



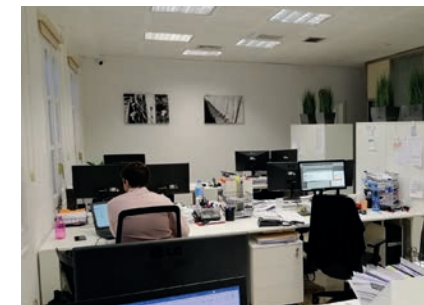
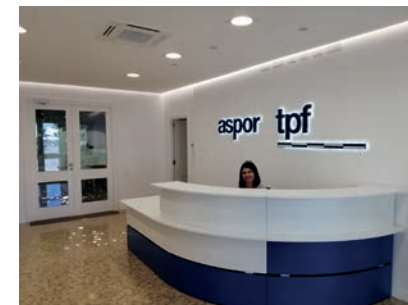
tpf

Consultora Inmobiliaria

2020



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- TPF Consultoran Inmobiliaria: More than 20 years of experience providing companies with real estate services. Specialists in logistics, industrial and investment real estate, we have a highly qualified team that is committed to our clients' interests.



Our mission is the INTEGRATED REAL ESTATE CONSULTING to companies throughout the country. We manage more than 1 million m² at the main logistics estates in Spain:
Valencia, Madrid, Barcelona, Seville and Zaragoza.
We offer high added value in management along with our partners, ASPOR and TRIANGLE.

TPF is a real estate consulting firm with more than 20 years of experience in the management of logistics and industrial real estate management.



Properties



Land



Investment



Research Consulting



Aspor Engineering



Logistic Parks

2.1 PROPERTIES. Projects and experience

- » Marketers of industrial, logistics and tertiary property for private individuals and corporate clients.
- » Retail premises, offices, logistics platforms retail parks.
- » A marketing company that is officially approved by the main financial institutions.
- » Turnkey projects.
- » VISIT OUR REAL ESTATE WEBSITE



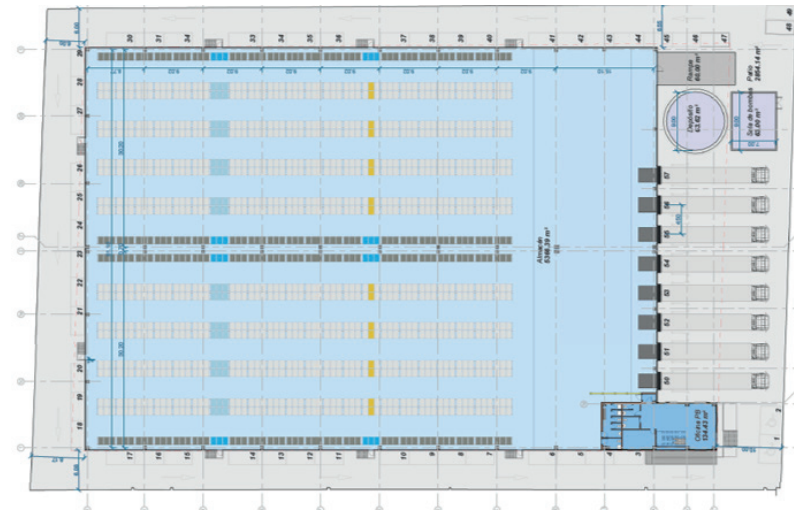
COMMERCIALIZATION OF LOGISTICS WAREHOUSE DEVELOPMENT FOR FAMILY OFFICE

Municipality Ribarroja del Turia
(Valencia).

Total marketable surface area:
36.000 m².

No. of development: 6.

- » Land acquisitions advice.
- » Market and feasibility study.
- » Product conceptualization.
- » Project management.
- » Commercialization plan development.
- » Negotiation and contract closure.

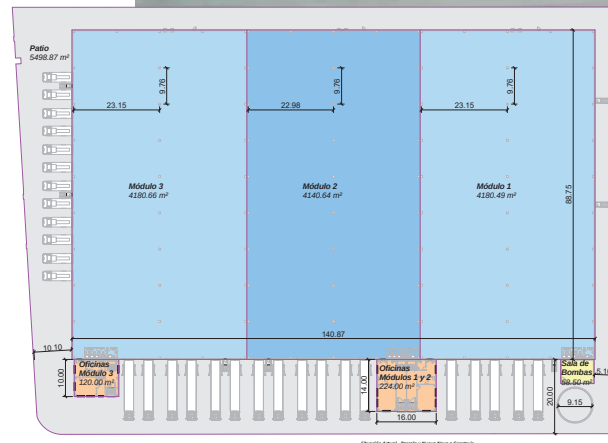


COMMERCIALIZATION OF THE FAMILY OFFICE LOGISTICS WAREHOUSES DEVELOPMENT

P.I. El Oliveral. Ribarroja del Turia (Valencia).

