



DOMAIN
ASSET MANAGEMENT

CONFIDENCE AND EXPERIENCE ARE THE PRINCIPLE OF EVERY BUSINESS



An **Asset Manager** specialized in investment strategies for all types of real estate assets.

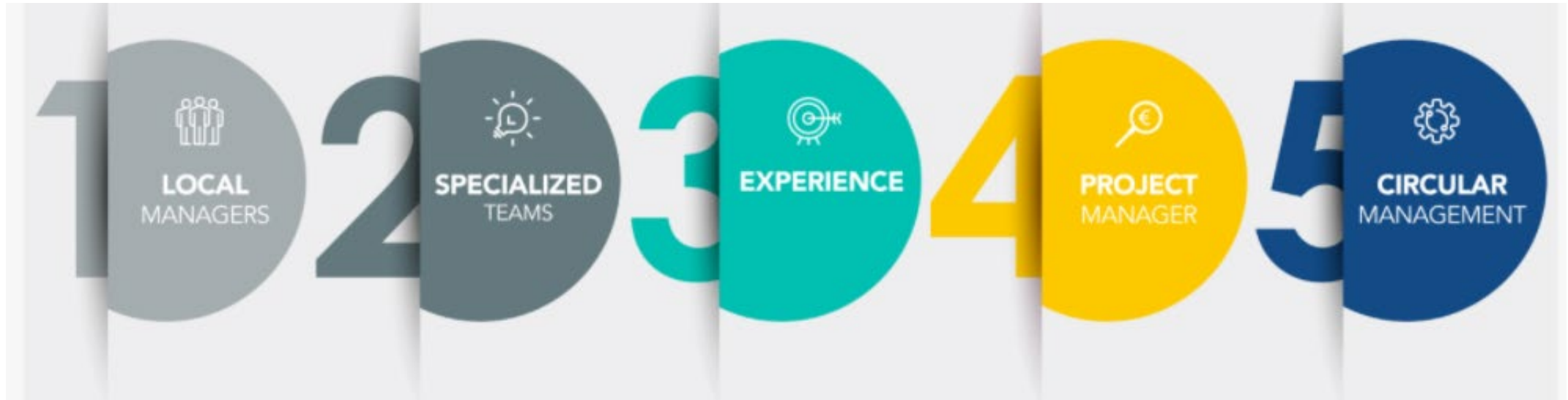


► WE ARE GUARANTEED BY MORE THAN 20 YEARS OF EXPERIENCE ◀



 USA  MEXICO  BRASIL  ESPAIN  QATAR

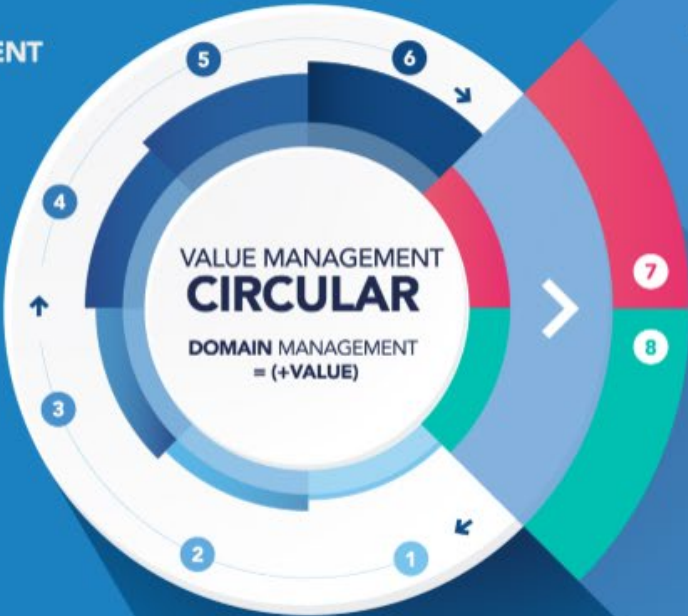
OUR PROPOSAL





→ VALUE MANAGEMENT
DOMAIN ASSET MANAGEMENT

- 1. ANALYSIS
- 2. ORGANIZATION
- 3. DUE DILIGENCE
- 4. STRATEGY
- 5. LAND MANAGEMENT
- 6. DEVELOPMENT



→ FINAL PRODUCT
SPECIFIC TARGET

- 7. INVESTMENT VEHICLE
- 8. FINAL CLIENT

FINAL PRODUCT
INCREASED VALUE



We constantly evaluate the **profitability-risk relationship**, following the strictest parameters and standards for the control and management of financial risks, and operating under a **transparency** regime.

