

1. SUMMARY.

INTRODUCTION AND DISCLAIMER

This summary of the Prospectus for Admission to Trading on the Alternative Equities Market (the Prospectus) for Excem Capital Partners Sociedad de Inversión Residencial SOCIMI, S.A. (the Company), specifically that market's listed REIT segment, is divided into four sections (Introduction and disclaimer; Issuer; Securities; and Risk factors).

Note that this summary should be read as an introduction to the Prospectus and that any decision to invest in the securities issued by the Company should be underpinned by an analysis of the Prospectus as a whole.

As noted in section 2.1 of the Prospectus, David Hatchwell Altaras, in his capacity as Chairman of the Company's Board of Directors, assumes responsibility for the contents of thereof and declares that the information contained therein is, to the best of his knowledge, truthful and that no material omissions have been made that could affect its contents.

ISSUER

Full identification of the Company.

Excem Capital Partners Sociedad de Inversión Residencial, SOCIMI, S.A. is an open-ended public limited company (*sociedad anónima*). Its registered office is located at Paseo de la Castellana, 93, 9º, 28046 Madrid (Spain) and its tax identification number is A-87417846.

It has been set up as a public limited company under the laws of Spain and plans to have its shares admitted to listing on Spain's alternative equities market (MAB for its acronym in Spanish), thus abiding by Royal-Legislative Decree 1/2010, enacting the Corporate Enterprises Act, and Spain's securities market legislation and governed by the MAB's own regulations.

The Company was incorporated as a sole-shareholder company under the name of Excem Capital Partners, S.L. (as set down in a public deed notarised by Ignacio Sáenz de Santa María Vierna on 16 November 2015, recorded under entry number 4,292 of his protocol). The Company was registered in the Madrid Companies House on 27 January 2016 (in Tome 34291, folio 122, section 8, sheet M-616889, entry no. 1). It was resolved to change the Company's name to its current name of Excem Capital Partners Sociedad de Inversión Residencial, SOCIMI, S.A. (the Company or EXCEM SIR) at an Extraordinary General Meeting held on 27 February 2018.

Brief overview of the company's business and strategy.

The Company is a property manager. Its core business is to invest in urban properties zoned for residential use (individual homes; entire floors that can be sub-divided and buildings) whose rooms, following refurbishment and decoration, are earmarked for rental to students and young professionals (who have the right to shared use of the common areas). The overriding objective is to boost rental

income and asset returns by means of active, professional and value-adding end-to-end property management.

In order to fund the real estate investments comprising its corporate purpose, since 17 August, EXCEM SIR has issued equity on a number of occasions and arranged 28 long-term mortgages, as detailed in sections 2.4.1 and 2.4.2 of the Prospectus.

As of the date of the Prospectus, the Company had acquired 28 residential buildings in Madrid with 181 rooms for rent:

Building address (Madrid)	Rooms	m ² *	Occupancy**	Property value (€)***	Gross yield (rent/property value)****
C/ Ronda de Valencia 8, planta 2ª, puerta I	6	141	100%	532,391	6.04%
C/ Rey Francisco 10, planta 5ª, puerta Dcha.	6	213	100%	754,303	4.45%
C/ Aviación Española 12, planta 2ª, puerta B	7	154	100%	791,891	5.41%
C/ Vallehermoso 69, planta 1ª, puerta D	6	192	100%	727,947	4.73%
C/ San Bernardo 10, planta 1ª, puerta Izda.	9	233	100%	1,089,422	5.55%
C/ Hermosilla 118, planta 1ª, puerta Izda.	6	158	83%	718,984	3.11%
C/ Cardenal Cisneros 86, planta 2ª, puerta A	7	196	100%	887,981	4.39%
C/ Alcalá 182, planta 3ª, puerta Izda.	7	178	100%	875,861	4.92%
C/ San Bernardo 97-99, planta 2ª, puerta K	6	152	100%	731,736	5.41%
C/ Hilarión Eslava 58, planta 2ª, puerta Dcha.	7	206	86%	887,225	3.73%
C/ Jorge Juan 82, planta 2ª, puerta 6	6	145	100%	687,095	5.80%
C/ D. Ramón de la Cruz 100, planta 1ª, puerta A	6	127	100%	727,693	4.63%
C/ Doctor Esquerdo 20, planta 1ª, puerta Izda.	7	166	71%	837,476	3.77%
C/ Andrés Mellado 67 planta 5ª, puerta Dcha.	6	144	100%	743,295	4.42%
C/ Donoso Cortés 86, planta 1ª, puerta Izda.	6	138	100%	779,637	4.10%
C/ Francisco Silvela 69, planta 2ª, puerta C	8	212	100%	1,040,188	4.41%
C/ Maudes 50, planta 1ª, puerta A	6	111	100%	640,605	5.39%
C/ Colegiata 11, planta 3ª, puerta B	9	275	100%	1,090,956	4.85%
C/ San Bernardo 124, planta 2ª, puerta Izda.	6	165	100%	701,464	5.47%
C/ Bailén 49, planta 2ª, puerta Dcha.	7	181	86%	824,964	4.13%
C/ Bordadores 4, planta 2ª, puerta Dcha.	5	123	100%	608,600	5.52%
C/ Conde Romanones 13, planta 1ª, puerta Izda.	7	207	100%	787,197	4.90%
C/ Fucar 22, planta 1ª, puerta Dcha.	5	144	100%	600,337	4.70%
C/ Colegiata 9, planta 1ª, puerta Izda.	6	174	100%	656,527	5.05%
C/ Joaquín María López 23, planta 2ª, puerta D	6	159	100%	726,980	4.99%
C/ General Moscardó 26, planta 1ª, puerta 3	6	171	100%	741,416	4.67%
C/ Ferraz 69, planta 1ª, puerta Izda.*****	6	146	67%	755,695	3.01%
C/ Ventura Rodríguez 11, planta 1ª, puerta Izda.	6	191	100%	994,418	4.12%

(* Total floor space (including proportionate share of common areas) as per the appraisal report issued by Tasvalor on 22 February 2018; (**) Calculated as the total number of rooms rented at 31 March 2018 over the total number of rooms in each apartment or 100% in the case of an exclusive marketing arrangement with Uniplaces; (***) According to the appraisal report issued by Tasvalor on 22 February 2018; (****) Calculated as gross rental income per annum per apartment (in turn calculated using the monthly rent for the rooms rented at 31 March 2018 over an 11-month period corrected by a factor of 90% and, where applicable, the monthly income guaranteed by Uniplaces (refer to section 2.6.1 of the Prospectus)) over the apartment's value; (*****) On the market since 1/3/2018.

On 27 March 2018, the Company signed an earnest money agreement with the owners of a building located at calle Doctor Cortezo, 15 in Madrid, under which the parties have committed to the sale-purchase of that property for €7,500,000, on the terms outlined in sections 2.4.2 and 2.14.2 of the Prospectus.

The Company's everyday management, meaning its corporate and investing activities, has been delegated to Excem Management, S.L. (“**EXCEM MANAGEMENT**” or the “**Manager**”), pursuant to a services provision agreement dated 29 September 2016, which was subsequently amended on 27 September 2017 and again on 10 May 2018 (the “**Management Agreement**”). The Manager can sell and operate the Company's properties either directly (under its own trademark, HOMIII, and via the online portal, www.homiii.com) or by outsourcing the properties' management to specialist firms. The main terms of that agreement are outlined in section 2.6.1 of the Prospectus.

EXCEM SIR's business strategy is articulated around:

- The acquisition of urban properties zoned for residential use in Madrid, Barcelona or any of the main Spanish cities, preferably in city centres.
- The generation of value at the properties acquired by refurbishing and decorating them for the purpose of proceeding to rent their rooms, framed by active, professional and value-adding end-to-end management by the Manager, with the aim of earning a gross yield on each asset of between 4% and 6% (calculated as gross rental income from the property divided by the sum invested in it, which in turn includes the purchase price, associated taxes and costs, the cost refurbishment work and of the furniture purchased).
- The rental of the rooms under a fixed-term property lease agreement governed by the terms of Spanish Law 20/1994 on Urban Leases, as the Company's leases are designed to satisfy tenants' need for housing.
- A cap on the leverage of the Company's portfolio as a whole and of each individual property expressed in terms of a loan-to-GAV ratio of no more than 70%.
- The possible *ad-hoc* sale of the properties once the minimum three-year holding period prescribed in Law 11/2009 on listed real estate investment trusts, known as *SOCIMIs* for their acronym in Spanish, subsequently amended by Law 16/2012 (the “**SOCIMI Act**”) has been met or the dissolution of the Company from the seventh anniversary of its incorporation, pursuant to a shareholder resolution at the time as a function of the ongoing performance of the Issuer and the prevailing circumstances and outlook for its portfolio of properties.

