the obligations arranged as a result of the financing obtained by the Group (Note 8)

**4. Analysis of financial instruments**

**4.1 Analysis by categories**

The carrying amount of each category of financial instruments stipulated in the standard "Financial instruments" is as follows:

a) Financial assets:

	Euro thousand			
	Non-current assets			
	Debt and equity securities		Loans, derivatives and other	
	30/06/2017	31/12/2016	30/06/2017	31/12/2016
Credits and other receivables	-	-	74	26
	-	-	74	26
	Current assets			
	Debt and equity securities		Loans, derivatives and other	
	30/06/2017	31/12/2016	30/06/2017	31/12/2016
Credits and other receivables	-	-	3,050	3,886
	-	-	3,050	3,886
<b>Total financial assets</b>	-	-	<b>3,124</b>	<b>3,912</b>

Under non-current financial assets the Group recognises the amount relating to deposits made with different public bodies derived from leases.



Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

b) Financial liabilities:

	Euro thousand			
	Non-current liabilities			
	Borrowings		Loans, derivatives and other	
	30/06/2017	31/12/2016	30/06/2017	31/12/2016
Loans and payables	6,217	4,156	108	98
	<b>6,217</b>	<b>4,156</b>	<b>108</b>	<b>98</b>
	Current liabilities			
	Borrowings		Loans, derivatives and other	
	30/06/2017	31/12/2016	30/06/2017	31/12/2016
Loans and payables	154	113	591	2,100
	<b>154</b>	<b>113</b>	<b>591</b>	<b>2,100</b>
<b>Total financial liabilities</b>	<b>6,371</b>	<b>4,269</b>	<b>699</b>	<b>2,198</b>

Under non-current financial liabilities they are recognised the deposits to be returned to the tenants. These deposits will be withheld if the lease rents payable by the tenants to the Group are not paid or there is a breach in the lease contract. Also under this caption are recorded the loan agreements arranged by the Group (Note 8).

Under Current financial liabilities it is recognised the part of the aforementioned loan agreements with maturity in the short term (Note 8).

## 4.2 Analysis by maturity

The maturity of the financial liabilities as per the Consolidated Interim Statement of Financial Position as at 30 June 2017 is presented in the following table:

	Euro thousand					
	30/06/2018	30/06/2019	30/06/2020	30/06/2021	Next years	Total
Bank borrowings	154	246	269	269	5,433	6,371
Other financial liabilities	9	108	-	-	-	117
Current financial liabilities group companies	3	-	-	-	-	3
Trade payables	185	-	-	-	-	185
Trade payables, group companies and associates	375	-	-	-	-	375
Advances from clients	19	-	-	-	-	19
<b>Total financial liabilities</b>	<b>745</b>	<b>354</b>	<b>269</b>	<b>269</b>	<b>5,433</b>	<b>7,070</b>



## VBARE Iberian Properties SOCIMI, S.A. and subsidiaries

### Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

The maturity of the financial assets as per the Consolidated Interim Statement of Financial Position as at 30 June 2017 is presented in the following table:

	30/06/2018	30/06/2019	30/06/2020	30/06/2021	Next years	Euro thousand Total
Trade debtors	34	-	-	-	-	34
Other financial assets	12	74	-	-	-	86
Other receivables group companies and associates	9	-	-	-	-	9
Cash and cash equivalents	2,995	-	-	-	-	2,995
<b>Total financial assets</b>	<b>3,050</b>	<b>74</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,124</b>

Non-current assets and liabilities relate to deposits linked to lease contracts. Its maturity is conditioned to the maturity of these contracts. It is the Group estimation that the average maturity of leasing contracts will range from two to three years.

#### 5. Cash and cash equivalents

"Cash and cash equivalents" includes the Group's cash on hand and in banks and short-term deposits with an original maturity of three months or less. The carrying amount of these assets is equal to their fair value.

As of 30 June 2017, the balance of "Cash and cash equivalents" is not restricted, except for a total amount of Euro 362 Thousand (31/12/2016: Euro 300 Thousand) whose management have been entrusted to the liquidity provider (Renta 4 Banco, S.A.).

