



Árma Real Estate SOCIMI, S.A.  
Edificio Torre Serrano  
Serrano, 47 - 4º Izda.  
28001 Madrid - Spain  
T. (+34) 910 532 803  
info@arimainmo.com

## **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

### **OTHER RELEVANT INFORMATION**

Árma reports 4\* on its first full GRESB Benchmark Report, as well as EPRA GOLD LEVEL and MOST IMPROVED awards on the first year reporting the EPRA Sustainability Best Practices Recommendations.

As detailed on the GRESB Benchmark Report, Árma obtained 85 points on the 2021 assessment, above Árma's peer group average (80 points), on the company's first year assessment following GRESB's grace period.

Please find enclosed hereafter the GRESB 2021 Scorecard, EPRA awards certificate and press release.

Madrid, 18<sup>th</sup> October 2021

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



## ÁRIMA REAL ESTATE SOCIMI, S.A.

Real Estate Assessment 2021

**2021**  
**GRESB**  
**Real Estate**  
**Assessment**

ÁRIMA REAL ESTATE SOCIMI, S.A.  
 ÁRIMA REAL ESTATE SOCIMI, S.A.



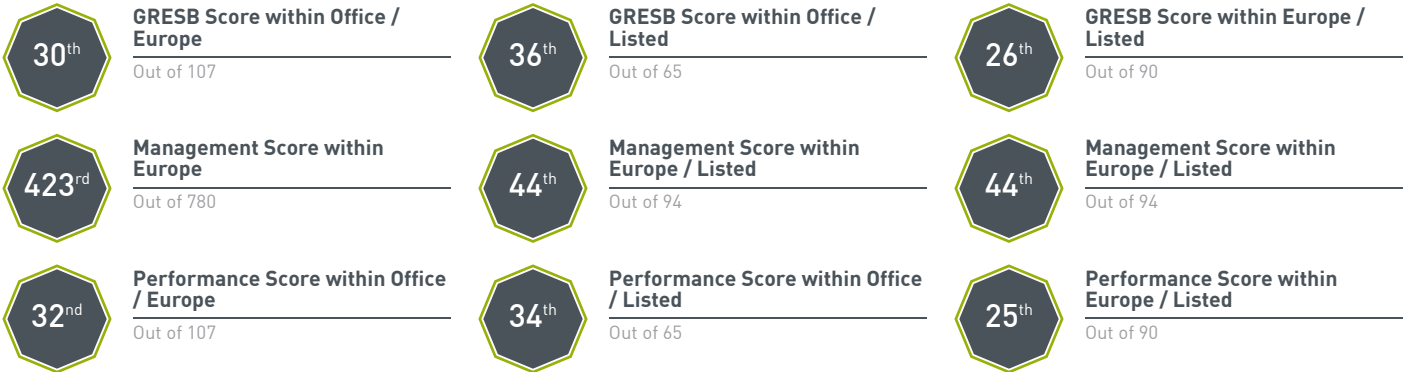
Status: Listed  
 Location: Spain  
 Property Type: Office: Corporate



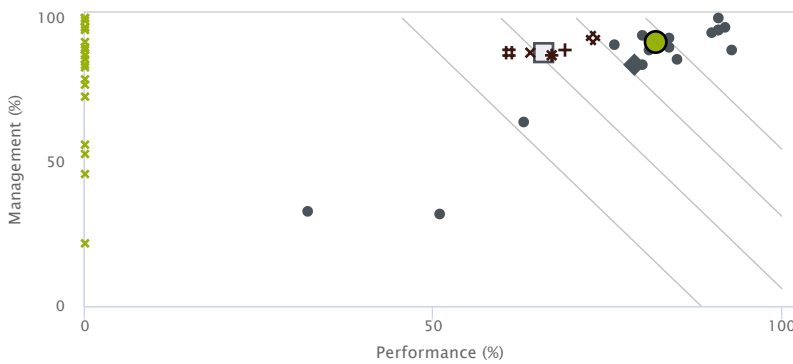
Europe | Office:  
 Corporate | Listed  
 Out of 17



