GRUPO SANJOSE

2024 ACTIVITY REPORT

INDEX

GRUPO SANJOSE

SANJOSE is a global leader in construction and engineering services. A publicly listed company with over 50 years of experience, it specializes in developing all types of sustainable, innovative, and efficient infrastructures capable of improving people's quality of life, creating value for society, and achieving the full satisfaction of its public and private clients.

A diversified group that delivers essential projects in various key sectors of the economy, shaping cities and regions worldwide through the design, construction, maintenance, and operation of modern infrastructures for the development and growth of a society in continuous change and evolution.

GSJ adds value to its employees, clients, shareholders, and society. It represents a business model that drives and materializes initiatives that decisively contribute to building a better world in all its dimensions, based on professionalism, innovation, efficiency, talent, and the use of new technologies.

Innovation has always been crucial for the Group. In addition to benefiting clients, it provides competitive advantages to the company and is an essential element in developing a more sustainable and efficient society. Grupo SANJOSE is a reference in the sectors in which it operates, continuously researching ways to improve its services, primarily through the application of new construction techniques and optimizing processes and its business model.

IDENTITY SIGNS

DYNAMIC AND DIVERSIFIED COMPANY

Business lines: Construction, Energy and Environment, Concessions and Services, and GSJ Solutions (Consulting and Project Management).

HIGH TECHNICAL CAPABILITY (R&D&I)

Construction of unique and highly complex projects, with a strong commitment to continuous innovation and cutting-edge technologies.

QUALITY

Commitment to excellence in the development and execution of all its activities, a key differentiating factor backed by the Group's history and project portfolio.

EFFICIENCY

Resource optimization and operational excellence are essential to the company's competitiveness and a determining factor in the development and execution of each project.

From top management, there is also a total commitment to the circular economy and sustainability. Grupo SANJOSE has a Quality and Environmental Policy integrated into its Management System, reflecting this commitment with measures that prioritize the responsible use of natural resources, the selection of materials that reduce the consumption of non-renewable raw materials, and dependence on critical resources. It also promotes the use of recycled, recyclable, and longer-lasting materials, as well as construction solutions that facilitate reuse or recycling at the end of their life cycle. Furthermore, collaboration with suppliers who manufacture products with recycled, biodegradable, or returnable materials is encouraged, thus helping extend the useful life of resources.

With extensive experience in developing and constructing various projects in over 30 countries, the company has created its own management and execution models, which achieve complete adaptation to its clients and the international markets in which it has operated since the early 1990s. Currently, the company ranks 165th in the global "ENR Top 250 International Contractors" ranking, compiled by the prestigious American magazine Engineering News-Record, and is listed, according to the latest "Global Powers of Construction" study by Deloitte, among the 100 largest construction companies worldwide by revenue.

GLOBAL COMPANY AND CULTURE OF PERMANENCE

Growing, creating value, innovating, and generating wealth in every country where it operates has been the Group's commitment since it began expanding outside Spain in the 1990s.

SMART MANAGEMENT AND ADAPTABILITY

Change happens at an ever-increasing pace. SANJOSE combines experience and flexibility to provide customized and tailored solutions for different clients and markets.

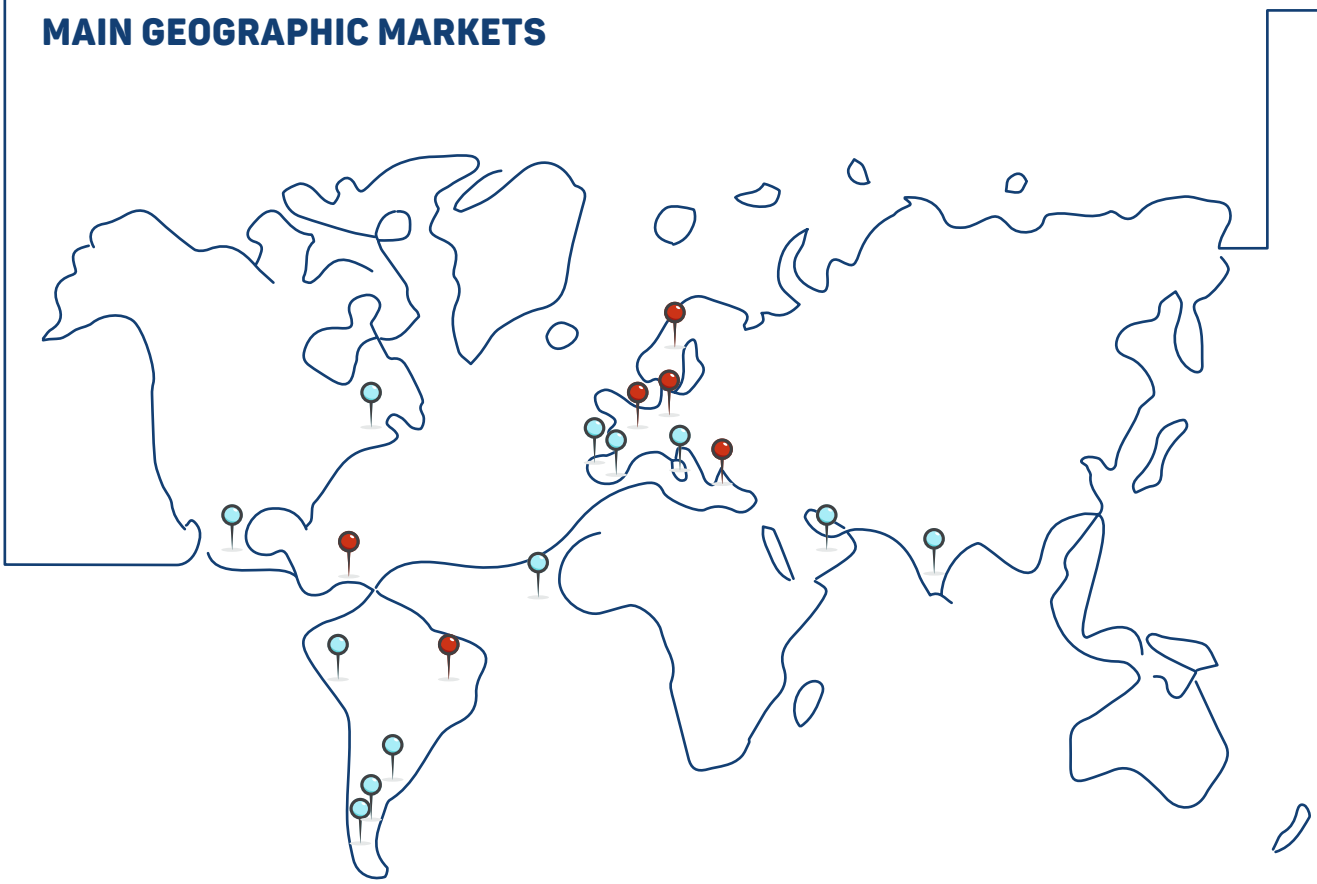
CUSTOMER COMMITMENT

A relationship built on trust, transparency, professionalism, integrity, and strict compliance with all contractual terms. Customers are at the core of our activity.

CORPORATE SOCIAL RESPONSIBILITY

GSJ's guiding principle is to have a positive impact on society and a total commitment to the environment, sustainability, and people. Rigorous attention to occupational risk prevention for all its professionals, as well as their training and career development.

MAIN GEOGRAPHIC MARKETS



GRUPO SANJOSE OFFICES

Spain
Italy
Portugal
Cape Verde
United States
Argentina
Chile
Mexico
Paraguay
Peru
United Arab Emirates
India

PRESENCE

Germany
France
Malta
Sweden
Brazil
Panama

BUSINESS LINES

SANJOSE CONSTRUCTORA

SANJOSE ENERGÍA Y MEDIO AMBIENTE

SANJOSE CONCESIONES Y SERVICIOS

GSJ Solutions
Consultoría y Project Management

ACTIVITY AREAS

BUILDING ARCHITECTURE

Architecture as an art and functionality serving people

- HOSPITALS
- EDUCATION
- ADMINISTRATIVE BUILDINGS
- HOTELS
- SHOPPING CENTERS
- SPORTS
- CULTURE
- HOUSING
- URBAN DEVELOPMENTS
- INDUSTRIAL SECTOR
- TECHNOLOGIES
- REHABILITATION

TRANSPORT INFRASTRUCTURES

Connecting people, regions, countries and cultures

- RAILWAYS
- HIGHWAYS AND ROADS
- AIRPORTS
- MARITIME WORKS
- BRIDGES AND VIADUCTS
- TUNNELS
- MOBILITY AND URBAN INTEGRATION

WATER CYCLE

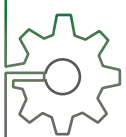
The scarcity of water resources makes its management and treatment essential to ensuare a sustainable supply for the planet

- WATER TREATMENT PLANTS
- SUPPLY AND DISTRIBUTION
- HYDRAULIC WORKS

ENERGY

Research, promotion and development of innovative solutions that combat climate change and increase the contribution of clean energy

- RENEWABLE ENERGY
- ENERGY EFFICIENCY
- POWER PLANTS

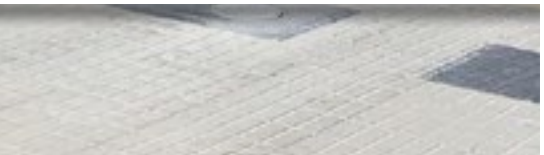


MAINTENANCE AND CONSERVATION SERVICES

Providing solutions for citizens, public administrations and companies

- HOSPITALS
- BUILDINGS
- POWER PLANTS
- FACILITIES
- PARKS AND GARDENS
- TRANSPORT INFRASTRUCTURE

San José de Melipilla Hospital (Chile)



SANJOSE CONSTRUCTORA

BUILDING
CIVIL WORKS
ENGINEERING AND INDUSTRIAL CONSTRUCTION
SUBSIDIARY COMPANIES

With over 50 years of experience and recognized among the world's leading construction companies, SANJOSE's construction division operates across all areas of the sector. Its portfolio is a benchmark in the execution of all types of building projects (residential and non-residential: including hospitals, museums, offices, etc.), civil works (roads, railways, airports, hydraulic and maritime works, tunnels, bridges, etc.), and the most innovative and sustainable projects in the industrial, energy, and environmental sectors.

SANJOSE believes that construction must meet the expectations of citizens by providing infrastructure that genuinely improves their lives, materializing cutting-edge initiatives capable of transforming society and overcoming all types of construction challenges. It also plays a crucial role in balancing environmental preservation, social benefits, and economic interests.

Its business model is distinguished by its adaptability to clients and markets, professionalism, resource optimization, and the use of new technologies. Advanced construction monitoring tools, such as BIM, enhance efficiency and ensure excellence at all levels of the project, including quality, functionality, innovation, sustainability, aesthetics, energy efficiency, safety, mobility, and comfort.

MAIN BUILDING PROJECTS

- San José de Melipilla Hospital (Chile).
- Quirónsalud Zaragoza Hospital.
- Ticul Hospital in Mérida, Yucatán State (Mexico).
- Sheikh Tahnoun bin Mohammed Medical City en Al Ain, Abu Dhabi (United Arab Emirates).
- Clinical University Hospital of Santiago de Compostela (CHUS). Enlargement.
- University Hospital Complex of Ferrol, A Coruña. Stage I.
- San José of Casablanca Hospital (Chile).
- Coimbra University Hospital and University Center (CHUC) (Portugal). Rehabilitation and expansion of the Emergency Department in the Central Block.
- Benito Menni Health Complex in Ciempozuelos, Madrid.
- Dehesa Vieja Health Center in San Sebastian de los Reyes, Madrid.
- Health Center in El Molar, Madrid.
- Health Center in Fuencarral, Madrid.
- Four Seasons Luxury 5-star Resort Mallorca at Formentor.
- Resort Barceló Playa Blanca 4-star Hotel and LASAL Commercial Promenade in Yaiza, Lanzarote, Canary Islands.
- Verdelago 5-star resort, Algarve (Portugal).
- Hotel Viceroy 5-star Hotel at Ombria, Algarve (Portugal).
- Lanserhof Finca Cortesín Preventive Medicine & Longevity Resort, Casares, Malaga
- Galeon 5-star hotel, Ibiza. Expansion and rehabilatation.
- Nobu 5-star hotel, Madrid
- Princesa Plaza Madrid 4-star hotel. Rehabilitation.
- Aloft Madrid Gran Vía 4-star hotel. Expansion.
- Campo Novo Complex, Lisbon (Portugal).
- Madrid Content City, Tres Cantos.
- Office Building at 11, Ruiz Picasso St. AZCA - Madrid.
- Bimba y Lola Headquarters in Vigo, Pontevedra.
- HIIT Illa Fitó Office Building, Barcelona.
- Ovalle Town Hall (Chile).
- Palace of Justice and Provincial Court of Cordoba.
- Government Building at 5, Plaza España, Valladolid.
- Bandalux Corporate Building, Santiago de Compostela.
- Coworking Space, Avenida General Perón 40, Madrid.
- Multi-Tenant Offices, Paseo de la Castellana 83-85, Madrid.
- Policarpo Sanz 23 Office Building, Vigo, Pontevedra, Complete Renovation
- Round Hill Fire Station, Virginia (USA).
- Galician Center for Digital Arts at the City of Culture of Galicia, Santiago de Compostela.
- National Museum of Roman Art, Merida. Rehabilitation.
- Lope de Vega Theatre, Velez - Malaga. Rehabilitation.
- Marineda City Shopping Center, A Coruña. Expansion & Renovation.
- Siam Mall in Adeje, Santa Cruz de Tenerife. Extension.
- Alfonso X El Sabio University Campus Mare Nostrum (UAX), Malaga.
- Glorioso Colegio Nacional de Ciencias, Cusco (Peru)
- Smart Augusto Ferrero Costa Building, USIL, Lima (Peru)
- Campus United Lisbon International School, Lisbon (Portugal).
- San Ignacio de Loyola University Health Sciences Training and Research Center (USIL), Lima (Peru).
- Mi Campus Students Hall of Residence in Burjassot, Valencia.
- Greystar's Students Hall in Cantoblanco, Madrid.

Quirónsalud Zaragoza Hospital.


Four Seasons Luxury 5-star Resort Mallorca at Formentor

- Resa Chamartín University Residence, Madrid.
- Xaudaró 7 Student Residence, Madrid.
- Livensa BCN Paralelo Student Residence, Barcelona.
- Livensa Living Student Residence, Riera Blanca 149, Barcelona.
- Domo Student Residence in La Ñora, Murcia.
- University Residence at the University of Leon, Ponferrada.
- Residence for elderly persons in Giner de los Rios St., Leon.
- David Lloyd Clubs Boadilla, Madrid.
- GO-fit Lido di Milano Sport Center (Italy).
- Oviedo Sports Palace. Rehabilitation and redevelopment.
- Viding Castellana Sport Center, Madrid.
- Plan VIVE of the Community of Madrid.
- Barrio do Cura Development, Vigo, Pontevedra.
- Sabina Estates Residential complex in Cala Tarida, Ibiza.
- Wyndham Grand La Cala Golf Residence Development in Mijas, Malaga.
- Oriole Village - Quinta da Ombria (Parcel D), Morgado de Tôr, Loulé, Algarve (Portugal)
- Dom Pedro Residences en Quarteira - Loulé, Algarve (Portugal).
- Villas Soul Marbella Sunrise.
- El Bosque Villas, Reserva de Alcuzcuz, Benahavis, Malaga.
- Sant Joan de Labritja Villas, Ibiza.
- Jardines Hacienda Rosario Residential Development, Seville.
- Mirador Estepona Hills Residential, Malaga.
- Singulare Residencial Development, Las Palmas de Gran Canaria.
- Torre Arenal Residencial Development in Palmas Altas, Seville.
- Gaia Hills Residential, Vila Nova de Gaia (Portugal)
- Convento do Beato Residencial Development, Lisbon (Portugal).
- Villa Infante Residencial Development, Lisbon (Portugal).
- Los Enebros Residencial Development in Costa Ballena, Chipiona Cadiz.
- Castelló 108 Residencial Development, Madrid.
- Opal Residencial Development, Ibiza.
- Aguamarina Residencial Development, Ibiza.
- Maremma Residencial Development, Palma de Mallorca.
- Ciencias Park Residencial Development, Seville.
- Dune Residencial Development in El Puig de Santa María, Valencia.
- Gaudia I & II Residencial Development, Murcia.
- Libella & Australy Residencial Development in Estepona, Malaga.
- Iconic Residencial Development in Adeje, Santa Cruz de Tenerife.
- Queen Lofts in San Sebastian de los Reyes, Madrid.
- Vioño Residencial Development, A Coruña.
- Bonavía Residencial Development, Valladolid.
- Gazmira Residencial Development in Las Palmas de Gran Canaria.
- Vanian Views Residencial Development in Estepona, Malaga.
- Náutica Residencial Building, A Coruña.
- Be Grand El Limonar Residential, Malaga.
- Orizone Residentia, Villajoyosa, Alicante.
- Salinas Towers Residential Complex, Calpe, Alicante.
- Torre de Poniente Residential, Gijon.
- AQ Nobuh Residential Complex, Dos Hermanas, Seville.
- South Sand Residential, Estepona, Malaga.
- Kronos ZEN Residential Complex, Lisbon (Portugal)
- Waves Marina Residential, Santa Eulalia del Río, Ibiza

Madrid Content City, Tres Cantos

Plan VIVE of the Community of Madrid

SAN JOSÉ DE MELIPILLA HOSPITAL

Six times larger than the current hospital, this new facility will serve 250,000 people, expanding its built area from 9,814 m² (105,637.02 sqf) to 60,834 m² (654,811.73 sqf) and increasing bed capacity by 78% (from 134 to 239). Additionally, it will feature over 10,000 m² (107,639.10 sqf) of green spaces and the latest connectivity technologies.

A key highlight is its Control Room, which monitors and centralizes all systems and facilities, enhancing comfort and efficiency. Furthermore, its advanced IT systems allow patients and users to access clinical and administrative information in real time.

The project, developed using BIM methodology, is structured into three main volumes with a tiered height design (Hospital, Outpatient Clinics, and the Support & Emergency Building), complemented by smaller spaces for mental health services, a children's play area, a technical building, a cafeteria, and an auditorium. From a construction perspective, the Outpatient and Hospitalization buildings stand out, not only for their size and height (3 and 5 storeys) but also for incorporating a base isolation system with elastomeric supports, which reduce seismic vibrations by a factor of 6 to 8.

Technical features

Location: Melipilla (Chile).

Built surface. 60,834 m² (654,811.73 sqf).

Beds. 239.

Operating rooms. 7.

Delivery rooms. 2.

Consultations and procedures: 58.

Auditorium. 200 seats.

Heliport.

Car park spaces. 410 (350 underground).

Architect. Hugo Silva Soto and Cristián Moraga García.

Project executed in compliance with CES HOSPITALES Sustainable Building Certification (National Certification System of Environmental

Quality and Energy Efficiency for Buildings for Public Use in Chile).

QUIRÓNSALUD ZARAGOZA HOSPITAL

A cutting-edge healthcare infrastructure at the forefront of innovation and quality care in Spain. A new complex that aspires to be more than just a hospital, a city project with the aim of contributing to making Zaragoza a healthcare hub, bringing together researchers, scientists, and healthcare professionals. The center offers more than 30 medical and surgical specialties and will progress towards becoming a national reference in five areas: oncology, women's and child care, cardiovascular health, neuroscience, and orthopaedic surgery and traumatology.

Among its various facilities, the center has 47 outpatient consultation rooms and more than 250 beds: 149 for hospitalization, 26 in the Emergency Department, 23 in the ICU (11 paediatric), 26 in the Post-Anaesthesia Recovery Unit, 16 in the day hospital, 8 in the Comprehensive Endoscopy Unit, and 5 in the Labour and Recovery Unit, **notably, it is a smart and digitalized healthcare center that ensures the well-being of both patients and visitors, with spacious and comfortable rooms designed under the smart room concept, facilitating communication between patients and specialists.**

Environmental and energy sustainability. The building has been organized into three axes (Hospitalization, Outpatient Consultations, and Technical Block), a functional organization focused on the patient and the environment to offer maximum comfort, enhance efficiency, and minimize energy consumption. Its design takes into account its location to maximize solar gain and protect sensitive areas from the cold wind (cierzo) and noise pollution. With this objective, a passive design has been chosen to optimize energy performance, and materials with low emissivity have been used to maximize thermal and acoustic insulation while reducing the carbon footprint from manufacturing to construction.

Among its facilities, it is worth highlighting the use of high-efficiency water-cooled equipment to enable an open-loop geothermal system, hybrid panels for the production of both electrical and thermal energy to preheat domestic hot water (DHW), covering 70% of the demand, and photovoltaic panels on the roof for self-consumption. Additionally, the building features air conditioning units with high-efficiency heat recovery sections to minimize the need for interior climate control.

Technical features

Location.Zaragoza (Spain).
Built surface. 31,657 m² (340,753.11 sqf).
Beds. 253.
Intensive Care Units. 23.
Operating rooms. 16.
Outpatient consultations. 47.
Labs. 2.
Car park spaces. 300.
Architect. Enero Arquitectura.


quirónsalud


quirónsalud

TICUL HOSPITAL

A new priority healthcare infrastructure for this historic region of Mexico, providing 70 new beds and 15 specialities to serve the local population, addressing most medical conditions and significantly reducing the need for travel to Mérida, the capital of the State of Yucatán, which is located 85 kilometers away from Ticul.

SANJOSE has designed the project and is currently constructing this major facility of over 27,000 square meters (290,625.58 sqf), which will include all the necessary services and installations to create a more efficient regional hospital. In addition to the 70 beds mentioned, it will feature 6 operating rooms, 4 ICUs (including 1 isolation unit), a clinical laboratory, a milk formula laboratory, and 11 outpatient consultation rooms for the following specialities: Internal Medicine, Nephrology, Paediatric Medicine, General Surgery, Traumatology and Orthopaedics, Telemedicine, Prenatal Care, Gynaecology and Obstetrics, Dysplasia, Psychology, and Physical Medicine and Rehabilitation.

Technical features

Location. State of Yucatán (Mexico).
Built surface. 27,632 m² (297,428.37 sqf).
Beds. 70.
Operating rooms. 6.
Intensive Care Units. 4 (1 isolated).
Outpatient consultations. 11.
Labs. 2. (Clinical and Milk Formula).
Architect. Arquinteg.

SHEIKH TAHNOUN BIN MOHAMMED MEDICAL CITY

A macro-health complex primarily composed of five intelligent buildings (Hospital, Rehabilitation, Administration, Logistics, and Technical Block/ Utility Center), distinguished by its vast size (341,860 square meters / 3,679,750.42 sqf), cutting-edge technology, and the most advanced control systems. Its carefully designed and well-thought-out architecture creates the sensation of a health oasis/village, enhancing the stay and overall well-being of patients during their treatment and recovery.

The design, construction, and future operation of the hospital have been meticulously planned to achieve sustainability, taking into account interactions with the surrounding environment, the region's unique climate, the prominence of natural light, as well as the building itself and its services. Notably, the use of BIM methodology has been a key tool in centralizing all project information into a digital information model, created by and for all participating agents involved.

Regarding the figures for **the new Al Ain Medical City, its built-up area–equivalent to 35 football fields–stands out, along with the installation of over 50,000 tonnes of steel (equivalent to 10 Eiffel Towers), more than 10,000 kilometers of cable (comparable to the Earth's diameter), over 50,000 light fixtures, and more.**

Technical features

Location. Al Ain, Abu Dhabi (United Arab Emirates).
Built surface. 341,860 m² (3,679,750.42 sqf).
Beds. 715.
Intensive Care Units. 67.
High Technology Cardiology Department.
Excellence Regional Center in Rehabilitation Medicine.
First dedicated stroke unit of UAE.
Energy Power Station of 60 MW
PV panels. 4,001 units 1330 kW.
Solar hot water panels. 405 units 1,020 m².
Mosque.
Heliport.
Car park spaces. 1,573.
Architect. Icme, Faust Consult and Obermeyer.

UNIVERSITY HOSPITAL IN SANTIAGO DE COMPOSTELA (CHUS)

A nearly 30% expansion covering both ends of the existing hospital complex: the extension of Building A, which will add approximately 29,000 square meters (312,153.40 sqf) of built area through a new structure (including the refurbishment of connecting areas and the redevelopment of the surrounding space); and the enlargement of Building C, creating an additional 5,300 square meters (57,048.73 sqf) of new facilities.

This expansion project for CHUS will provide five new hospitalization units with 36 beds each, along with a new haematology unit with 28 beds, adding a total of 208 additional beds and allowing for both single and double rooms. The increased space will enable the expansion of paediatric emergency services, the refurbishment of adult emergency care, the addition of seven operating rooms, and improvements to key areas such as the microbiology laboratory, the day hospital, the breast unit, endoscopy services, and outpatient consultations.

SANJOSE, which also built the original hospital, is carrying out this expansion to enhance all its facilities and increase its capacity to over 1,000 beds.

Technical features

Location: Santiago de Compostela (Spain).
Built surface: 36,416 m² (391,978.56 sqf).
Beds: 208.
Operating rooms: 7.
Architect: López Fando y Asociados.

UNIVERSITY HOSPITAL COMPLEX IN FERROL

Phase I of the new Master Plan established by the Government of Galicia (designed to be carried out in three phases), which will result in the definitive integration of the public hospitals Arquitecto Marcide, Naval, and Novoa Santos into a single complex.

The works of this Phase 1, carried out without interrupting the proper functioning of the hospital, consist of the renovation and expansion of existing buildings, increasing the number of beds by 25%, outpatient consultations by 27%, as well as the space allocated to emergencies, and housing the new facilities center, management, direction, and administration.

They include major construction works at the Arquitecto Marcide Hospital and necessary renovation works to relocate certain services at the same hospital and to carry out the works at the Naval Hospital . Essentially, the Arquitecto Marcide Hospital will include the expansion of the East and South buildings, the renovation of the basement floor to house the new Radiology service, and the surrounding urbanization of these areas. The hospital will have 170 additional beds and 62 ICU beds (34 for infectious diseases and 28 for obstetrics and gynecology).

Technical features

Location: A Coruña (Spain).
Built surface: 34,232 m² (368,470.18 sqf).
Beds: 170.
Intensive Care Unit: 62.
New Radiology Service.
Architect: López Fando Asociados.

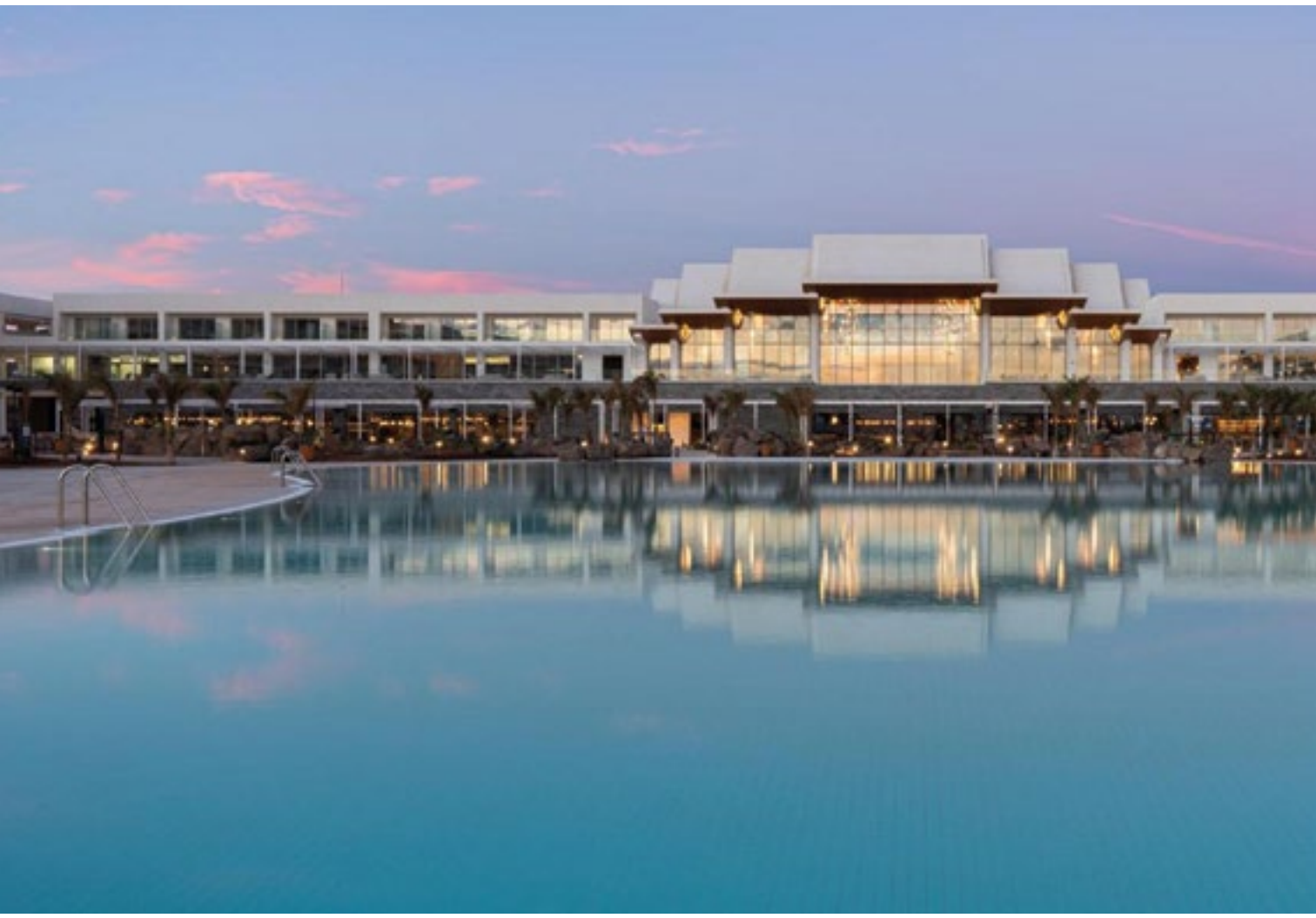
FOUR SEASONS RESORT MALLORCA AT FORMENTOR – 5-STAR LUXURY

The comprehensive renovation of the Hotel Formentor by SANJOSE–a renowned Mallorcan establishment and a meeting place for princes, actors, and writers in the 20th century– **has successfully preserved its celebrated spirit of the past. The project strikes a perfect balance between heritage and modernity** maintaining the hotel's authenticity and timeless charm while incorporating new design elements that once again place it on the international luxury map, offering a unique experience for its guests.

The newly renovated hotel, set in a unique natural environment whose preservation has been a priority, retains its signature white façade nestled among the pines, standing out against the blue of the sea. As part of its commitment to sustainable and high-quality tourism, the number of rooms has been reduced from 123 to 110–all with sea views. Additionally, **, cutting-edge sustainability initiatives have been implemented from the outset, achieving a 42% energy savings and positioning the hotel to become the only one in Mallorca to obtain LEED Gold Certification.**

Technical features

Location: Mallorca (Spain).
Built surface: 21,066 m² (226,752.54 sqf).
Rooms: 110.
Other services: Spa, pools, gastronomic spaces, etc.
Architect: Lamela Studio.
Interior Design: Gilles&Boissier and Lázaro Violán Studio.
Project under execution with LEED Gold Certification.



