

## **GALIL CAPITAL RE SPAIN, SOCIMI, S.A.**

**4 de octubre de 2022**

En virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014, sobre abuso de mercado, y en el artículo 227 del texto refundido de la Ley del Mercado de Valores, aprobado por el Real Decreto Legislativo 4/2015, de 23 de octubre, y disposiciones concordantes, así como en la Circular 3/2020 del segmento BME Growth de BME MTF Equity (BME MTF Equity), sobre información a suministrar por empresas incorporadas a negociación en el segmento BME Growth de BME MTF Equity (la “**Circular 3/2020 del BME MTF Equity**”), en sus redacciones vigentes, Galil Capital Re Spain, SOCIMI, S.A. (“**Galil Capital**” o la “**Sociedad**”), pone en conocimiento del mercado la siguiente

### **OTRA INFORMACIÓN RELEVANTE**

Mediante la presente, se pone en conocimiento del mercado la presentación corporativa elaborada por la Sociedad dirigida a los actuales accionistas y, en su caso, a potenciales inversores.

En cumplimiento de lo dispuesto en la Circular 3/2020 del BME MTF Equity se deja expresa constancia de que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

Quedamos a su disposición para cuantas aclaraciones consideren oportunas.

Atentamente,



D. Jerry Zwi Mandel  
Presidente del consejo de administración de  
Galil Capital Re Spain, SOCIMI S.A.

# Galil Capital RE Spain SOCIMI, S.A.



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4 October 2022

## Disclaimer - Future Looking Statement

*Certain information set forth in this presentation contains “forward-looking information”, including “future oriented financial information” and “financial outlook”, under applicable securities laws (collectively referred to herein as forward-looking statements). Except for statements of historical fact, information contained herein constitutes forward-looking statements and includes, but is not limited to, the (i) projected financial performance of the Company; (ii) the expected development of the Company’s business; (iii) execution of the Company’s vision and growth strategy; (iv) sources and availability of third-party financing for the Company’s projects; (v) completion of the Company’s projects that are currently underway, in development or otherwise under consideration; (vi) renewal of the Company’s current customer, supplier and other material agreements; and (vii) future liquidity, working capital, and capital requirements.*

*These statements are not guarantees of future performance and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance or result expressed or implied by such forward-looking statements.*

*Although forward-looking statements contained in this presentation are based upon what management of the Company believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes no obligation to update forward-looking statements if circumstances or management’s estimates or opinions should change except as required by applicable securities laws. The reader is cautioned not to place undue reliance on forward-looking statements.*

