

## **Optimum III Value-Added Residential SOCIMI, SA**

En virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014 sobre abuso de mercado y en el artículo 228 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 de BME MTF Equity, se pone a disposición del mercado la siguiente información relativa a OPTIMUM III VALUE-ADDED RESIDENTIAL SOCIMI, S.A. (en adelante, “**Optimum III**”, la “**Sociedad**” o el “**Emisor**”) elaborada bajo la exclusiva responsabilidad del emisor y sus administradores:

### **OTRA INFORMACIÓN RELEVANTE**

La Sociedad remite información operativa sobre su portfolio de activos a septiembre de 2022, la cual se detalla a continuación.

Atentamente,

**Optimum III Value-Added Residential SOCIMI, S.A.**

Ignacio Pigrau Lázaro

Consejero

Barcelona, 2 de noviembre de 2022



# OPTIMUM III VALUE ADDED RESIDENTIAL SOCIMI S.A. (OVA)

## Q3 22 MANAGEMENT REPORT ADVANCE

( Close Sept 30<sup>th</sup> 22)



# THE PORTFOLIO

|             | Av. Diagonal, 343                       | Bruc, 85        | Aragón, 309     | PL. Europa, 13-15 | Pl. Europa. 25-27   | Magallanes, 57      | Carmel, 68-72 | Agudells, 36-38                  | 26 de Gener                      | J.Abascal                    | Av. Carrera, 5  | Concep. Arenal, 89                | Total                     |         |
|-------------|---|-----------------|-----------------|-------------------|---------------------|---------------------|---------------|----------------------------------|----------------------------------|------------------------------|-----------------|-----------------------------------|---------------------------|---------|
| Descriptive | <b>District</b>                         | <i>Eixample</i> | <i>Eixample</i> | <i>Eixample</i>   | <i>L'Hospitalet</i> | <i>L'Hospitalet</i> | <i>Rubi</i>   | <i>Horta Guinardó, Barcelona</i> | <i>Horta Guinardó, Barcelona</i> | <i>Sants, Barcelona</i>      | <i>Chamberí</i> | <i>Pozuelo de Alarcón, Madrid</i> | <i>Terrasa, Barcelona</i> | 24.538  |
|             | <b>Year Built/ Ref.</b>                 | 1910            | 1894            | 1894              | 2009                | 2009                | 2007          | 1965                             | 1965                             | 1890                         | 1958            | n.a.                              | 2011                      |         |
|             | <b>Floors</b>                           | GF+5            | GF+4            | GF+5              | GF+18               | GF+18               | GF+5          | GF+5                             | GF+4                             | GF+3                         | GF+10           | GF+4                              | GF+4                      |         |
|             | <b>Total GCA (Sqm)</b>                  | 4.314           | 1.256           | 801               | 2.981               | 1.291               | 3.799         | 1.760                            | 463                              | 841                          | 3.541           | 3.341                             | 150                       |         |
|             | <b>Horizontal Div.</b>                  | No              | No              | Yes               | Yes                 | Yes                 | Yes           | No                               | No                               | No                           | Yes             | Yes                               | Yes                       |         |
|             | <b>Elevator</b>                         | Yes             | Yes             | Yes               | Yes                 | Yes                 | Yes           | Yes                              | No but possible to implement     | No but possible to implement | Yes             | Yes                               | Yes                       |         |
| Residential | <b>GCA (Sqm)</b>                        | 4.066           | 1.062           | 611               | 2.981               | 1.291               | 3.359         | 1.018                            | 427                              | 590                          |                 | 3.341                             | 150                       | 18.896  |
|             | <b>Units</b>                            | 34              | 11              | 6                 | 27                  | 12                  | 44            | 18                               | 8                                | 8                            |                 | 22                                | 2                         | 192     |
|             | <b>GRI (€/year)</b>                     | --              | 6.203           | 3.868             | 13.478              | 14.777              | 92.105        | 29.383                           | 28.500                           | 3.384                        |                 | --                                | 14.559                    | 206.257 |
|             | <b>Occupancy (% sqm)</b>                | --              | 9%              | 17%               | 4%                  | 9%                  | 20%           | 33%                              | 65%                              | 14%                          |                 | --                                | 100%                      | 10%     |
|             | <b>Rented Sqm</b>                       |                 | 100             | 102               | 115                 | 115                 | 686           | 337                              | 278                              | 81                           |                 |                                   | 150                       | 1.965   |
|             | <b>Monthly GRI/Sqm</b>                  |                 | 5               | 3                 | 10                  | 11                  | 11            | 7                                | 9                                | 3                            |                 |                                   | 8                         | 67      |
| Retail      | <b>GCA (Sqm)</b>                        | 248             | 194             | 189               |                     |                     | 441           | 742                              | 36                               | 251                          |                 |                                   |                           | 2.101   |
|             | <b>Units</b>                            | 2               | 3               | 3                 |                     |                     | 5             | 4                                | 1                                | 2                            |                 |                                   |                           | 20      |
|             | <b>GRI (€/year)</b>                     |                 | 8.806           |                   |                     |                     | 23.243        | 12.251                           |                                  |                              |                 |                                   |                           | 44.300  |
|             | <b>Occupancy (% sqm)</b>                |                 | 51%             |                   |                     |                     | 45%           | 10%                              |                                  |                              |                 |                                   |                           | 18%     |
|             | <b>Rented Sqm</b>                       |                 | 99              |                   |                     |                     | 198           | 71                               |                                  |                              |                 |                                   |                           | 368     |
|             | <b>Monthly GRI/Sqm</b>                  |                 | 7               |                   |                     |                     | 10            | 14                               |                                  |                              |                 |                                   |                           | 32      |
| Office      | <b>GCA (Sqm)</b>                        |                 |                 |                   |                     |                     |               |                                  |                                  |                              | 3.541           |                                   |                           | 3.541   |
|             | <b>Units</b>                            |                 |                 |                   |                     |                     |               |                                  |                                  |                              | 5               |                                   |                           | 5       |
|             | <b>GRI (€/year)</b>                     |                 |                 |                   |                     |                     |               |                                  |                                  |                              | 750.434         |                                   |                           | 750.434 |
|             | <b>Occupancy (% sqm)</b>                |                 |                 |                   |                     |                     |               |                                  |                                  |                              | 64%             |                                   |                           | 64%     |
|             | <b>Rented Sqm</b>                       |                 |                 |                   |                     |                     |               |                                  |                                  |                              | 2.267           |                                   |                           | 2.267   |
|             | <b>Monthly GRI/Sqm</b>                  |                 |                 |                   |                     |                     |               |                                  |                                  |                              | 28              |                                   |                           | 28      |
| Capex       | <b>Opex 2021 (€k)</b>                   | 33              | 12              | 13                | 95                  | 34                  | 58            | 14                               | --                               | 9                            | 127             | 131                               | --                        | 524     |
|             | <b>Invest. Capex (€k)<sup>(1)</sup></b> | 7.958           | 181             | 270               | --                  | --                  | --            | 260                              | --                               | 623                          | --              | --                                | --                        | 9.291   |