HOTEL & RESORT BARCELÓ PLAYA BLANCA 4-STAR, WITH LASAL SHOPPING PROMENADE

On a plot of over 100,000 square meters (1,076,391.04 sqf) in a prime seafront location, just 100 meters (328.08 ft) from Playa Dorada, stands **the largest hotel resort in Lanzarote an outstanding example of sustainability and seamless integration with its surroundings.**

Officially inaugurated in February 2024, Barceló Playa Blanca comprises five buildings (four arranged in a comb-like structure) and 13 distinct areas, including 720 rooms and 1,440 hotel places. It also features a premium area with 130 exclusive rooms and services, 10,000 square meters (107,639.10 sqf) of water zones, a Wellness Center with a spa, 3,000 square meters (32,291.73 sqf) of sports facilities (gym, sports center, tennis and padel courts, etc.), a convention center and theatre (each spanning 2,000 square meters / 21,527.82 sqf), five bars, seven restaurants, a nightclub, a shopping promenade, 492 parking spaces, and more.

This vast complex has been built to the highest standards of energy efficiency and sustainability, incorporating geothermal systems, thermal insulation, LED lighting, high-efficiency climate control systems, and a Building Management System (BMS) that centralizes the operation and monitoring of all building systems, reducing energy consumption and minimizing environmental impact. Moreover, the project has exceptionally preserved the area's valuable cultural heritage and biodiversity, achieving perfect harmony with Lanzarote's natural landscape through the thoughtful use of forms, colours, and textures inspired by its surroundings.

Technical features

Location: Yaiza, Lanzarote, Canary Islands (Spain).

Built surface: 95,793 m² (1,031,107.27 sqf).

Buildings: 5.

Rooms: 720.

Other Services: 10,000 m² (107,639.10 sqf) of water areas, convention center, theater, Wellness Center with spa, 3,000 m² (32,291.73 sqf) of sports areas, nightclub, gastronomic spaces, 492 parking spaces, seafront commercial promenade, etc.

Architect: CMV Architects.

> Re Think Award (Top 10) for the "Best Sustainability and Hotel Rehabilitation Projects" in Spain 2023. This award recognizes both its design and the implementation of sustainability criteria applied to tourism and the hotel sector through measures to reduce costs and increase quality, comfort, and hotel attractiveness.

VERDELAGO RESORT 5-STAR

Construction of a five-star tourist village resort in a prime seafront location, spanning over 80 hectares (197.68 acres) of extensive green areas, with direct beach access and a total of 373 accommodation units of various types upon completion. **The project stands out for its low building density (8.7%) and its strong commitment to sustainability and biodiversity conservation.**

At different stages of this "new village" development, SANJOSE has built 156 accommodation units (with 54 currently under construction), ranging from villas to apartments of varying sizes and capacities. The company has also developed several support infrastructures, including the "Clube do Aldeamento," which serves as the central hub for the entire resort by housing the reception area, the main restaurant, and a wide range of amenities such as swimming pools, a children's club, bars, a local produce market, sports facilities, and more.

Additionally, this year, the developer has awarded SANJOSE the construction of a second recreational building, which will include an underground car park, indoor and outdoor pools, spa facilities, a gym, a bar, a sauna, and other leisure facilities.

Technical features

Location: Castro Marim, Algarve (Portugal).

Built surface: 42,265 m² (454,936.67 sqf).

Housing units: 156.

Other services: Club, gastronomic spaces, pools, kids' club, a local products market, sports facilities, etc.

Architect: Saraiva + Associados.

> SIL (Salón Inmobiliario de Portugal -Portugal Real Estate Fair) 2024 Award for Best New Build Real Estate Project – Tourism.

> SIL 2024 Innovation Award – Project.

> 2024 Portugal National Real Estate Award ("Magazine Imobiliário") for Best Project in the Tourism Category.

VICEROY 5-STAR AT OMBRIA ALGARVE

Situated atop a hill in a stunning natural landscape, just a few kilometers from the coast and offering 360º views of the surrounding 18-hole golf course, stands an exclusive family-oriented resort managed by the renowned five-star American hotel chain, Viceroy Hotel Group. This exceptional resort boasts a full range of facilities and services, a luxury hotel with 76 elegant rooms and suites, and 65 unique branded residences–some featuring terraces, others with spacious balconies and lounge areas, and several with private gardens, pools, and jacuzzis.

SANJOSE carried out the final phase of construction for this remarkable project, which forms a **unique eco-conscious village with an innovative design that also pays homage to Portuguese tradition. The development stands out not only for its aesthetics and meticulous attention to detail but also for its sustainability, achieved through intelligent buildings designed with bioclimatic architecture, incorporating geothermal energy, solar power (a network of vacuum solar panels), efficient water management, and more.**

Technical features

Location: Morgado da Tôr- Quinta da Umbria en Loulé, Algarve (Portugal)

Built surface: 32,900 m² (354,132.65 sqf).

Hotel: 76 rooms

Branded residences. 62.

Other services: Spa, health and fitness center, outdoor and heated pools, restaurants, bars, conference center, Kid's Club, astronomical observatory, golf course, etc.

Architect. Promontório.

> SIL Real Estate Award 2023- Category: "Sustainable Construction and Energy Efficiency"

LANSERHOF FINCA CORTESIN PREVENTIVE MEDICINE AND LONGEVITY RESORT

A new resort entirely dedicated to health and longevity, featuring a state-of-the-art medical clinic, 71 rooms, and a full range of services and treatments. **This will be the first project by the Lanserhof Group in Southern Europe, adding to its innovative developments in the United Kingdom, Germany, and Austria**

From an architectural perspective, and to take full advantage of the region's favourable climate, both the exterior appearance and the building's functionality are defined by large porticoed corridors. These provide solar protection to all façades and allow most of the circulation areas within the building to be open-air. Additionally, the center will feature high sustainability standards.

Technical features

Location: Casares, Malaga (Spain).

Built surface: 21,844 m² (235,126.86 sqf).

Rooms: 71.

Other Services: Medical clinic, spa, gym, swimming pools, etc.

Architect: Torras y Sierra Arquitectos.

HOTEL GALEON 5-STAR

Expansion and renovation works of this **hotel, originally built in 1968, which will upgrade its category from 3 to 5 stars.** Following the refurbishment, it will feature 182 rooms (all with terraces and sea views), including 32 suites, as well as a fully renovated recreational area with a swimming pool, restaurant, bar, terraces, and more.

Located just 200 meters (656.17 ft) from the beach, on Ibiza's northern coast, the hotel enjoys exceptional views as it is positioned on the hillside of Puerto de San Miguel. The building consists of 9 floors, with an architectural design adapted to the natural contours of the cove. The project's main goals include restoring the quality of the surrounding natural environment, significantly improving the comfort and quality of all spaces, and ultimately creating a contemporary, welcoming hotel that remains in perfect harmony with its stunning natural surroundings.

Technical features

Location: Ibiza (Spain).

Built Surface: 10,600 m² (114,097.45 sqf).

Rooms: 182 (32 suites).

Other Services: Recreational area with swimming pool, restaurant, bar, terraces, etc.

Architect: AIA Activitats Arquitectòniques.

CAMPO NOVO COMPLEX

A large-scale project spanning an 80,000 m² (861,112.83 sqf) plot, essentially creating a new neighbourhood by expanding Jardim do Campo Grande and enhancing its appeal through a mixed-use design. The development integrates traditional neighbourhood elements with a comprehensive offering of commercial, residential, office, and service spaces, complemented by 20,000 m² (215,278.21 sqf) of public gardens. In essence, Campo Novo will be an urban oasis, providing Lisbon's residents with a new hub where they can meet all their daily needs.

SANJOSE is actively involved in this landmark project, constructing 4 of the 8 plots (1, 6, 7, and 8), encompassing over 90,000 m² (968,751.94 sqf) of built surface. These plots include four modern buildings with diverse uses: a commercial boulevard with a supermarket, shops, and restaurants; an innovative office building set to achieve LEED Gold certification; two exclusive residential buildings with 85 and 50 homes, respectively; and the development of 2,424 underground parking spaces.

Technical features

Location: Lisbon (Portugal).
Total Built Surface: 93,518 m² (1,006,619.37 sqf).
Shopping Center: 46,032 m² (495,484.32 sqf).
Office Building: 18,400 m² (198,055.95 sqf).
Residential Buildings: 2 (29,086 m² / 313,079.10 sqf and 135 homes).
Car Park Spaces: 2,424.
Architects: Reify by Sonae Sierra & Saraiva & Associados.

MADRID CONTENT CITY AUDIOVISUAL COMPLEX

Madrid Content City, spanning over 240,000 square meters (258,333.85 sqf) upon completion, is Spain's largest audiovisual hub and a key reference point in Europe. SANJOSE has been involved in the construction of this vast complex since Phase I, contributing to the development of 17 buildings and various structures, including the Secuoya and Netflix offices (home to Netflix's first European production headquarters), 12 independent spaces for audiovisual and administrative use, an auditorium, parking facilities, loading docks, warehouses, a large outdoor filming area, road infrastructure, landscaping, and two buildings designated for dining services.

From a construction standpoint, to ensure superior internal sound insulation and eliminate noise and vibrations in the filming spaces (situated near railway tracks), a multi-layered building system has been implemented. This includes prefabricated concrete structures, concrete panel enclosures with metal framework linings, insulation materials of varying densities, air chambers, plasterboard cladding, elastomeric mounts, and multi-layered roofing systems.

Technical features

Location: Tres Cantos (Spain).

Total built surface. 72,526 m² (780,663.37 sqf).

Buildings. 17.

Auditorium. 260 seats.

Architects. Pelayo García Costales, Santiago Cifuentes Barrio, Ana del Valle Santos, Carlos Rubio Carvajal and C23 Arquitectos.

RUIZ PICASSO 11 OFFICE BUILDING

The comprehensive renovation and modernization of the renowned Edificio Sollube involve both transforming its exterior to create a sleek, modern building that seamlessly blends with its surroundings and optimizing the interior spaces. The 10-storey structure, featuring an underground car park, will have a mixed-use layout with retail spaces on the lower three floors and office spaces on the remaining levels.

A key highlight of the project is its strong commitment to sustainability and connectivity. **Ruiz Picasso 11 (RP11) meets the highest ESG standards, turning the workspace into a green environment with a minimal carbon footprint. Additionally, it is one of the most advanced smart buildings in the country, integrating "The Edge" technology, which utilizes multiple monitoring parameters to provide valuable real-time insights.**

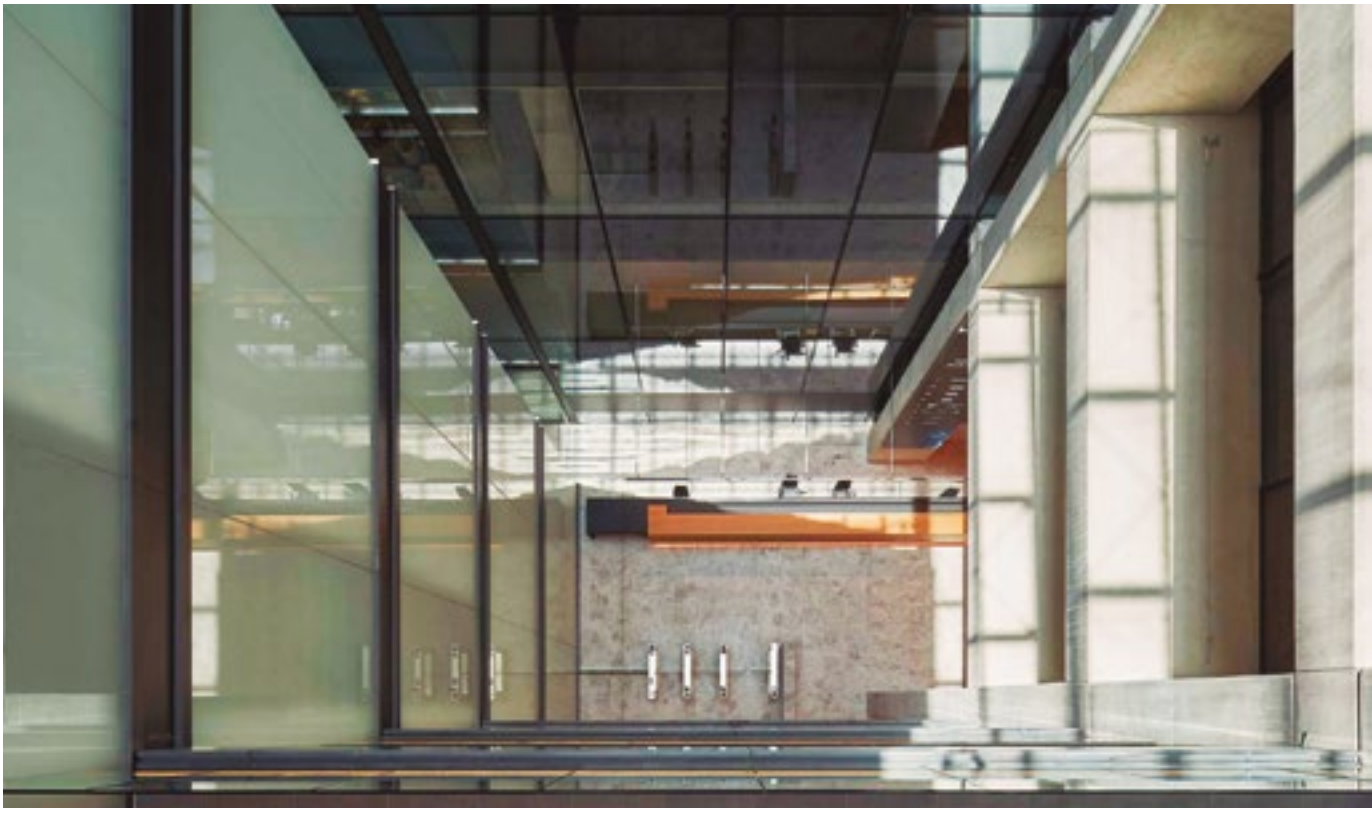
Technical features

Location: AZCA- Madrid (Spain).

Built Surface: 39,828 m² (428,705.02 sqf).

Architect: Fenwick Iribarren Architects.

Project executed under LEED Platinum, WELL Gold, WiredScore, and SmartScore, LEED Zero and AIS certifications.



BIMBA Y LOLA HEADQUARTERS

In December 2024, Bimba y Lola embarked on a new chapter in Vigo with the opening of its new headquarters on Avenida de Madrid, accommodating over 450 employees across its central offices and logistics center.

The new facilities are the result of a meticulous full-scale refurbishment and restoration of a 1965 building that originally housed a car dealership and workshop. The works also included the regeneration of the surrounding area and the creation of a sustainable space, achieving an Excellent BREEAM® Certification.

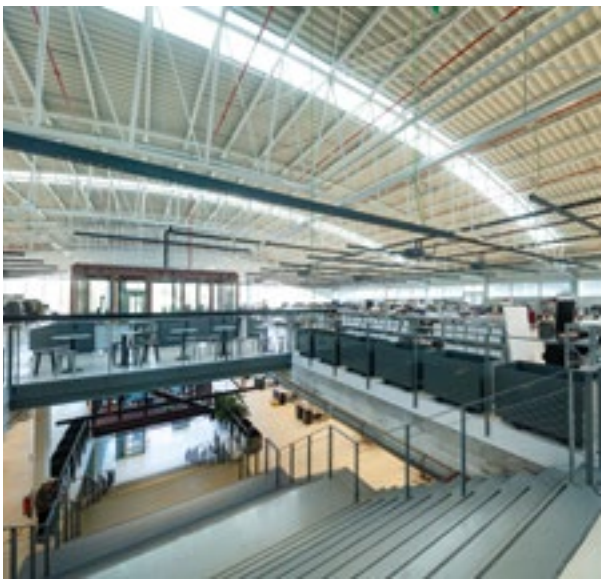
Technical features

Location: Vigo, Pontevedra (Spain).

Built Surface: 11,240 m² (120,986.35 sqf).

Architect: Villacé y Cominges Arquitectos.

Project executed under BREEAM® Certification.



HIIT ILLA FITÓ BUILDING COMPLEX

Construction of an office complex using BIM technology, consisting of two buildings joined by a connection module on the ground floor, featuring two basement levels, six above-ground floors, and a walkable rooftop providing rest areas at higher levels.

The project, designed by the architecture studio of Carles Ferrater, has resulted in a **bright, modern, and highly distinctive complex, especially notable for its exterior façades made of UHPC (Architectural Concrete), composed of modules with truncated pyramidal shapes and large windows in their central part.**

Also noteworthy is a large central courtyard, formed by curtain walls, with a double height on the ground floor, generating a sense of spaciousness.

Technical features

Location: Barcelona (Spain).

Built Surface: 15,732 m² (169,337.84 sqf).

Buildings: 2.

Architect: OAB (Carlos Ferrater).

Project executed under LEED and WELL Platinum Certification.

ALFONSO X EL SABIO UNIVERSITY CAMPUS MARE NOSTRUM – UAX

The new UAX Campus in Malaga aspires to become an iconic landmark, a meeting point for the community, and a model of reciprocal exchange with its surroundings. **Its design promotes a flexible educational model that interconnects the city, students, and the university's academic and institutional body.** The proposal focuses on people and their needs for learning, knowledge, and social interaction, where architecture plays a key role in structuring and enhancing these encounters through a spatial hierarchy—ranging from greater to lesser privacy, from higher to lower concentration needs—resulting in an organization that progresses from limited to extensive exchange. At the heart of the campus lies a central public space, a large plaza that connects everything and from which a north-south axis extends, linking various indoor and outdoor meeting points.

The campus, located at the western end of the Paseo Marítimo, is spread across three buildings on a 27,146 m² (292,197.11 sqf) plot, divided into two sections (11,985 m² / 129,005.47 sqf in the north and 15,161 m² / 163,191.65 sqf in the south). The southern plot houses two buildings dedicated to academic, administrative, and general services functions, subdivided into five sections (A1, B2, A3, B4, and A5). The northern plot contains a single building (D7), which will accommodate academic and administrative areas, a cafeteria, outdoor sports courts, and surface parking with 266 spaces.

This is a socially, economically, and environmentally sustainable project. From a climatic and landscape perspective, a shaded axis and green spaces have been incorporated to reduce water consumption across the site. The opposing layout of the buildings minimizes heat gain while enhancing mutual shading and protection from southern exposure.

UAX Malaga officials estimate that the university will host 4,000 students, approximately 250 faculty members and researchers, and an academic management team of around 100 professionals.

Technical features

Location: Malaga (Spain).

Built Surface: 54,242 m² (583,856.03 sqf).

Buildings: 3.

Main infrastructures and services: Classrooms, laboratories, library, Fitness Center, coworking spaces, event areas, general services, administration and rectorate offices, meeting rooms, individual offices and collaborative open-space, cafeteria, etc.

Architects: HCP Architecture & Engineering and Almar Consulting.


UAX

THE GLORIOSO COLEGIO NACIONAL DE CIENCIAS EDUCATIONAL INSTITUTION – CUSCO DISTRICT

The Glorioso Colegio Nacional de Ciencias of Cusco District is recognized by the Congress of Peru as the oldest school in the country, having been founded by Simón Bolívar on 8 July 1825. Since 1972, the property has been located within Cusco's Monumental Zone, which has been declared a Historic Monument of Peru. Additionally, in 1983, as part of Cusco's historic center, it became part of the UNESCO World Heritage Site.

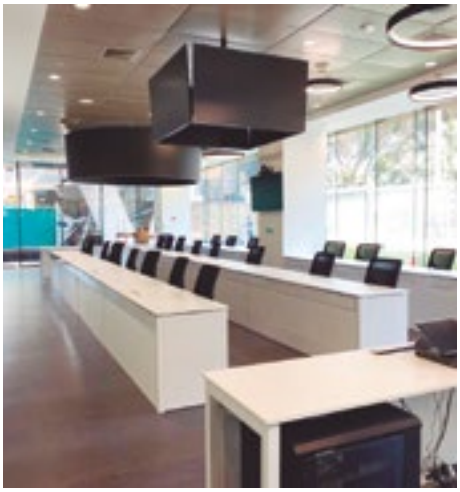
The scope of the project undertaken by SANJOSE includes the preparation of the Technical Work Dossier, demolition of existing buildings, and the construction of new educational infrastructure, consisting primarily of 15 two- and three-storey buildings. These will house: 48 classrooms for Primary and Secondary education, 6 Pedagogical Innovation classrooms, where ICT (Information and Communication Technologies) will be applied, Laboratories and workshops, Auditorium, Administrative areas, Sports facilities, Landscaping and green areas, Perimeter fencing, etc.

Additionally, the project includes the acquisition and installation of furniture and technological equipment, as well as the construction of temporary contingency classrooms to ensure the continuity of educational activities during the demolition and construction phases.

The project will be executed using the BIM methodology for better planning and resource optimization. It will also adhere to all sustainability criteria required for EDGE certification, an innovation by the International Finance Corporation (a member of the World Bank Group), which promotes efficient and sustainable buildings that encourage energy, water, and material savings.

Technical features

Location: Historic center of Cusco (Peru).
Built Surface. 22,498 m² (242,166.46 sqf).
Buildings: 15.
Classrooms: 54.
Laboratories and workshops: 14.
Auditorium.
Sports areas: 3,789 m² (40,784.46 sqf).
Green areas: 2,138 m² (23,013.24 sqf).
Architect: FD Arquitectos.
Project under execution with EDGE Certification.



AUGUSTO FERRERO COSTA SMART BUILDING – USIL

A modern building, constructed under LEED certification, showcasing its commitment to cutting-edge education and innovation in Peru. SANJOSE has carried out the implementation works across multiple disciplines, including architecture, electrical installations, medium voltage, plumbing, mechanical systems, fire protection, communications, diesel system, gas system, and BMS (Building Management System).

Inaugurated in 2024, the building boasts a total constructed surface of over 15,000 square meters, spread across nine above-ground floors plus a rooftop and six basement levels. **Among its facilities, the building features: a finance and investment laboratory equipped with Bloomberg technology, enabling real-time stock market trading practice, coworking spaces designed for students' creative and productive activities and team collaboration, a digital media center for streaming content production, state-of-the-art hybrid classrooms, administrative offices and meeting romos, an auditorium with a seating capacity of approximately 400 people.**

Technical features

Location: Lima (Peru).
Built Surface: 10,678 m² (114,937.04 sqf).
Project executed under LEED certification.

UNITED LISBON INTERNATIONAL SCHOOL

Construction of a new educational center, where the first building (A)—covering nearly 24,000 square meters (258,333.85 sqf)—has already been completed. This phase included the rehabilitation of a protected building (Valmor Award winner in 1958) alongside a new construction. The project also features extensive outdoor urban development, incorporating various sports and leisure facilities.

The campus is currently undergoing expansion, with infrastructure works, further urbanization of part of the site, and the construction of two additional buildings: building B, aimed at expanding the academic offering and building E, designed as a sports facility and multipurpose space.

Technical features

Location: Lisbon (Portugal).

Built surface: 52,615 m² (566,343.15 sqf).

Buildings: 3.

Architect: Capinha Lopes Consulting.

Project executed under BREEAM® “Very Good” certification.

DAVID LLOYD CLUB BOADILLA

The exclusive David Lloyd Club Boadilla, located in the Las Lomas residential area in Boadilla del Monte, on the site of the former Club Tenis Manolo Santana, **features premium facilities designed to become one of the design benchmarks in the Madrid region and redefine the sports and wellness experience in Spain.**

The project consists of a large, avant-garde building with carefully differentiated spaces for social and training uses. The social area includes a select social club, a sophisticated multi-purpose lounge with spaces for teleworking and meetings, and a welcoming family room with dedicated children's areas.

For sports facilities, it offers a 25-meter outdoor pool with an adjacent children's pool and expansive solarium areas, indoor adult and children's pools, an exclusive spa, spa garden, state-of-the-art gym, 12 padel courts (9 covered and 3 outdoor), 8 tennis courts, a multi-purpose court, and meticulously designed garden spaces in contact with nature, among other amenities.

Technical features

Location: Boadilla, Madrid (Spain).

Built surface: 5,325 m² (57,317.82 sqf).

Urbanized area: 37,670 m² (405,476.50 sqf).

Services: Social Club, teleworking and meeting spaces, indoor and outdoor swimming pools, spa and spa garden, gym, 12 padel courts, 8 tennis courts, multi-purpose court, etc.

Car parking spaces: 247.

Architect: Arvo Arquitectura de Juan.

GO-FIT LIDO DI MILANO SPORTS CENTER

A new sports center spanning three above-ground floors and three underground levels, featuring a wide range of facilities: three swimming pools, hydrotherapy/spa area, sauna, fitness rooms covering over 1,300 m² (13,993.08 sqf), four multipurpose sports halls, a second-floor outdoor terrace for CrossFit, a children's play area, bar, and 297 underground parking spaces.

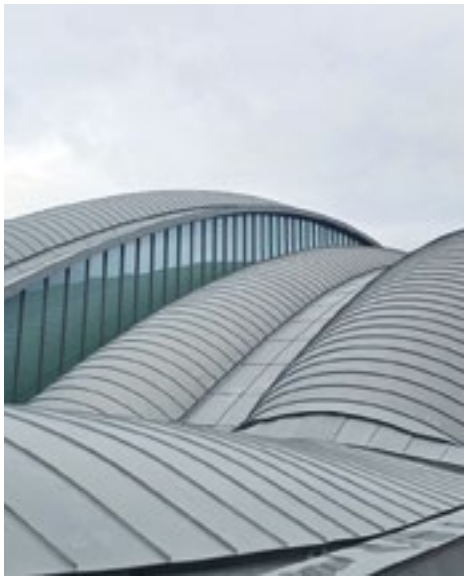
Located within the Lido di Milano park area, the project also includes the restoration of the historic façade at the complex entrance, the transformation of an existing 8,000 m² (86,111.28 sqf) swimming pool into an artificial lake, and the construction of a new outdoor pool.

Technical features

Location: Milan (Italy).

Built surface: 18,354 m² (197,560.81 sqf).

Architects: Naos Arquitectura and Bruno Egger Mazzoleni Architetti Associati.



PALACIO DE DEPORTES DE OVIEDO (SPORTS ARENA)

Reordering, renovation, refurbishment, and modernization works on the existing Palacio de Deportes de Oviedo (originally inaugurated in 1975). **The project will increase seating capacity to 5,300 spectators, expandable to 7,000 for concerts and events, while also fully updating auxiliary spaces** to meet modern energy efficiency and acoustic standards.

Architecturally, the most remarkable feature of this venue is its turtle-shell-shaped roof, a groundbreaking achievement at the time, as it became the world's first ceramic dome without pillars. As part of the works carried out by SANJOSE, the dome will be restored to its original zinc colour.

Technical features

Location: Oviedo (Spain).

Built surface: 12,587 m² (135,485.34 sqf).

Architects: Antonio Desmonts, Alfredo Antuña, and Daniel Villanueva.

PLAN VIVE OF THE COMMUNITY OF MADRID

Plan VIVE is the largest public-private collaboration initiative in Spain aimed at facilitating housing access. SANJOSE Constructora is constructing over 4,500 housing units (1,534 already delivered), ranging from one to three-bedroom apartments, across the various awarded lots. The project covers more than 570,000 square meters (6,135,428.94 sqf) of built surface, distributed across 26 developments in different locations throughout the Community of Madrid, including Valdebebas - Madrid, Torrelodones, Alcala de Henares, Colmenar Viejo, Getafe, San Sebastian de los Reyes, Tres Cantos, Torrejon de Ardoz, Mostoles, Alcorcon, Villalbilla, Aranjuez, and Navalcarnero.

Throughout the design and construction phases, BIM methodology is being used, alongside rationalized solutions such as prefabricated façades and bathrooms, optimizing resources, reducing deadlines, and enhancing sustainability. Additionally, all projects hold BREEAM® Good certification, Energy Rating A, and feature efficient heating and cooling systems using aerothermal energy.

Technical features

Location: Community of Madrid (Spain).

Residential built surface: 571,607 m² (6,152,726.54 sqf).

Urbanized area: 207,157 m² (2,229,819.39 sqf).

Developments: 26.

Housing units: 4,526.

Buildings: 95.

Car Park spaces: 6,389.

Architects: Alberich-Rodríguez, GP-17, Cano y Escario.

Project under execution with BREEAM® Certification.


Alcala de Henares, Madrid


Torrejon de Ardoz, Madrid


Colmenar Viejo, Madrid

Mostoles, Madrid

Valdebebas, Madrid

Getafe, Madrid

SABINA ESTATES COMPLEX

A unique residential complex bringing together some of the world's greatest contemporary architects, including multiple Pritzker Prize winners, each contributing their distinctive designs under a harmonized aesthetic vision. This singular development blends sustainability, luxury, modernity, and refined architecture, characterized by clean lines, flat roofs, Ibizan white, local stone, and a seamless integration with its serene rural surroundings.

Situated on a privileged 17-hectare (42.01 acres) plot in Cala Tarida, on the west coast of Ibiza, the project will ultimately comprise 51 exclusive villas. Currently, 23 villas are under construction, while 28 have been completed.

However, design is just one aspect of this exceptional project. Its ecological philosophy is groundbreaking, making it one of the most eco-innovative private developments in Europe. In 2021, Sabina became the first residential development in Spain—and one of the first in Europe—to achieve the BREEAM® Excellent distinction, demonstrating the highest levels of environmental commitment.

Technical features

Location: Cala Tarida, Ibiza (Spain).

Built surface: 74,102 m² (797,627.29 sqf).

Villas: 51.

5-star Club House.

Architects: David Chipperfield (Pritzker Prize), John Pawson, Estudio Vila 13, Romano Arquitectos, Blaskstad, Aires Mateus, Elías Rizo (Pritzker Prize), Studio MK27 (Pritzker Prize Marcio Kogan and Suzana Glogowski), among others.

Project under execution with BREEAM® Excellent Certification (24 villas already certified).

JARDINES HACIENDA ROSARIO

A large-scale residential project located in eastern Seville, offering excellent connectivity and surrounded by green spaces and amenities. Upon completion, the development will house over 1,000 homes, with 5 buildings already completed and a sixth currently under construction by SANJOSE.

Jardines Hacienda Rosario, the largest residential complex under construction in Spain, stands out for its design and avant-garde architecture, as well as for its 37,000 square meters (398,264.69 sqf) of community spaces in a true resort style, with a garden area equivalent to more than 4.5 football pitches, an immense swimming pool with a water surface of 1,000 square meters (10,763.91 sqf), a children's pool, six padel courts, a football pitch, a basketball court, a children's play area, a running circuit, a social club, etc.