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# Overview of GCRE Spain

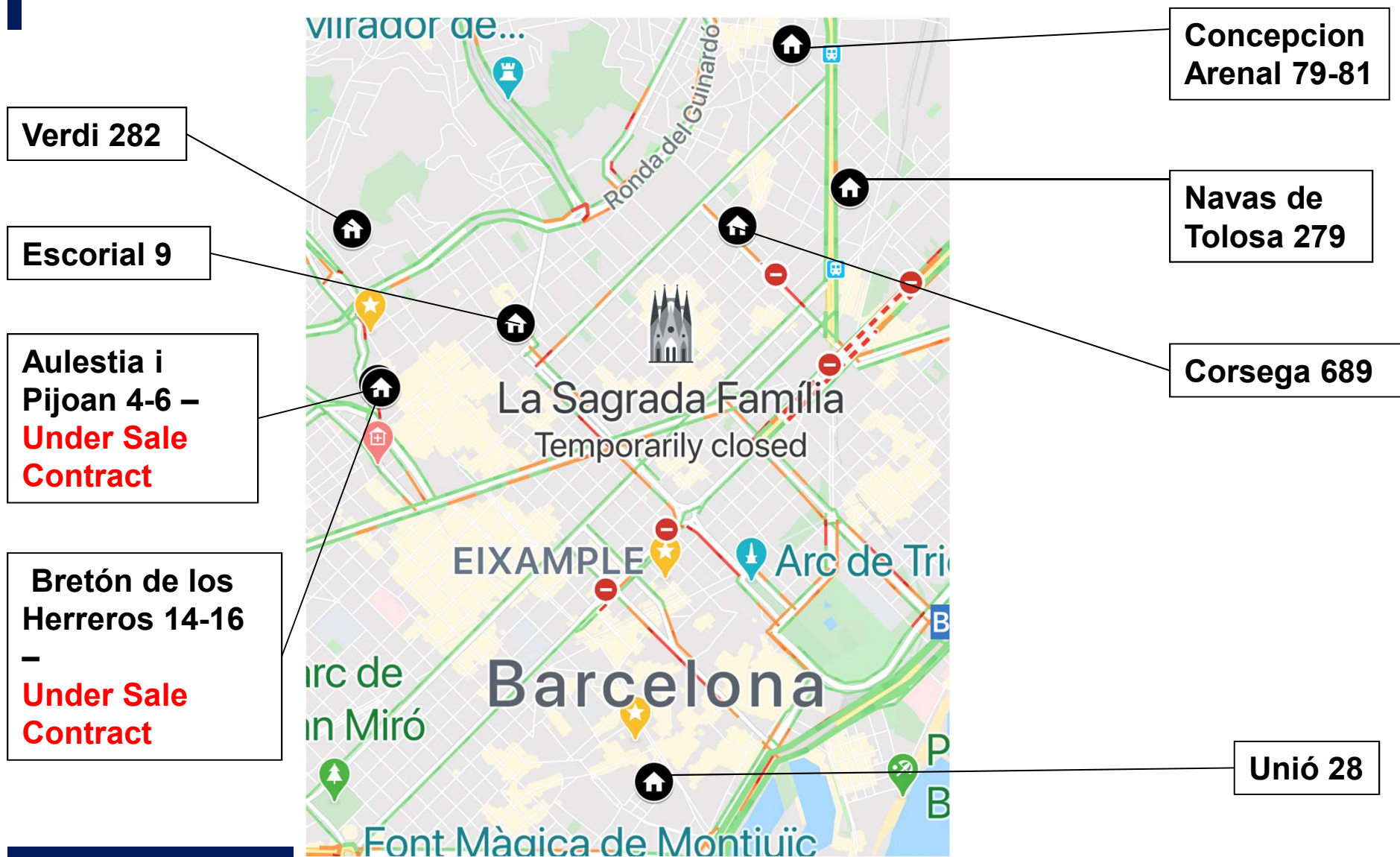
### Overview of GCRE\*

- Founded in December 2015. First Investment in May 2016.
- Structured as SOCIMI (similar to US REIT) – significant Tax benefits
- Shares listed on the BME Growth (Spain)
- Focus on Barcelona and Madrid Residential Buildings
- Hold properties for 3+ years, remodel interior of units and improve buildings, as needed, to be able to increase rents and make units more attractive for resale in the future
- Owns 10 residential buildings (8 in Barcelona and 2 in Madrid):
  - 16,253 M2 constructed area
  - **166** viviendas and 28 locales \*
- 9 residential buildings owned 3+ years (SOCIMI min hold requirement)
- 2 residential buildings without mortgages
- **GCRE**, via a wholly owned subsidiary, GALIL RE NAQUERA 1 S.L.U. (“GALIL NAQUERA”), owns an industrial property in Valencia. The industrial property is comprised of 5 separate modules with an aggregate constructed area of approx. 52,103 M2, on a parcel of 83,749 M2.
- In Q2-2022, GCRE started selling individual units in 2 buildings
- On 30 September 2022, **GCRE** signed a definitive agreement to sell 3 buildings, subject to certain conditions.



