

Optimum RE Spain SOCIMI, SA

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 3/2020 de BME MTF Equity, se pone a disposición del mercado la siguiente información relativa a OPTIMUM RE SPAIN SOCIMI, S.A. (en adelante, “**Optimum**”, la “**Sociedad**” o el “**Emisor**”) elaborada bajo la exclusiva responsabilidad del emisor y sus administradores:

OTRA INFORMACIÓN RELEVANTE

La Sociedad publica la información adicional siguiente relativa a los activos de la compañía.

Atentamente,

Optimum RE Spain SOCIMI, S.A.

Josep Borrell
Presidente
Barcelona, 28 de octubre de 2021

Optimum RE Spain Socimi – 1H 2021

Market Update

» General

- The impact of the global COVID-19 pandemic had unprecedented consequences on almost all economic indicators in Spain and worldwide
- Expectations are that uncertainty will persist and the progress of the pandemic will be key to determine the economic evolution for the rest of the year
- However, latest economic forecasts show an improvement. The perception that this crisis may be temporary could reactivate consumption and investments faster than expected once confidence is fully restored

» Real Estate Market

- Due to the uncertainty derived from the COVID-19 pandemic, the Spanish real estate market has been in waiting mode
- As a result, the volume of purchase and sale transactions has decreased significantly, with investors (especially foreigners) adopting a wait and see approach. In 1H 2021 data started showing the first interannual increase in months, which seems to anticipate a change in trend
- Housing prices fell throughout almost all Spain, with drops very variable among cities and locations. High-quality assets in prime central areas, like those owned by Optimum RE Spain Socimi, proved to be much more resilient, with prices less affected

Development Progress

Asset Address	License submitted to public authority?	License obtained?	Executive tendering completed?	Works started?	Expected final completion date
PRINCESA, 19			Completed - No outstanding refurbishment		
MASSANET, 6			Completed - No outstanding refurbishment		
CONSELL DE CENT, 403	YES	YES	YES	YES	Oct-21
PAU CLARIS, 126	YES	YES	YES	YES	Jan-22
BOQUERÍA, 1	YES	YES	YES	YES	Jul-22
AVINYO, 37	YES	YES	YES	YES	Sep-22
GRAN VIA, 625	YES	Pending	Pending	Pending	Jan-23
CASANOVA, 57	YES	YES	Pending	Pending	Feb-23
TALLERS, 55	YES	Pending	Pending	Pending	Feb-23
REGOMIR, 11	YES	YES	YES	No outstanding refurbishment plan	
SANT PAU, 17	YES	YES	YES	No outstanding refurbishment plan	
CARME, 106			No outstanding refurbishment plan		
SAN BERNARDINO, 8			No outstanding refurbishment plan		
CARME, 23			No outstanding refurbishment plan		
CARTAGENA, 211			No outstanding refurbishment plan		
SANT CLIMENT, 5			No outstanding refurbishment plan		

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Sales Progress

- » **Sales completed to Date:** no sale completed in 1H 2021. Sales completed to date during the second half of the year are shown in the below table. Further reservation sales are in solicitors' hands

Asset Address	Residential		Retail & Other		Total	
	# units	Disposal Price (€m)	# units	Disposal Price (€m)	# units	Disposal Price (€m)
PRINCESA, 19	-	-	-	-	-	-
MASSANET, 6	1	0.2	-	-	1	0.2
CONSELL DE CENT, 403	2	1.9	-	-	2	1.9
PAU CLARIS, 126	-	-	-	-	-	-
BOQUERÍA, 1	-	-	-	-	-	-
AVINYO, 37	-	-	-	-	-	-
GRAN VIA, 625	-	-	-	-	-	-
CASANOVA, 57	-	-	-	-	-	-
TALLERS, 55	-	-	-	-	-	-
REGOMIR, 11	-	-	-	-	-	-
SANT PAU, 17	-	-	-	-	-	-
CARME, 106	-	-	-	-	-	-
SAN BERNARDINO, 8	-	-	-	-	-	-
CARME, 23	-	-	-	-	-	-
CARTAGENA, 211	-	-	-	-	-	-
SANT CLIMENT, 5	-	-	-	-	-	-
Total	3	2.0	-	-	3	2.0

Valuations

- » According to the latest independent appraisal report (RICS methodology) issued by TECNITASA, TECNICOS EN VALORACION DE EMPRESAS, S.L. in Jun-21, the total value of the remaining assets is ca. €112.1m

Asset Value	€m
Latest independent appraisal of remaining assets (as of Jun-21)	112.06
<i>plus:</i> Gross Disposal Price of Assets Sold to date	-
less: independent appraisal at initial investment date (as of Dec-20)	(111.90)
Total Variation	0.16

Investment Financial Tracker

- » Unit investment performance tracker as of Jun-21
- » Based on the latest independent appraisal report, the resulting Net Asset Value of the company as of Jun-21 is equal to €72.0m (€14.48 per unit)

Cash Flows	€/unit
Initial investment in Mar-21	(13.00)
Cumulative distributions to date	-
Profit Crystallized / (Net Basis)	(13.00)