The architectural unity of this almost new neighborhood of Seville is achieved through the curved volumetry of the buildings and a minimalist material palette: white concrete façades, contrasted with aluminium window frames and glass elements, creating a modern yet cohesive aesthetic.

Technical features

Location: Seville (Spain).
Built surface: 129,863 m² (1,397,833.70 sqf).
Buildings: 6.
Housing units: 870.
Common areas: 37,000 m².
Car Park spaces: 1,309.
Architect: GEA Arquitectos.

MIRADOR ESTEPONA HILLS

Protected by the mountainous area of Sierra Bermeja and bathed by the Mediterranean breeze, **the Mirador Estepona Hills residential complex is a private urban resort comprising 314 exclusive housing units (78 currently under construction and 236 completed), characterized by exclusivity, security, sustainability, and an extensive range of carefully designed communal services.**

Its elegant and organic architecture achieves a perfect harmony with the surrounding nature, thanks to the irregular design of its communal areas and the lush vegetation between the sea and the mountains, transforming this residential complex into a true oasis of houses, green areas, and services. The design of the residential buildings perfectly blends clean, modern lines with traditional Andalusian styles, while the resort-style communal areas maximize the experience for both homeowners and visitors.

Notably, modern construction techniques have been used to create an efficient complex, incorporating various sustainable initiatives such as photovoltaic installations, which reduce electricity consumption by 30%, charging points for electric vehicles, and an innovative rainwater collection system that is reused for irrigation, among other features.

Technical features

Location: Altos de Estepona, Malaga (Spain).
Built surface: 62,105 m² (668,492.66 sqf).
Housing units: 314.
Car Park spaces: 383.
Architect: Aurelio Cazenave Sánchez.

Technical features

Location: Mijas, Malaga (Spain).

Built surface: 12,004 m² (129,209.98 sqf).

Housing units: 58.

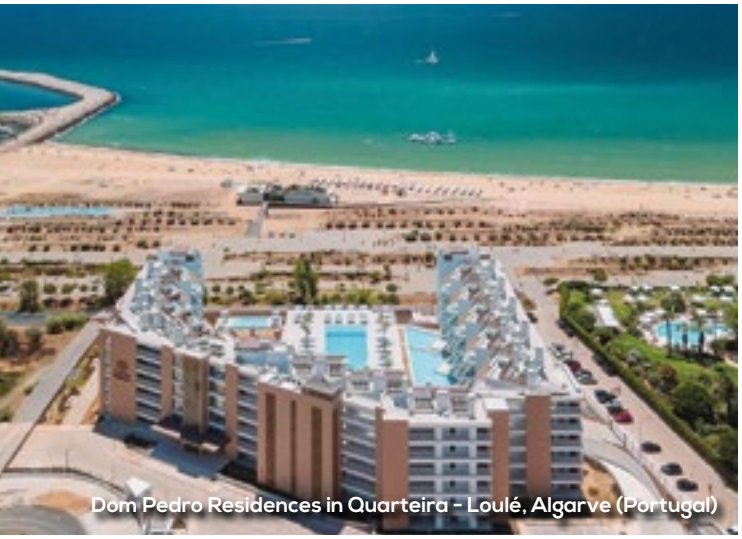
Architect: HCP Architecture & Engineering.

> European Property Award 2024 in the Residential Development 20+ Units category for Spain.

WYNDHAM GRAND LA CALA GOLF RESIDENCES

Nestled in the surroundings of the Sierra de Mijas, with frontline views over the renowned La Cala Golf course **this modern and exclusive complex comprises 58 terraced single-family homes. The development stands out for its contemporary design,** welcoming layouts, and spacious outdoor areas, which are seamlessly integrated into the natural landscape, aiming to maximize the breathtaking views as much as possible.

Round Hill Fire Station, Virginia (USA)



Dom Pedro Residences in Quarteira - Loulé, Algarve (Portugal)

Viding Castellana Sports Center, Madrid

Plaza Madrid 5 Administrative Building Valladolid

Marineda City Shopping Center, A Coruña Expansion

RESA Chamartín University Residence, Madrid

• El Bosque Villas, Reserva de Alcuzcuz, Benahavis, Malaga

Benito Menni Healthcare Complex in Ciempozuelos, Madrid

Bandalux Corporate Building, Santiago de Compostela

Villa Infante Residential, Lisbon (Portugal).

MAIN CIVIL ENGINEERING PROJECTS

- Madrid - Chamartín - Clara Campoamor Railway Station.
- Madrid Through Station - Puerta de Atocha - Almudena Grandes. Expansion.
- New Intermodal Station of Ourense.
- New Lugo Station.
- Stretch Tafalla-Campanas of the Cantabrian - Mediterranean High Speed Corridor, Navarra.
- Stretch North Evora - Freixo of the Southern International Corridor (Portugal).
- Stretch Sangonera - Totana of the Mediterranean High Speed Corridor Murcia - Almeria.
- Stretch Amusco - Osorno High Speed Railway Palencia - Aguilar del Campo
- Stretch Polanco-Santander of the A-67 Highway, Cantabria
- Stretch Vilaboa - A Ermida of the future A-57 Highway, Pontevedra
- Stretch Olivares de Duero - Tudela de Duero of the A-11 Duero Highway, Valladolid.
- MSC Cruceros Terminal H at the Port of Barcelona

Madrid - Chamartín - Clara Campoamor Railway Station

Stretch Sangonera - Totana of the Mediterranean Murcia - Almeria

- Béznar - Rules Dams System, Granada. Phase I - Breakdown 9.
- Urbanization works of the Retamar de la Huerta sector in Alcorcon, Madrid.
- Stretch Torre Pacheco - Cartagena of the Murcia-Cartagena High-Speed connection.
- Complementary actions on the platform of the Mediterranean High-Speed Corridor Murcia - Almeria. Murcia - Lorca section.
- Technical Center for pilots and flight personnel of Ryanair, Madrid.
- Urbanization works of sector Sunc-R-LO.11 'La Térmica Phase I, Malaga.
- Urbanization Works of sector 10 in A Coruña (Office Park).
- Bus Lane in Burgos Avenue, Madrid. Activity Report.
- Urbanization works of Paraninfo Tres Cantos, Madrid.
- Urbanization Works of Polígono 3 Peri-IV-01 San Roque, Vigo.
- General Belgrano Water Treatment Plant, Buenos Aires (Argentina).

Stretch Vilaboa - A Ermida of the future A-57 Highway, Pontevedra

Béznar - Rules Dams System, Granada. Phase I - Breakdown 9

MADRID - CHAMARTÍN - CLARA CAMPOAMOR RAILWAY STATION

The new station will be a strategic hub and a world-class transport interchange, setting a benchmark in sustainable mobility, integration, and innovation. This large-scale transformation, coordinated under the BIM methodology to ensure that the station remains operational throughout the construction process, primarily includes:

- Five new high-speed rail (HSR) tracks with their corresponding platforms. The station has a total of 13 platforms (7 for the conventional network and 6 for HSR) with 26 tracks.
- A new high-speed boarding hall, achieved by extending the existing station 30 meters (98.43 ft) northwards.
- An authorities' building.
- Remodelling of the existing concourse.
- A new conventional network boarding hall, extending the current station 15 meters (49.21 ft) northwards.

The five new tracks entered service in November 2024, along with the extension and construction of the new HSR concourse and authorities' building, which support these tracks. At the same time, a new underground passage (equipped with escalators, lifts, and fixed staircases) has been opened, providing high-speed rail passengers with direct access from the platforms to Hiedra Street and the taxi rank. Passengers can also use the lower corridor beneath the suburban rail tracks to exit onto Agustín de Foxá Street or connect to suburban rail services, the metro, car rentals, and parking facilities.

Currently, the remodelling of the existing concourse is underway, modernizing and upgrading facilities and services to meet the evolving needs of passengers. Once completed, this new passenger concourse/building will feature 18,000 square meters (193,750.39 sqf) of space, compared to the initial 2,600 square meters (27,986.17 sqf). It will be divided into three main areas: the high-speed boarding zone, the area for Cercanías (suburban trains), and a common concourse in the form of a spacious longitudinal corridor measuring 18 meters (59.06 ft) in width and 110 meters (360.89 ft) in length, lined with retail units on both sides and connecting the different boarding and waiting areas. This corridor will become the 'heart' of the station.

The project also includes less visible yet crucial works, such as a new technical building for high-speed rail facilities, the remodelling and extension of the former taxi deck and its connection to the viaduct, as well as the construction of foundations and pillars for the covering of the eastern-side tracks. These structures will support the future full coverage of the station's rail yard, a key element of the Madrid Nuevo Norte development project.

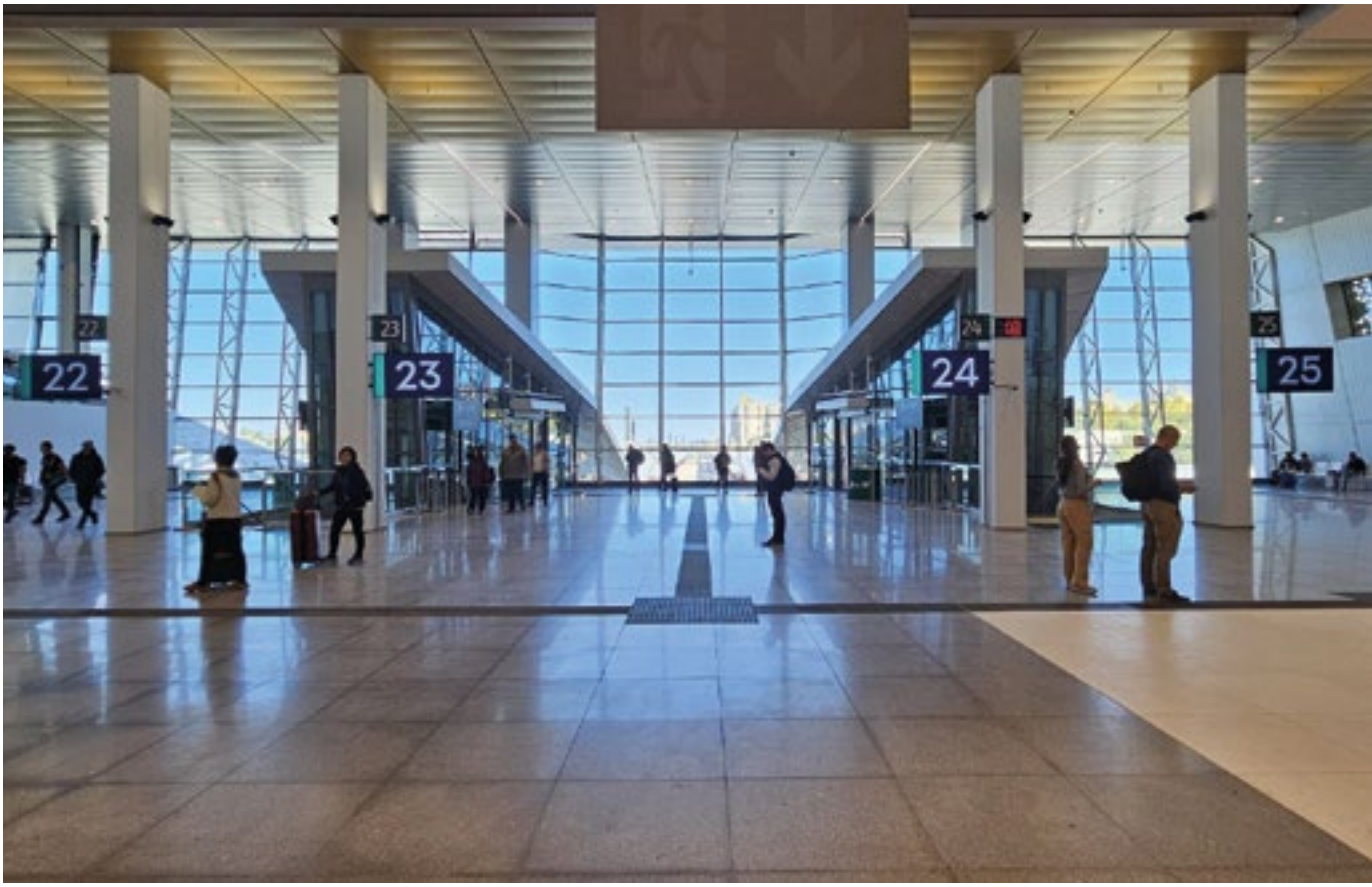
Technical features

Location: Madrid (Spain).

Built surface: 80.923 m² (871,047.92 sqf).

Acting area: 180,000 m² (1,937,503.88 sqf).

Architect/Engineer: Ineco.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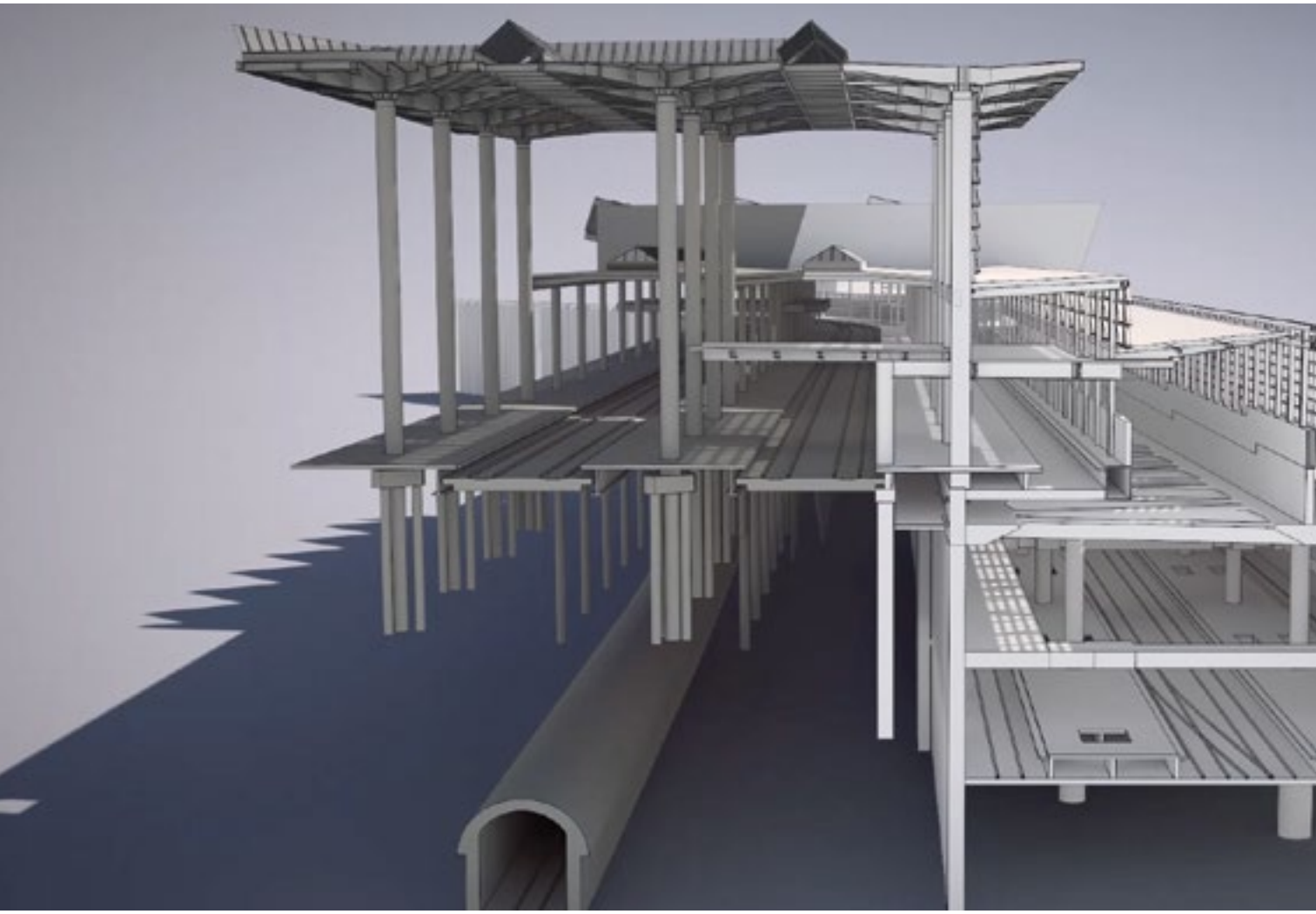



MADRID PUERTA DE ATOCHA

MADRID THROUGH STATION - PUERTA DE ATOCHA - ALMUDENA GRANDES

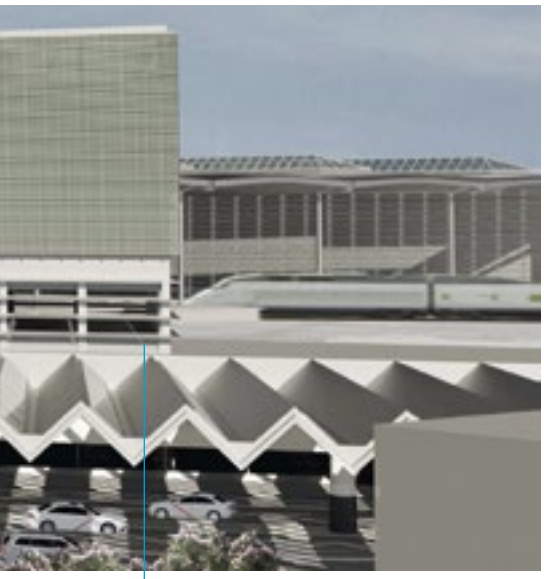
This project completes Adif's ambitious plan to expand the capacity of the high-speed rail network and transform Madrid into a major railway hub with two terminals (Atocha and Chamartín), connected by a high-speed tunnel running north to south through the city. This tunnel will allow trains to stop at both stations, fully linking the northern and southern halves of the high-speed network.

The through-station, located beneath the tracks of the current Puerta de Atocha and Méndez Álvaro Street, will feature four new tracks and two platforms. Its design stands out for its large curtain wall on the Méndez Álvaro façade, a central skylight that allows natural light to enter, ensuring visual continuity between the underground space and the elements above, and its seamless integration with the rest of the facilities to maximize space efficiency and prevent duplication of areas and equipment.

In terms of functionality, the new underground infrastructure takes advantage of the site's natural gradient to create multiple levels, accommodating different areas while ensuring connectivity between Puerta de Atocha in the north and a new concourse in Méndez Álvaro at the southern end. The main levels and functions will be structured as follows: at 600 meters (1,968.50 ft) above sea level , platforms. At 607 meters (1,991.47 ft), two boarding halls (north and south) with connecting walkways. At 611 meters (2,004.59 ft), the southern concourse at Méndez Álvaro and an intermodal platform for taxis, car rentals, and private vehicles. At 624 meters (2,047.24 ft), connection to the first floor of Puerta de Atocha's departures hall. Additionally, the northern section of Puerta de Atocha will be remodelled, expanding and improving spaces while integrating them with the new underground station accesses.

Technical features

Location: Madrid (Spain).
Built surface: 87,568 m² (942,574.11 sqf).
Urbanized area: 62,975 m² (677,857.26 sqf).
Acting area: 95,000 m² (1,022,571.49 sqf).
Architect/Engineer: Ineco.



INTERMODAL STATION IN OURENSE

The expansion and refurbishment of the Ourense Station will triple the passenger space to 1,340 square meters (14,423.64 sqf) and feature eleven tracks, three of which will be high-speed and partially covered. **This transformation will establish the station as a new hub for sustainable and intermodal mobility in the northwest of the country, addressing the increase in traffic resulting from high-speed rail expansion, network liberalization, and the modernization of the line to Monforte de Lemos and Lugo.**

The new passenger building will see a complete expansion and refurbishment of its main lobby, enhancing natural lighting and reopening the façade windows. A new glass-enclosed boarding hall will be built above the former platforms 1 and 2, offering views of the railway yard and connecting to a new elevated, covered, and accessible footbridge (equipped with lifts, escalators, and fixed staircases) that will provide improved access to the reorganized track and platform area. Special attention has been given to the preservation and enhancement of the original station building, including the historic murals in the main lobby.

The station's transformation also promotes railway integration within the city by creating a new public space following the partial coverage of the tracks. Additionally, station access points will be upgraded, including the installation of a high canopy at the main entrance and lower modular canopies across the rest of the access plaza. The project will also enhance urban connectivity with new pedestrian and vehicle access routes, as well as improved links to last-mile transport services.

Technical features

Location: Ourense (Spain).

Built surface: 17,561 m² (189,025.03 sqf).

Acting area: 87,300 m² (939,689.38 sqf).

Architect/Engineer: Foster + Partners (Pritzker Prize), Cabanales-Castelo Architects, and Ineco.

LUGO RAILWAY STATION

The upcoming construction project for Lugo Railway Station will involve several significant developments. These include the construction of a new passenger building featuring a modern pedestrian walkway linking the platforms. Additionally, a new pedestrian underpass will be constructed to seamlessly connect both sides of the city across the railway canal. The project will also entail the demolition of the existing Post Office building and warehouses, paving the way for a new urban square. Furthermore, the surroundings of the new station and the city's new pedestrian passage will undergo comprehensive urbanization efforts. Existing canopies will be adapted to meet the future requirements of the station.

This project, developed by SANJOSE using BIM technology, represents a comprehensive transformation of the existing infrastructure and its surroundings. It will be fully integrated into the intermodal plaza, which will connect the railway and bus stations.

Technical features

Location: Lugo (Spain).

Built surface: 2,679 m² (28,836.52 sqf).

Acting area: 21,108 m² (227,204.62 sqf).

Architect/Engineer: L35 Arquitectos and Ines Ingenieros Consultores.

STRETCH TAFALLA-CAMPANAS OF THE CANTABRIAN - MEDITERRANEAN HIGH SPEED CORRIDOR

This 15.1-kilometer (9.38 miles) section runs through seven municipalities in Navarra, enhancing passenger and freight mobility by rail within the region. It is part of the Cantabrian-Mediterranean Corridor, which will connect Navarra with Aragón and the Basque Country.

Among its key infrastructure elements are a 546-meter (1,791.34 ft) viaduct over the La Majada stream and three tunnels: Catedral (474 meters / 1,555.12 ft), Artzareta (658 meters / 2,158.79 ft), and Murugain (506.92 meters / 1,663.12 ft).

The project, to be fully executed using BIM methodology, also includes the construction of a Passing and Train Parking Station (PAET) in Garínoain, designated for freight train parking and several crossing structures for water channeling and the restoration of the Camino de Santiago route.

Additionally, to ensure the continuity of existing traffic on the Castejón-Alsasua line, it will be necessary to relocate approximately 3.5 kilometers of track in the final section of the route, which will impact the Campanas siding..

Technical features

Location: Navarra (Spain).
Length: 15.1 km (9.38 miles).
Viaducts: 1.
Tunnels: 3.
Overpasses: 10.
Underpasses: 1.
Train Passing and Parking Facility (TPPF).

STRETCH NORTH EVORA - FREIXO OF THE SOUTHERN INTERNATIONAL CORRIDOR

This 20.5-kilometer (12.74 miles) railway section is part of a key axis within the Southern International Corridor, designed to enhance the railway connection between the Alentejo region, Spain, and the rest of Europe via the Eastern Line border crossing between Elvas and Badajoz.As Portugal's **first high-speed railway line, it will reach speeds of up to 300 km/h (186.41 mph)**, and includes the construction of a technical building and various engineering structures, such as: 8 overpasses, 7 underpasses, 6 viaducts, spanning a total of 1,736 meters (5,695.54 ft) and reaching heights of up to 20 meters (65.62 ft).

Supported by EU funding through the Connecting Europe Facility (CEF) programme, **the project is expected to deliver a 140-kilometer (86.99 miles) reduction in rail travel distances, a 30% decrease in transport costs and a significant environmental benefits, with estimated reductions of 428 million tonnes of CO_2 emissions.**

Technical features

Location: Evora (Portugal).
Length: 20.5 km (12.74 miles).
Viaducts: 6.
Flyovers: 8.
Underpasses: 7.

STRETCH SANGONERA - TOTANA OF THE MEDITERRANEAN HIGH SPEED CORRIDOR MURCIA - ALMERIA

A new railway platform spanning 24.7 kilometers (15.35 miles), designed for mixed traffic (passenger and freight), crosses the municipalities of Murcia, Líbrilla, Alhama de Murcia, and Totana.

Notable features of the project include 5 viaducts, 1 pedestrian bridge, 6 overpasses, 7 underpasses, and the construction of stations in Librílla and Alhama de Murcia. The infrastructure will consist of a double track, with a track gauge of 4.70 meters (15.42 ft) and a platform width of 14 meters (45.93 ft), designed with geometric specifications that will allow speeds ranging from 250 to 300 km/h (155.34 to 186.41 mph).

Technical features

Location. Murcia (Spain).
Length. 24.7 km (15.35 miles).
Viaducts. 5.
Stations. 2.
Flyovers. 6.
Underpasses. 7.
Pedestrian walkway. 1.

STRETCH AMUSCO - OSORNO HIGH SPEED RAILWAY PALENCIA - AGUILAR DE CAMPOO

This project, which is part of the extension of the High-Speed line currently connecting Madrid with Palencia to Reinosa, **will allow for the extension of High-Speed passenger services to Cantabria, with a maximum speed of 350 km/h (217.48 mph).**

The route covered by the contract passes through the Palentian municipalities of Amusco, Támara de Campos, Frómista, Marcilla de Campos, and Osorno. Over its almost 22 kilometers (13.67 miles) in length, the construction of 19 structures will be required, including two viaducts built in situ (over the Berco stream and Canal de Castilla), a third viaduct to cross the conventional railway, constructed using prefabricated trough elements with a total length of 79.7 meters (261.48 ft), and a unique structure to cross the N-611 road and the A-67 motorway, which will consist of three independent decks made from prefabricated double "T" beams, with three spans, each 116 meters (380.58 ft) long.

Technical features

Location. Palencia (Spain).
Length. 21.95 km (13.64 miles).
Viaducts. 3.
Flyovers. 10.
Underpasses. 6.

STRETCH VILABOA - A ERMIDA OF THE FUTURE A-57 HIGHWAY

At the end of December, the Ministry of Transport and Sustainable Mobility commissioned the first section of the A-57 bypass motorway around Pontevedra, connecting the municipalities of Vilaboa and A Ermida. The opening of this high-capacity infrastructure reduces traffic on the current southern access via N-550 and improves circulation conditions and road safety.

The 5.7-kilometer (3.54 miles) stretch (almost 10 kilometers / 6.21 miles in total, including various branches and junctions) built by SANJOSE required the construction of several structures, including 4 viaducts (3 of which cross the Pintos, Pobo, and O Barco rivers), 3 junctions, 7 overpasses (one of which continues the Portuguese Way to Santiago), and 4 underpasses. It is noteworthy that the entire project was carried out with the utmost respect for the environment and landscape, highlighting the deployment of 2.8 hectares (6.92 acres) of natural CO_2 sinks with indigenous species, thus reducing the carbon footprint of the project.

Technical features

Location. Pontevedra (Spain)-
Length. 5.7 km (3.54 miles).
Viaducts. 4 (1 pergola-type).
Flyovers. 7.
Underpasses. 4.
Junctions. 3.

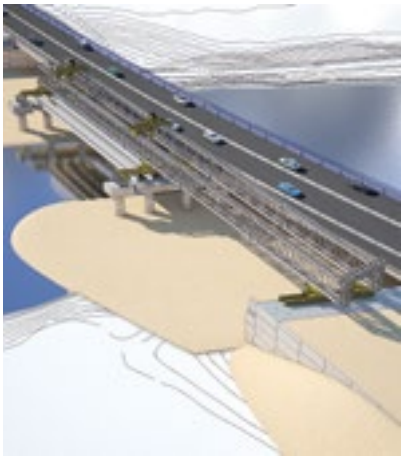
STRETCH POLANCO-SANTANDER OF A-67 HIGHWAY

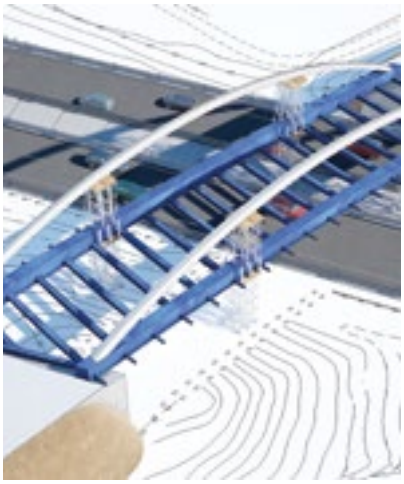
The "Capacity Expansion of the Polanco - Santander Section of the A-67 Highway, Cantabria" project will be Spain's first BIM road infrastructure. It involves improving the operational conditions of the A-67 highway along a 13-kilometer (8.08 miles) stretch between the end of the Barreda Interchange (the end of the Sierrapando-Barreda continuity road) and the Igollo Interchange (connecting to the S-20 Motorway, the western access to Santander).

The main objective of the project is to address capacity issues and enhance safety on this section of the highway. This will be achieved by widening both carriageways, adding an extra lane to the existing two, and increasing the number of lanes from three to four in the areas closest to Santander. Additionally, a series of improvements will be made to the current A-67 layout, including: Increasing the curvature radius of bends, Eliminating certain alignments, Widening hard shoulders to improve visibility, Expanding the central reservation,Enhancing junction safety by replacing intersections with roundabouts or increasing the radius of existing roundabouts.

Technical features

Location. Cantabria (Spain).
Length: 13 km (8.08 miles).
Viaducts: 1.
Overpasses: 7.
Underpasses: 8.
Pedestrian Walkways: 2.
Junctions: 4.





STRETCH OLIVARES DE DUERO - TUDELA DE DUERO OF THE A-11 DUERO HIGHWAY

This section forms part of the A-11 Duero highway, a high-capacity route connecting Soria with the Portuguese border via Valladolid and Zamora. The project provides a high-capacity alternative to channel all east-west traffic flows between the towns along the Duero River. Currently, this route is served by the single-carriageway N-122 road, which handles an average daily traffic of over 6,000 vehicles and includes several urban crossings between the towns.

The project involves the construction of a new highway section with two dual-lane carriageways, featuring inner and outer hard shoulders and separated by a central reservation. The works also include the restoration of the interrupted road network, ensuring access to all affected adjacent properties and the transversal permeability solutions, consisting of 8 overpasses, 10 underpasses, and 2 viaducts to cross the Duero Canal and the Supplementary Canal. Furthermore, the construction of one interchange providing access to Sardón de Duero, Quintanilla de Onésimo, and Tudela del Duero, and another linking with the VP-3302 road.

Technical features

Location. Valladolid (Spain).
Length: 20,2 km (12.55 miles).
Viaducts: 2.
Overpasses: 8.
Underpasses: 10.
Junctions: 2.

