

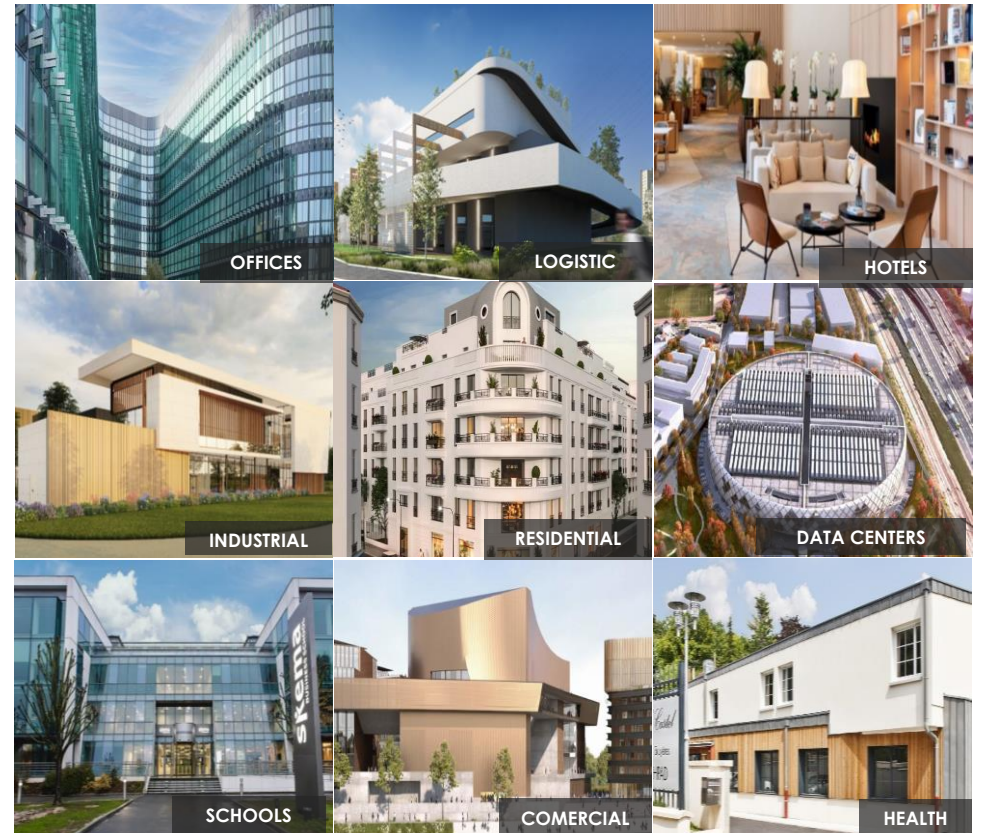


1. ALBION

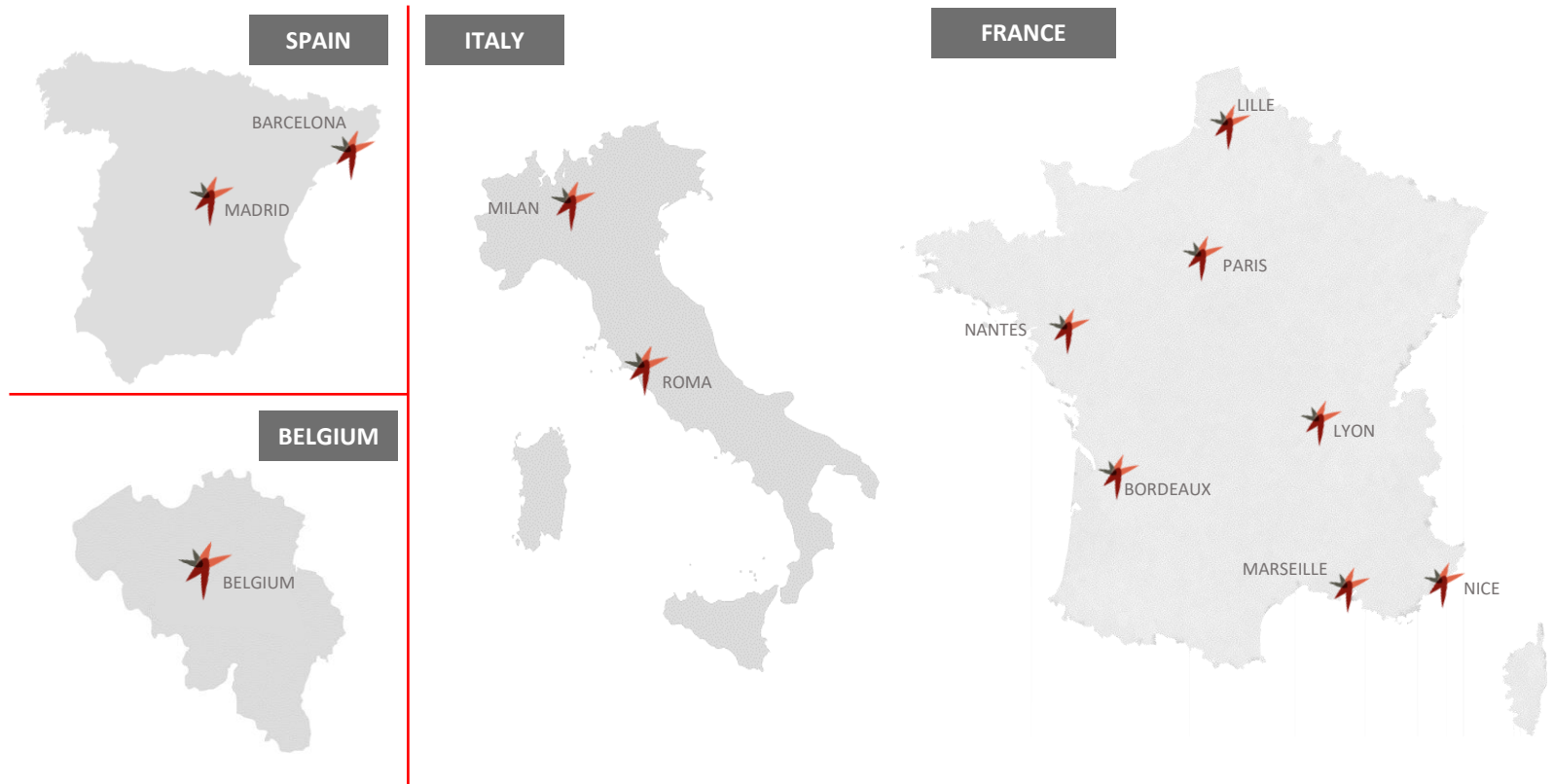
ALBION

Offers integral services to investors in the Iberian Peninsula. We provide **Project Management, Project Monitoring, and Technical and ESG Due Diligence** services in all real estate sectors.

Albion is part of the **THEOP GROUP**, extending coverage to the entire European community through agencies and subsidiaries in **France, Belgium, Spain, and Italy**. This coverage broadens our service and support to clients across Europe by adapting to market needs.



1. ALBION THEOP GROUP



Being present in different regions and specializing in various sectors allows us to adapt to the cultural needs of specific markets in each area, optimize processes, ensure timely deliveries, and enhance our overall business operations.

1. OUR MISSIONS



PROJECT
MANAGEMENT



PROJECT
MONITORING



TECHNICAL AND
ESG
DUE DILIGENCE



COST
MANAGEMENT

2. PROJECT REFERENCES – OFFICES



TORRE GLÒRIES
BARCELONA

Integral rehabilitation of former Agbar Tower to transform into a Multi Tenant building.
Total area: 36.000 m². Client: Merlin Properties



GENERALI
BARCELONA

Refurbishment of a classic office building in paseo de Gracia 11. Total area: 20.850 m². Client: Generali.



