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## Wellder invests 36.5 million euros in adding five residences for the elderly to its portfolio

- The assets, located in Galicia and Castilla y León, have a total area of 36,000 square meters with a total of 826 beds and have been acquired from DomusVi in a sale and leaseback operation
- The socimi, in which Renta Corporación and the dutch fund APG are stakeholders, expects to exceed the 70 million euros invested in Spain before the end of the year
- This transaction will enable DomusVi to raise funds for the construction and renovation of spaces to continue addressing the demographic challenge

**Barcelona, October 18th, 2023.-** Wellder, the socimi backed by Renta Corporación and the dutch fund APG, is advancing in the consolidation of its portfolio through the acquisition of five residences for the elderly from DomusVi, a leading company in the socio-sanitary sector and the primary operator of senior centers in Spain. Wellder will invest a total of 36.5 million euros in a sale and lease back transaction, which was advised by JLL.

The assets, located in the Autonomous Communities of Galicia and Castilla León, have a total area of 36,000 square meters and offer a total of 826 beds, including 99 day care center spots. Specifically, the socimi has acquired the following DomusVi residences: DomusVi Ciudad de Pontevedra, with an area of 5,258 square meters and 120 beds; DomusVi A Coruña Oleiros, with an area of 5,453 square meters and 154 beds; DomusVi Decanos Ávila, with an area of 10,250 square meters and 205 beds; DomusVi Nuestra Señora del Camino (León), with an area of 11,191 square meters and 253 beds; and DomusVi Monfarracinos (Zamora), with an area of 3,949 square meters and 94 beds.

Wellder is committed to maintaining high Environmental, Social and Governance (ESG) sustainability standards as a fundamental criterion in the investment and development of its assets, creating a portfolio of top-quality assets in the field of health, well-being, and environmental respect. Therefore, the socimi will certify all acquired assets with the prestigious BREEAM certification, in the “In Use - Very Good” category, with the exception of the residence located in Pontevedra, which will achieve an “Excellent” rating.

With 30 years of experience in serving people, DomusVi is a trusted player in addressing the significant demographic challenge posed by longevity in Spain. This transaction will enable DomusVi to continue investing in new facilities and resources to ensure the construction of a service platform that is tailored to the reality and needs of our country’s population. All of this with the aim of responding to current health and social challenges, primarily focused on prevention, chronic care and personalized attention.

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## Investment in the socio-healthcare sector

With this transaction, Wellder becomes the most active player in the senior care segment throughout 2023, adding a total of 6 assets to its portfolio with a total investment of 44 million euros. Last February, it invested 7.5 million euros in the acquisition and renovation of the DomusVi Río Vena senior care facility, representing the first asset in the portfolio. The residence, located in the city of Burgos, has 98 residential spots and a surface area of 4,500 square meters.

The vehicle, exclusively managed by Renta Corporación, was established at the end of 2022 with the goal of acquiring, in its initial phase, high-quality real estate assets in Spain totaling 250 million euros and meeting elevated ESG standards. Currently, Wellder continues working on new closures for its investment portfolio, which it aims to formalize before the end of the year.

The socimi, specializing in residences for the elderly and health centers, enhances Renta Corporación's investment and capital management business, expanding even more its target market and increasing its recurring revenue. It is anticipated that Wellder will go public in the course of the next year in 2024.

## 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 adaptation to the market needs, for their subsequent sale to third parties. The real estate company concentrates its business model focused on Madrid and Barcelona markets, the two most liquid markets and with the most activity in Spain. The company complements its business model through its property activity, managing their own real estate assets as well as participating socimis, but mainly the residential socimi Vivenio, and now also in the Wellder one.

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## About DomusVi Spain

**DomusVi** has the purpose of improving the well-being of the elderly in an active social environment. The elderly are our reason for being, and in DomusVi, they and their families choose the service and care modality that best suits their needs, according to their level of autonomy and preferences, finding trustworthy care and innovative solutions. It has a pioneering model of care continuum designed to preserve the quality of life and social connections of the people, covering all stages of dependency. The pioneering spirit, the art of

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caregiving, innate empathy, shared trust, and the sincerity of emotions are the five core values that guide us every day in our work.

With 30 years of experience serving individuals and their families, DomusVi is the leading company in the healthcare and social care sector in Spain and a trusted player in addressing the significant demographic challenge posed by longevity in our country. It offers more than 25,000 placements in over 200 residential centers, day care facilities, disability care, [and mental health](#) services, complemented by services aimed at home care (home assistance and telecare) and home healthcare. Cutting-edge spaces, services, and treatments are provided to make residents' lives more comfortable and active while facilitating communication with their families. DomusVi has a team of over 28,000 professionals who benefit from the best career opportunities and training programs.

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