#### 6. Net Equity

##### Share Capital and share premium

	Number of shares	Share capital	Share Premium	Advances in Capital	Euro thousand Total
<b>Balance as at 1 January 2016</b>	<b>1,388,150</b>	<b>6,941</b>	<b>6,764</b>	<b>330</b>	<b>14,035</b>
Capital Increase	22,053	110	120	(230)	-
Capital Increase	9,588	48	52	(100)	-
Capital Increase	82,149	411	472	-	883
Capital Increase	55,842	279	321	-	600
Capital Increase	30,502	153	201	-	354
Capital Increase	14,291	71	104	-	175
Issuance costs	-	-	(346)	-	(346)
<b>Balance as at 31 December 2016</b>	<b>1,602,575 (*)</b>	<b>8,013</b>	<b>7,688</b>	<b>-</b>	<b>16,701</b>
Capital Increase	-	-	-	-	-
<b>Balance as at 30 June 2017</b>	<b>1,602,575 (*)</b>	<b>8,013</b>	<b>7,688</b>	<b>-</b>	<b>16,701</b>

(\*) This figure includes 20,624 treasury shares as of 30 June 2017 (26,269 treasury shares as of 31 December 2016).

During the first half year of 2017 no variations in the capital share of the Parent Company have occurred. As of 30 June 2017 the share capital of VBARE Iberian Properties SOCIMI, S.A. amounts to Euro 8,013 Thousand represented by 1,602,575 nominative ordinary shares represented by book entries with a nominal value of 5 Euro each, granting the same rights to their owners.

All of the shares of VBARE Iberian Properties SOCIMI, S.A. are listed since 23 December 2016, and they are traded on the alternative stock market (MAB) being part of the SOCIMIs segment.





**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

The share capital and the share premium, including the shares and the share premium that derived from the advances on share capital and share premium, which are totally paid, is as follows:

	30 June 2017	31 December 2016
Number of shares	1,602,575	1,602,575
Par value (Euro)	5	5
Share capital (Euro Thousand)	8,013	8,013
Share Premium (Euro Thousand)	8,211	8,211
	<b>16,224</b>	<b>16,224</b>
Issuance Cost Deducted (Euro Thousand)	(523)	(523)
	<b>15,701</b>	<b>15,701</b>

Issuance costs have been deducted according to IAS 32.

Treasury shares

The movement under this caption during the first quarter of 2017 and the year 2016 is the following:

	Euro thousand	
	Number of shares	Value
<b>Balance at 31 December 2016</b>	-	-
Increases / Acquisitions	26,269	323
Decreases / Disposals	-	-
<b>Balance at 31 December 2016</b>	<b>26,269</b>	<b>323</b>
Increases / Acquisitions	3,680	45
Decreases / Disposals	(9,325)	(115)
<b>Balance at 30 June 2017</b>	<b>20,624</b>	<b>253</b>

Treasury shares of the Parent Company as of 30 June 2017 represent 1.29% (31/12/16: 1.64%) of the capital share figure totalling 20,624 shares with an average price of acquisition of 12.26 Euro per share.

On 7 September 2016 the General Shareholders Meeting of the Parent Company agreed to authorise the Board of Director in order to acquire Company's treasury shares by way of sale, exchange or payment in kind, in one or several transactions, provided that the acquired shares shall not exceed 20% of the Company's share capital. The price or consideration for such shares shall range from a minimum equal to their nominal value to a maximum of (i) in case that the Company's shares have not been admitted to listing on any regulated market or multilateral trading facility, 25 euros per share (ii) in case that the Company's shares are listed on the Alternative Stock Market - SOCIMIs Segment ("MAB-SOCIMIs"), 120% of the listed price for the shares in the Company at the time of the acquisition. This authorisation is in force for a five-year period after the date of the agreement.

Legal reserves and other reserves

In accordance with the Spanish Companies Act, private companies have to transfer an amount equal to 10% of the profit for the year to the legal reserve until this reserve reaches at least 20% of capital. The legal reserve can be used to increase capital in the part of the balance exceeding 10% of the increased capital. Except as mentioned above, while not exceeding 20% of the capital and considering the limitations set forth under the SOCIMI regime, the legal reserve can only be used to offset losses, provided that sufficient other reserves available for this purpose.

In accordance to Law 11/2009, for which SOCIMI are regulated, the legal reserve of the companies that have opted to apply the SOCIMI tax regime, may not exceed 20% of the share capital figure. The bylaws of these companies may not establish any other statutory reserve unavailable different from the legal reserve.



## VBARE Iberian Properties SOCIMI, S.A. and subsidiaries

### Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

As of 30 June 2017 and 31 December 2016 the Parent Company's legal reserve is not constituted.

