



ELIX SCM Partners

ELIX VRS Quarterly Report 2018 Q4



1. Executive Summary

2. Portfolio (*)

1. VRS001
2. VRS002
3. VRS003
4. VRS004
5. VRS005
6. VRS006
7. VRS007
8. VRS008
9. VRS009
10. VRS010

(*) The ID code follows an internal system

1. Executive Summary



Q4: New acquisitions and closing new deals to create a high-value portfolio

- Acquired two of the three pending compromised assets, located in Barcelona (8.1M€ purchase price) through Vintage Rents
- Signed their mortgage loans for a total 4,55M€ with Caixabank (leverage of 55% in VRS009 and 57.5% in VRS010)
- Signed credit line with the majority shareholder by a maximum limit of 25M€ (minimal disposal of 4M€)

Post-Closing Events:

- Acquired the remaining compromised asset (concerning to the previous Report Q3 2018), located in Barcelona (6M€ purchase price) through Vintage Rents
- Signed its mortgage loan with Caixabank for 3.2M€ (purchase financing)

1. Executive Summary



Portfolio Summary:

Address	City	Sub-market	Status	Entry Total Area (sqm)	Entry Units
VRS001	Madrid	Centro	Purchased	1,091	30
VRS002	Madrid	Salamanca	Purchased	4,772	33
VRS003	Madrid	Ciudad Lineal	Purchased	1,438	20
VRS004	Madrid	Chamberi	Purchased	1,839	25
VRS005	Barcelona	Ciutat Vella	Purchased	1,631	14
VRS006	Barcelona	Born	Purchased	3,592	17
VRS007	Barcelona	Born	Purchased	1,868	12
VRS008	Barcelona	Born	Purchased	2,514	14
VRS009	Barcelona	Eixample	Purchased	1,004	12
VRS010	Barcelona	Barcelona	Purchased	1,072	10
Barcelona	Barcelona	Barcelona	Committed	1,266	18
Madrid	Madrid	Madrid	Committed	1,032	9
Barcelona	Barcelona	Barcelona	Committed	1,502	21
TOTAL				24,621	235

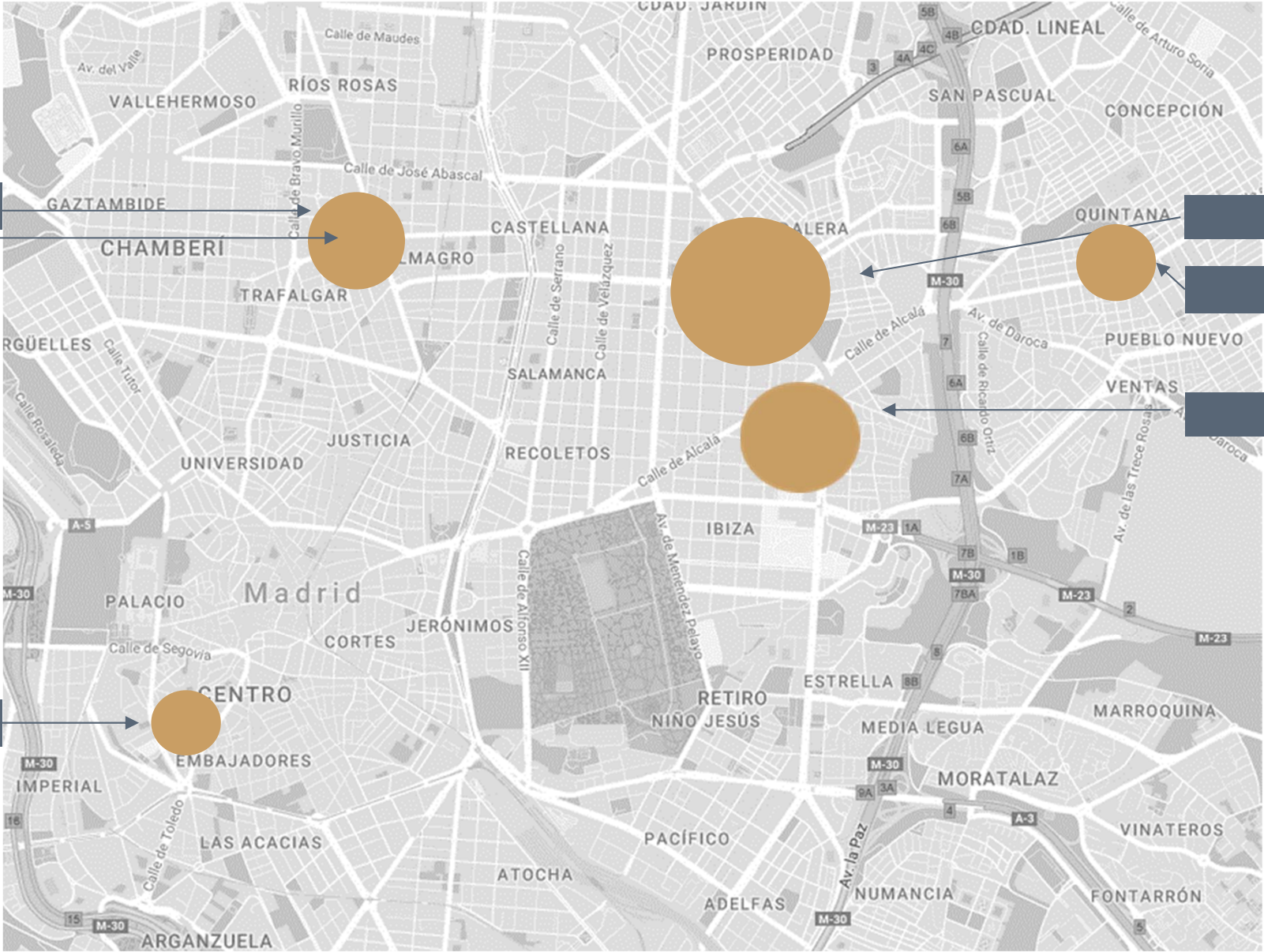
Key Metrics:

KEY METRICS		
Data as of 31.12.2018	million €	% capital committed
Capital committed	103,78	100%
Capital called	45,06	43%
Market value of assets in portfolio*	70,96	68%
EPRA NAV**	46,34	45%

* Asset RICS valuation as of 31.12 prepared by CBRE.
Market value of binding contracts included.

** EPRA NAV as of 31.12.18 valuation provided by CBRE.

1. Executive Summary: Madrid Assets



VRS004

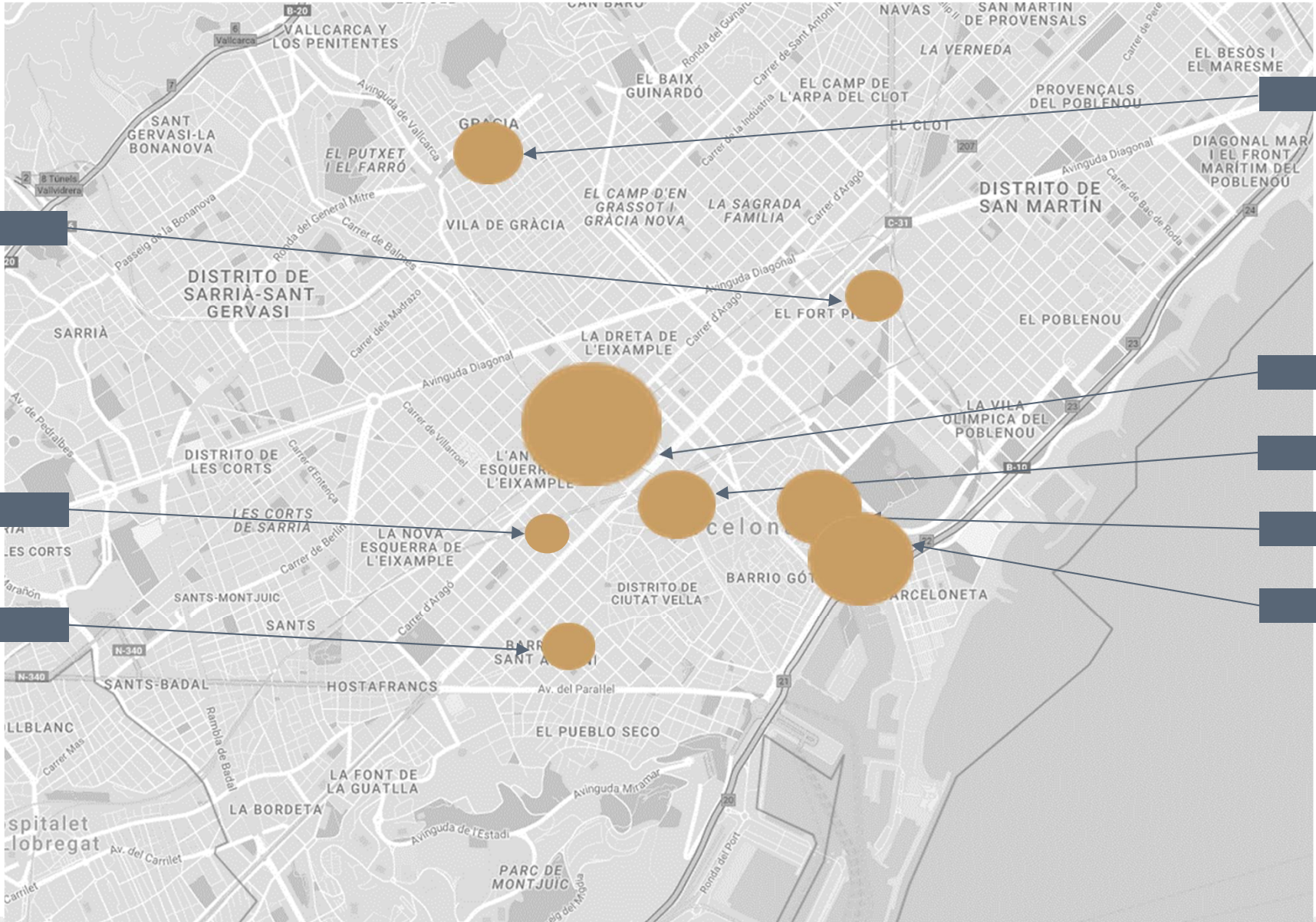
VRS002

VRS003

Madrid

VRS001

1. Executive Summary: Barcelona Assets



1. Executive Summary

- 2. Portfolio (12.31.2018)**

1. VRS001
2. VRS002
3. VRS003
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2.1 Portfolio – VRS001



Location

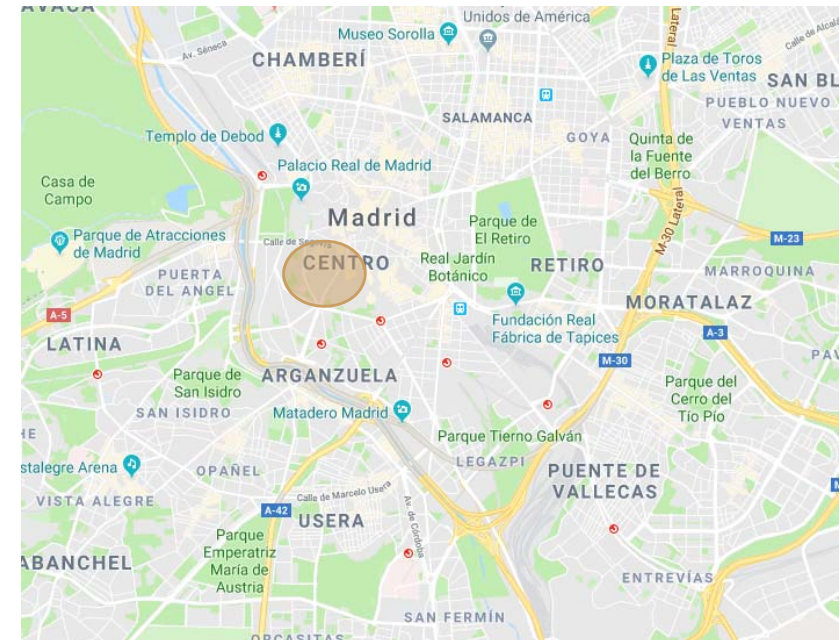
