

Leaders in REIT Valuation and Advisory

BME Growth



ALMAGRO CAPITAL SOCIMI, S.A.
EUR 10 million*
BME Growth
January 2019



AP67 SOCIMI S.A.
EUR 31.8 million*
BME Growth
January 2018



VERACRUZ PROPERTIES SOCIMI, S.A.
EUR 76.6 million*
BME Growth
July 2018



ARRIENDA RENTAL PROPERTY SOCIMI, S.A.
EUR 56.4 million*
BME Growth
December 2018

ALBIRANA PROPERTIES SOCIMI, S.A.U. AND SUBSIDIARIES
EUR 177.6 million*
BME Growth
February 2017



FIDERE PATRIMONIO SOCIMI, S.A.
EUR 223.5 million*
BME Growth
March 2015

EURIPO PROPERTIES SOCIMI, S.A.
EUR 110 million*
BME Growth
December 2018

TORBEL SOCIMI, S.A.
EUR 103.7 million*
BME Growth
July 2018



OPTIMUM III VALUE-ADDED RESIDENTIAL SOCIMI S.A.
EUR 78.3 million*
BME Growth
April 2018

OPTIMUM RE SPAIN SOCIMI S.A.
EUR 66.3 million*
BME Growth
April 2018



EUROSIC INVESTMENT SPAIN SOCIMI, S.A.
EUR 114.1 million*
BME Growth
September 2017



HADLEY INVESTMENTS SOCIMI, S.A.
EUR 32.8 million*
BME Growth
March 2016



MISTRAL PATRIMONIO INMOBILIARIO SOCIMI, S.A.
EUR 23 million*
BME Growth
October 2019



INMOBILIARIA PARK ROSE IBEROAMERICANA SOCIMI, S.A.
EUR 10.8 million*
BME Growth
January 2019



GRUPO ORTIZ PROPERTIES, S.A.U. Y SOCIEDADES DEPENDIENTES
EUR 81.3 million*
BME Growth
June 2017



TESTA RESIDENCIAL, SOCIMI, S.A.
EUR 1.833 million*
BME Growth
July 2018



TORIMBIA SOCIMI, S.A.
EUR 140 million*
BME Growth
July 2019



URBAN VIEWSOCIMI, S.A.
EUR 38 million*
BME Growth
December 2018

Euronext

IPOSA PROPERTIES SOCIMI, S.A.
EUR 79.8 million*
EURONEXT
August 2019



LOGIS CONFORT SOCIMI, S.A.
EUR 15 million*
EURONEXT
July 2018



Gesvalt for REITs

Gesvalt has become the reference Real Estate Advisor for a large portion of SOCIMIs (Spanish version of a REIT vehicle) already consolidated in the market as well as for a large number of them still in process of being incorporated.

The role of the Real Estate Advisor, in collaboration with the Registered Advisor or Listing Sponsor, is key to the success of a REIT's listing on any regulated market, as well as in its implementation.

Gesvalt offers transparency and comfort in the services rendered to the market, regulator, investor and REIT owners.

Member of ASOCIMI.

How Can We Help You?

Newly-incorporated REITs

- Valuation and advisory at the time the REIT becomes listed
- Valuation of all assets within the perimeter
- Valuation of the company with a view to becoming listed
- Real Estate Due Diligence
- Financial Due Diligence
- Tax Due Diligence
- Environmental Impact Due Diligence

Listed REITs

- Updating of the value (annual regulatory filing, as well as the quarterly and half-yearly abbreviated report)
- Analysis and optimization of the debt structure:
 - CAPEX
 - Project Monitoring
 - Energy Performance Certificates (AEO's)
 - Analysis of assets' useful lives

How Do We Do It?

Through the resulting analysis in the different stages:

Listing stage

- Preliminary analysis
- Structuring
- Preparation for the company's listing
- Technical Due Diligence

Valuation

- Assets
- Company

Business Plan / Feasibility Study

Optimization of operating costs

- Cadastral audit
- Energy efficiency

What Are the Advantages of REITs?

Taxation and Efficiency

- Exemption from Income Tax payment
- 95% reduction in Tax on Transfer of Assets and Stamp Duty
- 0% tax rate on capital gains generated in the REIT

Transparency

- Easier procurement of new capital and partners
- Up-to-date valuation of the company