#### Shareholders

The main shareholders of the Parent Company as of 30 June 2017 and 31 December 2016, with a percentage higher than 5% of the share capital of the Parent Company, directly or indirectly, are as follows:

Shareholder	% Number of Shares					
	30 June 2017			31 December 2016		
	Direct	Indirect	Total	Direct	Indirect	Total
Value Base Ltd.	7.33%	7.33%	14.66%	7.33%	7.33%	14.66%
M. Wertheim (holdings) Ltd.	12.48%	-	12.48%	12.48%	-	12.48%
Ido Nouberger	7.63%	-	7.63%	6.25%	-	6.25%
Dan Rimoni	6.39%	-	6.39%	5.54%	-	5.54%
Adi Savir	6.24%	-	6.24%	6.24%	-	6.24%
Michael Mor	6.24%	-	6.24%	6.24%	-	6.24%

#### Earnings per share

##### a) Basic earnings per share:

Basic earnings per share are calculated by dividing the profit / (loss) for the period attributable to shareholders of the Parent Company by the weighted average number of ordinary shares throughout the period, excluding the weighted average number of treasury shares held shares throughout the year or period.

Details of the calculation of earnings/(losses) per share are as follows:

	30 June 2017	30 June 2016
Net profit for the period attributable to equity holders of the Parent Company (Euro Thousand)	1,455	2,438
Number of the weighted average shares	1,575,046	1,415,882
<b>Earnings per share (Euro)</b>	<b>0.92</b>	<b>1.63</b>

##### b) Diluted earnings per share:

Diluted earnings per share are calculated by dividing net profit/(loss) of the period attributable to the owners of the Parent Company by the weighted average number of ordinary shares in the period, plus the weighted average number of shares which would be issued when converting all potentially diluting instruments.

For these purposes, they are considered dilutive instruments the ordinary shares presented under "advances capital" which have been issued at the close of each period.

The directors of the Parent Company have evaluated the effect of dilution of these potential shares and their potential impact on the calculation of earnings per share, and have concluded that its effect is not significant, and therefore basic and diluted earnings per share do not differ significantly.



Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

Net result distribution

The distribution of results of the Parent Company as of 31 December 2016 according to Spanish General Accepted Accounting Principles as per their stand-alone annual accounts as approved by the General Shareholders' Meeting on 11 May 2017 is as follows:

	Euro Thousand
<u>Basis of distribution</u>	
Profit /(Loss)	(1,680)
<u>Distribution</u>	
Losses from prior years	(1,680)

Dividends distribution policy

The dividend will be paid in cash, and it will be recognized as a liability in the Interim Condensed Consolidated Financial Statements in the period in which the dividends are approved by shareholders of the Parent Company or subsidiaries.

The SOCIMI is required to distribute the profit generated during the year to shareholders as dividends. Once the corresponding mercantile obligations have been fulfilled, said distribution must be agreed as stated in note 1 of the Interim Condensed Consolidated Financial Statements.

During the period from 1 January 2017 to 30 June 2017 and the fiscal year 2016, no dividends have been distributed.

Capital increase

In accordance with the delegation granted by the Extraordinary Universal General Shareholder Meeting held on 7 September 2016, in the terms foreseen in the article 297.1.b) of the Spanish Corporate Law, the Board of Directors of the Company, agreed in the meeting held on 5 June 2017, to make a capital increase of the Company up to a maximum of 3,941,505.00 euros, through the issuance of up to a maximum of 788,301 ordinary shares. The new shares will be issued by its nominal value of 5 euros plus a share premium of 8 euros per share, resulting an issuing price of 13 euros per share. The total amount of the capital increase, in case it will be completely subscribed, will amount to 10,247,913 euros, meaning 3,941,505 euros of capital share figure and 6,306,408 euros of share premium.

The mentioned new shares will admitted to trading in the Mercado Alternativo Bursatil Socimi segment, once the capital increase will be included in public deed and registered in the Commercial Registry. At the date when this Interim Condensed Consolidated Financial Statements have been drawn up, it is still pending to be registered the above mentioned capital increase, which finally has amounted to Euro 7,107 thousand (546.689 ordinary shares with an issuing price of 13 euros per share) (Note 15).

**7. Trade payables**

The carrying amount of these trade payables is equal to their fair value.