## Overview of Portfolio

### Barcelona: 8 Residential Buildings Owned



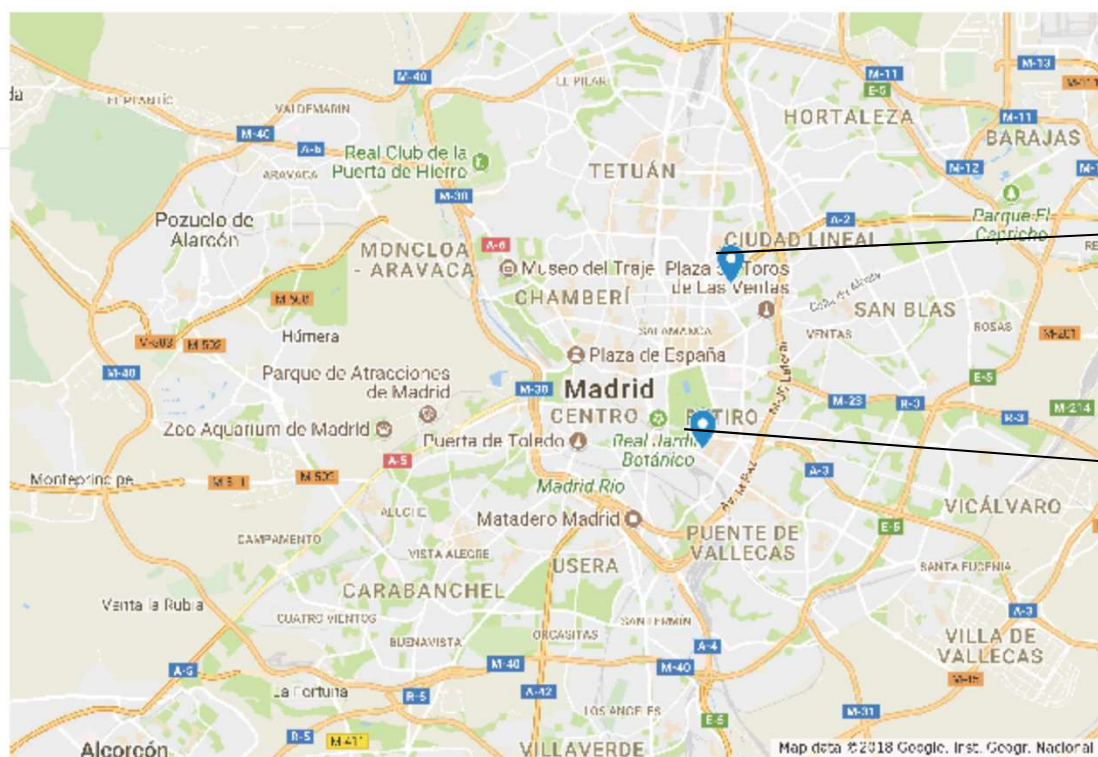
## Overview of Portfolio

### Madrid (inside M30) – 2 Residential Buildings Owned

#### MADRID OWNED PROPERTIES

##### MADRID OWNED PROPERTIES

Calle de Granada, 12  
Calle de Béjar, 23