(1) Management estimate





# THE PORTFOLIO

|                      | Sqm           |              |              |           |              | Total         | %             |
|----------------------|---------------|--------------|--------------|-----------|--------------|---------------|---------------|
|                      | Residential   | Retail       | Office       | Parking   | Storage Room |               |               |
| Diagonal 343         | 4.066         | 248          | --           | --        | --           | 4.314         | 17,6%         |
| Bruc 85              | 1.062         | 194          | --           | --        | --           | 1.256         | 5,1%          |
| Arago 309            | 611           | 189          | --           | --        | --           | 801           | 3,3%          |
| Carmel 68-72         | 1.018         | 742          | --           | --        | --           | 1.760         | 7,2%          |
| Agudells, 36-38      | 427           | 36           | --           | --        | --           | 463           | 1,9%          |
| 26 de Gener 24       | 590           | 251          | --           | --        | --           | 841           | 3,4%          |
| Jose Abascal 59      | --            | --           | 3.541        | --        | --           | 3.541         | 14,4%         |
| Concepcion Arenal 89 | 150           | --           | --           | --        | --           | 150           | 0,6%          |
| PI Europa, 13-15     | 2.981         | --           | --           | --        | --           | 2.981         | 12,1%         |
| PI Europa 25-27      | 1.291         | --           | --           | --        | --           | 1.291         | 5,3%          |
| Magallanes, 57       | 3.359         | 441          | --           | --        | --           | 3.799         | 15,5%         |
| Av De La Carrera 5   | 3.341         | --           | --           | --        | --           | 3.341         | 13,6%         |
| <b>Total</b>         | <b>18.896</b> | <b>2.101</b> | <b>3.541</b> | <b>--</b> | <b>--</b>    | <b>24.538</b> | <b>100,0%</b> |

