

Madrid, 28 July 2017

EURO CERVANTES SOCIMI, S.A.U. (the "**Company**" or "**EURO CERVANTES**"), in compliance with article 17 of the EU Regulation nº 596/2014 on market abuse and the article 228 of the Consolidated Text of the Spanish Securities Market Act, approved by Spanish Royal Legislative Decree 4/2015 on April 23, and concordant provisions, as well as with Circular 15/2016 of the Mercado Alternativo Bursátil ("MAB") on information to be provided by growth companies and SOCIMIs incorporated in trading on the MAB, hereby issues the following financial information that corresponds to the twelve months period from 1 April, 2016 to 31 March, 2017.

- Audit report of the twelve months period individual financial statements ended as of 31 March, 2017.
- Individual financial statements ended as of 31 March, 2017.
- Estimations level of fulfillment review.

We are at your disposal for any clarifications required.

**EURO CERVANTES SOCIMI, S.A.U.**

Mr. Sébastien Abascal

Director

### Estimations level of fulfillment review

Euros	31/03/2017 real (*)	2017 estimated (**)	Level of fulfillment
Net revenue	-	-	100%
Operating expenses	-304	-385	79%
<b>OPERATING INCOME</b>	<b>-304</b>	<b>-385</b>	<b>79%</b>
Financial results	-16,287	-16,539	98%
<b>EARNINGS BEFORE TAX</b>	<b>-16,591</b>	<b>-16,924</b>	<b>98%</b>
Corporate income tax	-	-	-
<b>PROFIT OR LOSS FOR THE PERIOD</b>	<b>-16,591</b>	<b>-16,924</b>	<b>98%</b>

(\*) Audited figures

(\*\*) Updated estimations published on January 24, 2017 relevant fact

During the FY 2017 (12 month period from 1 April, 2016 to 31 March, 2017), the Company has achieved a 98% level of fulfillment.

The Company, which is a holding company that owns equity stakes of other entities, presents the following expenses: i) operating expenses, mainly, due to fees of MAB's listing process advisors (one-off), fees of MAB's post-listing advisors (recurring) and other parties that provide outsourced services such as accounting, legal matters, audit, etc. (recurring) ii) financial expenses that correspond to interest on current debts granted by related parties.

Operating expenses' FY 2017 level of fulfillment amounted up to 73%, due to the fact that the Company did not incur all of the non-recurring expenses (mainly, external advisors) initially estimated.

Financial expenses' FY 2017 level of fulfillment amounted up to 98%. Highlight that in December, 2016, the Company obtained from a related party a 201 million Euros loan for the acquisition of the equity stakes in La Maquinista with an annual interest rate of 8.1%.