We have a **specialized team** with extensive experience in investment and management of real estate assets, through a range of **high -quality products with high added value**.





FINAL PRODUCT + VALUE MANAGEMENT **DOMAIN** = FINAL PRODUCT, **INCREASE IN VALUE**

Analysis and planning, together **with urban management** through authorized legal instruments (urban planning, reparation and urbanization projects, urbanization

works) and coordination with the administrations is the **Basis of Circular Management** and the foundation of **DOMAIN's value added**.

OUR SERVICES



DOMAIN is an independent real estate investment and management platform, with capacity to operate throughout the national territory as an investor or local partner of other investors, whether national or international, and with the ability to intervene in all phases of a real estate project.

1

CONSULTING

2

LAND
MANAGEMENT

3

DEVELOPMENT

4

SALES



1

CONSULTING

- ▶ Company management processes.
- ▶ Asset analysis and reporting.
- ▶ Technical and legal advice.
- ▶ Technical and commercial viability.
- ▶ Financial analysis.
- ▶ Arbitration and mediation solution.





2

LAND MANAGEMENT

- ▶ Analysis, stock, and land management strategies.
- ▶ Urban Due Diligence.
- ▶ Urban management in land decontamination
- ▶ Management in rustic land.





3

DEVELOPMENT

- ▶ Global management of real estate project.
- ▶ Project Monitoring.
- ▶ Value creation:
 - Promotion tools according to market.
 - Risk planning.
 - Investment vehicles:
 - Cooperatives
 - Built to rent
 - Built to sale





4

SALES

- ▶ Sale of real estate projects for investors and clients.
- ▶ Real Estate insurances.



SUCCESS CASES



CONSULTING

16 MILLIONS
THROUGH DUE DILIGENCE

► **Location:**

Palace of the Royal Asturian Company of Mines (Plaza de España 8, Madrid)

Case:

Urban management and financial action on the complex.

Management:

Plan for the technical, legal, urban, and financial recovery for the development of a San Miguel-type market, and housing.





LAND
MANAGEMENT

5 MILLION
EUROS OF RECOVERY

Location:
La Oliva (Fuerteventura)

Case:
Residential area without a road in urban planning.

Urban management:
Urban and construction plan for residential blocks and hotels.



