

2025 ANNUAL RESULTS

Vía Célere reports €456 million in revenue after delivering 1,434 homes in 2025

- The developer reported adjusted EBITDA of €94 million and net profit of €63 million, reinforcing its position as one of Spain's leading residential developers.
- Vía Célere delivered 1,434 homes, of which 1,290 correspond to the Build-to-Sell business line and 144 to Build-to-Rent, thereby completing its portfolio of rental developments.
- The company has an order book of 1,497 homes valued at €433 million, providing visibility on scheduled deliveries for the coming years, with 86% of 2026 deliveries and 47% of 2027 deliveries already pre-sold.
- During the financial year, Vía Célere strengthened its financial structure by issuing a €320 million corporate bond maturing in 2031.
- The company paid out €235 million in dividends during the financial year.

Madrid, March 18, 2026 - [Vía Célere](#), a leading Spanish real estate developer specialized in residential assets, closed the 2025 financial year with revenue of €456 million and adjusted EBITDA¹ of €94 million, maintaining solid operating activity throughout the year.

Over the past year, the company delivered 1,434 homes, of which 1,290 correspond to the Build-to-Sell business line and 144 to Build-to-Rent. These deliveries enabled the company to achieve a net profit of €63 million.

At the end of 2025, the developer had an order book of 1,497 homes valued at €433 million, providing strong visibility on scheduled deliveries for the coming years, with 86% of 2026 deliveries and 47% of 2027 deliveries already pre-sold.

In addition, Vía Célere has completed the delivery of its Build-to-Rent portfolio, which reached an occupancy rate of 89% at the end of the financial year, in line with the developer's expectations.

Vía Célere maintains a strong financial position, with €165 million in cash, and a Loan to Value (LTV) ratio of 26%. During the financial year, the company achieved an important milestone by strengthening its capital structure through the issuance of a €320 million corporate bond, maturing in April 2031 with a fixed coupon of 4.875%. This transaction enabled the company to refinance its existing debt and strengthen its balance sheet. At the same time, the company maintained its shareholder remuneration policy through the distribution of €235 million in dividends.

“2025 has been a strong year for Vía Célere, during which we have strengthened our financial structure with a corporate bond refinancing, reactivated our land acquisitions activity through projects such as Cruz del Campo (Seville) and Premià (Barcelona), and secured strong pre-sales visibility across a consolidated delivery schedule. These milestones, together with the strength of our order book, allow us to look ahead to the coming years with a robust financial foundation and a strong position to meet housing demand in Spain,” stated **Héctor Serrat, CEO of Vía Célere.**

New developments and scheduled deliveries

The developer holds one of the highest-quality land portfolios in the Spanish residential sector, with the capacity to build over 10,500 homes in urban areas with strong housing demand.

In line with its selective growth strategy, Vía Célere has continued to actively manage its land bank. Over the past year, the company completed several land transactions that will enable the development of 647 homes, with a total investment of €62 million. Notable acquisitions include plots in Premià (Barcelona), Moncayo (Valencia), and the Entrenúcleos and Cruz del Campo areas (Sevilla). These acquisitions strengthen the company’s presence in key strategic locations.

The company has over 4,500 homes at various stages of development, including more than 2,100 currently under construction and approximately 3,400 in the marketing phase. This positions the developer to meet the strong and sustained demand for new-build homes in the Spanish market.

Note: ¹Adjusted EBITDA excludes non-recurring items, including purchase price allocation (PPA) effects, changes in the valuation of assets as determined by Savills, reversals of impairment losses, and other extraordinary costs.

About

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

The company focuses on innovation and sustainability as the fundamental pillars of its projects, while also demonstrating its ongoing commitment to the satisfaction of its clients, shareholders, and the professional development of its employees.

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