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**Arrow-Cerberus acquires logistics refurbishment project in Alcala de Henares, Madrid**

Arrow Capital Partners, the specialist investor, developer and manager of real estate in Europe and Asia-Pacific, has acquired a 16,000 sqm logistics warehouse in Alcala de Henares for its €3billion Strategic Industrial Real Estate (SIRE) joint venture with Cerberus.

This is the fifth asset Arrow has acquired in the Corredor de Henares and the third in Alcala de Henares, further consolidating SIRE's foothold in this strategically important area located northeast of Madrid within the city's second logistics ring road.

Arrow will comprehensively refurbish the existing vacant asset into a modern single 16,000 sqm warehouse that can be split into two units incorporating a total of 21 loading docks, six van doors and a large loading area, as well parking facilities. The refurbished building will be future-proofed to meet ESG guidelines and has an expected completion date of Q4 2023.

**Commenting on the development, Malgorzata de la Torre, Head of Acquisitions in Spain at Arrow Capital Partners, said:** "Once the refurbishment is complete, our latest acquisition will complement the other facilities we're developing in the area, providing occupiers with large, modern logistics space close to Madrid and its main highways. Given the limited vacancy and strong occupational market in the area, we anticipate rental growth and solid demand for this asset.

"We remain interested in additional select development sites, with or without zoning, which are suitable for logistics development."

Arrow was advised by Estrada Partners. The due diligence process was completed by Garrigues, Arcadis and PwC. Dokei will be appointed as Project Manager to undertake the refurbishment.

A specialist investor, developer and manager of real estate, Arrow Capital Partners targets equity and debt opportunities, specialising in cross-border transactions where it can use its platform and balance sheet to invest with US and Asia-Pacific investors into Europe, as well as European and US investors into the Asia-Pacific region.

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**About Arrow Capital Partners**

Arrow Capital Partners is a private real estate company which invests in equity and debt opportunities specialising in cross-border transactions where it can use its platform and balance sheet to invest with its US and Asia-Pacific capital partners into Europe, as well as European and US investors into the Asia-Pacific region.

Arrow has eight offices covering those markets, with assets of over \$5bn across office and logistics assets, including developments. The Partners each have a minimum of 20 years investment

experience and have been responsible for overseeing US\$25bn across all asset classes in multiple jurisdictions, plus a US\$8bn development pipeline.

Additional information can be found at: <http://arrowcapital.co.uk/>