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In accordance with the provisions of the Regulation and the corresponding Circulars of the Alternative Fixed Income Market (*Mercado Alternativo de Renta Fija (MARF)*) and any other applicable legislation or regulations, VÍA CÉLERE DESARROLLOS INMOBILIARIOS, S.A. (“Vía Célere” or the “Company”) communicates and makes public the following:

### INSIDE INFORMATION

The Company has agreed to carry out a 5.25% senior secured green notes issuance for an amount of €300,000,000 (the “Notes”) due on 1 April 2026.

The Notes are governed by the laws of the State of New York and are expected to be admitted to trading on the Global Exchange Market (GEM), a multilateral trading facility, of the Irish Stock Exchange (Euronext Dublin).

The net proceeds obtained from the offering will be allocated to (i) redeem existing debt of the Company for an amount of €120,000,000; (ii) general corporate purposes of the Company; and (iii) to cover any costs and pay any fees relating to the offering.

The Company will allocate an amount equal to the net proceeds from the offering to eligible Green projects, as defined under the “Green Bond Framework” available at <https://www.viacelere.com/en>.

The offering will be guaranteed, personally and joint and severally, by the Company and certain subsidiaries of its group (the “Vía Célere Group”), and will be secured by certain *in rem* security interests in accordance with the terms and conditions of the Notes. Additionally, the shareholders of the Company will incorporate Vía Célere HoldCo, S.L., a newly formed private limited liability company (*sociedad de responsabilidad limitada*) (“Vía Célere HoldCo”), to which 100% of the Company’s shares will be contributed, so that the Company will become a direct subsidiary of Vía Célere HoldCo.

Finally, the Company, as borrower, and certain subsidiaries of the Vía Célere Group, as guarantors, and certain financial institutions, have entered into a revolving facility agreement, governed by English law, under the name “*Super Senior Revolving Facility Agreement*”, by virtue of which the borrowers will receive a revolving credit facility for an amount of €30,000,000, and such amount will be available to finance or refinance the working capital needs and general corporate purposes of the Vía Célere Group including, without limitation, certain investments in the form of permitted acquisitions of the Vía Célere Group.

Madrid, 18 March 2021.

Vía Célere Desarrollos Inmobiliarios, S.A.

Mr. Jaime Churruca Azqueta  
Chief Financial Officer

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In any European Economic Area member state, this communication is only addressed to and is only directed at qualified investors in that member state within the meaning of the Prospectus Regulation. The Notes referred to herein have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold, directly or indirectly, in the United States absent registration under the Securities Act or pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. There is no intention to register any of the securities referred to herein in the United States or to make a public offering of the securities referred to herein in the United States. There will be no public offer of the Shares in Australia, Canada, Japan or South Africa. In the United Kingdom, this announcement and any other materials in relation to the securities referred to herein are only being distributed to, and are only directed at, and any investment or investment activity to which this announcement relates is available only to, and will be engaged in only with, “qualified investors” (as defined in the Prospectus Regulation) who are also (i) persons falling within the definition of “investment professionals” in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “**FSMA Order**”); (ii) persons who are high net worth bodies corporate, unincorporated associations and partnerships and the trustees of high value trusts, as described in Article 49(2)(a) to (d) of the FSMA Order; or (iii) persons to whom it may otherwise be lawful to distribute it (all such persons together being referred to as “relevant persons”). Persons who are not relevant persons should not take any action on the basis of this announcement and should not act or rely on it or any of its contents.