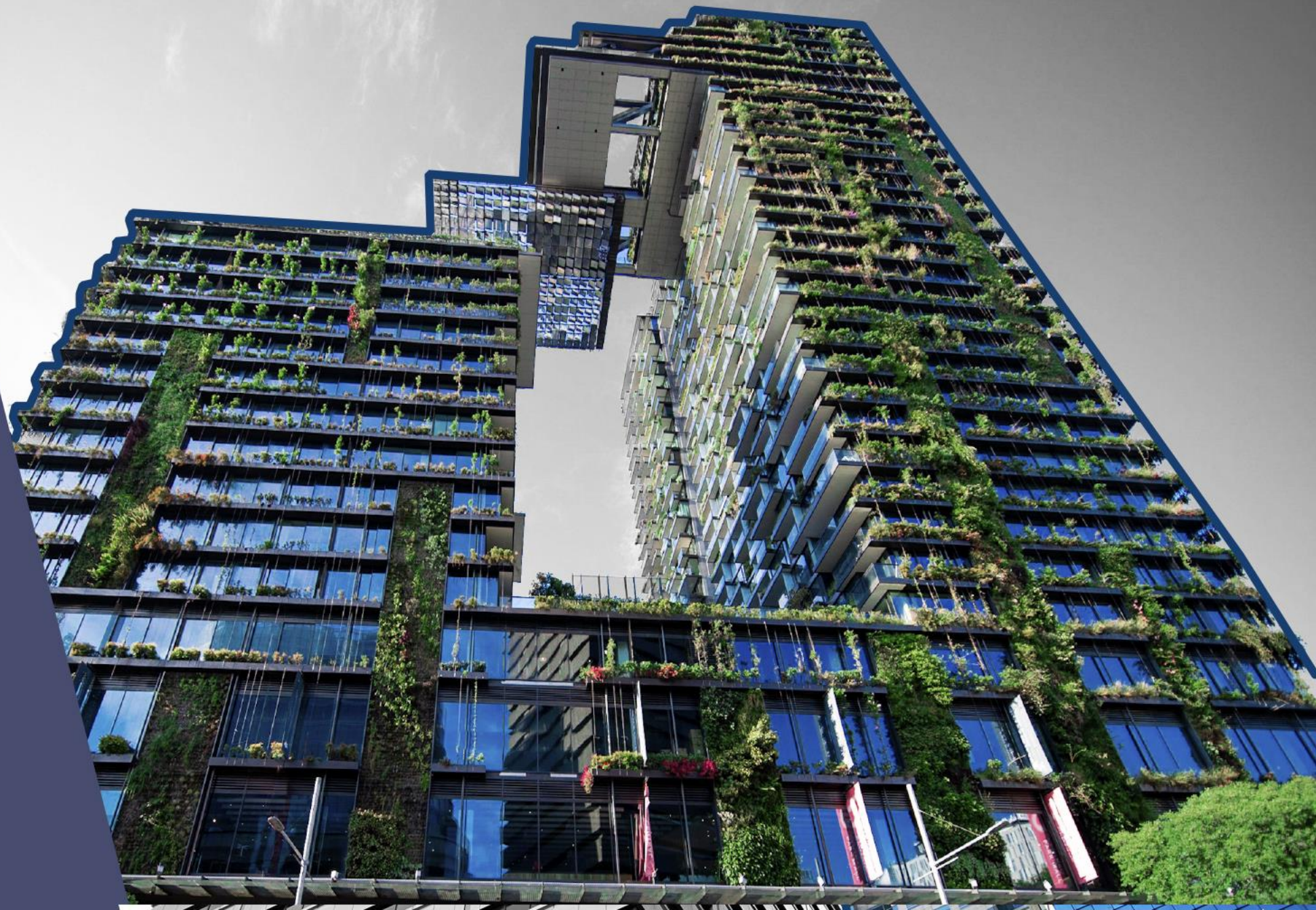


Corporate
presentation
2025

GLOVAL
Building Value



CONTENTS



01

WE ARE GLOVAL



04

SERVICES



02

HISTORY



05

CUSTOMERS AND REFERENCES



03

PEOPLE



06

ESG

01

WE ARE GLOVAL

GLOVAL
Building Value



01

GLOVAL, WITH V FOR VALUE

GLOVAL is today a leading firm of comprehensive property valuation, engineering and consulting services that brings together companies with over 70 years of accumulated experience.