SUCCESS CASES



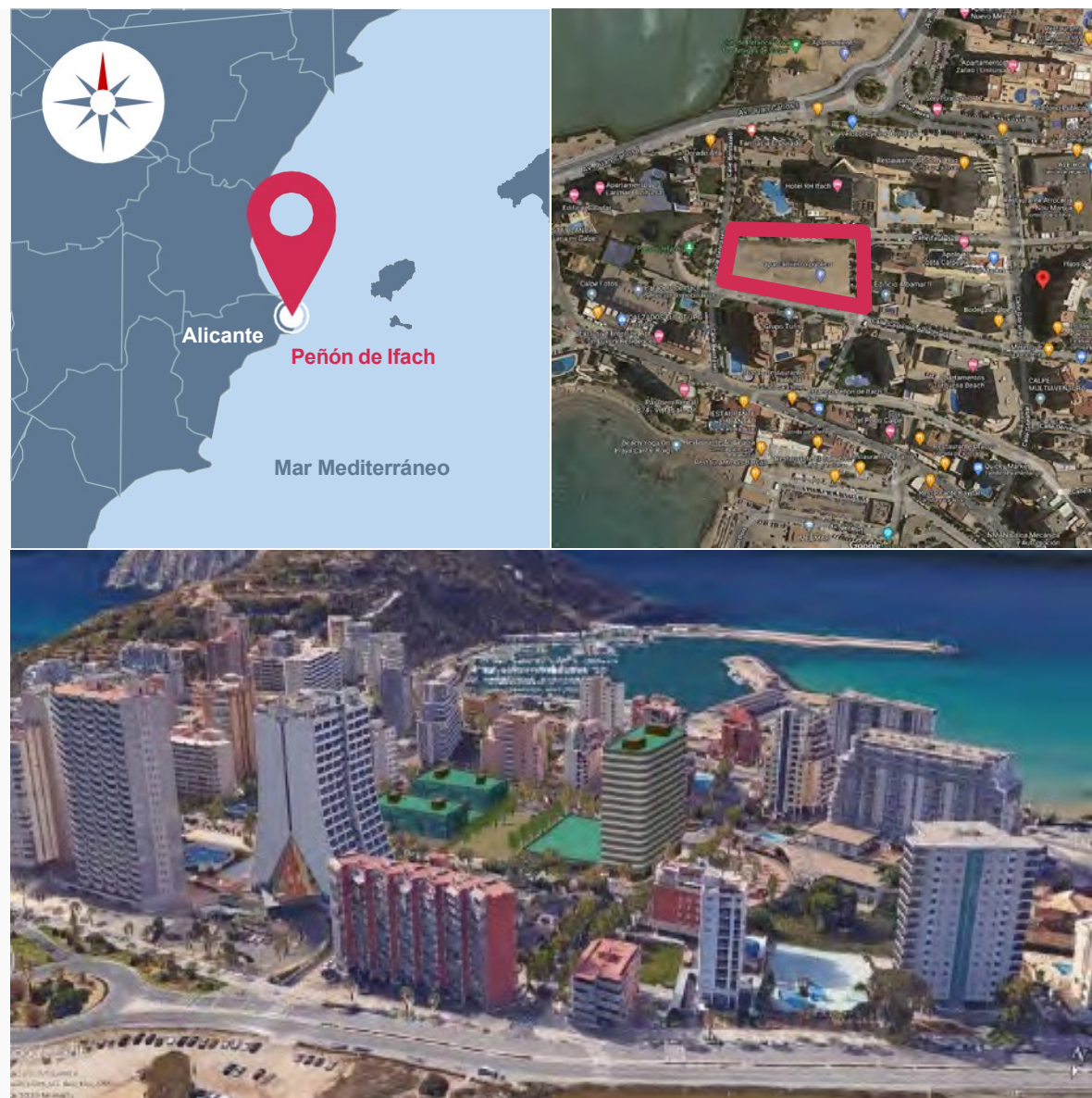
LAND
MANAGEMENT

8 MILLION
EUROS OF RECOVERY

Location:
Peñón de Ifach (Calpe)

Case:
The city council looks for a way to exploit the plot.

Management:
Agreement with the property, requalify uses for a hotel. The only site adapted to a hotel in the General Urban Plan.





**RUSTIC
LAND**

**839 HECTARES
OF LAND**

Location:

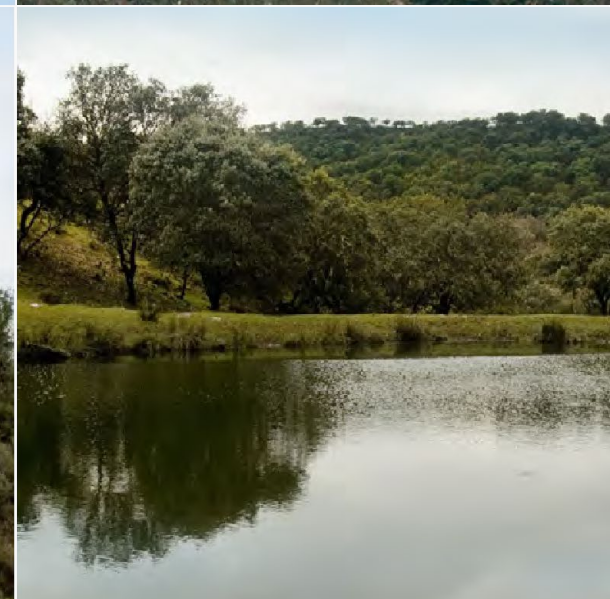
Finca NM (Ciudad Real)

Case:

Recognition of land to generate value for the purpose of exploitation, rental, or sale.

Rustic land management:

With an orderly information and management process, this land is once again part of the origin of the economy, according to its agricultural condition and its natural value in biodiversity.



SUCCESS CASES



**LAND
MANAGEMENT**

2 MILLIONS
IN URBANIZATION WORKS

Location:

El Brillante neighborhood (Córdoba)

Case:

Land management to generate value by executing the urbanization project.

Management:

13,000 m2 for 40 single-family homes and 2 million euros in urbanization works in the Urban Entity.