|                      | Units       |           |          |            |              | Total      | %             |
|----------------------|-------------|-----------|----------|------------|--------------|------------|---------------|
|                      | Residential | Retail    | Office   | Parking    | Storage Room |            |               |
| Diagonal 343         | 34          | 2         | --       | --         | --           | 36         | 7,6%          |
| Bruc 85              | 11          | 3         | --       | --         | --           | 14         | 3,0%          |
| Arago 309            | 6           | 3         | --       | --         | --           | 9          | 1,9%          |
| Carmel 68-72         | 18          | 4         | --       | --         | --           | 22         | 4,7%          |
| Agudells, 36-38      | 8           | 1         | --       | --         | --           | 9          | 1,9%          |
| 26 de Gener 24       | 8           | 2         | --       | --         | --           | 10         | 2,1%          |
| Jose Abascal 59      | --          | --        | 5        | 6          | 6            | 17         | 3,6%          |
| Concepcion Arenal 89 | 2           | --        | --       | 3          | --           | 5          | 1,1%          |
| PI Europa, 13-15     | 27          | --        | --       | 31         | 5            | 63         | 13,4%         |
| PI Europa 25-27      | 12          | --        | --       | 20         | --           | 32         | 6,8%          |
| Magallanes, 57       | 44          | 5         | --       | 40         | 47           | 136        | 28,9%         |
| Av De La Carrera 5   | 22          | --        | --       | 61         | 35           | 118        | 25,1%         |
| <b>Total</b>         | <b>192</b>  | <b>20</b> | <b>5</b> | <b>161</b> | <b>93</b>    | <b>471</b> | <b>100,0%</b> |

|                      | GRI (€)        |               |                |              |              | Total            | %             |
|----------------------|----------------|---------------|----------------|--------------|--------------|------------------|---------------|
|                      | Residential    | Retail        | Office         | Parking      | Storage Room |                  |               |
| Diagonal 343         | --             | --            | --             | --           | --           | --               | --            |
| Bruc 85              | 6.203          | 8.806         | --             | --           | --           | 15.009           | 1,5%          |
| Arago 309            | 3.868          | --            | --             | --           | --           | 3.868            | 0,4%          |
| Carmel 68-72         | 29.383         | 12.251        | --             | --           | --           | 41.635           | 4,1%          |
| Agudells, 36-38      | 28.500         | --            | --             | --           | --           | 28.500           | 2,8%          |
| 26 de Gener 24       | 3.384          | --            | --             | --           | --           | 3.384            | 0,3%          |
| Jose Abascal 59      | --             | --            | 750.434        | 5.241        | 3.710        | 759.385          | 75,2%         |
| Concepcion Arenal 89 | 14.559         | --            | --             | --           | --           | 14.559           | 1,4%          |
| PI Europa, 13-15     | 13.478         | --            | --             | --           | --           | 13.478           | 1,3%          |
| PI Europa 25-27      | 14.777         | --            | --             | --           | --           | 14.777           | 1,5%          |
| Magallanes, 57       | 92.105         | 23.243        | --             | --           | --           | 115.347          | 11,4%         |
| Av De La Carrera 5   | --             | --            | --             | --           | --           | --               | --            |
| <b>Total</b>         | <b>206.257</b> | <b>44.300</b> | <b>750.434</b> | <b>5.241</b> | <b>3.710</b> | <b>1.009.943</b> | <b>100,0%</b> |

|                      | Rented Sqm   |            |              |           |              | Total        | %             |
|----------------------|--------------|------------|--------------|-----------|--------------|--------------|---------------|
|                      | Residential  | Retail     | Office       | Parking   | Storage Room |              |               |
| Diagonal 343         | --           | --         | --           | --        | --           | --           | --            |
| Bruc 85              | 100          | 99         | --           | --        | --           | 198          | 4,3%          |
| Arago 309            | 102          | --         | --           | --        | --           | 102          | 2,2%          |
| Carmel 68-72         | 337          | 71         | --           | --        | --           | 408          | 8,9%          |
| Agudells, 36-38      | 278          | --         | --           | --        | --           | 278          | 6,1%          |
| 26 de Gener 24       | 81           | --         | --           | --        | --           | 81           | 1,8%          |
| Jose Abascal 59      | --           | --         | 2.267        | --        | --           | 2.267        | 49,3%         |
| Concepcion Arenal 89 | 150          | --         | --           | --        | --           | 150          | 3,3%          |
| PI Europa, 13-15     | 115          | --         | --           | --        | --           | 115          | 2,5%          |
| PI Europa 25-27      | 115          | --         | --           | --        | --           | 115          | 2,5%          |
| Magallanes, 57       | 686          | 198        | --           | --        | --           | 884          | 19,2%         |
| Av De La Carrera 5   | --           | --         | --           | --        | --           | --           | --            |
| <b>Total</b>         | <b>1.965</b> | <b>368</b> | <b>2.267</b> | <b>--</b> | <b>--</b>    | <b>4.599</b> | <b>100,0%</b> |