Composition of the Board of Directors and key management personnel.

The *modus operandi* of the Company's Board of Directors is regulated in article 23 of its Bylaws, as outlined in section 2.17.1 of the Prospectus. As of the date of the Prospectus, the composition of the Company's Board of Directors is as follows:

Director	Position	Class of directorship	Date of appointment
David Hatchwell Altaras	Chairman	Proprietary	29 September 2016
Mauricio Botton Carasso	Director	Proprietary	31 May 2017
Philip Hatchwell Altaras	Director	Proprietary	29 September 2016
David Vega Sánchez	Director	Proprietary	27 February 2018
Antonio González-Noain Rodríguez	Director	Proprietary	27 February 2018
Miguel Ángel Luna Mansilla	Director	Independent	27 February 2018
Guillermo Massó López	Director	Proprietary	18 April 2018
José Manuel Ballesteros Pozanco ⁽¹⁾	Secretary, non-member	N/A	29 September 2016

(1) Director of the Company until 18 April 2018

Financial statement auditor.

EXCEM SIR's short-form financial statements for 2016 and 2017 have been audited by Ernst & Young, S.L. ("EY"), an audit firm with registered office at calle Raimundo Fernández Villaverde, 65 in Madrid and tax identification number B-78970506; it is registered in Madrid's Companies Register in Tome 12,749, Book 0, Folio 215, Section 8, Sheet M-23123 and in the Official Register of Auditors (ROAC) under entry number S0530. EY has also conducted a limited review of the interim short-form financial statements of EXCEM SIR for the three-month period ended 31 March 2018.

Historical financial information.

Assets (€)	31/12/2015 ^(*)	31/12/2016 ^(**)	31/12/2017 ^(**)
Non-current assets	-	5,769,110	14,014,916
Investment properties (net)	-	5,769,110	14,013,916
Non-current financial assets	-	-	1,000
Current assets	2,992	381,022	1,262,111
Trade and other receivables	-	20,168	13,382
Current financial assets	-	10,270	26,961
Prepayments and accrued income	-	14,450	27,656
Cash and cash equivalents	2,992	336,134	1,194,112
Total assets	2,992	6,150,132	15,277,027

(*) Unaudited. Fiscal year 2015 refers to the period elapsing between 16 November and 31 December 2015.

(**) Audited

Liabilities and equity (€)	31/12/2015 ^(*)	31/12/2016 ^(**)	31/12/2017 ^(**)
Equity	2,992	5,188,004	7,051,450
Equity	2,992	5,188,004	7,051,450
Non-current liabilities	-	841,513	7,737,790
Non-current borrowings	-	841,513	7,737,790
Current liabilities	-	120,615	487,787
Current provisions	-	-	9,753
Current borrowings	-	93,193	431,113
Trade and other payables	-	27,422	46,921
Total equity and liabilities	2,992	6,150,132	15,277,027

(*) Unaudited. Fiscal year 2015 refers to the period elapsing between 16 November and 31 December 2015.

(**) Audited

Section 2.12.1 of the Prospectus analyses the trend in the various headings of the Company's statement of financial position.

Statement of profit or loss (€)	2015 ^(*)	2016 ^(**)	2017 ^(**)
Revenue	-	38,687	633,193
Other operating expenses	(8)	(297,713)	(831,424)
Depreciation and amortisation	-	(6,932)	(122,804)
Impairment of and gains/(losses) on disposal of fixed assets	-	-	53,174
Other gains/(losses)	-	998	2,016
Operating profit/(loss)	(8)	(264,960)	(265,845)
Net finance income/(cost)	-	(28)	(120,709)
Profit/(loss) before tax	(8)	(264,988)	(386,554)
Income tax	-	-	-
Profit/(loss) for the period	(8)	(264,988)	(386,554)

(*) Unaudited. Fiscal year 2015 refers to the period elapsing between 16 November and 31 December 2015.

