

Optimum RE Spain SOCIMI, SA

OPTIMUM RE SPAIN SOCIMI, S.A. (en adelante, "**Optimum**", la "**Sociedad**" o el "**Emisor**"), en virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014 sobre abuso de mercado y en el artículo 228 del texto refundido de la Ley del Mercado de Valores, aprobado por el Real Decreto Legislativo 4/2015, de 23 de octubre, y disposiciones concordantes, así como en la Circular 6/2018 del Mercado Alternativo Bursátil (en adelante, "**MAB**"), sobre información a suministrar por empresas en expansión y SOCIMI incorporadas a negociación en el MAB, pone en conocimiento del mercado el siguiente

HECHO RELEVANTE

La Sociedad presenta el resumen de los datos clave de cartera en el informe que se adjunta a continuación.

Atentamente,

Optimum RE Spain SOCIMI, S.A.

Josep Borrell
Presidente y Consejero Delegado
Barcelona, 19 de diciembre de 2018








OPTIMUM RE SPAIN SOCIMI

ACTUALIZACIÓN DATOS CLAVE CARTERA
UPDATE PORTFOLIO KEY FIGURES

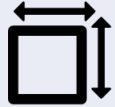



PORTFOLIO KEY FACTS JUNE 18

OPTIMUM RE SPAIN

 BUILDINGS 16	 GAV 99.16 M€	 ANNUALIZED ESTIMATED RENT 1.9 M€	 RENT INCREASE +30%	 NAV +44.72%
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+ Calle San Bernardino 8, Madrid

	TOTAL m ² CC	32,380 m²
	UNITS	@273
	AVERAGE PRICE	3,256 €/m²
	LOCATION	93% BCN 7% MADRID

NAV OPTIMUM RE JUNE 2018



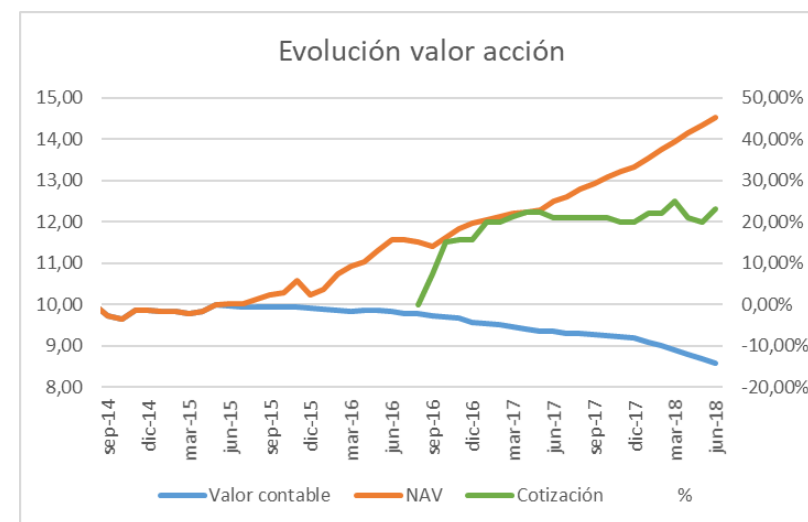
OPTIMUM RE SPAIN - JUNE 2018

GAV PORTFOLIO EU 99.16M	ASSET VALUE INCREASE EU 29.77M	NAV JUN 2018 EU 72.36 M	NAV +44.72%	IRR +15.95%
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OPTIMUM RE SPAIN JUNE 2018

Stockholder's Equity	42.570.663,00 €
Asset value increase	29.768.904,00 €
Other assets	22.151,17 €
Taxes on PL	0,00 €
P/L after tax	29.791.055,17 €
NAV JUN 2018:	72.361.718,17 €
NAV %:	44,72%
Portfolio Increase:	43%
IRR JUN 2018:	15,95%

