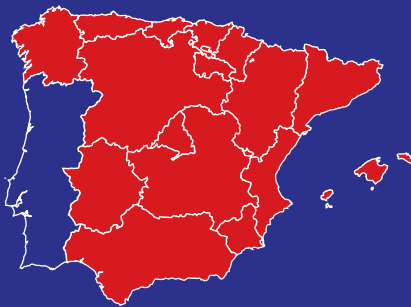


SOCIAL IMPACT INITIATIVE OF THE YEAR

KTESIOS SOCIMI – REVITALISING FORGOTTEN COMMUNITIES



LOCATION:

870 assets
across diverse
municipalities
(Spain)

DATE:

2019–Present

HIGHLIGHTED FEATURES:

Democratize access
to Affordable
Housing;
Acquisition &
Refurbishment of
Residential non-
prime assets



Ktesios SOCIMI embarked on its mission to democratize access to affordable housing in 2019, strategically purchasing vacant or underutilized apartments in Spain's overlooked regions, "the forgotten Spain". Ktesios' business model directly confronts three systemic issues plaguing the Spanish housing market: the escalating unaffordability of housing, the deterioration and depopulation of rural and semi-urban areas, and the urgent need for fostering social and environmental practices.

Ktesios offers rental solutions at an average rate of €390 per month, significantly below the market average. This pricing strategy addresses the growing disparity in housing affordability, particularly in an era where rental prices have surged beyond the reach of average income

earners, young professionals, and elderly citizens. By securing properties in non-prime zones at discounted rates, Ktesios SOCIMI not only solves a liquidity problem for financial institutions and investment funds but also ensures the sustainability of its investment through professional asset management and community-focused development.

The revitalization of depopulated areas is at the heart of the company's mission. The localities where Ktesios SOCIMI invests must have "rentability" and a favorable microeconomic environment with local job generation, such as vineyards or factories. For example, the company has purchased a building in Alcantarilla, a town 15 minutes from Murcia capital, or in Cebolla, a locality near Talavera de la Reina, where the new Meta project is going to arrive, and there is an aluminum company that generates 250 jobs.

The commitment to sustainability is evidenced by adoption of circular economy principles, responsible waste management, and initiatives aimed at reducing the environmental footprint of the properties.

Ktesios SOCIMI achieved the ESG Rating from 'Sociedad de Tasación' highlighting its dedication to creating a positive impact, and the growth prospects for the company are ambitious (yet achievable), with the aim to expand its portfolio to 3,000 units by 2028 to broaden its impact.