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In accordance with Article 82 of the Spanish Securities Market Act (*Ley del Mercado de Valores*), Axiare Patrimonio SOCIMI, S.A. (formerly, Axia Real Estate SOCIMI, S.A. ("**Axiare Patrimonio**" or the "**Company**") makes the following

SIGNIFICANT INFORMATION ANNOUNCEMENT

Yesterday, 13 May 2015, Axiare's Board of Directors, in execution of the Ordinary Shareholders Meeting's resolution passed on 7 May 2015, with regard to item eight on the agenda, the increase of the Company's share capital with pre-emption rights, has agreed to increase the Company's share capital by a nominal amount of up to EUR 358,689,880 through the issue and placement into circulation of up to 35,868,988 new shares (the "**New Shares**"). The New Shares will be issued at their nominal value of EUR 10 each, plus a share premium of one 1 euro per new issued share (which gives an issue price of EUR 11 per share), with the possibility of undersubscription (the "**Capital Increase**"). Each pre-existing share of Axiare Patrimonio confers a right of pre-emption. A pre-emption right will be required to subscribe for each New Share in the Capital Increase.

On this same date the Company has entered into a placing agreement with JB Capital Markets, Sociedad de Valores, S.A.U. and Deutsche Bank AG, London Branch, acting as Joint Global Coordinators and Joint Bookrunners (the "**Global Coordinators**") in relation with the Capital Increase.

The Company has today registered a prospectus in relation with the Capital Increase (the "**Prospectus**") with Spain's securities regulator (*Comisión Nacional del Mercado de Valores*, "**CNMV**"). The Prospectus is publicly available at Axiare's registered office and online on Axiare's website (www.axiare.es) and the website of the CNMV (www.cnmv.es).

As the Prospectus also states, the Global Coordinators have entered into a placement agreement with PEI Valor S.à r.l. (direct shareholder of the interest in the Company's share capital controlled by Perry Partners International, Inc.) (the "**Selling Shareholder**") (who currently owns 29.162% of Axiare's share capital) in order to facilitate the expansion of the shareholder base and the access of new qualified investors. Under that agreement, immediately before the Capital Increase, the Global Coordinators will carry out a private placement among qualified investors by way of an accelerated bookbuilt offering of up to 3,500,000 of the Company's shares

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representing approximately 9.721% of its share capital (the "**Accelerated Placement**"). The Selling Shareholder has undertaken to exercise in the Capital Increase all of the pre-emption rights that it has in the Capital Increase after the Accelerated Placement.

MAIN TERMS AND CONDITIONS OF THE ACCELERATED PLACEMENT

Value

As a result of the Accelerated Placement, up to 3,500,000 of the Company's shares representing approximately 9.721% of its share capital may be sold by the Selling Shareholder.

Price

The selling price of the shares in the Accelerated Placement will be determined by the accelerated bookbuilt offering process and will be set down, together with the number of shares ultimately to be sold, if applicable, in a pricing agreement which the Global Coordinators and the Selling Shareholder plan to sign after that process has ended.

Once the Accelerated Placement has been completed and the pricing agreement is signed, the markets will be informed of the price and exact number of shares sold by the Selling Shareholder by way of the corresponding significant information announcement (*Hecho Relevante*).

This announcement of the results of the Accelerated Placement is expected to be published on 15 May 2015.

Subscription undertaking of the Selling Shareholder in the Capital Increase

The Selling Shareholder has undertaken to exercise in the Capital Increase all of the pre-emption rights that it has in the Capital Increase after the Accelerated Placement, as indicated below.

Recipients of the Accelerated Placement

The Accelerated Placement is directed at qualified investors, as these are defined in Spanish Royal Decree 1310/2005 of 4 November 2005, partially implementing Law 24/1988 of 28 July 1988 on the Securities Market with regard to the admission to trading of securities on official secondary markets, initial public offerings of sale or subscription and the prospectus required for these purposes ("**RD 1310/2005**"), in Directive 2003/71/EC of the European Parliament and of the Council of 4 November 2003 as amended and transposed in each Member State, and in equivalent legislation in other jurisdictions. Accordingly, under applicable law in each jurisdiction, the acquisition of and payment for the shares will not be subject to any registration or approval by the competent regulatory authorities.

