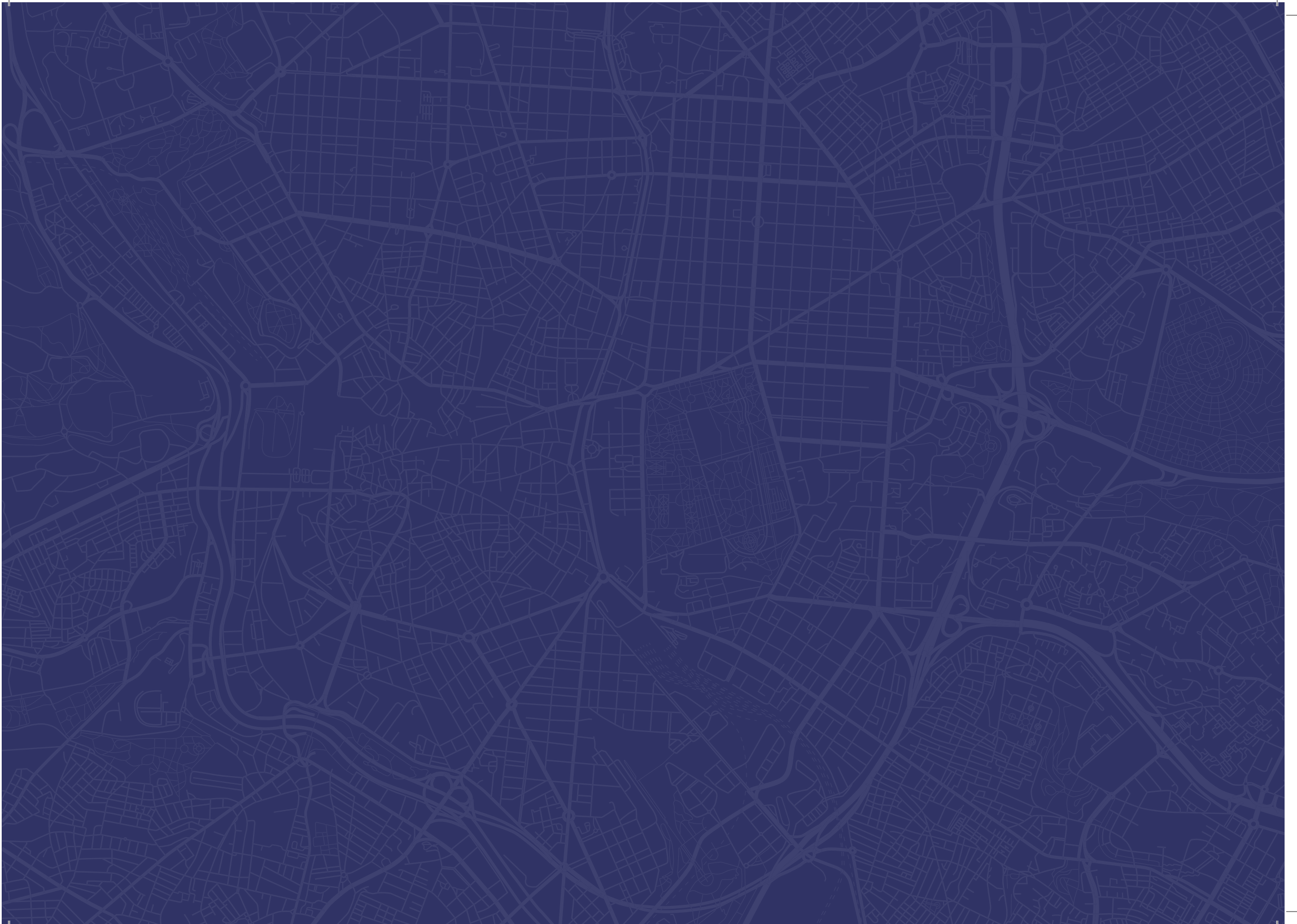


An aerial photograph of a city, likely Seville, Spain, showing a dense urban area with red-tiled roofs and a large cathedral. The city is set against a backdrop of rolling hills. A dark blue rectangular overlay is positioned in the center, containing white and light blue text.