TERMINAL H FOR MSC CRUISES IN THE PORT OF BARCELONA

A new and sustainable port infrastructure, developed under LEED Gold Certification, spans a 42,560-square-meter (458,112.03 sqf) plot divided into three main areas:

- Arrival/Departure Area: A large urbanized space designated for parking, taxis, buses, and other transport services.
- Seafront & Berthing Area: Featuring a connection walkway between the terminal building and cruise ships via passenger boarding bridges ("fingers").
- Terminal Building: A trapezoidal-section structure with a rectangular base, inclined roof, and a main façade framing the entrance to a triple-height lobby. The terminal includes a commercial zone, a spacious check-in area, a waiting lounge accommodating 450 passengers with sofa seating, and an exclusive VIP lounge.

The terminal is energy self-sufficient, thanks to solar panels installed on the roof. Rainwater will be treated and reused for the terminal's sanitary facilities, while sustainable materials and natural ventilation will reduce air conditioning needs. Once the electrification of the dock is completed, docked ships will be able to connect to shore power, allowing them to turn off their engines.

Technical features

Location. Barcelona (Spain).

Built surface. 55.140 m² (593,522.02 sqf).

Architect: RBTA (Ricardo Bofill Taller de Arquitectura).

> Project under construction with LEED Gold certification.

BÉZNAR - RULES DAM SYSTEM

Technical features

Location. Granada (Spain).

Lenght: 2 pipelinesof 16,4 km (10.19 miles) each.

Phase 1 of the construction project for the conduits derived from the Béznar-Rules Dam System, Granada. Breakdown No. 9: Common section, water supply and irrigation at an elevation of 200 meters (656.17 ft).

The works involve the construction of a network of pipeline that will use the water stored in the Rules Dam to transport it to the Palmares Water Treatment Plant (ETAP), managed by the Mancomunidad de Municipios de la Costa Tropical de Granada (Association of Municipalities of the Costa Tropical of Granada). This will ensure a water supply to a population of 350,000 inhabitants and irrigate 722 hectares (1,784.10 acres) of land belonging to the Nuestra Señora Virgen del Rosario and Santa Ana irrigation communities, which are part of the Comunidad General de Regantes del Bajo Guadalfeo(General Community of Irrigators of the Bajo Guadalfeo). Additionally, the project will enable future interconnection between the irrigation systems at elevations 200 meters (656.17 ft) and 400 meters (1,312.34 ft).

To achieve this, two parallel pipelines for water supply and irrigation are being constructed, each 16.4 kilometers (10.19 miles) long. The pipelines will start near the Rules Dam, at the end of the section currently built under the A-346 road bridge (Órgiva - Vélez de Benaudalla) and extend to P.K. 16+400, where the pipelines will diverge and continue to their respective delivery points.

URBANIZATION WORKS OF THE RETAMAR DE LA HUERTA SECTOR

The project involves the urbanization of 114 hectares in the sector known as Retamar de la Huerta, located in the northern municipal area of Alcorcon, between the M-50 and N-501 roads, adjacent to the urban area of Campodón and the municipality of Villaviciosa de Odón.

This new development in the southwest of Madrid, strategically positioned in terms of location, will accommodate over 3,500 housing units under a sustainable urban model, **incorporating the most advanced urban planning, environmental, and technological standards.**

Technical features

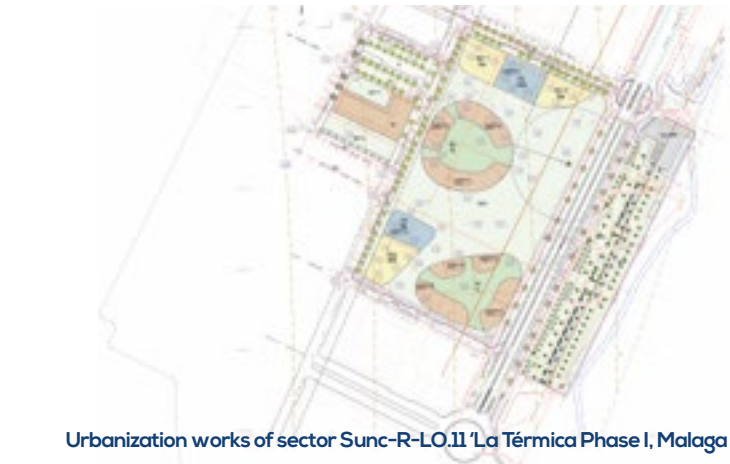
Location. Alcorcon, Madrid (Spain).

Developed Surface. 1.140.915 m² (12,280,706.85 sqf).

Bus Lane in Burgos Avenue, Madrid


Urbanization works of Paraninfo Tres Cantos, Madrid


Urbanization Works of sector 10 in A Coruña (Office Park)


Urbanization works of sector Sunc-R-LO.11 'La Térmica Phase I, Malaga

Technical Center for pilots and flight personnel of Ryanair, Madrid

MAIN ENGINEERING AND INDUSTRIAL CONSTRUCTION PROJECTS

- Solar Plant at Adolfo Suárez Madrid-Barajas International Airport, 142.42 MW.
- Estrella Galicia Factory in Moras Industrial Estate, Arteixo, A Coruña.
- Los Nogales Photovoltaic Plant, Ovalle Region (Chile), 9.9 MW.
- Olivia Photovoltaic Plant, Coquimbo Region (Chile), 3 MW.
- Palermo Photovoltaic Plant, Metropolitan Region of Chile, 9.9 MW.
- Torino Photovoltaic Plant, Maule Region (Chile), 8.8 MW.
- Milán Photovoltaic Plant, Maule Region (Chile), 7.36 MW.
- Cantera Photovoltaic Plant, Metropolitan Region of Chile, 3 MW.
- Ratulemus Photovoltaic Plant, Maule Region (Chile), 3 MW.
- Cauquenes Photovoltaic Plant, Maule Region (Chile), 3 MW.
- Olivier Photovoltaic Plant, Coquimbo Region (Chile), 3 MW.
- Soy Solar Photovoltaic Plant, Region IV (Chile), 3 MW.
- Sofía Photovoltaic Plant, Region IV (Chile), 3 MW.
- UGR-DONES Research Center (University of Granada).
- Renovation and modernization of climate control and fire protection systems at Malaga - Costa del Sol Airport.
- New Regional Laboratory of La Rioja. Complete Construction.
- Garage City Cupra Serrano 88, Madrid.
- Thermal Generation and Distribution Facilities for the New Gross Assembly Plant at Mercedes-Benz Factory, Vitoria - Gasteiz.
- Institutional Building for Tertiary Use in Plot M11-1 Technology Park of Leon. Complete Construction.
- Complete Refurbishment of Lloret de Mar Municipal Market, Girona.
- Facilities for Municipal Administrative Building. Via Laietana 8-10, Barcelona (Lot 2).
- Expansion of Estrella Galicia Factory in A Grela Industrial Estate, A Coruña.
- Energy Efficiency Improvement at General Almirante Base, Marines, Valencia.
- Energy Rehabilitation of the Provincial Rehabilitation Institute at Gregorio Marañón University Hospital, Madrid.
- Refurbishment of Floor -2 of the Radiotherapy Oncology Building at 12 de Octubre University Hospital, Madrid.
- New Hospitalization Unit and Consultation Area at General University Hospital of Catalonia (Quirónsalud Group), Barcelona.
- Adaptation Project for Hospitalization Floors 4 and 5 of Badalona Quirónsalud Hospital.
- Gynaecology and Obstetrics Hospitalization Unit at Girona Doctor Josep Trueta University Hospital.

Solar Plant at Adolfo Suárez Madrid-Barajas International Airport


New Regional Laboratory of La Rioja

- Expansion of the Surgical Block at Hospital de la Santa Creu i Sant Pau, Barcelona (Phase II).
- Partial Refurbishment of Block E at Hospital Santa Creu i Sant Pau, Barcelona.
- Energy Efficiency Improvement at San Carlos Hospital, San Fernando, Cadiz.
- New Primary Care Center (CAP) in Castelldefels.
- Facilities at the Primary Care Center (CAP) in Pineda de Mar, Barcelona.
- Comprehensive Energy Rehabilitation of Parquesol Mixed Residence for the Elderly, Valladolid.
- Refurbishment of the Faculty of Education Sciences and Psychology at Rovira i Virgili University, Tarragona.
- Supply and Installation of Step Lighting for the Santiago Bernabéu Stadium, Madrid.
- Refurbishment of General Facilities and Creation of New Conference and Meeting Spaces at the Bank of Spain Headquarters, Malaga.
- Refurbishment of Thermal and Electrical Installations at Las Traviesas Municipal Swimming Pool, Vigo.
- Design, Sizing, and Renovation of Alhaurín de la Torre Penitentiary Center, Malaga.
- Refurbishment of Facilities at Madrid V Penitentiary Center in Soto del Real, Madrid.
- Fire Safety Adaptation Works for the Puerto de Vigo Market.
- Energy Efficiency Improvement for Penitentiary Institutions in Madrid (Lot 3).
- Energy Efficiency Improvement for Penitentiary Institutions in Aragón (Lot 1).
- Refurbishment Project and Works at Brieva Penitentiary Center, Ávila.
- Design, Sizing, and Expansion of Castellon I Penitentiary Center, Castellon de la Plana.
- Remodelling of SSEI (Fire and Rescue Service) Building at Reus Airport.
- Adaptation and Energy Efficiency Improvement of Pilar de la Horadada Tunnel, AP-7 Section Crevillente - Cartagena, Alicante.
- Facilities for TMMA Repair Workshop of Transports of Barcelona (Lot 2).
- Refurbishment of Block B, North Pavilion at Mundet Complex, Barcelona.
- Hiperdino Logistics Center in Güímar, Santa Cruz de Tenerife.
- Rental and Engine Buildings for Finanzauto in Arganda del Rey, Madrid.
- AALTO Wineries in Quintanilla de Onésimo, Valladolid. Expansion.

Olivia Photovoltaic Plant, Coquimbo Region (Chile)

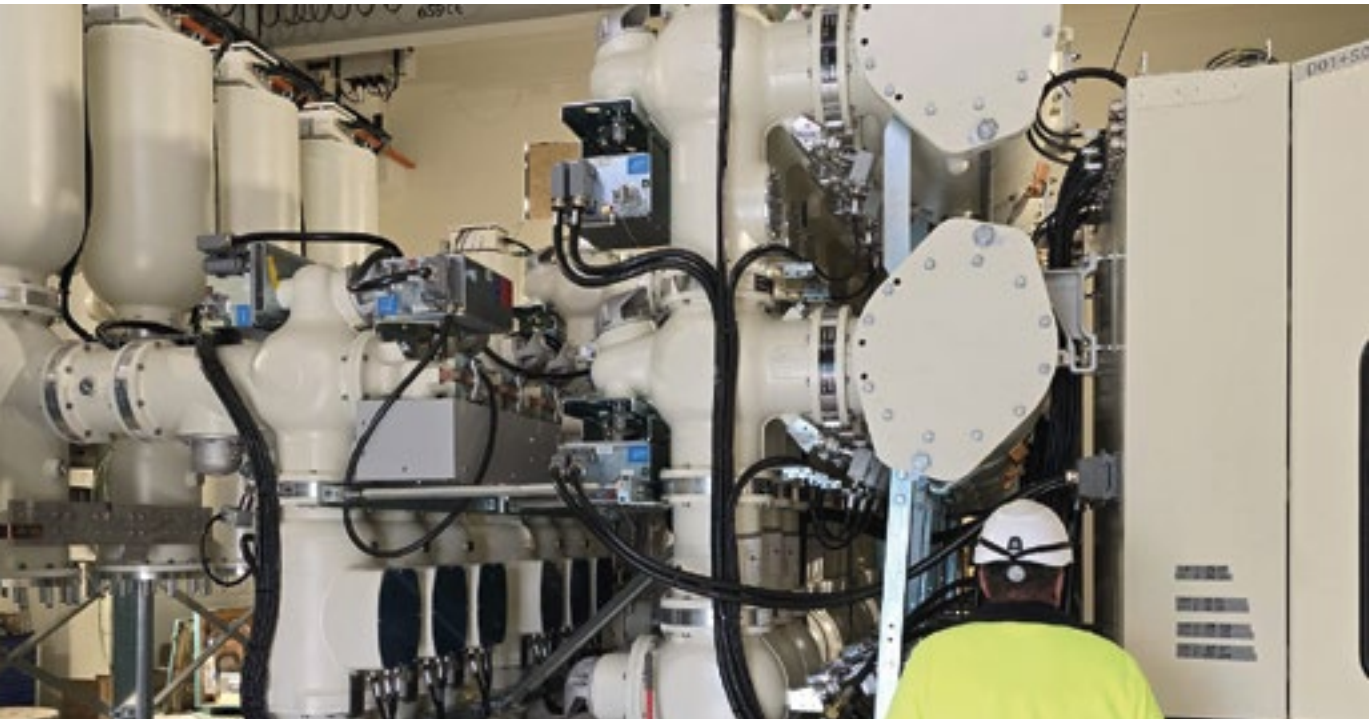
Aeropuerto de Malaga - Costa del Sol

SOLAR PLANT AT THE ADOLFO SUÁREZ MADRID - BARAJAS INTERNATIONAL AIRPORT (142.42 MW)

Engineering, supply, construction, commissioning and maintenance for one year (EPCM) of the new solar plant at Adolfo Suárez Madrid - Barajas International Airport, which will have a total installed capacity of 142.42 MW. The plant, which will occupy an area equivalent to 300 football fields (70.02 hectares / 173.02 acres) located on different plots within the airport grounds, will have 214,170 photovoltaic modules with an output of 665 Wp per module.

The project undertaken by SANJOSE represents the largest renewable energy production facility in the airport sector worldwide. It is estimated that they will generate 212 GWh of energy per year, which is the average consumption of 65,000 households per year.and will represent 24.8% of the photovoltaic installations in Aena's airport network. According to its Photovoltaic Plan, this will enable Aena to achieve 100% of its electricity supply in all its airports from renewable sources

The new photovoltaic plant will be connected to its own Delivery and Metering Center and will be equipped with photovoltaic inverters so that total nominal power of the plant will be 120 MWn and a total of 25 transformer substations will be installed. A MV cabling network will be laid along the airport grounds, linking the different plots of the PV fields, and a booster substation will be built with two power transformers of 100MV.



Technical features

Location. Madrid (Spain).

Surface plot of land. 144 hectares (355.83 acres) located in different areas of the airport.

Total installed power. 142.42 MW.

Solar panels. 214,170.

NATURGY PHOTOVOLTAIC PLANTS IN CHILE – 56.96 MW

Between 2023 and 2024, the construction of 11 photovoltaic plants across various regions of Chile was completed, with a total installed capacity of 56.96 MW and over 106,000 solar panels. The plants include Los Nogales – 9.9 MW, Palermo – 9.9 MW, Torino – 8.8 MW, Milán – 7.36 MW, Cantera – 3 MW, Ratulemus – 3 MW,Cauquenes – 3 MW, Olivier – 3 MW, Olivia – 3 MW, Soy Solar – 3 MW, Sofía – 3 MW

Technical features

Location: Ovalle Region, Maule Region, Coquimbo Region, Region IV, and Metropolitan Region of Chile (Chile).

Plants: 11.

Commercial Power: 56.96 MW.

Solar Panels: 106,120.

Los Nogales Photovoltaic Plant, Ovalle Region (Chile)

Palermo Photovoltaic Plant, Metropolitan Region of Chile (Chile)

Olivia Photovoltaic Plant, Coquimbo Region (Chile)

UGR - DONES RESEARCH CENTER

The new UGR - DONES Research Center at the University of Granada is a scientific-technical facility directly linked to the IFMIF-DONES particle accelerator, classified as a European Research Infrastructure Consortium (ERIC). This project is part of the EU's international program aimed at developing fusion energy as a power source.

The UGR - DONES is designed to bring together research groups from various fields, facilitating projects that enhance knowledge generation and optimize the potential of IFMIF-DONES.The complex, built by SANJOSE, consists of four buildings: a support building that assists in the design and construction of IFMIF-DONES, an administrative & reception building, a research facility dedicated to particle accelerator technology and the last one a utility services building that houses essential infrastructure systems.

Technical features

Location: Escuzar, Granada (Spain).

Built Surface: 5,096 m² (54,852.89 sqf).

Buildings: 4.

Architects: Ortiz y Arquitectos Asociados & Grupo SCO.

MALAGA - COSTA DEL SOL AIRPORT

Major renovation and modernization works on the air conditioning and fire protection systems, without affecting operations, at the largest airport in Andalusia and Spain's fourth busiest airport, handling almost 25 million passengers and more than 174,000 flights in 2024.

- Air Conditioning. Dismantling of the existing installation in almost the entire T2 terminal building and replacement of all its systems: air handling units, fan-coils, pumping groups, hydraulic distribution network, ductwork, electrical panels and circuits, cabling network, control panels, etc.
- Fire Protection. Works carried out in T2, T3, and parking areas. It implied the construction of new 350-meter-long (1,148.29 ft) evacuation corridors for the T2 arrivals area and P2 car park, fireproof mortar protection applied to the entire metal structure of the T2 roof, compartmentalization of numerous areas with fire-resistant glass, some areas being entirely enclosed, such as the T3 VIP lounge. Regarding installation a fire protection system upgrades in T2, including a new sprinkler network and renewal of the equipped fire hydrant (BIE) network, replacement of fire pressure groups in T2, T3, and P1. Expansion of the access control and evacuation stairwell pressurization system. New smoke and temperature control systems in T2 and T3 baggage claim areas and inside the T3 façade curtain wall. Installation of 40 smoke vents and modification of false ceilings to allow smoke evacuation in the event of fire in the airside roof of the T2 building.

The entire project was carried out without affecting airport operations and was integrated into the airport's Wonderware SCADA system.

Technical features

Location: Malaga (Spain).

Project area: 105,000 m² (1,130,210.60 sqf).

Air conditioning: 27 air handling units, 115 fan-coils, 25,000 m² (269,097.76 sqf) of ductwork, 12,500 meters (41,010.50 ft) of piping, 16,000 meters (52,493.44 ft) of cabling, etc.

Fire protection: 7,000 meters (22,965.88 ft) of piping and 64,000 meters (209,973.75 ft) of cabling, 3,150 sprinklers, 10,500 m² (113,021.06 sqf) of ductwork, 230 fire doors, 640 m² (6,888.90 sqf) of EI120 fire-resistant glass, etc.

REGIONAL LABORATORY OF LA RIOJA

Construction of a new Regional Laboratory of La Rioja, designed to meet the scientific and analytical (physical, chemical, or biological) requirements currently demanded by the entire agri-food and winemaking value chain in La Rioja. **The Regional Laboratory is a service under the Directorate-General for Rural Development of the Ministry of Agriculture, Livestock, Rural Affairs, and Environment of the Government of La Rioja. It conducts various analyses requested by the sector, along with others related to the environment.** Additionally, it provides direct support to the wine industry through analytical services and advice on soil analysis, irrigation water testing, disease and pest detection, and wine residue analysis. The laboratory also plays a key role in the training of new graduates from the University of La Rioja.

The new building, with roofs following the existing slopes of the land to blend into the environment and minimize its external impact, is organized into three technical levels: The ground floor will house laboratories for Plant Biology, Food, Livestock, and Special Analysis; the first floor will accommodate Food Chemistry and Production laboratories and the last one, the second floor will host the Waste Chemistry laboratory.

Technical features

Location: Logroño, La Rioja (Spain).

Built surface: 8,770 m² (94,399.49 sqf).

Architects: Miguel Fernández Rueda, Dionisio Rodríguez Douce, and Álvaro Santa María Ochoa.

Mercedes-Benz Factory in Vitoria-Gasteiz

Hospital de la Santa Creu i Sant Pau in Barcelona

Primary Care Center (CAP) in Pineda de Mar, Barcelona

AALTO Wineries in Quintanilla de Onésimo, Valladolid

Institutional Building in Leon Technology Park

Municipal Administrative Building, Via Laietana 8-10, Barcelona

Quirónsalud Hospital in Badalona

Pilar de la Horadada Tunnel on the AP-7, Alicante

Bank of Spain Headquarters in Malaga

Garage City Cupra Serrano 88, Madrid

Faculty of Medicine and Nursing of UPV-EHU in Basurto, Bilbao

SUBSIDIARY COMPANIES

In line with the growth strategy of Grupo SANJOSE's Construction Division, the company carries out part of its activity in the construction sector through subsidiary companies. These subsidiaries enhance the company's presence and competitiveness, allowing it to adapt effectively to specific geographical areas.

The three subsidiary companies currently operating in the construction sector–Cartuja I., EBA, and Constructora Udra–have expanded their business figures, areas of operation, and project portfolios in recent years.

CARTUJA I.

With branches in Seville and Malaga, Cartuja I. is an Andalusian company with over 30 years of history, during which it has constructed, expanded, and renovated all types of buildings for both public and private clients across all provinces of the region.

In recent years, the company has experienced significant growth in its project portfolio and geographical expansion, undertaking projects in Madrid, Barcelona, Murcia, Canary Islands, and the Balearic Islands.

Cartuja I. maintains strong relationships with its clients, built on local expertise, mutual trust, and a well-established reputation for flexibility—both in technical consultancy and in project execution.

- Hotel Zenit 4-star, Carrera Capuchinos, Malaga.
- Hotel Ribera de Triana –4-star, Seville. Expansion and refurbishment.
- GO fit Tenerife Sports Center.
- Reifs Care Home in Tomares, Seville.
- Serene Atalaya Residential Complex in Estepona, Malaga – Phases I and II.
- Abu Artillería Residential Complex, Seville – Phase II.
- Odelania Residential Complex, Huelva.
- Azaire Gines Residential Complex, Seville.
- Puerta Jerez Residential Complex, Seville.
- Célere Arce Residential Complex in Dos Hermanas, Seville.
- Medblue Los Monteros Residential Complex in Marbella, Malaga – Phases I, II, and III.
- Célere Vega III Residential Complex, Malaga.
- Célere Reina II Residential Complex, Seville.
- Navacerrada Residential Complex, Seville.
- Monthisa Macarena Residential Complex, Seville.
- Argen II Residential Complex, Huelva.
- Mont Blanc Residential Complex, Seville.
- Villas del Nilo Residential Complex, Seville.
- Célere Punta Candor II Residential Complex in Rota, Cadiz.
- Protected Housing Pítamo Sur, Seville.
- Villas del Sena Residential Complex, Seville.
- Nuevo Palomares Residential Complex in Palomares del Río, Seville.

Serene Atalaya Residential Complex in Estepona, Malaga – Phases I and II

Hotel Ribera de Hotel Ribera de Triana –4-star, Seville

Abu Artillería Residential Complex, Seville – Phase II

GO fit Tenerife Sports Center

Medblue Los Monteros Residential Complex in Marbella, Malaga I, II, and III

Reifs Care Home in Tomares, Seville

EBA

EBA (Eiraikuntza Birgaikuntza Artapena) is a Basque company based in Vitoria with more than 25 years of experience in all types of projects, which have earned it a recognized track record among public and private clients in the Basque Country, Navarra, La Rioja, Asturias, Cantabria, Castilla Leon, and Catalonia.

Experience, professionalism, and a relationship of trust with clients and suppliers have enabled it to successfully overcome all types of construction challenges and carry out building works of various kinds: hotels, administrative buildings, schools, housing, hospitals and healthcare centers, cultural works, sports facilities, landmark refurbishments, etc.

- Outpatient Consultation Building of the Basurto University Hospital, Bilbao.
- Adinberri Ageing Center in Pasaia, Guipúzcoa.
- Faculty of Medicine and Nursing of UPV-EHU in Basurto, Bilbao.
- Altza Health Center, San Sebastian. Expansion and refurbishment.
- Student Residence on Comandante Izarduy Street, Vitoria-Gasteiz.
- Zumaia Secondary School (IES Zumaia), Guipúzcoa.
- Aldaialde Primary School (CEIP Aldaialde HLHI), Vitoria-Gasteiz.
- Luz Enea Residential complex, Bilbao.
- Altos de Parque Serralta I Residential complex in Barakaldo, Vizcaya.
- Culmia Harribitxi Donostia Residential complex, San Sebastian.
- Amets Barakaldo Residential complex, Vizcaya.
- Residential in Gardelegui, Vitoria-Gasteiz.
- Social Housing in Lakuabizkarra, Vitoria-Gasteiz.
- Officially Protected Housing in Santurce, Vizcaya.
- Barakaldo Urban Residential complex in Barakaldo, Vizcaya.
- Inbisa Zizur I Residential complex, Navarra.
- Aratz Barakaldo Residential complex, Vizcaya.
- La Arena Residential complex in Moreo - Ciérvana, Vizcaya.
- Officially Protected Housing Elizatxo Avenue 3 in Irún, Guipúzcoa.
- Officially Protected Rental Housing , La Punta de Vega Galindo, Sestao, Vizcaya.
- Officially Protected Housing El Carmen II in Barakaldo, Vizcaya.

Outpatient Consultation Building of the Basurto University Hospital, Bilbao

Adinberri Ageing Center in Pasaia, Guipúzcoa

Faculty of Medicine and Nursing of UPV-EHU in Basurto, Bilbao

Altos de Parque Serralta I Residential complex in Barakaldo, Vizcaya

Culmia Harribitxi Donostia Residential complex, San Sebastian

Luz Enea Residential complex, Bilbao

CONSTRUTORA UDRA

Present in Portugal and Cape Verde, Construtora Udra is a Portuguese company specializing in the construction, renovation, expansion, and rehabilitation of all types of buildings, both in large-scale, technically complex projects and in the execution of rapid intervention works.

The company's activity is driven by a dynamic and experienced professional team capable of providing flexibility and precision in every project. These characteristics set UDRA apart from other companies in the sector, ensuring full compliance with deadlines, regulations, and safety standards, as well as fostering a cooperative and mutually supportive relationship with clients.

- Hotel Convento Corpus Christi – 4-star Superior, Lisbon.
- Brown's Avenue Hotel 5-star, Lisbon. Expansion.
- Alma Hills Residential Complex, Miraflores, Oeiras.
- Alma Gardens Residential Complex, Miraflores, Oeiras.
- The One Residential Building, Lisbon.
- Campo das Cebolas 1-12 Residential Development, Lisbon.
- Pines Urban Resort Residential Complex, Lisbon.
- Turquesa Dafundo Residential Complex, Oeiras.
- Nuance Alvalade Residential Development, Lisbon.
- Gloria 21 Residential Development, Lisbon.
- Vila Tijolo Residential Development, Lisbon.
- Vista Vale Residential Complex, Porto Salvo, Oeiras.

The One Residential Building, Lisbon

Alma Hills and Alma Gardens Residential Complex, Miraflores, Oeiras

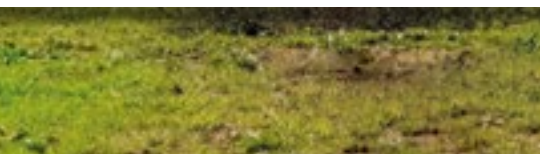
Hotel Convento Corpus Christi – 4-star Superior, Lisbon

Vista Vale Residential Complex, Porto Salvo, Oeiras

Pines Urban Resort Residential Complex, Lisbon

Turquesa Dafundo Residential Complex, Oeiras

Photovoltaic plant in Alcaudete, Jaen. 5.4 MW



ENERGY EFFICIENCY
RENEWABLE ENERGIES

SANJOSE Energy and Environment is a company fully committed to environmental protection, sustainable development policies, climate change, the global energy crisis, and creating value for society.

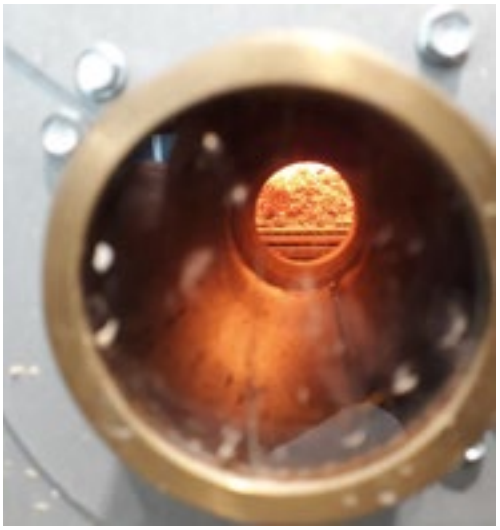
Aware of the need to accelerate the decarbonisation of the economy, SANJOSE develops, participates in, and finances innovative clean energy and energy efficiency projects. It also researches and develops sustainable energy solutions using the most advanced technologies to reduce primary energy consumption and maximise the use of clean energy sources.

In this business sector, the Group provides significant added value through its expertise as a builder and developer of such initiatives, the specialisation of its professional teams, and innovative, tailor-made solutions for clients at every stage of the project: Engineering (study and design), Construction, Operation, and Comprehensive Energy Management.

SANJOSE has a resilient project portfolio and a range of cutting-edge technologies that align with the European Union and Spain's emission reduction, efficiency, and renewable energy integration policies.

MAIN PROJECTS

- Operation, management, and energy sales in the District Heating System of the Txomin Enea neighbourhood in San Sebastian.
- Sale of electrical and thermal energy to the Science and Technology Park Parc de l'Alba in Cerdanyola del Valles, Barcelona.
- Energy efficiency improvement of buildings for the Government of the Canary Islands. Sale of thermal and electrical energy.
- Photovoltaic plant in Alcaudete, Jaen. 5.4 MW.



DISTRICT HEATING POWER PLANT OF THE TXOMIN ENEA ECO-NEIGHBOURHOOD

Design, construction, and maintenance for 15 years of an energy center that serves 1,458 homes and provides heating control for over 100,000 square meters (1,076,391.04 sqf) in the Txomin Enea eco-district in San Sebastian, possibly the most significant "Smart City" area in the Basque Country.

Its facilities include two biomass boilers with 1,400 kW of thermal power and two natural gas boilers with 2,300 kW each. The infrastructure integrating the entire District Heating system comprises, in addition to this building, the distribution network and all its components, from the thermal installations to each substation in the residential and commercial buildings.

This initiative, which is part of the EU-funded 'Replicate' project, reduces CO_2 emissions by 80% and provides residents with savings of up to 15% compared to a conventional energy system.

Technical features

Location: Donostia-San Sebastian (Spain).
Duration: 15 years.

POLYGENERATION CENTER FOR HEATING AND COOLING (DISTRICT HEATING & COOLING) ST-4 AT THE PARC DE L'ALBA SCIENCE AND TECHNOLOGY PARK

Design, execution, maintenance, and operation for 40 years of **pioneering facilities at the European level, part of the EU's Polycity Programme.** This industrial plant generates the electrical and thermal energy that supplies the plots of the Cerdanyola del Valles Urban Consortium and is linked to a District Heating & Cooling network **that provides energy to an urban development spanning more than 3 million square meters (32,291,731.25 sqf). This area hosts the headquarters and data centers of some of the country's most important companies, as well as Spain and Southwest Europe's first particle accelerator: the ALBA Synchrotron.**

Initially designed to reutilise the heat produced in electricity generation processes exceeding 50 GWh per year, it ensures supply stability and prevents the emission of more than 7,500 tonnes of CO_2 annually by harnessing residual heat.