DEVELOPMENT

12 MILLIONS
IN URBANIZATION WORKS



Location:

La Torre neighborhood (Gran Canaria)

Case:

39.000 m², 415 homes. It started in 2014.
Contribution to Metrovacesa with urbanization works in 2017

Management:

Actually in development



SUCCESS CASES



SALES

18 MILLIONS
IN APPRAISAL VALUE

Location:

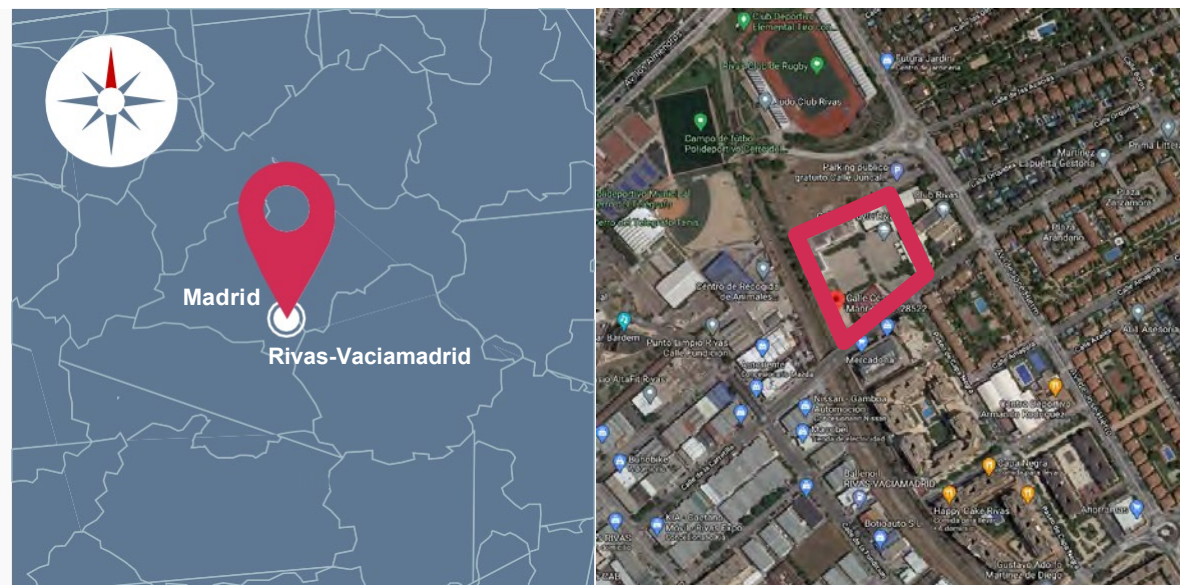
Rivas-Vaciamadrid (Madrid)

Case:

Plot for project in Build to Rent - 2020

Management:

Surface: 2,815 m². Built: 7,634 sqm. 90 units. € 18,495,730 / € 2,422 sqm. Gross Yield: 4.5% Total Annual Rent: € 842,400





SALES

1 MILLION
IN RESULTS OF SALE

► **Location:**

Arroyomolinos (Madrid)

Case:

Plot divided into eleven plots by turnkey to end customers.

Management:

Creation of a company with sales worth almost 1 million Euros.



REAL EXAMPLES OF RESULTS



MANAGEMENT GRAPH AND URBAN PROPOSALS
RESULTADOS DE 2013 A 2019

- 0 LAND WITH APPROVED PROPOSALS
GROSS VALUE (MILLIONS OF EUROS)
- 0 LANDS WITH APPROVED PROPOSALS
SQM. BUILDABLE AREA
- 0 LAND SOLD OR CONTRIBUTED PROPOSALS- GROSS VALUE APPROVED
(MILLIONS OF EUROS)
- 0 LAND SOLD OR CONTRIBUTED PROPOSALS – GROSS VALUE
SQM. BUILDABLE AREA
- 0 LAND WITH THE HIGHEST URBAN MANAGEMENT VALUATION – GROSS
VALUE (MILLION OF EUROS)
- 0 LAND WITH HIGHEST URBAN MANAGEMENT VALUATION – GROSS
VALUE (SQM. BUILDABLE AREA).