A leadership achieved with the exhaustive and always up-to-date knowledge of the market of over 1000 professional experts who work for GLOVAL customers, throughout Spain and also at a worldwide level.

A comprehensive range of services used by the leading players in the property sector who recognize in us the partner that guarantees technical rigour, the latest technology, maximum quality and efficiency without losing the human touch and the ability to smile.



Leadership in Spain and Portugal



7 countries



+ 1000 employees



70 years accumulated experience



+5 million appraisals





01

UNITED WE STAND

GLOVAL continues to consolidate its leadership, accredited by more than 5 million appraisals provided by its prestigious companies. An expansion process that broadens its portfolio to offer more comprehensive and compact services, and that makes it global in geographical and sectorial terms.



GLOVAL is associated, accredited or approved by the following institutions and organizations



02

HISTORY



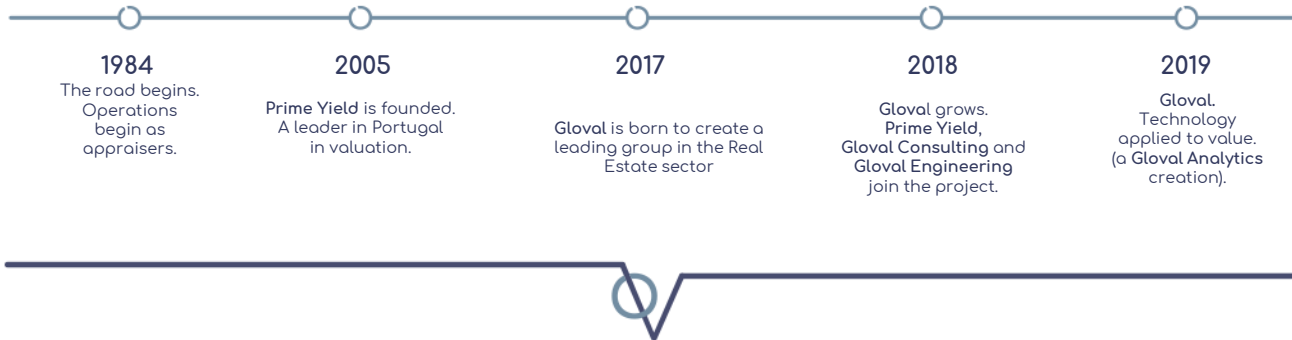
GLOVAL
Building Value

02

A LONG HISTORY OF GROWTH

GLOVAL has a long history of growth and expansion.

Its origins date back to 1984 and entails a history of mergers and incorporations of companies to guarantee talent and experience and to be able to offer a comprehensive service with V for value that has been increasingly demanded by the property sector.



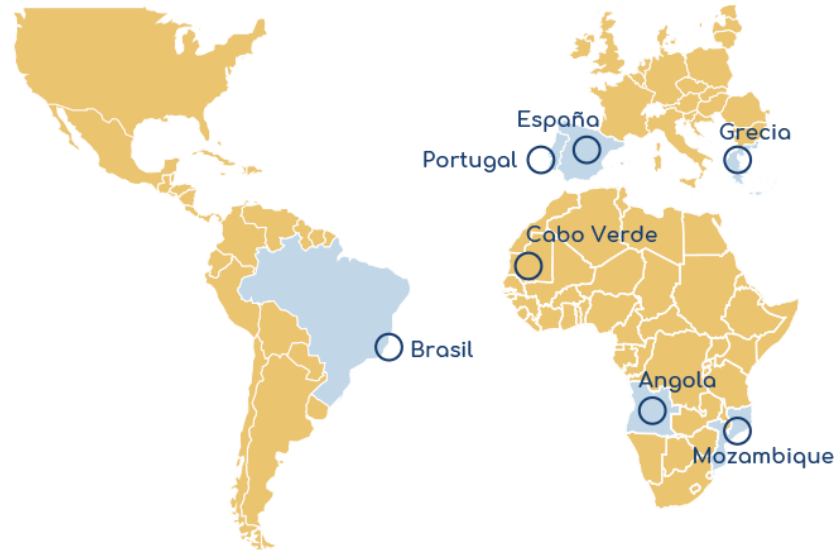
02

GREAT LOCAL KNOWLEDGE WITH AN INTERNATIONAL VOCATION

Our Know How enables us to seek local knowledge wherever the data is produced and add it to GLOVAL knowledge that gives us our cross-cutting approach in the property sector. A service capacity that has allowed us to lead the Iberian market and expand throughout the world.