Among its pioneering features is a unique double-effect absorption chiller, the only one of its kind in Europe; a large-capacity thermal storage tank that allows the plant to operate at a constant rate 24 hours a day; and an advanced energy management system that optimises efficiency.

With the flexibility characteristic of District Heating networks, ST-4 is designed to progressively integrate new renewable generation technologies, making it a key instrument in the energy transition process. Demonstrating this innovative approach, it supports the European project "Wedistrict - Smart and Renewable Energy District Heating and Cooling Solutions for Sustainable Living", joining in June 2020 as a "demo follower" to test the performance of new renewable and smart technologies in real-life District Heating and Cooling network scenarios.

Technical features

Location: Cerdanyola del Valles, Barcelona (Spain).
Duration: 40 years.
Engineering and project design: GSJ Solutions.
Construction: SANJOSE Constructora.

5.4 MW PHOTOVOLTAIC PLANT IN ALCAUDETE

Design, construction, and operation of a 5.4 MW renewable energy project designed to supply electricity to 2,500 homes for a period of 20–25 years.

The plant covers an area of 14 hectares (34.59 acres) and consists of 486 dual-axis solar trackers, 24,432 solar panels, and 7 Transformation Centers, each equipped with two transformers, generating over 11 GWh per year.

The complex is monitored via a SCADA system, accessible from any location with an internet connection, allowing independent movement of each tracker, production monitoring, and fault detection. Additionally, the site is secured by a 4,000-meter (13,123.36 ft) perimeter with infrared beam barriers and 16 dome security cameras.

Technical features

Location: Alcaudete, Jaen (Spain).

Commercial capacity: 5.4 MW.

Solar panels: 24,432.

Transformation centers: 7, each with two transformers.

Plot surface: 14 hectares (34.59 acres).

Engineering and project design: GSJ Solutions.

Construction: SANJOSE Constructora.

IMPROVEMENT OF ENERGY EFFICIENCY IN GOVERNMENT OF CANARY ISLANDS BUILDINGS

Technical features

Location: Las Palmas de Gran Canaria (Spain).

Buildings: 4.

Total surface: 66,706 m² (718,017.41 sqf).

Duration: 15 years.

Engineering and project design: GSJ Solutions.

Construction: SANJOSE Constructora.

This project focuses on improving energy efficiency and providing energy services for four buildings belonging to the Government of the Canary Islands: three multi-use buildings and the headquarters of the Department of Economy, Finance, and Security.

The implemented measures guarantee an annual energy savings of over 32%, primarily achieved through optimized energy management, the improvement and modernisation of energy-consuming systems, investments in energy savings and renewable energy sources, and exemplary maintenance practices.

El Carmen Dr. Luis Valentín Ferrada Hospital, Maipu, Santiago de Chile

HOSPITAL MAINTENANCE
BUILDINGS, ENERGY PLANTS AND FACILITIES
TRANSPORT INFRASTRUCTURE
PARKS AND GARDENS MAINTENANCE

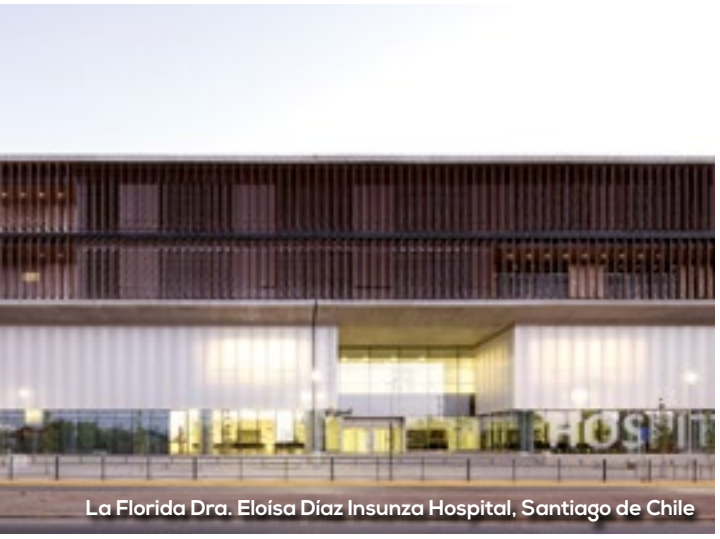
SANJOSE Concessions and Services drives the Group's diversification and expansion strategy by developing business models that generate recurring revenue and enable the company to bid for long-term maintenance and service contracts. Additionally, it facilitates new public-private collaboration opportunities to support the development of modern infrastructures capable of meeting the current and future needs of society.

SANJOSE's expertise and specialization across its various business areas allow for strong client retention and the ability to add value to each project. This is achieved through its commitment to innovation and its multidisciplinary teams, which optimize resources, maximise profitability, encourage the use of new technologies, and, ultimately, provide efficient and tailored solutions for each concession or service required by its clients.

Among its key clients are public administrations and top-tier private companies, including: the Spanish Ministry of Transport, Mobility and Urban Agenda, the Chilean Ministry of Public Works, Spain's National Heritage Agency, Aena, Adif, Real Madrid C.F., the Gran Teatre del Liceu, and various national and international hospitals.

MAIN PROJECTS

- Metropolitan Clinical Hospital La Florida Dra. Eloísa Díaz Insunza, Santiago de Chile. Concession.
- El Carmen Dr. Luis Valentín Ferrada Hospital, Maipu, Santiago de Chile. Concession.
- University Hospital of Toledo. Maintenance.
- General University Hospital Gregorio Marañón, Madrid. Maintenance.
- Conditioning of 115 Health Centres in the Northern and Northwestern Zones of the Community of Madrid. Maintenance.
- Conditioning of 86 Health Centres in the Southern and Western Zones of the Community of Madrid. Maintenance.
- Sant Joan d'Alacant University Hospital. Electromedical Services.
- San Vicente del Raspeig Hospital, Alicante. Electromedical Services.
- San Agustín Hospital, Seville. Electromedical Services.
- Quirón Hospital, Tenerife. Electromedical Services.
- Santa Cruz Hospital, Tenerife. Electromedical Services.
- Municipal Hospital of Badalona, Barcelona. Electromedical Services.
- Clínica Diagonal, Barcelona. Electromedical Services.
- Clínica La Arruzafa, Cordoba. Electromedical Services.
- Public Infrastructure & Institutional Buildings
- Talca Penitentiary, Maule Region (Chile). Concession.
- Real Madrid C.F. Sports City, Valdebebas, Madrid. Maintenance.
- Gran Teatre del Liceu, Barcelona. Maintenance.
- Revellín Theatre-Auditorium, Ceuta. Maintenance.
- Open University of Catalonia, Barcelona. Maintenance.
- General Directorate of Police Buildings in Avila. Maintenance.
- General Directorate of Police Buildings in Aragon. Maintenance.
- Madrid Fire Brigade Facilities. Maintenance.
- National Mint and Stamp Factory Headquarters, Madrid. Maintenance.
- Directorate-General for Traffic (DGT) Buildings in Madrid and Traffic School in Merida. Maintenance.
- Vigo Fishing Port. Maintenance.
- Provincial Directorate of the General Treasury of Social Security in Seville and associated buildings. Maintenance.
- Headquarters of the Ministry of Labour and Social Affairs, Generalitat de Catalunya, Barcelona. Maintenance.
- Municipal buildings and facilities of Santa Coloma de Gramenet, Barcelona. Maintenance.
- Central Archive Headquarters and Social Rights Building, Santa Coloma de Gramenet, Barcelona. Maintenance.
- 8 buildings in the Lleida Agri-Food Science and Technology Park. Maintenance.
- Thyssen Factory and Headquarters, Mostoles, Madrid. Maintenance.
- General Intervention of the State Administration (IGAE) Headquarters, Madrid. Maintenance.



La Florida Dra. Eloísa Díaz Insunza Hospital, Santiago de Chile

Real Madrid C.F. Sports City, Valdebebas, Madrid

- National Institute of Aerospace Technology (INTA) Facilities, La Marañosa. Maintenance.
- National Work Conditions Centre of the National Institute of Occupational Safety and Health, Barcelona. Maintenance.
- Educational centres, municipal buildings, and dependencies of Jerez de la Frontera City Council. Maintenance.
- Maintenance of buildings and facilities used for the upkeep of Spain's General Railway Network (RFIG), managed by Adif – Lot I (Northwest).
- Comprehensive maintenance and conservation of state roads, sector CC-0305 Caceres, Extremadura.
- Comprehensive maintenance and conservation of state roads, sector MU-01 (Lorca), Murcia.
- Routine maintenance and winter viability of the regional road network in Galicia, Southern Pontevedra area.
- Maintenance of municipal green spaces in the districts of Ciudad Lineal, Hortaleza, San Blas - Canillejas, and Barajas, Madrid – Lot 4.
- Conservation of municipal green spaces in San Sebastian de los Reyes, Madrid.
- Conservation, maintenance, and enhancement of green infrastructure in A Coruña – Lot 2.
- Green area assessment and monitoring service in Madrid (SERVER).
- Conservation of green spaces and street trees in Segovia.
- Works related to the Directorate-General for Water and Green Areas, Madrid – Lot 2.
- Conservation of green spaces and sports fields in Ferrol, A Coruña.
- Maintenance and cleaning of Polvoranca Park, Madrid.
- Repair and refurbishment of infrastructure in landscaped areas of Valladolid – Lot 2 (left bank of the Pisuerga River).
- Comprehensive management of public green spaces and street trees in the Fuentelucha urban development and public schools and nurseries in Alcobendas, Madrid – Lot 2.
- Maintenance and improvement of green spaces in Zone H of the Canal de Isabel II, Madrid.
- Urban biodiversity pathways, urban nature reserve in the 'El Tomillo' area, Valladolid.
- Improvement and refurbishment of landscaped areas in the El Pardo-Zarzuela Delegation, Madrid.
- Green space and tree maintenance services in Paracuellos del Jarama, Madrid.
- Restoration of the Pavilion Garden in the Jardín del Príncipe, Aranjuez, Madrid – a Cultural Heritage Site under Spain's National Heritage.
- Maintenance and cleaning of green spaces in cemeteries and funeral homes managed by Madrid's Municipal Funeral and Cemetery Services Company.
- Conservation of 11 ornamental fountains in Jerez de la Frontera, Cadiz.
- Waste Management & Urban Cleaning Services
- Collection and transport of domestic waste and street cleaning in Ajalvir, Madrid.
- Waste collection, street cleaning, and management of the recycling centre in Paracuellos de Jarama, Madrid.
- Street cleaning service in Valdemoro, Madrid.


State roads, sector MU01 (Lorca), Murcia


Municipal green spaces in San Sebastian de los Reyes, Madrid

FIRST CONCESSIONED HOSPITALS IN CHILE

BOT (Built, Operate & Transfer) project involving the design, construction, and complete management for 15 years (excluding healthcare services) of the first concessioned hospitals in the country:

- Infrastructure services: Water, energy, lighting, air conditioning, low-current systems, distribution of medical gases, vertical transportation, industrial equipment, non-clinical furniture.
- Non-clinical services: Green areas and landscaping, cleaning, waste management, food services, uniforms, cafeterias, security and surveillance, daycare, etc.

Both hospitals, with a total of 766 beds and over 140,000 square meters (1,506,947.46 sqf) of constructed surface, are architectural landmarks for Santiago, Chile. They stand as an excellent example of 21st-century healthcare infrastructure, showcasing their innovative design and strong commitment to the latest technologies that streamline and enhance all services.

Hospital Clínico Metropolitano La Florida Dra. Eloísa Díaz Insunza

Location: La Florida, Santiago (Chile).

Built surface: 71,987 m² (774,861.62 sqf).

Beds: 391.

Intensive Care Units: 60.

Operating rooms: 17.

Car Park Spaces: 579.

Architects: BBATS Consulting & Projects / Murtinho+Raby Arquitectos.

Engineering and Project: GSJ Solutions.

Construction: SANJOSE Constructora.

> Chile Design Award 2013: First Place in the Signage Category for the hospitals of Maipu and La Florida.

Hospital El Carmen Dr. Luis Valentín Ferrada

Location: Maipu, Santiago (Chile).

Built surface: 70,646 m² (760,427.22 sqf).

Beds: 375.

Intensive Care Units: 30.

Operating rooms: 17.

Car Park Spaces: 528.

Architects: BBATS Consulting & Projects / Murtinho+Raby Arquitectos.

Engineering and Project: GSJ Solutions.

Construction: SANJOSE Constructora.

> Volcán Award 2016. First Place. Architecture competition “Volcán 100 years building a better Chile”.

> First Prize for Architectural Quality at the International Hospitals Congress organized by the IFHE (International Federation of Hospital Engineering) 2014.

> Chile Design Award 2013: First Place in the Signage Category for the hospitals of Maipu and La Florida.

> Awarded in the AADAIH- Domus 2009 Competition for its contribution to environmental, social, and economic sustainability in the healthcare sector.

UNIVERSITY HOSPITAL OF TOLEDO

Comprehensive maintenance of the buildings and urban infrastructure of the University Hospital of Toledo (HUT), **regarded as the most significant healthcare facility in the history of Castilla-La Mancha, both for its architectural value and its role as a high-capacity hospital.**

This major healthcare infrastructure serves a population of over 434,000 residents across 116 municipalities in the province of Toledo. It encompasses nearly all medical services within its premises, including 853 beds, 250 outpatient consultation and exploration rooms, 25 operating rooms, ICUs for adults, paediatrics, and neonates, a stroke unit, two linear accelerators, a brachytherapy unit, a simulator, and three gamma cameras, among others.

Technical features

Location: Toledo (Spain).
Built surface: 361,782 m² (3,894,189.04 sqf).
Beds: 853.
Intensive Care Units: 80.
Operating rooms: 25.
Outpatient Consultation Rooms: 180.
Exploration Rooms: 70.
Car Park Spaces: 1,800.
Heliport

TALCA PENITENTIARY FACILITY

In 2024, the Chilean Ministry of Public Works, on behalf of the Ministry of Justice, awarded Grupo SANJOSE the contract for the development, operation, and maintenance of the new Talca Penitentiary Facility under a 15-year concession. This facility incorporates advanced security features, making it the most modern prison in the region.

Covering 63,570 square meters (684,261.79 sqf), the complex comprises 14 detention modules with a maximum capacity of 2,320 inmates. Beyond the detention areas, the facility includes rehabilitation spaces, healthcare services, and food provision areas, all managed by the concessionaire.

The operation of the Talca Penitentiary Facility includes providing catering, cleaning, laundry services, facility maintenance, social reintegration programmes, healthcare assistance, and various services such as a commissary, ensuring comprehensive support for both inmates and prison staff.

Technical features

Location: Talca, Maule Region (Chile).
Duration: 15 years.
Built surface: 63,570 m² (684,261.79 sqf).

REAL MADRID C.F. SPORTS CITY

SANJOSE is responsible for preventive, corrective, and legal-technical maintenance of the largest sports complex ever built by a football club. This includes electrical installations (high and low voltage), climate control and hot water systems, plumbing, intrusion prevention, fire protection, hydrotherapy areas, wastewater treatment plants, facility control systems, elevators, and more.

Among the key facilities maintained: Reverse Osmosis plant for reclaimed irrigation wáter, Ice accumulation chiller system for building cooling, Photovoltaic panels and solar panels for hot water production, 46 electric vehicle chargers (35 double, 11 single), MRI scanner at the Real Madrid Medical Centre, 1 km-long (0.62 miles) underground utilities gallery, Medium-voltage ring for electrical supply with redundancy in case of failure, 528 floodlights for pitch illumination, Remote management systems (Metasys & Honeywell).

Technical features

Location: Valdebebas, Madrid (Spain).

Total Land Area: 1,200,000 m² (12,916,692.50 sqf).

Developed Area: 360,000 m² (3,875,007.75 sqf).

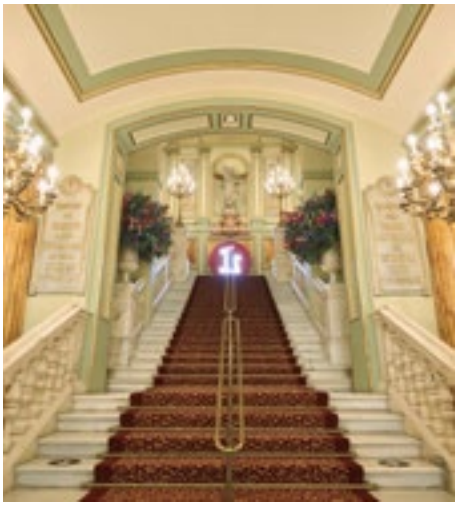
Built Surface: 87,358 m² (940,313.69 sqf).

Buildings: 8

Football Pitches: 14, including the Alfredo Di Stéfano Stadium (6,000 seats), plus a football-7 pitch and a goalkeeper training field (110,960 m² / 1,194,363.50 sqf).

Green Spaces: 92,402 m² (994,606.85 sqf).

Parking Area: 94,675 m² (1,019,073.22 sqf).



GRAN TEATRE DEL LICEU

SANJOSE provides comprehensive maintenance services for the entire building of the Gran Teatre del Liceu, located on Barcelona's famous La Rambla, as well as its industrial warehouse in the municipality of El Bruc.

Commonly known as "El Liceu", **it is Barcelona's oldest and most prestigious opera house still in operation. With 2,292 seats, it is also one of the largest opera theatres in Europe.** Its 36,000 m² (387,500.78 sqf) of built space, 70% dedicated to stage and backstage operations and 30% for audience área.The auditorium, explicitly inspired by Milan's La Scala, features a horseshoe-shaped layout, with a maximum depth of 33 meters (108.27 ft) and a width of 27 meters (88.58 ft). It includes a stalls area and five tiers of seating, making it one of the most majestic theatre spaces in 20th-century European architecture.

Technical features

Location: Barcelona (Spain).
Built surface: 36,000 m² (387,500.78 sqf).
Seating Capacity: 2,292.

MAINTENANCE OF BUILDINGS AND FACILITIES USED FOR THE UPKEEP OF SPAIN'S GENERAL RAILWAY NETWORK MANAGED BY ADIF – LOT I

Maintenance service for the buildings and facilities managed by Adif, dedicated to maintenance, conservation, repair, and regulatory inspections in the various installations requiring it within the scope of the Conventional Network, Metric Gauge Network, and High-Speed Network managed by Adif/Adif AV.

Lot I, awarded to SANJOSE, corresponds to the Northwest Operations Subdirectorate and covers **136 buildings or facilities: 85 from the Conventional Network and 51 from the Metric Gauge Network.**

Technical features

Location: Castilla- León, Galicia, and Asturias (Spain).

Buildings/Facilities: 136.

Total Surface Area: 30,000 m² (322,917.31 sqf).

STATE ROADS – SECTOR CC-0305 CACERES

Comprehensive conservation and maintenance of state-owned roads for 9 + 2 years, covering a total of 254 km (157.83 miles) of roadway, as well as adjacent service roads and pathways. The main roads included are the A-66 motorway ("Ruta Vía de la Plata") between km 507+600 (Cañaveral Norte) and 598+300 (Provincial boundary with Badajoz and the N-630 road between km 515+000 and 598+145, running parallel to the A-66 in the specified section.

The contract covers the pavement maintenance, horizontal and vertical signage, containment systems, beaconing elements, milestones, reflectors, drainage systems, slopes, verges, and all major structures within the sector. Notable structures include arch viaducts over the Almonte and Tajo rivers, featuring central spans of 184 and 220 meters (603.67 ft and 721.78 ft), respectively, and heights exceeding 42 meters (137.80 ft). The contract also includes regular and occasional surveillance, accident response, and all necessary emergency operations to ensure road usability, traffic flow, and safety.

Technical features

Location: Caceres (Spain).
Length: 254 km (157.83 miles).
Average Daily Traffic (ADT): 10,400 vehicles.

STATE ROADS – SECTOR 1 MURCIA-LORCA

Comprehensive conservation and maintenance of 181 km of state-owned roads, including adjacent service roads and pathways, for a period of 9 + 2 years. The contract covers all winter road maintenance services and auxiliary installations.

This contract also includes the direct and remote management of the Lorca tunnel, with a total equivalent length of 1,500 meters (4,921.26 ft) and 350 meters (1,148.29 ft) of communication and evacuation galleries, 24/7 monitoring centre for control screens, operational 365 days a year and automatic incident detection system and maintenance of associated installations, including ventilation, lighting, fire suppression, traffic signals, access control, variable signage, and more.

Technical features

Location: Murcia (Spain).

Length: 181 km (112.47 miles).

Average Daily Traffic (ADT): 25,000 vehicles.

ROAD NETWORK OF GALICIA – SOUTH PONTEVEDRA

Comprehensive conservation, winter road maintenance, and upkeep of 522 km (324.36 miles) of autonomous roads in southern Pontevedra for a period of 10 + 1 years. The contract includes the systematic and occasional surveillance of the network, accident response and emergency operations and all necessary interventions to ensure normal road conditions, facilitating safe and efficient traffic flow.

Technical features

Location: Pontevedra (Spain).
Length: 522 km (324.36 miles).
Average Daily Traffic (ADT): 9,000 vehicles.

MAINTENANCE OF MUNICIPAL GREEN SPACES – LOT 4, MADRID

Maintenance of municipal green spaces in Lot 4 of Madrid, **covering a total of 765 hectares (1,890.36 acres) across the districts of Ciudad Lineal, Hortaleza, San Blas – Canillejas, and Barajas.** The contract includes the preservation of existing vegetation in green areas and roadside trees, upkeep, repair, and modification of hydraulic, mechanical, and electrical components of irrigation networks or technical services such as mapping, inventory management, and information processing required for project execution.

Technical features

Location. Madrid (Spain)
Total surface. 765 hectares (1,890.36 acres).
Meadow surface. 211 hectares (521.39 acres).
Forest area. 128 hectares (316.29 acres).
Shrub area. 93 hectares (229.81 acres).
Trees. 268,000 units.

Technical features

Location. San Sebastian de los Reyes, Madrid (Spain).

Landscaped areas: 260 hectares (642.47 acres).

Meadow Surface : 190 hectares (469.50 acres).

Shrub areas: 24 hectares (59.31 acres).

Trees: 23,860.

MAINTENANCE OF MUNICIPAL GREEN SPACES IN SAN SEBASTIÁN DE LOS REYES

This service involves the conservation, maintenance, and improvement of municipal green spaces, roadside trees, and urban furniture in San Sebastián de los Reyes. The objective of the contract is to carry out **conservation and cleaning work on the municipal green spaces, trees, planters, and other public open spaces across a total area of 2,600,000 square meters (27,986,167.08 sqf).**

CONSERVATION OF THE GREEN INFRASTRUCTURE OF A CORUÑA. LOT 2

This service involves the conservation, maintenance, and improvement of the municipal green infrastructure in A Coruña, covering 756,000 square meters (8,137,516.28 sqf) of the area known as Lot 2. **The contract includes parks and landscaped areas, roadside trees, planters and floral structures, green spaces associated with the road system (medians and roundabouts), forested zones and natural areas, ephemeral gardening installations, dog areas, urban gardens, signage, as well as plots and vacant lots owned by the municipality or where the Town Hall is required to carry out actions.**

Technical features

Location. A Coruña (Spain).

Surface of intervention: 75.6 hectares (186.81 acres).

Grass surface: 15.6 hectares (38.55 acres).

Natural grassland: 25.6 hectares (63.26 acres).

Shrub area: 2.8 hectares (6.92 acres).

Unpaved surface: 24.7 hectares (61.04 acres).

Clearing surface: 51.9 hectares (128.26 acres).

Technical features

Location. Madrid (Spain).
Trees. 2.000.0000.

GREEN EVALUATION AND REVIEW SERVICE REGARDING TREES IN MADRID (SERVER)

The Green Evaluation and Review Service regarding trees for the City of Madrid **(SERVER) is responsible for inspecting, detecting, and resolving the risk situations presented by the municipal tree stock under maintenance.**

Given the extensive green infrastructure in the capital **(approximately 2 million trees owned by the municipality),** this service complements the routine maintenance and inspection of green areas by also addressing emergency situations affecting the tree heritage, particularly trees that present dangers due to fallen branches or trees, always in coordination with CISEM (Integrated Safety and Emergency Centre of Madrid).

Data collection is a fundamental pillar of SERVER. The data recorded during both scheduled inspections and emergency situations allows the evaluation and analysis of the current state of Madrid's tree stock, helping identify failures, detect problems, and understand the behaviour patterns of the various tree species in the city.

General Directorate of Police Buildings in Avila

Madrid Fire Brigade Facilities

Thyssen Factory and Headquarters, Mostoles, Madrid

General Directorate of Police Buildings in Aragon

Vigo Fishing Port, A Coruña

Open University of Catalonia, Barcelona

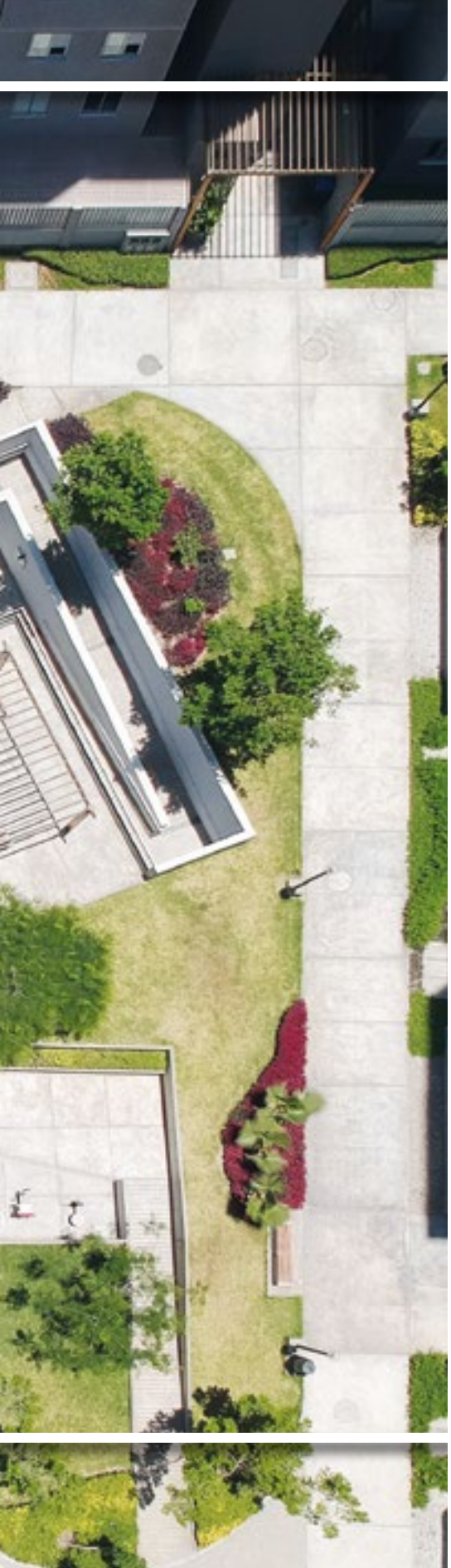

Edificios DGT Comunidad de Madrid y Escuela de tráfico de Merida


Sede de la Fábrica Nacional de Moneda y Timbre, Madrid


Conservation of green spaces and street trees in Segovia

Waste collection, street cleaning, and management of the recycling centre in Paracuellos de Jarama, Madrid

Nuevavista Condominium in the Bellavista district, Lima (Peru)



GSJ Solutions
Consultoría y Project Managemen

CIVIL ENGINEERING / INFRASTRUCTURES
ARCHITECTURE
REAL ESTATE MANAGEMENT
R&D&I / INDUSTRIAL TECHNOLOGIES
SUSTAINABLE DEVELOPMENT

The engineering department of Grupo SANJOSE drives and contributes to the development of responsible initiatives, providing integrated solutions based on the most cutting-edge technologies tailored to the needs of its clients. This includes both project design and its overall management, supported by a BIM (Building Information Modeling) Information System certified by Aenor.

GSJ Solutions, which offers consultancy and project management services in all its areas of expertise, has the experience and capabilities necessary to optimize resources, provide competitive improvements, and increase the profitability of the project at each stage of its development: conceptualisation, execution, and operation.

The company culture is defined by the search for innovative solutions that add value to every activity and project, with the main objective of ensuring economic viability, return on investment, efficiency, sustainability, and completion within the agreed time and budget.

MAIN PROJECTS

- Nuevavista Condominium in the Bellavista district, Callao Province - 1,104 housing units, Lima (Peru).
- La Tablada Urban Transformation - 20,000 housing units, Buenos Aires (Argentina).
- Expansion of the General Belgrano Water Treatment Plant, Buenos Aires (Argentina).
- Residential project in San Sebastián de los Reyes (Plan Vive by the Community of Madrid). Basic and execution project using BIM methodology.
- Solar Plant at Adolfo Suárez Madrid - Barajas International Airport. 142.42 MW.
- Los Nogales Photovoltaic Plant, Ovalle Region (Chile). 9.9 MW.
- Palermo Photovoltaic Plant, Metropolitan Region of Chile. 9.9 MW.
- Torino Photovoltaic Plant, Maule Region (Chile). 8.8 MW.
- Milán Photovoltaic Plant, Maule Region (Chile). 7.36 MW.
- Cantera Photovoltaic Plant, Metropolitan Region of Chile. 3 MW.
- Ratulemus Photovoltaic Plant, Maule Region (Chile). 3 MW.
- Cauquenes Photovoltaic Plant, Maule Region (Chile). 3 MW.
- Olivier Photovoltaic Plant, Coquimbo Region (Chile). 3 MW.
- Olivia Photovoltaic Plant, Coquimbo Region (Chile). 3 MW.
- Soy Solar Photovoltaic Plant, Region IV (Chile). 3 MW.
- Sofía Photovoltaic Plant, Region IV (Chile). 3 MW.
- Photovoltaic Plant in Alcaudete, Jaén. 5.4 MW.
- Hospital El Carmen Dr. Luis Valentín Ferrada in Maipu, Santiago de Chile.
- Hospital Clínico Metropolitano La Florida Dra. Eloisa Díaz Insunza, Santiago de Chile.
- Project and works for the reform of the Brieva Penitentiary Center, Avila.
- Cold and Heat Polygeneration Plant (District Heating and Cooling) ST-4 at the Parc de la Ciencia y la Tecnología Parc de l'Alba.
- Improvement of energy efficiency in 4 buildings of the Government of the Canary Islands.

Technical features

Location: Lima (Peru).
Plot surface: 18,450 m² (198,594.15 sqf).
Built surface: 94,434 m² (1,016,479.12 sqf).
Buildings: 10.
Housing units: 1,104.
Free Area: 69%.
Developer: San José Inmobiliaria Perú.
Architect: Joan Ipince.
Engineering and Project: GSJ Solutions.
Construction: SANJOSE Constructora.
Green Housing Certification.