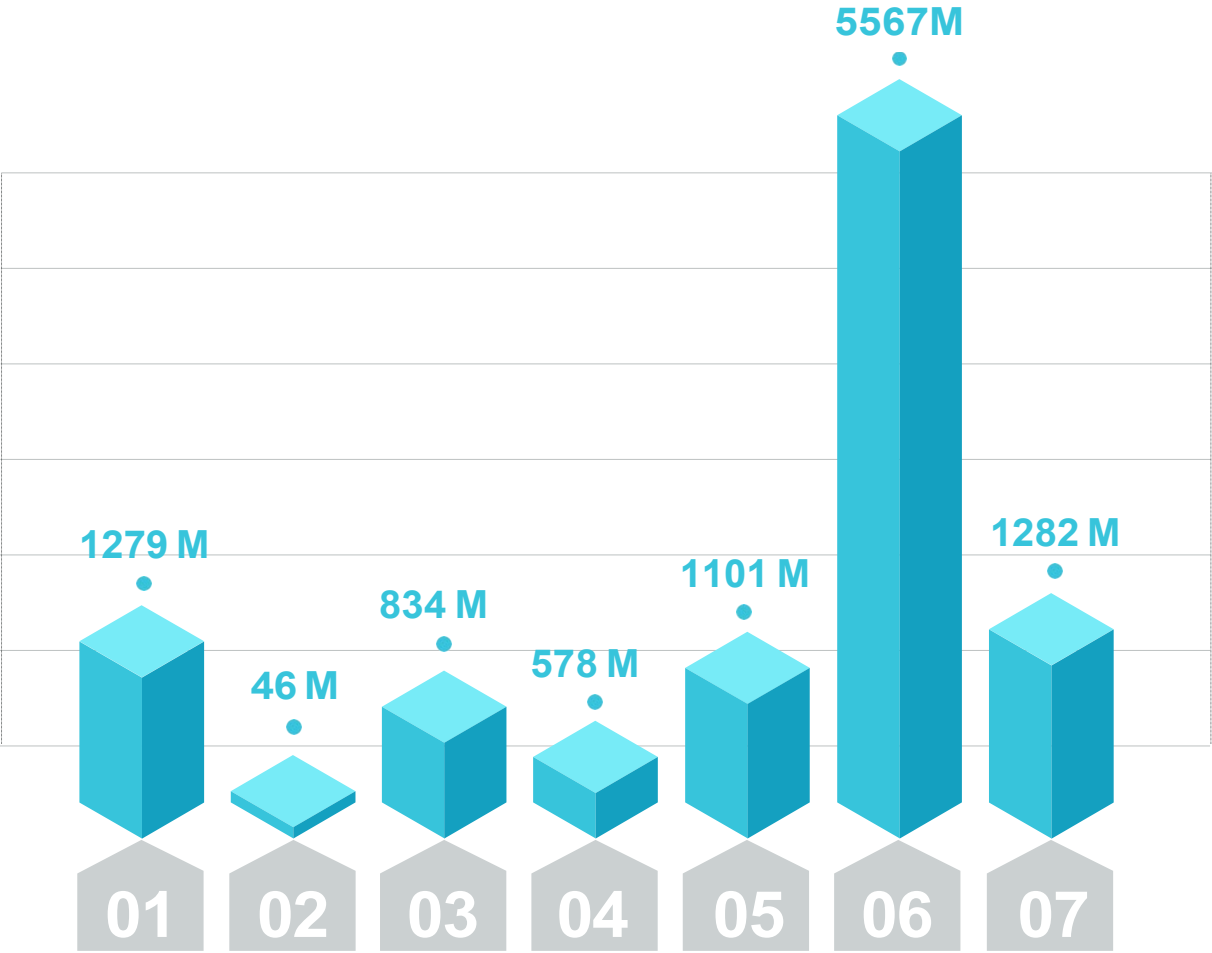


**WITHOUT WORK NOTHING CHANGES,
URBAN MANAGEMENT WILL CHANGE THE VALUE.**



A NEW INVESTMENT VEHICLE
LAND DEVELOPMENTS PROPOSALS

- 0 GROSS VALUE
2019
- 0 NEW EQUITY FOR INVESTMENT
2020 - 2021
- 0 VALUE PROPOSAL FOR
CONTRIBUTION
- 0 VALUE SITUATION FOR SALE
7 YEARS OF PERIOD
- 0 ESTATIC LAND VALUE
HIGHEST VALUE 2020 - 2021
- 0 FUTURE INCOMES OF FINAL PRODUCT
HIGHEST VALUE 2020 - 2023
- 07 MARGIN IN MILLION OF EUROS





**WITHOUT WORK NOTHING CHANGES,
URBAN MANAGEMENT WILL CHANGE THE VALUE.**

THANKS



DOMAIN
ASSET MANAGEMENT