**Bejar 23**  
–  
**Under  
Sale  
Contract**

**Granada 12**



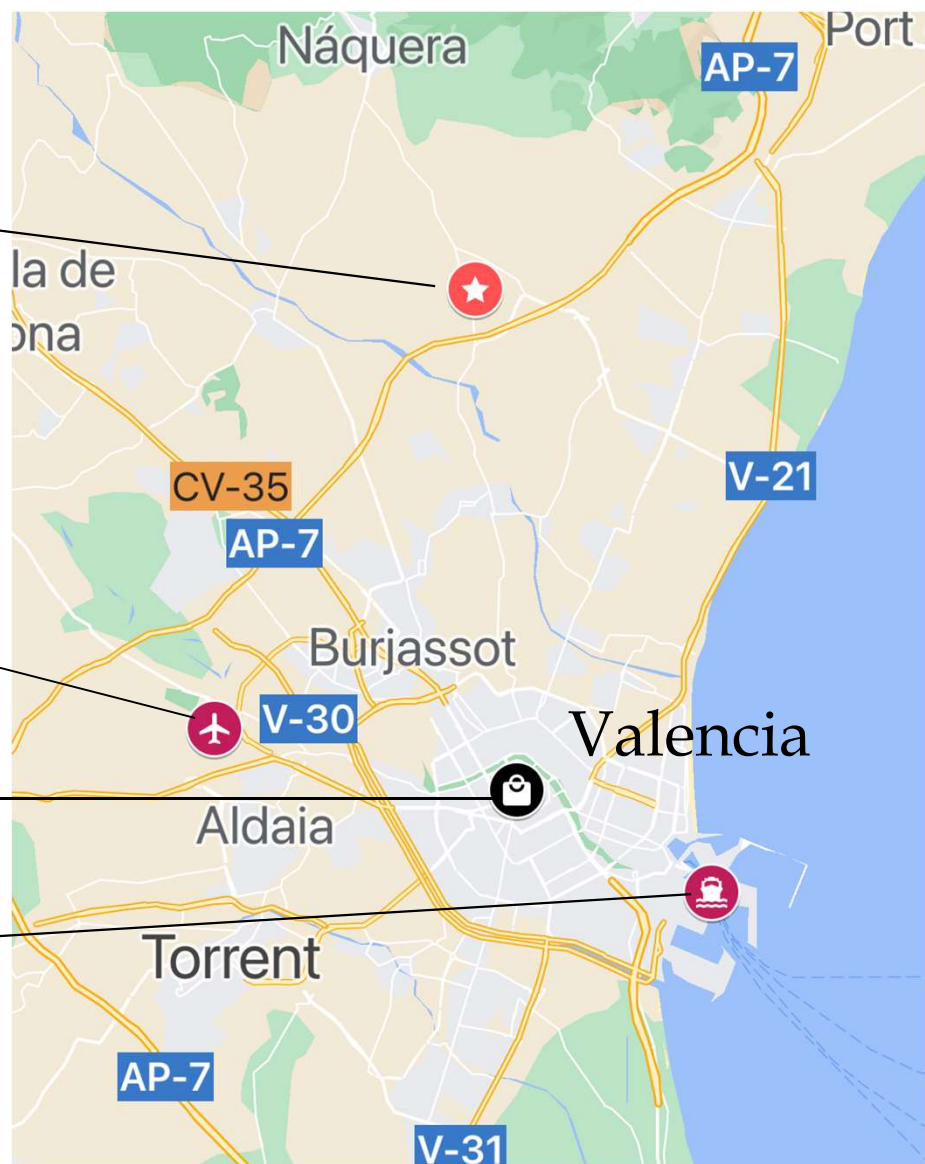
## Overview of Portfolio

### Valencia – 1 Industrial Property Owned

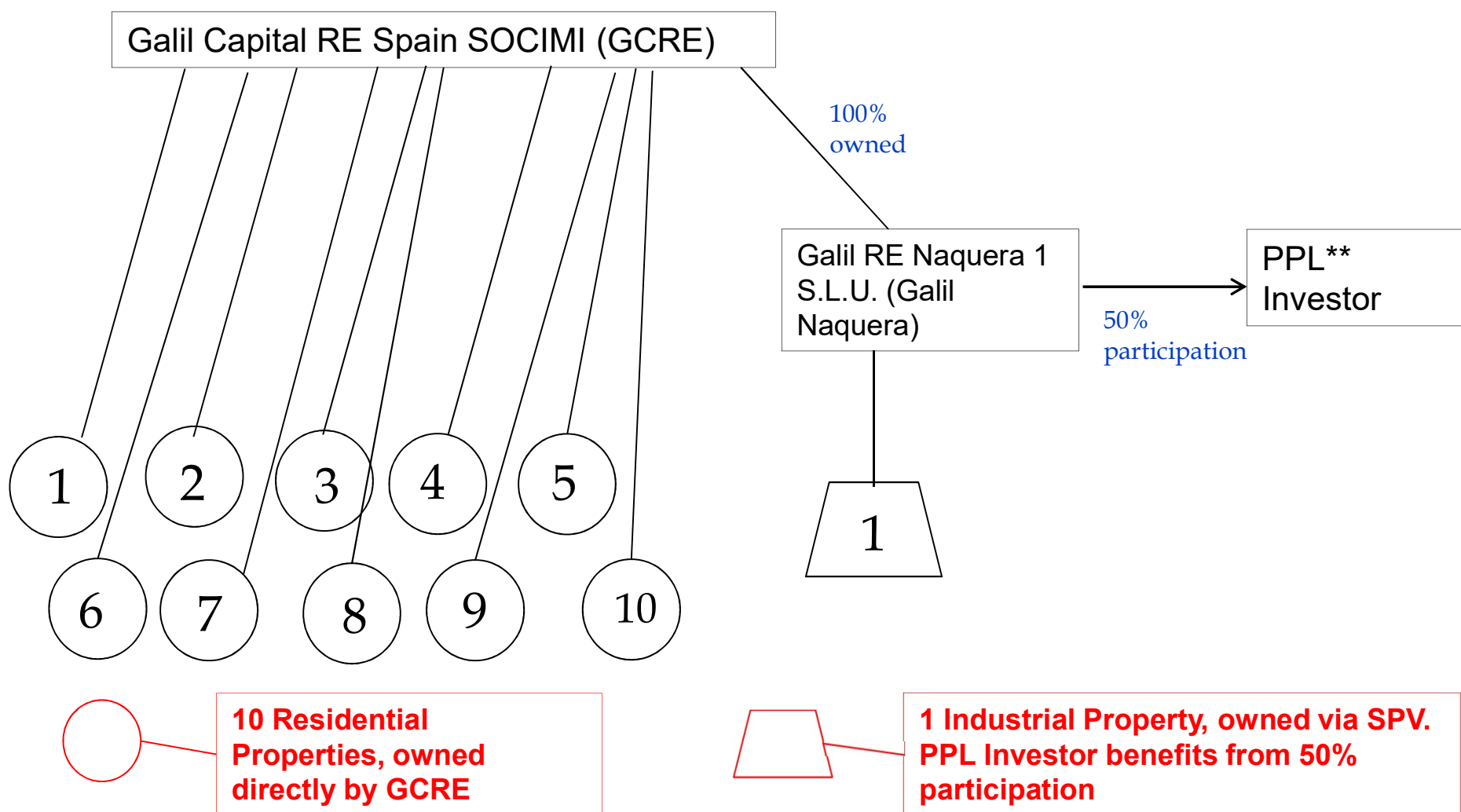
Industrial Property -  
located at Calle  
Tramuntana 1, Naquera  
(Valencia).

