VIGA RE 2022 Newsletter III

November 10, 2022

VIGA RE A/S: Successful capital increase and expansion

- VIGA RE continues its expansion strategy with a successful capital raise of EUR 34.3 million (DKK 255 million)
- New property in a prime location in Copenhagen was acquired on 1st November 2022
- Two new hires: Head of asset management and construction manager
- Overall ambition: Portfolio Gross Asset Value (GAV) of around EUR 1 billion

VIGA RE A/S (VIGA) successfully raised new capital of EUR 34.3 million (DKK 255 million) in October. In addition, Viga RE Management strengthened its team with Lars Braget Nielsen joining as head of asset management and Aske Kaas Bengtson as construction manager. VIGA now has a strong foundation for future growth and execution of its strategy. VIGA already closed one new transaction in central Copenhagen. In the long term, VIGA aspires to reach a Gross Asset Value of EUR 1 billion.

New acquisitions and portfolio situation

Following completion of the capital increase, VIGA acquired a new residential asset located in Østerbro, a vibrant residential area of central Copenhagen. It features 102 micro-units, a spacious roof-terrace and significant value-creation potential. The total portfolio value after the new acquisition stands at around EUR 265 million. Following full investment of the new capital commitments, VIGA expects its portfolio value to reach around EUR 330 million.





All properties in VIGA's portfolio are connected to central heating systems and will be supplied with electricity from Vindstød, using 100% electrical power from renewable energy sources. Heating and electricity are expected to be completely carbon-neutral by 2025 for Copenhagen properties.

Market situation and strategy

Despite challenging times, Copenhagen market fundamentals are still considered favourable, compared to other main European cities. VIGA is following a Core+ strategy which aims to offer investors attractive risk-adjusted returns. The focus is on residential properties in the Copenhagen area. The portfolio inflation risk is mitigated through NPI (Net Price Index) linked rental contracts and partially through long-term fixed-rate mortgage bonds financing.

Outlook

VIGA will continue to raise additional capital to further diversify its portfolio and expand the team. The objective is to reach a portfolio value of EUR 500 million before the end of 2023. The overall ambition of VIGA is to reach a GAV of around EUR 1 billion.

Further information

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