CONDOMINIO NUEVAVISTA

A residential complex promoted and designed by Grupo SANJOSE (under the MIVIVIENDA regulations), sold in its entirety in 2024. It is located in a prime area in the Bellavista district of Lima, very close to educational centers, hospitals, shopping centres, green spaces, and more.

The project, consisting of 10 buildings that house 1,104 homes, is designed as a gated, quiet condominium with a high percentage of public recreational spaces and green areas that enhance the quality of life for all its residents. Additionally, it has the Green Housing Certification and is equipped with LED lighting and various systems and installations that promote energy and water savings.

URBAN TRANSFORMATION OF LA TABLADA

The largest urban development in Argentina in the last fifty years is located 20 kilometers (12,43 miles) from the centre of Buenos Aires. The urban transformation of La Tablada represents a key project for the future of the Argentine capital, **developing a modern urban space across 112 hectares (276.76 acres), featuring 20,000 homes, over 115,000 square meters (1,237,849.70 sqf) of green spaces, new roads and shared services, as well as underground and surface parking.**

This major urban transformation has been **carefully planned, particularly from an environmental perspective, always prioritising the conservation of the existing surroundings while minimizing impact.** As a result, the project's urban planning concept seamlessly integrates buildings with the existing lakes and green spaces, creating a sustainable and harmonious environment.

Technical features

Location: Buenos Aires (Argentina).

Plot surface: 1,119,255 m² (12,047,560.55 sqf).

Gross Project Area: 823,984 m² (8,869,289.96 sqf).

Built surface: 1,541,257 m² (16,589,952.28 sqf).

Housing units: 20,000.

Green Areas: 115,577 m² (1,244,060.47 sqf) (14.03%).

Roads, Parking & Pavements: 137,571 m² (1,480,801.92 sqf).

Development with Outdoor Parking Spaces: 2,407 spaces.

Architects: Oficina Urbana / Converti + De Marco Arquitectos.

Engineering & Project: GSJ Solutions.

Project Management: Grupo SANJOSE.

GENERAL BELGRANO WATER TREATMENT PLANT

Design and construction of the expansion works carried out on the land adjacent to the existing plant. **This major engineering project will enable the supply of drinking water to the metropolitan area of Buenos Aires, serving over 12 million people, making it one of the largest water infrastructure developments in the district.**

The project aims to increase the daily treated water flow by 1,000,000 m^3/day (35,314,666.7 cu ft/day), raising the plant's maximum production capacity from 1,950,000 m^3/day (68,863,600.11 cu ft/day) to 2,950,000 m^3/day (104,178,266.8 cu ft/day). To achieve this expansion, three new water treatment modules are being constructed (each comprising three flocculation sectors, three decantation sectors, and eight filters) which will be commissioned in phases as the system's construction progresses.

Technical features

Location: Buenos Aires (Argentina).

Built surface: 40,000 m^2 (430,556.42 sqf).

Engineering & Project: GSJ Solutions.

Construction: SANJOSE Constructora / Técnicas de Desalinización de Aguas.

COMERCIAL UDRA

Comercial Udra, the parent company of the commercial division of Grupo SANJOSE , began its activity in the distribution of sports and fashion brands in 1993. It develops its commercial strategy through its subsidiary companies Arserex, Outdoor King, Running King, and Trendy King, operating in Spain, Portugal, and Andorra.

Due to the quality of the services provided, its efficiency, innovation, the use of management systems that improve logistical operations, and the prestige of the brands it represents, Comercial Udra has earned the trust of the main market players and has once again broken sales records in 2024.

SPORTS

ARSEREX

Innovation, authenticity, and passion are the pillars of the Arena brand. Since its founding in 1973, Arena has become a leading brand in swimming. Chosen by both elite professional swimmers and enthusiasts seeking high-performance and quality products.

In 2024, an Olympic year, Arserex strengthened the brand's visibility in Iberia through its sports sponsorships. For this purpose, Arserex has the "Arena Team Iberia," a team of athletes consisting of renowned swimmers and rising stars, who bring great visibility to the brand in both national and international competitions. Among them, Diogo De Matos Ribeiro, world champion in Butterfly in Doha 2024, stands out. Additionally, Arserex maintains sponsorship agreements with the prestigious Real Club Canoe de Natación and the Associação de Natação de Lisboa (ANL).

Arena is sold through stores such as El Corte Inglés, Sprinter, Forum Sport, Décimas, Intersport, and Base Detall, as well as in numerous specialty stores.

RUNNING KING

COROS is a high-performance sports technology brand that helps athletes train to give their best. Comercial Udra, through its subsidiary Running King, has been distributing Coros in Spain, Portugal, and Andorra in the sports channel since 2024. Competitive prices and cutting-edge technology are the features of a brand that is rapidly gaining market share.

RUNNING KING

Founded at the end of 2009 by Nicolas Mermoud and Jean-Luc Diard, Hoka has become the fastest-growing technical running brand in the industry. Its success lies in the comfort of its soles and the innovation of its designs.

Running King has been the official distributor of the brand for Spain, Portugal, and Andorra since 2017. During this time, Hoka has become a benchmark in the specialized running shoe sector in Iberia. In 2024, Running King established three "shop-in-shops" in strategic El Corte Inglés locations as part of a retail expansion strategy to be developed in the coming years. Additionally, Hoka enjoys the trust and recognition of major market operators such as Sprinter, Forum, Deporvillage, and many other specialized stores. Alongside its development as a sports brand, Hoka offers a lifestyle collection, which is successfully distributed through premium boutiques and shoe stores.

Finally, it is worth noting that the sponsorship of elite athletes and sporting events, such as the EDP Media Maratón de Sevilla and the EDP Maratón de Lisboa, continues to significantly increase the visibility of Hoka in our region.

OUTDOOR KING

Outdoor King has been the official distributor of the Teva brand for Spain, Portugal, and Andorra since 2003. Teva, a global leader in outdoor footwear, is part of the American group Deckers Outdoor Corp.

Born in the Grand Canyon 40 years ago, Teva has established itself as a market leader in technical sandals for sporting activities. In recent years, innovation in its product lines and its ability to adapt to new consumer needs have allowed Teva to expand its presence into the world of fashion and comfort. In this way, Teva has broadened its target audience and evolved into a more balanced distribution model, combining traditional outdoor operators with shoe stores and fashion boutiques.

Teva is present in the main sports and fashion stores in the country, such as El Corte Inglés, Sprinter, Calzados Casas, Zapaterías Ulanka, and a wide number of independent stores.

FASHION

OUTDOOR KING

The Hunter brand, with 150 years of history, is a global fashion icon. Each pair of Hunter Original boots consists of 28 pieces of natural rubber, hand-assembled to ensure maximum comfort and protection against the elements. With the help of Outdoor King, the renowned rain boot brand has achieved notable presence and recognition in the Spanish and Portuguese markets.

After its acquisition in 2023 by the American group Authentic Brands Group, the commercial strategy now focuses on expanding the business beyond footwear, through the introduction of textile and accessory collections that maintain the same functional and elegant design that characterizes the brand. These new products have been successfully marketed throughout 2024.

An essential item during the rainy season, Hunter garments are sold through El Corte Inglés and the best boutiques and shoe stores in the region.

TRENDY KING

Buffalo was founded in 1979 when entrepreneur Michael Conradi began importing cowboy boots for the German market. The company developed its own collections and gradually expanded its business worldwide. In 1995, Buffalo launched its famous platform footwear collection with its iconic "cloud sole," and since then, it has accompanied major music stars such as Madonna, Spice Girls, and Cher at their shows. Today, Buffalo continues to offer "unique" footwear aesthetically designed for consumers with personality and their own style.

Trendy King has been distributing Buffalo in Spain since 2023 through a carefully selected range of boutiques and shoe stores.

TRENDY KING

An iconic brand of British casual style, founded by the legendary British tennis player, three-time Wimbledon champion, who gives the brand its name: Fred Perry. Trendy King has been distributing its footwear line in Spain since 2007.

The brand transcended from the tennis courts to the streets. Initially adopted by British urban tribes, it later gained notoriety among a broader range of consumers. Collaborations with designers such as Craig Green and music figures like Amy Winehouse bring a perfect balance of modernity and authenticity to its garments.

The versatility of Fred Perry's clothing allows the brand to appeal to a wide variety of consumers looking for an elegant and timeless option. Its collections are available in the best boutiques and El Corte Inglés.

OUTDOOR KING

The brand Cotopaxi is named after a volcano located in Ecuador, where Davis Smith, the founder of the brand, spent part of his youth and acquired the values that now guide his life.

Founded in 2014, Cotopaxi's mission is to improve the lives of the most disadvantaged people and promote the sustainability of the planet. Their products are perfect for accompanying you on travels and adventures. At Cotopaxi, the quality and technology of their products are as important as their sustainability. In their famous "Del Día" collection, they use fabric remnants from other industries, giving their garments a unique look and contributing to a more sustainable production.

Outdoor King distributes Cotopaxi in Spain, Portugal, and Andorra through a network of specialized Outdoor and Lifestyle stores.

INVESTEE COMPANY

FCPM (Fabricación y Construcción de Prefabricados Modulares) is an innovative company within Grupo SANJOSE, with the capacity to produce over 90 bathrooms per week and 4,500 per year. It has developed an industrialized system that combines technology, quality, and flexibility, offering a construction method that minimizes costs and reduces on-site execution times by approximately 10%.

To simplify complexity, FCPM focuses its operations and strategy on providing solutions to a market that demands the most advanced technological innovations, alongside highly efficient production systems, while meeting rigorous quality controls to ensure an optimal result.

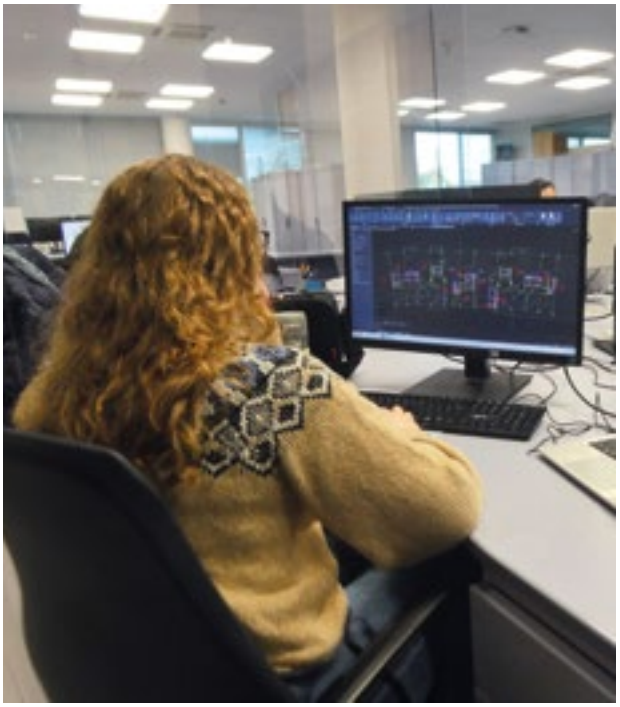
FCPM provides the construction sector with a high-quality prefabricated bathroom solution, from manufacturing to on-site installation. Each product is customized to meet the specific needs and requirements of the client. The entire process is based on Lean Construction/Production principles, optimizing manufacturing processes to become more efficient, faster, cost-effective, and sustainable.

To achieve the desired level of excellence, each project is individually assessed and managed through an industrialized system that integrates all stakeholders and incorporates strict in-house quality controls throughout the entire process–from design and manufacturing to final installation on-site.

BUSINESS STRATEGY

FCPM operates with an integrated and efficient approach, adding value and delivering sustainable solutions that minimize costs. This construction technology views each project as a comprehensive concept, offering a professional service and an optimal, versatile product distinguished by customization, factory-based industrialized construction, complete production control by highly qualified professionals, and quick, easy on-site assembly once the structure is completed.

The bathroom modules come fully equipped with interior finishes, furniture, sanitary fittings, and accessories, as well as pre-installed plumbing, electrical, and climate control systems, among others. **There are no limits at FCPM–all materials and equipment used in the bathrooms are selected by the client, allowing for a wide variety of options, always in line with the specifications approved in the project.**



DESIGN AND TECHNICAL OFFICE

The client provides the partition layouts, installation plans, and finish specifications for the FCPM Technical Office to develop the finalized blueprints for the various bathroom units. Once these final plans are approved by the client, they are sent to the company's different production lines to begin material procurement and manufacturing.

MANUFACTURING

Once the units have been manufactured and have passed the internal quality controls, they undergo final packaging and are stored in FCPM's warehouses until the agreed-upon date for delivery to the construction site.

DELIVERY

The bathrooms arrive at the construction site fully equipped and ready to be connected to the building's general installations. They are placed in their final location using a certified lifting system.

The bathrooms are manufactured on a base that serves as a platform for handling and support for the finishes and various components. They may also be equipped with underfloor heating or prepared for an air conditioning system.

FACOPREMO FACILITIES

Over 20,000 square meters (49,421.08 sqf) are distributed across production lines and several storage warehouses, both for finished products and for raw materials. This enables FCPM to **produce more than 90 bathrooms per week, around 4,500 units annually.**

Subsequently, their experience and logistical capacity allow them to ship their products anywhere in the world from their facilities.

FCPM ADVANTAGES

PROFITABILITY AND EFFICIENCY

Economies of scale, standardization, resource optimisation, and speed in manufacturing are key. With FCPM's industrialized mass production, they offer competitive prices for a quality bathroom that provides the same design and functionality possibilities as those built on-site. The product is delivered directly to the construction site at the agreed time and deadline, always adapted to the project's schedule. Floor by floor, as the building grows.

SPEED AND CONTROL

The technical team at FCPM has extensive experience in engineering and modular systems. All of our services are characterized by a high level of self-demand and oversight to ensure a high level of control and full compliance with the agreed deadlines and quality standards throughout all phases of the project: conceptualization, material selection, planning, manufacturing, and final installation on site.

LEAN CONSTRUCTION/PRODUCTION

FCPM advocates this work philosophy, which provides better quality, maximum value, cost reduction, minimal losses, and shorter delivery times. To achieve this, a production system has been designed that optimizes all available activities and resources (human, time, materials, etc.) and eliminates or minimizes waste.

SUSTAINABILITY / RESPECT FOR THE ENVIRONMENT

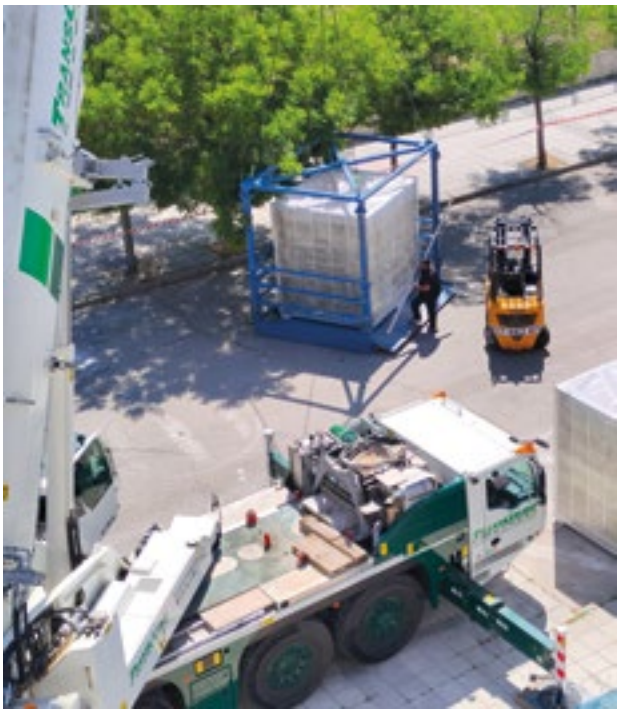
Due to the solutions adopted by FCPM, energy efficiency is improved, and the carbon footprint, water consumption, waste, site acoustics, etc., are reduced. Additionally, a long-term sustainable industrial ecosystem is created that promotes and facilitates the circular economy and fosters a work environment with a lower risk of workplace accidents.

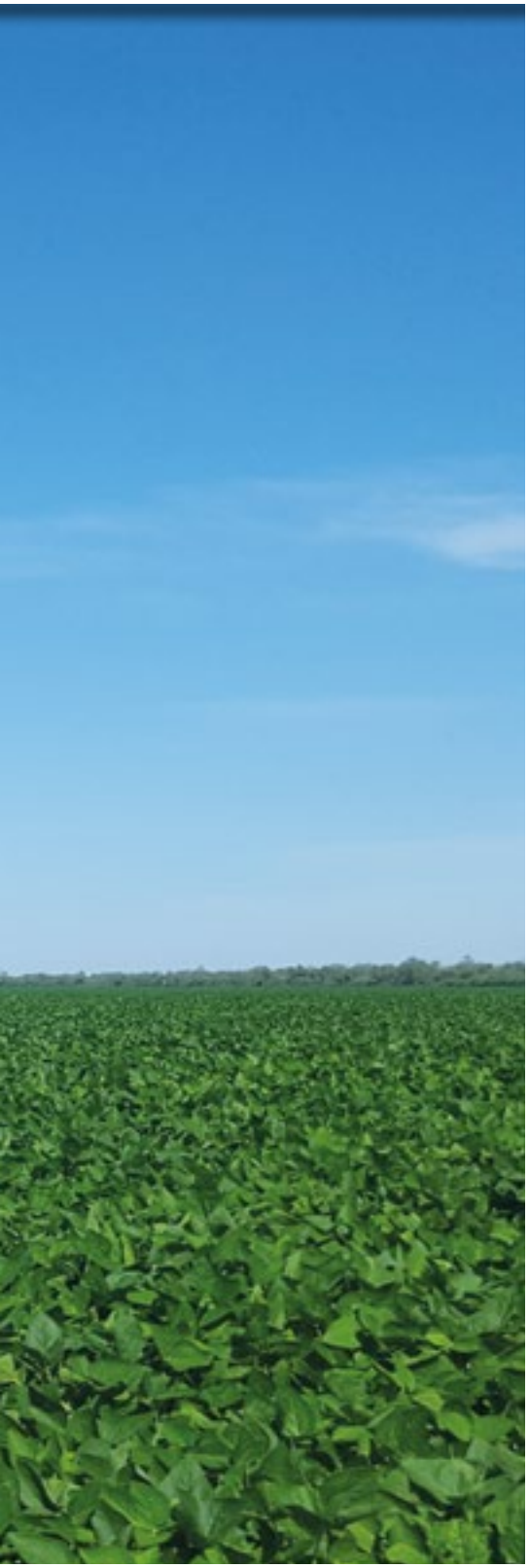
QUALITY AND FLEXIBILITY

After undergoing a thorough internal quality control during its manufacturing and the verification of all installations, FCPM delivers durable, resistant products with a carefully considered aesthetic, designed and manufactured with total precision for implementation in each project. These products are adaptable to the architect's designs, the specific needs of each project, and all the requirements of major sustainability certifications (LEED, BREEAM®, Passivhaus, etc.).

APPLICABLE TO ALL TYPES OF PROJECTS

Given the flexibility provided by its solutions, its products are suitable for all types of constructions: homes, residences, hotels, hospitals and healthcare centers, administrative buildings, educational institutions, etc.





Carlos Casado S.A.

INVESTEE COMPANY

Carlos Casado is one of Latin America's leading agribusiness companies. It is an Argentine corporation, publicly traded on the Buenos Aires Stock Exchange (since 1958) and the New York Stock Exchange (since 2009). Among its most significant assets is the ownership of 200,000 hectares (494,210.81 acres) in the Paraguayan Chaco, a region within Mercosur with a stable social and institutional framework.

Founded in 1883 by D. Carlos Casado del Alisal, the company has always been known for its pioneering and innovative approach across all its activities. It operates under sustainable production models, continuously increasing the value of its land while achieving significant advancements and improvements in its agricultural and livestock developments. This has allowed Carlos Casado to establish itself as a key global food supplier.

Carlos Casado is committed to sustainability, ensuring the preservation of natural resources throughout the production process while respecting different ecosystems and protecting the environment. Its business model prioritizes responsible land stewardship and future sustainability, always based on thorough environmental impact assessments, compliance with legal requirements, and adherence to local regulations.

Innovation is a fundamental principle of the company. By integrating new technologies and continuously improving its operations, Carlos Casado aims to generate prosperity more efficiently and in a way that is more respectful of the environment.

BUSINESS STRATEGY

The socio-economic development of a property or estate must be respectful of the existing natural environment and should not compromize the resources or opportunities of future generations. Carlos Casado consistently follows this strategy, ensuring that each piece of land is used in the most suitable manner, always adhering to principles of sustainability, profitability, and respect for the natural and social environment. Based on its experience and thorough studies, the company transforms original lands into rational and productive operations capable of:

-Increasing asset value, both through infrastructure and improvements made to the land and by enhancing its future productivity potential.

- Adding value through the use of innovative methodologies and the application of cutting-edge technologies to optimize land performance.
- Establishing a sustainable and long-term agricultural-livestock model.
- Ensuring investment profitability and delivering an optimal final product.

Carlos Casado's strategic plan is based on key parameters essential for its future:

- Geographical expansion.
- Enhancement and utilisation of its assets.
- Consolidation of a sustainable and innovative agricultural-livestock model, supported by skilled teams and proprietary systems.
- Significant investments across all its areas of activity.

In 2024, the company has undertaken major initiatives to promote awareness and dissemination of Carlos Casado's work:

- A visit from CREA Córdoba to our Jerovia estate to explore the replication of a successful livestock farming model.
- Leading commercial and investment banks visited our production sites.
- Active participation in all major agricultural and livestock congresses and events in the country, with Carlos Casado serving as an exhibitor at many of them.

The primary objective of Carlos Casado's business strategy is the appreciation of its assets.

BUSINESS LINES

LAND TRANSFORMATION

Transforming unproductive land into livestock farming areas, converting livestock land into agricultural land, or applying cutting-edge technologies to enhance agricultural yields leads to greater land appreciation.

In recent years, the prices of farmland in the Southern Hemisphere (mainly Mercosur) used for agricultural production have increased, although they remain relatively low compared to those in the Northern Hemisphere (USA and Europe).

A thorough evaluation of various factors is crucial for successful land transformation. In addition to assessing land location, it is essential to conduct soil and water analysis—including soil quality and its suitability for the intended use (agriculture or livestock production). Other key considerations include land parcel classification, previous land use, improvements made, easements, rights of way, or other applicable ownership conditions, as well as satellite imagery (useful for revealing soil drainage characteristics across different precipitation cycles).

To this end, Carlos Casado employs the most advanced precision agriculture and livestock farming systems, including weather stations, digital rain gauges, and in-depth soil analysis using drone technology.

As of 2024, Carlos Casado holds land reserves in the Paraguayan Chaco, in the Department of Boquerón, covering 200,794 hectares (496,172.83 acres) distributed across 21 estates. Of these, 132,281 hectares (326,873.50 acres) have an Environmental Licence, while 68,513 hectares (169,299.33 acres) remain reserved for future developments.

The two most significant road infrastructures in the area are:

-Route 9 Traschaco: Connects the Eastern Region with the Paraguayan Chaco, reducing travel time from Asunción to the Chaco (completed).

-Bioceanic Corridor Route: Links Brazil's Central-West region, Northern Paraguay, and Chilean ports, providing strategic access to both the Atlantic and Pacific Oceans (under construction).

Both routes run adjacent to Carlos Casado's properties, positioning them in strategic areas that will facilitate the entire production chain and significantly enhance their value and productivity.

In terms of land development, preparations continue for agricultural and livestock activities. **The 2024/25 agricultural campaign will cover 6,800 hectares (16,803.17 acres), with projected growth in the coming years.** Meanwhile, livestock activities are carried out across three ranches, where annual land clearing and improvement plans are implemented: Mbigua with 3,400 hectares (8,401.58 acres) of pasture for breeding; Jerovia with 2,525 hectares (6,239.41 acres) available for fattening and breeding and Fondo de la Legua with 1,000 hectares (2,471.05 acres) of well-maintained pastureland for breeding. **This results in a total livestock farming area of 6,925 hectares (17,112.05 acres) across the three ranches.** To accommodate the natural growth of the cattle herd, in early 2023, Carlos Casado began transforming 2,900 hectares (7,166.06 acres) in Estancia Formosa—adjacent to Jerovia—for livestock breeding. Phase 1 (1,450 ha / 3,583.03 ac) has already been completed, and Phase 2 (1,450 ha /3,583.03 ac) will soon begin. These livestock development projects include the construction of perimeter fencing, lanes, and corrals; creation of ponds and water storage facilities, alongside a pipeline network for watering stations and necessary infrastructure for the establishment of this new livestock production unit.

Additionally, as part of the expansion plan, land clearing and forestry cleaning work is scheduled as the first phase of transformation in Casado Norte (16,730 ha / 41,340.73 ac), a company-owned estate located 65 km (40.39 miles) north of Estancia Jerovia. This work will progress throughout 2025, leading to the implementation of the planned agricultural development phase.

AGRICULTURE

Carlos Casado carries out all its agricultural activities on its own land in the Central Chaco, a region known for its highly fertile soils. The company focuses on rainfed soybean and corn production, employing a balanced crop rotation strategy to preserve soil potential.

Innovation and Technology Research, development, and innovation (R&D&I), along with new satellite-based management and information technologies, are key tools for long-term agricultural productivity growth. Carlos Casado actively engages in experimental crop development to identify the best-performing varieties and explore new crops suited to the climatic and environmental conditions of the Chaco region.

The agricultural business is carried out with a sustainable and highly efficient model, under the no-till farming system with the use of cover crops during winter. Innovative practices are employed, incorporating the latest technology in processes and inputs. All this allows for high efficiency and resource optimisation, which is reflected in good results that increase the value of the land. Carlos Casado also takes part in various sustainability initiatives, through which assisted traceability and sustainable practices are implemented to ensure the sustainability of cultivation. Furthermore, the carbon footprint is measured, which helps achieve recognition from international certifiers.

The conservation of soil fertility and environmental care is an important part of the entire process. Therefore, the soils are carefully managed to preserve and improve their physical properties, preventing erosion processes. Crop rotation and the use of cover crops are common practices.

The company uses cutting-edge precision agriculture machinery services, outsourced and with high operational capacity to achieve maximum operational efficiency. A policy of loyalty and support is followed to ensure continuous improvement. All sowing machinery used operates under the direct seeding method, complemented by ground sprayers, aerial applicator aircraft, and harvesters, all equipped with tracking systems and digital information technology. Since 2022, a selective sprayer has been used for ground spraying tasks, while aerial spraying with drones has also been introduced, achieving greater efficiency in crop development applications and reducing environmental impact.

At the start of the 2024/25 season, the cover crop policy (winter crops) was continued to maintain soil fertility. Cover crops such as millet, rye, turnip, triticale, canola, and wheat were used, with the latter two also having a commercial purpose. This season, cover crops were sown, yielding very favourable results for the soil, as they protected it from erosion, created filtration channels, and controlled weed growth, leading to cost savings in subsequent fallow operations.

LIVESTOCK

This region is characterized by its highly fertile soils, which enable the production of high-yield, high-quality, and low-cost forage. Direct grazing achieves high productivity and efficiency in animal production, enhancing profit margins and increasing land value.

Carlos Casado's activities are carried out on privately owned, previously developed land, equipped with top-tier livestock infrastructure. The available production options include:

- Breeding: A herd of breeding cows on pasture, with the sale of male calves and surplus females.
- Full Cycle: Breeding, rearing, and fattening of male and female calves until they are ready for sale.
- Fattening: The intake of male or female livestock for fattening on pasture until they are sold.

Carlos Casado's herd consists of Brahman and Brangus breeds. By studying the land on which they graze and their adaptation to the environment, the breeding process is optimized, ensuring that the animals are in the best possible condition for sale.

In addition to maintaining the traditional veterinary health monitoring, adhering to all international regulations for disease prevention through clinical testing and vaccination, the company is in the process of implementing an animal control and traceability system to obtain the Meat Sales Certification for the United States and the European Union.

Livestock management is carried out using electronic identification of cattle, with the aim of maximizing individual performance and supporting critical decisions regarding health, breeding, and finishing, as well as ensuring detailed traceability. All of this is certified by the International Committee for Animal Recording (ICAR).

In 2024, the company continued its artificial insemination plan, which had been previously launched, with the objective of obtaining and selecting high-quality breeding bulls to gradually improve the genetics of the herd.

Sales in 2024 amounted to 1,896 head of cattle, while the number of calves produced was 3,360.

INVESTEE COMPANY

Crea Madrid Nuevo Norte—jointly owned by Grupo SANJOSE, Merlin Properties, and BBVA—is the company driving forward Madrid Nuevo Norte (MNN), Madrid's largest urban transformation project and one of the most significant in Europe.

This initiative, born from public-private collaboration, has received the broadest institutional, political, and social consensus. Strategically located, the project is based on the complete renovation of the Madrid-Chamartín-Clara Campoamor Station and the integration of railway land into the city. It envisions a human-centered urban model, prioritizing public transport, green spaces, sustainability, and technological innovation to improve urban living.

In December 2024, Crea Madrid Nuevo Norte and public railway entities (Adif, Adif Alta Velocidad, Renfe Operadora, and Renfe Ingeniería y Mantenimiento) formalized the transfer of land in the Chamartín and Fuencarral railway areas before a notary. Through this transaction, the company has acquired the land and urban development rights exceeding one million square meters, representing approximately 50% of the Madrid Nuevo Norte urban regeneration project.

