



KTESIOS SOCIMI

Madrid, June 27, 2023

Pursuant to the provisions of Article 17 of Regulation (EU) No. 596/2014 on market abuse and Article 227 of Law 6/2023 of 17 March on Securities Markets and Investment Services, as well as Circular 3/2020, KTESIOS REAL ESTATE SOCIMI, S.A. (the "**Company**" or "**KTESIOS SOCIMI**"), hereby informs you that:

OTHER RELEVANT INFORMATION:

We hereby inform you that KTESIOS SOCIMI has entered into a loan agreement with GLENCAR INVESTMENT XXI DAC on 26 June 2023, for a principal amount of **7,000,000 euros**, which will be used to execute the purchase options held by the Company on QUIQ PRO QUO ALQUILER SEGURO SOCIMI.

The maximum term of the loan is 24 months, to be repaid in full at the end of the term, although full repayment without penalty after 12 months and partial repayments of the loan at any time will be permitted, although interest for the first year must be paid in full on the initial amount. The interest rate is a fixed rate of 1.10% per month.

The agreed financial *covenants* are:

(i) Maintain throughout the term of the Contract a ratio of the total amount owed with respect to all the mortgaged properties of less than fifty per cent (50%). Compliance with this obligation will be verified on a quarterly basis taking into account the RICS valuations of the properties in question carried out on an annual basis.

(ii) Maintain a ratio of the total financial debt of the Company and Quid Pro Quo Alquiler Seguro SOCIMI, S.A. to the total value of the properties owned by the Company and Quid Pro Quo Alquiler Seguro SOCIMI, S.A. of less than forty-five per cent (45%) throughout the term of the Contract. Compliance with this obligation shall be verified on a quarterly basis, taking into consideration the RICS valuations of the properties in question carried out on an annual basis.

(xv) Maintain an occupancy rate of over EIGHTY PERCENT (80%) of all the mortgaged properties that serve as collateral.

Likewise, on 27 June 2023, the Company subscribed a credit policy with BANKINTER for an amount of 1,200,000 euros, with a term of THREE (3) YEARS, at an interest rate of EUR(12m) + 2%, with partial annual repayments and provision for early repayment.

In accordance with the provisions of Circular 3/2020, it is hereby stated that the information provided herein has been prepared under the sole responsibility of the Company and its Directors.

We remain at your disposal for any clarification you may require.



Yours sincerely

Henry Gallego.
Consejero Delegado y Presidente.
Ktesios Real Estate SOCIMI, S.A.