

KTESIOS SOCIMI

Madrid, 8 February 2023

Pursuant to Article 17 of Regulation (EU) No. 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation), Article 61004/2 of Euronext Rule Book I Harmonized Rules and concordant provisions, on ongoing obligations of companies listed on Euronext, Ktesios Real Estate SOCIMI, S.A. (the “**Company**”) hereby notifies the following:

RELEVANT INFORMATION

We are pleased to announce that the Company has begun the year with some real estate operations:

- On 24th of January 2023, the Company sold the first real estate asset, located in the municipality of Tembleque in the province of Toledo - Castilla la Mancha for **49.300 euros**. This sale has reported to the Company an unleveraged **IRR of 22 %** and proceeded to cancel the relevant bank debt. This transaction, is the beginning of the organic asset rotation strategy and means a milestone in the Business Plan of the Company pursuing the profitability goals for their investors.

Furthermore, this first sale is aligned with the Company's commitment to affordable rentals, combined with the idea of offering for its tenants the possibility of having access to the ownership, providing higher capital gains for the investors.



- On 03rd of February 2023, the Company acquired a total of **9 assets** (of which 7 are dwellings and 2 garages), for a total value of **361.900 euros, financed by Bankinter**. The acquired assets are located in the municipalities of Fortuna and San Pedro del Pinatar, both in the province of Murcia, and will be put in the market to be lease within 4 weeks.

With these new operations, the Company's asset portfolio totals **528 properties**, of which **321 are dwellings**, with an estimated market value of 34M euros.

We remain at your disposal for any clarification you may need,

Henry Gallego
CEO
Ktesios Real Estate SOCIMI, S.A.