(**) Audited

Section 2.12.1 of the Prospectus analyses the trend in the various headings of the Company's statement of profit or loss.

Disclosure of any qualifications in the auditor's reports on the Company's financial information.

Neither the 2016 nor the 2017 short-form financial statement audit reports contains any qualified opinion, adverse opinion, disclaimer of opinions or matter-of-emphasis paragraphs. Nor does the limited review report accompanying the interim short-form financial statements for the three months ended 31 March 2018 include any qualifications or matter-of-emphasis paragraphs.

Significant trends affecting the Issuer.

Assets (€)	31/12/2017 ^(*)	31/03/2018 ^(**)
Non-current assets	14,014,916	15,243,508
Investment properties (net)	14,013,916	15,242,508
Non-current financial assets	1,000	1,000
Current assets	1,262,111	4,477,043
Inventories	-	1,500,000
Trade and other receivables	13,382	22,673
Current financial assets	26,961	95,987
Prepayments and accrued income	27,656	19,149
Cash and cash equivalents	1,194,112	2,839,234
Total assets	15,277,027	19,720,551

(*) Audited

(**) Limited review by the auditor

Liabilities and equity (€)	31/12/2017 ^(*)	31/03/2018 ^(**)
Equity	7,051,450	11,047,607
Equity	7,051,450	11,047,607
Non-current liabilities	7,737,790	8,401,410
Non-current borrowings	7,737,790	8,401,410
Current liabilities	487,787	271,534
Current provisions	9,753	-
Current borrowings	431,113	194,036
Trade and other payables	46,921	77,498
Total equity and liabilities	15,277,027	19,720,551

(*) Audited

(**) Limited review by the auditor

Statement of profit or loss (€)	First quarter 2017 ^(*)	First quarter 2018 ^(**)
Revenue	85,818	295,067
Other operating expenses	(122,521)	(550,940)
Depreciation and amortisation	(17,334)	(50,535)
Other gains/(losses)	-	(544)
Operating profit/(loss)	(54,037)	(306,951)
Net finance income/(cost)	(8,020)	(46,742)
Profit/(loss) before tax	(62,057)	(353,693)
Income tax	-	-
Profit/(loss) for the period	(62,057)	(353,693)

(*) Unaudited

(**) Limited review by the auditor

Section 2.13 of the Prospectus analyses the trend in the various headings of the Company's statement of profit or loss for the three months ended 31 March 2018.

Quantitative guidance or estimates.

Statement of profit or loss (€ 000)	2018E ^(*)	2019E ^(*)
Revenue	1,408	1,757
Other operating expenses	(1,356)	(949)
Depreciation and amortisation	(228)	(246)
Operating profit/(loss)	(176)	562
Net finance cost	(205)	(247)
Profit/(loss) before tax	(381)	315
Income tax	-	-
Profit/(loss) for the period	(381)	315

(*) These figures have neither been audited or the subject of a limited review

The main assumptions used by the Company as the basis for preparing these projections are outlined in section 2.16 of the Prospectus.

Working capital declaration.

The Company's Board of Directors declares that, following due analysis, the Company has sufficient working capital to carry on its business activities during the 12 months following its admission to trading on the MAB.

SECURITIES

Information regarding the shares.

The Company's share capital, as of the date of the Prospectus, stands at €12,052,850, represented by 12,052,850 shares with a unit par value of €1. All of the shares belong to a single class and series and share the same voting and dividend rights (refer to section 3.3 of the Prospectus). All of the Company's shares are fully subscribed and paid for.

The Company's shares are registered shares and are represented by book entries. They have been logged in the corresponding registers managed by Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A.U. ("**Iberclear**"), with registered office in Madrid, at Plaza Lealtad, 1, and its authorised member entities (the "**Member Entities**").

The shares are denominated in euros.

The shares and the economic rights attached thereto, including pre-emptive subscription and bonus share rights, are freely transferable by any means permitted under law.

Shareholder structure.