	Street	m2 CC	Purchase Price €/m ²	Book Value Jun18 €/m ²	GAV JUN 2018	@ €/m ²	vs 0	vs Dec 2017	vs Book Value	vs Purchase
1	Carme 23	1.515	2.400.000 1.584	2.517.806 1.662	4.010.000	2.828	59%	11%	1.492.194	1.610.000
2	Carme 106	2.788	3.500.000 1.255	3.654.514 1.311	5.300.000	1.901	45%	8%	1.645.486	1.800.000
3	St Pau 17	1.788	2.000.000 1.118	2.117.290 1.184	3.800.000	2.320	79%	14%	1.682.710	1.800.000
4	Maçanet 6	797	1.885.000 2.366	2.108.370 2.647	3.710.000	4.943	76%	9%	1.601.630	1.825.000
5	Gran Via 625	3.431	7.000.000 2.040	7.286.884 2.124	11.505.000	3.409	58%	9%	4.218.116	4.505.000
6	Boqueria 1	1.873	4.350.000 2.323	4.534.246 2.421	5.300.000	3.313	17%	13%	765.754	950.000
7	Casanova 57	3.822	7.500.000 1.962	7.769.426 2.033	11.590.000	3.423	49%	5%	3.820.574	4.090.000
8	Pau Claris 126	1.576	4.500.000 2.855	4.747.760 3.013	7.400.000	5.276	56%	8%	2.652.240	2.900.000
9	Consell de Cent 403	1.984	4.500.000 2.268	4.824.648 2.432	7.900.000	4.217	64%	16%	3.075.352	3.400.000
10	Tallers 55	1.894	3.375.000 1.782	3.543.947 1.871	5.700.000	3.216	61%	23%	2.156.053	2.325.000
11	Princesa 19	1.927	6.110.000 3.172	6.671.455 3.463	7.260.000	4.210	9%	11%	588.545	1.150.000
12	Sant Climent 5	719	1.400.000 1.946	1.569.322 2.182	1.700.000	2.363	8%	4%	130.678	300.000
13	Avinyo 37	2.452	6.100.000 2.488	6.387.226 2.605	7.850.000	3.392	23%	14%	1.462.774	1.750.000
14	Cartagena 211	802	1.815.000 2.263	1.910.615 2.382	2.635.000	3.148	38%	2%	724.385	820.000
15	Regomir 11	3.151	6.750.000 2.142	7.110.148 2.257	8.900.000	2.972	25%	2%	1.789.852	2.150.000
16	San Bernardino 8	1.862	2.500.000 1.343	2.642.439 1.419	4.605.000	2.474	74%	15%	1.962.561	2.105.000
		32.380	65.685.000 2.029	69.396.096 2.143	99.165.000	3.256	43%	10%	29.768.904	33.480.000



PORTFOLIO KEY FIGURES OCT 2018



		OCTOBER 2018		RESIDENTIAL							RETAIL							CC	TOTALS						
		District	City	Resi m2	Resi Units	Resi % m2	Resi Rented m2	Resi Rented €	Resi Rented €/m2 month	Resi % m2 Rented	Retail m2	Retail Units	Retail % m2	Retail Rented m2	Retail Rented €	Retail Rented €/m2 month	Retail % m2 Rented	Common Areas	Total (CC) m ²	Total Units	Empty Units	% m2 Rented	Annual Rent (Oct 2018)	WAULT months	Undef. Contracts
1	Carme 23	Gothic	Barcelona	1.278,0	11	90,13%	523,5	33.066	5,26	40,96%	140,0	1	9,87%				0,00%	96,98	1.515	12	6	36,92%	33.066	1,22	2
2	Carme 106	Gothic	Barcelona	2.011,8	17	73,09%	1.657,4	129.105	6,49	82,38%	740,7	5	26,91%	740,7	49.125	5,53	100,00%	36,00	2.788	22	2	87,12%	178.231	9,19	3
3	Sant Pau 17	Gothic	Barcelona	1.308,1	17	75,99%	1.141,5	64.342	4,70	87,26%	413,3	3	24,01%	413,3	27.579	5,56	100,00%	67,00	1.788	20	3	90,32%	91.921	9,25	3
4	Maçanet 6	Borne	Barcelona	630,8	10	84,04%	314,8	54.532	14,44	49,90%	119,8	2	15,96%	119,8	14.400	10,02	100,00%	46,00	797	12	4	57,90%	68.932	5,55	0
5	Gran Vía 625	Eixample	Barcelona	1.454,8	12	44,42%	1.225,8	146.378	9,95	84,26%	1.820,1	2	55,58%	1.820,1	129.845	5,94	100,00%	156,09	3.431	14	3	93,01%	276.224	53,91	1
6	Boqueria 1	Gothic	Barcelona	391,0	1	22,00%	391,0	3.000	0,64	100,00%	1.386,6	3	78,00%	1.386,6	9.000	0,54	100,00%	95,00	1.873	4	2	100,00%	12.000	7,00	0
7	Casanova 57	Eixample	Barcelona	116,2	2	3,32%	116,2	11.768	8,44	100,00%	3.384,0	52	96,68%	1.451,2	247.138	14,19	42,88%	321,81	3.822	54	37	44,78%	258.906	32,83	1
8	Pau Claris 126	Eixample	Barcelona	1.102,2	12	78,57%	719,7	117.175	13,57	65,30%	300,6	2	21,43%	300,6	36.739	10,19	100,00%	173,29	1.576	14	4	72,74%	153.915	7,62	0
9	Consell de Cent 403	Eixample	Barcelona	1.477,1	10	78,88%	1.333,5	146.859	9,18	90,28%	395,5	1	21,12%	395,5	54.000	11,38	100,00%	111,43	1.984	11	1	92,33%	200.859	82,42	0
10	Tallers 55	Gothic	Barcelona	1.411,9	13	79,65%	1.411,9	109.913	6,49	100,00%	360,8	2	20,35%	279,4	12.653	3,77	77,45%	121,35	1.894	15	1	95,41%	122.567	17,98	1
11	Princesa 19	Borne	Barcelona	1.400,1	13	78,36%				0,00%	386,7	2	21,64%				0,00%	139,76	1.927	15	15	0,00%	0	0,00	0
12	Sant Climent 5	Raval	Barcelona	624,6	10	86,84%	565,4	63.853	9,41	90,52%	94,7	2	13,16%	94,7	7.299	6,43	100,00%	0,00	719	12	0	91,77%	71.151	25,95	0
13	Avinyo 37	Gothic	Barcelona	1.275,3	12	55,11%	1.000,3	114.624	9,55	78,43%	1.038,7	3	44,89%	1.038,7	79.888	6,41	100,00%	138,03	2.452	15	2	88,11%	194.512	58,06	0
14	Cartagena 211	Eixample	Barcelona	545,0	11	77,09%	364,0	42.505	9,73	66,79%	162,0	2	22,91%	109,0	8.223	6,29	67,28%	95,00	802	13	5	66,90%	50.728	20,74	0
15	Regomir 11	Gothic	Barcelona	2.165,5	17	93,76%				0,00%	144,0	7	6,24%				0,00%	841,35	3.151	24	24	0,00%	0	0,00	0
16	San Bernardino 8	Gran Via	Madrid	1.497,0	12	80,42%	1.497,0	68.128	3,79	100,00%	364,5	4	19,58%	66,3	3.854	4,85	18,18%	0,00	1.862	16	1	83,98%	71.982	64,62	4
				18.689,4	180	62,42%	12.261,9	1.105.249	7,51	65,61%	11.251,8	93	37,58%	8.216	679.743	6,89	73,02%	2.439,09	32.380	273	162	68,39%	1.784.992	24,77	15