- La Latina is located at the heart of the Palacio area in the Centro district. It is one of the most charming and traditional areas in the city. Its streets date back from medieval times and gravitate around 2 major squares: Plaza de la Cebada and Plaza de La Paja and it conforms what it used to be original city of Madrid. Parts of the medieval walls are still visible around there.
- Metro and bus available nearby. 10-12 min walking distance from Plaza Mayor and Puerta del Sol.
- This traditional type of building with its small units is a very demanded option for people seeking to live in the city center in buildings full of history and character.

Status (S) /Next Step (NS)

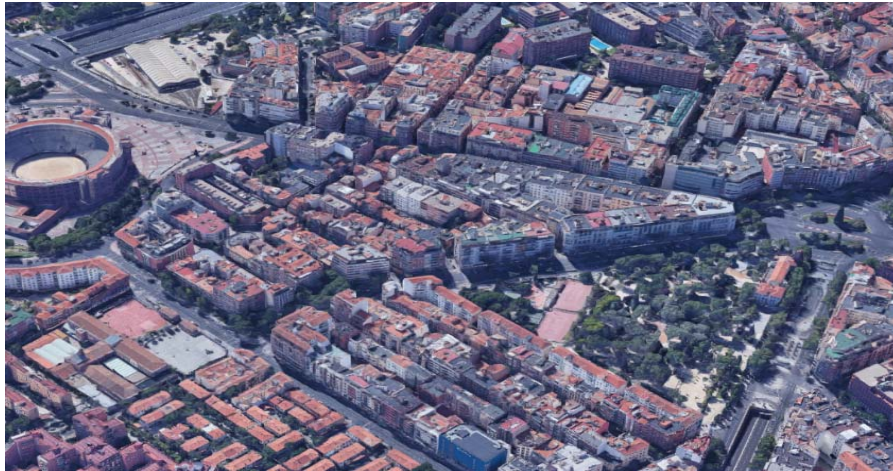
- **(S):** License received Feb2019.
- **(NS):** To close tendering.

