

## Montepino debuts on Euronext Access Paris

- **The SOCIMI has been listed at a reference price of €11.07 per share**
- **Montepino listed 85,988,040 shares, bringing its market capitalisation to €952 million**

**Paris, 6 June of 2023.-** Montepino, a leading real estate SOCIMI in the Iberian Peninsula, promoted by Valfondo Investment Management and Bankinter Investment, has today debuted on Euronext Access Paris, Europe's leading capital markets operator.

Fernando Moreno, Chairman of the Board of Directors of Montepino and General Manager of Corporate Banking at Bankinter; Juan Vera, Director of Montepino and non executive Chairman of Valfondo Investment Management; and Juan José Vera, Director of Montepino and Managing Director of Valfondo Investment Management, rang the opening bell for trading. The company listed 85,988,040 shares at a reference price of €11.07 per share, bringing Montepino's market capitalisation to €952 million.

The SOCIMI has a portfolio valued at €1,209 million at year-end 2022 and has a gross leasable area of almost 1.9 million sqm. Montepino's portfolio comprises 46 logistics assets, almost half of which are operational logistics facilities (21), while the rest are plots of land for future development (16) and properties under construction (9).

Montepino is owned, among others, by Bankinter Investment (6.4%) and Valfondo Inmuebles (5.1%), while the rest of the capital is held by institutional investors and Bankinter's clients.

The SOCIMI's assets are managed by Valfondo Investment Management, a real estate investment management company with more than 20 years' experience in the Spanish logistics real estate sector. Bankinter Investment provides strategic advice to the company, becoming actively involved in the most important decisions it takes and, in short, ensuring that the interests of investors are defended and the compliance of the investment policy.

Juan José Vera, Managing Director of Valfondo IM, said: "Montepino's listing on Euronext Paris Access is a milestone for a company with family origins which is now positioned as a leader in the logistics real estate sector in the Iberian Peninsula". "The step we are taking today will undoubtedly support Montepino's ongoing progress towards achieving our targets for the coming years as we continue to work with our trademark determination and our unwavering commitment to the economic, social and sustainable development of the communities in which we operate," he explained.

Fernando Moreno, Chairman of the Board of Directors of Montepino and General Manager of Corporate Banking at Bankinter, commented: "We are pleased to see Montepino today taking a step forward in its evolution within the leading platform of alternative investment vehicles created and promoted by Bankinter Investment since 2016". "I'm firmly convinced that Montepino will drive its growth in the coming years", he added.

Montepino's business strategy is focused on the consolidation of its current portfolio by finalizing and leasing the assets currently under construction and through the

development of its plots of land, with the aim of continuing to lead the logistics real estate sector in the Iberian Peninsula.

The SOCIMI has a consolidated presence in Spain in the central area and plans to increase its activity in different areas of Catalonia and the Mediterranean corridor, as well as to expand its business to large urban centres such as Seville and Bilbao, among others. It is also present in Portugal, where it is developing the largest logistics project in the country.

In addition, Montepino will continue to develop its assets in accordance with the highest sustainability standards, a strategy that has already led to LEED certifications for all of its operating properties.

### **About Montepino**

*Montepino is a leading SOCIMI in the Iberian Peninsula specialising in the logistics real estate sector. The company owns 46 logistics assets with a gross leasable area of 1.9 million square metres and a value of €1,209 million.*

*Montepino focuses on the development of logistics warehouses located in strategic corridors or sites for lease by logistics operators, packaging companies, last mile distributors or other companies that use the assets for the storage and distribution of products. The SOCIMI is one of the largest owners of logistics real estate on the Iberian Peninsula and promotes national and international solutions for the main logistics service providers operating on the Iberian Peninsula, as well as for some of the leading companies in the tertiary and industrial sectors.*

*Montepino - whose assets are managed by Valfondo IM - seeks to create a new construction paradigm in logistics and has an ESG strategy based on five pillars: governance management through policies that guarantee corporate governance based on ethics and good practices, the design, construction and management of sustainable buildings, the promotion of the socio-economic development of the communities in which it operates, the development of initiatives to anticipate and meet the needs of clients and the experience of a team with a differential work methodology.*

### **About Valfondo IM**

*Valfondo Investment Management is a Real Estate investment manager company dedicated to developing, commercializing and managing logistics real estate assets. Valfondo's directors have more than 20 years of experience in the Spanish logistics sector and the company has managed investments of more than €1,000 million and generated a return for its shareholders of more than 30%. The company covers the entire value cycle of logistics assets, from land sourcing, urban management, development and property management to financial and investor management, with a focus on optimising value for all its stakeholders. Valfondo IM is currently in charge of the exclusive management of the assets of the Montepino socimi, valued at more than €1.2 billion.*

### **About Bankinter Investment**

*Bankinter Investment is the Bank's Investment Banking subsidiary, an activity that the Bank has been carrying out since 2011 and from which it has promoted an important alternative investment platform that has become a benchmark in the Spanish market. Since 2016 it has successfully launched 20 alternative investment vehicles with capital committed by investors of more than €4,200 million which, including project finance, currently represents a portfolio of assets under management of more than €7,000 million, which will approach €10,000 million once all the vehicles are 100% invested. For the management of the assets, all the vehicles have followed the model of partnering exclusively with an expert in each investment segment,*

*such as renewable energies, student residences, the hotel sector, the real estate sector, infrastructures, retail space and venture capital.*

*At the end of 2022 and under the new regulatory framework established by Law 18/2022, Bankinter Investment SGEIC, a Bankinter Group entity specialising in alternative asset management, was set up.*

*On 17 February 2023, the National Securities Market Commission (CNMV) approved the registration of Bankinter Investment Inversión Alternativa I FCR, the first alternative asset management fund in which investments of €10,000 or more can be made.*

*Bankinter Investment's activity is complemented by another series of activities that the Bank offers its customers, such as advice on Mergers and Acquisitions, Real Estate Investment, Capital Markets (bond issues, private placements in MARF, promissory note programmes, IPOs, capital increases); and Structured Finance: project finance transactions, acquisitions, assets, balance sheet restructuring, shareholder reorganisation, optimisation of corporate structures, etc.*

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