Great local knowledge...

... with an international vocation



-  **Leadership** in Iberia
-  **Great network capillarity** in Spain and Portugal
-  **7 countries**
-  **Latam&Europe** As a focus of growth

03

PEOPLE

03

WHEN PROFESSIONALISM IS CHARACTER

People who work at GLOVAL have much to contribute. Talent, training and property expertise from the best professionals on the market: highly-experienced technicians with the best qualifications.

In addition to professionalism, we offer our customers a team of employees who are always committed, motivated and willing to constantly give their best.

Professionals highly qualified

85%

Architects and Architectural Technician

10%

Senior and technical engineers

5%

Other qualifications

04

SERVICES



GLOVAL
Building Value

04

FULL RANGE OF SERVICES

Through our five business units, we provide support to the entire value chain of the property sector through valuation, consulting, engineering and data analytics services, being present in all sectors.

GLOVAL
VALUATION

ECO, RICS and TEGoVA national and international standards.

All purposes: mortgage financing, valuation of banking entities assets, capital resources, investment funds and REITs, technical provisions, taxation and legal...

Automated valuations

Market studies expert reports, appraisals of large concessions...

GLOVAL
ENGINEERING

Project Monitoring

Technical Due Diligence

Advice on energy efficiency and sustainability

Energy efficiency upgrades

Quality control, technical inspection organization reports

Technical Inspections and Evaluation Reports

Project review (building, civil works)

Efficiency energy certifications and accreditations, audits and reports

GLOVAL
CONSULTING

Property and urban development consulting

Audits and due diligence

Analysis of assets and investment feasibility

Project & Asset management

Comprehensive assessment and support in transactions

GLOVAL
ANALYTICS

Portfolios analysis, valuation and optimization

Data normalization, review and enrichment

Valea - Property Big Data

Market reports

Property indicators

Predictive models

Revised and enhanced market samples

Analytical property consulting

primeyield[®]

Portfolio appraisal NPLs/REOs

Market studies

Portfolio valuation (Residential + CRE) of Prime Analytics (Desktop - AVM - Drive By)

Highest and Best Use Analysis by Argus Developer[®]

Research with Feasibility Analysis

04

SECTORS

	PROPERTY	FINANCIAL	INDUSTRIAL & LOGISTICS	INSURANCE	AGRICULTURE & OTHERS
	Socimis/REITs Capital Resources Individuals Developers Hotel chains ...	Banks investment funds Financial entities Servicers Other investors ...	Corporations and companies	Insurance companies Companies	Agricultural operations Infrastructures Alternative assets Chemists Petrol stations
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓

05

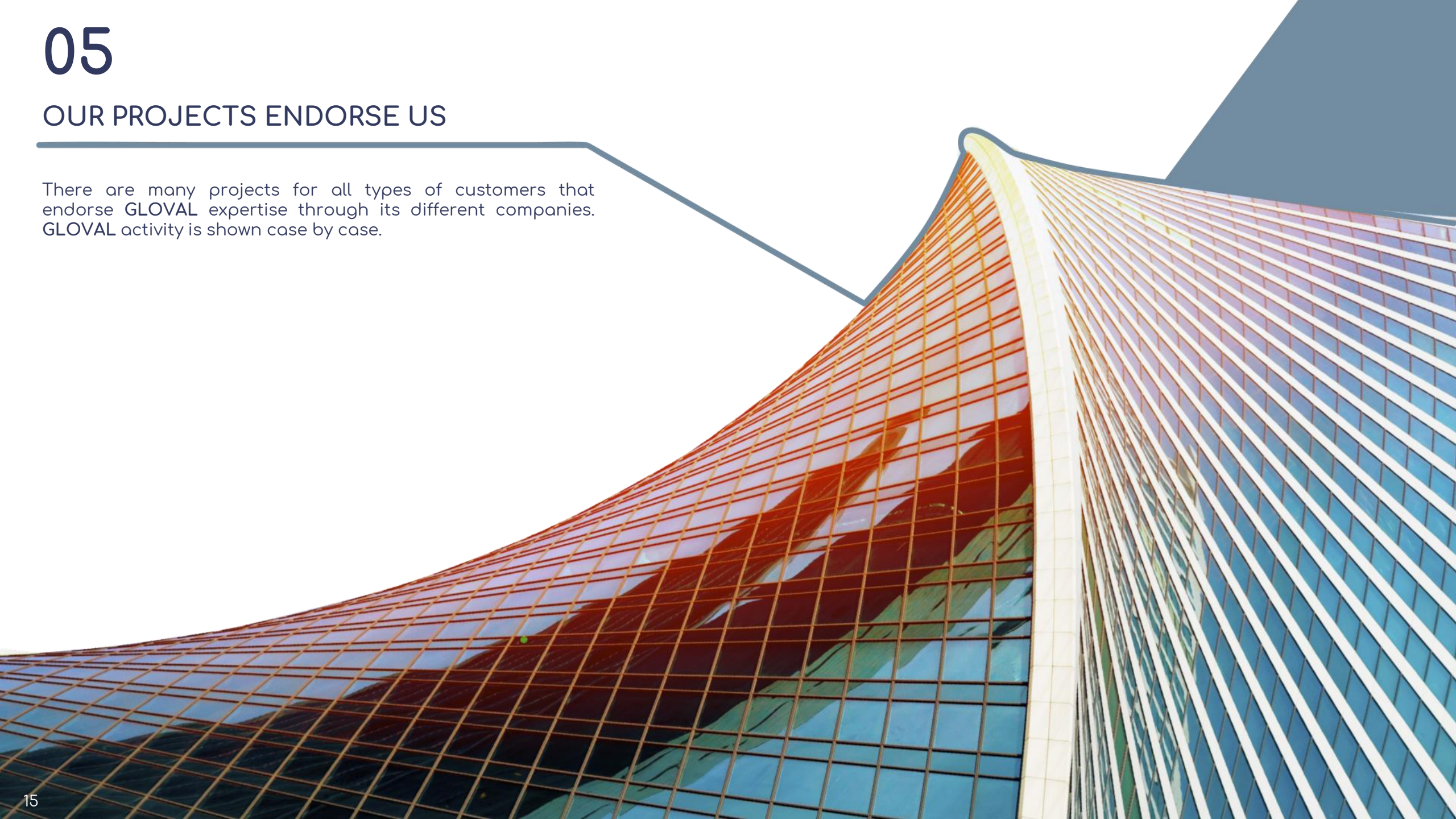
CUSTOMERS AND REFERENCES



05

OUR PROJECTS ENDORSE US

There are many projects for all types of customers that endorse GLOVAL expertise through its different companies. GLOVAL activity is shown case by case.



05

TOP-LEVEL CUSTOMERS

GLOVAL VALUATION



GLOVAL ENGINEERING



GLOVAL CONSULTING



GLOVAL ANALYTICS



primeyield®



Company valuation for corporate operation

Valoración de empresa para operación corporativa

+700 MM €

Assets valuation for property development

Valoración de activos de promociones inmobiliarias

Confidencial

Assets valuation for property development

Valoración de activos de promociones inmobiliarias

Confidencial

Wallabies Project NPL portfolio valuation

Valoración cartera NPL Proyecto Wallabies

Confidencial

Project Nata assets portfolio valuation

Valoración cartera activos Proyecto Nata

Confidencial

Assets valuation for property development

Valoración de activos de promociones inmobiliarias

Confidencial

Valuation of hotels for corporate operation

Valoración de hoteles para operación corporativa

Confidencial

Asset portfolio valuation throughout Spain

Valoración de cartera de activos en toda España

Confidencial

Data & Analytics Database enrichment

Data & Analytics Enriquecimiento de base de datos

n.a.

Data & Analytics Analytical market and investment consulting

Data & Analytics Consultoría analítica de mercado e inversión

n.a.

Urban development of residential land

Desarrollo urbanístico de suelos residenciales

n.a.

