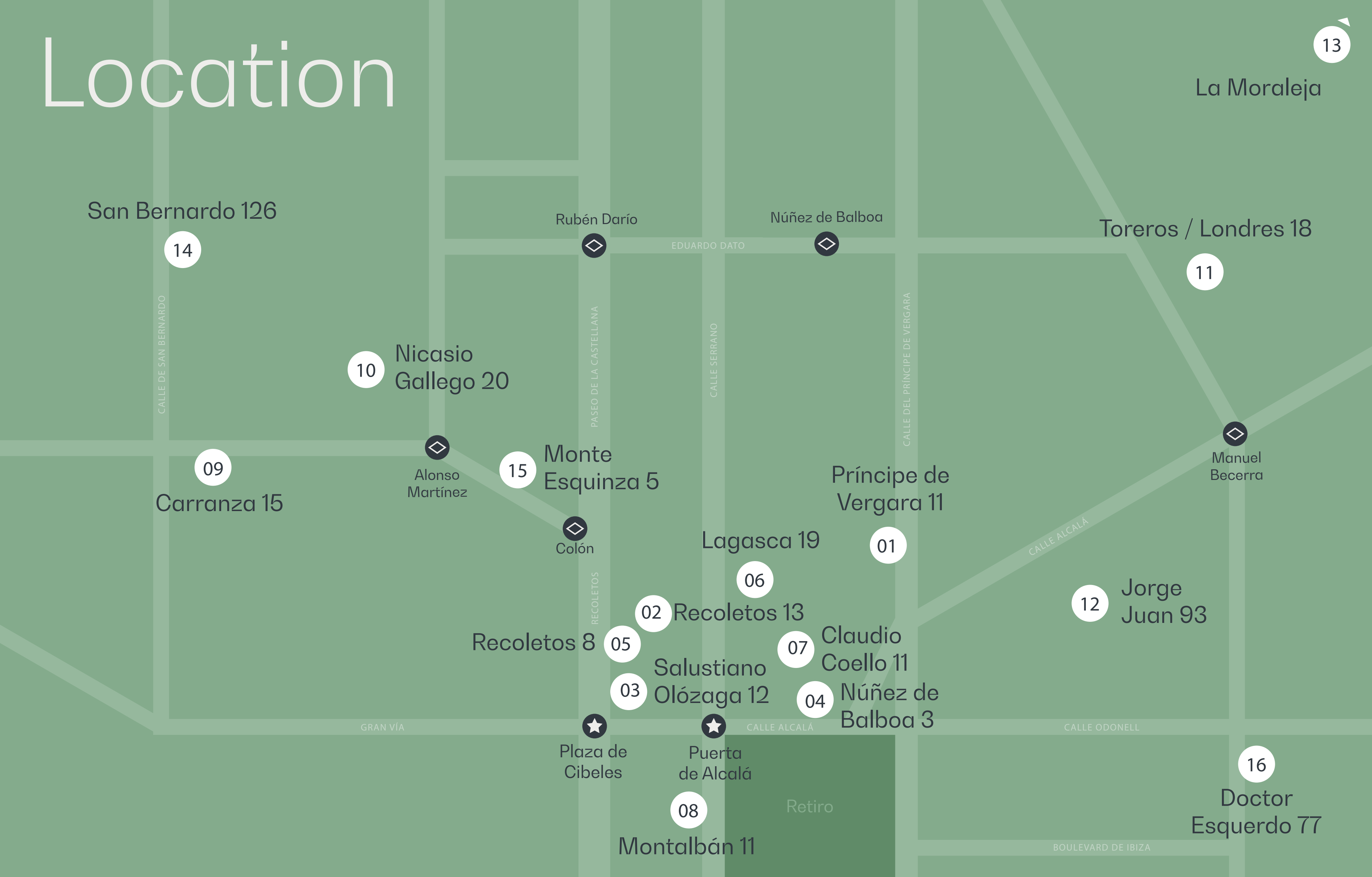


LASABIA

Track Record

2012—2020

Location



01 Príncipe de Vergara 11



Project

Comprehensive building refurbishment

Architecture and works

Molior SL

Surface area

6.200 m²

Result

Nº Homes: 26

02 Recoletos 13



Project

Comprehensive building refurbishment

Architecture and works

Molior SL

Surface area

5,000 m²

Result

No. Homes: 26

03 Salustiano Olózaga 12



Project

Comprehensive building refurbishment

Architecture and works

Molior

Surface area

3,900 m² + 1,200 m² of parking

Result

No. Homes: 11+46 garage spaces

04 Nuñez de Balboa 3



Project

Comprehensive building refurbishment

Conceptual Project

Molior SL

Surface area

3,550 m² + 3,000 m² of parking

Original state

25% of building occupied by offices
Existence of 1 rent-controlled contract ITE : Favourable Urban-planning infringements: No

Managment

Adquisition Lasabia

Eviction of 100% of offices
Termination of rent-controlled contracts is negotiated

Timeline

Adquisition: December 2012
License: Enero 2013
Works Delivered: Mayo 2015

Original state

25% of building occupied by offices
Existence of 3 tenants ITE (Technical Inspection of Buildings): Favourable. Urban-planning infringements: No

Management

Acquisition. First Crowd-founding by floor
Eviction of 100% of offices
Departure of tenants is negotiated

Timeline

Acquisition: June 2013 License: October 2013
Works delivered: February 2016

Original state

Uninhabited building ITE (Technical Inspection of Buildings): Favourable
Urban-planning infringements: Yes

Management

Acquisition

Change from hotel use to residential use through approval of special plan.
Lifting of duties

Timeline

Acquisition: June 2014 License: January 2016
Works delivered: May 2016

Original state

Existence of 6 rent-controlled contracts and business premises with long-term lease ITE (Technical Inspection of Buildings) Favourable
