



Press Release

Madrid, 7th March 2016

Trajano Iberia acquires the "Parque Empresarial Isla de Manoterás" in Madrid for 44.3 million Euros

TRAJANO IBERIA, a Socimi (Spanish REIT) listed in the Mercado Alternativo Bursatil stock exchange (MAB) and managed by Deutsche Asset & Wealth Management, through its Alternative and Real Assets (ARA) division, has acquired the "Parque Empresarial Isla de Manoterás", located in Avenida de Manoterás 48, in Madrid.

The asset is located in the north of Madrid, next to the M-30 and A1 highways, in the office area of Manoterás – Las Tablas – San Chinarro. This location is one of the most prominent and consolidated business areas outside Madrid's CBD, where several important companies have set their headquarters counting with excellent conditions in terms of accessibility and connections to the highway, the underground and buses.

The asset counts with a gross lettable area of 13.442 square meters y 274 parking spaces. The occupation rate is 95%, with the corresponding guarantees.

This operation is perfectly fits the company's investment strategy, mainly focused on semi prime offices in Madrid and Barcelona, on best quality assets. With this acquisition, Trajano Iberia reaches a total investment of 140 million Euros, which represents 75% of its current investment capacity, in only 7 months after being listed in the MAB.

The asset portfolio of the company, in terms of net rents, is structured the following way: a 47% from shopping centers, a 39% from offices and a 14% from retail high street. The company will continue with its investment strategy by asset typology: semi prime offices in Madrid and Barcelona and prime in secondary cities, on shopping centers or retail parks, where these assets are leaders and provide recurring cash flows and, depending of the opportunities, logistics investments, mainly in the Madrid-Barcelona and Basque Country-Valencia axes.

For this transaction, the company has been advised by the real estate consultant Knight Frank, the law firm Garrigues and the consultant company of Project Management CEM.



About Trajano Iberia

Trajano Iberia Socimi, S.A, is a company of recent creation, destined to the investment of a mixed portfolio of real estate assets of diverse types located in Spain and Portugal, mainly, to be let.

It is managed by the Real Estate division of Deutsche Asset & Wealth Management, which has a team of professionals with vast experience in the real estate sector.

Since its incorporation, the company has managed to raise 94.8 million Euros and has taken the necessary steps to be listed in the MAB, mandatory requirement to be considered for the Socimi regime.



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For more information

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