



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

Pursuant to the provisions in article 227 of the consolidated text of the Spanish Securities 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:

Following the inside information notices published on 1 November 2019 (official registration number 283241), on 5 November 2019 (official registration number 283390), on 13 November 2019 (official registration number 283620) and on 14 November 2019 (official registration number 283633) in relation to Árma's share capital increase (the "Share Capital Increase") and issue of new shares, with a nominal value of EUR 10 per share at an issue price of EUR 10.40 per share (the "New Shares"), of the same class and series as the outstanding shares of the Company and excluding pre-emption rights to be executed through (i) an issuance and allocation of 5,769,230 New Shares to Ivanhoé Cambridge Holdings UK LTD ("Ivanhoé Cambridge"), an investment subsidiary of Ivanhoé Cambridge Inc. under the subscription agreement entered into on November 1, 2019 and announced through the inside information notice published on the same date (official registration number 283241); and (ii) an accelerated bookbuilding offering to place the remaining New Shares addressed exclusively to qualified and institutional investors, and following the registration of the public deed in respect of the Share Capital Increase with the Commercial Registry of Madrid, Árma hereby announces that the Spanish Stock Markets Commission (*Comisión Nacional del Mercado de Valores* or the "CNMV") approved today the prospectus (*folleto informativo*) for the admission to listing of the New Shares on the Stock Exchanges of Barcelona, Bilbao, Madrid and Valencia.

The prospectus is available at Árma's registered office (Edificio Torre Serrano, Serrano 47 - 4º izq 28001 Madrid, España), as well as on the Company's website (www.arimainmo.com) and the CNMV's website (www.cnmv.com).

The New Shares have today been admitted to trading in the Stock Exchanges of Barcelona, Bilbao, Madrid and Valencia through the automated quotation system (Sistema de Interconexión Bursátil or Mercado Continuo), where the outstanding shares of Árma are currently admitted to trading. The effective trading of the New Shares will start on 18 November 2019.

Madrid, 15 November 2019



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Mr Luis Alfonso López de Herrera-Oria
Chief Executive Officer
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The information contained in this announcement does not purport to be full or complete. No reliance may be placed for any purpose on the information contained in this announcement.

This announcement is an advertisement and does not constitute a prospectus or offering memorandum and nothing herein constitutes an offering of securities. Today, the CNMV approved the prospectus (*folleto informativo*) (el "Prospectus") in connection with the admission to listing of the New Shares on the on the the Stock Exchanges of Barcelona, Bilbao, Madrid and Valencia, through the Automated Quotation System (*Sistema de Interconexión Bursátil - Mercado Continuo*), which is available on the respective websites of the Company (www.arimainmo.com) and the CNMV (www.cnmv.es).

In any EEA member state, this communication is only addressed to and is only directed at qualified investors in that member state within the meaning of Regulation (EU) 2017/1129 of the European Parliament and of the Council of June 14, 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC ("Qualified Investors").

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The joint global coordinators and joint bookrunners (the “Joint Global Coordinators and Joint Bookrunners”) and their respective affiliates, are acting exclusively for the Company and no-one else in connection with the Offering. They will not regard any other person as their respective clients in relation to the Offering and will not be responsible to anyone other than the Company for providing the protections afforded to their respective clients, or for providing advice in relation to the Offering, the contents of this announcement or any transaction, arrangement or other matter referred to herein.

In connection with the Offering, each Joint Global Coordinators and Joint Bookrunners and any of its respective affiliates or any investment vehicle directly or indirectly related thereto, may retain, sell, offer to sell, purchase or otherwise deal for its or their own account(s) New Shares and any securities of the Company or related investments and may offer or sell such securities or other investments in connection with the Offering or otherwise. Accordingly, references in this announcement and in the Prospectus to the New Shares being issued, offered, subscribed, acquired, placed or otherwise dealt with should be read as including any issue, offering, subscription, acquisition, placement of or dealing in such New Shares by or to the Joint Global Coordinators and Joint Bookrunners and any relevant affiliate and any investment vehicle described above acting in such capacity. In addition, certain of the Joint Global Coordinators and Joint Bookrunners or their affiliates may enter into financing arrangements and swaps in connection with which they or their affiliates may from time to time acquire, hold or dispose of New Shares. The Joint Global Coordinators and Joint Bookrunners do not



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This announcement includes forward-looking statements within the meaning of the securities laws of certain applicable jurisdictions. These forward-looking statements can be identified by the use of forward-looking terminology, including the terms “targets”, “aims”, “aspires”, “assumes”, “believes”, “estimates”, “anticipates”, “expects”, “intends”, “hopes”, “may”, “outlook”, “would”, “should”, “could”, “will”, “plans”, “potential”, “predicts” and “projects” as well as their negative or other variations or comparable terminology. These forward-looking statements include all matters that are not historical facts. They appear in a number of places throughout this announcement and include statements regarding the Company’s investment strategy and the Company’s intentions, beliefs or current expectations concerning, among other things, the Company’s financial performance, prospects, growth, strategies and the industry in which the Company intends to operate.

By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. Forward-looking statements rely on a number of assumptions, including with respect to the supply and demand for office space and future prices, the Company’s ability to identify and acquire properties at commercially reasonable prices, maintenance and re-positioning costs, the Company’s ability to ramp-up and scale its business successfully and the availability of external financing to grow their business. Such assumptions are inherently subject to significant business, operational, economic and other risks and uncertainties. You are hereby cautioned that forward-looking statements are not guarantees of future performance and that the Company’s actual financial condition, results of operations and cash flows, and the development of the industry in which the



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Company will operate, may differ materially from those made in or suggested by the forward-looking statements contained in this announcement. In addition, even if the Company's financial condition, results of operations and cash flows, and the development of the industry in which it will operate are consistent with the forward-looking statements contained in this announcement, those results or developments may not be indicative of the Company's results or developments in subsequent periods and may be impacted by important factors. No representation or warranty is made that any forward-looking statement will come to pass. No one undertakes to publicly update or revise any such forward-looking statement.

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