

Press Release

The Company weighs up the possibility of carrying out a share capital increase for up to EUR200 million

Árma achieves 8.7% value uplift on its portfolio in three months

- The Socimi books a profit of EUR1.1 million in December 2018, raising this by a further EUR3.7 million in January 2019
- Árma's portfolio has already achieved a value uplift of 8.7% on its purchase price (EUR94 million) – with its market value now standing at EUR102.1 million
- The balanced portfolio, which features a total GLA of 27,000 sqm and more than 460 parking spaces, bears the Árma trademark – an income-producing office portfolio with strong value uplift potential
- Árma – which has already invested all the capital obtained via its listing – is weighing up the possibility of carrying out a share capital increase to continue offering its shareholders sustained growth



Photo: Árma. Render of the JV42 Árma concept design (*anteproyecto*) (Estudio Álvarez-Sala)



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Madrid, 18 February 2019. Today, three months after listing, Árma has presented its first set of – IFRS accounted – results which reveal a profit of EUR1.1 million at 31 December 2018. This figure was increased by an additional EUR3.7 million in just one month following the acquisition of two prime office properties in Madrid, the binding offers for which were announced on 27 December 2018. This took Árma’s NAV (Net Asset Value) to EUR10.13 per share at 31 January 2019, up 4% on the value recorded at end-October 2018.

The Socimi is deeply committed to generating value for its shareholders via its portfolio which – according to independent consultancy firms CBRE and Savills Aguirre Newman – currently has a market value of EUR102.1 million. All the properties acquired pay testament to the team’s know-how, tried and tested experience and expertise in identifying sound opportunities.

All the acquisitions have been completed off market and at very competitive prices, providing the company with a balanced portfolio whose current value is 8.7% higher than the original purchase price, which totalled EUR94 million.

Luis Alfonso López de Herrera-Oria, CEO of Árma, added “The uplift achieved on these properties that were acquired on outstanding terms will translate into added value for the shareholders that have placed their trust in us.”

The Socimi, which has been trading on the stock exchange since 23 October, has acquired a total of four properties and deployed all the capital invested by its shareholders – replicating a strategy that has proven so successful in the past. These investments, that offer a GLA of 27,000 sqm and more than 460 parking spaces, bear the Árma trademark – income-producing offices with strong value uplift potential that will result in attractive returns for shareholders.

To continue expanding its portfolio, Árma has signed a bridging loan with CaixaBank for EUR30 million and is also carrying out an in-depth analysis on other properties that total circa EUR1,500 million and that are fully-aligned with the company’s business model.



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The Company is also exploring the possibility of carrying out a share capital increase for up to EUR200 million, subject to approval at the Annual General Shareholders Meeting.

Sobre Árma Real Estate

Árma Real Estate is a Spanish company that listed on the Madrid Stock Exchange as a SOCIMI (Sociedad Anónima Cotizada de Inversión Inmobiliaria) and that is led by a fully-dedicated internal management team. It was created in 2018 with the aim of becoming the leading Spanish SOCIMI in the Madrid office market. The company is headed up by Luis María Arredondo (Chairman of the Board of Directors) and Luis López de Herrera-Oria (CEO) and also boasts the same highly-reputable management team that steered Axiare Patrimonio SOCIMI to success.

For more information

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