## VBARE Iberian Properties SOCIMI, S.A. and subsidiaries

### Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

#### 8. Borrowings

The breakdown of the Group's financial debt as of 30 June 2017 is as follows:

Financial entity	Signing date	Maturity	Interest rate (annual)	Amount financed	Long term debt	Short-term debt		Financial expense	Interest paid
					Principal	Principal	Interest due not paid		
Bankinter	21/04/2016	21/04/2031	Variable Eur12+1,25%	2,100	1,922	71	6	15	13
Bankinter	19/07/2016	19/07/2031	Fixed 1,8%	750	692	25	3	8	7
Bankinter	19/07/2016	19/07/2031	Fixed 1,8%	300	276	10	1	3	3
Sabadell	30/11/2016	31/12/2031	Fixed 1,8%	600	570	18	-	6	5
Sabadell	30/11/2016	31/12/2031	Fixed 1,8%	637	606	19	-	6	6
Sabadell	26/04/2017	30/04/2032	Fixed 1,8%	187	180	-	1	1	-
Sabadell	26/04/2017	30/04/2032	Fixed 1,8%	1,250	1,227	-	-	-	-
Sabadell	26/04/2017	30/04/2032	Fixed 1,8%	250	243	-	-	1	1
Sabadell	10/05/2017	10/05/2032	Fixed 1,8%	508	501	-	-	1	1
<b>TOTAL</b>				<b>6,562</b>	<b>6,217</b>	<b>143</b>	<b>11</b>	<b>41</b>	<b>36</b>

The breakdown of the Group's financial debt as of 31 December 2016 is as follows:

Financial entity	Signing date	Maturity	Interest rate (annual)	Amount financed	Long term debt	Short-term debt		Financial expense	Interest paid
					Principal	Principal	Interest due not paid		
Bankinter	21/04/2016	21/04/2031	Variable Eur12+1,25%	2,100	1,958	70	6	20	13
Bankinter	19/07/2016	19/07/2031	Fixed 1,8%	750	705	24	3	7	3
Bankinter	19/07/2016	19/07/2031	Fixed 1,8%	300	281	9	1	3	1
Sabadell	30/11/2016	31/12/2031	Fixed 1,8%	600	589	-	-	1	1
Sabadell	30/11/2016	31/12/2031	Fixed 1,8%	637	623	-	-	1	1
<b>TOTAL</b>				<b>4,387</b>	<b>4,156</b>	<b>103</b>	<b>10</b>	<b>32</b>	<b>19</b>

The Group's financial debt is recognised at its amortised cost in the Consolidated Interim Statement of Financial Position

All these loans described are guaranteed through a mortgage over the properties which market value at 30 June 2017 amounts to Euro 20,301 Thousand (as of 31 December 2016 Euro 12,678 Thousand) (Note 3).

The abovementioned loan agreements contain certain covenants that are customary in the market for facilities of this nature, based on Loan to Value (LTV) and rental incomes over the asset mortgaged. Failure to meet these covenants represents an event of default and may result in, among other things, an acceleration of the loan's maturity and/or may trigger an early amortization event.

As of 30 June 2017 the Group is in full compliance with all terms, conditions, covenants and provisions of the financing agreements in place.

It is the Director's opinion that the abovementioned ratios are fulfilled at 30 June 2017, at the approval of these Interim Condensed Consolidated Financial Statements and that it will be also fulfilled in a year since then.



Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

9. Tax situation

9.1 Balances with Tax Administration

The main current receivable and payable taxes balances as at 30 June 2017 and 31 December 2016 are as follows:

	Euro Thousand			
	30 June 2017		31 December 2016	
	Tax assets	Tax liabilities	Tax assets	Tax liabilities
Withholding tax	-	15	-	12
VAT	39	1	39	-
Payroll tax	-	6	-	5
Other taxes	4	-	2	-
	43	22	41	17

The Group does not maintain long term balances with tax authorities as at 30 June 2017 and 31 December 2016.

9.2 Corporate Income Tax

The reconciliation between the consolidated net result for the period from 1 January 2017 to 30 June 2017 and the taxable base of the Group companies' is set out below:

Euro Thousand						
	Consolidated income statement			Income and expense allocated directly to net equity		
	Increase	Reductions	Total	Increases	Reductions	Total
Balance income and expenses of financial period	1,455	-	1,455	-	-	-
IFRS and Consolidation Adjustments	-	(2,064)	(2,064)	-	-	(2,064)
Corporation Tax	-	-	-	-	-	-
Permanent differences	-	-	-	-	(345)	(345)
Temporary differences:						
originating in the financial year	-	-	-	-	-	-
Taxable base			<b>(609)</b>		<b>(345)</b>	<b>(954)</b>

The taxable base presented in the table above is the sum of the taxable bases of the group companies, having been adjusted the consolidated profit for the period by consolidation and IFRS-EU adjustments.