Built surface area: 13.200 m².

- » Product conceptualization.
- » Market and feasibility study.
- » Projects and site management.
- » Commercialization plan development.
- » Negotiation and contract closure.

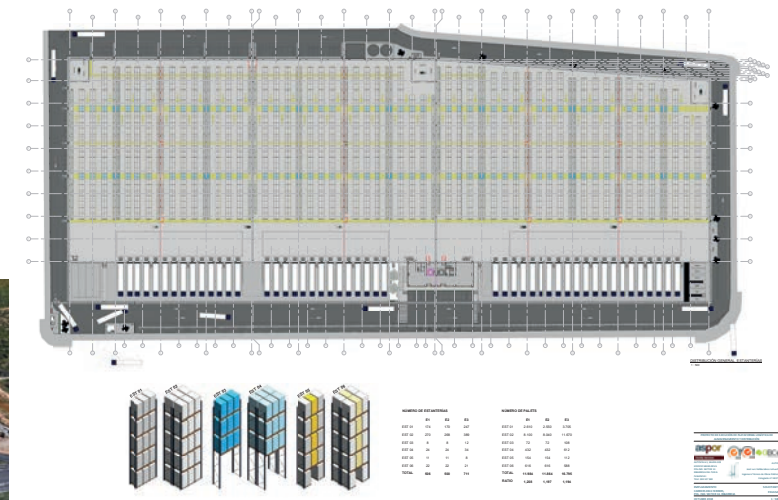


COMMERCIALIZATION OF LOGISTICS PARKS

P.I. Sector 12. Ribarroja del Turia (Valencia).

Build area: 35.200 m².

- » Market study.
- » Commercialization plan development.
- » Co-exclusive commercialization of the platform.
- » Presentation of the project to end clients.
- » Negotiation and contract closure.



EXCLUSIVE COMMERCIALIZATION OF LOGISTICS PARK FOR INVESTMENT FUND

P.I. Cheste Circuit.
Cheste (Valencia).

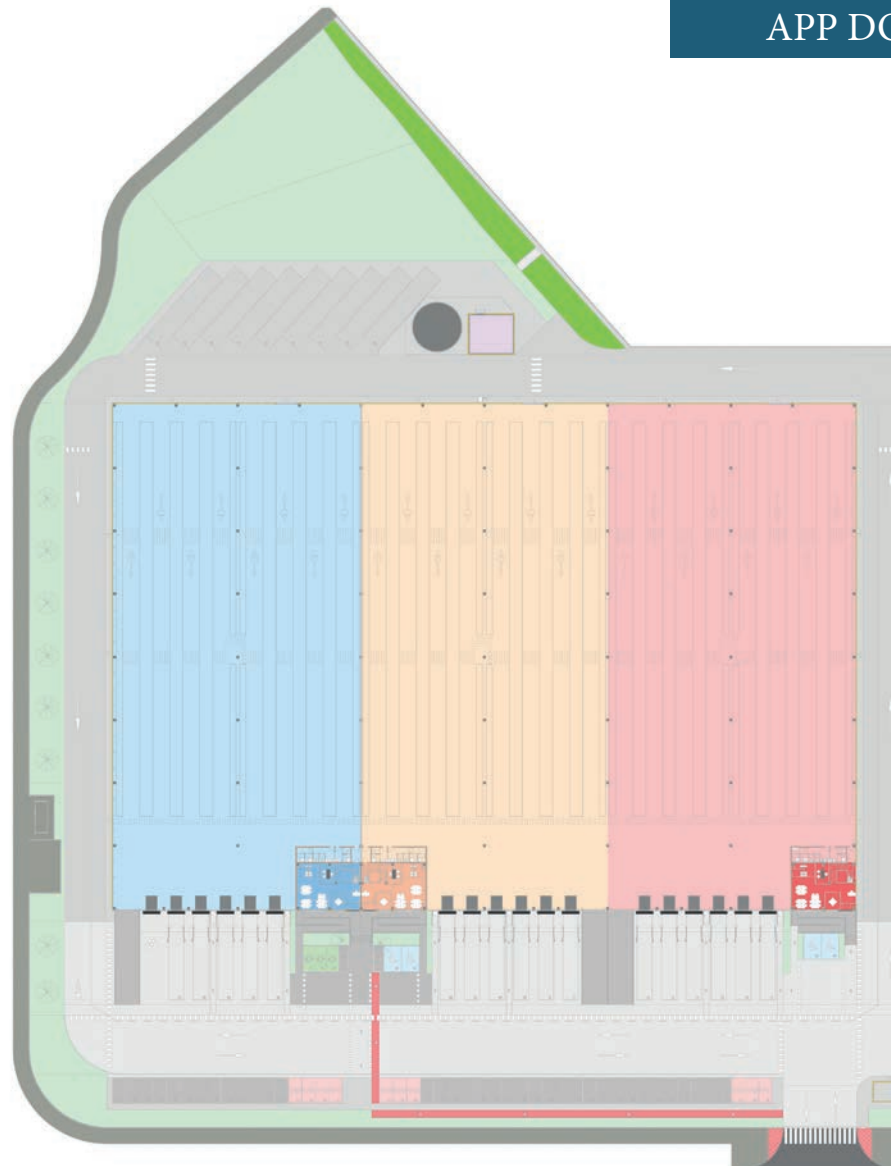
Built area M11: 14.638 m².