**FERROCARRIL**  
Grupo Inmobiliario

**DOSSIER  
HOUSING  
MANAGEMENT  
FOR THIRD  
PARTIES**





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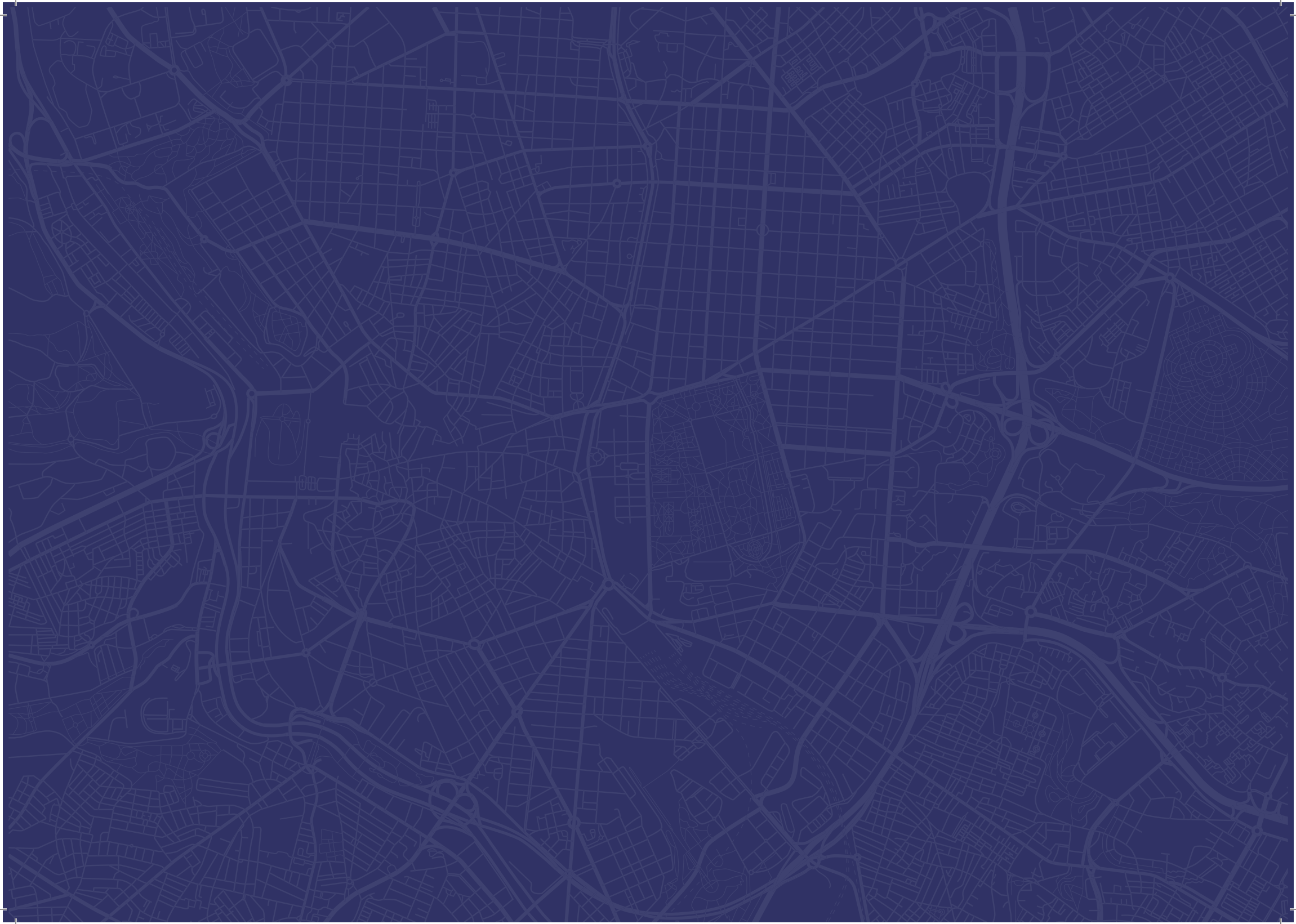
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# INTRODUCTION

**Grupo Inmobiliario Ferrocarril** began its real estate activity in 1992, specializing in the management of subsidized housing developments. This initial focus led to the expansion of the company into other areas.

