



Testa Residencial closes the acquisition of 1,329 apartments from CaixaBank's real estate subsidiary

- Testa Residencial acquires 1,329 apartments for EUR 207 million
- The remaining 129 apartments included in the agreement announced in March will be acquired in the coming months
- The portfolio is located in the major Spanish cities

Madrid, May 24th, 2018. - Testa Residencial has closed today the acquisition of 1,329 apartments from BuildingCenter S.A., CaixaBank's real estate subsidiary, for a price of EUR 207 million. This represents more than 90% of the assets included in the agreement signed last March between the two parties. The remaining 129 apartments included in the agreement will be acquired for an amount of EUR 21 million over the next few months, after certain conditions are fulfilled.

Based on the current lease contracts in place, the apartments acquired now will contribute an estimated EUR 8.5 million of annualized rental income from June 1st. Once the aforementioned conditions are fulfilled and the rest of the apartments are acquired, this figure would increase to EUR 9.3 million euros annually. The apartments currently have an occupancy rate of 92 percent.

The portfolio from CaixaBank has a diversified geographical distribution, with a prominent presence in the main Spanish cities, including Madrid, Palma de Mallorca, Barcelona and Valencia. The apartments located in these cities represent, jointly, 66% of the total acquired portfolio.

This acquisition has been partially financed with a bank loan signed today for EUR 92 million. The loan has a 7-year bullet maturity and an interest cost of approximately 1.6 percent, including 100 percent hedging.

Wolfgang Beck, CEO of Testa Residencial, is very pleased with the closing of this acquisition that *"reinforces Testa's position as the leading REIT in the Spanish residential rental market, with nearly 10,500 apartments located, mostly, in Madrid and with a prominent presence in Barcelona, San Sebastián and Palma de Mallorca."*

About Testa Residencial

Testa Residencial SOCIMI S.A. is the leader private residential property company in Spain (excluding financial institutions). Its objective is to manage efficiently and professionally a selective portfolio of residential buildings, to ensure the best service for its tenants and a recurrent remuneration for its shareholders. It currently owns a portfolio of more than 10,000 apartments with a prominent presence in the most important metropolitan areas in Spain, mainly in Madrid.

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