Asset Description

- Historical and traditional type of building, distributed around an interior court and corridor to access its many small units at the back. They are called "corralas" and they are very sought-after.
- Empty, no tenants but in need of major structural works.
- Building volume and existing apartments are legally registered.
- Façade and interior court protected as per Historic Monument Catalogue.



2.2 Portfolio – VRS002



Location

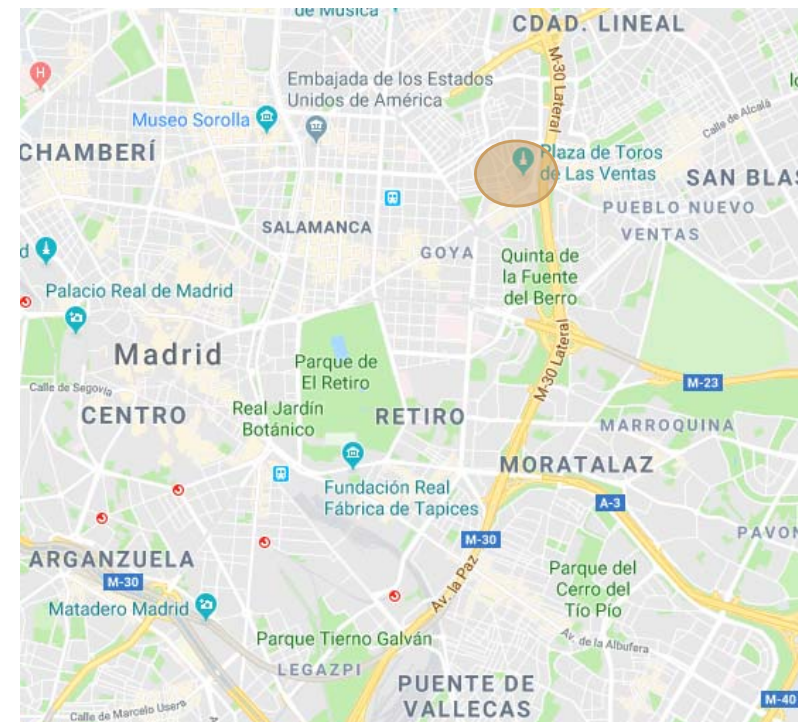
- Located in the district of Salamanca, on the other side of the Lista neighborhood, with easy access to the airport, metro, and main bus station.
- Near the Goya-Alcalá commercial hub, WeZink Sports Center,...
- Family friendly and quiet, very attractive for young couples, by Parque Eva Peron.
- Accessible to families and individuals that can not afford the higher-priced Salamanca districts.

Status (S) /Next Step (NS)

- **(S):** Revised project scope.
- **(NS):** Capex works to start in Q2.

Asset Description

- The property has two buildings, both exterior with two large commercial premises at the ground floor (>900m2 each) that are operated as parking and car dealership.
- Its location, no buildings opposite and in a wide and quiet street, makes it a unique property in its area.



2.3 Portfolio – VRS003



Location

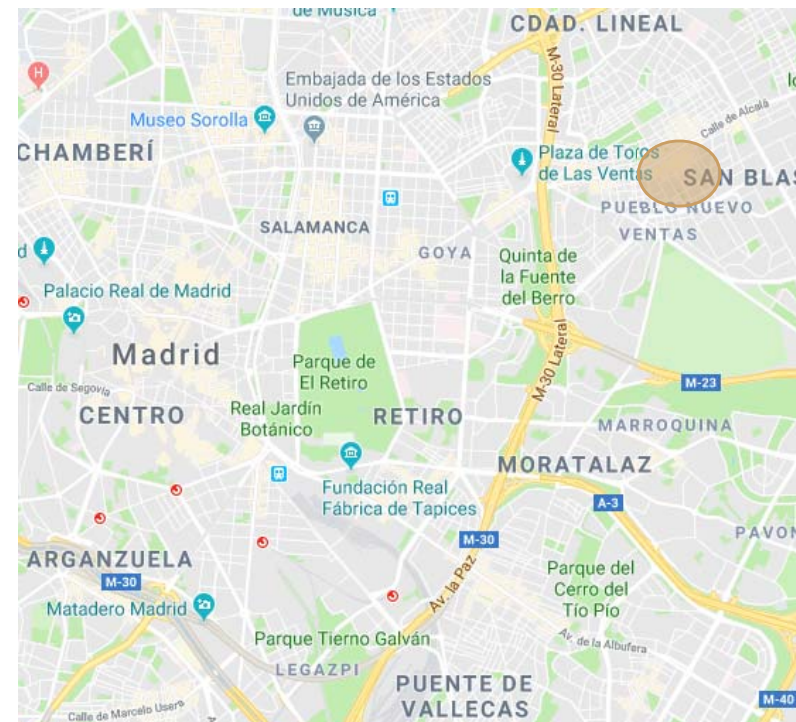
- Located in the district of Ciudad Lineal, working-class neighborhood, metro station next to the building, and main bus lines.
- Near the Calle de Alcalá, with great neighborhood commercial activity.
- Very attractive for young couples, because of the limited offer of quality housing in the area.