Urban-planning infringements: No

Management

Acquisition

Termination of rent-controlled contracts is negotiated

Timeline

Acquisition: June 2014

05 Recoletos 8



Project

Comprehensive building refurbishment

Conceptual Proposal

Molior SL

Superficie
2.450 m²

06 Lagasca 19



Project

Refurbishment 2 floors of building

Architecture and works

Molior SL

Surface area

960 m²

Result

No. Homes: 4

07 Claudio Coello 11



Project

Comprehensive building refurbishment

Architecture

Molior SL

Surface area

1.750 m²

Result

Nº Homes: 12

08 Montalbán 11



Project

Comprehensive building refurbishment

Architecture

Molior SL

Surface area

4.000 m²

Result

Nº Homes: 9

Original State

Empty building
ITE (Technical Inspection of Buildings): Favourable
Urban-planning infringements: No

Gestión

Adquisition Lasabia
Asset sale

Timeline

November 2013

Original state

Fifth floor with sloping ceilings and storerooms although residential use is permitted
ITE (Technical Inspection of Buildings): Favourable
Urban-planning infringements: No

Management

Acquisition.
Fifth floor modifies use from storeroom to home

Timeline

Acquisition: May 2014
License: July 2014
Works delivered: April 2016

Original state

Occupied building, used for teaching university level
ITE (Technical Inspection of Buildings): Favourable

Management

Acquisition .Departure of University is negotiated
Management Buy & Lease Back

Timeline

Adquisition: October 2015
License: March 2020

Original state

Existence of 1 rent-controlled contract
ITE (Technical Inspection of Buildings): Favourable
Urban-planning infringements: No

Management

Acquisition
Departure of tenants is negotiated

Timeline

Adquisition: February 2016
Works delivered: May 2020

09 Carranza 15



Project
Comprehensive Building
refurbishment
Architecture and works
Molior SL+ Emase
Surface area
1,700 m2
Result
No. Homes: 11

