

PRESS RELEASE

SILICIUS presents Square Garden, a four-building business complex in Madrid

- It is located in Rivas Vaciamadrid, has eight floors, a gross leasable area of 45,100 sqm and 1,267 parking spaces
- It incorporates large green areas and its architectural design seeks to consolidate itself as a benchmark in energy efficiency
- Promotes a new office model, which is based on sustainability and the well-being of users

Madrid, February 7, 2022. *SILICIUS Real Estate*, a SOCIMI (Spanish REIT) specialized in the management of long-term properties with stable income, has presented Square Garden, a business complex located in Rivas Vaciamadrid (Madrid), which the company has modernized to promote a new office model, based on sustainability and the well-being of users. The facilities have a gross leasable area (GLA) of 45,100 sqm of diaphanous offices and penthouses with terraces. In addition, it includes 1,267 parking spaces, distributed over two underground floors.

Specifically, the four buildings are located in the Rivas Futura business park, a business settlement conceptualized as a smart city and committed to the implementation of efficient management models, where aspects such as energy saving and sustainable mobility are of great importance. In addition, it is located in one of the best communicated areas of the Community of Madrid, with one of the highest demographic and commercial growth in the entire metropolitan area of the capital.

This business complex has been owned by SILICIUS since the end of December 2020. Its reform, presentation and release to the market allows the SOCIMI to strengthen its portfolio of available offices, with a business park located in a strategic area within the metropolitan area of Madrid.

Juan Díaz de Bustamante, Managing Director of SILICIUS, has highlighted that "from the company we are very happy with the presentation of Square Garden and with making it available to the market, after the reform that we have undertaken during the last months". "Despite the fact that teleworking has spread since the beginning of Covid-19, the demand for

offices has recovered in recent months as the vaccination process has progressed and the pandemic situation has improved. A signal that shows how companies and entrepreneurs continue to demand physical spaces where they can develop their projects", underlined the Managing Director of SILICIUS.

This is Square Garden, the new business complex of SILICIUS

Square Garden is the result of an ambitious remodelling project, which has been based on sustainability, efficiency and flexibility, thus configuring a new concept of offices, which shows the commitment of SILICIUS with the environment and the quality of life of the people who come to this workplace. In fact, the facilities are in the study phase of the WELL and BREEAM certifications, and their architectural design is aimed at offering users the ideal environment to work.

The business complex is connected to the urban environment and integrates, in turn, several green areas with multiple possibilities for rest and social interaction. In total, the four buildings have eight floors with different surfaces, where it is possible to concentrate up to 131 workstations and different spaces for rest or meeting areas.

The remodelling and modernization project of the business complex has been promoted by the FUND FST studio. Iñaki García, its manager, has detailed that "the introduction of green spaces will contribute to the reduction of carbon dioxide emissions, will allow to reduce the environmental temperature and will be a support for the health and well-being of the workers".

Among other functionalities, the four buildings that form part of the complex incorporate facades that regulate the entry of natural light according to the needs of each moment, as well as lights with LED technology that automatically regulate the optimal ambient brightness. In addition, the buildings have incorporated a system of solar panels used for the production of domestic hot water, and two innovative temperature and air quality control systems in the interior areas of the complex.

Square Garden now begins its commercialization phase after the completion of the works and its official presentation. To publicize this asset, [SILICIUS has developed a website](#), which details in depth the characteristics of this business complex.

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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