

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 227 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 la Sociedad y sus activos.

Atentamente,

Optimum RE Spain SOCIMI, S.A.

Josep Borrell
Presidente
Barcelona, 21 de abril de 2022

Optimum RE Spain Socimi – 2H 2021

Market Update

» General

- During the second half of 2021, the impact of the global COVID-19 pandemic on the Spanish economy and real estate market persisted
- The reduction in the number of infections and the relatively lower number of deaths registered during the recent months lead to expectations of an improved situation during the course of 2022, especially following the lifting of local restrictions and the progressive resumption of international travel
- Since late March 2022 more foreigners started visiting Barcelona, showing a renewed interest towards residential real estate
- Macro-economic uncertainty remains, also considering the recent conflict in Ukraine, which should not directly affect the potential clients of the Socimi's RE products, but which is expected to contribute to affect the overall market sentiment, representing also a threat to future higher construction prices

Real Estate Market

- According to the latest data from the National Institute of Statistics (INE), in 2021 the Spanish housing market registered an increase in the Housing Price Index (HPI) of +3.7% vs. +2.1% in the previous year
- Most RE forecasts for 2022 expect an improvement of transaction volumes and prices. The general consensus is that post-Covid, with the incoming tourism, the market uptrend will be restored, leading to a slight price upturn in both retail and residential units

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			Completed - No outstanding refurbishment		
PAU CLARIS, 126			Completed - No outstanding refurbishment		
BOQUERÍA, 1	YES	YES	YES	YES	Nov-22
AVINYÓ, 37	YES	YES	YES	YES	Sep-22
GRAN VIA, 625	YES	Pending	Pending	Pending	Jul-23
CASANOVA, 57	YES	YES	YES	YES	Feb-23
TALLERS, 55	YES	Pending	Pending	Pending	Jul-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	YES	Pending		No outstanding refurbishment plan	
SANT CLIMENT, 5			No outstanding refurbishment plan		

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Sales Progress

- » **Sales completed to Date:** sales completed to date are shown in the below table: total of €6.0m, of which €4.49m during 2021. 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	3	2.8	1	1.2	4	4.1
PAU CLARIS, 126	2	1.5	-	-	2	1.5
BOQUERIA, 1	-	-	-	-	-	-
AVINYO, 37	-	-	-	-	-	-
GRAN VIA, 625	-	-	-	-	-	-
CASANOVA, 57	-	-	-	-	-	-
TALLERS, 55	-	-	-	-	-	-
REGOMIR, 11	-	-	-	-	-	-
SANT PAU, 17	-	-	-	-	-	-
CARME, 106	1	0.3	-	-	1	0.3
SAN BERNARDINO, 8	-	-	-	-	-	-
CARME, 23	-	-	-	-	-	-
CARTAGENA, 211	-	-	-	-	-	-
SANT CLIMENT, 5	-	-	-	-	-	-
Total	7	4.8	1	1.2	8	6.0

Valuations

- » According to the latest independent appraisal report (RICS methodology) issued by TECNITASA, TECNICOS EN VALORACION DE EMPRESAS, S.L. in Dec-21, the total value of the remaining assets is ca. €109.9m

Investment Financial Tracker

- » Unit investment performance tracker as of Dec-21
- » Based on the latest independent appraisal report, the resulting Net Asset Value of the company as of Dec-21 is equal to €70.3m (€14.14 per unit)

Asset Value	€m
Latest independent appraisal of remaining assets (as of Dec-21)	109.93
plus: Gross Disposal Price of Assets Sold to Dec-21	4.49
less: independent appraisal at initial investment date (as of Dec-20)	(111.90)
Total Variation	2.52

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