Original state
ITE (Technical Inspection of
Buildings): Unfavourable
urban-planning infringements:
No

Management
Acquisition
License
Eviction of squatters

Timeline
Adquisition: September 2017
License: June 2018
Works delivered: May 2020

10 Nicasio Gallego 20



Project
Comprehensive Building
Refurbishment
Architecture
Molior
Surface area
1,500 m2
Result
No. Homes: 11

Original state
Existence of 6 rent-controlled
contracts ITE (Technical Inspection
of Buildings): Unfavourable urban-
planning infringements: No

Management
Acquisition
Termination of rent-controlled
contracts is negotiated

Timeline
Acquisition: March 2016 License: July
2017

11 Toreros/ Londres 18



Project
Comprehensive
building
refurbishment
Conceptual Project
Molior
Surface area
4,500 m2

Original state
Existence of 5 rent-controlled
contracts ITE (Technical
Inspection of Buildings):
Favourable
Urban-planning
infringements: No

Management
Departure of tenants is
negotiated

Timeline
Acquisition: March 2017

12 Jorge Juan 93



Project
Comprehensive
building
refurbishment
Conceptual Project
Molior
Surface area
2,250 m2

Original state
Existence of 3 rent-controlled contracts
ITE (Technical Inspection of Buildings):
Favourable
Urban-planning infringements: No

Management
Acquisition and Sales
Departure of tenants is negotiated

Timeline
Acquisition: April 2017

13 La Moraleja Homes



Project

New-build single-family homes

Architecture and works

Molior SL

Surface area

1,450 m² + 5,000 m² of plot

Result

No. Homes: 2

14 San Bernardo 126



Project

Comprehensive building refurbishment

Architecture

Molior SL+ Estudio 311

Surface area

5,431 m²

Result

No. Homes: 30

15 Monte Esquinza 5



Project

Refurbishment and extension

Architecture

Molior SL+ Alta 3

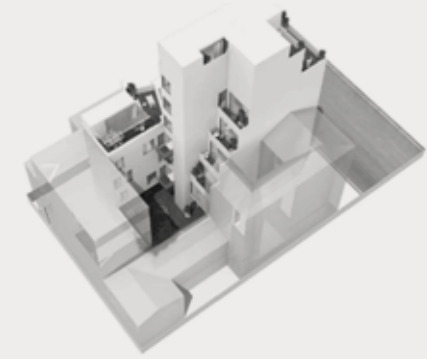
Surface area

1,650 m²

Result

No. Homes: 10

16 Doctor Esquerdo 77



Project

New-build

Architecture

Molior

Surface area

950 m²

Result

No. Homes: 10

Original state

Single-family home existing on a single plot

Management

Demolition of existing home. Division into 2 plots and construction of 2 independent single-family homes

Timeline

Acquisition: September 2016

License: June 2017

Works delivered: May 2019

Original state

Existence of 2 rent-controlled contracts + squatters ITE (Technical Inspection of Buildings): Unfavourable urban-planning Infringements: No

Management

Acquisition
Negotiations of rent-controlled contracts and eviction of squatters

Timeline

Acquisition: December 2017

Project under development

Original state

Partially leased with 2 rent-controlled contracts ITE (Technical Inspection of Buildings): Favourable Urban-planning Infringements: No

Management

Emptying and sale
Extension 2 flats. New-build
Negotiation of rent-controlled contracts and 2 Awards

Timeline

Acquisition: July 2018

Project under development

Original state

Partially leased with 2 rent-controlled contracts ITE (Technical Inspection of Buildings): Favourable Urban-planning Infringements: No

Management

Acquisition
Negotiation of rent-controlled contracts Tenants

Timeline

Acquisition: June 2018 Project under development

Track Record

Evolution 2012 - 2020

Total surface area managed

53.391 m²

Total value sale

384.655.000€

Total acquired

170.300.000€

Total homes

192 units

Total budget of works

54.822.000€

LASABIA

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Investment Platform

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