



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 an office building in Madrid. The asset comprises a total Gross Lettable Area (GLA) of c. 14,000 sqm and 213 parking spaces, and is located the well-established Campo de las Naciones office area, in Madrid.

Press release attached.

Madrid, 14th January 2020

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

Press Release

This acquisition is the Socimi's first since the share capital increase that tripled its size

Árma invests 37.75 million euros in an office building in Madrid

- The property is located in Vía de los Poblados 7, next to the Cristalia Business Park, just ten minutes from the centre of Madrid and the airport. It has 14,000 sqm of gross lettable area Class A and 213 parking spaces
- Árma's team is preparing a refurbishment project for the building with the architects Estudio Lamela, which will include LEED certification
- Following this acquisition, Árma has increased its investment to 216 million euros, in eight assets in Madrid. The buildings have a total gross lettable area (GLA) of over 75,000 sqm with over 780 parking spaces and comprise a well-balanced portfolio with strong value add potential



Picture: Project's render



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Madrid, 14th January 2020. The Socimi Árma Real Estate announces the completion of a new property acquisition for the sum of EUR37.75 million. This transaction adds an additional 14,000 sqm office building to Árma's portfolio. The office building is located next to the Cristalia Business Park in Madrid.

This acquisition is the Socimi's first since its second share capital increase carried out in November, which incorporated Ivanhoé Cambridge fund as a reference shareholder, in an increase that has tripled Árma's size.

This purchase continues Árma's objective of creating a balanced portfolio by acquiring high-quality assets at competitive prices which will have strong potential to maximise value in the medium term.

With this acquisition, Árma takes its total investment since listing on the stock exchange, just over a year ago, to EUR 216 million including CapEx commitments. In line with its investment strategy, 91% of the portfolio relates to office properties, and the remaining 9% to the logistics sector, all of which located in Madrid. Its portfolio currently comprises a total gross lettable area (GLA) of over 75,000 sqm and over 780 underground parking spaces.

High-quality asset

This high-quality asset has a GLA of 14.000 sqm distributed over five floorplates of approximately 2,800 sqm with a free height of over 2.9m, and 213 basement car spaces. Located in the Campo de las Naciones area of the city, the building is only ten minutes from central Madrid and the airport. It is well served by public and private transport connections.

Árma is advancing with a refurbishment project in conjunction with Estudio Lamela, to convert the property into a Class A office building with LEED certification. Delivery is anticipated for Q1 2021.

Árma has been advised on this transaction by EY Abogados, Colliers and Savills Aguirre Newman.



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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 boasts the same highly regarded management team that steered Axiare Patrimonio SOCIMI to success.

For more information

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