

## **Wellder exceeds €100m investment with the acquisition of its first residence in Barcelona**

- The operation represents the purchase of Casa Badina in Badalona, a newly created residence promoted by ThorEU, which will be operated by Fundació Vallparadís (Mútua Terrassa).
- The residence has a total surface area of more than 6,000 m<sup>2</sup> divided into four floors, 136 beds and a day centre with 20 additional places.
- With this first purchase of Wellder in Catalonia, the value of the portfolio of the socimi managed exclusively by Renta Corporación exceeds 100 million euros, maintaining the objective of investing up to 250 million euros in a first phase.

**Barcelona, 13 September 2024.-** Wellder, the Socimi owned by Renta Corporación and the Dutch fund APG, has reached an agreement with ThorEU (formerly Thor Private Equity Spain S.L.) to acquire Casa Badina, the elderly residence promoted by the fund in Badalona. With this operation, the value of Wellder's portfolio, created at the end of 2022, exceeds €100 million and the socimi maintains its objective of investing more than €250 million in a first phase.

The newly created residence has a total surface area of more than 6,000m<sup>2</sup> divided into four floors with abundant light on its three façades and outdoor areas, 136 beds in eight cohabitation units and a day centre with 20 additional places. Casa Badina opened its doors on 9 September and is operated by Fundació Vallparadís (Mútua Terrassa).

Wellder is committed to maintaining high ESG standards as an investment and asset development criteria, a business model that focuses on the social component, creating a portfolio of top quality assets in the field of health, people's well-being and respect for the environment. This is why it has opted for Casa Badina, a construction with the highest sustainability standards and a BREEAM New Construction rating in the Excellent category.

David Vila, CEO of Renta Corporación, states that *"this operation is a further step in the rapid growth Wellder is experiencing and a great satisfaction. Casa Badina represents all the values that Wellder requires for the composition of its asset portfolio"*.

For his part, Enrique García Pascual, ThorEU's Director of Investments states that *"being our vocation to structure new partnerships in the core plus area that are aligned with ThorEU's ESG strategies and our vision of focusing on the well-being of users, we have observed in Wellder a communion of shared values with ThorEU, which implies that we are very proud of this transfer and we are confident that we have opened a new stage of cooperation that will play a fundamental role in the future of the sector"*.

With this acquisition, the first for Wellder in the province of Barcelona and in Catalonia, the socimi manages a total of 11 centres in Spain, representing 1,620 beds, and consolidates its position as one of the most active players in the residences segment during the year and a benchmark in the elderly care homes and healthcare centres sector in the country.

Wellder was created in 2022 through a new alliance between Renta Corporación and APG, which renewed its commitment to the real estate company as its main partner in the Spanish market, and began listing last July on the BME Scaleup. This vehicle, managed exclusively by Renta, strengthens its investment and capital management business line, further expanding its target market and obtaining a higher volume of recurring income.

### **About Renta Corporación**

Renta Corporación is a listed real estate company with a differential business model based on the creation of value through the acquisition of real estate assets for their transformation and adaptation to the needs of the market, for subsequent sale to third parties. The real estate company focuses its business on the Madrid and Barcelona markets, the two markets with the most liquidity and activity in Spain. The company complements its business model through its property business, managing real estate assets of different types, both its own and those of investee companies, mainly of the residential REIT Vivenio, and now also Wellder.

### **About ThorEU**

ThorEU Developments is an integral developer of healthcare and hospital spaces, as well as an investor, which has been playing a leading role in the healthcare development sector since 2018. Its cutting-edge vision has led the company to be the first in Spain to certify a socio-health asset under the Breeam Excelente sustainability seal, as well as to develop its assets under a 'future-proof' model in prime locations, with a hotel architecture and conception and adapting to the management model of each operator. ThorEU works for leading TIER1 operators, for which it has successfully developed a total of 16 assets to date only in the socio-health sector. In 2021 it opened its legal entity in Portugal, where it is currently developing various projects, and in 2023 it started its activity in Italy.

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#### **Media Enquiries**

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