

# Media release

## Allianz expands Spanish PRS exposure with acquisition of prime portfolio in central Madrid

Madrid | Munich | Paris 18 March 2022

Allianz Real Estate, acting on behalf of several Allianz group companies, has acquired a portfolio of nine prime residential buildings in the Chamartín district of Madrid for EUR 185 million. Located next to Castellana 200, a mixed-use office and retail asset already owned by Allianz Real Estate, the transaction consolidates the firm's ownership of the wider block and expands its exposure to the highly attractive Spanish PRS sector, particularly in Madrid.

In total, the nine assets include 245 residential units plus additional retail space. Eight of the assets have been sold by the *SOCIMI Testa Residencial*, a listed corporation for investing in real estate, and the properties are located in the streets Felix Boix 4, 6, 8 and Doctor Fleming 39, 41, 43, 45 and 57. In a ninth asset located in Carlos Murrás 7, *Testa Residencial* sold selective residential units, with the balance being owned by private owners.

The block is located in a highly desirable location in the north of Madrid's city centre, benefitting from significant local amenities and excellent transport links. It also sits near one of Europe's largest regeneration projects, Madrid Nuevo Norte, the redevelopment of a 5.6km long and 1km wide plot which will result in 1.6m sqm of commercial and 1.1m sqm of residential assets.

The units will be upgraded to bring them in line with Allianz Real Estate's ESG program, in particular Carbon Risk Real Estate Monitor decarbonization pathways. The firm has a target to reduce carbon emissions across its portfolio by 25% by 2025 and be carbon net-zero by 2050.

# Media release

The acquisition fully supports Allianz Real Estate's strategy of investing in new or newly refurbished, high-quality assets with strong sustainability criteria in prime urban locations targeting the mid-market segment. It is the second PRS sector deal in Spain: in June last year it acquired 421 prime residential units in 21 assets located in Madrid and Barcelona through the purchase of a controlling stake in a joint venture vehicle owned by several prime investors.

Castellana 200 was acquired by Allianz Real Estate in 2019. Located in Paseo de la Castellana, the most important street in Madrid's central business district, the asset is comprised of two prime office buildings with a gross lettable area of over 20,000 sqm. It also incorporates a 6,500 sqm upmarket shopping center.

**Miguel Torres, Head of Iberia, Allianz Real Estate**, said: "This latest deal, in one of the best residential locations in Madrid, illustrates our strong desire to expand in Spain and build our PRS exposure. It represents a unique strategic means to consolidate ownership of the Castellana 200 block, potentially creating additional value through synergies. The location, quality and concentration of the assets adds further diversification and scale to our portfolio, and we remain focused on additional opportunities in the residential as well as other sectors in Spain."

**Alexander Gebauer, CEO West Europe, Allianz Real Estate**, said: "We're delighted to have worked once again with Blackstone, a trusted and long-term institutional partner, to realise this latest opportunity. Such relationships sit at the heart of the Allianz Real Estate business model. Residential as an asset class has escalated in significance for us in Europe given the attractive fundamentals, and our focus remains on centrally located assets where we see the highest tenant demand and broader mix of residential uses."

- End -



A PIMCO Company

Allianz Real Estate

Communications

# Media release

## Allianz enquiries:

### Allianz Real Estate

Paula Eirich  
+49 89 3800 68318 / +49 160 9576 7391  
[paula.eirich@allianz.com](mailto:paula.eirich@allianz.com)

### Citigate Dewe Rogerson (UK)

Hugh Fasken / Camilla Wyatt / Patrick Evans  
[AIICDRUKAllianzRealEstate@citigatedewerogerson.com](mailto:AIICDRUKAllianzRealEstate@citigatedewerogerson.com)

### About Allianz Real Estate and PIMCO

Allianz Real Estate is a PIMCO Company, comprising Allianz Real Estate GmbH and Allianz Real Estate of America and their subsidiaries and affiliates. It is one of the world's largest real estate investment managers, developing and executing tailored portfolio and investment strategies globally on behalf of a range of global liability driven investors, creating long-term value for clients through direct as well as indirect investments and real estate financing. The operational management of investments and assets is performed out of 17 offices in key gateway cities across 4 regions (West Europe, North & Central Europe, USA and Asia Pacific). For more information, please visit: [www.allianz-realestate.com](http://www.allianz-realestate.com). PIMCO is one of the world's premier fixed income investment managers. With its launch in 1971 in Newport Beach, California, PIMCO introduced investors to a total return approach to fixed income investing. In the nearly 50 years since, the firm continued to bring innovation and expertise to our partnership with clients seeking the best investment solutions. PIMCO has offices around the world and 3,000+ professionals committed to delivering superior investment returns, solutions and service to its clients. PIMCO is owned by Allianz SE, a leading global diversified financial services provider.

Source: Allianz Real Estate, data as at 31<sup>st</sup> December 2021.

These assessments are, as always, subject to the disclaimer provided below.

### Important Information

Some of the statements in this press release may be forward-looking statements or statements of future expectations based on currently available information. Such statements are naturally subject to risks and uncertainties. Factors such as the development of general economic conditions, future market conditions, unusual catastrophic loss events, changes in the capital markets and other circumstances may cause the actual events or results to be materially different from those anticipated by such statements. Allianz Real Estate does not make any representation or warranty, express or implied, as to the accuracy,



A PIMCO Company

Allianz Real Estate

Communications

# Media release

completeness or updated status of such statements. Therefore, in no case whatsoever will Allianz Real Estate be liable to anyone for any decision made or action taken in conjunction with the information and/or statements in this press release or for any related damages. Any views expressed were held at the time of preparation and are subject to change without notice. While any forecast, projection or target where provided is indicative only and not guaranteed in any way. Allianz Real Estate accepts no liability for any failure to meet such forecast, projection or target. This document is not intended for distribution to or use by any person or entity in any jurisdiction or country where such distribution or use would be contrary to law or regulation. This document is not and should not be construed as an offer to sell or the solicitation of an offer to purchase or subscribe to any investment. This document is not intended as investment advice, or an offer or solicitation for the purchase or sale of any financial instrument, or an offer or recommendation related to Allianz Real Estate and/or its products. None of the information or analyses presented herein are intended to form the basis for any investment decision, and no specific recommendations are intended. PIMCO is a trademark of Allianz Asset Management of America L.P. in the United States and throughout the world. ©2022, PIMCO.