



## SPANISH NATIONAL SECURITIES MARKET COMMISSION

In accordance with Article 227 of Law 6/2023, of March 17, on the Securities Markets and Investment Services, Árima Real Estate SOCIMI, S.A. ("**Árima**" or the "**Company**") hereby informs the Spanish National Securities Market Commission ("**CNMV**") and the market of the following

### **OTHER RELEVANT INFORMATION**

Árima announces the leasing of 100% of its Dune office asset located in Madrid. The property has a gross leasable area of c.13,000 sqm, with more than 2,500 sqm of outdoor areas, including gardens and terraces, and 241 parking spaces, which will be fully occupied following this transaction.

The press release is attached below.

Madrid, 17 February 2026

**Mr José María Rodríguez-Ponga Linares**

Executive Chairman

Árima Real Estate SOCIMI, S.A.

## Árima leases nearly 13,000 sq m of office space in Manoteras to ICEX for its new corporate headquarters

- *Árima secures full occupancy of the asset ahead of completion, underscoring the quality of its portfolio and its asset management capabilities through a long-term lease that provides stable, recurring cash flow from a top-tier institutional tenant.*
- *Designed by renowned Spanish architect Carlos Rubio (Rubio Arquitectura), the project is positioned as a benchmark for sustainability and efficiency in the northern extension of Madrid's CBD.*



*Image: Dune building façade*



**Madrid, 17 February 2025.** Árima SOCIMI has signed a lease agreement with ICEX Spain Trade and Investment, E.P.E., to relocate ICEX's headquarters to the Dune building. The lease covers 100% of the property's approximately 13,000 sq m of gross lettable area, together with more than 2,500 sq m of outdoor spaces, including gardens and terraces, and 241 parking spaces. This pre-letting transaction (the signing of a lease prior to the building's final delivery) marks a key milestone for the company, as it secures full occupancy and rental income for the asset ahead of the completion of construction works. The transaction was advised by Savills, amid growing demand for high-quality, sustainable assets in Madrid's office market.

ICEX will occupy a newly built office building meeting the highest quality standards, in a strategic location along the Manoteras corridor.

The 15-year lease term will enable ICEX to move into its new headquarters once the fit-out works, due to commence shortly, have been completed.

The Dune building, which was being marketed by Knight Frank, reflects Árima's vision of developing assets that set the standard in design, efficiency and wellbeing, with spaces conceived to foster collaboration, interaction and teamwork, while also supporting flexibility, diversity and inclusion.

Sustainability lies at the heart of the project. The building will run exclusively on electricity from renewable sources and includes, among other features, photovoltaic panels with a capacity of up to 100 kWh to supply energy to common areas, as well as a next-generation HVRF air-conditioning system with minimal environmental impact, helping to reduce the building's operational carbon footprint. In addition, 10% of parking spaces will be equipped for electric vehicles.

The building will also be equipped with a BMS (Building Management System), an intelligent control system that optimises building operations and energy efficiency, positioning Dune as one of the smartest office buildings in the Spanish market. These features are reflected in the building's A energy performance certificate (EPC) and the highest LEED® (Platinum) and WELL™ (Platinum) certifications, which the property will achieve.

### **About Árima Real Estate**

*Árima Real Estate SOCIMI, S.A. is a Spanish listed real estate investment company (SOCIMI), headquartered in Madrid and listed since 2018. Its strategy focuses on building a high-quality income-producing real estate portfolio, primarily in the office sector, with an emphasis on sustainable value creation over the medium and long term.*

*The company combines specialised in-house management, professional expertise and ESG standards, optimising assets while ensuring operational efficiency and an excellent occupier experience. Its portfolio is mainly office-led, with projects recognised for design, sustainability and the ability to adapt to tenants' needs.*

### **About Savills**

*For more than 170 years, Savills has been helping people thrive through places and spaces, whether supporting an expanding international business, an investor seeking to optimise a portfolio sustainably, or a family looking for a new home.*



*Listed on the London Stock Exchange, Savills has more than 42,000 professionals across over 70 countries, working together to deliver unique coverage and expertise across the real estate sector, including commercial property and prime residential.*

*Our Research team is a benchmark in the real estate advisory industry. Through data analysis and innovative, tailored solutions at both local and global levels, we empower clients with the insight they need to make decisions and achieve their objectives.*

**For further information:**

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