

## PRESS RELEASE

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# Signal Capital and Sonae Sierra develop República 5, a mixed-use project in Lisbon

- Located in a central and exclusive position in the city of Lisbon, next to Saldanha, República 5 is a prime mixed-use project with 12 floors dedicated to offices and a unique residential space featuring 20 apartments
- The project was developed taking into account ESG best practices, and completion is expected in the first quarter of 2024

**Signal Capital**, a private investment and asset management firm focused on the European market, and **Sierra**, a multinational fully vertically integrated international real estate player, have announced the development of a new and innovative mixed-use project in Lisbon, República 5. Located in one of the main city arteries, the project has a gross construction area of around 30,000 m<sup>2</sup>, divided into a residential component, an area dedicated to offices and retail space.

**Colman McCarthy, Partner Real Estate, Signal Capital**, said: *“The República 5 development is not only an excellent investment opportunity, but also revives a project that has been on hold for decades in what is one of the most emblematic areas of Lisbon. Our goal to create a premium mixed-use project that responds globally to the concept of 15-minute cities is now being realised. We’ve built a great relationship with Sierra and Reify on this project and their experience and skill set has been invaluable. We are very excited to see the end result of this scheme that will certainly be a point of reference in Saldanha.”*

**Alexandre Fernandes, Executive Director of Development Management at Sonae Sierra** said: *“We are thrilled about collaborating with Signal Capital, a recognized partner with experience in real estate projects, to develop a unique concept in terms of quality, dimension, and sustainability. Together with Reify., we are fully committed to delivering our local knowledge and experience, making this project a successful investment and added value to the local community and the city of Lisbon.”*

Located in one of Lisbon’s most prestigious neighbourhoods, in the vicinity of Saldanha, the new development will allocate its largest area, 11,600 m<sup>2</sup>, to flexible office spaces positioned over 12 floors, designed to accommodate different kinds of demand, plus around 250 parking spaces. The residential area occupies around 2,400 m<sup>2</sup> of the total space, comprising 20 apartments with access from Rua de Picoas.

Conceived to achieve high standards of sustainability and guarantee excellent environmental and energy performance in line with the best ESG practices, the project’s design is human-centric, contributing positively to the physical and emotional well-being of all those who live and work there.

The contemporary and essential lines of the architectural project conceived by Saraiva + Associados create a serene and relaxing environment and represent a premium concept for República 5 that responds to the most recent urban trends. The project has been assigned to Reify., being responsible for Project Management and Coordination, Work Management and Licensing. With completion scheduled for the first quarter of 2024, the office leasing is being led by JLL and CBRE, and the residential component by JLL and Castelhana.

For more information about Republica 5, please visit: [www.republica5.pt](http://www.republica5.pt)



### **About SIGNAL CAPITAL**

Signal is a London-based private investment and asset management firm focusing on European asset-backed corporate and real estate special situations investments. Signal was established in 2015 by a highly seasoned management team pooling together a unique set of skills across asset and structural complexity. Signal currently has €2.1bn assets under management through funds investing across the capital structure in Real Estate and Corporate Credit transactions in Europe, and an excellent track-record in hospitality in Iberia.

### **About Sonae Sierra**

Sierra operates in the real estate sector with an integrated business approach. We look for robust platforms from which we can create solid strategies for return on investment, in different parts of the world. From commercial spaces to public spaces or residential schemes, from project management to turnkey projects, we are at the forefront of knowledge in the sector and are therefore the ideal partner for the development of innovative concepts.

Currently, Sonae Sierra is present in 11 countries and manages on a global level more than €6 billion of real estate across different sectors and asset classes.

For more information, please visit [www.sonaesierra.com](http://www.sonaesierra.com)