



Construction begins on €150 million Lumino project in Campo Pequeno

- €150 million project will bring new homes and student accommodation to central Lisbon.
- Development will comprise 300 high-quality residential apartments and 380 beds for students, in addition to new roads, open green spaces, retail and hospitality offerings.
- Residents looking for high quality apartments will need to move quickly, as over 70% of the first 97 units have already been sold.

Portugal, 1 July 2021 – Round Hill Capital, a leading global real estate investment, development and asset management company, and TPG Real Estate Partners (“TREP”), the dedicated real estate equity investment platform of global alternative asset firm TPG, have announced the start of construction at LUMINO, a development of high-quality, purpose-built residential apartments and student accommodation in central Lisbon. The LUMINO project represents the first joint transaction between Round Hill and TREP in Portugal.

Located in the Campo Pequeno neighbourhood, the completed development will provide 300 high-quality residential apartments (with a 27,000 sqm area) and 380 beds for students (with a 10,440 sqm area). Residential units will range in size from one- to four-bedroom units, each designed with large floor-to-ceiling windows and balconies overlooking the neighbourhood.

Residents will enjoy access to outdoor spaces, including a 15-metre rooftop swimming pool exclusive to residents, 148 parking spaces with electric vehicle charging stations, 18 motorcycle bays and ample bicycle parking. The development will also benefit from new retail and hospitality offerings in the surrounding area. LUMINO is situated near the leading universities and other higher education institutions in the Portuguese capital.

The development has seen strong levels of interest since its launch in February, with over 70 percent of the first 97 residential units already sold, with the majority of applications from domestic buyers. Portuguese firm Mota-Engil is leading construction, and this first phase will focus on excavation and development of the basement floors, due to be ready for residents in the first half of 2023.

João Pita, Development Director of Round Hill Capital Portugal, comments: *“It is fantastic to see the high levels of demand that the development is receiving, particularly within the domestic market, which has proven to be very competitive in terms of real estate investment. In addition, these numbers reflect a reality that was already clear to us: Lisbon continues to be one of the most attractive cities to live or study, not only for domestic buyers, but also for those who want to experience the quintessential Lisbon lifestyle.”*

ENDS

About Round Hill Capital

Round Hill Capital is a leading global specialist real estate investment, development and asset management firm. Since inception in 2002, Round Hill Capital has acquired and repositioned for long-term institutional ownership over 135,000 residential units and student housing beds.

Round Hill Capital is a responsible landlord of assets offering housing to a range of occupants, from students through to senior citizens. Round Hill Capital has an established track record of positive returns and invests in and asset manages real estate on behalf of some of the world's leading institutions and private investors.

Further information on Round Hill Capital is available at: www.roundhillcapital.com.

About TPG Real Estate

TPG Real Estate Partners ("TREP") is the dedicated real estate equity investment platform of global alternative asset firm TPG. Today, TREP has \$5.6 billion of assets under management. Since its inception in 2009, TREP has built a differentiated investment portfolio comprised primarily of real estate-rich platforms and portfolios located in the United States and Europe. The foundation of TREP's investment strategy is a research and data-driven approach to investment theme generation, allowing it to be highly selective in identifying the most compelling opportunities in specific sectors and geographies. During its ownership, TREP's value creation strategies focus on driving returns across three critical dimensions: the optimization of property-level performance, the aggregation and curation of strategically aligned portfolios, and the enhancement of platform capabilities. These strategies are frequently pursued in partnership with dedicated management teams.

TPG was founded in 1992 and now has approximately \$91 billion of assets under management with investment and operational teams in 12 offices around the world. For more information, visit www.tpg.com

For more information, please contact:

Lift Consulting, Portugal

André Saramago

+351 912 896 471

andre.saramago@lift.com.pt

Good Relations, UK

020 7932 3664

roundhillcapital@goodrelations.co.uk

TPG Real Estate

Alex Jones, Michael Russell, Daniel Oliver

tpg@greenbrookpr.com