#### Distance & Drive Time to Property:

- 16 minutes to  
Valencia airport (20  
km)
- 24 minutes to  
Central Market of  
Valencia (22 km)
- 35 minutes to Port of  
Valencia (38 km)



## GCRE Structure



## Galil Capital RE Spain SOCIMI, S.A. ("GCRE")

GALIL CAPITAL RE SPAIN SOCIMI, S.A. - PORTFOLIO (1)							
<u>Owned Properties</u>	<u># of Properties Owned</u>	<u># of Properties Purchased</u>	<u>Date Purchased</u>	<u>Built Area (M2) - Catastro</u>	<u>Number of Viviendas</u>	<u>Number of Locales</u>	<u>Mortgage</u>
<b>Barcelona</b>							
Unio 28 (100%)	1	1	05-May-16	1,787	12	4	Yes
Breton de Los Herreros 14-16 (100%) - <b>under Sale Contract</b>	1	1	19-Oct-16	1,287	11	4	Yes
Aulestia I Pijoan 4-6 (100%) - <b>under Sale Contract</b>	1	1	19-Oct-16	1,281	11	4	Yes
Corsega 689 - DIVISION HORIZONTAL (2)	15	16	2-Feb-17	1,539	14	1	Yes
Escorial 9 (100%)	1	1	17-Jul-18	1,603	14	2	Yes
Verdi 282 (100%)	1	1	20-Jul-18	851	13	2	No
Navas de Tolosa 279 (100%)	1	1	16-May-19	707	10	1	No
Concepcion Arenal 79-81 (100%)	1	1	16-Dec-19	2,873	24	3	Yes
<b>Total Owned Barcelona</b>				<b>11,928</b>	<b>109</b>	<b>21</b>	
<b>Madrid</b>							
Granada 12 (bulk - XX units out of 56 units - DIVISION HORIZONTAL) (3)	38	46	06-Mar-17	2,284	36	2	Yes
Bejar 23 (100%) - <b>under Sale Contract</b>	1	1	27-Dec-17	2,041	21	5	Yes
<b>Total Owned Madrid</b>				<b>4,325</b>	<b>57</b>	<b>7</b>	
<b>GRAND TOTAL</b>				<b>16,253</b>	<b>166</b>	<b>28</b>	
(1) AS of 3 October 2022							
(2) Corsega 689 - GCRE sold 1 vivienda							
(3) Granada 12 - GCRE sold 8 viviendas			31-Dec-18	12,673	132	24	

# Sale Transaction Announced on 3 October 2022

## Sale Transaction - October 2022

On 30 September 2022, **Galil Capital RE Spain SOCIMI, S.A. ("GCRE")** signed a definitive Sale and Purchase Agreement (the "SPA"), subject to certain terms and conditions, to sell 3 buildings to a Buyer.