As of the date of the Prospectus, the composition of the Company's shareholder structure is as follows:

Shareholder	No. of shares	Par value €	% shareholding
Germina Finance, S.L. ⁽¹⁾	4,911,111	4,911,111	40.75%
EXCEM GRUPO ⁽²⁾	245,555	245,555	2.04%
EXCEM MANAGEMENT ⁽³⁾	248,355	248,355	2.06%
Lexington S.L. ⁽⁴⁾	589,333	589,333	4.89%
Arcadia Asset S.L. ⁽⁵⁾	294,666	294,666	2.44%
Guillermo Massó López ⁽⁶⁾	147,333	147,333	1.22%
Other shareholders (33)	5,402,211	5,402,211	44.82%
Own shares	214,286	214,286	1.78%
Total	12,052,850	12,052,850	100.00%

(1) Controlled by Mauricio Botton Carasso, a Company director, by virtue of his direct and indirect ownership of 100% of the entity's share capital

(2) Controlled by David Hatchwell Altaras and Philip Hatchwell Altaras (Chairman and director of the Company, respectively), by virtue of their ownership of 32.49% apiece of the entity's share capital

(3) EXCEM GRUPO holds a direct and indirect shareholding in EXCEM MANAGEMENT of 33.33%

(4) This entity has a close relationship with David Vega Sánchez, a Company director, by virtue of the latter individual's position as its sole director; Mr. Vega Sánchez does not, however, hold any interest in the entity's capital, either directly or indirectly

(5) Controlled by Antonio González-Noain Rodríguez, a Company director, by virtue of his direct and indirect ownership of 100% of the entity's share capital

(6) Company director

The Company directors with a direct or indirect shareholding in EXCEM SIR as of the date of the Prospectus are itemised below:

Director	Direct shareholding	Indirect shareholding	Total direct and indirect shareholdings
David Hatchwell Altaras	-	0.89% (via EXCEM GRUPO ⁽¹⁾)	0.89%
Philip Hatchwell Altaras	-	0.89% (via EXCEM GRUPO ⁽¹⁾)	0.89%
Mauricio Botton Carasso	-	40.75% (via Germina Finance, S.L.)	40.75%
Antonio González-Noain Rodríguez	-	2.44% (via Arcadia Assets, S.L.)	2.44%
Guillermo Massó López	1.22%	-	1.22%

(1) David Hatchwell Altaras and Philip Hatchwell Altaras each own 32.49% of EXCEM GRUPO, which in turn owns (i) directly, 2.04% of the Company's shares; and (ii) indirectly, 0.69% (through their 33.33% shareholding in EXCEM MANAGEMENT)

Lexington, S.L., one of the Company's shareholders, with a 4.89% ownership interest, is closely related to David Vega Sánchez, who is the entity's sole director, albeit without holding any of its shares, either directly or indirectly

Information used to determine the benchmark price.

Based on the independent valuation report dated 13 April 2018, prepared by Grant Thornton Advisory, S.L.P. ("GT"), with respect to the value of the Company's shares at 31 March 2018 (referred to in greater detail in section 2.6.5 of the Prospectus and attached thereto as Appendix IV), the Board of Directors of EXCEM SIR, at a meeting held on 18 April 2018, set the benchmark or reference price for each of the Company's shares (12,052,850 shares with a unit par value of €1) at €1.40, which implies valuing the Issuer at €16,873,990.

RISK FACTORS

In addition to all of the information provided in the Prospectus, before making a decision to invest in the shares of EXCEM SIR, prospective buyers should consider, among other matters, the risk factors outlined in section 2.23, which could have an adverse impact on the Issuer's business, earnings, outlook or financial situation. The main risk factors are:

Risk of non-performance of obligations under financing agreement.

EXCEM SIR is party to 28 mortgage loans over the Company's properties and one credit facility (refer to sections 2.12 and 2.13 of the Prospectus for further details). The terms, conditions and obligations deriving from those financing agreements are standard market terms, conditions and obligations.

Bank borrowings, recognised under "Non-current borrowings" (€8,401,410) and "Current borrowings" (€54,794) on the Company's statement of financial position at 31 March 2018, totalled €8,456,204, implying a leverage ratio of 38.54%, calculated as the face value of those bank borrowings over the appraisal value of the Company's properties (€21,942,284) as per the report issued by Grupo Tasvalor, S.A. ("Tasvalor") on 22 February 2018.