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Placement process

The Accelerated Placement will be carried out by way of a private placement directed solely at qualified investors through the accelerated bookbuilt offering process on the following terms:

- Once this significant information announcement is published, the Global Coordinators will contact investors to promote the offering and obtain indications of interest or offers to purchase shares.
- Once the bookbuilt offering process is completed, which is not expected to take more than 24 hours, the price and number of shares to be sold will be determined. Offers to purchase will be selected, followed by confirmation of the offers selected and final allocation of the shares to the corresponding qualified investors.
- Once the shares are allocated, these will be purchased and paid for by the selected investors.
- The trades for the sale and purchase of the Selling Shareholder's shares to the investors will then be carried out at the same time. These will be made and settled according to the procedures laid down by Iberclear for these kinds of transactions.
- JB Capital Markets, Sociedad de Valores, S.A.U. and Deutsche Bank AG, London Branch, are acting as Joint Global Coordinators and Joint Bookrunners of the Accelerated Placement.

New shareholders' rights

The shareholders acquiring the shares subject to the Accelerated Placement may also participate in the subsequent Capital Increase by exercising their corresponding pre-emption rights.

MAIN TERMS AND CONDITIONS OF THE CAPITAL INCREASE

Value of the capital increase

The Capital Increase is for a maximum effective amount of EUR 394,558,868 through the issue and placement of up to 35,868,988 ordinary new shares of the same class and series as existing shares.

The possibility of undersubscription of the Capital Increase is foreseen.

Issue price

The new shares' unit issue price will be EUR 10 per share (nominal value) plus a share premium of one 1 euro, giving an issue price for the New Shares of EUR 11 per share (the "**Issue Price**").

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Recipients of the Capital Increase

The Capital Increase will be directed at the shareholders that appear qualified in IBERCLEAR's accounting records at 11:59 pm (CET) on the day that the Capital Increase announcement is published in the Spanish commercial register's official gazette (*Boletín Oficial del Registro Mercantil*, "**BORME**"), expected to take place next Tuesday, 19 May 2015, or at investors that acquired the shares before that time.

Undertakings to subscribe for shares

The Company has received an undertaking from the Selling Shareholder to exercise all the pre-emption rights that it has in the Capital Increase after the Accelerated Placement and, therefore, to subscribe for all the relevant New Shares.

Subscription periods

The Capital Increase will be in three stages (pre-emptive subscription period, additional shares allocation period and discretionary shares allocation period) and start after the Accelerated Placement has ended.

The pre-emption period will have a duration of 15 calendar days from the date that the Capital Increase announcement is published in the BORME.

Non-exercised pre-emption rights will be automatically extinguished at the end of that period. If the whole amount of the Capital Increase has not been covered during the pre-emption period, shareholders and investors that exercise all their pre-emption rights during that period may, additionally and firmly, unconditionally and irrevocably, ask to subscribe for additional Axiare Patrimonio shares at the same time that they exercise all their pre-emption rights.

If requests for additional shares are not sufficient to cover the whole amount of the Capital Increase, the remaining shares may be allotted on a discretionary basis among qualified investors.

Rights attached to the New Shares

The newly issued shares will be ordinary shares, the same and with the same voting and dividend rights as those currently issued. The new shares will be book-entry shares recognised in the accounts of Iberclear.

Application for admission to trading

Axiare Patrimonio will apply for the New Shares issued as a result of the Capital Increase to be traded on the Madrid, Barcelona, Bilbao and Valencia Stock Exchanges and on Spain's automatic quotation system (*Mercado Continuo*).

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Purpose of the Capital Increase

Axiare Patrimonio will carry out the Capital Increase with the aim of being able to continue its expansion and improve its property portfolio.