Status (S) /Next Step (NS)

- **(S):** Initiating 5 dwellings construction works. License for major works submitted.
- **(NS):** Commercialization of first 6 units.

Asset Description

- Corner building, plenty of light, whit large rear courtyard and very attractive rental units.
- Semi-basement area with great potential for development of offices or lofts.



2.4 Portfolio – VRS004



Location

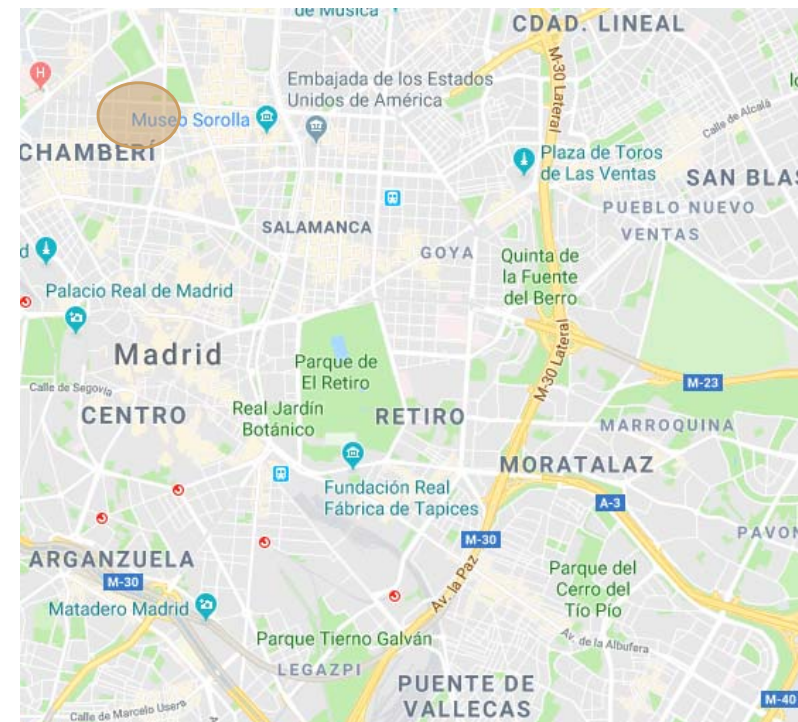
- Located in the district of Chamberí. It is part of the so-called central almond of the city.
- Metro and bus lines very close, as well as cultural centers and shops of all kinds.
- Very attractive for all types of profiles, especially young couples, professionals, and students.

Status (S) /Next Step (NS)

- **(S):** Waiting for license approval.
- **(NS):** To start building structure works.

Asset Description

- Classical building in one of the most sought-after quarters in Madrid: Chamberí.
- Structural reinforcement works carried out at 80%. An study regarding the economic impact of the cost of developing the structural reinforcements have been done.
- Spacious common areas and bright houses.



2.5 Portfolio – VRS005



Location

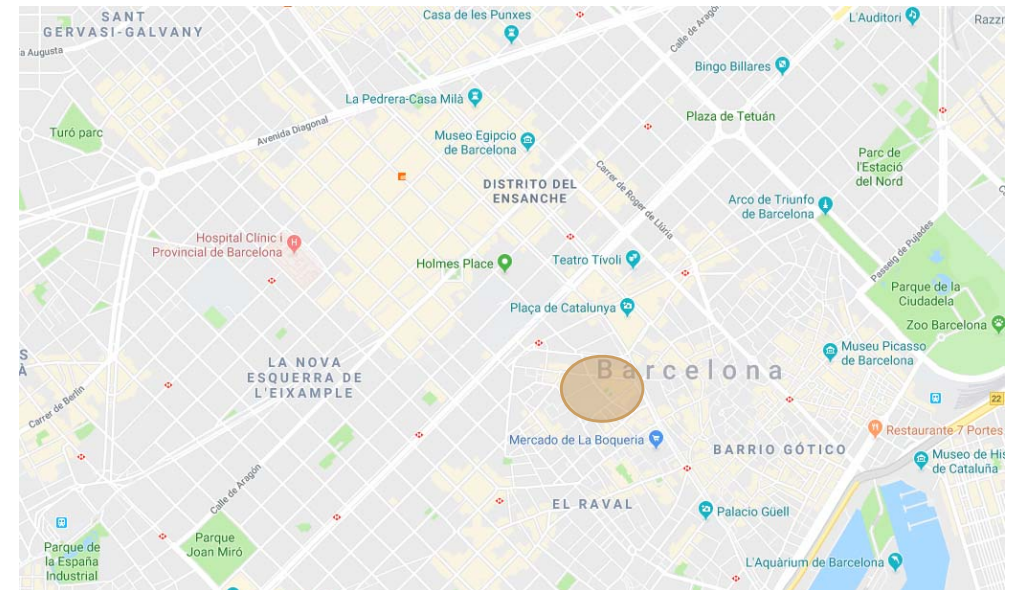
- Situated in a prime area, a trendy neighborhood suitable for both local and international tenants.
- High class area in the centre of the city, the Ciutat Vella district.
- Surrounded by a mix of traditional businesses and trendy new shops.
- Near the Gran Teatro del Liceo and the Boqueria, both in the Ramblas.
- In a very quiet pedestrian street, exclusive and charming one.

