



# Catella Real Estate AG acquires a built-to-rent subsidized residential building in Madrid

The turnkey contract was secured in May 2021 by Catella AM Iberia on behalf of the Sarasin Sustainable Properties - European Cities Fund, fund managed by Catella Real Estate AG. The building, already operational, is located in *Ensanche de Vallecas* (Madrid) and is managed by Catella AM Iberia, which has a portfolio in Spain of more than 2,300 properties in Madrid, Barcelona, Valencia, Seville, Pamplona and Vitoria.

The residential development, located at *Avenida de la Gran Vía del Sureste* 10-12, has a total built area of 10,080 square metres above ground and includes 148 one- and two-bedroom subsidized apartments, 152 parking spaces, 148 storage rooms and 1 commercial space. The homes will also have an A energy rating and BREEAM@ ES VIVIENDA, BUENO certification.

The property is very well connected to Madrid through Metro Line 1 (Valdecarros Station, Line 1), and close to bus stops (Line 145). By car with direct connection to other parts of Madrid and the metropolitan area via the M45, M50 and A3.

The area counts on all kinds of services that favour the quality of life of the tenants: public and private schools, supermarkets and shopping centres, parks and green areas.

Eduardo Guardiola, CEO of Catella AM, has said that "*Vallecas is the third BTR project that we have originated and brought to success for our investor partners. Catella AM Iberia and its clients will continue to solve shortage of affordable and quality rental housing in Spain. We have the origination, development and management capabilities to continue providing value to our clients and local communities*".

*Jaime Sarrà, Senior Investment Manager of CREAG adds: "We are happy to announce the 27<sup>th</sup> acquisition of our SSP Fund, while being the first residential investment in Spain. This will allow the Fund to further diversify across Europe, increase its residential allocation, contribute to the Spanish social housing market with high ESG standards and keep offering attractive returns to investors"*.

## About Catella Real Estate AG

Catella Real Estate AG (CREAG), founded in January 2007 and headquartered in Munich, is engaged in the management of real estate investment funds as well as in providing advice on investing in real estate.

CREAG is a licensed capital management company (KVG) under German investment law (KAGB). The purpose of the company is the conception, development and management of open-ended real estate investment funds based on the expertise and outstanding market position of the Catella Group. CREAG currently manages assets under management of EUR 7.2 billion (as of March 31, 2023) in 20 real estate funds.

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Catella is a leading specialist in property investments and fund management, with operations in 12 countries. The group has over EUR 143 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at [catella.com](https://www.catella.com).

# PRESS RELEASE

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Sarasin Sustainable Properties - European Cities" is a fund of Catella Real Estate AG in cooperation with Bank J. Safra Sarasin AG with assets under management of over 770 million euros.

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## **About Catella AM Iberia**

Catella AM Iberia is a subsidiary of Sweden's Catella AB and provides independent investment management services to its clients. Established in 2015, Catella AM currently manages around €700 million in assets in Spain and Portugal through various vehicles.

Catella AM Iberia has a team with extensive experience which allows it to manage the entire investment cycle, from property selection, capital structuring, identification of value creation potential, active management and ultimately disposal.

The Company specialises in various verticals, highlighting its investment and management capabilities in Multifamily, Offices, Logistics and Retail.

<https://www.catella.com/es/espana/asset-management>

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