AZORA EXPANDS ITS PRIVATE INVESTOR BUSINESS WITH NEW TRANSACTIONS WORTH $84 MILLION IN MIAMI, U.S.

- **Azora sells Continental Plaza for $62.3 million and acquires Santona Corner for $22.2 million, strengthening its value-add strategies in the U.S. market.**
- **Through these transactions, Azora Private is advancing its portfolio build-up, management and rotation strategy, strengthening its position as a specialised real estate asset manager in primary U.S. markets.**
- **Azora established Azora Private in 2025 with the aim of expanding its reach and transforming it into a global platform for managing private investors.**

Miami, 8 September 2026 – Azora is making further progress in consolidating its Azora Private platform, established in 2025 to drive the global growth of its private investor business, with the completion of two transactions in Miami worth more than $84 million.

The two transactions, carried out through two separate vehicles, demonstrate Azora Private's strong focus on higher value-add opportunities and mark another step forward in its strategy in the U.S. market.

The first transaction involves the sale of Continental Plaza, an office building in Coconut Grove, to a real estate developer for $62.3 million. The asset was acquired less than a year ago for $47.5 million. This transaction highlights the firm's ability to create value through opportunistic acquisitions and active asset management.

Continental Plaza sits on 1.64 acres of land at one of the most sought-after intersections in Coconut Grove, Miami-Dade County. Azora Private undertook an extensive zoning study and engaged in discussions with local authorities to increase the site's development potential from 8 to 20 stories under the state's Florida Live Local Act, optimising value creation through a project focused on residential development in one of the most attractive markets in the United States.

The buyer will develop a high-end residential project on one of the last remaining sites in the heart of Coconut Grove, located on one of the area's main thoroughfares and just two blocks from the Four Seasons Residences development.

The second transaction involves the acquisition of Santona Corner, a retail property in Coral Gables, through a club-deal structure with a select group of investors, for $22.2 million. Santona Corner is located along one of Miami's busiest retail corridors, with more than 80,000 vehicles passing daily on US-1 and just 0.3 miles from the University of Miami. The area is undergoing significant urban transformation, with several residential and student housing developments underway within one mile of the asset, reinforcing the medium-term thesis for rental growth.

As Ignacio Gil-Casares, Partner at Azora Private, explains: *"Through these transactions, Azora Private is advancing the execution of its portfolio build-up, management and rotation strategy, strengthening its position as a specialised real estate asset manager in primary U.S. markets while decisively moving towards higher value-add strategies for its investors."*

Azora maintains a strong presence in the U.S. market, where it currently manages approximately $5 bilion in assets, including office, retail, logistics and residential properties.

For further information:

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About Azora

Azora Capital, which operates across the European and U.S. real assets markets, is a leading alternative investment manager with €16.9 billion in assets under management. For more than 20 years, Azora has successfully developed and managed value-add investment strategies based on global megatrends, with a strong focus on operationally intensive assets. To date, Azora has achieved a combined net IRR of 19% across all its investments, leveraging its expertise to deliver exceptional long-term value and alpha generation for investors.

Azora was founded in 2003 by Concha Osácar and Fernando Gumuzio and employs more than 600 professionals across three offices in Europe and the United States. Azora prides itself on its inclusive and entrepreneurial culture, as well as its vision to become a force for change in the world through its commitment to the highest standards of environmental and social sustainability.

For further information: https://www.azora.com

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