Project monitoring for property developments

Project monitoring de promociones inmobiliarias

Confidencial

Valuation of its hotel portfolio in Spain (16 hotels) and the Caribbean (21 hotels)

Valoración de su cartera hotelera en España (16 hoteles) y Caribe (21 hoteles)

Confidencial

Valuation of 7 hotels in Spain

Valoración de 7 hoteles en España

Confidencial

Valuation of 33 hotels in Spain

Valoración de 33 hoteles en España

Confidencial

Valuation of its hotel portfolio in Spain (7 hotels) and the Caribbean (9 hotels)

Valoración de su cartera hotelera en España (7 hoteles) y Caribe (9 hoteles)

Confidencial

Valuation of 11 hotels in Spain

Valoración de 11 hoteles en España

Confidencial

Valuation of 10 hotels in Spain and 2 in Europe

Valoración de 10 hoteles en España y 2 en Europa

Confidencial

Valuation of 2 hotels in Europe and 3 in Spain

Valoración de 2 Hoteles en Europa y 3 en España

Confidencial

Valuation of Med Playa hotels portfolio (9 hotels) and 2 in Europe

Valoración de cartera de hoteles Med Playa (9 hoteles) y 2 en Europa

Confidencial

05

RICS VALUATIONS REFERENCES





Project monitoring for
property developments

+ 3.500 reports
(2018-2022)



Project monitoring for
property developments

+ 900 reports
(2019-2022)



Project monitoring for
property developments

+ 400 reports
(2018-2022)



Project monitoring for
property developments

+ 100 reports (2018-
2022)



Project monitoring for
property developments

Confidencial



Project monitoring for
property developments

+ 80 reports
(2019-2022)



Project monitoring for
property developments

26 RE Development



Project monitoring for
property developments

12 RE Development



Project monitoring for
property developments
(Hotels & Malls)

+ 200.000 m²



Project monitoring for
property developments

15 RE Development




Project monitoring for
property developments

14 RE Development



Project monitoring for
property developments

20 RE Development



TDD (Technical Due Diligence)
Senior Living

16 Senior Living



TDD & LDD Lands & Buildings
(Technical & Legal Due Diligence)

14 reports



TDD (Technical Due Diligence)

Confidencial

Cliente
confidencial

TDD (Technical Due Diligence)
Office Building

21.000 m²



TDD (Technical Due Diligence)
Audit & Pathology Reports

Confidencial



TDD (Technical Due Diligence)

Confidencial



TDD (Technical Due Diligence)

4.000 m²



Comunidad de Madrid

QA Project
(Schools & High Schools)

Confidencial



TDD & QA Construction
Rehabilitation

Confidencial




QA Project & Construction
Development Phase I

107 ha



QA Project & Construction

Confidencial



Sustainability
TDD Energy Rehabilitation

Confidencial

Process automation



The capture of information and recording of Official Tenders

Confidential

Portfolio Rating (UK, Portugal and Spain)



Data and analysis of portfolios for environmental risk & energy efficiency

Confidential

Automatic Valuation Model



Automatic portfolio valuation and energy efficiency data

Confidential

Automatic Valuation Model



Automated portfolio valuation and significant fall in value

Confidential

Automatic Valuation Model



Deutsche Bank

Automated portfolio valuation, matching addresses and geolocation

Confidential

Providers of data



Providers of real estate, energy, and environmental risk data

Confidential

Automatic Valuation Model



Automated portfolio valuation, matching addresses and geolocation

Confidential

Automatic Valuation Model



Automated portfolio valuation, matching addresses and geolocation

Confidential

Portfolio Rating



Analysis of portfolios for environmental risk & energy efficiency

Confidential

Automatic Valuation Model



Automated portfolio valuation and significant fall in value

Confidential

Automatic Valuation Model



Automated portfolio valuation, matching addresses and geolocation

Confidential

Providers of data



Energy performance certificate data in Spain (EPC)

Confidential

05

SELECTED REFERENCES



Fair Value of investment property

Scope: 44 airport

€: + 900 MM€



Valuation of SOCIMI in IPO at BME Growth

Scope: Various locations

€: +400 MM€



Urbanistic and repositioning DD

Location: Tres Cantos

€: n.a.