Our extensive experience in residential development, combined with financial stability, technical expertise, and a highly skilled team, has established us as a recognized leader in real estate project management. Over 9,000 delivered homes demonstrate our strong management capacity and sustained activity.

Our strategic approach is based on three core principles:

- 1. SPECIALIZATION**
- 2. BUSINESS AREA DIVERSIFICATION**
- 3. CUSTOMER FOCUS**

## STRATEGIC LINES

### 1. SPECIALIZATION

Staying updated on residential market trends is crucial for urban development. Continuous engagement with local and regional administrations improves regulatory compliance and facilitates access to urbanized land, optimizing investment opportunities and growth. Our expertise in urban planning regulations enables us to achieve goals more efficiently, reducing design, approval, and construction timelines—benefits that directly impact our clients.

### 2. BUSINESS AREA DIVERSIFICATION

Our deep understanding of the residential market allows us to expand into various business areas, meeting market demands while reinforcing our reputation as a professional and reliable company committed to quality and transparency.

### 3. CUSTOMER FOCUS

Developing customer service systems that enhance the quality of service is essential. This includes innovative design, personalized attention, and advanced technologies. Ongoing staff training is key to maintaining high standards and adapting to market needs.



# OUR MISSION, VISION & VALUES

For over 25 years, Grupo Ferrocarril has built a strong reputation in the sector, recognized for the expertise, knowledge, and reliability of its professionals. Our conservative and responsible approach has allowed us to successfully navigate market challenges while delivering high-quality, trustworthy services.

## RESPONSIBLE ACTIONS

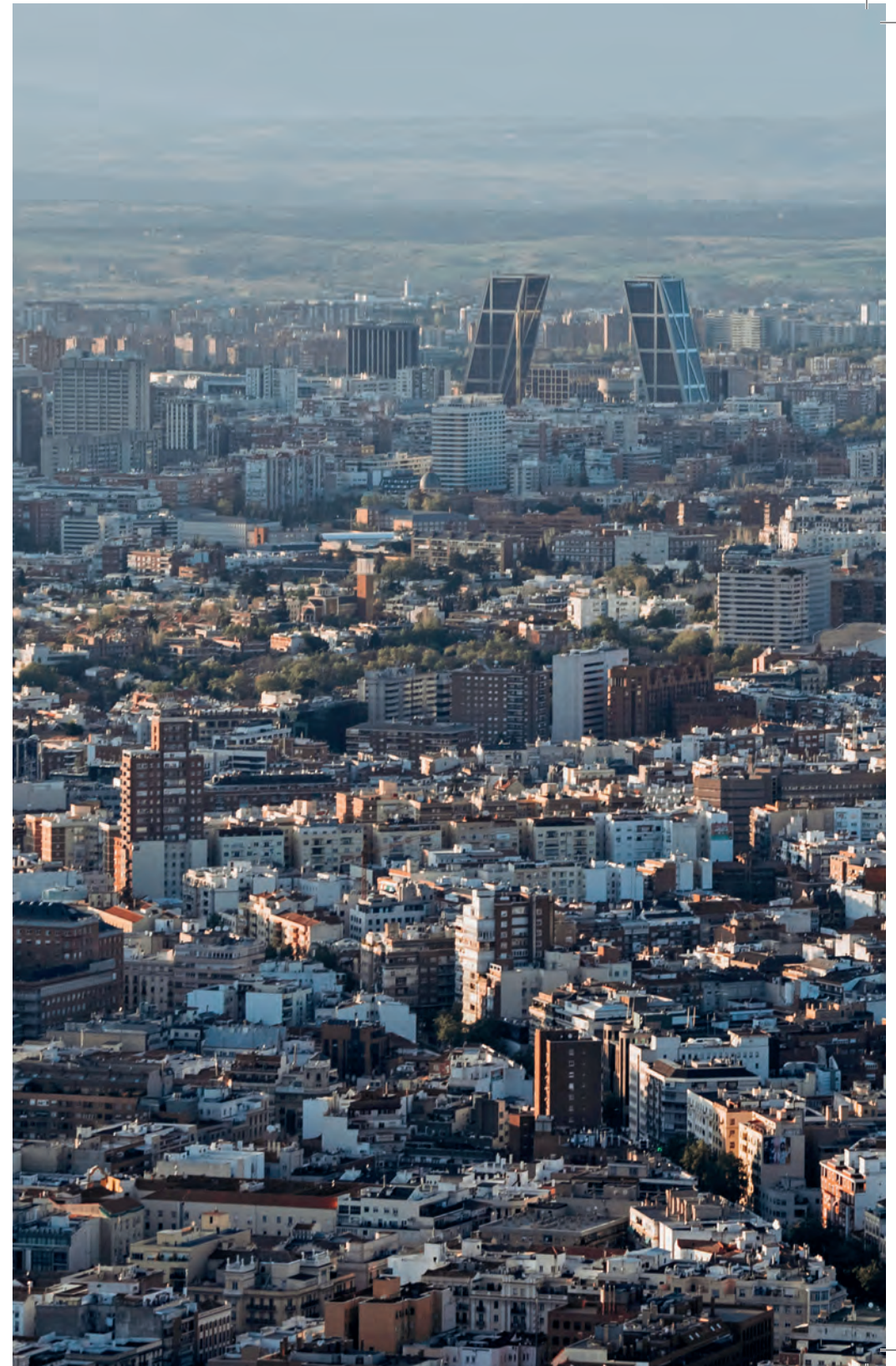
We strive for a positive impact on society by developing affordable housing solutions that meet the population's housing needs and aspirations.