PORTFOLIO KEY FIGURES OCT 2018



	District	City	Non-deduct costs	Signed Capex (next 6m)	Pending Capex to optimize rent ⁽¹⁾	Year Built	Last big refurb	Flats refurb. > 2012	Horizntl Division	Refurb Permit
Carme 23	Gothic	Barcelona	12.590		646.000	1.851	1.990	0	YES	YES
Carme 106	Gothic	Barcelona	22.066		652.000	1.783	1.960			
Sant Pau 17	Gothic	Barcelona	9.701		642.000	1.875	1.960		Pending	Pending
Maçanet 6	Borne	Barcelona	32.573		0	1.850	2.012	12		
Gran Vía 625	Eixample	Barcelona	54.305		124.000		1.980			Pending
Boqueria 1	Gothic	Barcelona	21.253		2.500.000	1.898	1.980		YES	Pending
Casanova 57	Eixample	Barcelona	91.537		0	1.940				Pending
Pau Claris 126	Eixample	Barcelona	34.053		648.000	1.900	1.990	1		YES
Consell de Cent 403	Eixample	Barcelona	27.978		1.071.000	1.920	1.990	1		Pending
Tallers 55	Gothic	Barcelona	33.943		1.071.000	1.820				
Princesa 19	Borne	Barcelona	15.555	2.614.097	0		2.019	15		YES
Sant Climent 5	Raval	Barcelona	22.688		4.700	1.850	1.940	10		
Avinyo 37	Gothic	Barcelona	23.458		1.250.000	1.850	2.015	2		
Cartagena 211	Eixample	Barcelona	7.464		770.000	1.930	1.990			
Regomir 11	Gothic	Barcelona	14.249		4.700.000		2.020			Pending
San Bernardino 8	Gran Vía	Madrid	29.398		0	1.880	1.988			
			452.810	2.614.097	14.078.700			41		

(1) These are estimated figures. There is not an approved budget per project.

PORTFOLIO RENTAL INCOME UPDATE OCT 18



RENTAL INCOME UPDATE:

- In the process of **renewing several units** on some of the buildings
- In the process of **full refurbishment of one entire building**
 - ✓ **Calle Princesa 19, Barcelona** (estimated completion S2 2019)
- **Licensing for full refurbishment of two other entire buildings:**
 - ✓ **Boqueria 1, Barcelona** (now rented)
 - ✓ **Regomir 11, Barcelona** (actually empty)
- **Rent potential: Rents under market average and still three empty buildings** where rents cannot be increased until full refurbishment is finished
- Fewer undefined contracts: **15 of the initial 31 undefined** rental contracts
- As per initial business plan we are not renewing expiring rental contracts in order to refurbish and sell per unit. Thus, rent income is dropping while capex expense raises as we refurbish units