

DWS acquires two residential rental developments in Spain with its partner Urban Input

DWS has acquired two residential developments in the Ensanche de Vallecas (Madrid) from Pryconsa Group and in Badalona (Barcelona) from the joint venture Morgan Stanley – Gestilar, through one of its German Real Estate funds that will use them for rent. The amount of both operations exceeds 97 million euros and will count with more than 320 housing units.

These are the first DWS operations in the residential sector in Spain, together with its investment partner, Urban Input. This alliance will allow both companies to continue exploring future investment opportunities and offer flexible solutions that facilitate project financing, reducing the promoter's commercial risk.

Once both operations are completed, they will have 320 housing units with their respective parking lots and storage rooms, and will also have high-quality services such as a swimming pool, paddle tennis court, gym and playground. As emerging areas, Vallecas and Badalona benefit from existing public services, such as hospitals and schools, as well as a significant provision of additional public facilities planned. Their locations with respect to nearby public transport, including a metro station and the main road networks, provide excellent connectivity of both city centers. Construction of both projects are expected to be nearly complete in 2022.

Matthias Naumann, CIO of European Real Estate at DWS indicates: "Both areas represent an attractive and emerging micro-location given their ongoing urban development. As the first residential acquisitions in Spain, they provide regional diversification in line with the fund's strategy".

Ronen Ribak, Head of Transactions Europe at DWS adds that: "The demand for affordable rental housing in Spain remains positive despite the difficult market conditions after the Covid-19 pandemic. We are pleased to invest in this news good quality projects and we will continue to invest in affordable housing in strong and stable locations throughout Europe. "

About DWS - Real Estate

The investment area in DWS real estate investment has been investing in real estate assets for almost 50 years. As part of the Alternativos platform, the real estate business has more than 450 employees worldwide and 64 billion euros in assets under management (as of March 31, 2020). Providing a wide range of strategies and solutions both by geography and by profitability / risk, we offer core real estate assets and added value, real estate values, real estate debt and other opportunities that we can find in the real estate market. The real estate investment business employs a disciplined investment approach and aims to offer attractive long-term risk-adjusted returns, capital preservation and diversification to its investors, including governments, corporations, insurance companies, grants, plans of pensions and private clients around the world.

DWS Group

WS Group (DWS) is one of the world's leading management companies with 745 billion euros in assets under management (as of June 30, 2020). Thanks to its more than 60 years of experience and reputation based on excellence in Germany and throughout Europe, America and Asia. Clients around the world have recognized DWS as a trusted source for integrated investment, stability and innovation solutions in a wide range of investment disciplines.

We offer individuals and institutions access to our strong investment capabilities in major asset classes and solutions aligned with growth trends. Our extensive experience in active, passive and alternative asset management, as well as our deep environmental, social and governance approach, complement each other by creating specific solutions for our clients. Our experience and the subject matter knowledge of our economists, analysts and investment professionals is joined by our global CIO view, which guides our strategic investment approach. DWS wants to innovate and shape the future of investing: With approximately 3,500 employees in offices around the world, we are local and we are a global team.

About Urban Input

Urban Input was formed in 2004 specifically to focus on the management of diverse real estate projects in Spain. They currently have under management approximately €1,200m of GDV of assets according to business plans in Madrid, Barcelona, Balearic Islands (Mallorca and Menorca), Valencia and Alicante (Benidorm). They are specialized in the office and residential sectors.

Their office activity is based to date in Barcelona, and they currently have 5 assets under management, one of which stabilized and yielding, and the other four in development phase.

Their residential activity is national, with 10 projects under management. Of these, two are hotel assets, one in development phase and the other undergoing refurbishment for a new operator. The remainder are mostly development projects, with two projects completed and under management.

Finally, they have a Land Management department, which carries out urban planning processes, mostly associated with urbanization projects and reallocation projects, and the associated licenses and legalizations. They have active projects Madrid, Barcelona, Valencia and Mallorca. Acquisitions have been carried out via asset, debt and corporate purchases, so they also have significant management experience not only at property asset level. For some clients they manage the SPV as well as the real estate assets, including accounts, tax filing etc.