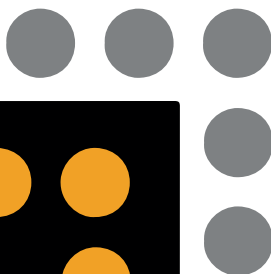
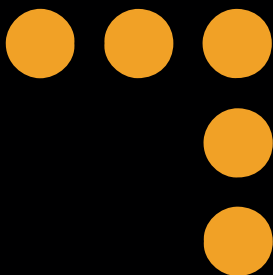


Hispanavima



HVM

We are developers



ABOUT US



Our holding company shares a strategic vision, as well as a long and successful business track record of more than 60 years of experience brought by its founders. Among the business activities, the main value-generating activity is, without a doubt, **Hispavima**, its property and real estate division.

360° REAL ESTATE DEVELOPER

We have become **one of the main specialists in the development of turnkey industrial projects in Spain** in the last 5 years. We have delivered around **1.3 million m² of logistics projects** and invested around **€150 million of capital**, creating real estate investment opportunities for capital investment on behalf of a wide range of investors in both core and core-plus and value-add investment strategies.

We maintain **strong relationships with national and international logistics operators** to meet the demands and needs of both their growth plans and the modernisation of their facilities, helping them to adapt to their customers' high demands and new environmental requirements.

Our high technical and financial capacity and solvency prove that our company guarantees the security of investments

We are the ideal partner both for logistics and commercial operators looking to expand as well as for all kinds of funds and equity that co-invest as investment partners with HVM, whose objective is to invest in the logistics and retail sub-sectors, the fastest growing real estate sectors in recent years.



HVM (HISPAVIMA) is the real estate division of TEFIM GRUPO FINANCIERO, a holding company founded in 2001.