05

SELECTED REFERENCES



HOME CAPITAL

Project Management / Corporate BTR

Scope: 7 promotions

€: confidential



BE MATE

Project Management

Location: Madrid

€: confidential



GOBIERNO DEL PRINCIPADO DE ASTURIAS

Project Management / Young Living

Location: Gijón

€: confidential



Valuation and Real Estate consultancy
Location: Pozuelo de Alarcón (Madrid)
€: confidential



IFRS Valuation of all real estate assets
Scope: Barcelona
€: confidential



company valuation and asset analysis
Location: Barcelona
€: confidential



Project Management / Leed Certification
Scope: Jamaica / 2000 rooms resort
€: confidential



Implant and Project Management
Scope: Bank office Madrid
€: confidential



urban consulting charging points
Scope: Iberia (Spain and Portugal)
€: n.a.

05

SELECTED REFERENCES



bankinter.

Project Management / ATMs Bank branch
Scope: various locations
€: confidential



BBVA

Project Management Capex Bank branch
Scope: various locations
€: confidential



zalia

Zona de Actividades Logísticas
e Industriales de Asturias

LOGISTIC AREA 4.000.000 m²
urban Development and Project Management
Location: Asturias
€: 96.000.000,00€




Project Management
Singular Asset Management

various locations
and asset types



Project Management

Altea Hills
Confidential



Asset Analysis
and Optimization

Madrid - Sevilla
Confidential



Project Management
Singular Asset Management

various locations
and asset types



Valuation of SOCIMI in IPO (Initial
Public Offering) at BME Growth

+140 MM€



Transaction and Advisory

Madrid
Confidential



Project Management
Singular Assets Valuations

various locations



Real Estate
Reference Advisor

+70 projects 2021-23



Portfolio valuation. 15 healthcare
assets (residential homes
and hospitals)

Confidential



Urban reports and registry
regularization

Confidential



RIC's Valuation of it's portfolio of real
estate assets. 20 hotels in Spain

Confidential



Real Estate Consulting
Residential WIPs

various locations

NPL Portfolios Primary market –
Acquisition DD

NPL Portfolios Primary market –
Funding – Portugal; Spain and
Greece



PORTUGAL

Valuation of the portfolios
of Projects Veleiro, Victoria,
Mars, Pumas and Mars Extended



PORTUGAL

Valuation of the portfolios
of Projects Atlantic, Crown,
Tagus, Wallabies, Nata II,
Sertorius



SPAIN

Valuation of the portfolio
of Project Ordesa



SPAIN

Portfolio valuation

J.P.Morgan

Valoración cartera activos
Proyecto Nata

Confidencial



GREECE

Valuation of the portfolio
of Project Icon



GREECE

Valuation of the portfolios
of Project Pillar and Smart

06

ESG



GLOVAL
Building Value

06

LOOK FAR, ACT NEAR

GLOVAL leads on customer relationships due to its firm commitment to technology, without losing the ability to offer increasingly comprehensive, more personalised, flexible and precise services for each case. GLOVAL is a modern company, focused on its customers in order to respond efficiently to their specific needs.

At GLOVAL, we feel responsible for our environment and are committed to the sustainability of the planet and people's well-being.

We help our customers make decisions based on rigour, professionalism and experience, and build a relationship of trust and mutual respect with them.



06

THE PRIDE AT BEING GLOVAL

Being GLOVAL means always strengthening the foundations that support the company's leadership. These are the characteristics that define us, that distinguish us. The values that have made us the leaders in the always difficult and changing property sector.



Personnel,
key foundation
(+90% architects or engineers)

Cutting-edge
Technology

Own and quality
information/data

Independence and
professional rigor

Corporate Social
Responsibility

Commitment to the
community
(social contribution)

06

ESG POLICY IN GLOVAL

GLOVAL is a socially responsible company that seeks collaboration by eliminating barriers, promoting dialogue and creating common spaces with its customers and partners.

Commitment to the Environment leads us to promote sustainable development that guarantees consumption efficiency, minimizing the impacts on climate change and GHG emissions.

We believe that the social repercussion of the activities carried out by GLOVAL is essential and we carry them out with a guarantee of equality, diversity, rights and employment and institutional conditions

Our corporate identity is based on communication and transparency, ethics and integrity, risk management, compliance, CSR, corruption prevention mechanisms and the constant guarantee of responsible service that ensures the protection of our customers' data.





Avenida de Manteras, 44, Planta 4º

28050 Madrid

Tel: +34 915 613 388

gloval.es