MADRID NUEVO NORTE

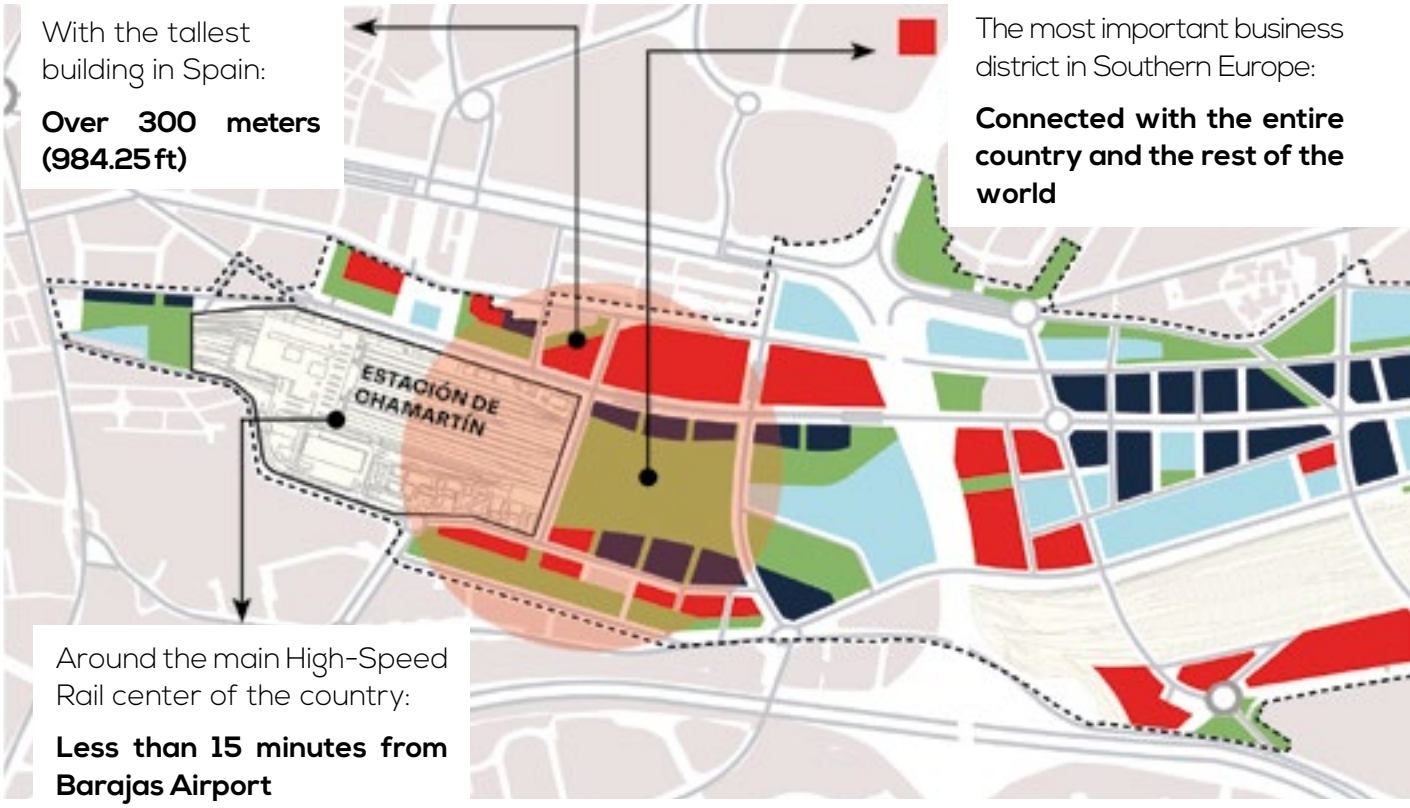
Madrid Nuevo Norte (MNN) is Madrid's landmark urban transformation project of the 21st century, offering a historic opportunity for urban regeneration. Its scale and ambition are unparalleled, particularly in its plan to cover the railway tracks, bridging the divide they created and revitalizing underused land in the heart of the capital.

MNN is a unique large-scale urban intervention, spanning 3,356,196 square meters (36,125,793.08 sqf), regenerating over 2.3 million square meters (25,454,764.451 sqf) of disused land, and transforming a 5.6-kilometer-long (3.48 miles) corridor through northern Madrid. This stretch extends from Mateo Inurria Street, near Plaza de Castilla, to the M-40, a distance comparable to that between Plaza de Neptuno and Plaza de Castilla.

The scale of its area of intervention is significant, but its privileged location is what truly makes MNN unique.At its core lies Madrid-Chamartín-Clara Campoamor Station, and with Adolfo Suárez Madrid-Barajas International Airport just 15 minutes away, the project boasts unmatched local, regional, national, and international accessibility in a European context.

MNN goes beyond its physical scope; it is a project for the entire city, enhancing quality of life, creating thousands of jobs, and delivering 10,500 new homes (2,100 of which are social housing). It will also establish a new business district, vast green areas, quality public spaces, and key infrastructure, alongside the development of a cutting-edge public transport model. Furthermore, 76.65% of the project's land will be publicly owned and used.

According to the 2021 study 'Socioeconomic Impacts of Madrid Nuevo Norte' by the L. R. Klein Economic Forecasting Institute at the Autonomous University of Madrid, MNN will create 348,064 jobs – 201,576 during construction and 146,488 in the operational phase. Additionally, the urban regeneration works in northern Madrid, which include MNN and related projects like the renovation of Madrid-Chamartín-Clara Campoamor Station, the restructuring of major traffic hubs in northern Madrid, and the covering of the last section of Paseo de la Castellana, will generate an economic **impact of €15.2 billion at the national level (equivalent to 1.3% of Spain's GDP) and €12 billion for the Community of Madrid (5.2% of its regional GDP).**

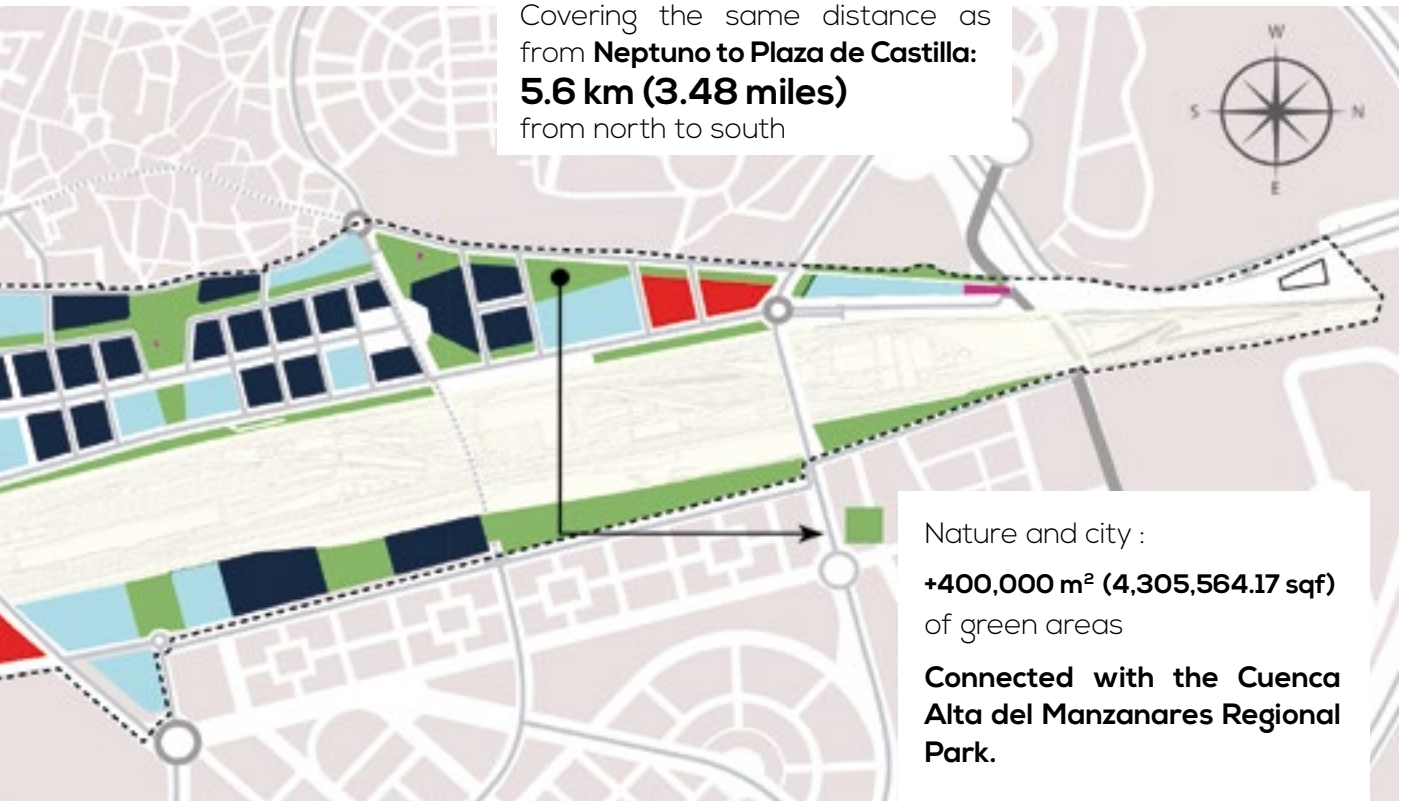


MNN pioneers a new urban model based on sustainable urban planning best practices. It is an innovative city model, aligned with the highest sustainability standards of 21st-century urbanism. Notably, **it is Europe's first urban project to obtain both LEED and BREEAM precertifications, making it one of the most sustainable developments in the world and the most advanced in Europe.** Additionally, the European Commission has recognized it as a pilot project and benchmark for innovation, selecting it for the Horizon 2020 (H2020) programme on urban decarbonisation and incorporating it into the PROBONO project.

Moreover, MNN is Spain's first major urban development certified in the use of BIM (Building Information Modelling) methodology. Crea Madrid Nuevo Norte, the primary private-sector promoter, has been awarded BIM certification for its technical team, project management, and information development. This certification guarantees the use of digital tools, in which Crea Madrid Nuevo Norte is a pioneer, ensuring efficiency, cost savings, enhanced coordination, improved safety, and superior construction quality throughout the project's execution.

Technical features

Area of Intervention: 3,356,196 m² (36,125,793.08 sqf).
Area Excluding Railway Tracks: 2,364,825 m² (25,454,764.451 sqf).
Total Buildable Surface: 2,657,313 m² (28,603,079.08 sqf).
Public Use and Ownership Land: 76.56%
Facility Surface: 252,094 m² (2,713,517.23 sqf).
Tertiary Buildability: 1,608,778 m² (17,316,742.27 sqf).
Residential Buildability: 1,048,535 m² (11,286,336.81 sqf).
Housing units: 10,500 (8,400 private and 2,100 social housing)



Covering the same distance as from **Neptuno to Plaza de Castilla:**
5.6 km (3.48 miles)
from north to south

Nature and city :
+400,000 m² (4,305,564.17 sqf)
of green areas

Connected with the Cuenca Alta del Manzanares Regional Park.

MADRID - CHAMARTÍN - CLARA CAMPOAMOR STATION

This infrastructure gives meaning to the entire project. Following its complete renovation, the future station will multiply its potential as a first-class transport hub, becoming one of the most important transport nodes in Europe and the starting point of the new public transport network of MNN.

The new railway complex will bring together all High-Speed Rail services in the country and all local train lines in the region. Additionally, the new underground transport interchange to be built next to the station will provide access to several Metro lines as well as urban and intercity bus routes. It is also worth noting that Adif will unify the High-Speed Rail services of Madrid's two major stations (Atocha and Chamartín), which will mean, on a national scale, the connection of the currently separate High-Speed Rail networks. This ambitious railway plan also includes a significant improvement to Madrid's local train services.

Furthermore, the station, featuring an avant-garde architectural design, will become a new visual icon for Madrid. Both the building and its surroundings will transform into a center of urban life for Madrid's residents, offering business, commercial, cultural, and leisure activities. It will be a place not only for efficient travel but also for enjoying an attractive environment with an extensive range of services.

PUBLIC TRANSPORT AND MOBILITY

Centered around Madrid - Chamartín - Clara Campoamor Station, MNN structures a powerful and innovative public transport network that will not only serve the new neighbourhoods but also significantly transform the way Madrid's residents travel.

The street design, with safe and accessible routes, ground-floor shops, and short walking distances, will encourage pedestrian movement. The MNN city model is designed so that everything citizens need daily is just a few minutes away.

The new public transport network will include: a new Metro line, 3 kilometers in length, with 3 stations, starting from Chamartín Station and running longitudinally through the entire área; a new local train station (Fuencarral Norte) and the complete renovation of the two existing stations, Chamartín and Fuencarral; more than 3 kilometers of an innovative Priority Bus system with its own platform and traffic light priority, which will allow travel in less time and with greater comfort; the large interchange that will be built next to Chamartín Station, allowing access through a single underground infrastructure across four levels to urban and intercity buses, the Metro, local trains, the High-Speed Rail network, as well as the airport in under 15 minutes; the La Paz Intermodal Area, which will organise the operations of the nearly 40 intercity bus routes that currently congest Paseo de la Castellana; the creation of two major surface modal interchange areas in the northern part of the development, which will generate neighbourhood centers full of activity; a network of 13 kilometers of cycle lanes to facilitate cycling as a complement to walking, both for moving within the future new neighbourhood and for reaching other nearby areas, which will be connected to the Green Cycling Ring and the Colmenar Viejo cycle lane.

CONNECTIONS AND STREETS

MNN multiplies connections to facilitate travel in the north of the city, improving mobility in the area and ending the decades-long isolation of the neighbourhoods surrounding the project.

North-South. Agustín de Foxá is the main structuring axis of the project from North to South. In parallel, Bambú Street extends towards Antonio de Cabezón. Both axes will cross the M-30 highway via separate bridges, and the existing bridge of Mauricio Legendre will be expanded.

East-West. North of the M-30, three bridges, a road tunnel, and a pedestrian and cycle footbridge will be built. South of the M-30, 13 hectares (32.12 acres) of railway tracks will be covered, creating a large park over this infrastructure and reclaiming urban space where there is currently a vast empty area. Avenida de San Luis will be extended to connect with Viejas Street, at the height of the San Cristóbal estate and the Cuatro Torres. Additionally, two new streets will surround Chamartín Station from the north and south, linking with Sinesio Delgado, Monforte de Lemos, and Pío XII.

La Castellana covered in green. Paseo de la Castellana will not be extended as a vehicular traffic road but will end at the Nudo Norte junction. The section from Sinesio Delgado Street to the M-30 will be placed underground to create a surface-level park. Its axis will re-emerge further north, beyond the M-30, transformed into a large green corridor with pedestrian and cycle priority, connecting with the El Pardo mountain area.

GREEN SPACES

The streets, squares, and parks of MNN are designed to be lived in, with nature and green spaces playing a central role. They are created with the people who will enjoy them every day in mind. The parks form a genuine green network, connecting people with the existing natural areas in the north of Madrid and the protected spaces of the Cuenca Alta del Manzanares. The more than 400,000 square meters (4,305,564.17 sqf) of green spaces in MNN will integrate with existing parks and be structured around several key features:

-The Central Park is a unique new green space created over the covered railway tracks of Chamartín. With a surface area of 13 hectares (32.12 acres), this green lung will become an iconic space for the city. In addition to featuring distinctive design and landscaping, its location—surrounded by the Business Center and next to the new Chamartín Station—will give it a unique character.

-The Green Axis of MNN is a linear network of parks that connect to one another and to the city's existing green spaces, bringing nature closer to Madrid's residents and introducing valuable ecosystems into the heart of the city. This environmental corridor runs through the project from north to south, providing a natural link between El Pardo mountain and the future Metropolitan Forest of the capital.

-The Two Chapels from different historical periods—San Roque from the 16th century in Mudejar style and Nuestra Señora de Lourdes from the 19th century in Neo-Mudejar style—will preserve the historical context in which they were built. They will remain in their original locations and serve as focal points within their respective parks, becoming central features of the new green areas.

PUBLIC FACILITIES

A city designed for people. The more than 250,000 square meters (2,690,977.60 sqf) of land designated for public facilities have been planned with a clear premise: schools, health centers, cultural and social centers, sports complexes, and other amenities must not only meet the needs of the new residents moving into the area but also address the long-standing demands of neighbouring districts, which currently lack sufficient public facilities.

For this reason, the locations of these new public amenities have been determined through an in-depth and meticulous study of the needs of each neighbourhood, always taking into account the opinions of local residents.

HOUSING

A total of 10,500 housing units will be built to help meet the residential needs of northern Madrid, a highly sought-after area with a historic shortage of new housing. This high-quality and well-designed homes stock will feature maximum energy efficiency and will coexist with complementary uses such as offices, public facilities, and local commerce. Twenty per cent of the homes (2,100) will be social housing–twice the amount required by law.

SHOPS

The commitment to local commerce is a key feature of Madrid Nuevo Norte. Ground-floor shops play a decisive role in bringing the streets to life, encouraging people to step outside, use public spaces, and interact with one another. For this reason, 90% of the residential and office blocks in MNN will have street-level retail spaces. Prioritizing small local shops over large retail centers will help revitalize the local economy and support traditional neighbourhood commerce, which is more in tune with Madrid's urban character.

In Fuencarral, the northernmost part of the project with a more residential feel, neighbourhood shops will take center stage. Meanwhile, south of the M-30 highway, in the Business District, the high density of offices and housing, along with the area's iconic identity, will give ground-floor shops a more representative character.

CANAL DE ISABEL II AND WATER CYCLE

MNN includes the complete renovation of key pipelines managed by Canal de Isabel II, the public company responsible for water cycle management in the Community of Madrid. These pipelines transport 80% of Madrid's drinking water. In total, over 12 kilometers (7.46 miles) of pipes will be replaced to maximize water resource efficiency and optimize water consumption management.

To enhance the performance of these infrastructures, the most innovative water capture and reuse systems will be implemented, ensuring an efficient water cycle management. Additionally, a stormwater tank will be built to store rainwater, regulate its flow to treatment plants, and prevent river pollution.

BUSINESS CENTER

To compete on the international stage, Madrid requires a next-generation Business Center with high-quality office spaces, strategically located next to a world-class transport hub. This will meet the current demands of businesses and reinforce the role our capital must play globally. The creation of this major business hub, set to become the most important in Southern Europe, will be key to generating quality employment and attracting international talent.

The design of the Business Center has been informed by in-depth studies of recently developed business districts worldwide.

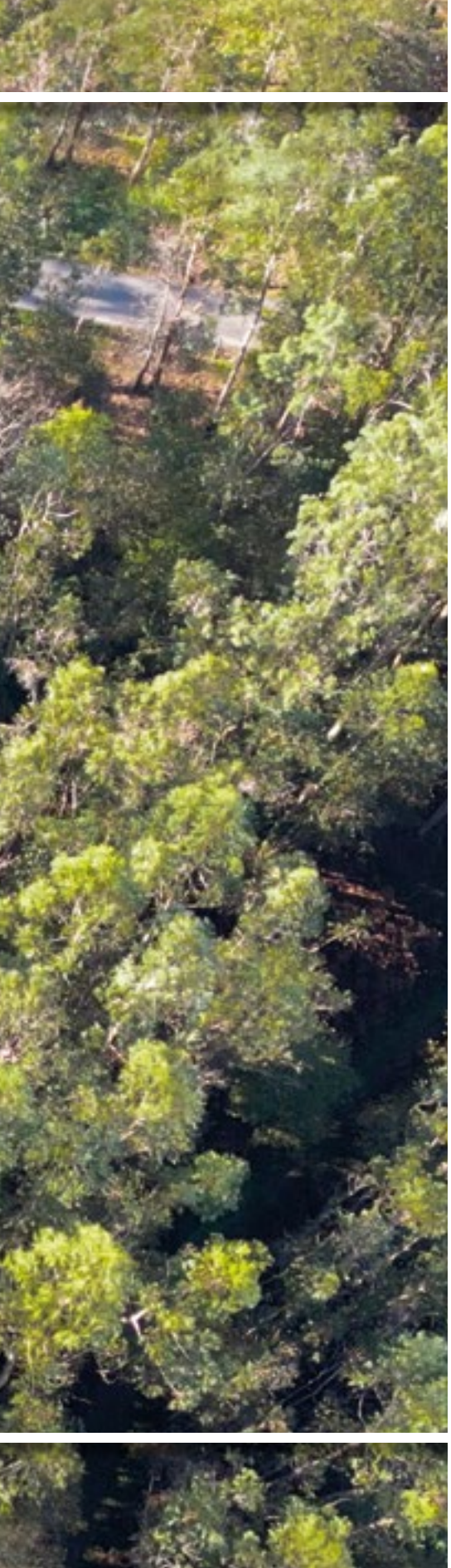
As a result of these insights, priority has been given to the quality of public spaces and the well-being of those who work and live in the area, through a balanced mix of office spaces, residential buildings, and commercial areas.

MNN will provide Madrid with a state-of-the-art office district tailored to meet the needs of leading global companies, positioning the city as a hub for business innovation.

Madrid must offer sufficient modern, flexible, sustainable, and efficient workspaces to accommodate the evolving needs of future enterprises, reflecting emerging trends that will shape the coming decades.

The new skyline has been carefully designed to integrate seamlessly and harmoniously with the existing one, complementing the Cuatro Torres and the IE Tower. This new city profile will feature a standout skyscraper that could reach up to 300 meters (984.25 ft) in height, alongside two other buildings of a similar scale to those already present.

Stretch Vilaboa - A Ermida of the future A-57 Highway, Pontevedra (Spain)



GRUPO SANJOSE

CORPORATE SOCIAL RESPONSIBILITY

PRINCIPLES AND COMMITMENTS

The Group's objective is to uphold strong ethical principles, ensure transparency, and apply them in all its actions. SANJOSE adheres to the 10 principles of the United Nations Global Compact on human rights, labour, environment, and anti-corruption, which stem from the Universal Declaration of Human Rights, the International Labour Organization's Declaration on Fundamental Principles and Rights at Work, the Rio Declaration on Environment and Development, and the United Nations Convention against Corruption:

- Support and respect the protection of internationally recognized human rights.
- Avoid complicity in human rights abuses.
- Respect freedom of association and the right to collective bargaining.
- Eliminate all forms of forced or compulsory labour.
- Effectively abolish child labour.
- Eradicate discrimination in employment and occupation.
- Support precautionary approaches to environmental challenges.
- Promote initiatives for greater environmental responsibility.
- Encourage the development and diffusion of environmentally friendly technologies.
- Combat corruption in all its forms, including extortion and bribery.

The principles of the United Nations Global Compact are applied across the entire organisation, including all divisions and countries within the Group, and are reflected in human resources policies, contracts with suppliers and clients, as well as any other area that may impact these principles.

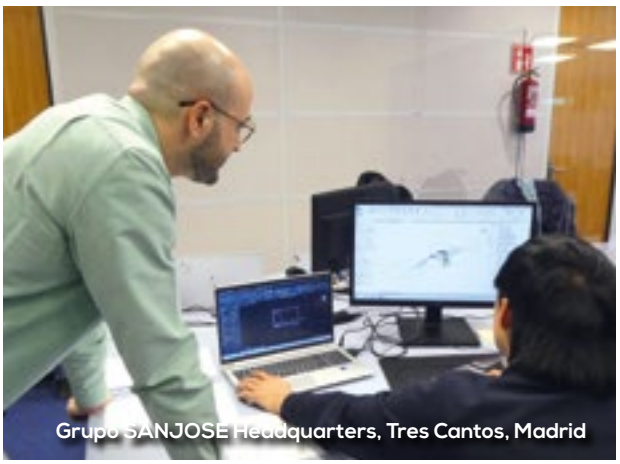
Likewise, Grupo SANJOSE views Corporate Social Responsibility as a firm commitment to the well-being of society and individuals, considering it a strategic pillar and a distinguishing factor since its foundation. This commitment is reflected in:

- Prioritizing people's well-being, the quality of their working conditions, equality, and training.
- Promoting a culture of Occupational Risk Prevention at all levels of the Group.
- Respecting diversity and implementing equal opportunity policies, fostering human and professional development.
- Commitment to sustainable development and environmental protection, minimizing pollution and waste generation.
- Public service orientation and wealth generation, contributing to social, economic, and environmental progress through R&D&I policies and high-quality products and services.
- Implementing formal procedures for open dialogue with all stakeholders.
- Maintaining a policy of transparency in communication.

This commitment is applied across all of the Group's activities and is supported by a clear strategy for an effective due diligence process, highlighting several key elements:

- Integrating due diligence into governance, strategy, and the business model.


Madrid - Chamartín - Clara Campoamor Railway Station


Grupo SANJOSE Headquarters, Tres Cantos, Madrid

- Collaborating with affected stakeholders at all key stages of the due diligence process.
- Identifying and assessing adverse incidents.
- Taking measures to address these adverse incidents.
- Monitoring the effectiveness of these efforts and ensuring clear communication.

In 2016, Grupo SANJOSE implemented the Group's Code of Conduct and Anti-Corruption Policy. To achieve this, an in-depth analysis was carried out in collaboration with the relevant departments, allowing for the definition of improvement objectives. Among other measures, mechanisms for dissemination and communication channels were established to encourage appropriate conduct among all individuals involved in the Group and to facilitate access to relevant information and established regulations.

With the aim of establishing guidelines for professional, ethical, and responsible behaviour, as well as implementing a control system to ensure compliance and detect potential irregularities, Grupo SANJOSE has a "Code of Conduct", an "Anti-Corruption Policy", and a "Corporate Organisation and Management Model for Crime Prevention". These are mandatory for all professionals, regardless of their hierarchical level, the activities they carry out, the country where their registered office is located, or where they operate.

SANJOSE is a publicly traded company that is transparent and committed to social responsibility, maintaining and adapting its Corporate Governance to align with the best national and international practices in this field. The company has demonstrated the fundamental pillars that define its conduct, always based on a high level of commitment to the values of safety, sustainability, respect, integrity, honesty, equality, solidarity, innovation, and continuous improvement.

The Group firmly believes that the development of these policies and regulations has embued this corporate culture in all its professionals. Due to their transparency, they have also created a ripple effect across all its stakeholders and the individuals or entities it collaborates with, fostering a much more responsible environment. For this reason, third parties interacting with Grupo SANJOSE in the course of its activities must be aware of its values and comply with its regulatory codes, accepting their application in all joint relations.

To ensure adherence to these principles, the company has an internal Oversight Body, which maintains a continuous and transparent flow of information and communication with the Board of Directors. This body is responsible for monitoring and ensuring compliance with the principles defined by the Group.

The "Code of Conduct", "Anti-Corruption Policy", and "Organisation and Management Model for Crime Prevention" of Grupo SANJOSE are fully published on its website – www.gruposanjose.biz – for the awareness of its professionals, stakeholders, and all third parties with whom it interacts.

Furthermore, the Group maintains open communication channels with its key stakeholders (shareholders and investors, clients, suppliers, and the media). It also operates an Internal Information System, allowing any individual to securely report to the company any potential acts or omissions that may breach the established operational guidelines enforced by SANJOSE across the entire business group.


Adolfo Suárez Madrid-Barajas International Airport


Aloft Madrid Gran Vía 4-star hotel

STRATEGY, BUSINESS MODEL, AND VALUE CHAIN

Grupo SANJOSE positions itself as a key player in the construction sector, which remains the core of its activities. This is complemented by strategic business lines such as concessions, services, renewable energy and energy efficiency, real estate, among others. This diversified approach helps mitigate risks associated with relying on a single sector or geographical market. It also enhances the Group's ability to adapt to the challenges of an ever-evolving and competitive global environment.

The primary objective of GSJ is to ensure sustained growth. To achieve this, it maintains construction as the main driver of growth, expanding its international presence while upholding high-quality service standards. This strategy is further strengthened by the development of complementary business lines that align with its core construction activities.

Grupo SANJOSE is deeply committed to customer satisfaction and fostering collaboration with strategic suppliers, promoting innovation and the integration of advanced technologies into its projects. This commitment also extends to environmental responsibility, not only by managing and minimizing the negative impact of its activities but also by implementing efficient and sustainable construction solutions. The Group's main subsidiaries have held ISO 14001 environmental management system certification since 2003.

Stretch Olivares de Duero - Tudela de Duero of the A-11 Duero Highway, Valladolid

CLIENTS

Grupo SANJOSE stands out for its commitment to intelligent and adaptive management, enabling it to provide customized and flexible solutions to its clients. This approach ensures swift responses to market changes and the specific needs of each project, guaranteeing that clients receive high-quality services and cutting-edge technology in every service. Moreover, its client commitment is built on a foundation of transparency, integrity, and goal achievement, fostering long-term satisfaction and loyalty.

SHAREHOLDERS

SANJOSE promotes a dynamic and diversified business model that ensures risk diversification and a solid foundation for generating sustainable revenue. Combined with efficient resource management, this approach maximizes profitability and guarantees a stable and growing return on investment for shareholders. Diversification and operational efficiency are key to the Group's resilience and ability to adapt across different markets.

EMPLOYEES

The Group provides its employees with a highly skilled technical environment (R&D&I), where continuous innovation and the development of advanced competencies are strongly encouraged. This commitment to training and professional growth enables employees to build a solid career. Additionally, SANJOSE fosters a culture of stability and global growth, promoting career development within an environment of stability and opportunities, further strengthened by the Group's international expansion.

SUPPLIERS

By prioritizing sustainable and local practices within its supply chain, Grupo SANJOSE establishes trust-based, long-term relationships with its strategic suppliers, supporting them in their growth and in adopting responsible practices. This ensures the quality of the inputs and services used in projects, strengthening a resilient and responsible supply chain that contributes to SANJOSE's sustainability objectives and to local economic development.

SOCIETY

Grupo SANJOSE is committed to corporate social responsibility, actively working on projects that respect the environment, promote sustainability, and improve the quality of life in the communities where it operates. Additionally, infrastructure projects contribute to the development of cities and the well-being of people, generating both social and environmental benefits. The Group also focuses on quality and excellence in each of its projects, which not only adds value for clients but also drives sustained growth and the modernisation of cities.

PEOPLE

At Grupo SANJOSE, there is a firm belief that people are the central axis of the strategy and the driving force behind its success. GSJ believes in the talent and responsibility of its entire team as the engine for transforming society, embracing diversity, and driving business success. Self-responsibility and self-demand are integral to its corporate culture. With the goal of learning, improving, and innovating across all areas, the Group integrates ethics, social responsibility, and sustainability into all its training programs.

SANJOSE sees its human team as its most valuable asset, and the selection, training, and management of this team with a focus on diversity is a priority. The experience, knowledge, and adaptability of its professionals in different environments and markets are key to the company's competitiveness and the achievement of its objectives.

Investing in the talent of its teams and in innovative solutions provides significant added value to the company and enables it to meet the demands of its clients and the markets in which it operates. Grupo SANJOSE is convinced that investing in its HR is investing in leadership, growth, R&D, and ultimately, investing in the future.

Additionally, GSJ fosters an inclusive, healthy work environment where discrimination has no place, working daily to achieve excellence and reinforce the talent of its teams.

All teams deployed to the various projects it develops, both national and international, share GSJ's values and adopt the 10 principles of the UN Global Compact on human rights, environment, and anti-corruption as their own. They all share one vision: to be a global company with international development, a commitment to customer service, and creating value for society, offering innovative and global solutions for the proper management of resources, the improvement of infrastructures, with the goal of improving the quality of life of citizens and contributing to the sustainable progress of society.

The management of HR at Grupo SANJOSE is inspired by ethical codes focused on equal opportunities, cultural diversity, the internal promotion of the best talent, and the demand for values such as engagement, responsibility, perseverance, commitment, trust, and respect.

Grupo SANJOSE analyses and evaluates how its business activity impacts its professionals, focusing its efforts on enhancing their development, ensuring safe and equitable working environments, strengthening the technical and strategic capabilities of its teams, and driving innovation and competitiveness. In the same way, GSJ places a strong emphasis on promoting diversity and inclusion, initiatives that foster cohesion and talent retention. The management practices at Grupo SANJOSE align with the principles of the UN Global Compact and are supported by solid ethical codes that ensure equal opportunities, respect for human rights, and the promotion of environmental sustainability.

PERSONNEL SELECTION

The personnel selection process at Grupo SANJOSE is aimed at finding qualified professionals who meet the requirements of the requested position in terms of education, experience, skills, and competencies.

The HR selection policies at Grupo SANJOSE are based on attracting, motivating, and retaining talented individuals with the goal of promoting excellence and high-quality work.