In turn, the Company's bank debt service coverage ratio stood at -4.8 and -1.1 times at 31 March 2018 and 31 December 2017, respectively, calculated as the Company's EBITDA during the respective periods (-€256,416 during the first quarter of 2018 and -€143,041 in 2017) over the sum of the amount of principal repaid (€6,906 in the first quarter of 2018 and €6,905 in 2017) and interest paid (€46,735 in the first quarter of 2018 and €121,215 in 2017) to the banks in each period; note that EBITDA is calculated by adding "Depreciation and amortisation" back to "Operating profit/(loss)" as per the Company's statements of profit or loss.

€	2017 ^(*)	1Q18 ^(**)
Operating profit (1)	(265,845)	(306,951)
Depreciation and amortisation (2)	(122,804)	(50,535)
EBITDA (1) - (2)	(143,041)	(256,416)

^(*) Audited

^(**) Limited review by the auditor

As per the terms of those financing agreements, any failure by the Company to comply with its obligations thereunder could trigger their early termination, the requirement to prepay them and foreclosure of the secured properties. Those obligations specifically include due payment of the loan instalments and expenses stipulated in the loan agreements; maintenance of the underlying properties so as to prevent any impairment that could undermine their value (unless new collateral is provided for an equivalent amount); offering the banks, in the event of forced expropriation, new collateral to cover the debt not covered by the fair price established for the purpose of the expropriation; the non-occurrence of substantial changes in the circumstances underpinning the decision to grant or renew the loan; and compliance with the Company's obligations as landlord. Failure to comply with these obligations could have an adverse effect on the Company's business, results of operations, outlook or financial condition.

Risk related with the influence exerted by the majority shareholder.

The Issuer's majority shareholder is Germina Finance, S.L. (an entity wholly-owned directly and indirectly by Company director Mauricio Botton Carasso), which holds a direct equity interest of 40.75%. The majority shareholder's interests may be different from those of the rest of the Company's shareholders, prompting it to exert significant interest on the resolutions ratified at the Annual General Meeting.

Risk related with the effective ties between members of the Company's Board of Directors and the Manager, potentially giving rise to conflicts of interest.

At the date of the Prospectus, two of the seven directors of EXCEM SIR, namely David Hatchwell Altaras (Chairman of the Board of Directors) and Philip Hatchwell Altaras (director), are indirectly related to the Manager as David Hatchwell Altaras and Philip Hatchwell Altaras are the controlling shareholders of Excem Grupo 1971, S.A. ("**EXCEM GRUPO**"), which holds a 33.33% equity interest in the Company's Manager, as well as one of its three board seats (specifically, it serves as the Manager's chair, represented by Philip Hatchwell Altaras). Another executive at EXCEM GRUPO, Sam Toledano Edery, is the natural person representing Excem Inversora de Activos Inmobiliarios S.L. on the Manager's Board of Directors.

At present, EXCEM GRUPO has effective management control over the Company under the Management Agreement, potentially giving rise to conflicts of interest.

In order to prevent such conflicts, as indicated in section 2.6.1 of the Prospectus, the Management Agreement contemplates that in the event that any members of the Manager's Board of Directors is in turn a member of the Company's Board of Directors, such directors must abstain from voting on any resolutions tabled by the Company's Board of Directors that could give rise to a conflict of interest in relation to matters for which the Manager has to seek authorisation from the Company's Board of Directors or the amendment or termination of the Management Agreement. Regardless, the directors of the Manager are obliged to notify the Board of Directors of the Company of any situations in which their interests or those of any persons related to them could conflict, directly or indirectly, with those of the Company and abstain from deliberating or voting on the resolutions related with the transaction giving rise to the conflict in question.

In addition, as noted in section 2.17.1 of the Prospectus, Spain's Corporate Enterprises Act obliges the Company's directors to inform the Board of Directors of any conflict they may have, whether directly or indirectly, vis-a-vis the Company's interests; it further requires that the affected directors abstain from deliberating or voting on the resolutions or decisions related with the transaction giving rise to the conflict in question. Similarly, directors must disclose any direct or indirect shareholdings they or the persons related to them hold in the capital of any other company with the same, similar or complementary corporate purpose as that of the Company, additionally disclosing the positions/duties discharged at those companies.

At the Extraordinary General Meeting held on 27 February 2018, it was resolved to grant David Hatchwell Altaras and Philip Hatchwell Altaras a waiver from the bans itemised in article 229 of the Corporate Enterprises Act and from the non-compete obligation with respect to the Company.