



Incorporation of Emperador Properties into BME Growth

- Emperador Properties was incorporated as REIT (SOCIMI in Spanish) in 2021 with Torre Emperador Castellana and Torre Diagonal One, and will be listed on the SME stock exchange with these real estate assets at a price of 4.2 per share
- Shortly, Emperador Properties will be listed on BME Growth with an initial value of EUR 428,634,234 million.

Madrid, 15 December 2022 Emperador Properties, a real estate investment company under the REIT regime, will be shortly listed on the BME Growth stock exchange segment.

Dedicated to investment in real estate assets in Spain, Emperador Properties became a REIT in September 2021 with its two wholly-owned assets, which are intended for office use: Torre Emperador Castellana, in Madrid and Torre Diagonal One, in Barcelona. The two towers have a gross leasable area of 86,719 square metres.

Emperador Properties will be offered on the SME stock exchange under BME Growth, with an initial value of EUR 428,634,234 million and a price of EUR 4.20 per share, after receiving approval from the Market Coordination and Incorporation Commission. This body considers that the company meets the requirements for trading on BME Growth, which will be listed under the "YEPSA" ticker. The company's registered advisor is Renta 4 Corporate, while Renta 4 Banco will act as a liquidity provider.

In this new stage, the governing body of the Emperador Properties REIT is made up of five members: Katherine L. Tan; counselor; his son Kevin L. Tan, who becomes deputy chair and who is also executive director of Alliance Global, which is Tan's international conglomerate. The board is also made up of the Company's directors responsible for Spain, who specifically are Joan Cortes Vilardell and Jorge Domecq Bohórquez, both CEO of Emperador Properties. In turn, Andrew L. Tan will hold the position of Chair of Emperador Properties.



With this IPO, in addition to complying with the requirements stipulated for REITs, the company aims to achieve a financing mechanism to increase its capacity to capture resources to finance its future growth. At the same time, it aims to provide a liquidity mechanism for shareholders, and to facilitate a new system for objective valuation of shares, increasing both the Company's visibility and transparency compared to third parties.

As Joan Cortés, CEO of Emperador Properties, said: *“this IPO is a long-awaited moment for us. Behind, there are many hours of work, effort and enthusiasm both from the entire team and from the people who have accompanied us on this path”*. Cortés adds, *“listing on BME Growth is undoubtedly a great success that we are celebrating today, but it also encourages us to continue working in the same direction and with the same philosophy, not only with our tenants, but also with our employees and partners”*.

Torre Emperador Castellana and Torre Diagonal One, wholly-owned assets of Emperador Properties REIT

Torre Emperador Castellana is not an ordinary skyscraper. Designed by Pei Cobb Freed & Partners, one of the most prestigious and award-winning architecture firms in the world, it has a privileged location in Madrid's financial centre, number 259D of Paseo de la Castellana. It has a height of 235 metres distributed on 57 floors. Thanks to its sustainable design, it has achieved the classification of "excellent" and "exceptional" by international certificates such as BREEAM® ES.

Torre Diagonal One, located in the 22nd district of Barcelona, also sits in a central privileged area in which innovation, creativity, design and technology come together. It is 110 metres high and consists of 23 floors. Thanks to its focus on sustainability, it has energy certification A and the BREEAM® ES certificate.

In this process to join BME Growth, Emperador Properties has been advised by Renta4 and also had the legal and advice of Uría Menéndez Abogados, as well as the financial advice KPMG and real estate appraisal of Savills and Gesvalt.

For further information: www.emperadorpropertyessocimi.com

About Emperador Properties REIT

Emperador Properties is a real estate investment company under the REIT regime. It is dedicated to investment in real estate assets in Spain and is characterised by the creation of long-term value. Its business focuses on the acquisition and management of prime properties, especially office rental, flexible spaces and retail.

Its assets are noteworthy for their representativeness and agile management, aimed at covering the expectations and needs of tenants. Furthermore, Emperador Properties has its own Property management team, which allows it to offer top quality services. Of its assets, the most noteworthy are Torre Emperador Castellana and Torre Diagonal One.

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