- » Product conceptualization and design.
- » Commercialization plan development.
- » Exclusive product commercialization.
- » Presentation of the project to end clients.
- » Negotiation and contract closure.

VISIT
DEVELOPMENT



AUGMENTED REALITY
APP DOWNLOAD



EXCLUSIVE COMMERCIALIZATION OF LOGISTICS PARK FOR INVESTMENT FUND

P.I. Circuito Ceste.
Ceste (Valencia).

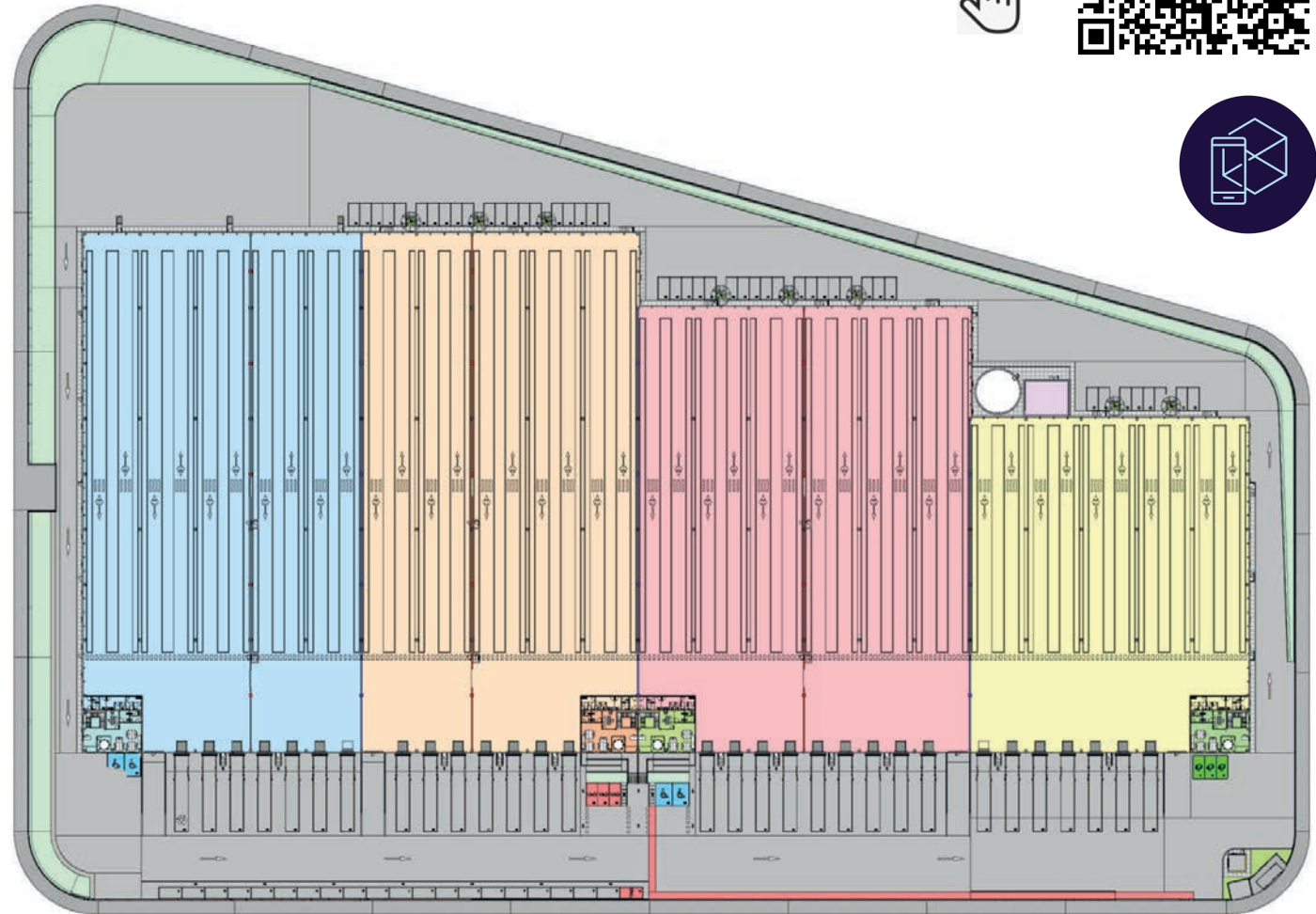
Built area M3: 26.307 m².

