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## Press Release

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After a full refurbishment project

## Árma inaugurates Botanic, one of the few office buildings in Europe with its own 2500 square meter botanical garden

- The property located in one of the most consolidated business areas of Madrid, integrates the most cutting-edge technological advances with a privileged natural space of 2,500 sqm.
- The SOCIMI embodies in this benchmark of Madrid architecture its commitment to combining sustainability, well-being, health and technology to create a unique work environment.
- Botanic has 9,902 meters of gross leasable area spread over nine floors and more than 1,000 additional square meters of terraces, as well as 224 parking spaces that include the new mobility platform that Árma is promoting in all its buildings.
- Botanic is one of the only buildings in Spain that meets LEED® PLATINO, WELL® GOLD and WELL HEALTH & SAFETY certifications.

**June 2, 2022.** Working in a privileged area of Madrid while enjoying nature in all its splendor is now possible. What until now was only a dream has become a reality thanks to the inauguration of Botanic, one of the few office buildings in Europe that combines the most cutting-edge technological advances and a botanical garden of more than 2,500 square meters, with more than 100 species capable of adequately adapting to the environment.

During the presentation, Guillermo Fernández-Cuesta, Real Estate Director and deputy to CEO who is the driving force behind the project emphasized that “Botanic goes beyond what we traditionally understand as an office building, integrating all kinds of services in a unique and cost-efficient work experience for our future tenant, and all around the first private botanical garden that Madrid will have.”

The building, which has been remodeled with a comprehensive repositioning designed by the architectural firm Estudio Álvarez-Sala, has 9,902 square meters of gross leasable area distributed over nine floors and more than 1,000 additional square meters of terraces, 224 car parking spaces including an extension designed entirely for electric recharging vehicles, as part of the Company's sustainable mobility platform.

Enrique Álvarez-Sala, who designed the building and participated in the presentation to the media, highlighted during his speech "*the clean and modern image that Botanic represents for Madrid, since, when entering the city from the A2, it is the most visible building*". The building has maximum visibility from the Madrid-Barcelona (A-2) highway thanks to a spectacular façade design that includes a state-of-the-art curtain wall.

### **Consolidated business area**

The location is another of Botanic's attractions, as it stands on one of the most consolidated office areas in Madrid, where major financial institutions and large companies are located.

The asset has completely open-plan and diaphanous floors without pillars of up to 2,000 sqm with the highest qualities where a clear height of 2,8 m stands out. The lobby of more than 200 sqm integrates accesses to and from the building from Josefa Valcárcel and Telémaco streets. The open-air space called "La Plaza" ("The Square" in Spanish) will be the heart of Botanic as it is specially designed for events, conferences and even concerts, all while enjoying nature thanks to Madrid's first private botanical garden of 2,500 sqm. To which we must add 1,200 sqm of terraces.

The services that will be available in the building will include, among others, a space for a restaurant and a first-class gym, as well as an exclusive client area surrounded by terraces with breathtaking views, and the possibility of having an auditorium with capacity for 120 people.

Botanic is the flagship building of the SOCIMI Árma. Under the slogan "Business like second nature" it stands as one of the best European spaces to work. This benchmark of Madrid architecture is based on four pillars: sustainability, wellbeing, health and technology. These are the foundations of the building that combines the most cutting-edge design with maximum cost efficiency to offer its tenants the highest standards of quality and generate added value for shareholders.

In its goal of offering the best services to its tenants, Árma has allied with the best partners in each of the pillars on which its value proposition is based.



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## **Sustainability**

Arma's unavoidable commitment to sustainability is reflected in the design and management of its properties. In the case of Botanic, the remodeling has been carried out in compliance with the parameters that allow it to obtain the LEED® Platinum rating, -one of the most demanding energy efficiency certificates for buildings in the world-, awarded by the USGB Council.

During the press conference, Jaime Novo, an expert in sustainable mobility, presented the new platform that Árma is going to integrate into all its buildings and which is debuting with Botanic.

The SOCIMI has reached an agreement with intelligent charging platform Wallbox and with the electrical bike manufacturer Ecobike in order to provide electrical mobility to its assets. As a result, Árma will have 20% of its parking spaces electrified this year.

The Socimi has reached an agreement with the intelligent EV charging systems company Wallbox® and the electric bicycle manufacturer Ecobike® to provide electric mobility to its assets. Thus, this year Árma will have 20% of its parking spaces electrified and will have the latest generation of self-cleaning electric bicycles, which purify the air.

## **Well-being**

The landscape designer Isabel Pallarés, who has designed the botanical garden that gives the building its name. During her speech at the press conference, Isabel highlighted "*the benefits of integrating nature into the offices as Árma has done, emphasizing that it promotes mental wellbeing, as well as being a source of inspiration to encourage creativity in the workplace*".

Nature is the common thread throughout the entire project. Botanic has its own botanical garden with more than 2,500 sqm in which plant species are able to adapt optimally to the environment. The botanical garden includes species such as Japanese maples, giant ferns from New Zealand and a permanent exhibition of bonsais.

The building will achieve WELL® Gold certification, one of the benchmark seals, which certifies the well-being of people working in a building and evaluates the working environment.

## **Health**

Creating healthy work environments is another of Árma's major concerns, clearly reflected in Botanic. The building is WELL Health & Safety certified by the International Well Building Institute (IWBI).



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Botanic will be equipped with an air treatment system similar to that used in hospitals. It is composed of filtration and purification systems by photocatalysis and active polarization systems that achieve resilient spaces against microorganisms and physical contaminants, allowing the permanent renewal of the air in the building in the healthiest possible way. The partner chosen by Árima for this has been Aire Limpio.

## **Technology**

Technology is the fourth pillar of Árima's corporate strategy, which is materialized through Árima's digital platform offered in Botanic thanks to the collaboration with Opinno. This global innovation consultancy has designed for Árima a technological platform that is present in its entire portfolio of properties and allows the improvement in 90% of the time of control and registration of visits in the property, with the consequent savings in personnel costs.

## **About Árima Real Estate**

*Árima Real Estate is a Spanish company that listed on the Madrid Stock Exchange as a SOCIMI (Sociedad Anónima Cotizada de Inversión Inmobiliaria) and that is led by a fully-dedicated internal management team. It was created in 2018 with the aim of becoming the leading Spanish SOCIMI in the Madrid office market. The company is headed up by Luis María Arredondo (Chairman of the Board of Directors) and Luis López de Herrera-Oria (CEO) and also boasts the same highly-reputable management team that steered Axiare Patrimonio SOCIMI to success.*

## **Further information**

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