|                      | Units Rented |          |          |          |              | Total     | %             |
|----------------------|--------------|----------|----------|----------|--------------|-----------|---------------|
|                      | Residential  | Retail   | Office   | Parking  | Storage Room |           |               |
| Diagonal 343         | --           | --       | --       | --       | --           | --        | --            |
| Bruc 85              | 1            | 1        | --       | --       | --           | 2         | 4,3%          |
| Arago 309            | 1            | --       | --       | --       | --           | 1         | 2,1%          |
| Carmel 68-72         | 6            | 1        | --       | --       | --           | 7         | 14,9%         |
| Agudells, 36-38      | 5            | --       | --       | --       | --           | 5         | 10,6%         |
| 26 de Gener 24       | 1            | --       | --       | --       | --           | 1         | 2,1%          |
| Jose Abascal 59      | --           | --       | 3        | 2        | 1            | 6         | 12,8%         |
| Concepcion Arenal 89 | 2            | --       | --       | --       | --           | 2         | 4,3%          |
| PI Europa, 13-15     | 1            | --       | --       | --       | --           | 1         | 2,1%          |
| PI Europa 25-27      | 1            | --       | --       | --       | --           | 1         | 2,1%          |
| Magallanes, 57       | 17           | 2        | --       | --       | --           | 19        | 40,4%         |
| Av De La Carrera 5   | --           | --       | --       | 2        | --           | 2         | 4,3%          |
| <b>Total</b>         | <b>35</b>    | <b>4</b> | <b>3</b> | <b>4</b> | <b>1</b>     | <b>47</b> | <b>100,0%</b> |

|                      | GRI/Sqm (€/month) |        |        |         |              | Total | %             |
|----------------------|-------------------|--------|--------|---------|--------------|-------|---------------|
|                      | Residential       | Retail | Office | Parking | Storage Room |       |               |
| Diagonal 343         | --                | --     | --     | --      | --           | --    | --            |
| Bruc 85              | 5,2               | 7,4    | --     | --      | --           | 12,6  | 10,0%         |
| Arago 309            | 3,2               | --     | --     | --      | --           | 3,2   | 2,5%          |
| Carmel 68-72         | 7,3               | 14,3   | --     | --      | --           | 21,6  | 17,1%         |
| Agudells, 36-38      | 8,5               | --     | --     | --      | --           | 8,5   | 6,7%          |
| 26 de Gener 24       | 3,5               | --     | --     | --      | --           | 3,5   | 2,8%          |
| Jose Abascal 59      | --                | --     | 27,6   | --      | --           | 27,6  | 21,8%         |
| Concepcion Arenal 89 | 8,1               | --     | --     | --      | --           | 8,1   | 6,4%          |
| PI Europa, 13-15     | 9,7               | --     | --     | --      | --           | 9,7   | 7,7%          |
| PI Europa 25-27      | 10,7              | --     | --     | --      | --           | 10,7  | 8,5%          |
| Magallanes, 57       | 11,2              | 9,8    | --     | --      | --           | 21,0  | 16,6%         |
| Av De La Carrera 5   | --                | --     | --     | --      | --           | --    | --            |
| <b>Total</b>         |                   |        |        |         |              |       | <b>100,0%</b> |





# THE PORTFOLIO – SALES INFO

| Sold Assets          |             |        |        |         |              |            |               |
|----------------------|-------------|--------|--------|---------|--------------|------------|---------------|
|                      | €/Sqm       |        |        |         |              |            |               |
|                      | Residential | Retail | Office | Parking | Storage Room | Avg.       | %             |
| Diagonal 343         | --          | --     | --     | --      | --           | --         | --            |
| Bruc 85              | --          | --     | --     | --      | --           | --         | --            |
| Arago 309            | 4,9         | --     | --     | --      | --           | 4,9        | 22,9%         |
| Carmel 68-72         | --          | --     | --     | --      | --           | --         | --            |
| Agudells, 36-38      | --          | --     | --     | --      | --           | --         | --            |
| 26 de Gener 24       | --          | --     | --     | --      | --           | --         | --            |
| Jose Abascal 59      | --          | --     | --     | --      | --           | --         | --            |
| Concepcion Arenal 89 | 1,7         | --     | --     | --      | --           | 1,7        | 8,1%          |
| PI Europa, 13-15     | 4,1         | --     | --     | --      | --           | 4,1        | 19,3%         |
| PI Europa 25-27      | 4,3         | --     | --     | --      | --           | 4,3        | 20,0%         |
| Magallanes, 57       | 2,5         | --     | --     | --      | --           | 2,5        | 11,6%         |
| Av De La Carrera 5   | 3,8         | --     | --     | --      | --           | 3,8        | 18,1%         |
|                      | <b>3,5</b>  | --     | --     | --      | --           | <b>3,6</b> | <b>100,0%</b> |



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