Any decision to subscribe for or purchase Company's securities must be made only based on the information contained in the Prospectus as approved by the CNMV, which will be publicly available online on Axiare's website (www.axiare.es) and the website of the CNMV (www.cnmv.es).

Press release attached

In Madrid, 14 May 2015.

D. Luis López de Herrera-Oria
CEO
Axiare Patrimonio

This communication does not constitute an offer of securities in any jurisdiction. The securities referred to herein may not be sold in the United States absent registration or an exemption from registration under the U.S. Securities Act of 1933, as amended (the "Securities Act"). Axiare Patrimonio SOCIMI , S.A. does not intend to register any of the securities in the United States or to conduct a public offering of the securities in the United States.

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AXIARE PATRIMONIO LANZA UNA AMPLIACIÓN DE CAPITAL PARA DUPLICAR SU TAMAÑO

- Se espera que los derechos de suscripción preferente comiencen a cotizar el 20 de mayo y que las nuevas acciones, que se emitirán a un precio de suscripción de 11€, se admitan a cotización a partir del 10 de junio.
- La compañía ha publicado un folleto de emisión con los detalles de la ampliación de capital.
- Previamente a la ampliación, tendrá lugar una colocación acelerada de acciones de uno de los accionistas mayoritarios para dar entrada a nuevos inversores.
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- Axiare Patrimonio ha obtenido 17,7 millones de euros de beneficio neto en el primer trimestre de 2015 bajo IFRS y un valor neto de los activos por acción de 10,45€ según EPRA NAV, a 31 de marzo de 2015.
- Axiare Patrimonio ha logrado un coste de financiación agregada de 2,4%.

Madrid, 14 de mayo.- La socimi Axiare Patrimonio ha anunciado hoy el lanzamiento de una ampliación de capital con derechos de suscripción preferente de 35.868.988 nuevas acciones, a un valor nominal de 10 euros por acción más 1 euro de prima, lo que resulta en un precio de emisión de 11 euros por acción. Esta operación supondrá, en caso de suscripción completa de la ampliación, duplicar el capital social de la compañía y unos fondos de 394 millones euros. Según el folleto de ampliación registrado hoy por Axiare Patrimonio ante la Comisión Nacional del Mercado de Valores (CNMV), está previsto que los nuevos derechos de suscripción preferente comiencen a cotizar desde el 20 de mayo y que las nuevas acciones lo hagan a partir del próximo 10 de junio. La compañía ha designado a JB Capital Markets y Deutsche Bank como coordinadores y colocadores globales de la operación.

El objetivo de esta ampliación de capital es captar los fondos necesarios que permitan a Axiare Patrimonio continuar expandiendo su cartera de activos, acometiendo nuevas adquisiciones en línea con la estrategia de negocio detallada en el folleto de emisión y reforzar el posicionamiento de su actual cartera inmobiliaria con propiedades que la compañía estima con potencial de revalorización.

"Se nos presenta una ventana de oportunidad importante para seguir invirtiendo." afirma Luis López de Herrera Oria, consejero delegado de Axiare Patrimonio "A través de esta ampliación de capital, queremos dar continuidad a la política de adquisiciones de la compañía para seguir ofreciendo retorno a nuestros accionistas a través del reposicionamiento de la cartera y la gestión *value-creation*."

Liquidez de la acción y nuevos inversores

Previamente a que se inicie la cotización de los derechos de suscripción preferente de la ampliación de capital, se realizará, en un plazo máximo de 24 horas, una colocación acelerada de acciones de uno de los accionistas mayoritarios. Perry Capital, el mayor accionista de la compañía, mantendrá el 19,44% de participación en el capital social de la compañía, comprometiéndose a ejercitar la totalidad de los derechos de suscripción en el aumento de capital tras la colocación acelerada. El principal objetivo de esta operación es dar entrada a nuevos inversores y dotar de mayor liquidez a la acción. De esta forma, los nuevos accionistas optarán asimismo, a la ampliación de

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capital utilizando los derechos de suscripción preferente adquiridos durante la colocación acelerada de acciones.