In accordance with the SOCIMI Law, current Corporate Income Tax is the result of applying 0% to the tax base. No deductions are applicable in the year 2017, nor withholdings or advanced payments.

9.3. Years open to review and tax inspections

Under current legislation, taxes cannot be deemed to have been definitively settled until the tax returns filed have been reviewed by the tax authorities or until the four-year statute of limitations has expired. At 30 June 2017, all the taxes applicable for which the Group companies are liable since its incorporation are open to inspection and for which its liquidation have occurred up to 30 June 2017.

As a result, among other things, of the different interpretations to which Spanish tax legislation lends itself, additional tax liabilities may arise in the event of a tax inspection. In any event, the Directors consider that such liabilities, if ever they arise, will not have a significant effect on the accompanying Interim Condensed Consolidated Financial Statements.





Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

10. Revenue and expenses

a) Gain from fair value on investment properties

The details of gain from fair value on investment properties are provided in note 3.

b) Property operating expenses

The breakdown of this caption of the consolidated income statement is as follows:

	Euro Thousand	
	30 June	
	2017	2016
Property management	17	6
Supplies	30	28
Insurance	17	10
Property maintenance	19	37
Maintenance, common areas	44	20
Property Tax	21	-
Renting brokerage fee	74	18
<b>Total</b>	<b>222</b>	<b>119</b>

c) General and administrative expenses

The breakdown of this caption of the consolidated income statement is as follows:

	Euro Thousand	
	30 June	
	2017	2016
Staff cost and related expenses	97	17
Management fee – see note 1.2(a) and note 12	166	82
Success fee – see note 1.2(c) and note 12	348	585
Professional fees and others	198	141
Other taxes	1	12
<b>Total</b>	<b>810</b>	<b>837</b>

Calculation of the success fee

In the current table it is shown the calculation of the success fee as at 30 June 2017 and 30 June 2016 according to the conditions stated in the Management Agreement as defined in note 1.2

	Euro Thousand	
	30 June	
	2017	2016
<b>Net Equity at the beginning of the period</b>	<b>20,882</b>	<b>15,255</b>
Net investments during the period (prorated)	16	1,820
Result of the relevant period (pre-Success Fee)	1,803	3,023
<b>Hurdle rate (8%)</b>	<b>829</b>	<b>642</b>
Accrued Catch-up amount	199	154
Carried interest	149	431
<b>Total Success Fee (16% plus VAT)</b>	<b>348</b>	<b>585</b>
<b>Net profit for the Shareholder</b>	<b>1,455</b>	<b>2,438</b>



## VBARE Iberian Properties SOCIMI, S.A. and subsidiaries

### Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

#### Payroll

	Euro Thousand	
	30 June	
	2017	2016
Wages and salaries	83	13
Social Security	14	4
<b>Total</b>	<b>97</b>	<b>17</b>

#### d) Finance result

The finance result is as at 30 June 2017 and 2016 is broken-down as follows:

	Euro Thousand	
	30 June	
	2017	2016
<b>Finance income</b>		
Bank interests of current accounts and deposits	1	6
<b>Financial expenses</b>		
Bank interest from borrowings (Note 8)	(41)	(7)
Other financial expenses	(5)	-
<b>Total</b>	<b>(45)</b>	<b>(1)</b>

#### e) Contribution to the consolidated profit by Group company

The contribution to the profit for the six-month period ended 30 June 2017 and 30 June 2016 by each company included in the consolidation scope is as follows:

	Euro Thousand	
	30 June	
	2017	2016
VBARE Iberian Properties SOCIMI, S.A.	1,457	2,449
VBA SUB 3000, S.L.U.	(2)	(11)
<b>Total</b>	<b>1,455</b>	<b>2,438</b>

#### 11. Environmental information

Given the activity in which the Group operates, it has no environmental liabilities, expenses, assets, provisions or contingencies that could have a material impact on its equity, financial position and results of its operations.

Therefore, no specific environmental disclosures have been included in these notes to the Interim Condensed Consolidated Financial Statements.