Status (S) /Next Step (NS)

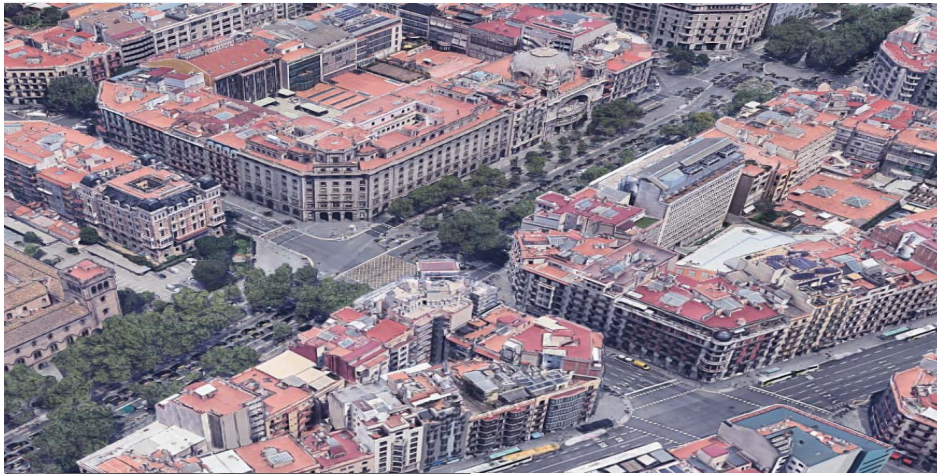
- **(S):** License for major works submitted. Tendering process.
- **(NS):** Working on the final construction documents and offers valuation (tendering process).

Asset Description

- Classical residential building from the 1929. Original elements in the building: mosaic floorings, high ceilings...
- The urban parameters of the street allows for the division of the entities from 10 to 20.



2.6 Portfolio – VRS006



Location

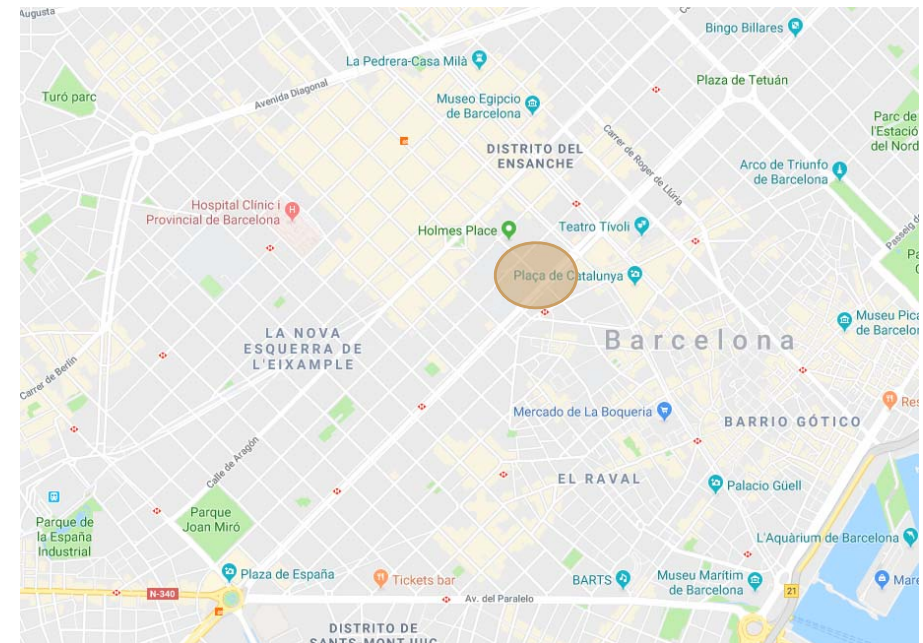
- Located in the city center, next to the University of Barcelona and a few meters from Catalunya Square.
- Upscale neighbourhood area on the edge of Eixample and Ciutat Vella.
- Corner building with the best commercial orientation, it overlooks the two most important arteries of Barcelona.