- » Product conceptualization and design.
- » Commercialization plan development.
- » Exclusive product commercialization.
- » Presentation of the project to end clients.
- » Negotiation and contract closure.

VISIT
DEVELOPMENT



AUGMENTED REALITY
APP DOWNLOAD



EXCLUSIVE COMMERCIALIZATION OF LOGISTICS PARK FOR INVESTMENT FUND

P.I. Quart de Poblet (Valencia).

Built area: 24.000 m².

- » Product conceptualization and design.
- » Commercialization plan development.
- » Exclusive product commercialization.
- » Presentation of the project to end clients.
- » Negotiation and contract closure.

VISIT
DEVELOPMENT



An aerial photograph of a city, likely Istanbul, showing a dense urban area with a river (Bosphorus) flowing through it. The city is divided into two main parts by the river, with a large industrial area visible on the right side. The image is in black and white, emphasizing the geometric patterns of the city's layout.

2.2 LAND. Projects and experience

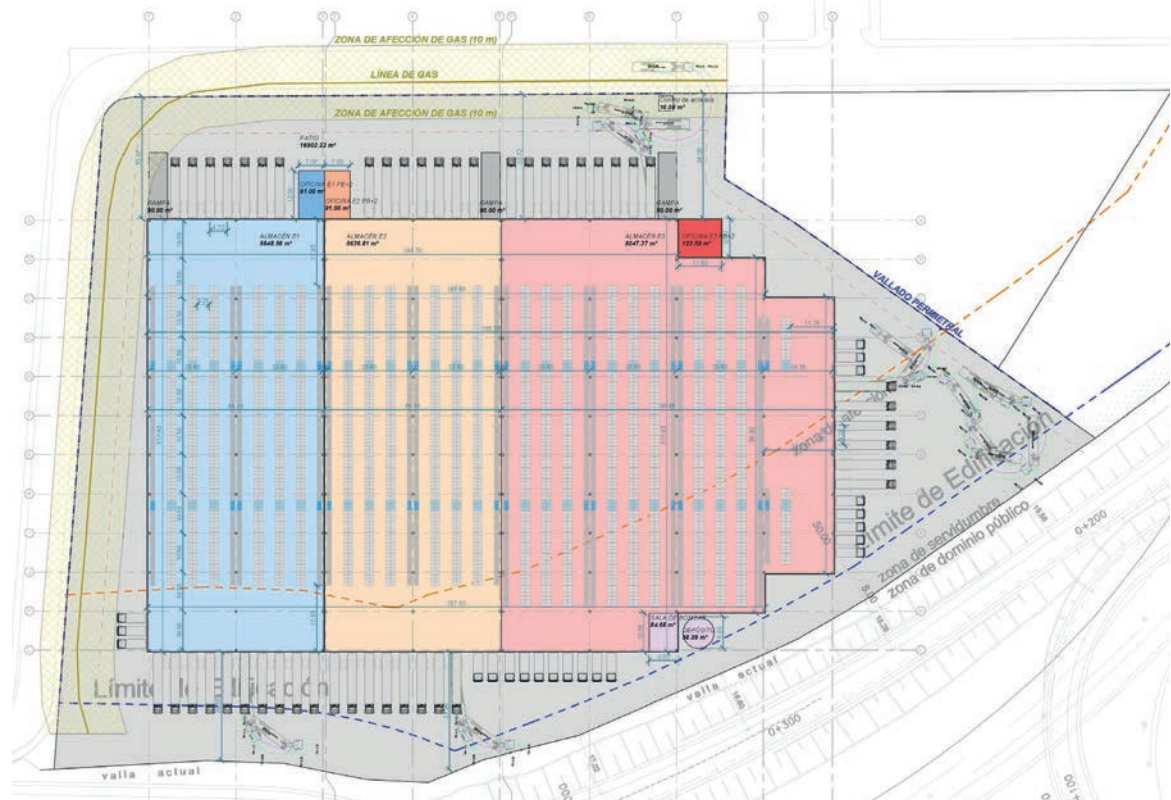
- » Management of lists of industrial, tertiary and residential lands in different phases: immediate licence, in property developments or under development.
- » Location of land for urban development and company set-up.
- » Global urban development management.
- » Turnkey projects.

