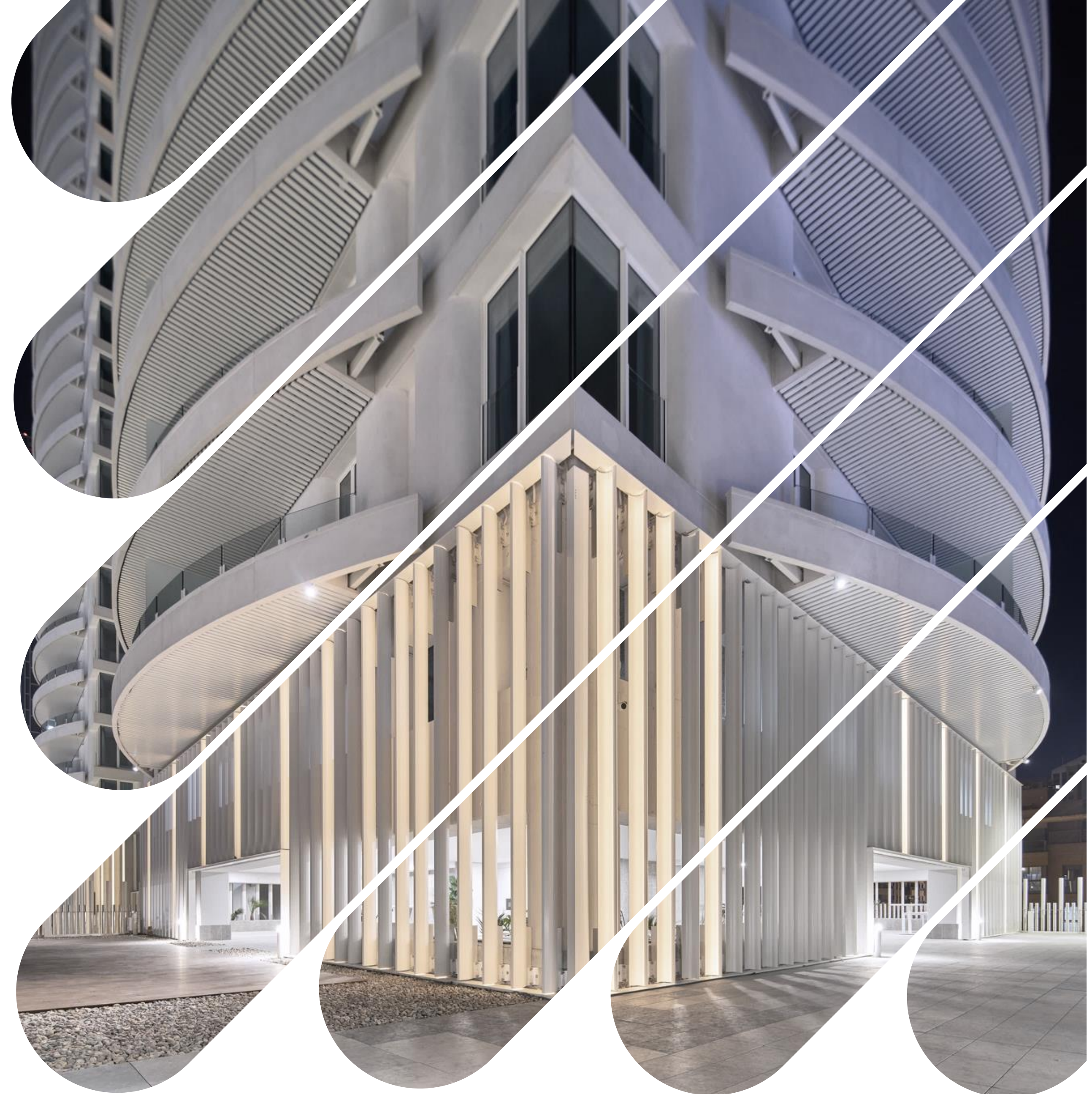


**INTEGRATED
MANAGEMENT
OF ALTERNATIVE
REAL ESTATE PROJECTS**



We are a **Real Estate investment** and management firm that **develops** *Value Add* projects with special focus on **alternative assets**



Marquee Capital was established in 2021 with the aim of investing in **alternative** Real Estate assets and projects focusing on **value-add** strategies.