Status (S) /Next Step (NS)

- **(S):** License for major works submitted. Tendering process.
- **(NS):** Working on the final construction documents.

Asset Description

- Building from 1920.
- The building has a very impressive appearance preserving many of its original elements.
- Large apartments.



2.7 Portfolio – VRS007



Location

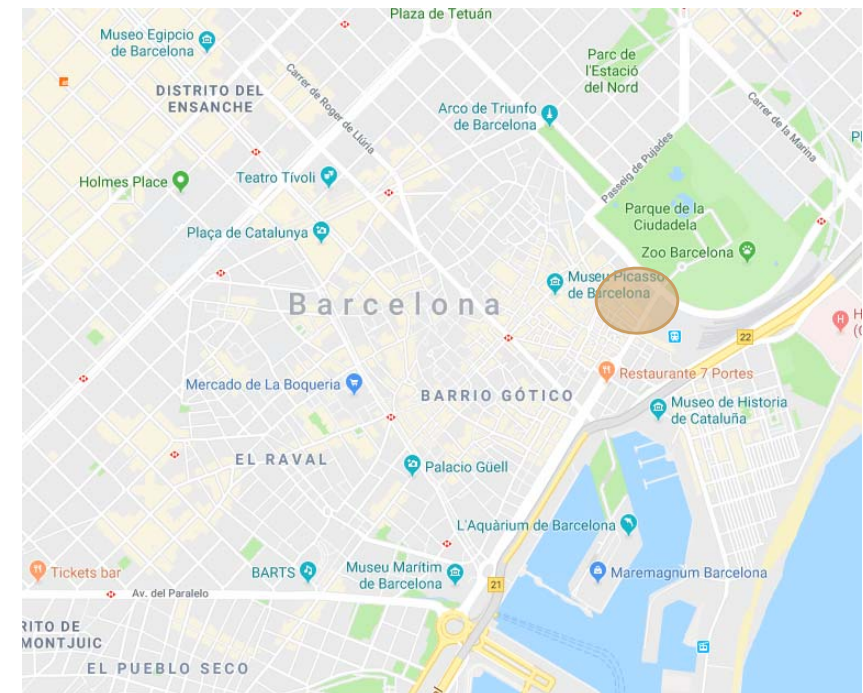
- In a privileged area, just in front of the Born market and close to Ciutadella Park.
- The neighborhood has become one of the most sought-after locations of the city.
- Surrounded by pedestrian streets with premium brand shops, trendy restaurants, and exclusive boutiques.
- Very close to the sea front, Picasso Museum and Santa Maria del Mar's Cathedral.

Status (S) /Next Step (NS)

- **(S):** License for major works submitted. Tendering process.
- **(NS):** Working on the final construction documents and offers valuation.

Asset Description

- Built in 1904.
- It belongs to a set of constructions with historic interest, preserving many peculiar, original elements of the modernist Barcelona.



2.8 Portfolio – VRS008



Location

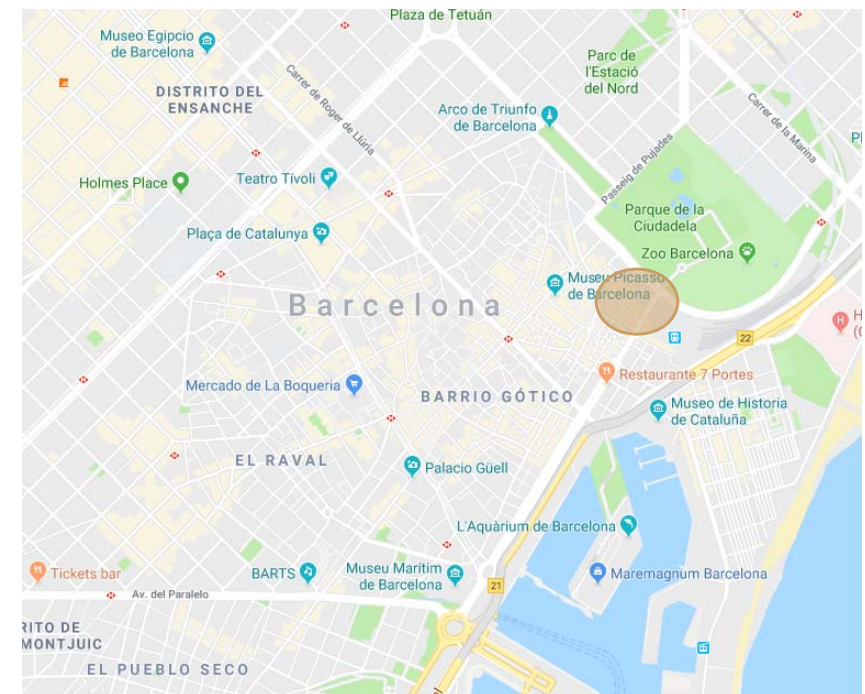
- Located in a privileged area, just in front of the Born market, a few meters away from the Ciutadella Park, the sea front, Picasso Museum and Santa Maria del Mar's Cathedral.
- The neighborhood has been updated in the past recent years and now is one of the most sought-after locations of the city.
- Surrounded by pedestrian streets with trendy restaurants and exclusive boutiques.