VOLKSWAGEN
BARCELONA

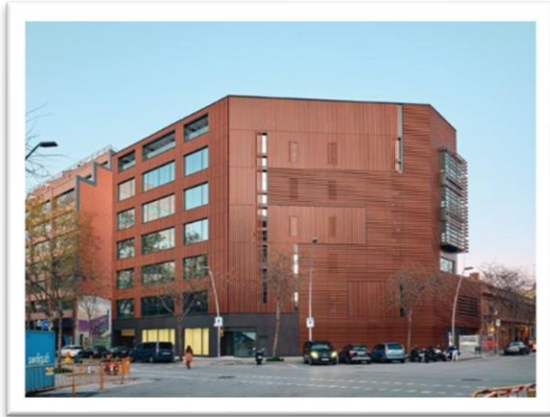
Refurbishment of an office building to create the new Volkswagen headquarters. Total area: 11.400m².
Client: Merlin Properties



BINAR
BARCELONA

Construction of an office building in the 22@ district.
Total area: 4.500 m². Client: CODIC

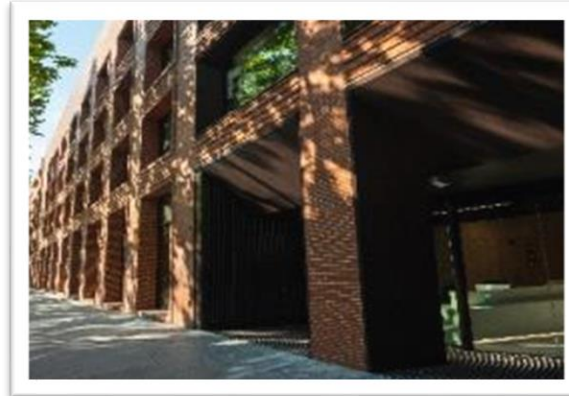
2. PROJECT REFERENCES – OFFICES



STEP'UP

BARCELONA

Construction of an office building in the 22@ District.
Total area: 4.500 m². Client: CODIC.



JOAN MIRÓ 21

BARCELONA

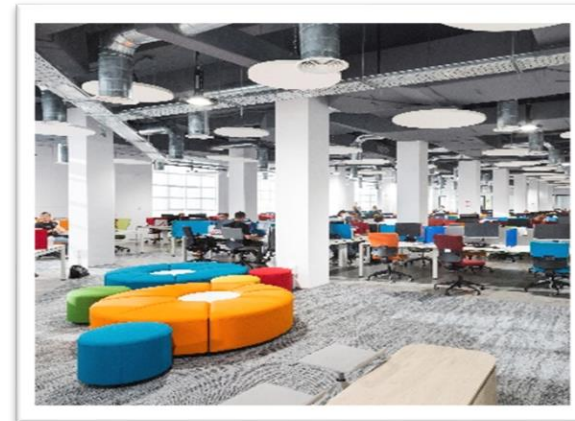
Refurbishment of an office building.
Total area: 11.500 m². Client: AEW.



BOLIVIA 250

BARCELONA

Refurbishment of an industrial building into an office building in the 22@ District. Total area: 3.500 m².
Client: PERIAL



FELIPE II

BARCELONA

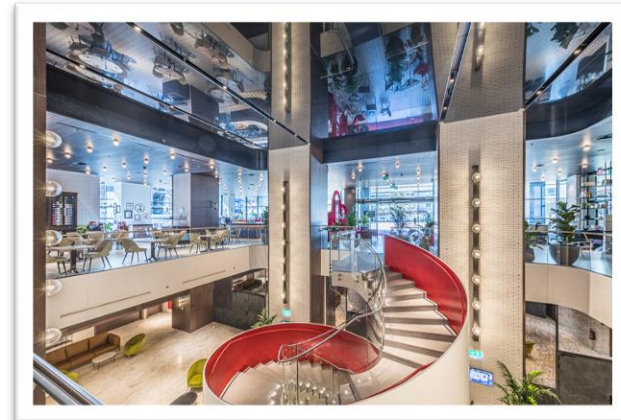
Building refurbishment for CPN International.
Total area: 5.850 m². Client: Shaftesbury