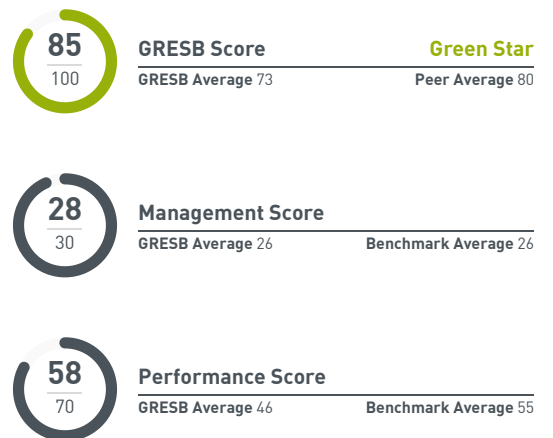
**Rankings**



**GRESB Model**



- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- × Europe
- \* Americas
- ✱ Oceania
- ✱ Globally diversified
- × Entities with only one component submitted



# ESG Breakdown



**Environmental**  
GRESB Average 40 Benchmark Average 49

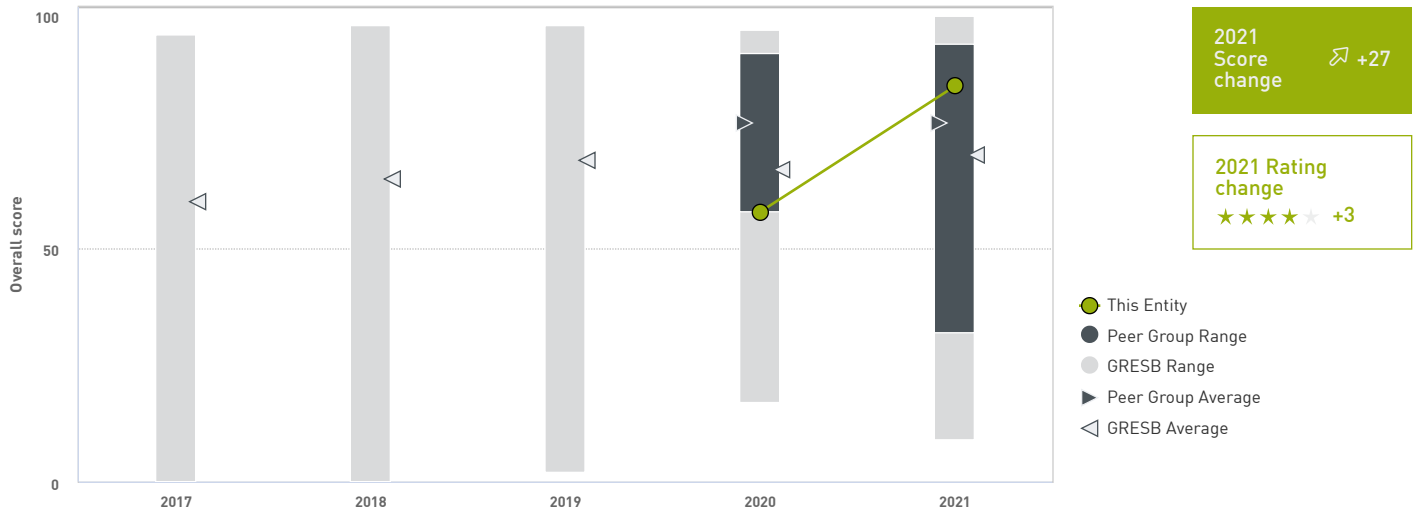


**Social**  
GRESB Average 16 Benchmark Average 16



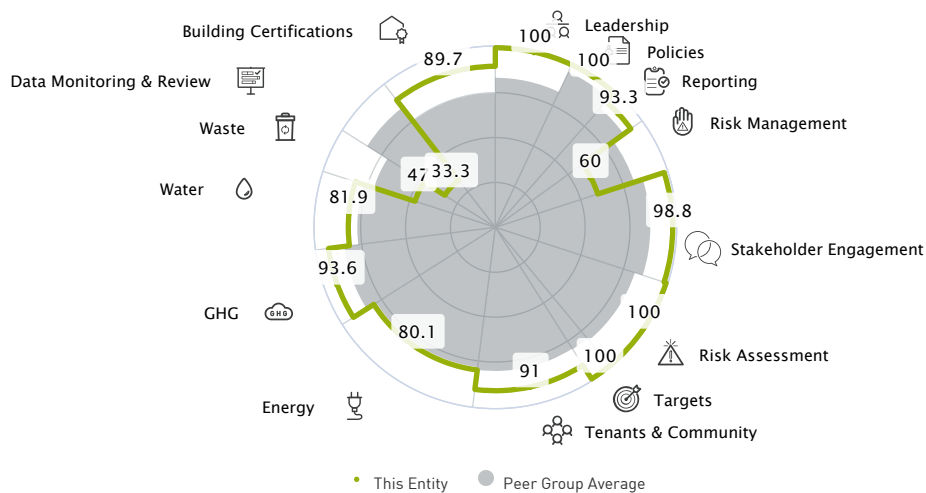
**Governance**  
GRESB Average 17 Benchmark Average 16

## Trend



Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.


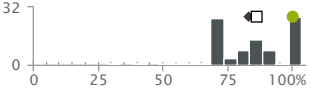

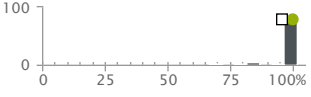

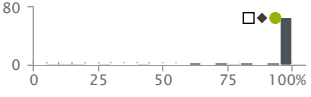

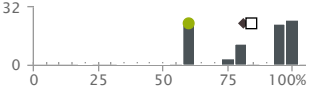

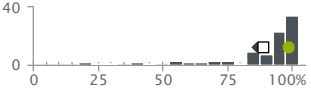
## Aspect, Strengths & Opportunities



### MANAGEMENT COMPONENT


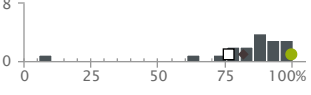

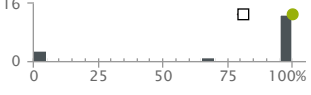

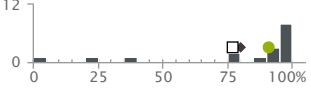

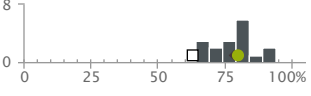