#### 12. Related-party transactions

Transactions shown below were carried out with related parties as at 30 June 2017 and 2016 is as follows:

	Euro Thousand		
	30 June 2017		
	Success fee	Management fee	Other expenses
VBA Real Estate Asset Management 3000, S.L.	348	166	-
Aura Asset Management, S.L.	-	-	44
	<b>348</b>	<b>166</b>	<b>44</b>



Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

	Euro Thousand		
	30 June 2016		
	Success fee	Management fee	Other expenses
VBA Real Estate Asset Management 3000, S.L.	585	82	-
Aura Asset Management, S.L.	-	-	21
Aura Real Estate Experts, S.L.	-	-	6
	<b>585</b>	<b>82</b>	<b>27</b>

At 30 June 2017 and 31 December 2016 the outstanding balances with the related parties breakdown as follows:

	Euro Thousand	
	Trade and other payables	
	30 June 2017	31 December 2016
VBA Real Estate Asset Management 3000, S.L.	367	1,336
Aura Asset Management, S.L.	11	10
<b>Total</b>	<b>378</b>	<b>1,346</b>

	Euro Thousand	
	Trade and other receivables	
	30 June 2017	31 December 2016
VBA Real Estate Asset Management 3000, S.L.	9	9
<b>Total</b>	<b>9</b>	<b>9</b>

As mentioned in note 1.2, the Parent Company has several agreements with VBA Real Estate Asset Management 3000, S.L. (the Management Company).

Additionally, Aura Asset Management, S.L. provides asset management services to the Parent Company and from mid-June 2016 also charges a monthly invoice for the premises where the Group has its registered office. This rental invoice until mid-June 2016 was charged by Aura Real Estate Experts, S.L.

The Directors of the Parent Company consider that transactions with related parties have been carried out on arm's length basis and according to agreements between the parties.

Transfer pricing with related parties are adequately supported, so the Directors of the Parent Company consider that there are no risks that could result in significant tax liabilities.

The transactions described above are considered with related parties as certain members of the Board of Directors of the Parent Company are themselves shareholders of the Management Company (VBA Real Estate Asset Management 3000, S.L.) and the asset manager (Aura Asset Management, S.L.).

### 13. Provision and contingencies

As of 30 June 2017 and 31 December 2016 the Group has no claims or demands and no provisions and contingencies have arisen.





**Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017**

**14. Information requirements deriving from Socimi regime. Law 11/2009, modified by law 12/2012**

Description	30 June 2017	31 December 2016
a) Reserves from years prior to the application of the tax scheme contained in Law 11/2009, amended by Law 16/2012.	N/A	N/A
b) Reserves from years in which the tax scheme contained in Law 11/2009, amended by Law 16/2012, have been applied.	N/A	N/A
c) Dividends distributed against profits each year in which the tax scheme contained in this Law is applicable, differentiating the part from income subject to tax at 0% or 19% from those where tax has been levied at the general rate.	N/A	N/A
d) For distribution against reserves, identifying the year from which the reserves applied derive and if they have been taxed at 0%, 19% or the general rate	N/A	N/A
e) Date of the agreement for the distribution of dividends referred to in c) and d) above.	N/A	N/A
f) Date of acquisition of buildings for rent and interests in the capital of companies referred to in Article 2.1 of this Law	Please see Appendix I	Please see Appendix I
g) Identification of assets taken into account in the 80% referred to in Article 3.1 of this Law.	Please see Appendix I	Please see Appendix I
h) Reserves from years in which the tax system applicable in this Law was applicable, which were made available in the tax period, not for distribution or offsetting losses, identifying the year from which the reserves derive.	N/A	N/A

**15. Events occurring after the reporting period**

**15.1. Capital increase**

As detailed in note 6 above, the Board of Directors of the Company, agreed in the meeting held on 5 June 2017, to make a capital increase of the Company up to a maximum of 3,941,505.00 euros, through the issuance of up to a maximum of 788,301 ordinary shares with a nominal value of 5 euros plus a share premium of 8 euros per share, resulting an issuing price of 13 euros per share.

The aforementioned capital increase, eventually has amounted to Euro 7,107 thousand (546.689 ordinary shares with an issuing price of 13 euros per share) and is pending to be registered within the Commercial Registry.

**15.2. Acquisition of investment property and release of deposits**

On 20 July 2017, by public deed of sale executed, number 1285, before the notary of Madrid, Mr. Carlos de Prada, the Group acquired a building located in Santa Valentina Street made up of 6 apartments. The acquisition cost of said building was Euro 861 Thousand (including estimated related transaction costs to be incurred). Euro 82 Thousand of the advanced payments on investment properties mentioned in Note 6 above, were released and were added to the funds which were transferred to the seller in the framework of the transaction, as the purchase price.