The Aggregate Sale Price of the 3 buildings, if all sold to the Buyer, is **EUR18,296,600** (the "Aggregate Sale Price"). As the Aggregate Sale Price represents more than 25% of the Total Assets of the Company in its last published financials (31 DEC 2021), a Shareholders Vote is required to approve the transaction.

The sale of the 2 Barcelona buildings is subject to a right of first refusal provided by law to the City of Barcelona and the Generalitat of Catalunya.

On 3 October 2022, GCRE announced the date for an Extraordinary Shareholders Meeting (the EGM") to approve the SPA Agreement. The EGM is scheduled for 3 November 2022.

The SPA is for the sale of 3 buildings:

- Breton de Los Herreros 14-16, Barcelona
- Aulestia I Pijoan 4-6, Barcelona
- Bejar 23, Madrid



## Sale Transaction - October 2022

<b>PSA for 3 Buildings signed on 30 September 2022 (1)</b>	<b>Book Value as of 31-DEC-2022 (Spain GAAP)</b>	<b>Book Value as of 31-DEC-2021 (IFRS)</b>	<b>Mortgage Loan Balance as of 31-DEC-2021</b>
<b>Barcelona</b>			
Breton de Los Herreros 14-16 (100%) - <b>under Sale Contract</b>	€ 3,324,165	€ 4,763,000	€ 1,027,551
Aulestia I Pijoan 4-6 (100%) - <b>under Sale Contract</b>	€ 3,431,074	€ 4,661,000	€ 1,027,551
<b>Madrid</b>			
Bejar 23 (100%) - <b>under Sale Contract</b>	€ 5,381,489	€ 7,039,000	€ 2,224,917
<b>Total 3 Buildings Under SPA</b>	€ 12,136,728	€ 16,463,000	€ 4,280,019
<b>Aggregate Sale Price for 3 buildings</b>	€ 18,296,600	€ 18,296,600	€ 4,280,019
<b>Estimated EUR Gross Capital Gain (before closing costs and fees)</b>	€ 6,159,872	€ 1,833,600	
<b>Estimated % Gross Capital Gain (before closing costs and fees)</b>	51%	11%	
<b>(1) Source: FY2021 Audited Financials</b>			

<b>Financial Institution</b>	<b>Maturity Date</b>	<b>Original Principal Amount</b>	<b>Principal Amount as of 31-DEC-2021</b>	<b>Interest Rate</b>	<b>Building</b>
Bankinter	18-Nov-36	€ 2,600,000	€ 2,055,102	Euribor + 2.25%	Aulestia i Pijuan 4-6 and Bretonde los Herreros 14-16
Bankinter	09-Jul-38	€ 2,500,000	€ 2,224,917	Euribor + 2.10%	Bejar 23
<b>TOTAL</b>		€ 5,100,000	€ 4,280,019		

# NAV (IFRS) per Share Analysis

## NAV (IFRS) per Share Analysis

**As Presented on 3 May 2022**

<u>Share Issue Date</u>	<u>Number of Shares</u>	<u>Share Price</u>	<u>Equity Capital Raised</u>	<u>Comments</u>
28-Sep-17	2,079,986	€ 10.00	€ 20,799,860	(Pre-Listing - approx 39% in FY2016 and 27% in FY2017)
14-Feb-19	658,710	€ 12.00	€ 7,904,520	Public Rights Offering (34%)
Totals (other than average share price)	2,738,696	€ 10.48	€ 28,704,380	

	<u>31-Dec-18</u>	<u>31-Dec-19</u>	<u>31-Dec-20</u>	<u>31-Dec-21</u>
NAV (IFRS)	€ 30,881,674	€ 42,534,288	€ 39,168,463	€ 44,439,688
Number of Shares Outstanding	2,079,986	2,738,696	2,738,696	2,738,696
Shares Owned by the Company (Liquidity Provider)	26,900	28,400	28,400	28,400
Number of Shares - NET	2,053,086	2,710,296	2,710,296	2,710,296
NAV/ Share	€ 15.04	€ 15.69	€ 14.45	€ 16.40
			-7.9%	13.5%

**31 DEC 2021 NAV/ Share = EUR16.4, UP 13.5% from 31 DEC 2020.**

**Weighted Average Share Purchase Price of Investor who fully subscribed to FEB-2019 Rights Offering = **EUR10.59****