## ECONOMIC EFFICIENCY

We achieve strategic goals by balancing profitability with our mission of providing affordable housing solutions.

## INNOVATION & WELL-BEING

We manage a wide range of housing solutions, from traditional models to modern concepts like coliving and senior cohousing, ensuring the highest quality standards.









# HOUSING MANAGEMENT FOR THIRD PARTIES

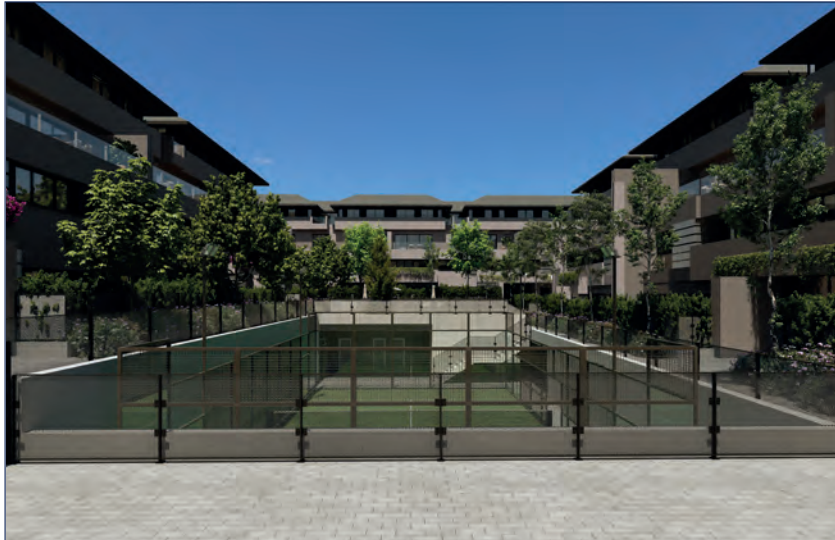
**Leveraging its experience, Grupo Ferrocarril founded Impact Homes in 2022, a real estate management vehicle for third parties. This company has become a market leader in affordable housing, offering innovative and accessible solutions.**

In 2024, we established agreements to manage approximately 1,500 homes through various investment funds, focusing on Build to Rent (BTR) developments. These initiatives are supported by Next Generation European Funds, promoting the supply of affordable and sustainable housing.