BUSINESS AREAS

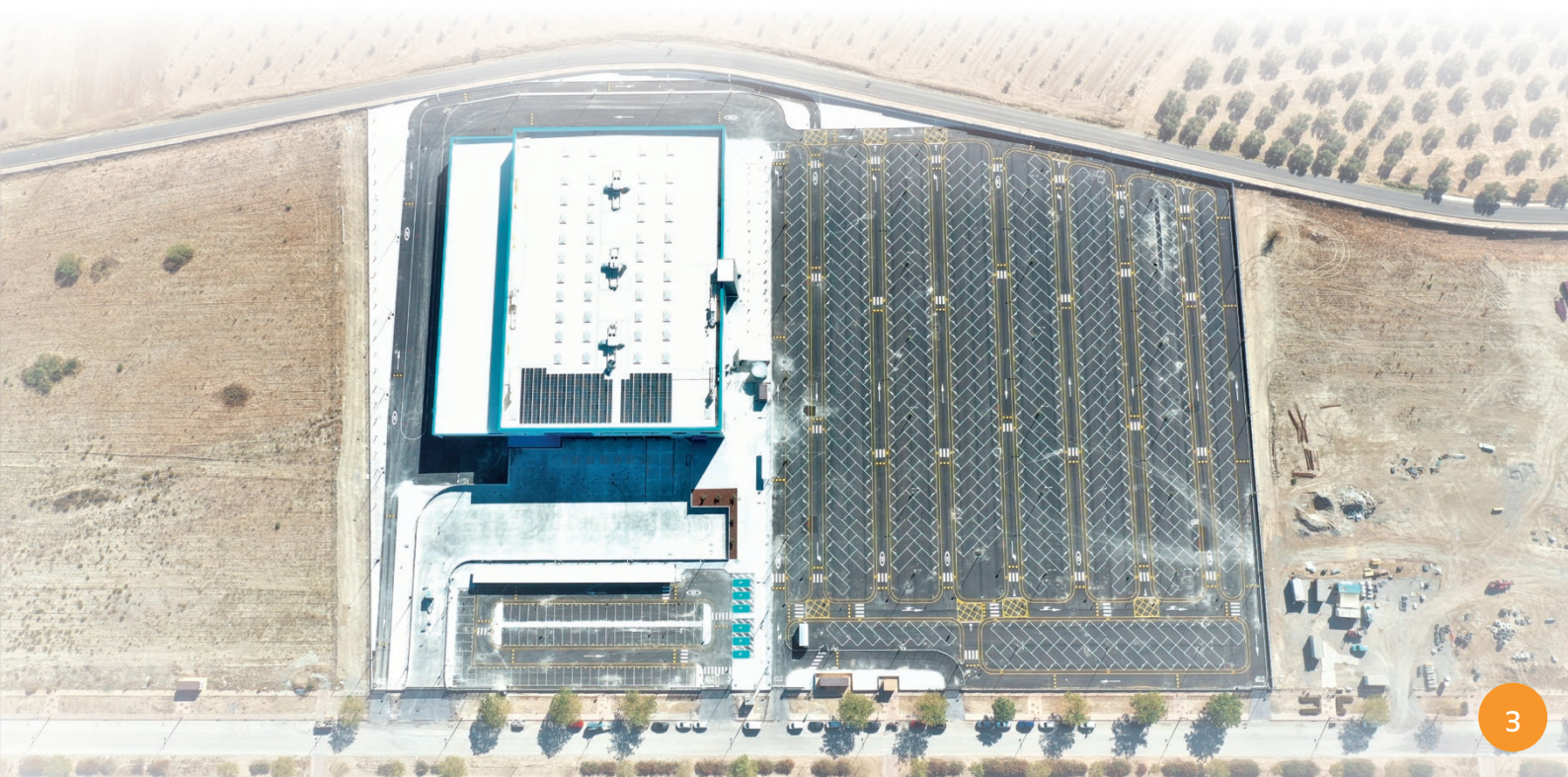


DEVELOPMENT OF LOGISTICS, INDUSTRIAL AND BUSINESS PARKS



HVM has proven experience in the development and management of industrial and logistics park projects, with success stories throughout Spain, such as the Parque Logístico del Sureste, with more than 1.1 million m² developed and commercialised in just 2 years. More than 30 companies have settled there, such as Amazon, with two highly relevant projects, one of which is its robotic warehouse with almost 200,000 m² of GFA.

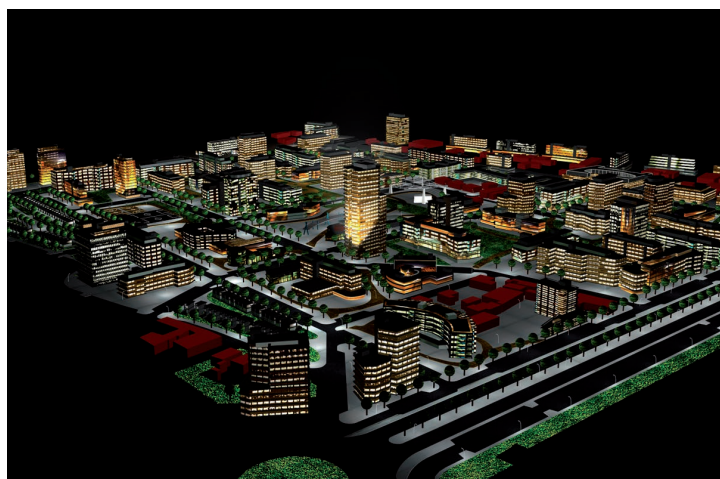
HVM is currently developing 3 industrial and logistics parks that will add more than 1.3 million m² to its portfolio, making it **one of the largest developers of logistics and industrial parks in Spain.**