2. PROJECT REFERENCES – HOTELS



SOFITEL
BARCELONA

Transformation of Barcelona's Pullman hotel into Sofitel 5*, 255 rooms. Client: Propreal



CANOPY BY HILTON
MADRID

Transformation of the Holiday Inn Bernabeu into Canopy by Hilton 4*, 313 rooms. Client: Blackstone HIPartners.



FRASER SUITES GENEVA
GENEVA

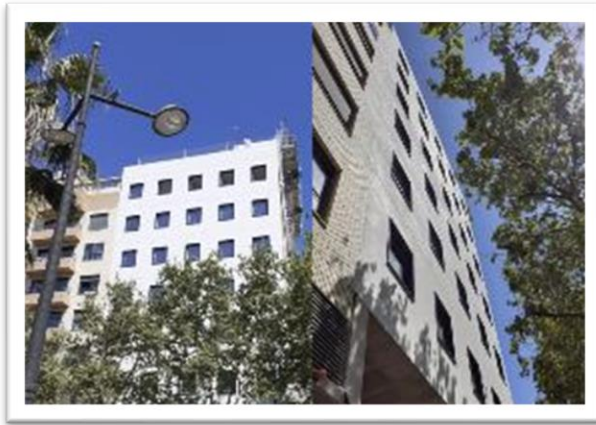
Demolition of an office building in Geneva Center transforming into 74 apartments and retail units. Client: Casacuberta Inmuebles



HOTEL IBIS STYLE VALDEBEBAS
MADRID

Construction of a new Ibis Style in Valdebebas, 260 rooms. Client: AGP Hotels

2. PROJECT REFERENCES – HOTELS



HOTEL IBIS BUDGET VALENCIA PUERTO

VALENCIA

Construction of a new IBIS Budget in of Valencia. 68 rooms.
Client: Engage Hospitality



EASY HOTEL VALENCIA

VALENCIA

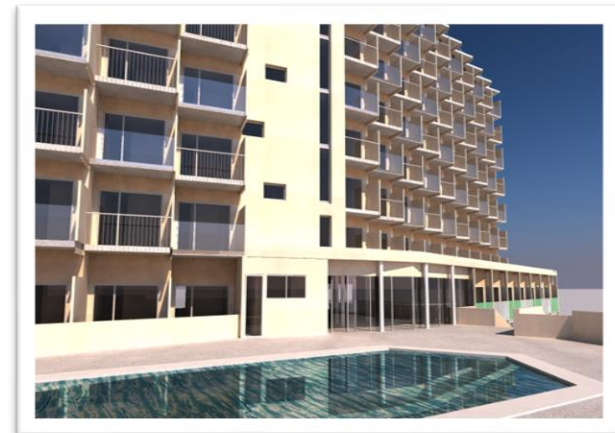
Construction of 1* hotel in Valencia, 95 rooms.
Client: Easy Hotels



EASY HOTEL MERIDIANA

BARCELONA

Construction of 1* hotel in Barcelona. 75 rooms.
Client Easy Hotels



IBIS STYLES BENIDORM 3*

BENIDORM

Refurbishment of a 3* hotel to transform into an IBIS
Styles, in Benidorm. 131 Rooms.
Client: Engage Hospitality

2. PROJECT REFERENCES – HOUSING & HOSPITALITY



CASTELLANA 232
MADRID

Transformation of an office building into student housing with 72 rooms. Total area: 2.100 m². Client: Private Equity



