

# PROPERTYEU

DATASHEET ISSUE 315

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Recently completed deals							
ASSET	ASSET TYPE	LOCATION	BUYER	VENDOR	SIZE	PRICE (MLN)	KEY FACTS
Region Syd portfolio	living	Sweden, Denmark	Brinova Fastigheter	K-Fastigheter	NA	SEK 10076 (€935)	The purchase price will be paid with newly issued shares in Brinova.
UK retail park portfolio	retail	UK	Redevco	Oxford Properties	16 assets	£518 (€629)	Oxford Properties assembled the portfolio via the M7 Real Estate specialist platform, which it acquired in 2021.
Silesia City Center	retail	Katowice, Poland	NEPI Rockcastle	Allianz Finance VII Luxembourg, Kamsa Luxco 2, and Cura Beteiligungsgesellschaft International	88,400 m <sup>2</sup>	€405	The purchase is funded by cash reserves from a recent October 2024 equity raise.
Yrket 4	office	Solna, Sweden	KPA Tjänstepensions-försäkring AB	NCC	52,000 m <sup>2</sup>	SEK 3600 (€312)	NCC intends to disassemble and re-purpose parts of the existing office building.
600 BTR apartments	living	UK	LRC	Invesco	600 apartments	£120 (€146)	All five schemes were converted from office to residential use in 2017.
Development portfolio	living	Madrid region	Aedas	Habitat	2,800 homes	€129	Plans are to build 2,800 homes on the site.
Conrad Algarve hotel	hotel	Faro, Portugal	Quinta Do Lago	ECS fund	154 suites	€100	The deal is one of the largest single-asset acquisitions ever signed in Portugal.
Moncada, Valencia	logistics	Valencia	Barings	Grupo Bertolín	123,000 m <sup>2</sup>	€100	The development is planned in three phases, starting in the first half of 2025.
P180 office building	office	Warsaw	Investika Real Estate Fund and Bud Holdings	Skanska	32,000 m <sup>2</sup>	€100	P180 is a Class A office building with 15 floors, and full occupancy.
18 assets	mixed	Sweden	Sagax	NA	85,000 m <sup>2</sup>	SEK 750 (€65)	The assets have a 96% occupancy rate, with an average lease term of 6.8 years.
Logistics facility	logistics	Paris	MEAG	Mousquetaires Group	40,000 m <sup>2</sup>	NA	The Mousquetaires Group has taken a 12-year lease on the entire facility, with occupancy slated for early 2027.
The Cloud One Hotel	hotel	Gdansk, Poland	Invesco Real Estate	Granaria Development Gdansk	327 rooms	NA	The hotel will be managed and operated by Motel One Group GmbH under a secured 25-year lease agreement.
Three logistics assets	logistics	Spain, The Netherlands	Fidelity International	NA	118,000 m <sup>2</sup>	NA	The deal is the inaugural purchase for the Fidelity Real Estate Logistics Impact Climate Solutions Fund.
Logistics facility	logistics	Hochheim am Main, Germany	Pictet Alternative Advisors and Scantum DW	Branicks Group	20,000 m <sup>2</sup>	NA	The property is currently fully let.
Logistics facility	logistics	Lyon	CBRE Investment Management	Altarea Logistique	56,225 m <sup>2</sup>	NA	Delivered in November 2024, the project is fully let to Samse, a distributor of construction tools and materials.
Atout-Box self storage platform	alternative	France	Ardian	Atout-Box	40,000 m <sup>2</sup>	NA	The acquisition is part of Ardian's strategy of creating a property platform dedicated to self-storage.

Assets on the market							
ASSET	ASSET TYPE	LOCATION	VENDOR	SIZE	PRICE (MLN)	BROKER	KEY FACTS
Clever2 multi-let asset in Gennevilliers	office	Grand Paris	Blackrock	22,000 m <sup>2</sup>	€40	NA	Blackrock bought the asset from Carval in 2023.

Recently completed loans				
LENDER(S)	BORROWER(S)	ASSET(S)	LOAN SIZE (MLN)	DETAILS
Apollo	Canary Wharf Group	1.2 million ft retail portfolio	£610 (€740)	The proceeds will be used to repay CWG's bonds due in April 2025 and April 2026.
Aareal Bank	Redevco	16 retail parks	£290 (€351)	The financing marks Aareal Bank's first engagement with Redevco.
Aareal Bank	McArthurGlen and Nuveen Real Estate	Designer Outlet Neumünster	€214	Aareal Bank acted as sole underwriting for this transaction which marks the beginning of a new relationship with McArthurGlen.
M&G	The Jersey Homes Trust	Social housing portfolio	£60 (€73)	The funding will allow JHT to refinance existing debt on more favourable terms, including access to long-term funding.
Maslow Capital	RedOak Property	184-bed PBSA scheme in Bristol	£31.3 (€38)	The development finance facility will enable RedOak to refinance previous planning costs and fully fund the ongoing development of the site.

Funds on the market			
FIRM	FUND	STRATEGY	DETAILS
Blue Sgr	Andora Mare	Redevelopment of a beach area in Andora, Italy.	The fund has acquired the 10,000 m <sup>2</sup> Ex Ariston complex which will be redeveloped into apartments.
Slättö	Slättö Value Add III	Focusing on residential and light industrial properties.	The fund raised SEK 2.5 bn (€220 mln) at the first close.