According to the Parent Company's Directors, no other facts or circumstances occurred after the six-month period ended as at 30 June 2017 have come to their attention which may have significant impact on these Interim Condensed Consolidated Financial Statements.



Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

Appendix I: Investment properties acquired by the Group

Kind of Asset	Location	Acquisition Date
Building	Calle Juan Pascual nº12-14. Madrid.	30/07/2015
Apartment	Calle Venancio Martín, 50, 3º Izquierda. Madrid.	19/11/2015
Apartment	Calle Uva, 7, 2ºB. Madrid.	19/11/2015
Apartment	Calle Zarzuela, 26, 3º Derecha. Madrid.	19/11/2015
Apartment	Calle Abdón Bordo, 19, 3ºC. Madrid.	19/11/2015
Apartment	Calle Misericordia, 4 BIS, 3º 3. Madrid.	19/11/2015
Apartment	Calle San José y Pasaderas, 33, 3ºC. Madrid.	19/11/2015
Apartment	Travesía de Getafe, 7, 5º 4. Parla.	19/11/2015
Apartment	Avenida Cerro de los Ángeles, 15, 3ºC. Madrid.	19/11/2015
Apartment	Calle Abedul, 8, 3ºB. Madrid	19/11/2015
Apartment	Calle Flor De Lis, 13, 3º D. Madrid.	19/11/2015
Apartment	Calle Concepción de la Oliva, 21, 5º B. Madrid.	17/12/2015
Apartment	Calle León XIII, 4, 4º B. Madrid.	17/12/2015
Apartment	Calle Camino de la Suerte, 17, 3ºC. Madrid.	17/12/2015
Apartment	Calle Buena Madre, 2, 2º D. Madrid.	17/12/2015
Apartment	Calle Aguja, 12, 4º D. Madrid.	17/12/2015
Apartment	Calle Doctor M. Carriche, 2, 4º Drcha. Madrid.	17/12/2015
Apartment	Calle Josué Lillo, 8, 4ºC. Madrid.	17/12/2015
Apartment	Avenida Cerro Prieto, 16, 4º Centro C. Madrid.	17/12/2015
Apartment & Storage	Calle Oropéndola, nº17, Bajo A. Madrid.	17/12/2015
Apartment	Calle Oropéndola, nº17, 1º A. Madrid.	17/12/2015
Apartment	Calle Oropéndola, nº17, 1º B. Madrid.	17/12/2015
Apartment	Calle Oropéndola, nº17, 2º B. Madrid.	17/12/2015
Apartment & Storage	Calle Oropéndola, nº17, Ático B. Madrid.	17/12/2015
Parking	Calle Oropéndola, nº17 Sótano, nº 3. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, Bajo A. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, Bajo B. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, Bajo C. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, 1º A. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, 1º B. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, 1º C. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, 2º B. Madrid.	17/12/2015
Apartment & Storage	Calle Cantueso, nº 43, 2º C. Madrid.	17/12/2015
Apartment	Calle Ciudad Jardín del Rosario, 25 1, 3º dcha. Madrid.	18/12/2015
Apartment	Calle Cedros, 5 3ºD. Madrid.	18/12/2015
Apartment	Calle De Rafaela Ybarra, 37, 3ºA. Madrid.	18/12/2015
Apartment	Calle Huésped del Sevillano, 32, 2, 5º Izquierda. Madrid.	18/12/2015
Apartment	Calle Illescas, 68, 4ºB. Madrid.	18/12/2015
Apartment	Calle Ernestina Manuel de Villena, 4, 2º izquierda. Madrid.	18/12/2015
Apartment	Calle Sahara. 46 1, 4ºB. Madrid.	18/12/2015
Apartment, Parking & Storage	Calle Bariloche, nº 5, Bajo E. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 5, 3º G. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 5, 2º H. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 5, 1º H. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, Bajo E. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, Bajo F. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, 3º G. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, 3º H. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, 2º G. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, 1º G. Madrid.	19/01/2016
Apartment, Parking & Storage	Calle Bariloche, nº 7, 1º H. Madrid.	19/01/2016
Building	Calle Carnicer, nº 20. Madrid.	04/02/2016



Notes to the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017

Appendix I: Investment properties acquired by the Group (continued)

