



PRESS RELEASE

SILICIUS formalizes the sale of the Velázquez 123 office building (Madrid) and the Conil hotel (Cádiz) for an amount of 41.9 million euros

- **Both transactions, signed at an amount above the gross asset value (GAV), are part of the asset rotation plan and value generation for shareholders**

Madrid, December 28, 2023- SILICIUS Real Estate, a SOCIMI specializing in the management of long-term and stable rental properties, has formalized the sale of two assets: the Velázquez 123 office building (Madrid) and the Fergus Conil Park hotel (Cádiz). Both transactions have been signed for a total amount of 41.9 million euros, with a slight premium over the last gross asset value (GAV) of each property.

Velázquez, 123 is an exclusive office building, located in the Salamanca district of Madrid, which was renovated in 2018. It has a gross leasable area above ground of 2,200 m² and 30 parking spaces. Since then, this property has housed the headquarters of companies such as the multi-family office Mazabi, among others.

In turn, Conil Park is a four-star hotel leased to the FERGUS chain with an area of 12,562 m², located on the beachfront of Conil de la Frontera (Cádiz), next to the urban center of the municipality. The hotel has several restaurants, gardens, a pool, and a mini club.

Since the beginning of the year, SILICIUS has been carrying out an asset rotation and shareholder value generation plan, based on selling properties above valuation and amortizing higher-cost financial debt. With these two transactions, SILICIUS has proceeded to amortize more than 25 million euros of the company's debt (including 10 million euros of alternative debt). With this sales plan, the debt of SILICIUS has been reduced from 285 million euros at the end of 2022 to approximately 210 million euros at the end of 2023.



About SILICIUS

SILICIUS is MAZABI's SOCIMI specialized in the purchase and active management of profitable assets that generate stable long-term income for its investors. The company started trading on BME Growth in September 2021 and is governed by the following business principles: conservative long – term investments, liquidity of assets, annual coupon payment and low indebtedness.

SILICIUS is executing a growth plan through monetary and non-monetary contributions, as well as corporate operations of scalability of investment typologies, with a pipeline of several projects under analysis to reach the target figure of 1,000 million euros in the medium term.

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