# **HOUSING MANAGEMENT FOR THIRD PARTIES:**

- 1. MARKET RATE HOUSING**
- 2. PUBLICLY PROTECTED HOUSING**
- 3. DELEGATED DEVELOPMENTS**





**RESIDENCIAL LAS CUMBRES DE COLMENAR**  
MARKET RATE HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**C/ CORREDERA 3 - COLMENAR VIEJO**  
COLMENAR, MADRID

**110**  
APARTMENTS

DELIVERY YEAR  
**2025**



**RESIDENCIAL EL MIRADOR DE VILLALBILLA I**  
MARKET RATE HOUSING

**VL**  
SINGLE-FAMILY  
HOMES

LOCATION  
**C/ VALLE DE HIRUELAS, 2**  
VILLALBILLA, MADRID

**20**  
CHALETS

DELIVERY YEAR  
**2025**



**RESIDENCIAL LOS MOLINOS I**  
MARKET RATE HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**C/ FRANCISCO HERRERA,4**  
**SESEÑA, TOLEDO**

**156**  
APARTMENTS

DELIVERY YEAR  
**2026**



**RESIDENCIAL EL MIRADOR DE**  
**VILLALBILLA II**  
MARKET RATE HOUSING

**VL**  
SINGLE-FAMILY  
HOMES

LOCATION  
**C/ PEÑA DE FRANCIA**  
**VILLALBILLA, MADRID**

**11**  
CHALETS

DELIVERY YEAR  
**2026**



## RESIDENCIAL LAS TERRAZAS DE CAMAS II

MARKET RATE HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**C/ POETISA MARIQUITA FUENTES  
CAMAS, SEVILLA**

**80**  
APARTMENTS

DELIVERY YEAR  
**2026**



## RESIDENCIAL LOS MOLINOS II

MARKET RATE HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**C/ FRANCISCO HERRERA, 4  
SESEÑA, TOLEDO**

**156**  
APARTMENTS

DELIVERY YEAR  
**2027**





## RESIDENCIAL EL MIRADOR DE CÓRDOBA

MARKET RATE HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**C/ INGENIERO ANTONIO VALDENEBRO  
CERDA, 6 PERI CHI-2 - SANTA ROSA,  
CÓRDOBA**

**101**  
APARTMENTS

DELIVERY YEAR  
**2027**



## RESIDENCIAL LOS JARDINES DEL SOL

MARKET RATE HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**PARCELA R-3 DEL ARI-DMN-05  
ARTEFERRO-CITROEN • SAN JERONIMO, SEVILLA**

