

Wellder acquires four residences for the elderly and increases the value of its portfolio to 90 million euros

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- The Socimi, owned by Renta Corporación and the Dutch fund APG, has a total of 10 centers and 1,484 beds under management
- Wellder became the most active player in the residential segment throughout 2023, adding a total of 6 assets to its portfolio and an investment of 44 million euros

Barcelona, 03 June 2024.- Wellder, the Socimi owned by Renta Corporación and the Dutch fund APG, continues to consolidate its asset portfolio with the acquisition of four residences. The assets, located in Alicante and Pamplona, have a total area of approximately 27,000 square meters with a total of 560 places. With these acquisitions, the Socimi increases the value of its portfolio to 90 million euros, with a total of 10 centers and 1,484 beds under management.

Specifically, Socimi has acquired the Colisée El Verger Residence, in the province of Alicante. Managed by the French group Colisée, one of the main operators nationwide with more than 8,000 beds under management in Spain, the center has an area of 5,000 square meters and 138 beds, and was renovated in 2022. Wellder plans to implement measures in the field of health, people's well-being and the environment, certifying the residence with the BREEAM seal in the Very Good category.

In Pamplona, Wellder has added to its portfolio a newly created residence for the elderly, which will be inaugurated at the end of the year, and a mental health clinic that will open its doors in the second half of 2025. Located next to the El Sadar stadium, the assets total 13,670 square meters and 265 spaces. In addition, they will obtain BREEAM certification with the Excellent rating and will be operated by Albertia, one of the leading managers in Spain that has more than 3,000 beds under management.

Likewise, the fourth asset is a newly created senior residence in the central neighborhood of La Milagrosa, in Pamplona. The center, developed and operated by DomusVi, opened its doors in mid-2022. It has a total of 8,070 square meters and 157 places, and offers the highest level of living comfort, service and care to elderly people, allowing them to live as at home, but surrounded and in total security. The Socimi will certify the asset with the BREEAM certification in the Excellent category, in accordance with its Environmental, Social and Governance Sustainability (ESG) standards and those of DomusVi.

Investment in the 'senior care' segment

With these four new acquisitions, Wellder reaffirms its commitment to sustainability and excellence in the management of its assets, consolidating itself as a benchmark in the sector of residences for the elderly and health centers in Spain.

So far, the Socimi has acquired a DomusVi residence in Burgos and five other centers from the same operator in Galicia and Castilla y León. Thus, Wellder became the most active player in the residence segment throughout 2023, adding a total of 6 assets in its portfolio, with a total investment of 44 million euros.

The vehicle, managed exclusively by Renta Corporación, was created at the end of 2022 with the objective of acquiring, in a first phase, real estate assets in Spain worth 250 million euros, of high quality and high ESG standards. Currently, Wellder continues to work on new closings of its investment portfolio with the aim of providing quality solutions to seniors throughout Spain.

The Socimi, specialized in residences and health centers for the elderly, reinforces Renta Corporación's investment and capital management business line, further expanding its target market and obtaining a greater volume of recurring income. Wellder is preparing for listing on the stock market within the coming months.

About Renta Corporación

Renta Corporación is a listed real estate company with a differential business model based on the creation of value through the acquisition of real estate assets for their transformation and adaptation to the needs of the market, for subsequent sale to third parties. The real estate company focuses its business on the Madrid and Barcelona markets, the two markets with the most liquidity and activity in Spain. The company complements its business model through its property business, managing real estate assets of different types, both its own and those of investee companies, mainly of the residential REIT Vivenio, and now also Wellder, a REIT specialized in the healthcare sector and elderly centres, and Cabe, an urban storage rental company.

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