

PROPERTYEU

DATASHEET ISSUE 314

6 DECEMBER 2024

Recently completed deals

ASSET	ASSET TYPE	LOCATION	BUYER	VENDOR	SIZE	PRICE (MLN)	KEY FACTS
33 Marriott International Hotels	hotel	UK	KKR and Baupost	ADIA	6,500 rooms	£900 (€1086)	The assets are located in London and in prime regional cities including Edinburgh, Glasgow, Leeds and Liverpool.
12 student housing assets	living	Spain	Azora	EQT Exeter	1,500 beds	€450	The sale involved assets located in nine different Spanish cities and was conducted by the EQT Real Estate II fund.
43 hotels	hotel	France, Belgium, Germany	Covivio	AccorInvest	43 hotels	€393	The transaction has taken the form of a property swap with Covivio selling 16 assets to AccorInvest.
Bollène logistics park, the Oseraye logistics park and Ecoparc Côtière	logistics	France	WDP and CBRE IM	Altea	360,000 m ²	€390	WDP bought the Bollène and the Oseraye logistics parks while CBRE IM acquired Ecoparc Côtière.
Moncler global HQ	office	Milan	Valesco	Covivio	38,000 m ²	€200	The deal reflects a net initial yield of 5.5% on stabilised rental income.
Méndez Alvaro rental residential asset	living	Spain	Savills IM and Greystar	Acciona	28,000 m ²	€150	The 455-home Build to Rent development will operate under Greystar's new Nera Living brand.
740-apartment residential portfolio	living	Sweden	Klarabo	Rikshem Group	57,000 m ²	SEK 850 (€74)	The portfolio consists of seven properties - Batteriet 1, Batteriet 3, Batteriet 8, Batteriet 9, Brigaden 1, Värnet 2, and Värnet 3 - in Fredriksdal in the municipality of Helsingborg.
Bradstowe House	living	London	NA	Interpath Advisory	12,412 m ²	£58 (€70)	The property has an average occupancy of 2.9 years, and over 25% of residents have been in situ for over four years.
Portfolio of 6 assets	logistics	Denmark	Blackstone	Dansk Ejendomsfond	90,000 m ²	DK 500 (€67)	The 'Dansk Ejendomsfond I' consortium includes Velliv, Pædagogernes Pension (PBU) and AP Pension.
Femina-Palast	mixed	Berlin	Vivion	Signa	15,000 m ²	€65	The asset will be converted into a five-star hotel.
50% stake in 50 Baker St	office	London	Derwent London	Lazari Investments	240,000 ft ²	£44 (€53)	The deal reflects a 4.2% net initial yield at the current passing income of £2 mln per annum.
newly developed logistics facility	living	Borås, Sweden	Storebrand Asset Management	Kid and Fabritius	57,000 m ²	SEK 600 (€52)	The entire property is leased to Hemtex/Kid.
Bourdon House	office	London	UK family office	AIK	20,000 ft ²	£29 (€35)	Aik bought the property for £16.5 million in 2009.
Oas complex	office	Malmö, Sweden	Skanska Investment Properties	Skanska Commercial Property Development Nordic	7,500 m ²	SEK 380 (€33)	Developed and constructed by Skanska, the office dubbed Oas was completed in 2024 and is 90% leased.
24 Pilsudskiego Avenue	office	Lódz, Poland	Summus Capital	Echo Investment	15,000 m ²	€32.5	The asset is fully let to tenants including Alorica Inc., Bank Pekao S.A. Group, and the Enel-Med medical centre.
Sofitel Grand Sopot	hotel	Sopot, Poland	Sinfam Investments	AccorInvest	126 rooms	€30	The hotel dates back to 1927 and was recently refurbished.

Assets on the market

ASSET	ASSET TYPE	LOCATION	VENDOR	SIZE	PRICE (MLN)	BROKER	KEY FACTS
Ruby Stella Hotel	hotel	London	RE Capital	153 bedrooms	£50 (€60)	Savills	The hotel opened in November 2024, and it includes a ground-floor communal space, including a restaurant, bar, and courtyard terrace.
Nursing home portfolio	living	Italy	Geras Fund	NA	€60	NA	The portfolio for sale comprises properties in Milan, Genoa and Trecate.
Aloft Brussels Schuman	hotel	Brussels	Extendam, Schrodgers	150 rooms	€40	NA	The joint venture acquired the four-star asset in 2019.

Recently completed loans

LENDER(S)	BORROWER(S)	ASSET(S)	LOAN SIZE (MLN)	DETAILS
Natixis, US insurer	Irame Capital Partner	Five asset portfolio	€225	The portfolio includes 123 avenue des Champs-Élysées, an Yves Saint Laurent boutique.
BNP Paribas, UK insurer	Frey	Matarnia Park Handlowy shopping center in Gdansk, Poland	€150	A €100 mln, 10-year fixed-rate corporate loan was arranged by Natixis and fully subscribed by a UK insurer, while a €50 mln, 7-year mortgage on the Matarnia Park Handlowy shopping center in Gdansk, Poland, was secured through BNP Paribas Bank Polska.
Apollo	Valor and QuadReal	Logistics portfolio of seven assets	€113.5	The three-year green loan will fund the renovation of the seven-asset, 120,000 m ² portfolio.
EBRD and Swedbank	Sirin Development	Sirin Park Gariunai logistics park in Vilnius, Lithuania	€48	The loan will allow Sirin to build 100,000 m ² of sustainable warehouse space in their Vilnius logistics park.
pbb Deutsche Pfandbriefbank	Trei Real Estate	Vendo Park retail park portfolio in Poland	€38	The facility refinances a 43,000 m ² portfolio consisting of ten assets located in middle and smaller size cities in Poland.
mBank S.A.	Real Management S.A.	Development portfolio	€28 (PLN 120)	The funds will finance the development of further logistics and residential assets.

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Funds on the market

FIRM	FUND	STRATEGY	DETAILS
Mark	Crossbay II	Investing in urban logistics assets across Europe	Crossbay II has secured €660 mln in total fund commitments, representing a 20% increase in fund size compared to the predecessor vehicle. Including debt financing, Crossbay II has a total investment capacity of over €1.5 bn, which will be deployed and managed by Crossbay's on-the-ground teams across the major markets in Europe.
A&G	A&G Living Investments II	Focusing on traditional living assets, student residences, flex living, coliving and senior living in Spain.	The fund will analyse deals of between €20 mln and €35 mln and will target a volume of €250 mln.