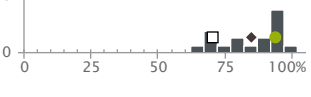

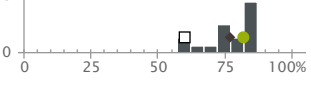
Europe | Listed (94 entities)


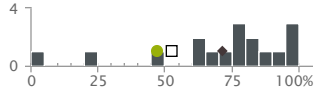

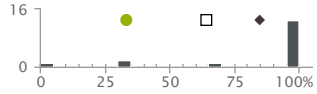

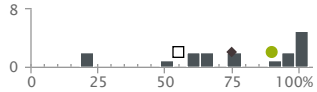
ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership	100	100	100	100	
Policies	100	100	100	100	
Reporting	93.3	93.3	93.3	93.3	
Risk Management	60	60	60	60	
Stakeholder Engagement	98.8	98.8	98.8	98.8	
Risk Assessment	100	100	100	100	
Targets	100	100	100	100	
Tenants & Community	91	91	91	91	
Energy	80.1	80.1	80.1	80.1	
GHG	93.6	93.6	93.6	93.6	
Water	81.9	81.9	81.9	81.9	
Waste	47	47	47	47	
Data Monitoring & Review	33.3	33.3	33.3	33.3	
Building Certifications	89.7	89.7	89.7	89.7	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Leadership 7 points	23.3%	7%	7	5.83	
 Policies 4.5 points	15%	4.5%	4.5	4.31	
 Reporting 3.5 points	11.7%	3.5%	3.27	3.09	
 Risk Management 5 points	16.7%	5%	3	4.07	
 Stakeholder Engagement 10 points	33.3%	10%	9.88	8.63	

