

Madrid, 2 December 2016

EURO CERVANTES SOCIMI, S.A.U. (the "**Company**"), in accordance with Article 17 of Regulation (EU) No 596/2014 on market abuse and Article 228 of the Securities Market Law, approved by Legislative Royal Decree 4/2015, of 23 October, and related provisions and the Mercado Alternativo Bursátil ("**MAB**") Circular 15/2016, hereby issues the following

RELEVANT FACT

In relation to the listing on the MAB, in the SOCIMI's segment, the Company has incurred in total costs amounting to, approximately, 316 thousand Euros (VAT included). This amount includes legal advisory fees, registered adviser's fees, legal and financial due diligence fees, comfort letter report, equity valuation reports, agent bank fees, and charges of Iberclear and MAB.

We remain at your disposal for any clarifications required.

EURO CERVANTES SOCIMI, S.A.U.

D. Sébastien Abascal

Director