

Madrid, 10 November 2016

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 MAB Circular 15/2016, Asturias Retail & Leisure SOCIMI, S.A. (the “**Company**” or “**ASTURIAS RETAIL & LEISURE**”) reports the following

### **SIGNIFICANT EVENT**

On 8 November 2016 the Company through its subsidiaries, Asturias Propco Número Uno, S.L.U. and Asturias Propco Número Dos, S.L.U. (the “**Subsidiaries**”), have executed in a public deed a financing agreement amounting to €121 million with Crédit Agricole Corporate and Investment Bank Sucursal en España, that in turn acts as the agent bank, security agent, and coordinator, and which will be used to:

- (i) Refinance the existing € 95 million financing agreement, entered into with HSBC Bank on 30 April 2014;
- (ii) Pay levies, swap brake costs, prepayments fees, registration expenses, and other expenses and costs;
- (iii) And cover the general corporate needs of the borrowers.

The main characteristics of the new financing agreement are:

- Lender: Crédit Agricole Corporate and Investment Bank Sucursal en España
- Borrowers: Asturias Propco Número Uno, S.L.U. and Asturias Propco Número Dos, S.L.U
- Principal: €121,000,000, distributed as follows: (i) €99,656,963 for Asturias Propco Número Uno, S.L.U. (ii) €21,343,037 for Asturias Propco Número Dos, S.L.U.
- Maturity: 5 years
- Repayment schedule: A single payment on year 5 following the signing of the agreement.
- Interest rate: 1.70% + Euribor at 3 months, accrued on a quarterly basis
- Hedging: interest rates swaps have been entered into with a notional amount of € 121 million in order to protect against fluctuations in Euribor.

- Guarantees granted: i) pledge over the shares held by the Company in the Subsidiaries; ii) subordination contract under which Parque Principado S.à r.l. agrees to subordinate its credit rights deriving from its intragroup loans with the Subsidiaries to the obligations deriving from this financing agreement; iii) pledge over certain bank accounts of the Subsidiaries held in accordance with this financing agreement; iv) pledge over the credit rights of the lease contracts and insurance policies of the Subsidiaries; v) pledge over the Company's shares granted by Parque Principado S.à r.l., the Company's majority shareholder; vi) pledge over the intragroup loans granted by Parque Principado S.à r.l.; vii) irrevocable power of attorney in relation to the pledges granted in favour of the guarantee agency by the Company and Subsidiaries; viii) guarantee documents subject to English Law in relation to the hedging instruments to be granted by the Subsidiaries; and, ix) mortgage promise granted by the Subsidiaries to arrange within the stipulated timeperiod mortgages over the real estate assets owned by the Subsidiaries.
- Covenants established: i) Loan to Value: maintaining a maximum percentage of 65% between capital drawdown and the market value of the properties mortgaged to secure this financing agreement; ii) Interest Cover: maintaining a minimum percentage of 150% between the annual projection of net rental income and the annual projection of financial costs in accordance with the financing documents.
- Applicable legislation: English Law

Please do not hesitate to contact us should you require any clarification.

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Mr Nicholas John Viner Hodson  
Director

ASTURIAS RETAIL & LEISURE SOCIMI, S.A.