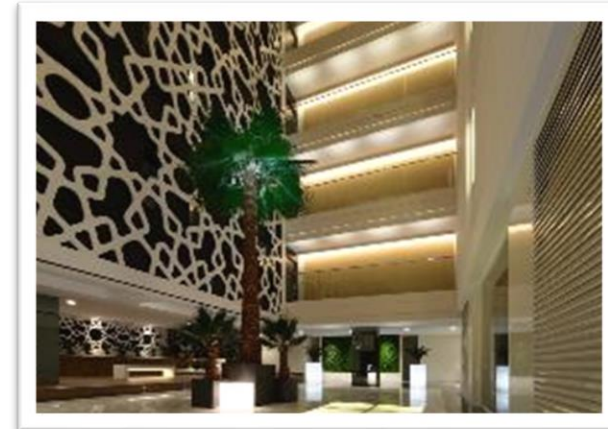
STUDENT RESIDENCE 22@
BARCELONA

Construction of a mixed-use building comprising offices and student residences with 234 rooms. Total area: 8.325 m², of which 1,580 m² are designated for offices and 6,745 m² for the residence.



MARAGALL 287
BARCELONA

Construction of 6 terraced houses with private pool and garden. Total area: 1.500 m². Client: Club Deal



JOSÉ ABASCAL 48
MADRID

Refurbishment of a residential building and upgrade into 18 luxury housing with an automated parking system. Total area: 9200 m² Client: Shaftesbury

2. PROJECT REFERENCES – SENIOR HOUSING



REUS

BARCELONA

Construction of a Senior Living building in Reus consisting of 125 units. Total area: 10,038 m². Client: AEGIDE



VALLDOREIX

BARCELONA

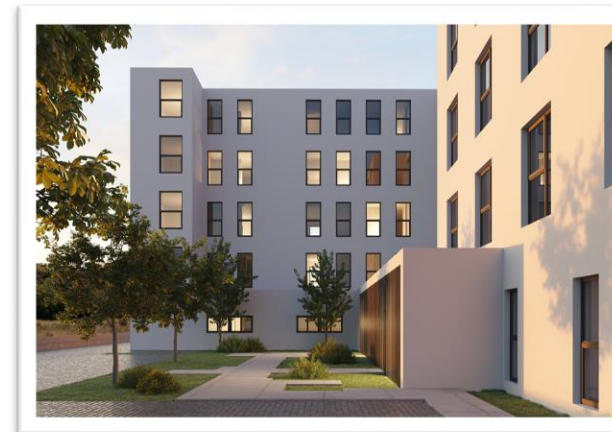
Construction of a new senior care center for the French Group Colisee Patrimonial in Vallldoreix, Barcelona. Total area: 5.635 m². Client: Colisee Patrimonial



CULLERA

VALENCIA

Elderly and Dependent Care Residence, with a capacity of 120 places and 19 parking spaces in the semi-basement. Total area: 5.997m², of which 4.444 m² are above ground and 1.553 m² below ground. Client: Mozaic.



VALL D'UIXO

VALENCIA

Elderly and Dependent Care Residence, with a capacity of 120 places, and 23 parking spaces in the basement and 22 surface parking spaces. Total area: Built-up area of 5.711 m², of which 4.478 m² are above ground and 1.233 m² below ground. Client: Mozaic

2. PROJECT REFERENCES – HOSPITALS



HOSPITAL ASIL GRANOLLERS
BARCELONA

Construction of a new building and rehabilitation of existing buildings with services (UCSA, pharmacy, pathology, morgue, sterilization, laboratory, blood draws, symptoms, laundry, and general storage). Renovation and expansion of the emergency department, surgical block, and radiology. Total area: Expansion 14.017m² - Renovation 5.073m². Client. Consorci de Salut I Social de Catalunya



HOSPITAL 'SANT JOAN DE DÉU MANRESA
BARCELONA

Management and monitoring of the expansion of the Hospital of San Juan de Dios, as well as the execution of the works for the new Mental Health Center (CE.SA.M.). Total area: 30.000m². Client: Fundació Althaia



HOSPITAL SANT PAU
BARCELONA

Project Management and Construction of the expansion of the new Hospital de Sant Pau. Total area: 30.000 m². Client: Fundación Sant Pau.