SEARCH AND MANAGEMENT OF LAND FOR NEW LOGISTICS DEVELOPMENT, FAMILY OFFICE

P.I. Sector 13.
Ribarroja del Turia (Valencia).

Plot area: 35.000 m²

- » Needs study.
- » Market and feasibility studies.
- » Search for plots in strategic sites.
- » Project creation through ASPOR.
- » Platform commercialization plan.



LEASE OF INDUSTRIAL LAND FOR LOGISTICS COMPANY

P.I. Quart de Poblet (Valencia).

Plot area: 12.000 m²

- » Study of client needs.
- » Search for a locations for logistics activity.
- » Advice on compliance with urban regulations.
- » Contract negotiation.
- » Transactions closure.





2.3 INVESTMENT Projects and Experience

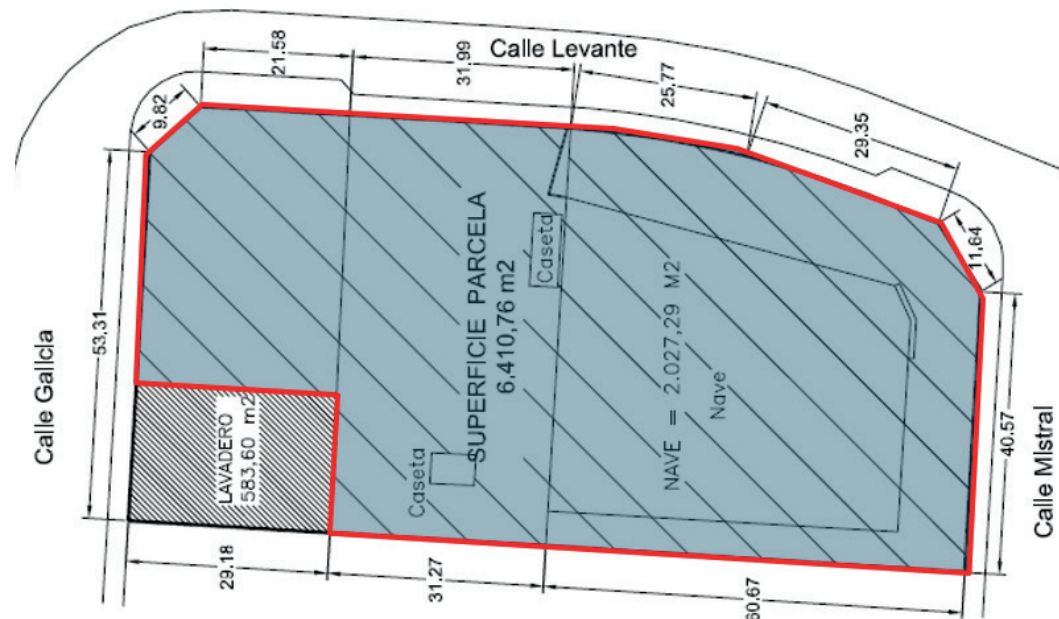
- » Advice on real estate investments and asset management with national and international institutions and family offices as our main clients.
- » Real estate profitability transactions.
- » Investment, Sale & Leaseback transactions.
- » Real estate project feasibility study.

INDUSTRIAL WAREHOUSE PROFITABILITY TRANSACTION

P.I. Sector 12.
Ribarroja del Turia (Valencia).

Built area: 3.400 m².

- » Study of the client's investment needs.
- » Search for the best transactions in market profitability.
- » Study of the property and real estate transaction.
- » Negotiation and transaction closure.



LOGISTICS PLATFORM PROFITABILITY TRANSACTION

P.I. Sector 12. Ribarroja del Turia (Valencia).

Built area: 35.200 m².

» Sale of undeveloped land and project creation. Creation of added value.

