

GALIL CAPITAL RE SPAIN SOCIMI, S.A

3 de mayo de 2021

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 del segmento BME Growth de BME MTF Equity (BME MTF Equity), sobre información a suministrar por empresas incorporadas a negociación en el segmento BME Growth de BME MTF Equity (la “**Circular 3/2020 del BME MTF Equity**”), en sus redacciones vigentes, Galil Capital Re Spain, SOCIMI, S.A. (“**Galil Capital**” o la “**Sociedad**”), pone en conocimiento del mercado la siguiente

OTRA INFORMACIÓN RELEVANTE

Mediante la presente, se pone en conocimiento del mercado la presentación corporativa elaborada por la Sociedad dirigida a los actuales accionistas y, en su caso, a potenciales inversores.

En cumplimiento de lo dispuesto en la Circular 3/2020 del BME MTF Equity se deja expresa constancia de que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y sus administradores.

Quedamos a su disposición para cuantas aclaraciones consideren oportunas.

Atentamente,



Jerry Zwi Mandel
Presidente del Consejo de Administración
de Galil Capital Re Spain SOCIMI, S.A.

Galil
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Valencia Investment

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3 May 2021



Galil Capital RE Spain SOCIMI, S.A. ("GCRE"), via a wholly owned subsidiary, **GALIL RE NAQUERA 1 S.L.U. ("GALIL NAQUERA"),** completed the purchase of 100% of an Industrial property in Valencia.

The property is located at Calle Tramuntana 1, Naquera (Valencia).

The property is comprised of 5 separate modules with an aggregate constructed area of approx. 52,103 M2, on a parcel of 83,749 M2.

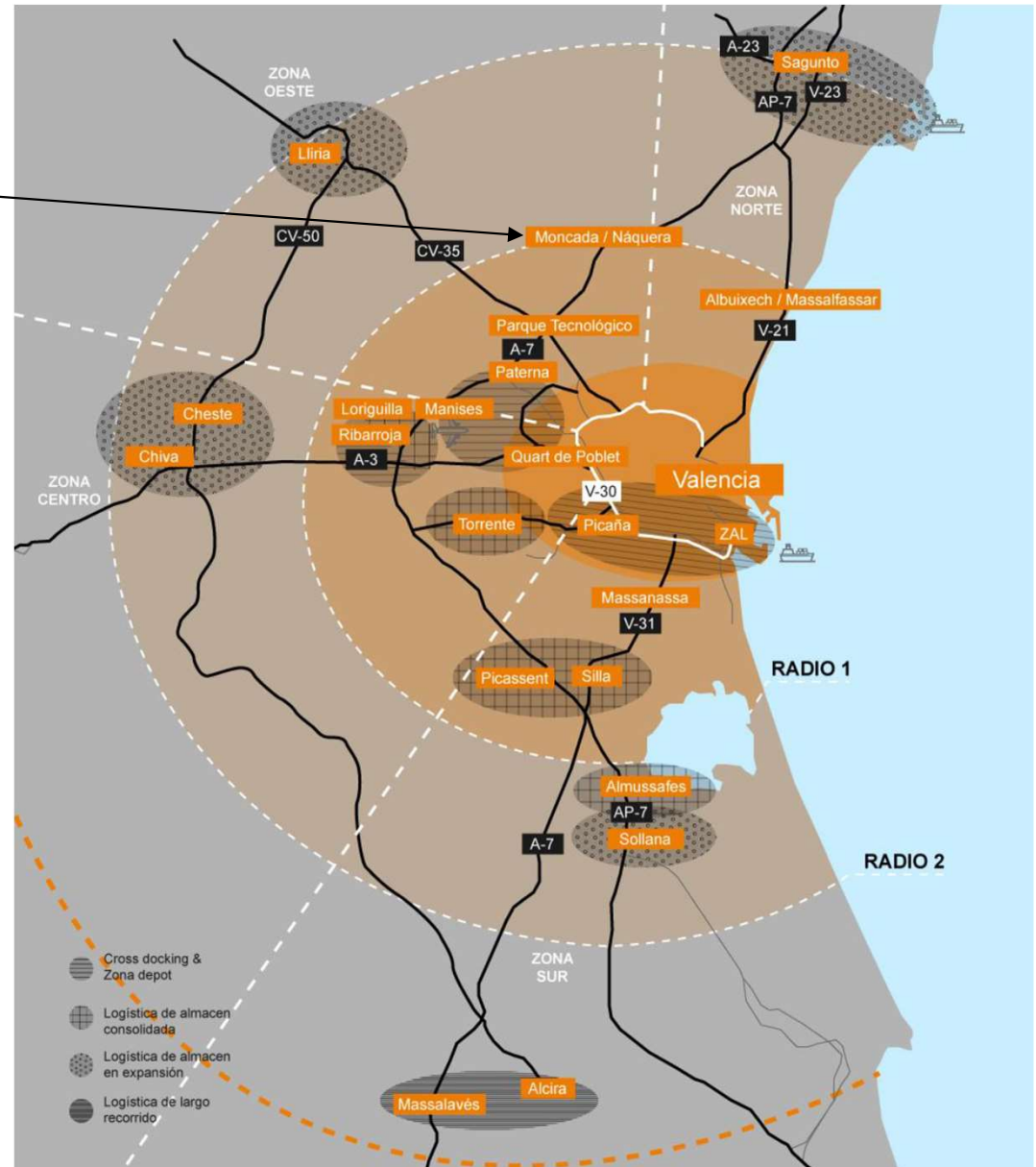
Purchase price: EUR9,000,000, representing eur173/ constructed M2

