

Madrid, 27 de septiembre de 2018

EURO CERVANTES SOCIMI, S.A. (la "Sociedad" o "EURO CERVANTES"), 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 de Mercado de Valores, aprobado por el Real Decreto Legislativo 4/2015, de 23 de octubre, y disposiciones concordantes, así como en la Circular 6/2018 del Mercado Alternativo Bursátil ("MAB"), por medio de la presente publica:

## HECHO RELEVANTE

La Junta General de Ordinaria Accionistas de la Sociedad, celebrada en el día de ayer a las 17:00h, en primera convocatoria, con la concurrencia de las acciones representativas del 98,8 por ciento del total en las que se divide el capital social, adoptó por unanimidad de los presentes, los siguientes acuerdos:

- Primero - Revisión y aprobación de la gestión social realizada por el Consejo de Administración durante el ejercicio social cerrado a 31 de marzo de 2018.
- Segundo - Examen y aprobación de las Cuentas Anuales del ejercicio social cerrado a 31 de marzo de 2018 que comprenden el Balance de situación, el Estado de Cambios en el Patrimonio Neto, el Estado de Flujos de Efectivo, la Cuenta de Pérdidas y Ganancias, la Memoria anual y el Informe de Gestión.
- Tercero - Aplicación del resultado del ejercicio social cerrado a 31 de marzo de 2018. Es decir, traspasar 21.546.828 euros negativos a Resultados negativos de ejercicios anteriores.
- Cuarto - Toma de razón de la dimisión presentada por D. Leonardo José Britto León como vocal del Consejo de Administración de la Sociedad.
- Quinto - Delegación de facultades para la efectividad de los acuerdos y su definitiva inscripción o depósito en el Registro Mercantil.

Quedamos a su disposición para cuantas aclaraciones precisen.

**EURO CERVANTES SOCIMI, S.A.**  
D. Sebastien Abascal  
Consejero

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# EuroCervantes

**Annual Shareholders' Meeting  
28 September 2018, 5 pm  
Room #4,  
81 Castellana  
Madrid 28046**

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# Resolutions submitted for shareholders' approval

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1

*Approve the corporate management performed by the Board of Directors during the fiscal year closed as of March 31st, 2018.*

2

*Approve the Annual Accounts regarding the fiscal year closed as of March 31st, 2018 comprising the Balance sheet, the Statement of Changes in Equity, the Cash Flow Statement, the Profit and Loss account, the Annual and Management Reports reflecting accounting losses amounting to €21,546,828.*

*(Spanish version of FY 31 March 2018 audited financial statements available on Euro Cervantes' website <http://www.euro-cervantes.es/index.html> )*

*Financial highlights included in Appendix 1*

3

*Approve the allocation of result as of the fiscal year closed as of March 31st, 2018 reflecting accounting losses amounting to €21,546,828 to reserves.*

4

*Acknowledge the resignation of Leonardo Jose Britto Leon as Director of Euro Cervantes who was appointed on September 30<sup>th</sup>, 2014 and resigned on June 20<sup>th</sup>, 2018.*

5

*Empower all members of the Board of Directors, to execute the necessary actions in relation to the preceding resolutions and their recording with the Companies' House.*

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# Appendix 1 - 31 March 2018 Financial Statements (Highlights)

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## - **KEY HIGHLIGHTS**

### *Balance sheet (compared to 31 March 2017)*

- Total assets increased by €3m mainly due to cash distribution received from UR Steam (~ €3m).
- Total liabilities increased by €24m due to:
  - (a) Interest accrued on the loan and shareholder debt (both Euro Gaudi and Euro Iberia) for the year amounting to €26m; and
  - (b) Partially offset by a partial repayment of the loan due to Euro Iberia using the cash distribution received from GMP (~ €2m).
- Total equity has decreased by €21m due to the loss for the year amounting to €21m.

### *Profit and loss (compared to year ended 31 March 2017)*

Compared to last year, loss for the year has increased by €5m mainly due to the following:

- Increase in interest of €12m accrued on the loan from Euro Gaudi drawn down in December 2016 (12 months of interest for 31 Mar 2018 vs 3 months of interest in 31 Mar 2017).
- Partially offset by:
  - a) Increase in income by €5.4m due to distributions received from GMP and UR Steam; and
  - b) Reduction in interest expense by €1.7m accrued on the loan to Euro Iberia due to partial repayment of principal in August and September 2017.

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## Appendix 1 - 31 March 2018 Financial Statements (Highlights)

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### **Balance Sheet:**

<b>(€ '000)</b>	<b>31 Mar 2018</b>	<b>31 Mar 2017</b>
Investments	399,359	399,335
Current assets	2,484	129
<b>Total assets</b>	<b>401,843</b>	<b>399,464</b>
Current liabilities	45	15
Non-current liabilities	347,112	323,215
<b>Total liabilities</b>	<b>347,157</b>	<b>323,230</b>
<b>Total equity</b>	<b>54,686</b>	<b>76,234</b>

## Appendix 1 - 31 March 2018 Financial Statements (Highlights)

### Profit & Loss Statement:

<b>(€ '000)</b>	<b><i>Period ended 31 Mar 2018</i></b>	<b><i>Period ended 31 Mar 2017</i></b>
Operating income	5,308	-
Other operating expenses	(380)	(303)
<b>OPERATING RESULT</b>	<b>4,928</b>	<b>(303)</b>
Financial expenses	(26,475)	(16,287)
<b>FINANCIAL RESULT</b>	<b>(21,547)</b>	<b>(16,590)</b>
<b>PRE-TAX RESULT</b>	<b>(21,547)</b>	<b>(16,590)</b>
Tax on Profits	-	-
<b>RESULT FOR THE FINANCIAL YEAR</b>	<b>(21,547)</b>	<b>(16,590)</b>