

Vía Célere refuerza su posición financiera con la emisión de bonos senior garantizados por valor de 320 millones de euros al 4,875%

- La emisión, que registró una sobresuscripción significativa, refleja la fortaleza tanto de la compañía como del mercado residencial español.
- Los bonos generarán un interés del 4,875% con un vencimiento a 5,5 años, lo que dota a Vía Célere de estabilidad financiera a largo plazo. La operación se complementa con una línea de crédito *revolving* (RCF) de 60 millones de euros.
- Esta operación se produce tras el éxito del proceso de recapitalización de la participación de Värde en Vía Célere, que ha valorado a la compañía en cerca de 1.000 millones de euros.
- La promotora ha cerrado el primer semestre de 2025 con 474 entregas y una cartera de pedidos de 1.971 unidades, generando 184 millones de euros de ingresos y un EBITDA ajustado de 48 millones de euros.

Madrid, 3 de octubre de 2025.- Vía Célere Desarrollos Inmobiliarios, S.A.U. ("[Vía Célere](#)"), promotora inmobiliaria española líder especializada en activos residenciales, ha culminado con éxito la emisión de bonos senior garantizados por valor de 320 millones de euros, con vencimiento en abril de 2031.

Los bonos, con un cupón fijo del 4,875%, despertaron un fuerte interés entre inversores internacionales, lo que resultó en una significativa sobresuscripción. Cotizará en Euronext Dublín y se complementarán con una línea de crédito *revolving* de 60 millones de euros, actualmente no dispuesta, que reforzará la flexibilidad financiera de la compañía y aportará estabilidad a largo plazo.

Los fondos obtenidos se destinarán a la amortización total del préstamo sindicado pendiente, por valor de 167 millones de euros, así como a la distribución de 135 millones de euros y a la cobertura de los costes de emisión, fortaleciendo además la posición de caja de la compañía.

"El rotundo éxito de la emisión refleja la sólida reputación de nuestra compañía en los mercados de bonos, así como la confianza que el sector residencial español inspira en la comunidad inversora internacional. Junto con la reciente recapitalización liderada por Värde, la operación dota a la compañía de la estabilidad financiera a largo plazo y del

balance necesarios para ejecutar nuestro plan de negocio, seguir adquiriendo suelo en localizaciones estratégicas y reforzar nuestro papel como actor de referencia en el sector residencial español. Es una muestra del valor que estamos generando a través de un modelo de crecimiento sostenido y de la disciplina financiera que nos caracteriza”, ha asegurado Héctor Serrat, CEO de Vía Célere.

"La capacidad de Vía Célere para atraer un interés significativo entre los inversores— primero a través del proceso de recapitalización y ahora con la nueva emisión de bonos— demuestra la solidez de su modelo de negocio. Nos enorgullece apoyar a Vía Célere mientras continúa liderando la entrega de promociones residenciales de alta calidad para responder a la creciente demanda de vivienda en España", ha añadido Anthony Iannazzo, Socio de Värde y miembro no ejecutivo del consejo de administración de Vía Célere.

Confianza inversora

Este movimiento se produce tras la exitosa recapitalización de la participación accionarial de Värde en Vía Célere, que implicó la constitución de un nuevo fondo para sustituir a los inversores en Vía Célere. La transacción, que valora a la compañía en cerca de 1.000 millones de euros, le proporciona una sólida posición financiera y una estructura accionarial estable para los próximos años.

El fondo, completamente suscrito por Värde, contó con un compromiso de €300 millones por parte de CBRE Investment Management (CBRE IM) e incluyó aproximadamente €140 millones de Cross Ocean Partners. El fondo gestionado por Värde sigue siendo el principal accionista de la compañía, con más del 76% del capital. Al igual que con la emisión del bono, la exitosa captación de fondos refleja la confianza que los inversores han depositado en Värde y Vía Célere, así como el potencial del sector residencial español.

Resultados sólidos en el primer semestre

A cierre del primer semestre de 2025, Vía Célere cuenta con una cartera de preventas de 1.971 unidades valoradas en 551 millones de euros, que cubren el 95%, 79% y 32% de las entregas previstas para 2025, 2026 y 2027, respectivamente. Durante este periodo, la promotora ha entregado 474 viviendas y ha obtenido unos ingresos de 184 millones de euros, con un EBITDA ajustado de 48 millones de euros. Además, la compañía ha completado adquisiciones de suelo por un total de 62 millones de euros, equivalentes a más de 640 unidades residenciales.

Vía Célere cuenta actualmente con una de las carteras de suelo más amplias y de mayor calidad de España, con un 80% de terrenos finalistas y capacidad para desarrollar 13.000 viviendas. A día de hoy, mantiene más de 4.000 unidades en distintas fases de producción, de las cuales más de 3.000 están en construcción.