**133**  
APARTMENTS

DELIVERY YEAR  
**2027**





## **RESIDENCIAL LIVING GARDENS**

**MARKET RATE HOUSING**

**VL**  
MULTIFAMILY

LOCATION  
**PARCELA RE-2 DEL SECTOR "EL POZUELO"**  
**TORREMOLINOS, MÁLAGA**

**60**  
APARTMENTS

**DELIVERY YEAR**  
**2027**







## **RESIDENCIAL NUEVO ENEBRO II**

**PUBLICLY PROTECTED HOUSING**

**VPPL**  
MULTIFAMILY

LOCATION  
**PARCELA RCM42**  
**LOS AHIJONES, MADRID**

**73**  
APARTMENTS

**DELIVERY YEAR**  
**2027**



## **RESIDENCIAL INTERCIVITAS III**

**PUBLICLY PROTECTED HOUSING – SPECIAL REGIME**

**VPPL**  
MULTIFAMILY

LOCATION  
**AV. RAFAEL ESCUREDO, 2 • ENTRENUCLEOS**  
**DOS HERMANAS, SEVILLA**

**220**  
APARTMENTS

**DELIVERY YEAR**  
**2028**



**RESIDENCIAL NUEVO POZUELO**  
PUBLICLY PROTECTED HOUSING

**VPO**  
MULTIFAMILY

LOCATION  
**TORREMOLINOS, MÁLAGA**

**32**  
APARTMENTS

DELIVERY YEAR  
**2028**



**RESIDENCIAL ARTEFERRO**  
PUBLICLY PROTECTED HOUSING

**VPO**  
MULTIFAMILY

LOCATION  
**SAN JERONIMO, SEVILLA**

**70**  
APARTMENTS

DELIVERY YEAR  
**2028**







**RESIDENCIAL RBA-05**  
DELEGATED DEVELOPMENTS

**VL**  
MULTIFAMILY

LOCATION  
**C/ MARCELINO CAMACHO  
CAMAS, SEVILLA**

**144**  
APARTMENTS

DELIVERY YEAR  
**2024**



**RESIDENCIAL BC-05**  
DELEGATED DEVELOPMENTS

**VL**  
MULTIFAMILY

LOCATION  
**PARCELA BC-05 DEL SEN-1 -  
ENTRENUCLEOS  
DOS HERMANAS, SEVILLA**

**297**  
APARTMENTS

DELIVERY YEAR  
**2025**





## RESIDENCIAL M13

DELEGATED DEVELOPMENTS

**VL**  
MULTIFAMILY

LOCATION  
**C/ ADA LOVELACE**  
**QUART DE POBLET, VALENCIA**

**308**  
APARTMENTS

**DELIVERY YEAR**  
**2026**



## RESIDENCIAL ARGANDA

DELEGATED DEVELOPMENTS – RENTAL HOUSING

**VL**  
MULTIFAMILY

LOCATION  
**PARCELA SVI-1, U.E. 107 -**  
**VALDELARCIPRESTE**  
**ARGANDA DEL REY, MADRID**

**210**  
APARTMENTS

**DELIVERY YEAR**  
**2026**



**RESIDENCIAL M11**  
DELEGATED DEVELOPMENTS

**VL**  
MULTIFAMILY

LOCATION  
**C/ FEDERICA MONTSENY**  
**QUART DE POBLET, VALENCIA**

**283**  
APARTMENTS

**DELIVERY YEAR**  
**2026**



**RESIDENCIAL TULIPÁN**  
DELEGATED DEVELOPMENTS – RENTAL HOUSING

**VPP**  
RENTAL  
MULTIFAMILY

LOCATION  
**CALLE TULIPÁN, 46**  
**MÓSTOLES, MADRID**

**100**  
APARTMENTS

**DELIVERY YEAR**  
**2026**





## **RESIDENCIAL ALCALDE**

**DELEGATED DEVELOPMENTS – RENTAL HOUSING**

**VL**  
RENTAL  
MULTIFAMILY

LOCATION  
**AVD. ALCALDE DE MÓSTOLES, 6**  
**MÓSTOLES, MADRID**

**165**  
APARTMENTS

**DELIVERY YEAR**  
**2026**



# COMMITMENT AND ESG VALUES

**At Grupo Ferrocarril, we believe that a real estate developer with strong environmental, social, and governance (ESG) standards is not only more sustainable but also more highly valued by stakeholders.**

Our mission is to create responsible real estate developments that continuously improve people's well-being, protect the environment, and promote a responsible business culture throughout our entire value chain.

We are committed to an innovative and responsible real estate model that balances financial profitability with sustainable social and environmental activities, in alignment with the United Nations SUSTAINABLE DEVELOPMENT GOALS (SDG).





Aware that today's response will shape tomorrow's world, sustainability is one of **Grupo Inmobiliario Ferrocarril** key objectives. The company operates with the firm belief that creating value must go hand in hand with respect, which is why it strives to generate a positive impact, primarily aligned with the Sustainable **Development Goals**.



