

Vía Célere and Aliseda sign an agreement for the exchange and joint management of land at the former Cruzcampo factory in Sevilla

- Vía Célere has acquired a 24,000 m² plot of land in this area of the Andalusian capital, where the R.M.A. 3.1 and R.M.A. 8.1 plots will be developed, for two residential projects comprising 89 and 100 homes, respectively.
- The agreement grants Aliseda the exclusive marketing rights for the properties through its new brand, Excent, thus reinforcing its leadership in the region and nationwide in the marketing of new-build properties.
- With this transaction, Vía Célere strengthens its land bank, with the capacity to develop 15,000 homes in high-demand urban areas, of which more than 3,700 are already under construction. In the Andalusian capital, it is currently marketing four developments.

Sevilla, February 18th, 2025.- Vía Célere, a developer specializing in the development, investment and management of real estate assets, has expanded its land bank with the acquisition of two plots of land on the grounds of the former Cruzcampo factory in Sevilla. With this operation, which allows the construction of a total of 189 homes, the company consolidates its position as one of the leading players in the region's real estate market.

The two acquired plots have a total surface area of 24,000 m², in a strategic location that will shape the new neighborhood of the Andalusian capital, adjacent to Nervión. This investment is part of Vía Célere's sustained growth strategy, focused on identifying and acquiring land in high-demand urban residential areas.

Vía Célere has acquired plots R.M.A. 3.1 and R.M.A. 8.1, which will be fully developed by the company. Plot R.M.A. 8.1 has a surface area of 2,508 m² and a buildable area of 11,348 m², designated for the development of 89 homes. This transaction was carried out through a land swap agreement with Aliseda, a leading real estate management company.

On the other hand, the R.M.A. 3.1 plot has an area of 2,800 m² and a buildable area of 12,700 m², in which to develop 100 homes. It will be owned by Vía Célere.

Aliseda will have the exclusive marketing rights for these properties through its new brand, Excent, the business unit specializing in new-build property sales. Throughout the process, the company has actively contributed to the promotion and urbanization of the land, thus supporting the city's growth and the development of new housing.

Both housing projects will include premium features, incorporating 2 to 4-bedroom homes, a garage, and storage room, as well as diverse common areas including a swimming pool and green spaces. Additionally, the projects will integrate the most advanced standards in energy efficiency and sustainable design, ensuring a high level of comfort for residents and a reduced environmental footprint.

Héctor Serrat, CEO of Vía Célere, stated, *"At Vía Célere, we are looking for acquisition opportunities in urban areas with high residential demand and low supply to continue expanding our land bank, one of the best-positioned in Spain. This acquisition in Sevilla is part of our growth strategy and is supported by the strong financial results of recent years, which allow us to strengthen our presence in major cities and consolidate our leading position in the national real estate market."*

Eduard Mendiluce, CEO of Aliseda, stated, *"This agreement with a leading developer like Vía Célere confirms our company as a strategic partner for developers, to promote their developments with tailored solutions and comprehensive support throughout every stage of the project: from acquisition to project monitoring and marketing of the homes. This work, which will be carried out by our new brand, Excent, demonstrates our ability to manage and market all types of assets."*

With the investment in these new plots, Vía Célere is expanding its land portfolio, which is one of the largest and highest quality in Spain. It currently has the capacity to develop more than 15,000 homes, 3,700 of which are already under construction. 80% of the available land is ready for development and is concentrated in urban areas with the highest residential demand, such as Sevilla.

Commitment to the residential market in Sevilla

Vía Célere has a strong presence in the province of Sevilla, where it has developed 22 projects over the years, with a total of 2,300 dwellings divided between BTR and BTS models. At present, the company has 4 projects on the market. And it has positioned itself as a leading developer in the Sevilla real estate market thanks to its ability to create residential properties with high added value. Some of its most notable developments in the province are Célere Laos, Célere Arce, Célere Acacia, Célere San Juan, Célere Olmo, Célere Jacaranda, and Célere Citrus, among many others. These developments offer distinctive

common areas, innovative architectural design with the highest energy standards, and a privileged location.

With this new land acquisition, Vía Célere strengthens its position as one of the developers with the strongest presence in the province of Sevilla, thus reaffirming its ability to identify and build new homes in strategic areas, as well as significantly contributing to the urban and economic growth of the region.

About Vía Célere

Vía Célere is a leading Spanish real estate developer specializing in residential assets. Founded in 2007, Vía Célere is a benchmark property developer in the Spanish residential market holding one of the largest and highest-quality land portfolios. 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.

About Aliseda

Aliseda is an asset manager for real estate assets and loans. Its leadership is backed by the trust of major companies such as Sareb and large financial operators, supported by a strong team focused on efficiency, digitalization, innovation, and a strong commitment to sustainability.

Aliseda offers comprehensive and personalized solutions to large investors, family offices, and developers for the development of their projects through tailored support. Recently, Aliseda became the first company in the real estate sector to launch an artificial intelligence-driven agent that revolutionizes the real estate asset search service. This pioneering initiative is part of the company's commitment to innovation in the real estate industry.

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