Status (S) /Next Step (NS)

- **(S):** License for major works submitted. Tendering process.
- **(NS):** Working on the final construction documents and offers valuation.

Asset Description

- Classic building dated from 1895.
- The building belongs to a set of constructions with historic interest, preserving many peculiar, original elements typical of the modernist Barcelona.



2.9 Portfolio – VRS009



Location

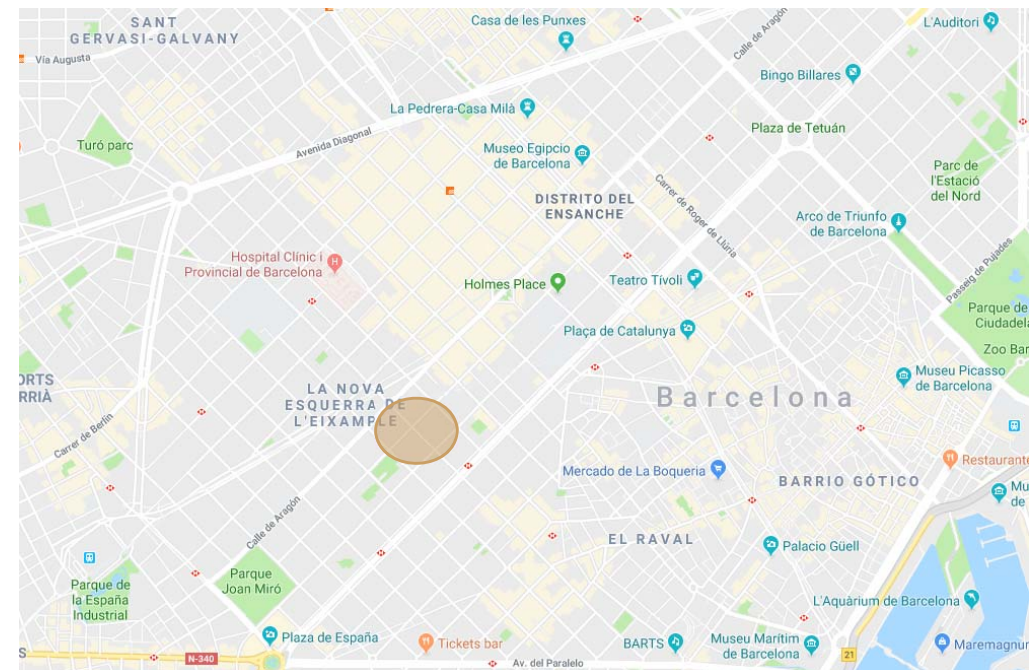
- Located in the Eixample Esquerra district, in the downtown, between Comte Borrell St, Comte D'Urgell St, Roma Avenue and Gran Vía de les Corts Catalanes.
- Middle-high class area in the city centre.
- Well communicated area, close to Sants Train Station and main streets in Barcelona.

Status (S) /Next Step (NS)

- **(S):** Building works completed. 6 out of 12 units already rented.
- **(NS):** Working on the commercialization of the remaining units.

Asset Description

- Classic building in the Eixample district, completely renovated.
- Distributed in a single building with a ground floor, with a commercial space and an outstanding duplex with a large private garden and 5 floors with 2 residential units each: 1 commercial unit and 11 residential units.



2.10 Portfolio – VRS010



Location

- The property is located in the Eixample district, just in the San Antonio neighborhood .
- Next to Ciutat Vella and the Sant Antoni market, which has been recently renovated and represents the engine of a neighborhood with good prospects for the near future.
- Close to Plaza Espanya, it has multiple public transport connections and proximity to the main arteries of the city (C-31, Ronda Litoral).

Status (S) /Next Step (NS)

- **(S):** Under commercialization. Good pace.

Asset Description

- Corner building with a singular configuration. It has exterior and bright homes.
- The property has basements and a ground floor for commercial use plus five storeys for housing. All residential units have been refurbished as single floor units and duplex.



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