

This document is referred to AGARTHA REAL ESTATE SOCIMI, S.A. for informational use only and it has been prepared by AGARTHA CAPITAL, S.L. as management company of the SOCIMI.



Company overview

AGARTHA REAL ESTATE SOCIMI, S.A.U. is a Spanish real estate investment company running under the special tax regime of Sociedad Cotizada de Inversión en el Mercado Inmobiliario (SOCIMI). The Company currently operates in Spain and Portugal with a pan-European and international vision. The strategy of the SOCIMI focus on the management and acquisition of real estate assets allocated to co-working and co-living.



Share information

AGARTHA REAL ESTATE SOCIMI is listed on the Euronext Access Market operated by Euronext Paris S.A. The share capital amounts to € 9,270,728, divided into 9,270,728 cumulative and indivisible registered shares with a par value of EUR1.00 each, all of which are of the same class and grant the holders thereof the same rights and obligations.

- ISIN: ES0105422002
- Euronext Ticker: MLAGA
- Nominal price per share: € 1
- Reference price per share: € 1.56
- Market capitalisation: € 14,462,335.68¹
- Initial listing and trading date: July 22nd, 2019
- Shares owned 100% by INVECAP INVERSIONES INMOBILIARIAS S.L.U.



Fees

The SOCIMI has externalized all management services to Agartha Capital, S.L. which is entitled to receive:

- An annual management fee equal to 1% of GAV of the SOCIMI which is reviewed and updated annually.
- A success fee linked to the capital gains earned on each sale of each real estate asset. This fee is of 20% of the net sale price of the divested asset and it will be paid if, in this context, the SOCIMI can recover the full cost of the investment made in the divested assets with an Internal Rate of Return (IRR) of 8%.

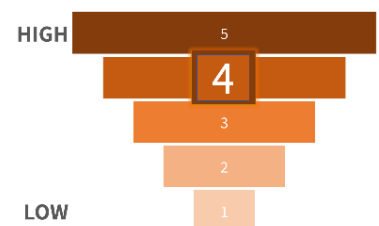


Risk level

The SOCIMI is exposed to a medium/high risk level that may results in potential losses. Some of the risks are:

- Risk derived from macroeconomic factors and cyclical sector.
- Risks derived from changes in market prices.
- Risks related to the degree of liquidity of investments.
- Risks of lack of occupation or activity license.
- Risks related to regulatory changes.
- Risks related to debt management and the associated interest rate.
- Risk related to lack of liquidity for the payment of dividends.

Risk level for Agartha Real Estate SOCIMI



¹ Value to be updated at the end of the year, after the valuation of the portfolio has been completed.



Current Portafolio

The SOCIMI currently owns four coworking real estate assets in Madrid and Lisbon that have a total surface area of 9,596 G.L.A (sqm). According to the valuation report issued by CBRE dated of December 31, 2018, the total Gross Asset Value (GAV) of the three assets located in Madrid, amounts to € 28,045,000. On December this year, the valuation report will include the latest asset incorporated into the SOCIMI located in Lisbon, Portugal.

The asset in Lisbon was purchased by €5,400,000 and it is estimated that the building will require a CAPEX of €4,100,000 in order to become operating first quarter of 2021.

Regarding the building located in Javier Ferrero 10, with an estimated CAPEX of €3,100,000, the asset is being refurbishing with the expectation to become operating by the end of 2019.

Assets of Agartha Real Estate SOCIMI

LOCATION	ASSET CLASS	ACQUISITION DATE	G.L.A. (sqm)	FIXED GROSS MONTHLY RENT	FAIR VALUE	STATUS
Calle Piamonte 23, Madrid	Coworking	September 28, 2018	2,250	€ 33,333	€ 11,982,000	Rent received monthly
Calle Serrano Anguita 13, Madrid	Coworking	September 28, 2018	2,347	€ 33,333	€ 11,049,00	Rent in grace period
Calle Javier Ferrero 10, Madrid	Coworking	October 10, 2018	2,322	€ 37,500	€ 5,014,000	In refurbishing works
Rua Maria Isabel Saint-Léger 18-20, Lisbon	Coworking	July 25, 2019	2,677	TBC	TBC	In bidding process for refurbishing works

All the assets of the portfolio of the SOCIMI, existing and future investments, will be valued annually.



Financial Information

Preliminary results (1st semester 2019)

Selected data	30/09/2019
€ PROFIT & LOSS	
Revenue	580,627
Operating expenses	-410,317
Finance Cost	-138,156
Profit before tax	-145,099
Profit for the year	-145,099
€ BALANCE SHEET	
Investment properties	26,325,376
Cash and cash equivalents	744,933
Equity	9,270,728
Non-current liabilities	16,695,054
Current liabilities	3,237,185

On September 30, 2019 the SOCIMI generated accounted revenue amounting to €580,627 and operating losses totaling €410,317. The net accumulated results reflected accounted losses of €145,099 and the cash held amounted to €744,933.

Regarding the financial structure, the SOCIMI holds three secured mortgage loans with different entities distributed between non-current and current liabilities. The total loan amounts of € 10,150,000 at a fixed rate of 1.90% and 1.95%, equating to a Loan To Value (LTV) of 30%. The remain of the liabilities corresponds to other payables and accruals, both non-current and current.



External advisors



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