Marquee Capital collaborates with its shareholder and industrial partner **GRUPOTEC**, a leading Valencian Engineering and Architecture company, complementing our services with its proven technical and construction capabilities.

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About Us

ALIGNING INTERESTS WITH OUR PARTNERS IS OUR MAIN GOAL

Marquee Capital was born with the aim of developing distinctive Real Estate projects with a main focus on the **education, healthcare or flex living sectors**.

We are currently consolidating our business model, after the execution of **several successful operations** that resulted in satisfactory returns for our partners and investors.

We analyze our investments from a **long-term holding angle**, keeping a flexible exit strategy.

We **engage people, capital and ideas** so that our shareholders can reach **their financial goals**.

Grupotec, as an industrial partner, and investor in Marquee Capital, guarantees the application of high-quality standards throughout the project cycle.

Asset Classes

Committed to finding profitable opportunities in alternative sectors.

EDUCATION

- Private educational properties, in Madrid or main province capitals, operated by first-level institutions. With long leases and mandatory terms, and strong guarantees.
- Purpose-built assets for educational institutions, business schools, vocational training centers, etc.

FLEX LIVING

- Co-living, student housing and senior living projects throughout Spain.
- Diverse business models adapted to the defined target demand.
- Optionally, operating the assets before stabilization and exit.

HEALTH CARE

- Hospitals, private medical centers, senior care institutions, mental health centers in urban environments with significant population and demand.
- Turnkey Projects for the main players in the sector.

Strategy

We do not speculate.
Our versatility allows us to adapt to different types of projects, with an exit strategy initially established

