CapMan

CapMan Nordic Real Estate IV acquires Hotel Crowne Plaza Copenhagen

CapMan Real Estate press release
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CapMan Real Estate has completed the acquisition of Hotel Crowne Plaza Copenhagen through CapMan Nordic Real Estate IV (CMNRE IV or the Fund), marking one of the first investments by the Fund following its successful first close earlier in June. The acquisition was completed through a newly established 50/50 joint venture with Danish pension company AP Pension.

Hotel Crowne Plaza Copenhagen is a four-star hotel comprising approximately 29,000 sqm, including 366 rooms and extensive conference and meeting facilities. Located in Ørestad, one of Copenhagen's fastest-growing business and residential districts, the property benefits from excellent connectivity to both Copenhagen city centre and Copenhagen Airport, as well as proximity to Bella Center, Royal Arena and Field's shopping centre.

Hotel Crowne Plaza Copenhagen represents an attractive investment opportunity in one of the Nordic region's strongest hotel markets. The acquisition is aligned with CMNRE IV's strategy of investing in high-quality assets in dynamic urban locations supported by long-term structural growth drivers and opportunities for active asset management.

Operated by Bellagroup, one of Denmark's leading hospitality operators, the hotel combines a strong market position, a proven operating platform and opportunities to further enhance operational performance and guest experience.

The Copenhagen hotel market continues to benefit from robust demand driven by both business and leisure travel, supported by the city's role as a leading Nordic destination for tourism, conferences and international business. Limited new hotel supply is expected to support favourable market fundamentals, creating attractive opportunities for well-located and professionally managed hospitality assets.

"Hotel Crowne Plaza Copenhagen is a high-quality asset that fits perfectly with the investment strategy of CapMan Nordic Real Estate IV. We continue to see attractive opportunities in selected segments of the Nordic real estate market where strong fundamentals, active asset management and long-term trends support value creation. Copenhagen's hotel market offers a compelling combination of resilient demand, international connectivity and limited new supply, making it an attractive market for long-term investment," says **Mika Matikainen,** Managing Partner, CapMan.

The acquisition strengthens CMNRE IV's growing portfolio and demonstrates the Fund's ability to identify attractive investment opportunities across the Nordic region. Together with Bellagroup, CapMan Real Estate plans to undertake targeted refurbishment initiatives to further strengthen the property's market position and competitiveness. CapMan is, through its hotel fund, the largest private hotel investor in the Nordics with long track record and dedicated hotel team operating across the region.

The joint venture was advised by Sustaining, Deloitte, Bruun & Hjejle, Accura, Poul Schmith, PwC and ABC.

For more information:

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About CapMan

CapMan is a leading Nordic private asset expert with an active approach to value creation and 7.7 billion euros in assets under management. As one of the private equity pioneers in the Nordics we have developed hundreds of companies and assets creating significant value for over three decades. Our objective is to provide attractive returns and innovative solutions to investors by enabling change across our portfolio companies. An example of this is greenhouse gas reduction targets that we have set under the Science Based Targets initiative in line with the 1.5°C scenario and our commitment to net-zero GHG emissions by 2040. We have a broad presence in the unlisted market through our local and specialised teams. Our investment strategies cover real estate and infrastructure assets, real asset debt, natural capital and minority and majority investments in portfolio companies. We also provide wealth management solutions. Altogether, CapMan employs around 200 professionals in Helsinki, Jyväskylä, Stockholm, Copenhagen, Oslo, London, Luxembourg, and Düsseldorf. We are listed on Nasdaq Helsinki since 2001. www.capman.com.