» Sale of logistics platform.

» Commercialization plan development.

» Negotiation with clients and contract closure.





3.1 CONSULTING SERVICES

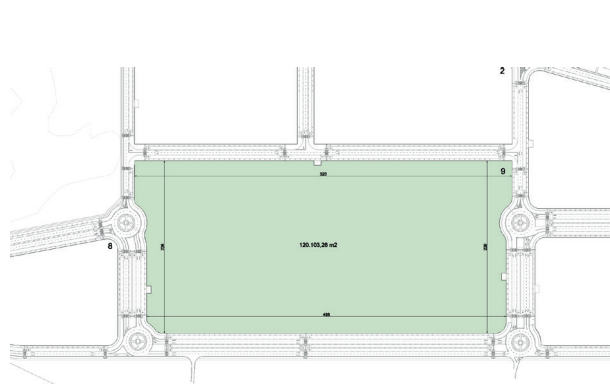
- » Real estate asset valuation.
- » Research: market studies and reports.
- » Feasibility studies for real estate projects.
- » Real estate project management.
- » Commercialization plans for real estate assets.

ESTUDY AND SEARCH TO SET UP A LOGISTICS PLATFORM FOR A DISTRIBUTION COMPANY

New Logistics Set-Up in Ceste (Valencia).

Plot area: 120.000 m².

- » Needs study.
- » Market and feasibility studies.
- » Study of different business parks to find the right location.
- » Presentation of possible locations to the client.
- » Technical/commercial advice and procedures involved with the purchase of the land.



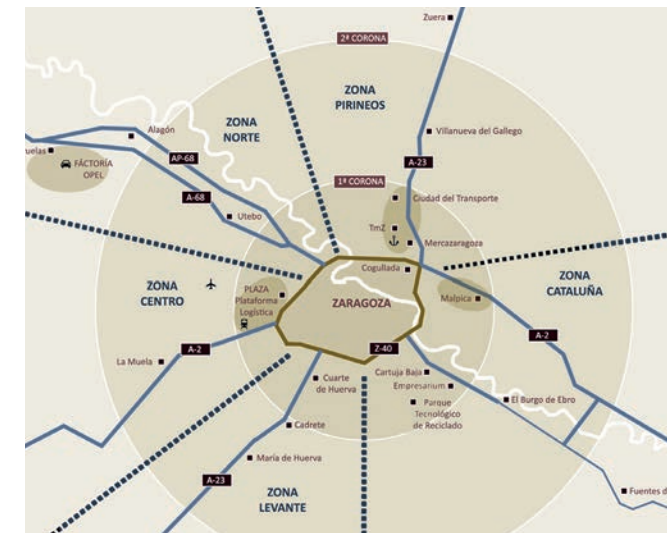
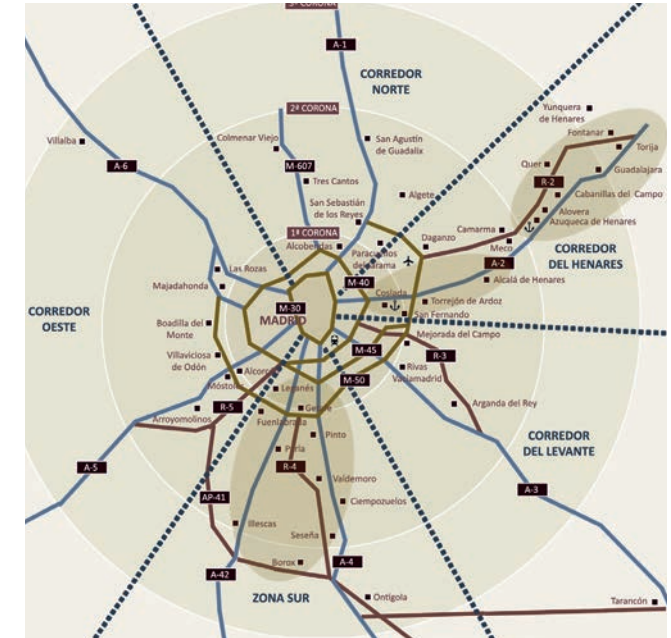
MARKET STUDIES OF MAJOR CITIES THROUGHOUT SPAIN

Market studies of major cities like: MADRID, BARCELONA, VALENCIA and ZARAGOZA.

- » Logistics market study of rings around cities.
- » Study of the main transport connection axes.
- » Updated analysis of the offer and demand in recent years.
- » Study of rents and asking prices.
- » Investment market.