Segments

Focused on education, social and health, and flex living sectors

Scope

Value Add Operations

Target Returns

Development and sale of turnkey projects

IRR 12-14% / 1.4-1.6x

Development, stabilization and sale

IRR 15-20% / 1.7-2.0x

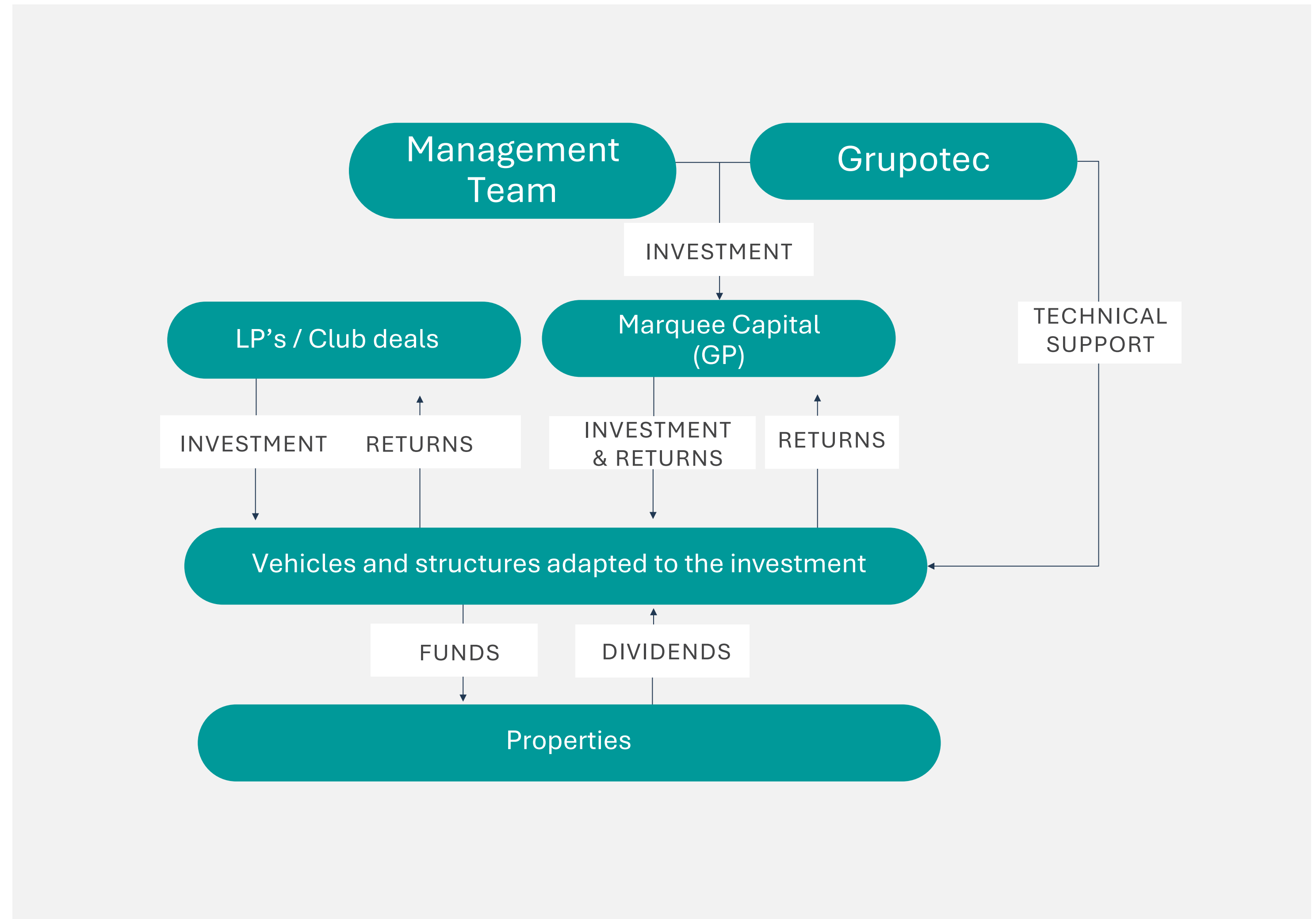
Long-term holding

Net Yield >6%

- **We search agreements** with the owners of the assets to be transformed, with a **contribution structure** among the partnership options.
- **We leverage** the Operations.
- We are willing to generate **alliances in Capital**.
- We maintain **close relations with institutional investors** that optimizes divestments.
- Main location focus: **Madrid and Spanish Mediterranean Arch**.
- **Asset Management** adapted to the needs of the investment.

Investment Structure

Traditional structure, from legal, tax and corporate standpoint, around the development of the project.



Management Team

FAUSTO VIZOSO

MANAGING PARTNER

Fausto holds a career of over 20 years as an expert advisor, trading and developing Real Estate projects. Involved in this type of operations in more than 10 countries through Europe and America, and for a value of over €1,500 million.

Everwood Capital

Partner | Head of Real Estate

Castellana Capital Advisors

Managing Partner

Knightsbridge Partners

Managing Partner, México

BNP Paribas Real Estate

Director Client Solutions & International Investments

Universidad Complutense de Madrid

Business Administration & Management – Major in Finance

ANDRÉS DE LA FUENTE

PARTNER

Andrés has been involved in over 25 transactions of various kinds among which Project Finance, M&A and LBO are included. He has financed over €2,500 million and is responsible for the investment of over €150 million.

Grupotec

Partner | Director Corporate Finance

Gestamp Wind

Project Finance

West LB

Project Finance

Rabobank

Leveraged Finance

BBVA

Structured Finance, New York

IESE | Universidad de Navarra

Executive MBA

Universidad Complutense de Madrid

Law

EBS (Munich | Madrid | New York)

Business Administration and Management

FERNANDO SÁNCHEZ-JUNCO

DIRECTOR – HEAD OF HEALTHCARE

Fernando has developed his career in different international firms, as well as in entrepreneurship projects. In his 18 years of experience, he has advised both private investors and investment funds with a strong specialization in the Health Care sector.