## PERFORMANCE COMPONENT

Europe | Office: Corporate | Listed (17 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Risk Assessment 9 points	12.9%	9%	9	7.36	
 Targets 2 points	2.9%	2%	2	1.61	
 Tenants & Community 11 points	15.7%	11%	10.01	8.8	
 Energy 14 points	20%	14%	11.22	10.99	
 GHG 7 points	10%	7%	6.55	5.93	
 Water 7 points	10%	7%	5.74	5.38	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Waste 4 points	5.7%	4%	1.88	2.85	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	1.83	4.65	
 Building Certifications 10.5 points	15%	10.5%	9.42	7.84	

## Entity & Peer Group Characteristics

### This entity

<b>Primary Geography:</b>	Spain
<b>Primary Sector:</b>	Office: Corporate
<b>Nature of the Entity:</b>	Public (listed on a Stock Exchange) entity
<b>Total GAV:</b>	\$337 Million
<b>Reporting Period:</b>	Fiscal year

### Peer Group (17 entities)

<b>Primary Geography:</b>	Europe
<b>Primary Sector:</b>	Office: Corporate
<b>Nature of the Entity:</b>	Listed
<b>Average GAV:</b>	\$4.74 Billion

**Regional allocation of assets**      **100% Spain**

**27% United Kingdom**  
**16% France**  
**14% Spain**  
**14% Germany**  
**6% Ireland**  
**6% Netherlands**  
**6% Norway**  
**6% Belgium**  
**5% Lithuania**  
**1% Latvia**  
**< 1% Luxembourg**

**Sector allocation of assets**      **88% Office: Corporate**  
**12% Industrial: Distribution Warehouse**

**94% Office: Corporate**  
**2% Residential: Multi-Family**  
**< 1% Industrial: Distribution Warehouse**  
**< 1% Retail: High Street**  
**< 1% Education: School**  
**< 1% Retail: Retail Centers**  
**< 1% Residential: Student Housing**  
**< 1% Other: Parking (Indoors)**  
**< 1% Industrial: Industrial Park**  
**< 1% Other**  
**< 1% Education: University**  
**< 1% Hotel**  
**< 1% Residential: Other**  
**< 1% Mixed use: Office/Retail**  
**< 1% Mixed use: Office/Industrial**  
**< 1% Mixed use: Office/Residential**  
**< 1% Education: Other**  
**< 1% Retail: Other**  
**< 1% Retail: Restaurants/Bars**  
**< 1% Industrial: Other**  
**< 1% Lodging, Leisure & Recreation: Other**

**Control**      **88% Tenant controlled**  
**12% Landlord controlled**

**53% Landlord controlled**  
**47% Tenant controlled**



CERTIFICATE OF ACHIEVING  
**GOLD LEVEL**  
COMPLIANCE WITH EPRA SUSTAINABILITY BEST  
PRACTICES RECOMMENDATIONS

*Arima Real Estate*



*22<sup>nd</sup> September 2021*

DATE

*Dominique Noerenhout*

EPRA CEO

## Press Release

International recognition of the REIT's ambitious sustainability plan

### Árma: excellence in sustainability

- In record time, the company now ranks above the average for European office sector companies on this year's Global Real Estate Sustainability Benchmark (GRESB) assessment, obtaining 4 stars and 85 points (out of a maximum of 100).
- It receives the EPRA sBPR GOLD award, the European Public Real Estate Association's highest honour, in recognition of its transparency in the field of sustainability.
- 80% of the company's portfolio will be LEED/BREEAM certified by 2023, and 100% of its repositioning projects will be WELL certified.
- Árma's flagship and one of the most avant-garde projects in Europe, *Botanic*, will be one of the few buildings in Spain to hold the LEED® PLATINUM, WELL® GOLD and WELL HEALTH & SAFETY certifications.
- The COVID-19 crisis has increased the demand for assets with the highest standards of quality, sustainability, and wellbeing, such as those Árma creates and sells.