Datos IFRS y EPRA

En el folleto de emisión de la Ampliación de Capital presentado hoy, Axiare Patrimonio publica datos sobre resultados de negocio, financiación y ocupación de la cartera. La compañía detalla los resultados obtenidos en el primer trimestre de este ejercicio bajo normativa contable internacional IFRS (International Financial Reporting Standards), que permite contabilizar los activos inmobiliarios por su valor de mercado, con un beneficio neto durante los tres primeros meses del año de 17,7 millones de euros; dato que sitúa en 0,49€ el beneficio neto por acción bajo IFRS.

Otro dato que publica la compañía, es que el valor neto de los activos por acción bajo estándares EPRA (EPRA NAV) ascendió a 10,45€ a 31 de marzo de 2015.

Financiación

En total, la financiación dispuesta por la compañía asciende a 173,7M€ con una duración media ponderada de 10,3 años, y un coste medio total de 2,4% -incluyendo los costes de apertura, el diferencial anual y la cobertura de intereses-. Con estos acuerdos, el ratio de apalancamiento de la cartera de Axiare Patrimonio es del 34,2 por ciento, mientras que su ratio objetivo de apalancamiento se sitúa en el 55% para poder acometer las inversiones previstas, por lo que la compañía está negociando nuevos acuerdos de financiación en términos similares o mejores a los ya alcanzados.

Cartera inmobiliaria

Con los nuevos activos adquiridos por Axiare Patrimonio durante los últimos meses, el ratio de ocupación en el agregado de su cartera de inmuebles es del 93% -sobre 412.616 m2 de superficie alquilable- mientras que la valoración total del portfolio de la compañía alcanza los 507,95 millones de euros, dato que refleja un incremento del 9% sobre el precio neto de compra de las 19 propiedades que la componen actualmente.

Advertencia Legal: *Esta comunicación no supone una oferta de valores en ninguna jurisdicción. Los valores a los que se refiere esta comunicación no pueden ser vendidos en los Estados Unidos de América sin previo registro, o en aplicación de una exención de registro, de acuerdo con la Ley Estadounidense de Valores (U.S. Securities Act of 1933). Axia Real Estate SOCIMI, S.A. no tiene intención de registrar ninguno de los valores ni llevar a cabo una oferta pública de los mismos en los Estados Unidos de América.*

Sobre Axiare Patrimonio:

Axiare Patrimonio es una compañía española que cotiza en el Mercado continuo de la Bolsa de Madrid bajo el régimen SOCIMI (Sociedad Anónima Cotizada de Inversión Inmobiliaria), desde el 9 de julio de 2014 (MC: Axia). Su principal actividad es la identificación de oportunidades de inversión en el mercado inmobiliario español y la configuración de una cartera de activos prime que ofrezca una rentabilidad elevada para sus accionistas.

La estrategia de creación de valor de la compañía está basada en la gestión activa de su portfolio, llevada a cabo por un equipo experto con dedicación exclusiva, y en el reposicionamiento de su cartera inmobiliaria. La actividad inversora de Axiare Patrimonio está enfocada en la adquisición de oficinas Clase A o con potencial

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de serlo, en los centros y distritos de negocio más demandados de Madrid y Barcelona, plataformas logísticas en los principales corredores de distribución y superficies comerciales en zonas consolidadas de España.

Desde su salida a bolsa, la compañía ha cerrado 11 operaciones de inversión por valor de 477,4 millones de euros, con las que ha adquirido 19 activos que suman 412.616 m2 de superficie en alquiler. La cartera de propiedades de Axiare Patrimonio, en base a valor bruto de la cartera, está compuesta en un 68% por oficinas Clase A, un 21% por plataformas logísticas y un 11% por otros activos comerciales y ha sido valorada por CBRE Valuation Advisory, en 508 millones de euros.

Axiare Patrimonio es miembro de EPRA (European Public Real Estate Association).

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