Silvergreen

Partner | Director

Buyfor

Partner | Director

Deloitte

Director Financial Advisory region LATCO

Savills

Valuation Real Estate

Garrigues

Urban Law Executive Program

Universidad Alfonso X El Sabio

Architecture – Scholarship

Certification MRICS

Commercial Property Valuation

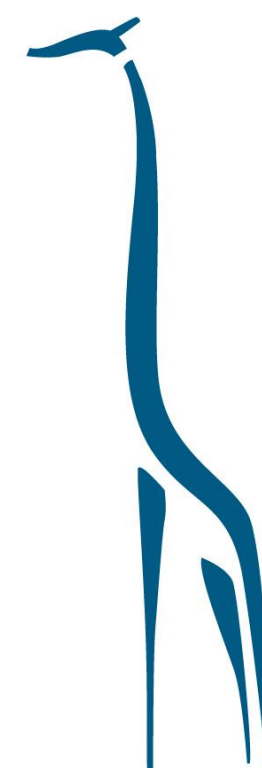
PROFILE

EXPERIENCE

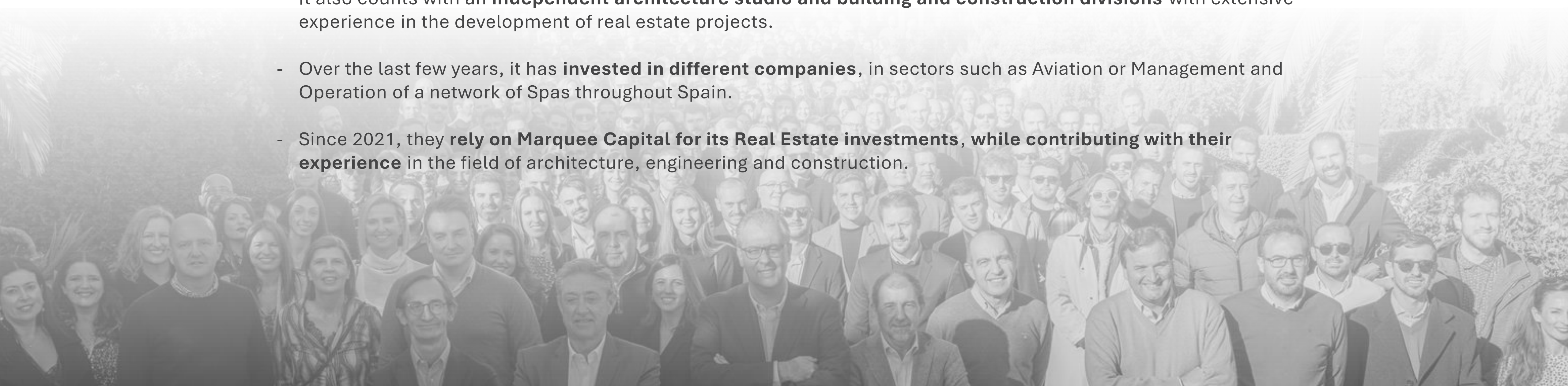
ACADEMIC

About *grupotec*

INDUSTRIAL PARTNER



- **Founded in 1997**, Grupotec has developed its activity in a large variety of **engineering and construction projects**. It has worked in **16 countries** and has over **600 employees** on its staff and a **turnover of over €200 million**.
- After specializing in agri-food industry, it has become since 2005 **one of the largest contractors in Spain of turnkey photovoltaic plants**, with a large record outside of Spain too. It is currently developing their own projects as well. Contributing with experience on **2,700 MW of photovoltaic power developed and 1,100 MW built**, both in large-scale plants and in self-consumption projects.
- It also counts with an **independent architecture studio and building and construction divisions** with extensive experience in the development of real estate projects.
- Over the last few years, it has **invested in different companies**, in sectors such as Aviation or Management and Operation of a network of Spas throughout Spain.
- Since 2021, they **rely on Marquee Capital for its Real Estate investments, while contributing with their experience** in the field of architecture, engineering and construction.



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