GALIL NAQUERA signed a new 10 year lease agreement with existing tenant that occupies approx. 70% of constructed area for approx. EUR720,000 per annum, representing GROSS CAP RATE of approx. 8%.

GALIL NAQUERA plans to lease the remaining vacant area and generate additional rent income.

Logistic & Industrial Map - Valencia

Naquera
Industrial/
Logistic
Polygon



The Industrial Property

The Property is comprised of 5 modules:

Module	Constructed Area M2	Status	Description
Module 1	13,557	Vacant	Industrial/ Logistic
Module 2	28,742	Leased	Industrial
Module 3	1,305	Leased	Industrial
Module 4	2,578	75% Vacant	Office building
Module 5	5,921	Leased	Industrial
TOTAL	52,103		

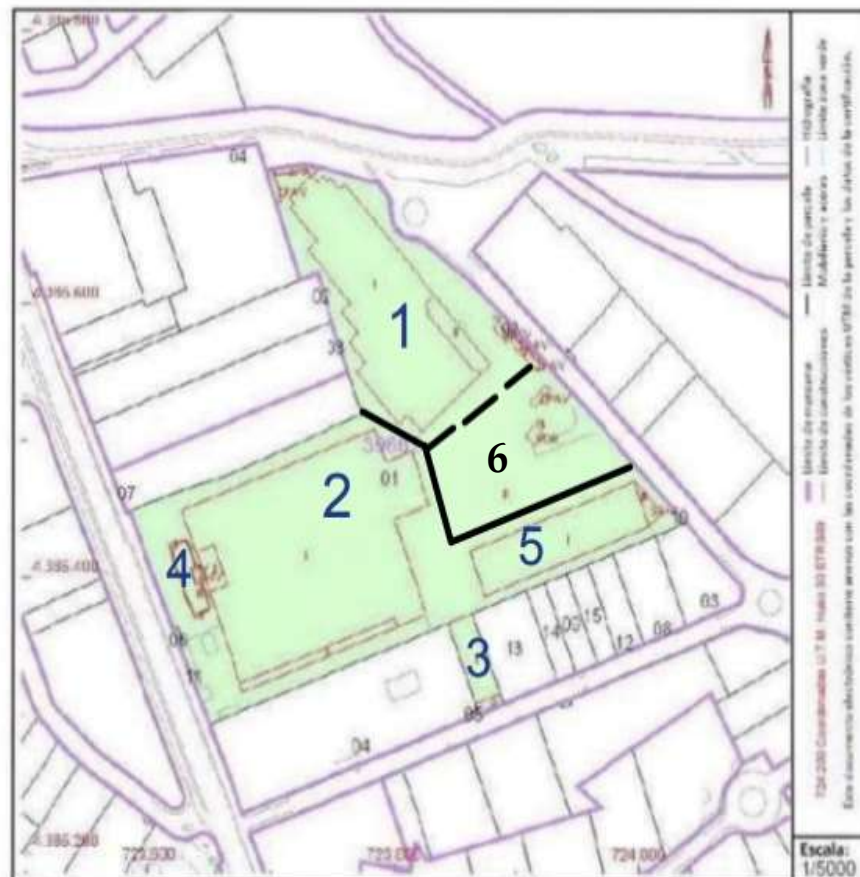
Property layout

	Constructed Area M2	
Modulo 1	13,557	vacant
Modulo 2	28,742	Sopena
Modulo 3	1,305	Sopena
Modulo 4	2,578	75% vacant Sopena
Modulo 5	5,921	
Total	52,103	
Area 6		vacant land

Singed 10 year lease with existing tenant which occupies approx. 70% of constructed area.

Vacant land (area 6) – allows for the construction of additional space (TBD).

tipo: Parcela construida sin division horizontal



Valencia - Location of Property

Industrial Property

Distance & Drive Time to Property:

From Central Market of Valencia - 22 km, 24 minutes

From Port of Valencia - 38 km, 35 minutes



Funding

Financing Type	Amount (EUR)	Main terms
GCRE Shareholders' Loan	2,450,000	<ul style="list-style-type: none"> • Senior to Participating Loan • 2.5% fixed annual interest
Participating Loan	2,450,000	<ul style="list-style-type: none"> • Subordinated to GCRE Investment • Guarantees performance of existing tenant • Variable interest - benefits 50% of annual net income and 50% of future capital gains • 2.5% fixed annual interest
Short Term Loans*	4,500,000	<ul style="list-style-type: none"> • Annual Interest rates between 2.25% - 4.5% • Maturity – up to 18 months.

* Company plans to refinance the short term loans with traditional bank mortgage. Preliminary discussions with potential lenders indicate annual interest rates of 2.0%-2.5% and loan maturities of approx. 12-15 years.