2. PROJECT REFERENCES – DATA CENTERS



MERCURY
COURNEUVE

Construction of a data center of 40.000 m²



EQUINIX PA 4.3
PANTIN

Execution of Phase 3 for Data Centre PA4.



EQUINIX PA 4.4
PANTIN

Completion of Phase 4 for Equinix PA4 Data Centre with an additional 3.000 m² of computer rooms.



EQUINIX
PANTIN

Rehabilitation of Phase 5 of Equinix PA4.
Construction of an extension with power and cooling equipment to provide 4.800 kW of power.



EQUINIX
VERNIER (SUIZA)

Construction of an extension for the existing data center



GLOBAL SWITCH
CLICHY

Development of computer rooms and installation of technical equipment.

2. PROJECT REFERENCES – COMMERCIAL



GRAN TURIA
VALENCIA

Extension and renovation of a mall.
Total area: 13.000 m². Client: Corio



RIVAS FUTURA
MADRID

Construction of a mall, retail park and leisure center.
Total area: 90.000 m². Client: Rivas Futura



LA ROCA
BARCELONA

Mall extension, reproducing traditional catalan architecture. Total area: 31.000 m². Client: Value Retail



HERON CITY
BARCELONA

Tenant Permits and Construction Work Management service. Total area: 30.000 m². Client: Heron City

2. PROJECT REFERENCES - INDUSTRIAL



TORRES DE LA ALAMEDA
MADRID

Construction of a logistics warehouse (42.000 m²). Urban development work in the industrial estate.
Total area: 82.000 m². Client: Renault.



ALCALÁ PARK

ALCALÁ DE HENARES

Construction of industrial units measuring 288 m².
Total area: 13.314 m². Client: Grupo Galco.



METALDYNE

GAVÁ - BARCELONA

Construction of an industrial unit. Total area: 4.000 m².
Client: Metaldyne International.



CONSTANTÍ

TARRAGONA

Design and construction of two logistics facilities.
Total area: 44.690 m². Client: Icade Inmobiliaria

3. OUR CLIENTS

BUILDING LONG-LASTING RELATIONSHIPS

Since 2010, we have been working on developing long-term relationships with our clients, based on mutual trust, commitment, passion and integrity.



4. THE TEAM



**CARLES
CIRERA**
Partner

Industrial Engineer from Centrale Paris with more than 20 years of experience in the development and management of real estate projects. Project Manager at Bouygues Immobilier and Development Director at Servihabitat. French/English/Spanish



**FRANÇOIS
CABALLERO**
Partner

MBA, with more than 30 years in the real estate sector, established in Barcelona since 1995. Director of Bouygues Immobiliaria in Catalonia and Levante and General Manager of Nexity Spain, founding partner of Albion. French/English/Spanish



**MICHEL
DE MENA**
Partner

Architect, with more than 40 years in Real Estate development . Director at Maisons Phenix (1974), Director of Operations at UAP, CEO of Higgs & Hill Spain (1987), founding partner and president of Argos, founding partner of Albion. French/English/Spanish



**ANTONIO
CAMARA**
Project Director Madrid

Architect, with extensive experience in development and management of projects and technical teams. Business vision and commitment and focus on the market and customers. French/English/Spanish



**ÁLVARO
ÁLVAREZ**
Director
Construction

Civil Engineer, Canals and Ports, with more than 30 years of experience in all types of works, nationally and internationally. Construction director of the Agbar Tower for Dragados. English/Spanish



**AMADOR
MARTÍN**
Director Hospitality

Technical architect with more than 30 years of experience in the management and execution of the construction, real estate and hospitality sectors. Project Manager at Bouygues Immobilier (10 years) and Hotel Project Manager at Accor for 12 years. French/Spanish.



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