Sobre Vía Célere

Vía Célere es una promotora inmobiliaria española líder especializada en activos residenciales. Fundada en 2007, Vía Célere es un referente del sector en el mercado residencial español al contar con una de las carteras de suelo más amplias y de mayor calidad.

La compañía apuesta por la innovación y la sostenibilidad como pilares fundamentales de sus proyectos, al tiempo que demuestra un firme compromiso con la satisfacción de sus clientes, accionistas y el desarrollo profesional de sus empleados.

Contacto de prensa

Iratxe de la Cámara
idelacamara@kreab.com
653 37 32 68

Juan Carlos Rienda
jcrienda@kreab.com
692 59 32 12

DISCLAIMER

The Notes and the guarantees thereof have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the "Securities Act"), or applicable state securities laws. Accordingly, the Notes will be offered in the United States only to qualified institutional buyers in reliance on Rule 144A and to persons outside the United States in reliance of Regulation S under the Securities Act. Unless so registered, the Notes may not be offered or sold in the United States except pursuant to an exemption from the registration requirements of the Securities Act and applicable state securities laws.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy the Notes or any other security and shall not constitute an offer, solicitation or sale in the United States or in any jurisdiction in which, or to any persons to whom, such offering, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any jurisdiction.

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "MiFID II") or (ii) a customer within the meaning of Directive 2016/97/EU (as amended) (the "Insurance Distribution Directive"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore

offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPS Regulation.

In member states of the EEA, this announcement and any offer of the Notes referred to herein in any member state of the EEA will be made pursuant to an exemption under the Prospectus Regulation from the requirement to publish a prospectus for offers of the Notes referred to herein. Accordingly, any person making or intending to make an offer in a member state of Notes which are the subject of the offering contemplated may only do so in circumstances in which no obligation arises for Vía Célere or any of the initial purchasers to publish a prospectus pursuant to Article 3 of the Prospectus Regulation, in each case, in relation to such offer. Neither Vía Célere nor the initial purchasers have authorised, nor do they authorise, the making of any offer of Notes in circumstances in which an obligation arises for Vía Célere or the initial purchasers to publish a prospectus for such offer. The expression "Prospectus Regulation" means Regulation (EU) 2017/1129.

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("UK"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("EUWA"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 ("FSMA") and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "UK PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

UK MiFIR product governance/professional investors and ECPs only target market: Solely for the purposes of the product approval process of any relevant initial purchaser that considers itself a manufacturer pursuant to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "UK MiFIR Product Governance Rules") (each a "UK Manufacturer" and, together, the "UK Manufacturers"), the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook, and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA ("UK MiFIR"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "UK distributor") should take into consideration the UK Manufacturers' target market assessment; however, a UK distributor subject to the UK MiFIR Product Governance Rules is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the UK Manufacturers' target market assessment) and determining appropriate distribution channels.

In the UK, this announcement and any offer of the Notes referred to herein in the UK will be made pursuant to an exemption under the UK Prospectus Regulation from the requirement to publish a prospectus for offers of the Notes referred to herein. Accordingly, any person making or intending to make an offer in the UK of Notes which are the subject of the offering contemplated may only do so in circumstances in which no obligation arises for Vía Célere or any of the initial purchasers to publish a prospectus pursuant to Article 3 of the UK Prospectus Regulation, in each case, in relation to such offer. Neither Vía Célere nor the initial purchasers have authorised, nor do they authorise, the making of any offer

of Notes in circumstances in which an obligation arises for Vía Célere or the initial purchasers to publish a prospectus for such offer. The expression "UK Prospectus Regulation" means Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA.

This communication is being distributed only to, and is directed at persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Financial Promotion Order") (ii) are persons falling within Article 49(2)(a) to (d) (high net worth companies, unincorporated associations, etc.) of the Financial Promotion Order, (iii) are outside the UK or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) in connection with the issue and sale of any Notes may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as "relevant persons"). This announcement is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons.

Neither the content of this website nor any website accessible by hyperlinks on this website is incorporated in, or forms part of, this announcement. The distribution of this announcement into certain jurisdictions may be restricted by law. Persons into whose possession this announcement comes should inform themselves about and observe any such restrictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

This announcement contains inside information within the meaning of Regulation (EU) No 596/2014 of 16 April 2014 on market abuse ("MAR") and MAR as it forms part of UK domestic law by virtue of the EUWA.

This announcement may include projections and other "forward-looking" statements within the meaning of applicable securities laws. Any such projections or statements reflect the current views of Vía Célere about future events and financial performance. The use of any of the words "expect," "anticipate," "continue," "will," "project," "should," "believe," "plans," "intends" and similar expressions are intended to identify forward-looking information or statements. Although Vía Célere believes that the expectations and assumptions on which such forward-looking statements and information are reasonable, undue reliance should not be placed on the forward-looking statements and information because Vía Célere can give no assurance that such statements and information will prove to be correct. Since forward-looking statements and information address future events and conditions, by their very nature they involve inherent risks and uncertainties.