

Barcelona (Spain), 5 December 2025

OTHER RELEVANT INFORMATION

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the provisions of article 17 of Regulation (EU) 596/2014 on market abuse and article 227 of Law 6/2023 of 17 March on Securities Markets and Investment Services, and related provisions, as well as BME MTF Equity Circular 03/2020, informs on the capital increase formalized before a notary public on December 2, 2025. This information has been prepared under the sole responsibility of the issuer and its directors.

Yours sincerely,

Mr. Pablo Corbera Elizalde
Representing RIUARAN, S.L.
Chairman of ADVERO PROPERTIES SOCIMI, S.A.

ADVERO CLOSES A €14 MILLION CAPITAL INCREASE AND STRENGTHENS THE SHAREHOLDER BASE TO CONTINUE ITS GROWTH PLAN IN MID-INCOME RENTAL HOUSING

- This issuance, together with the possibility of additional borrowing due to the company's low financial leverage, provides ADVERO with a short-term investment capacity of €55 million.
- 70% of the capital increase has been subscribed by two new investor groups who will join the board of directors.
- The company's shares closed yesterday at €14.00 per share, providing a 12% entry return to the investors in this capital increase.
- An extraordinary shareholders' meeting has been convened for December 22 to authorize new capital increases and approve board appointments.

Barcelona (Spain), 5 December 2025.- Under the authority delegated by the shareholders' meeting held on November 10, 2025, ADVERO Properties SOCIMI, S.A., a listed real estate investment company on BME Growth specializing in mid-income rental housing, executed before a notary public on December 2 a share capital increase amounting to €13.98 million (share capital and premium).

The company issued 1,118,709 new shares at a price of €12.50 per share (€5.00 nominal value and €7.50 share premium), after which the share capital is now made of 6,908,633 shares.

This issuance has been subscribed 20% by existing shareholders of the company and 80% by new investors, two of whom will hold stakes exceeding 5% and have expressed their interest in joining the board of directors.

The company's shares closed yesterday at €14.00 per share, accumulating an 18.6% appreciation since the beginning of 2025 and providing a 12% entry return to the investors in this capital increase.

The funds raised from this issuance, together with the possibility of additional borrowing due to the company's low financial leverage, provide ADVERO with a short-term investment capacity of €55 million, which the company will allocate entirely to new acquisitions of residential buildings for mid-income rental housing in Spain.

As of the date of this statement, ADVERO's portfolio consists of 29 properties comprising 475 residential units, located in the cities of Madrid, Málaga, Córdoba, and the metropolitan area of Barcelona.

On October 27, 2025, the company published its results for the first nine months of the fiscal year. The imbalance between supply and demand in Spain's rental housing sector once again translated into strong occupancy levels across ADVERO's portfolio, with ratios above 98% and payment defaults below 0.1% of total revenue.

ADVERO closed September 2025 with total gross revenue of €2.9 million, representing a 22% increase compared to the same period of the previous year.

The company continues to maintain a low-leverage policy, limited to 30% of the gross portfolio value. At the end of the third quarter of the fiscal year, net financial debt stood at €6.5 million, representing 7.3% of the gross asset value, with an average interest rate of 2.8%, compared to 3.4% at the close of fiscal year 2024.

Economies of scale, low financial leverage, and declining interest rates were clear drivers of profitability improvement, enabling the company to report a net profit of €0.5 million—108% higher than at the end of September 2024—and operating cash flow of €1.03 million (+53%), once again ensuring dividend distribution.

The shareholding structure of ADVERO after this issuance is as follows:

Mutualidad ¹	16.0%
HNA ²	15.5%
Ripargrau, S.L.	9.4%
Ciganga, S.L.	6.6%
Aragonesas Promoción de Obras y Construcciones, S.L. ³	5.8%
Triple O d'Inversions, S.L.U.	5.6%
D. Jorge Vera Suñé	5.3%
Catalonia Inver, S.L. ³	5.2%
Free float	29.2%
Treasury stock	1.4%

¹ *Mutualidad General de la Abogacía, Mutualidad de Previsión Social a Prima Fija (Spain's lawyers' pension fund)*

² *Hermanad Nacional de Arquitectos, Arquitectos Técnicos y Químicos, Mutualidad de Previsión Social (Spain's architects, engineers and chemists pension fund)*

³ *New shareholders with relevant stakes*

The capital increase is in the process of being registered with the Commercial Registry, prior to the admission of the new shares to trading.

On November 21, the board of directors of ADVERO convened an extraordinary shareholders' meeting to be held, presumably on first call, on December 22, to submit for approval, among other items, the delegation to the board of directors of new capital increases and the appointment of board members.

About ADVERO Properties SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. is a Spanish publicly traded real estate investment trust established in August 2017 with the aim of facilitating the supply of quality middle-income rental housing in Spain. The company concentrates its investments exclusively in residential assets, located on the outskirts of large cities or middle-income neighbourhoods, with full ownership of the property to facilitate the creation of cohesive tenant communities.

About ADVERO's shares

Stock exchange: BME MTF Equity (Spain)

Stock ticker: YADV

ISIN: ESo105448007

Share capital after this round 6,908,633 shares

Trading price on December 4, 2025: 14,00 €/share

Further information is available in the "Investors" section at www.adveroproperties.com and via email at investors@adveroproperties.com.