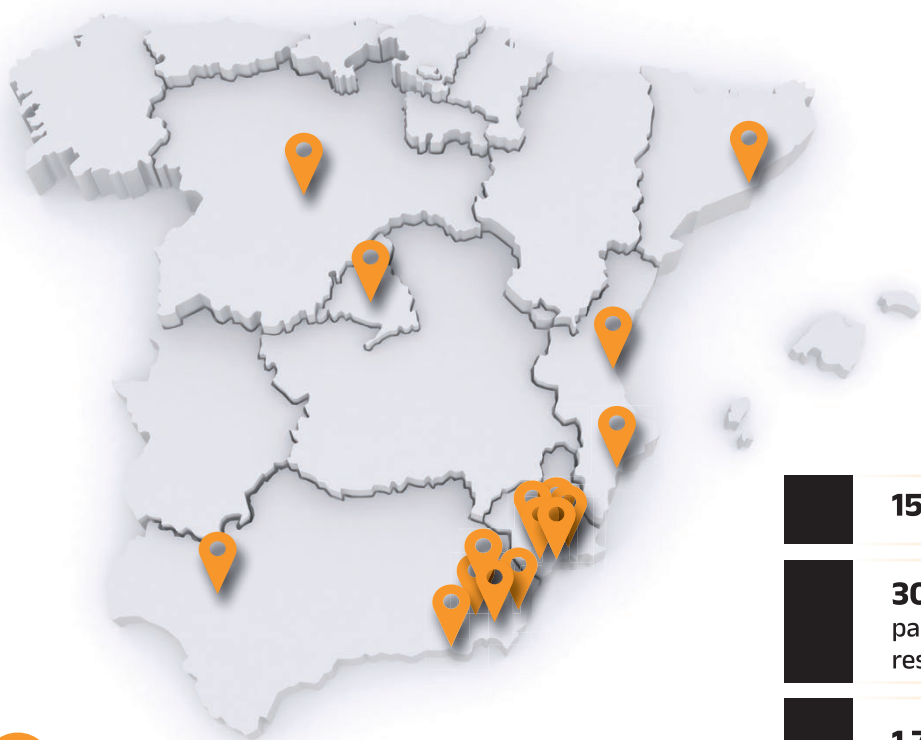
BUSINESS AREAS



LAND DEVELOPMENT



We have the capacity to acquire land in unique locations in the initial development phase, which, together with our subsequent urban development management capacity, allows us to have the best land available to develop the best final real estate product, making **HVM** one of the largest land developers in Spain.



15 million m² of land

30 + developments for logistics and industrial parks, tertiary and commercial parks and residential development areas

1.7 million m² of developable area throughout Spain

We are one of the largest real estate developers for the logistics and industrial sectors in Spain.

LOGISTICAL-INDUSTRIAL REAL ESTATE DEVELOPERS



Over the last 4 years, **HVM** has carried out more than 1.6 million m² of logistics developments in Spain, with more than 1 million m² of GFA and more than 15 turnkey projects in all sub-sectors of logistics, such as Last Mile, Cross Docking, Cold & Frozen and Logistics Warehousing.

Our contracts are long-term ones in locations in high demand from logistics operators and project sites throughout Spain.



1.6 million m² of logistical developments

1 million + m² of GFA

15 + turnkey projects

BUSINESS AREAS

RETAIL PARK - HIGH STREET



We at **HVM** develop Retail Parks with a powerful commercial mix made up of top national and international firms. An asset model that meets criteria for sustainability and that has proven to be particularly resilient to the effects of the pandemic and the transformations currently facing retail.

In order to meet these requirements, we developed our **Retail Park La Cala** at the meeting point of Garrucha, Vera and Mojácar, where the powerful commercial mix - with different and complementary business activities - and its magnificent location make it a success and the new family and experiential meeting point of the region.