SDG 8 (DECENT WORK AND ECONOMIC GROWTH)



SDG 9 (INDUSTRY, INNOVATION, AND INFRASTRUCTURE)



SDG 10 (REDUCED INEQUALITIES)



SDG 11 (SUSTAINABLE CITIES AND COMMUNITIES)



SDG 12 (RESPONSIBLE CONSUMPTION AND PRODUCTION)



SDG 17 (PARTNERSHIPS FOR THE GOALS)



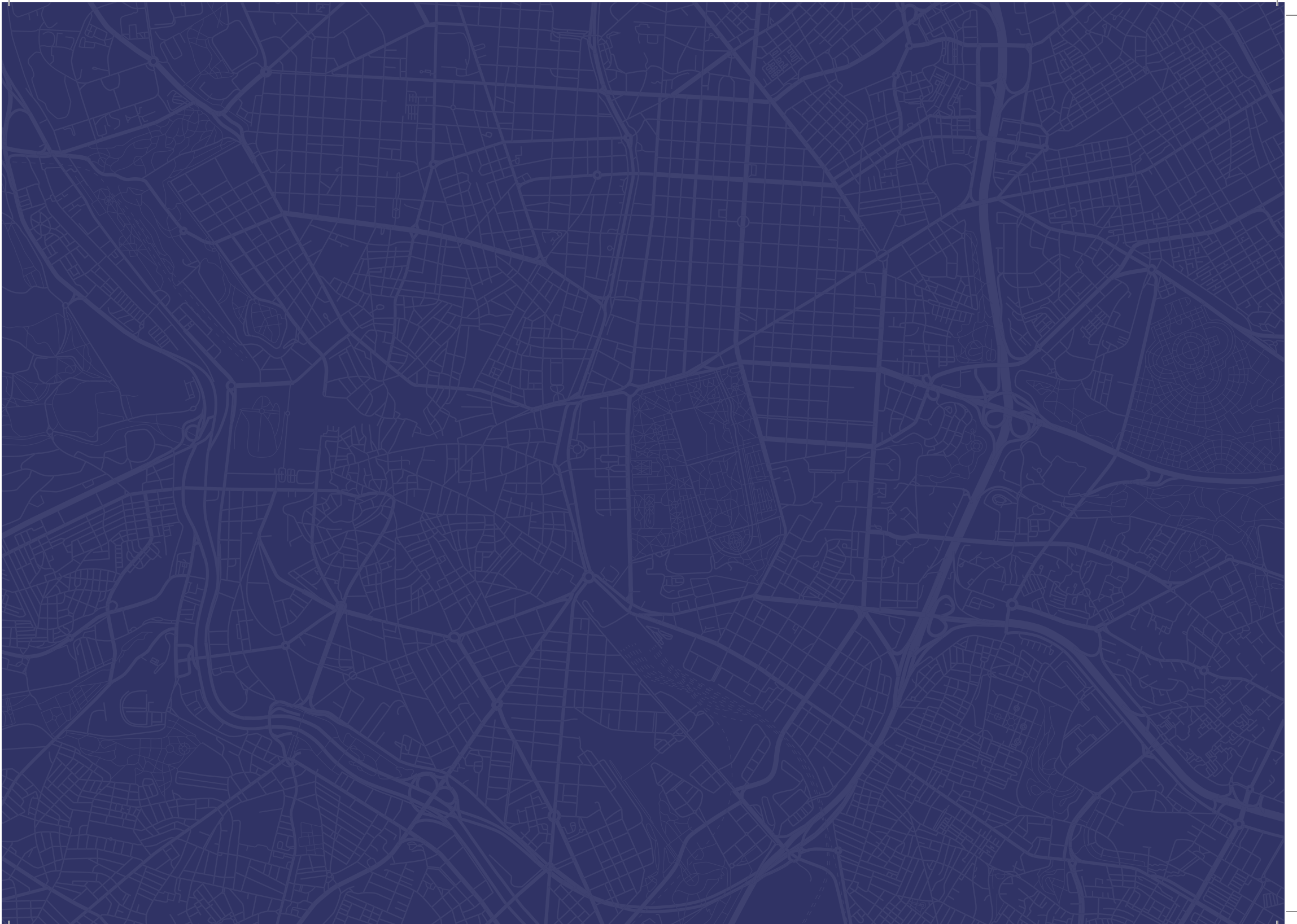


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**FERROCARRIL**

Grupo Inmobiliario

**BUILDING DREAMS**