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AZORA AGREES LEASE WITH UNIE, UNIVERSITY UNDER PLANETA FORMACIÓN Y UNIVERSIDADES FOR THE ML28 MADRID URBAN HUB BUILDING

- **ML28 is an exclusive and unique office campus in Madrid, located in a strategic setting within the area of influence of the Cuatro Torres, with more than 16,500 square meters of built area and 9,000 square meters of green space that will make up a university campus of 25,000 square meters, unique in the heart of Madrid.**
- **This single-tenant letting follows the transformation of the asset by Azora, which maintained the architectural and signature value of the complex - conceived in the 1980s by Alejandro de La Sota - but adapted it to contemporary occupier and public needs.**
- **UNIE University will open its third campus in 2026, featuring over 70 learning spaces, including cutting-edge laboratories, flexible classrooms, an auditorium, and a large green area designed to encourage interaction and collaboration within the university community.**

Madrid, 18 September 2024 – Azora has signed a long-term lease agreement for its ML28 Madrid Urban Hub building with UNIE University, which will establish its second urban campus in the Madrid region. The campus will span over 25,000 square meters and have the capacity to accommodate more than 5,000 students, with plans to open in 2026.

With this new opening, UNIE University expands its educational project, which is currently offered in the business and cultural hub of Arapiles, in the center of Madrid, and at the Tres Cantos university campus, in the north of the Madrid region. UNIE University is part of Planeta Formación y Universidades, the international higher education network of Grupo Planeta. It has 22 educational institutions in Spain, Andorra, France, Italy, North Africa, the United States and Colombia. Every year more than 135,000 students from more than 100 different nationalities are trained through its business schools, universities, specialised colleges and vocational training centres.

ML28 is an exclusive and unique office campus in Madrid, strategically located within the Cuatro Torres. The lease has been agreed following completion of a transformative urban redevelopment of the asset by Azora, which maintained the architectural and signature value of the complex - conceived in the 1980s by Alejandro de La Sota, while adapting it to contemporary needs.



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The campus building exceeds 16,500 square meters and comprises a four-storey office tower with office floors of up to 4,500 square meters – the largest within the M-30 in Madrid – alongside a second smaller, connected building with independent use and a versatile structure. The asset is characterized by open and modular spaces which encourage collaboration and can accommodate a range of different uses, including a library, auditorium, research hub, private offices or meeting rooms. The spaces have been innovatively designed to incorporate courtyards and skylights maximize natural light, with the building being designed to achieve LEED Platinum certification.

The campus is surrounded by large green spaces totaling more than 9,000 square meters, with many of the outdoor spaces able to host events, conferences and meetings. The main building includes a canteen with direct access to the outside, alongside a wellness area.

The architectural firm in charge of the redevelopment was Ruiz Barbarín Arquitectos, which worked to maintain the architectural and signature value of the complex - conceived in the 1980s by Alejandro de La Sota as a key piece of modern Spanish architecture - while adapting it to contemporary needs.

The asset will benefit from its close location to new developments such as Madrid Nuevo Norte, which will lengthen the Castellana axis, alongside the Madrid Chamartín Clara Campoamor Station and city airport. Its proximity to other educational and research hubs will also create a strategic micro-location for the growing Life Sciences and technology sectors.

CBRE, the leading global company in real estate consulting and services, has advised Azora on the marketing and positioning of the campus, located in one of the most dynamic areas of the capital.

Javier Rodríguez Heredia, Managing Partner of Azora Real Estate, says: *‘Azora has been identifying and transforming high potential assets in major cities for 20 years and ML28 is a good example of the type of regeneration and urban transformation project that perfectly complements our operational and asset management expertise to generate solid returns. ML28 is a unique campus building with high architectural added value, whose transformation has also met very high ESG standards in terms of both emissions and enjoyment and functionality for users. Having agreed a single lease for the entirety of the building so quickly after its redevelopment, to a tenant of the calibre of UNIE Universidad del Grupo Planeta is testament to the quality and strategic location of the upgraded site.’*

According to **Jose Mittelbrum, Senior Director of Advisory & Transaction Offices at CBRE**, “The city of Madrid continues to expand, welcoming unique and top-tier projects like ML28, located in a high-



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growth area and within the development of the Life Sciences ecosystem. Our specialization and product knowledge, having been involved in the sale of the asset, have been key to the success of the leasing process, highlighting an iconic project in the capital to attract the best tenants.”

ML28 is part of the investment portfolio of Azora's European multi-strategy vehicle. Azora launched this vehicle in the first half of 2023 with an equity of EUR 270 million and an investment capacity of EUR 500 million. This multi-strategy vehicle was created with the objective of investing in the real estate sector in Southern Europe in a flexible manner and taking advantage of the different opportunities that are being generated, both in traditional segments such as land development and office repositioning, as well as in other emerging asset classes, such as residential development for rent and data centres, among others. The fund has already completed 75% of its investment and remains active in the search for new opportunities.

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About Azora

Azora Group (hereinafter “Azora”) is a leading independent asset manager based in Spain, which has invested over €4bn of equity since its inception in 2003 and which currently manages c.€9.7bn of AuM (as of March-2024).

Its platform, one of the most important in Spain, has more than 200 professionals with great expertise through the whole real estate cycle, including deal sourcing, structuring and investment, new developments and repositioning, asset management and rental and sale of individual assets or portfolios.



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Azora has traditionally focused on residential, hotels, offices and renewable energy, and is currently developing new investment themes in logistics, senior homes and alternative real estate debt. Azora currently manages one of the largest portfolios of residential units for rent, with more than 14,000 homes, and created the largest hotel portfolio in Spain under variable rent agreements with hotel operators with more than 13,000 keys, which was acquired by Blackstone in July 2018. In addition to Spain, it currently manages investments in Belgium, Portugal, Italy, Germany, the United Kingdom and Switzerland, among other countries, and has entered the US market.

About CBRE

CBRE Group Inc, headquartered in Dallas and listed on the NYSE and included in the Fortune 500 and S&P 500, is the leading international real estate consulting and services company (based on fiscal 2023 revenues). It has more than 130,000 professionals in over 100 countries (excluding Turner & Townsend employees). It has been present in Spain since 1973, where it offers real estate services through 9 offices (Madrid, Barcelona, Bilbao, Valencia, Alicante, Malaga, Seville, Zaragoza and Palma de Mallorca).

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