Kind of Asset	Location	Acquisition Date
Building	Calle Brihuega 9. Madrid.	14/04/2016
Apartment	Calle Rioconejos 12, 1º Dcha. Madrid.	21/04/2016
Apartment	Calle Alejandro Morán, 38, 3º B. Madrid.	21/04/2016
Building	Calle Antonia Ruiz Soro 19. Madrid.	18/05/2016
Apartment	Calle Topacio, 3, Centro Bajo Izq. Torrejón de Ardoz.	31/05/2016
Apartment & Storage	Calle Amor Hermoso, 59, 1ºB. Madrid.	31/05/2016
Apartment	Calle Sanz Raso, 11, 1ºA	31/05/2016
Apartment	Calle Algaba, 22, 1ºB. Madrid.	31/05/2016
Apartment	Calle Alfonso XII, 8, 3ºC. Parla.	31/05/2016
Apartment	Calle Santa Julia, 15, Bajo B. Madrid.	31/05/2016
Apartment	Calle Santa Julia, 15, Bajo C. Madrid.	31/05/2016
Apartment	Calle Santa Julia, 15, Bajo D. Madrid.	31/05/2016
Apartment	Calle Santa Julia, 15, 3ºB. Madrid.	31/05/2016
Apartment	Calle Santa Julia, 15, 3ºC. Madrid.	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 1, 1ºC. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 1, 1ºD. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 1, Ático A. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 1, 2ºG. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 1, Ático B. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 2, 5ºG. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 2, Ático A. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 2, Ático B. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 2, Ático F. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 3, 3ºH. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 3, 4ºC. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 3, 5ºH. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 3, Ático F. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 4, Ático A. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 4, Ático B. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 4, 1ºB. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 5, 2ºD. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 5, 3ºE. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 5, 5ºD. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 5, Ático A. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 5, Ático B. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 5, Ático F. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, Bajo A. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, Bajo B. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 1ºE. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 1ºD. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 2ºC. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 3ºE. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 4ºE. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 5ºA. Madrid	31/05/2016
Apartment & Storage	Calle Vicente Carballal, 4, Portal 6, 5ºE. Madrid	31/05/2016
Building	Calle Margaritas 15, Madrid	22/12/2016
Building	Calle Carrascales 1, Madrid	28/06/2017



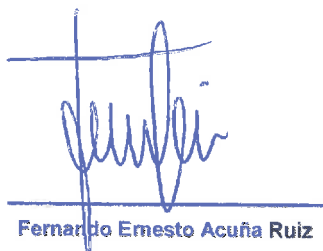


**Preparation of the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017 prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union.**

The Directors of the Company have prepared the Interim Condensed Consolidated Financial Statements for the six-month period ended 30 June 2017 in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union, which comprise:

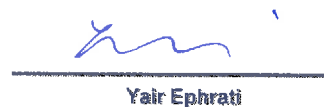
- Interim Condensed Consolidated Statement of Financial Position
- Interim Condensed Consolidated Statement of Profit or Loss
- Interim Condensed Consolidated Statement of Comprehensive Income
- Interim Condensed Consolidated Statement of Changes in Equity
- Interim Condensed Consolidated Statement of Cash Flows
- Notes to Interim Condensed Consolidated Financial Statements

Madrid, 2 August 2017



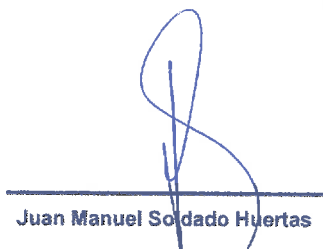
**Fernando Ernesto Acuña Ruiz**

(Chairman of the Board of Directors)



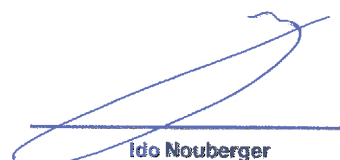
**Yair Ephrati**

(Member of the Board of Directors)



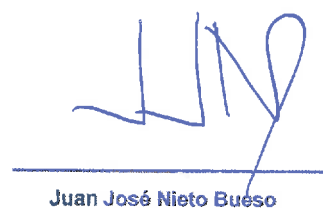
**Juan Manuel Soldado Huertas**

(Deputy Chairman of the Board of Directors)



**Ido Nouberger**

(Member of the Board of Directors)



**Juan José Nieto Bueso**

(Member of the Board of Directors)



**Yeshayau Ilanne**

(Member of the Board of Directors)



**Iñigo Sánchez del Campo Basagotti**

(Secretary non Director of the Board of Directors)