



PRESS RELEASE

DEA CAPITAL REAL ESTATE AND COREBRIDGE REAL ESTATE INVESTORS SELL TWO SPANISH INDUSTRIAL PROPERTIES FOR EUR 25 MILLION

Madrid/Jersey City, NJ, 17 July 2025 – A joint venture between **DeA Capital Real Estate** (“DeA Capital RE”) and **Corebridge Real Estate Investors** (“CREI”) today announced the sale of two Class A industrial facilities in Madrid, Spain to a **UK-based, single-family office** advised by **Delin Property** for approximately EUR 25 Million. The two properties, totaling over 18,000 sqm of high-quality rentable space, are located in well-established submarkets within Madrid’s innermost industrial rings. At the time of the sale, both assets were 100% leased to five tenants, reflecting the strength and resilience of demand in the region’s logistics sector.

The **Villaverde asset**, a 9,500 sqm warehouse and distribution facility, resides in one of Madrid’s most established infill industrial submarkets. Leased to four tenants, the property offers excellent last-mile connectivity and convenient access to major employment and population centers.

The **Pinto asset** is an 8,500 sqm build-to-suit industrial facility for a leading specialized logistics operator. Positioned within one of Madrid’s newest and rapidly expanding industrial zones, this property benefits from proximity to key urban hubs, making it a strategic location for logistics operations.

Emanuele Caniggia, CEO, DeA Capital Real Estate and **Emanuele Dubini, CIO, DeA Capital Real Estate** commented, *“This transaction marks another milestone in our ongoing strategy to create and realize value across European logistics real estate. We are proud to have successfully completed the sale of two prime assets in Spain through this joint venture and remain committed to delivering consistent, long-term value for our investors.”*

“These assets represent a continuation of our strategy of investing in and developing high-performing urban logistics assets in core European markets”, said **Brenda Monaghan, Managing Director, Europe Asset Management for Corebridge Real Estate Investors**.

Isaac Núñez, Delin Property’s Managing Director for Spain, said: *“These modern, sustainable and fully occupied properties are a perfect fit for our new venture in Spain. They will seed a portfolio of stabilized assets in urban infill locations in major Spanish cities that we will be assembling on behalf of our client to seize the opportunities arising from the dynamic Spanish economy and strong occupier demand for high-quality, well-located distribution centers.”*

CB Richard Ellis, DLA Piper and Ernst & Young acted as advisors for CREI and DeA Capital RE. CMS, an international organization of independent law firms and PricewaterhouseCoopers acted as advisors for Delin.



About DeA Capital Real Estate:

DeA Capital Real Estate is a pan-European investment management company headquartered in Italy, part of the renowned De Agostini Group, with a network of seven locations and nearly 180 skilled, highly motivated real estate specialists in Milan, Rome, Paris, Madrid, Warsaw, Munich, and London. DeA Capital Real Estate manages €12.2 billion in real estate investments, with 51 different investment vehicles and approximately 670 high-quality assets, primarily located in Europe's most dynamic gateway cities. Backed by an experienced and stable senior leadership team, DeA Capital Real Estate delivers best-in-class Pan-European asset management across the entire value chain, from acquisition and development to financing, leasing, operations, and disposal.

Visit www.deacapitalre.eu

About Corebridge Financial:

Corebridge Financial, Inc. (NYSE: CRBG) makes it possible for more people to take action in their financial lives. With more than \$400 billion in assets under management and administration as of March 31, 2025, Corebridge Financial is one of the largest providers of retirement solutions and insurance products in the United States. We proudly partner with financial professionals and institutions to help individuals plan, save for and achieve secure financial futures. Visit corebridgefinancial.com and follow on [LinkedIn](#), [YouTube](#) and [Instagram](#).

Corebridge Real Estate Investors is the real estate equity investment management division of Corebridge Financial. CREI has a portfolio consisting of approximately 40 million square feet with over \$9 billion in assets under management as of December 31, 2024,.

About Delin XYZ:

Delin is a fully integrated specialist in European logistics active today in the UK, Netherlands and Spain. The Company currently owns and/or operates 530,000 square metres of distribution space across the three markets. For more than a decade the company has been developing, leasing and managing logistics properties for its own investment or acting for third party investors, including its Dutch Logistics Fund and Blackstone funds. The company has ambitious plans to grow its platform through logistics real estate funds, offering institutional investors access to an attractive asset class in which it has deep expertise.

Communication and Press DeA Capital S.p.A.

Marco Scopigno, marco.scopigno@deacapital.com

ph. +39 06 68163206 / 348 0173826

Anna Majocchi, anna.majocchi@deacapital.com

ph. +39 02 62499529 / 335 7616715

Communication and Press DeA Capital Real Estate SGR S.p.A.

Beatrice Mori, beatrice.mori@deacapital.com