Logistic market study Valencia anual 2019



4.1 TECHNICAL OFFICE SERVICES

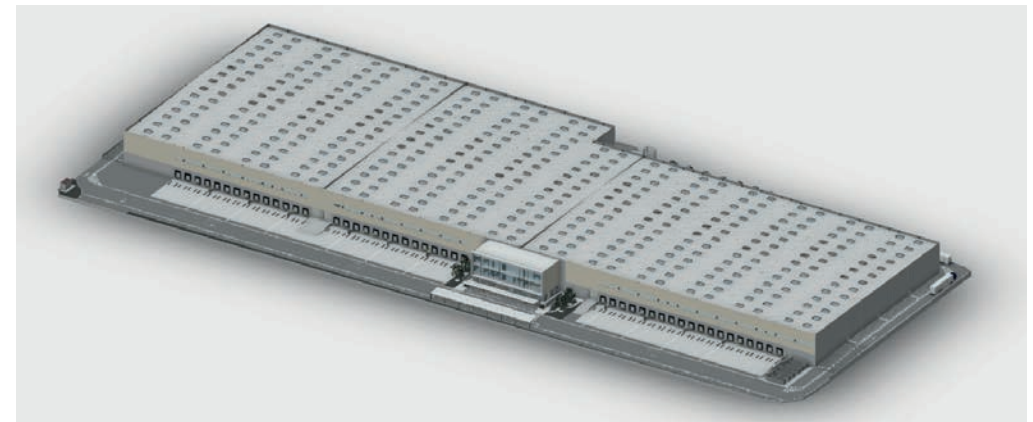
- » Design and study of set-up and investment at leading logistics platforms.
- » Project writing.
- » Site management and coordination.
- » Construction work and reforms.
- » Legalization of business activities.
- » Integrated maintenance of logistics and industrials buildings.

PROJECT AND SITE MANAGEMENT FOR AN INDUSTRIAL LOGISTICS WAREHOUSE AND DISTRIBUTION PLATFORM

P.I. Sector 12.
Ribarroja del Turia (Valencia).

Built area: 35.200 m².

- » Project writing.
- » Writing of the Health & Safety study.
- » Project design.
- » Site management.
- » Health & Safety coordination.
- » BREEAM Very Good sustainable certification.



FAMILY OFFICE PROJECT AND SITE MANAGEMENT

P.I. Sector 13.
Ribarroja del Turia (Valencia).

Built area: 5.700 m².

- » Writing of the basic project.
- » Writing of the execution project.
- » Writing of the Health & Safety study.
- » Project design.
- » Site management.
- » Health & Safety coordination.
- » Building maintenance.
- » VERDE GBCe Spain 3 leaf sustainable certification.



GREEN ENVIRONMENTAL CERTIFICATION AT THE E-CROSS LOGISTICS PARK

P.I. Circuito Valencia.
Chestre (Valencia).

Plot area: 1.000.000 m².

- » Green assessment to obtain pre-certification.
- » Technical assistance on site and green assessment to obtain certification.
- » Drafting of reports for green assessment.
- » Waste management control.



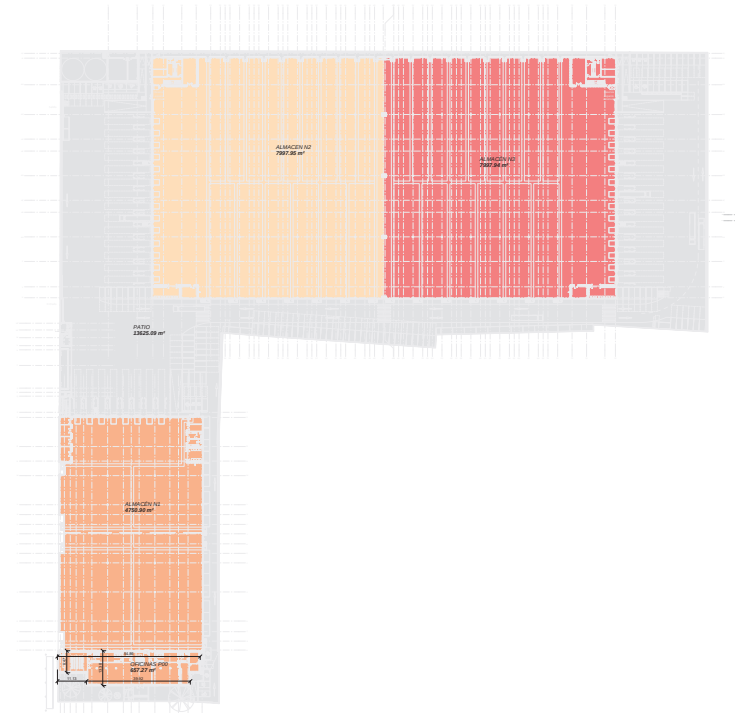
BREEAM CERTIFICATION FOR A LOGISTICS PLATFORM

P.I. Quart de Poblet (Valencia).

