Barcelona, 7 September 2026

OTHER RELEVANT INFORMATION

ADVERO PROPERTIES SOCIMI, S.A. ("ADVERO" or "the Company"), in compliance with the provisions of Article 17 of Regulation (EU) No 596/2014 on market abuse and Article 227 of the consolidated text of the Securities Market Law, approved by Royal Legislative Decree 6/2023, of March 17, 2023, and related provisions, as well as Circular 3/2020 of the BME Growth segment of BME MTF Equity, announces the acquisition of a real estate asset.

This information has been prepared under the sole responsibility of the issuer and its administrators.

Kind regards,

Mr. Pablo Corbera Elizalde
On behalf of RIUARAN, S.L.
President of ADVERO PROPERTIES SOCIMI, S.A.

ADVERO PROPERTIES SOCIMI

ADVERO ACQUIRES ITS LARGEST RESIDENTIAL ASSET AND NEARS 600 MIDDLE-INCOME RENTAL HOMES.

- The new asset comprises 63 units, fully income-producing and let on long-term tenancies, and is located in the centre of the municipality of Collado Villalba, one of the principal residential hubs in the north-west of the Madrid region, reinforcing ADVERO's presence in the Comunidad de Madrid.
- With this transaction, the company reaches a total of 592 middle-income rental homes across 32 buildings in Barcelona, Madrid, Malaga, and Cordoba.
- In the first eight months of the financial year, ADVERO has acquired 3 residential buildings with a total of 117 homes, which the Company estimates will bring its total pro forma revenues to €5.3 million[1].
- A growing shareholder base and a low leverage ratio give ADVERO additional investment capacity to undertake new acquisitions, through a combination of capital increases and bank financing.

Barcelona, 7 September 2026.- ADVERO Properties SOCIMI, S.A., a real estate investment company listed on BME Growth and specialising in middle-income rental housing, completed on Monday 31 August the incorporation of a new residential building into its portfolio.

The asset, located in the municipality of Collado Villalba, was built in 2008 and comprehensively refurbished in 2024. It occupies a central position within the town, 500 metres from the Collado Villalba commuter rail station, which connects with central Madrid in approximately 40 minutes.

With this acquisition, ADVERO adds 63 units, 82 parking spaces and 95 storage units to its portfolio, taking the number of buildings owned to 32, with a total of 592 homes across the Madrid and Barcelona areas and the cities of Malaga and Cordoba.

The property is fully operational and let under long-term, middle-income rental agreements.

Since the start of its operations in February 2018, ADVERO has maintained occupancy rates consistently around 98% and default rates below 1% of its income. This transaction reaffirms ADVERO's commitment to further consolidating its position in the long-term, middle-income rental housing segment, which has proved highly resilient.

ADVERO's positive performance since its foundation has allowed the company to grow its shareholder base year after year, with investors committed to the need to provide Spain with housing solutions that are socially responsible and financially sustainable in equal measure.

ADVERO Properties SOCIMI, S.A. Iradier, 21 – 08017 Barcelona. NIF A67077628. R.M. Barcelona, Tomo 46146, Folio 129, Hoja 510970

In the first eight months of the financial year, ADVERO has acquired 3 residential buildings with a total of 117 homes, which the Company estimates will bring its total annualised revenues to 5.3 million euros[1].

Following this acquisition, the portfolio is valued at an estimated €123 million. The Company's stock market value has, for its part, followed a consistently upward trend since incorporation, rising from 5 euros per share at the first capital increase in February 2018 to 13.6 euros today. This places ADVERO's market capitalisation at 94 million euros and its annualised rate of return at 11%.

It is ADVERO's intention to continue growing through further capital increases and debt, the latter maintained at conservative levels. The company has additional investment capacity to undertake new acquisitions without exceeding a leverage ratio of 30% of the value of its portfolio, which following this transaction stands at 13.3%.

The international real estate firm Dils and Medina Cuadros Abogados have acted as advisers to ADVERO on this transaction.

About ADVERO Properties SOCIMI, S.A.

ADVERO Properties SOCIMI, S.A. is a listed real estate investment company, which began its activity in February 2018 with the aim of facilitating the supply of quality rental housing in middle-income areas in Spain. The company concentrates its investment exclusively in residential assets; located on the outskirts of large cities or middle-income neighbourhoods; mostly with full ownership of the property to facilitate the creation of cohesive tenant communities.

About ADVERO's shares

Share capital: 6,908,633 shares
Market capitalisation as of 01/09/2026: €93.96 M
Stock market: BME Growth, Spain
Value Identifier: YADV
ISIN: ES0105448007

You can find more information in the "Investors" section of www.adveroproperties.com or send us your inquiries to investor.relations@adveroproperties.com

[1] *Total gross income over twelve full months.*