

Madrid, 24 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

RELEVANT FACT

The Company has requested to the independent expert, Ernst and Young Servicios Corporativos, S.L, (hereinafter "**EY**") an update of its equity valuation report of EURO CERVANTES as of December 31, 2016 under the Triple NAV methodology.

The Triple NAV methodology contemplates, as a starting point, the book value of the Company's equity as of December 31, 2016 (82.8 million Euros, which was subject to limited review) and makes adjustments to reflect the market value of the assets and liabilities, which will be added to or deducted from the equity book value.

The adjustments made by EY have amounted up to 132 million Euros (for the mid range), and the main are the following:

- i. Positive adjustment on the equity stake of Gmp Property SOCIMI, S.A. ("**Gmp**"), mainly as a result of the increase in its equity book value as of December 31, 2016, as a result of the real estate investments appraisal (based on RICS valuations undertaken).
- ii. Positive adjustment on the equity stake of UR Steam y Time Blue (owners of the shopping center "La Maquinista"), as a result of the increase in each of its equity book values as of December 31, 2016, as a result of the revaluation of the real estate investments appraisal (based on RICS valuations undertaken).

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- iii. Negative adjustment due to EURO CERVANTES' estimated structure costs as of December 31, 2016.

Consequently, on 31 December 2016, EY considers that EURO CERVANTES' equity valuation would range (after stressing the mentioned adjustments) between 184 million Euros and 246 million Euros (from 36.9 Euros per share to 49.1 Euros per share). The mid range would amount to a total of 215 million Euros (43.0 Euros per share). Note that the March 31, 2016 valuation only included the equity stake held in Gmp as the one in "La Maquinista" was acquired in December 2016.

We remain at your disposal for any clarifications require.

EURO CERVANTES SOCIMI, S.A.U.

Mr. Sébastien Abascal

Director