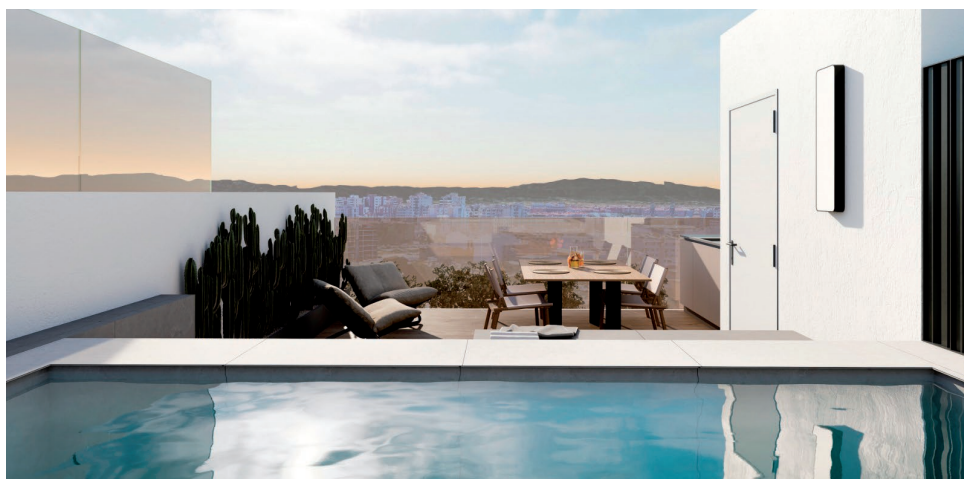
HVM is also one of the largest owners of premises on the Spanish High Street with investments on the most in-demand streets by fashion and restaurant operators in the main markets.

HVM, one of the largest owners of premises on the Spanish High Street.



Completing premium residential developments in the best locations.

RESIDENTIAL DEVELOPMENT



Using our solid portfolio of residential land, our technical capacity and our financial solvency -which allows us to take on projects without the need for financing - we carry out premium residential developments in the best locations.

Developments with high energy efficiency, high quality and a careful design to allow our customers to enjoy their home.



LOGISTICS PROJECTS TURNKEY

We offer an in-house structure that covers the entire cycle of a tailor-made project: land acquisition, development, construction, asset management and capital markets.



CAPITAL INVESTMENTS



We are one of the largest providers of direct investment opportunities in logistics projects in Spain for a broad portfolio of clients including banks, investment funds, global pension funds and insurance companies.



What we offer:

- Promotion and construction of turnkey projects pre-leased to logistics operators with long-term, binding contracts.
- Promotion and construction of speculative and risk projects for lease in the main Spanish logistics markets.
- Delegated development for logistics operators who are looking to own their own logistics platforms.
- We adapt to the needs of operators and clients to develop the best real estate project.



Proven development experience confirmed by the most demanding operators.





LOGISTICS AND INDUSTRIAL PARKS

Through a careful and thorough selection process for our portfolio of logistics and industrial parks, we are uniquely positioned to serve clients seeking a location in close proximity to major cities with direct access to major traffic routes, offering easy access for the public as well as seamless operation.

Our accumulated experience allows for flexible urban planning based on large plots of land, which facilitates the installation of all types of warehouses of different sizes (last mile, XL and XXL warehouses, cross dock, etc...).

The logistics sector is undergoing a rapid transformation. E-commerce has changed patterns of consumption, and companies and third-party logistics providers are prioritising the delivery process within their business model.

HVM successfully accompanies the main logistics operators to adapt to this new reality by carrying out turnkey projects.

EFFICIENCY AND SUSTAINABILITY

Environmental conservation and the application of energy-efficient formulas are part of our DNA, which is why we implement an environmental management system in our parks that allows us to meet the highest demands in terms of sustainability:

- Sustainable urban drainage systems
- Native plant gardening
- Projects to conserve pre-existing habitats on the ground before development
- Sustainable mobility within the park
- LED lighting and electric chargers
- Waste and resource management

HVM has 5 Breeam Very Good environmental certifications for its logistics and industrial parks **obtained in the last 3 years**





Acknowledgements to our partners

This journey would not have been possible without the perfect synergy we have created with first-class partners and suppliers. Hispavima would like to thank all those whose cooperation has made this publication possible.

Thank you!



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