Image: Árma - *Botanic* render





Árma Real Estate SOCIMI, S.A.  
Edificio Torre Serrano  
Serrano, 47 - 4º Izda.  
28001 Madrid - Spain  
T. (+34) 910 532 803  
info@arimainmo.com

**18 October 2021.** The success of Árma's sustainability strategy since its inception, just three years ago, is evident in its outstanding ranking on the *Global Real Estate Sustainability Benchmark* (GRESB), whose 2021 results have just been released, as well as in the awards received from EPRA.

In record time since its debut on the Madrid stock market, the REIT has obtained 4 stars and 85 points (out of a maximum of 100) on the GRESB assessment, the global benchmark of ESG practices in the real estate sector.

The commitment and successful management of such an ambitious and exemplary sustainability strategy has positioned Árma above the average for European office sector specialist companies which have an average age of 41+ years and an average portfolio of 4.05 billion euros – compared to the 293 million euros of Árma's current portfolio.

Within corporate management parameters, Árma performs particularly well in its commitment to stakeholders as well as transparency and leadership. In terms of performance, Árma excels in its responsible consumption of water and power, in addition to building certificates, greenhouse gas emissions, and risk management.

GRESB is an internationally recognised organisation that assesses ESG performance, adapting its requirements to the demands and trends of the market, while advocating ongoing improvement and excellence in corporate responsibility.

## **EPRA**

Árma has received the EPRA sBPR GOLD award, the European Public Real Estate Association's (EPRA) highest honour, in recognition of the data published by the company in the field of sustainability. Árma also received the *Most Improved* distinction in recognition of its extraordinary trajectory.

EPRA defines the standards for the European real estate sector in terms of key financial and sustainability metrics, thus enabling the comparative analyses of companies.

## **Ambitious sustainability roadmap**

Árma's strategy involves equipping its assets to a high degree of quality, sustainability, comfort, and technology. The repositioning of its assets has created the sector's most cutting-edge and attractive workspaces, contributing to the retention of talent and the exceptional wellbeing of occupants. Árma seeks excellence in its buildings, far exceeding market standards.

As part of its ambitious plan, the REIT continues to make progress toward meeting its established objectives: 80% of the company's portfolio will be LEED/BREEAM certified by



Árma Real Estate SOCIMI, S.A.  
Edificio Torre Serrano  
Serrano, 47 - 4º Izda.  
28001 Madrid - Spain  
T. (+34) 910 532 803  
info@arimainmo.com

2023, and 100% of its repositioning projects will be WELL certified, a leading global tool that measures the impact of buildings on people's health and wellbeing.

These results are one step further in the company's sustainability plan, whose financing is endorsed by the best financial institutions and consists of 100% "green" loans.

### ***Botanic, an icon of sustainability***

Spanning nearly 10,000 m<sup>2</sup>, *Botanic* is one of Europe's most avant-garde office spaces, designed to become a standard-bearer in health, efficiency, and wellbeing, and one of the few buildings in Spain to hold the LEED® PLATINUM, WELL® GOLD and WELL HEALTH & SAFETY certifications.

Nature is the project's theme, lending the building its name. *Botanic* has its own 2,500+ m<sup>2</sup> botanical garden with a wide variety of species and an additional 1,000 m<sup>2</sup> of terraces and exterior spaces distributed throughout the various levels.

The company has recently joined the Re-Planta Madrid project, an initiative that aims to replant over 10,000 trees in the city and repair the damage caused by Storm Filomena in the capital.

### **About Árma Real Estate**

*Árma Real Estate is a Spanish Real Estate Investment Trust (SOCIMI for its Spanish acronym) managed by an internal, exclusively dedicated management team created in 2018, with the aim of becoming the benchmark Spanish REIT in Madrid's office market. The company is led by Luis María Arredondo (Chairman of the Board) and Luis López de Herrera-Oria (Chief Executive Officer), and relies on the same reputable management team that ensured the success of Axiare.*

### **For more information:**

Communications Studio: Ana Pereira  
[apereira@estudiodecomunicacion.com](mailto:apereira@estudiodecomunicacion.com) +34 647 88 39 86