GALIL NAQUERA raised a total of EUR9,400,000 from **GCRE** (EUR3,400,000) and from other investors (EUR6,000,000).

An investor related to the existing tenant (the “**PPL Investor**”) invested a total of EUR3,500,000, of which EUR2,450,000 was invested in the form of a participating loan that provides a guarantee on the performance of the existing tenant under the terms of its lease agreement and benefits from 50% of the net gains of the investment (on going rent income and capital gains), and the remaining EUR1,050,000 was invested in the form of short term loans.

GCRE invested a total of EUR 3,400,000, of which EUR2,450,000 was invested in the form of a shareholder’s loan which has liquidation preference over the Participating Loan, and the remaining EUR950,000 was invested in the form of a short term loan. As part of **GCRE** investment amount, **GCRE** obtained a EUR2,100,000 bank mortgage secured by our building located at Concepcion Arenal 79-81, Barcelona. This mortgage is for 15 years and annual interest of Euribor + 1.8%.

GCRE shall receive annual dividends of not less than 80% of **GALIL NAQUERA**’s Net Gains (after the 50% participation paid to the **PPL Investor**).

Due to certain technical issues, traditional bank mortgage was not available on the purchase date, so **GALIL NAQUERA** raised EUR4,500,000 in the form of short term loans (including the short terms loans obtained from **GCRE** and the **PPL Investor**) that carry 2.25%-4.5% annual interest and will be repaid within 18 months. **GALIL NAQUERA** plans to resolve the technical issues and obtain a bank mortgage to repay these short term loans.

NOI Expectations

Expected rent Income under signed leases – eur60,000/ month, eur720,000 annually.

Expected GROSS CAP RATE of signed leases – approx. 8% (based on eur9,000,000 purchase price).

Vacant constructed areas represent potential to increase rent income when leased.

Vacant land represent potential to add additional space that could be leased in the future.

Valencia Property Photos



Valencia Property Photos



Valencia Property Photos



Valencia Property Photos



Vacant
land -
Potential
for future
expansion