Selection is carried out through collaboration programs with leading universities, training centers, and the search for experienced professionals who can contribute to the Group with their expertise and knowledge. All selection processes at GSJ are backed by the highest standards of professionalism and transparency in candidate treatment. Candidates included in a selection process are always kept informed about the next steps at each stage of the process.

Also worth highlighting is that SANJOSE Constructora, as a member of SEOPAN, actively collaborates in the Training Commission of this organisation. This commission includes the Association's Management, along with HR representatives from the main associated construction companies and the management and training team of the Fundación Laboral de la Construcción. The primary objective of this commission is to identify training and employment needs within companies, propose and promote training initiatives, and encourage vocational training related to on-site job roles, thus ensuring generational succession in the sector.

TRAINING

The professional development of its employees is an investment in the future, as it enhances GSJ's potential by improving both the professional and personal growth of its workforce. This approach fosters skills development, expands knowledge, and refines abilities. The company's training initiatives also reinforce its strong commitment to continuous improvement, increasing employees' sense of responsibility and motivation, and creating up-to-date and competent teams for a global market. Training efforts focus on new technologies, R&D&I, quality, environmental respect, and all aspects related to health, safety, and occupational risk prevention.

GSJ's Training Plans are sector-specific and designed to address training gaps, with annual updates to align with the needs and demands of each business area.

Types and Characteristics of Training Plans:

-Mandatory Training: Ensures employees acquire essential knowledge to operate in a safe and efficient environment, with a special focus on safety, health, quality, and the environment.

-Specialized Training: Responds to technical and skill-based needs identified in each business area, designing custom training programmes tailored to the company's operational requirements.

-Equality Policies: Aimed at raising awareness among employees on gender equality, diversity, and harassment prevention, in line with the company's Equality Plan.

-Legislative and Regulatory Changes: Ensures compliance with legal updates and adaptation to new regulations in areas such as Risk and Insurance Management, Compliance.

-New Technologies (BIM), Languages, and Business Management.

Additionally, the Group offers continuous training and skills development programmes, designed to address training gaps identified throughout the year.

GSJ is committed to accessible learning, providing virtual classrooms and online programmes, ensuring nationwide and international accessibility for all professionals.

Furthermore, Grupo SANJOSE collaborates with external training institutions, specializing in new technologies, regulatory updates, and advanced training methods.

Lastly, GSJ has a Training Programme for newly hired technical staff, which includes Occupational Risk Prevention and Environmental Control in Construction Projects.

RISK AND INSURANCE MANAGEMENT

Grupo SANJOSE has a professionalized Risk and Insurance Management area, from which a global analysis of risks that may accidentally affect the business and the people within the Company is carried out. The fundamental Objectives are risk mitigation and balance sheet protection, ensuring the adequate transfer of impact risks to the Insurance Market.

Guiding Principles:

The actions of this risk management area are inspired by the principles established in ISO 31000 and focus on protection against major risks, taking into account the diversity of countries in which the Group operates. The aim is to adapt the insurance policy and the insurance programmes implemented to the real needs and regulatory requirements of each country.

Insurance programmes are structured through specialized brokers and top-tier insurers, selected for each branch or speciality of insurance. The aim is to ensure adequate levels of protection against risks and to guarantee the best possible response in the event of a claim and when activating coverage.

Our Risk Management area actively collaborates with various universities to provide training in Risk and Insurance Management. Additionally, it holds a prominent presence in Spain's leading business associations related to risk protection. Notably, it holds the Vice Presidency of IGREA, with the objective of optimizing sectoral cooperation and enhancing professional communication with insurers and key players in the Insurance Market.

Since September 2022, the General Director of Risk and Insurance has been a member of the Advisory Board for Insurance and Pension Funds, a consultative body of the General Directorate of Insurance and Pension Funds of the State on legislative matters, representing the two main Spanish Risk Management Associations.

The work carried out in this area provides greater security for shareholders and clients in their investments and contributes to the continuous enhancement of our brand and reputation.

OCCUPATIONAL RISK PREVENTION

SANJOSE promotes preventive training for all its employees, as well as regulatory compliance regarding the prevention of risks that may affect their health and safety.

The Occupational Risk Prevention Management System implemented in the company, certified under ISO 45001:2018 and ISO 39001:2012 standards, reflects the organisation's commitment to safety and health at all levels. This system includes the companies Constructora San José, S.A., Eraikuntza Birgaikuntza Artapena, S.L. (EBA), Cartuja Inmobiliaria, S.A.U., and Tecnocontrol Servicios, S.A.

Prevention is the key tool to protect against risks that may affect people's health and safety, and SANJOSE invests in it—professionalizing and providing adequate training—fully aware that its professionals are its most valuable asset, and their protection is the top priority.

Generali Orense 4 Office Building, Madrid. LEED Platinum Certification

ENVIRONMENTAL MANAGEMENT AND AUDITS

Grupo SANJOSE considers environmental preservation and sustainable development as fundamental premises within its strategic business lines.

The general principles of Grupo SANJOSE's commitment to the environment and the promotion of sustainable development within society are established through our environmental policy, highlighting the following premises:

- Environmental protection through the prevention or mitigation of environmental impacts, pollution prevention, reduction of waste generation, sustainable resource use, and energy efficiency.
- Continuous improvement in the management of our environmental performance, through the establishment and monitoring of environmental goals and targets, aimed at contributing to the improvement of processes and services.
- Compliance with applicable environmental legislation and regulations, as well as other voluntary commitments made by the Group.
- Qualification and awareness, through training and awareness-raising activities directed at in-house staff, subcontractors, and other stakeholders.

Since 2003, the Group has had an integrated environmental management system continuously adapted to the needs and expectations of society and its environment. For the Group, it is a priority to implement an environmental management model that spans all its areas of activity and regions in which it operates, with the aim of integrating business development, the generation of social value, and environmental protection.

Grupo SANJOSE has obtained recognition for its commitment to the environment through the certification of its management system in accordance with the requirements of the ISO 14001 standard, issued by internationally recognized accredited entities.

These certificates are internationally accepted thanks to the multilateral recognition agreements (MLA) signed between accreditation bodies.

COMPANY	CERTIFICATE NUMBER
Constructora San José, S.A.	GA-2003/0398
Cartuja, S.A.U.	GA-2006/0028
EBA, S.L.	GA-2007/0371
Tecnocontrol Servicios, S.A.	GA-2007/0395
Construtora San José Portugal, S.A.	GA-2009/0351
Construtora Udra, Lda.	GA-2011/0013
Sociedad concesionaria San José Tecnocontrol, S.A.	BVCSG14727
San José Contracting, L.L.C.	0702000326
San José Constructora Perú, S.A.	GA-2003/0398-003/00

Through the conduct of audits, the Company ensures compliance with the requirements established in the certified Management Systems, which include:

- ISO 9001 Quality Management Systems.
- ISO 14001 Environmental Management Systems.
- ISO 50001 Energy Management Systems.
- UNE 166002 R&D+i Management Systems.
- ISO 19650 BIM Information Management Systems.

SUSTAINABILITY AND SUSTAINABLE CONSTRUCTION

Grupo SANJOSE works towards committed construction that reflects our values as a society. With innovative, functional, inclusive buildings capable of overcoming the increasingly pressing challenges; those linked to the environment and climate change, optimisation and exemplary management of natural resources, energy efficiency, self-sufficiency, emission reduction, renewable energy, mobility, etc.

The smart construction of sustainable buildings represents an extraordinary opportunity to promote the circular economy and minimize the ecological footprint. Incorporating environmental responsibility criteria into construction is a productive strategy. Buildings are often a substantial and long-term investment, and the returns, both economic and social, are higher when their design and construction are based on efficiency considerations from every perspective: location and orientation, material selection, thermal insulation, self-consumption, use of new technologies, etc.

Grupo SANJOSE's environmental management model focuses on its commitment to sustainable development and responding to increasingly demanding social and environmental needs, considering:

- The conservation of available resources through reuse and recycling.
- Life cycle management.
- The efficient use of global energy and water, applied to both the building construction and its operation.
- The reduction of the environmental impact caused by the use of materials, products, systems, and construction technologies.

Environmental certification is a tool that allows us to measure the sustainability of a building, evaluating its environmental, economic, and social aspects.

These certifications are voluntary and guarantee a quality standard regarding the building's performance, with significant economic and social benefits in areas such as energy and water consumption, air quality, reduction of impacts on natural resources, well-being and comfort, waste reduction, and savings in maintenance costs, etc.

The Group has extensive experience in construction according to the world's leading sustainability standards (LEED / United States, BREEAM® / United Kingdom, PASSIVHAUS / Germany, VERDE / Spain, etc.), which have guided them in the development of more than 3.5 million square meters around the world. Below are some notable examples from this period:

- 16 villas at Sabina Estates Residential Complex in Cala Tarida, Ibiza. BREEAM® Excellent Certification.
- Innovative Services Centre for Biotech Companies (CSIEB) in Santiago de Compostela. BREEAM® Good Certification.
- Headquarters of the Provincial Historical Archive of Castellón. VERDE Certification – 4 VERDE Leaves.
- Vialia Vigo Station Shopping Centre. BREEAM® Excellent Certification.
- Generali Orense 4 Office Building, Madrid. LEED Platinum Certification.

Vialia Vigo Station Shopping Centre. BREEAM® Excellent Certification

ENVIRONMENTAL PERFORMANCE AND CIRCULAR ECONOMY

The Group's Environmental Management establishes the resources and controls necessary for the prevention and control of environmental risks, compliance with applicable regulations, and the improvement of environmental performance.

The Group also considers the principle of environmental precaution, identifying risks and establishing action plans and appropriate measures to prevent harm. In this regard, it should be noted that provisions and guarantees for environmental risks are available, as detailed in the business risks section of this report.

Among the resources allocated by the Group for the prevention of environmental risks, the following stand out:

- Procedures for the identification and evaluation of environmental aspects arising during the execution of work that cause or may cause direct or indirect impacts on the environment, which form the basis for operational control and the establishment of improvement objectives.
- A team of professionals with extensive experience acting as support and control teams to ensure the prevention and management of environmental risks in works and services.
- Specific budgetary allocations for the mitigation of environmental impacts (waste management plans, restoration programs, environmental monitoring plans, monitoring plans, environmental training, etc.).

The most significant environmental impacts identified in works and services, and therefore considered the main current and foreseeable effects resulting from the company's activities on the environment, are:

- Waste generation.
- Atmospheric pollution: dust, noise, vibrations, etc.
- Depletion of natural resources/raw materials (water, fuel, etc.).
- Impact on the environment (flora, fauna, etc.).

In order to minimize the impact on the environment and improve our environmental performance, measures are established such as:

- Proper planning, monitoring, and control of activities.
- The use of materials or execution procedures that are more environmentally friendly.
- Optimization of material use.
- Optimization of the consumption of natural resources and raw materials.
- Protection of flora and fauna.
- Adoption of good environmental practices.
- Training and awareness in environmental matters.

BIODIVERSITY AND ECOSYSTEMS

Grupo SANJOSE maintains a strong commitment to the conservation of biodiversity and the responsible use of natural heritage during the execution of construction works and services. The Group is aware that its activities, particularly in construction, may have potential impacts on biodiversity. At the same time, ecosystem services support these activities by providing essential benefits that facilitate their execution.

During the materiality assessment conducted in 2024, Grupo SANJOSE explored the ecosystem services on which its activities depend, with the objective of assessing the resilience of its business model in response to changes related to biodiversity and ecosystems.

To preserve biodiversity, various prevention or restoration measures are implemented, such as physical protections and/or transplantation of vegetation and trees, restoration of affected soils using xeric species, scheduling work according to the life cycles of affected animal species, relocation of animal species, installation of protective barriers, and construction of sedimentation ponds, among others.

CLIMATE CHANGE

Grupo SANJOSE shares society's and stakeholders' concerns regarding climate change, assuming responsibility for the potential impacts resulting from the execution of construction works and services.

To adapt to the consequences of climate change, the Group promotes mitigation and adaptation measures that contribute to the transition towards a low-carbon economy, including:

- Energy-saving and efficiency measures, replacing equipment and installations with more efficient alternatives and fostering the generation of renewable energy.

- Environmental studies and proposals for clients to enhance the resilience of buildings against expected climate change effects, promoting energy savings, the use of renewable energy, proper waste management, and the integration of vegetation into projects.
- Raising awareness and educating all personnel involved in projects and services to encourage behaviours that help reduce energy consumption and the environmental impact of activities.
- Providing energy services, offering comprehensive solutions tailored to clients' needs to maximize the energy efficiency of their facilities, delivering sustainable energy solutions that optimize and reduce energy consumption while promoting environmental conservation.

CARBON FOOTPRINT & REDUCTION OF POLLUTANT EMISSIONS

Grupo SANJOSE recognizes climate change as a global challenge that directly impacts its operations and value chain. Aware of the pressing need to reduce pollutant emissions, GSJ has committed to engaging in this process by promoting climate change adaptation and mitigation measures across its various activities.

Driven by this commitment, Grupo SANJOSE has improved its carbon footprint calculation methodology, reducing uncertainty and incorporating Scope 3 emissions. The scope of analysis includes all Grupo SANJOSE facilities and its different business areas, covering construction, energy, concessions and services, real estate management, and other minor activities.

Among the key initiatives undertaken is the calculation and monitoring of its Carbon Footprint through the attainment of CO_2 compliance certificates aligned with international standards such as the GHG Protocol. In 2024, the company measured all three scopes of its carbon footprint for the entire Group's operations. As part of this commitment, measurement and data collection methodologies have been established to annually identify and quantify emissions. Furthermore, emissions from the Group's main entities have been registered on official platforms, such as the Carbon Footprint Registry of the Ministry for the Ecological Transition and the Demographic Challenge.

Grupo SANJOSE implements key energy efficiency measures annually, such as replacing conventional lighting systems with high-efficiency technologies like LED, both in offices and on construction sites. Additionally, the company promotes the purchase of 100% renewable energy with a guarantee of origin, thereby reducing indirect emissions from electricity consumption. These actions are complemented by the optimisation of HVAC system operations.

The Group has developed in-house expertise in energy efficiency, successfully applied in numerous completed projects. This methodology is further strengthened by various accreditations, certifications, and approvals obtained by both the Group's companies and its professionals, ensuring the achievement of objectives with the highest quality standards.

Grupo SANJOSE is a board member of prestigious associations in the field of energy efficiency and renewable energy, such as AMI and ADHAC, and collaborates with both public and private entities in their promotion and development.

The Group actively researches and develops sustainable energy solutions aimed at reducing primary energy consumption and maximizing the use of clean energy through the most innovative technologies.

Another key initiative is the promotion of electric mobility, including the incorporation of electric and hybrid vehicles into the company fleet and the installation of charging points at central offices, contributing to the decarbonisation of internal transport. Additionally, the Group has implemented a strategy for the reuse of excavated natural materials, minimizing unnecessary transport and encouraging sustainable practices on construction sites.

At the operational level, Grupo SANJOSE has implemented environmental control measures across its projects and services. These include the protection of particulate materials, surface moistening, and preventive maintenance of machinery to minimize emissions and other environmental impacts. Additionally, optimized work schedules and energy-efficient night lighting systems have been introduced to reduce environmental impact.

Regarding climate change adaptation, Grupo SANJOSE develops integrated environmental proposals for clients to enhance buildings' energy resilience against climate change effects. These measures promote renewable energy use, incorporate vegetation into projects, and optimize waste management. Furthermore, the Group actively raises awareness among its personnel, fostering a culture of energy efficiency and environmental responsibility.

WASTE PREVENTION AND MANAGEMENT

Grupo SANJOSE, committed to circular economy principles and efficient resource management, annually implements measures to optimize material sustainability, reduce waste generation, and promote resource reuse and recycling across its operations. The organisation's strategy focuses on adopting practices that conserve raw materials and minimize environmental impact, aligning with efficiency and sustainability principles.

The Group prioritizes the responsible use of natural resources, selecting materials that reduce reliance on non-renewable raw materials and critical resources. It promotes the use of recycled, recyclable, and long-lasting materials, as well as construction solutions that facilitate their reuse or recycling at the end of their life cycle. This approach maximizes resource value while minimizing construction waste.

Grupo SANJOSE integrates circular business practices into its operations, emphasizing material durability and efficiency. Measures include returning pallets and reusable packaging, efficiently managing construction surpluses, and planning activities to reduce material waste. Additionally, the Group fosters collaboration with suppliers that produce recycled, biodegradable, or returnable materials, thereby extending resource life cycles.

Grupo SANJOSE improves resource efficiency in construction through specific actions:

- Each project undergoes meticulous spatial planning, taking into account local circumstances, the efficient selection of resources, and the optimisation of material use.
- The Group prioritizes the reuse and recycling of construction elements, which allows for minimizing the use of new resources and reduces the waste associated with the construction cycle.

The organisation promotes industrialized construction solutions and products with maintenance and deconstruction possibilities, facilitating their recycling at the end of their useful life. Optimisation of materials necessary for the execution of works, avoiding surpluses that generate waste (Construction).

Preferential use of suppliers that produce recyclable or returnable products, such as pallets or biodegradable materials (Group).

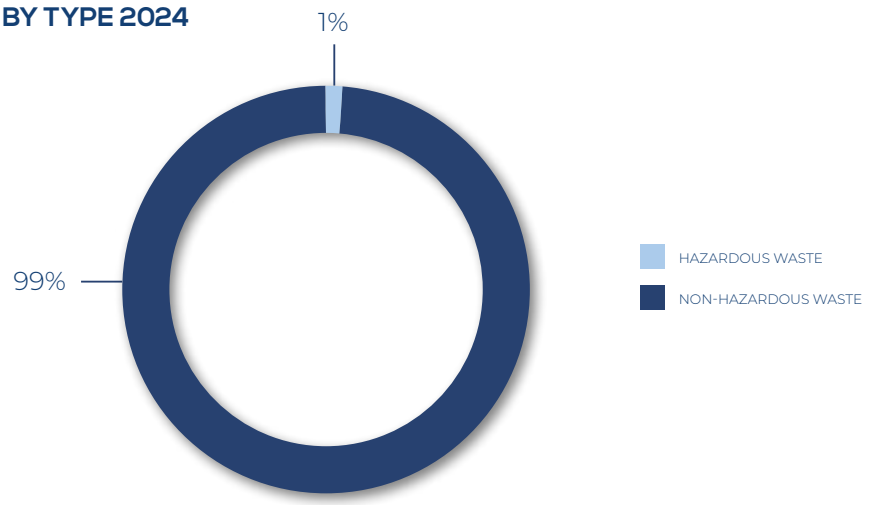
Planning of earthworks to minimize surpluses and enable their reuse on-site (Construction).

Waste separation by type and management through identified containers, facilitating its recycling and recovery by authorized waste handlers (Group).

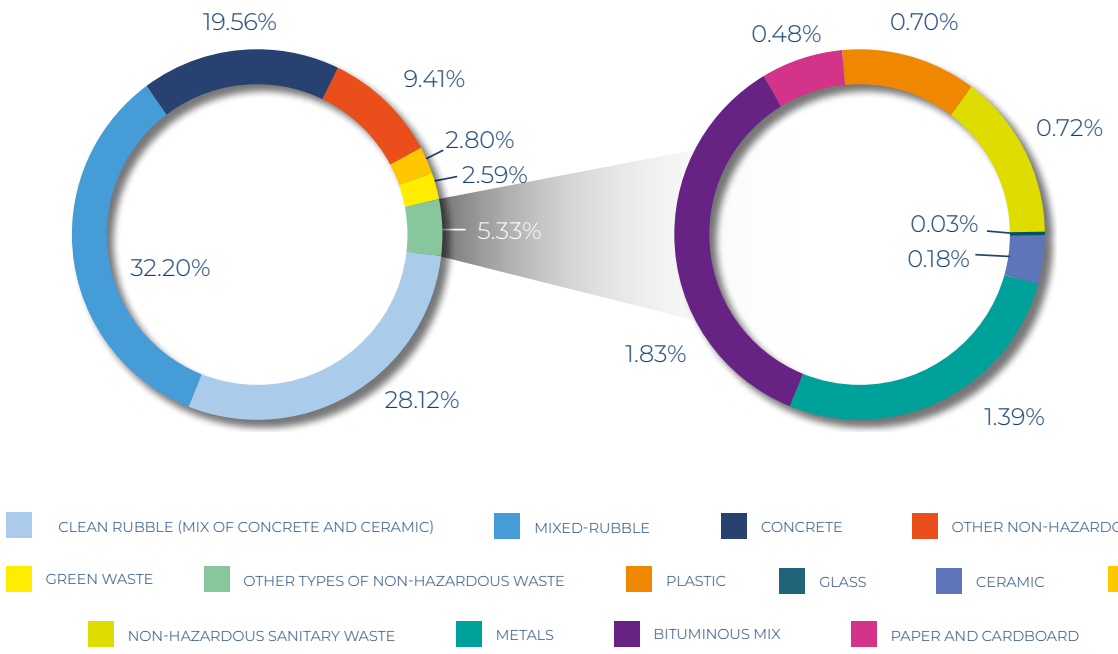
Regarding waste management, the Group adopts a proactive approach with specific measures that consider the waste hierarchy to minimize its impact:

- Prevention of waste generation.
- Reuse.
- Recycling and other forms of recovery.
- Disposal.

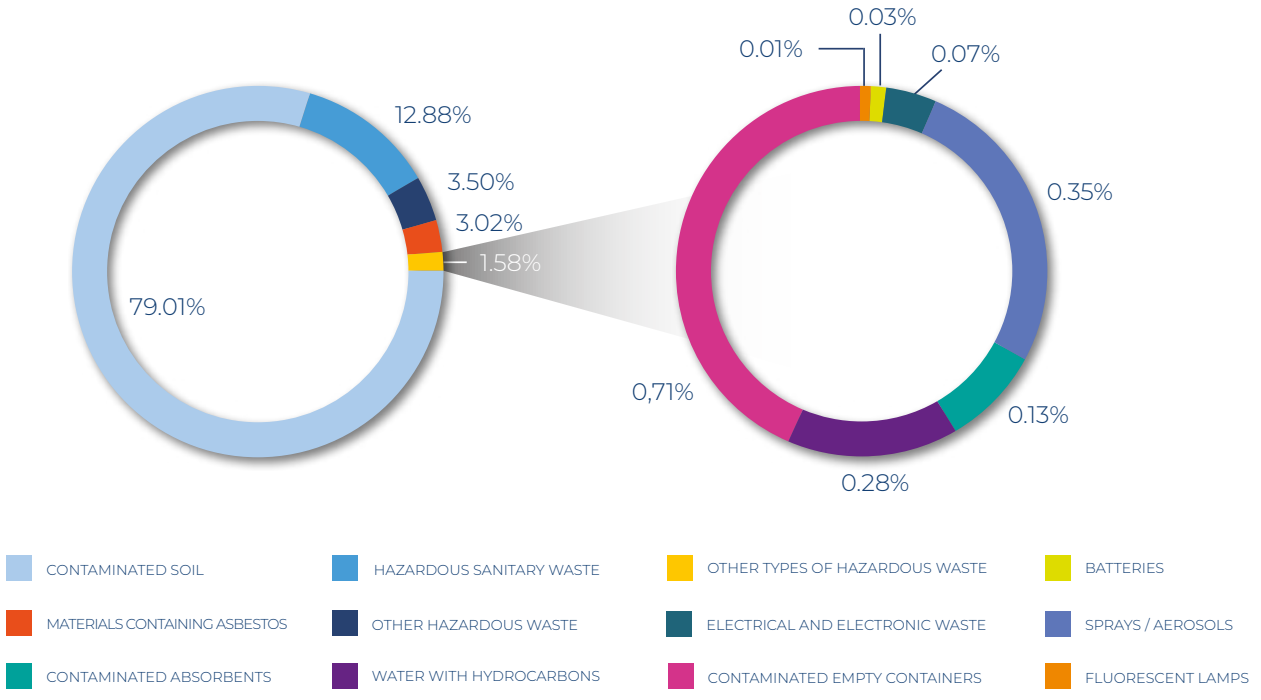
WASTE DISTRIBUTION DATA BY TYPE 2024



DISTRIBUTION OF NON-HAZARDOUS WASTE 2024



DISTRIBUTION OF HAZARDOUS WASTE 2024



CIRCULAR ECONOMY AND RESPONSIBLE RESOURCE MANAGEMENT

The construction sector is one of the key industries in our economy, and its transition to a circular economy is essential. Optimizing resources and reducing their use will contribute to a more competitive and resilient economic system.

Grupo SANJOSE's commitment to the circular economy extends throughout the entire lifecycle of the construction process, going beyond merely managing the waste generated by its activities.

The process begins with the study of the construction project, planning the space while considering current circumstances (location, use, selection of resources and local suppliers, etc.), optimizing material usage, minimizing waste generation and the consumption of natural resources. It also seeks alternatives such as industrialized construction elements, promotes the use of products that can be reused or recycled after use, and anticipates maintenance and potential deconstruction.

In line with the principles of the circular economy, the Group adopts the following measures to improve the efficiency of sustainable resource use:

- Using the minimum necessary amount of natural resources, including efficient management of energy and water (in accordance with potential local restrictions) to meet the required needs at any given time.
- Intelligently selecting resources, minimizing the use of non-renewable materials and critical raw materials while favouring the use of recycled materials whenever possible.
- Efficiently managing the resources used, ensuring they are maintained and recirculated within the economic system for as long as possible while minimizing waste generation.
- Reducing environmental impacts to the lowest possible level.

The responsible, efficient, and rational consumption of natural resources are principles established by Grupo SANJOSE in the development of its activities. All employees are responsible for environmental performance within their professional scope, supported by two fundamental tools: training and a specialized support team. Thus, one of the Group's strategic objectives is to foster ecological awareness among its employees, involving them in the environmental strategy of Grupo SANJOSE.

QUALITY MANAGEMENT SYSTEM

Grupo SANJOSE establishes continuous improvement of the services provided and adaptation to the needs and expectations of its clients as a differentiating feature and competitive advantage, with the sole objective of offering its clients and users the highest quality services and achieving their full satisfaction with the work done.

The result of this commitment to excellence is an agile and effective quality system, tailored to the Group's sectors of activity, which provides the framework for setting and achieving improvement objectives that contribute to the optimisation of the services provided and adaptation to the growing demands of our clients.

The general principles of Grupo SANJOSE's commitment to quality and excellence are established through our quality policy, highlighting the following premises:

- Offer a service tailored to the requirements and expectations of our clients, ensuring the continuous improvement of the services provided.
- Provide a high level of quality in our projects and services, ensuring compliance with applicable legislation and regulations.
- Provide ongoing training programs that enable a highly qualified, engaged, motivated, and committed workforce, focused on identifying, satisfying, and even anticipating our clients' needs.
- Set quality objectives aimed at contributing to the improvement of processes and services.

Since 1997, Grupo SANJOSE has had a quality management system that is continuously adapted and improved. The involvement, motivation, and commitment of the entire Group to quality are total and global, having received recognition through ISO 9001 certification across various companies within the Group.

These certificates are internationally recognized thanks to the multilateral recognition agreements (MLA) signed between accreditation bodies.

COMPANY	CERTIFICATE NUMBER
Constructora San José, S.A.	ER-0510/1997
Cartuja, S.A.U.	ER-1363/1999
EBA, S.L.	ER-1170/2004
Tecnocontrol Servicios, S.A.	ER-1202/1998
Construtora San José Portugal, S.A.	ER-0011/2002
Construtora Udra, Lda.	ER-0102/2011
Sociedad concesionaria San José Tecnocontrol, S.A.	BVCSG14726
San José Contracting, L.L.C.	0702000325
San José Constructora Perú, S.A.	ER-0510/1997-003/00

R&D&I

Grupo SANJOSE maintains its commitment to technological development and innovation (R&D&I), which are considered key elements for the Group's competitiveness and for addressing the impacts, risks, and material opportunities in relation to end users. This innovation enables SANJOSE to drive progress and offer more efficient solutions tailored to the real needs of its clients and society.

R&D&I is a priority in all areas of business within Grupo SANJOSE. In this regard, a commitment has been made by top management, and an organizational structure has been developed that fosters the generation of ideas and innovative practices, thus laying the foundation for competitive improvement and strategic monitoring.

The R&D&I System is recognized through certification in compliance with the requirements of the UNE 166002 standard for Constructora San José S.A., with certificate number IDI-0056/2010.

COMPANY	CERTIFICATE NUMBER
Constructora San José, S.A.	IDI-0056/2010

The R&D&I Policy is focused on the application of new techniques in construction or new technologies in the construction cycle, the enhancement of applied technology, the optimization of processes and resources, the preservation of the environment and the natural surroundings, and the continuous search for improvement opportunities. All of this is aligned with the clearly defined objectives of Sustainable Development and Circularity. The strategic technological areas include:

- Technologies applicable to construction execution.
- Durability and safety of construction.
- New materials and construction processes.
- Renewable energy and energy efficiency.
- Industrial automation.
- Specialized maintenance of facilities.
- Environmental preservation and protection of natural surroundings, etc.

Under this policy, Grupo SANJOSE has developed innovation and development projects, receiving support and funding from significant development centers. These projects have been financed or certified by the Center for Technological Development and Innovation of Spain (CDTI) and other competent bodies for their accreditation.

It is also worth mentioning that SANJOSE Constructora, as a member of SEOPAN, actively collaborates in the R&D&I commission of this organization, obtaining the necessary information and calls to further enhance innovative knowledge in the sector. This year, the company contributed its knowledge of the BIM methodology for collaboration between SEOPAN and the Ministry of Transport and Sustainable Mobility (MITMA), which recently approved the BIM Plan. This plan will transform the way traditional roads are built, turning them into Smart Roads.

BIM

BIM (Building Information Modeling) is a collaborative working methodology for the creation and management of a construction project. Its goal is to centralise all the information of the project into a digital information model created by and for all its stakeholders. SANJOSE, which considers the digital transformation of the construction sector and the optimisation and efficiency in project management as key, has implemented a BIM Information Management System that meets the requirements established in the ISO 19650 standard.

The implementation of the BIM methodology is a major step towards the construction of the future, aimed at the digitalisation of construction and the future application of Lean Construction and Digital Twins. This will allow for better management and greater optimisation not only of time and costs but also of natural resources, strongly contributing to sustainability.

SANJOSE has received recognition for its BIM Management System through obtaining the BIM Information Management compliance certificate from AENOR in the following companies of the Group:

COMPANY	CERTIFICATE NUMBER
Constructora San José, S.A.	BIM-2023/0002
GSJ Solutions S.L.	BIM-2022/0007

COMMITMENT TO SOCIETY

Grupo SANJOSE maintains a strong commitment to society and creating a positive impact in the communities where it operates. In addition to the execution of the projects it carries out, which drive growth and add significant value in a responsible and sustainable manner to facilitate the daily lives of individuals and societies, the Group collaborates with various foundations and entities both in Spain and internationally to promote its values, always aligned with the 10 principles of the United Nations Global Compact and the Sustainable Development Goals.

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