



Árma Real Estate SOCIMI, S.A.
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SPANISH NATIONAL STOCK MARKET COMMISSION

Pursuant to the provisions in articles 17 of Regulation (EU) 596/2014 of the European Parliament and of the Council of 16 April, on market abuse, and 226 of the consolidated text of the Spanish Stock Market Act, approved by Royal Legislative Decree 4/2015 of 23 October and its concordant provisions, Árma Real Estate SOCIMI, S.A. (hereinafter, "Árma" or the "Company") hereby notifies the following

INSIDE INFORMATION

Árma Real Estate announces the acquisition of a logistics warehouse in Madrid for EUR 16,400,000. The asset comprises a total Gross Lettable Area (GLA) of 25,694 sqm and is located in San Agustín de Guadalix, in the 2nd ring of Madrid's logistics market – an ideal location for distribution to the whole of Spain. The property is 100% let to one of the biggest food distribution companies in Spain.

Press release attached.

Madrid, 7th May 2019

Mr Luis Alfonso López de Herrera-Oria
Chief Executive Officer
Árma Real Estate

Press Release

The Socimi secures its first property following the share capital increase

Árma invests EUR16.4 million in its first logistics property in Madrid

- The warehouse comprises 26,000 sqm of cold storage logistics space, fully let to Eroski and is located in San Agustín de Guadalix, a strategic location for the Spanish distribution sector
- The property was acquired at an attractive price, therefore generating a high yield, with a further six years remaining on the lease
- This purchase is Árma's fifth real estate transaction in just five months, acquiring six properties with strong value uplift potential and a total gross lettable area (GLA) of over 54,000 sqm and more than 460 underground parking spaces
- Following this acquisition, the logistics segment now accounts for 12.7% of the Socimi's portfolio, while the remaining 87.3% relates to offices in Madrid



Photo: Árma. Logistics Property in San Agustín de Guadalix, Madrid

Madrid, 07 May 2019. The Socimi Árma Real Estate has acquired its first logistics warehouse in Madrid for the sum of EUR16.4 million. The acquisition adds 26,000 sqm of high-quality cold storage logistics space to the Árma portfolio, located in San Agustín de Guadalix, in the 2nd ring of Madrid's logistics market – an ideal location for distribution to the whole of Spain.

The warehouse is fully let to Eroski, one of the biggest food distribution companies in Spain, who will continue to lease 100% of the property, with a term certain up until April 2025. The Árma team acquired the property at a very attractive price, thereby achieving an attractive yield.

This acquisition is the Socimi's first since its share capital increase carried out on 8 April 2019, and just five months since it listed on the stock market on 23 October 2018.

Árma's management team remains firmly committed to executing its business plan, once again demonstrating its capacity to continue investing well in high-quality properties via a strategy focused on selective purchases that offer attractive yields and upside potential, and allow the company to maximise value in the medium term.

Following this purchase – and in line with the company's investment strategy – logistics property now accounts for 12.7% of the company's portfolio, with the remaining 87.3% relating to offices in Madrid that offer strong value uplift potential. Just five months since the company's creation, it has acquired six properties with a total gross lettable area (GLA) of over 54,000 sqm and over 460 underground parking spaces.

Árma has been advised on this transaction by EY Abogados for legal matters, Savills Aguirre Newman for technical due diligence, and Catella as the real estate advisors.

Strategically located prime property

The property is located in San Agustín de Guadalix, which is approximately 30 km from Madrid and is located right next to the motorway, providing easy access to the north of Spain and France.

The new warehouse features excellent cold storage facilities, boasting various refrigerated areas that suit a wide range of products. Temperatures range from 2°C to 6°C in the positive cold building and drop as low as -22°C in the coldest chambers.

The property comprises 25,694 sqm, of which 1,220 sqm is office space, and boasts a free height of between 9.5 and 10.75 metres.

The warehouse also benefits from 29 loading bays and 177 above-ground parking spaces.



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About Árma Real Estate

Árma Real Estate is a Spanish company that listed on the Madrid Stock Exchange as a SOCIMI (Sociedad Anónima Cotizada de Inversión Inmobiliaria) and that is led by a fully-dedicated internal management team. It was created in 2018 with the aim of becoming the leading Spanish SOCIMI in the Madrid office market. The company is headed up by Luis María Arredondo (Chairman of the Board of Directors) and Luis López de Herrera-Oria (CEO) and also boasts the same highly-reputable management team that steered Axiare Patrimonio SOCIMI to success.

For more information

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