

Vía Célere launches Célere Domus, its first 74 apartment complex in Los Berrocales

- The residential complex, scheduled for delivery in 2027, will consist of one, two, and three-bedroom apartments and will have an A energy efficiency rating. It will also feature extensive common areas such as a swimming pool, social-gourmet room, bicycle parking, and a playground.
- Los Berrocales is one of the most sought-after areas in Madrid, being a rapidly expanding neighborhood where more than 22,000 housing units will be developed in the coming years.
- Vía Célere has sufficient land for the development of 1,500 homes in Los Berrocales, one of the largest urban development projects in Madrid, and to build a total of 6,000 units in the Community of Madrid.

Madrid, February 12th, 2024.- Vía Célere, a real estate developer specialized in the development, investment and management of real estate assets, begins marketing stage of Célere Domus, its first project in Los Berrocales, which will consist of 74 homes. The residential complex will include 3 apartment buildings, each with its own entrance hall, alongside a commercial space. It will feature one, two and three-bedroom units, each equipped with a terrace, storage room, and one or two parking spaces.

The building's design conveys modernity and uniqueness, while suggesting dynamism thanks to its curved lines. Additionally, in its conception, Vía Célere has once again firmly embraced the creation of extensive common areas to cater to the needs of its residents, such as a swimming pool, social-gourmet room, bicycle parking, and a playground.

Furthermore, as part of Vía Célere's environmental commitment and its eagerness to promote a sustainable new neighborhood in Los Berrocales, the housing development will include an A energy efficiency rating.

Los Berrocales is one of the largest urban housing projects in Madrid. This project will encompass over 22,000 homes, divided into six construction phases, with the overarching goal of creating a modern, sustainable neighborhood tailored to the needs of its inhabitants. In this regard, the entire area is dedicated to the integrated development of residential buildings, green spaces, commercial facilities, and public services. Likewise, in its

conception, the future urban expansion of the capital has been anticipated, incorporating innovative concepts such as "superblocks."

The new neighborhood is one of the most sought-after areas in Madrid, particularly due to its strategic location and excellent transportation connections with the rest of the city. Situated 12 km from the center of Madrid, it is bordered by the M-45, M-50, and A-3, thus enhancing accessibility and connectivity.

"We are very pleased with the launch of Célere Domus, the first of several real estate development projects we have planned in Los Berrocales. This new neighborhood is a pivotal undertaking for both Vía Célere and all the residents of Madrid. Large-scale projects like this, as well as others such as Los Cerros, will be instrumental in meeting the high demand for housing in the area. For this reason, Vía Célere made a clear commitment in this regard, and we have emerged as key players in many of these projects, establishing ourselves as a point of reference in residential development in the Community of Madrid," stated Héctor Serrat, CEO of Vía Célere.

One of the largest landowners in Madrid.

Vía Célere has become one of the largest landowners in Los Berrocales. The land developer, having invested significantly in this development over the past few years, possesses a total of 140,000 square meters of buildable land to build approximately 1,500 new construction homes.

Beyond this development, Vía Célere, which at present has enough land to build more than 6,000 new homes, has solidified its position as one of the leading property developers in the Community of Madrid—a market characterized by a significant imbalance between housing supply and demand in Spain. In addition to Los Berrocales, the developer holds prominent positions in Los Cerros, Pozuelo de Alarcón, and Coslada.

About Vía Célere

Vía Célere is a real estate company specialized in the development, investment, and management of residential assets. Thanks to its innovative business model and team of professionals, Vía Célere stands as the benchmark company in the new real estate environment and cycle.

The company advocates for innovation and sustainability as the fundamental pillars of its projects, while also demonstrating a steadfast commitment to the satisfaction of its clients, shareholders, and the professional development of its employees.

Vía Célere leads the way in the Spanish residential sector through the pioneering introduction and implementation of 45 innovations, including processes and concepts such as MagicHouse, Building Information Modeling (BIM), Last Planner System (LPS), and disruptive common areas. Furthermore, the company holds 14 I+D certificates, issued by the accredited company ENAC. These certificates acknowledge its commitment to implementing and developing new techniques.

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