Built area: 23.914 m².

- » BREEAM Very Good certification writing.
- » Definitive proposal of BREEAM credits.
- » Writing of reports and necessary evidence for BREEAM.
- » Consulting and support for BREEAM aspects in the design phase.
- » BREEAM processing with BREEAM Spain.
- » Construction project modification revision.
- » Plan and credit compliance monitoring.
- » Compilation of construction information.

- Reports: energy, acoustic, ecological, hydrology and erosion simulations, lifecycle analysis, BOC report.



5.1 SERVICES

- » Land development.
- » Investment projects.
- » Development of logistics parks.
- » Research, market studies.



5.1 SERVICES



Feel confident investing with TRIANGLE REM, a national referent consulting company with a wide range of clients and years of experience, in a respectful of the environment, innovative and viable projects. We create the spaces that end users need and we do it with independent certificates that guarantee our commitment to quality and sustainability.



MISSION

We develop and manage the logistic space, eitherwise investment or operational, that your business needs to compete in a growing market. Innovation guides our commitment to a sustainable, respectful and wealth-generating environmental logistics real estate sector.



VISION

With a solid foundations built on experience and customer satisfaction, we work for a sustained growth of the industry over time, becoming a reference of the logistics real estate in the Iberian Peninsula.



GOALS

The international trade has in the Iberian Peninsula a logistical node of first level. It is here where the transit of containers between Asia, America, Europe and Africa converges and it is here where Triangle develops its logistic projects offering you the best location.

CREANDO VALOR EN LA INMOLOGÍSTICA

Consultoría y gestión de proyectos y parques logísticos.



REAL ESTATE MANAGEMENT COMPANY
LOGISTICS PARK DEVELOPMENT



In Triangle we have taken advantage of the opportunity offered by these new consumption models and the exponential growth of the inmologistics sector to create the brand e_Cross Sustainable Logistics Parks.

A commitment to sustainable logistics parks that meet high demand and offer adapted environments to the sector, respectful of the environment, with an efficient resources consumption and wastes management and that are also economically and socially sustainable.

REAL ESTATE MANAGEMENT COMPANY
CORPORATE SOCIAL RESPONSIBILITY

TRIANGLE REM is a memeber of CE/R+S, the first Sustainability Club in the region of Comunidad Valenciana aimed at apreading awareness, fostering and promoting sustainable, responsible and ética business development.



The Club is made up of leading compaines in their sectors due to their sustainable business models based on a triple balance.



FIND OUT WHAT WE CAN DO FOR YOU

FOR INVESTORS

- Guarantee the success of your investment with our **feasibility and financing studies**.
- **Comprehensive service**. Simplifies with a single partner for the entire development process. Saves costs, time and paperwork.
- We conceptualize **individual warehouses and logistics parks** from the knowledge of the activity of the logistics operators.



OR OPERATORS

- Find the space you need in our **wide portfolio of properties**.
- Get the best location for your business in Spain's prime logistics areas thanks to an exhaustive **implementation study**.
- Get an **exclusively adapted warehouse** for your operation.



TAINABLE PROJECTS

and certified by independent entities such as Breeam, Leed or Verde.

OFF MARKET PROJECTS

Exclusive access to projects where trust is the key.

URBAN AND TECHNICAL MONITORING

We take care of all the administrative procedures.

MARKET RESEARCH -STUDIES

**MADRID**

PAÍS VASCO



BARCELONA

LAND DEVELOPMENT CHESTE CITY CIRCUIT

P.I. Circuito Valencia.
Cheste (Valencia).

Total Development: 181.618 m².

» TRIANGLE REM handles all management duties for the investment and development project for the Cheste Logistics Park in coordination with LAR ESPAÑA SOCIMI

» Acquisition of 181,618 m² net developable plots and monitoring of all urban development procedures.

» Development of the Commercialization Plan for the Logistics Park and product design.



AVAILABILITY

181.618 M2

AVAILABLE TO HOLD
YOUR LOGISTICS
CENTRE

- P01
- P04
- P08
- P10



Real Estate

INVESTMENT PROJECT LOGISTICS PARK

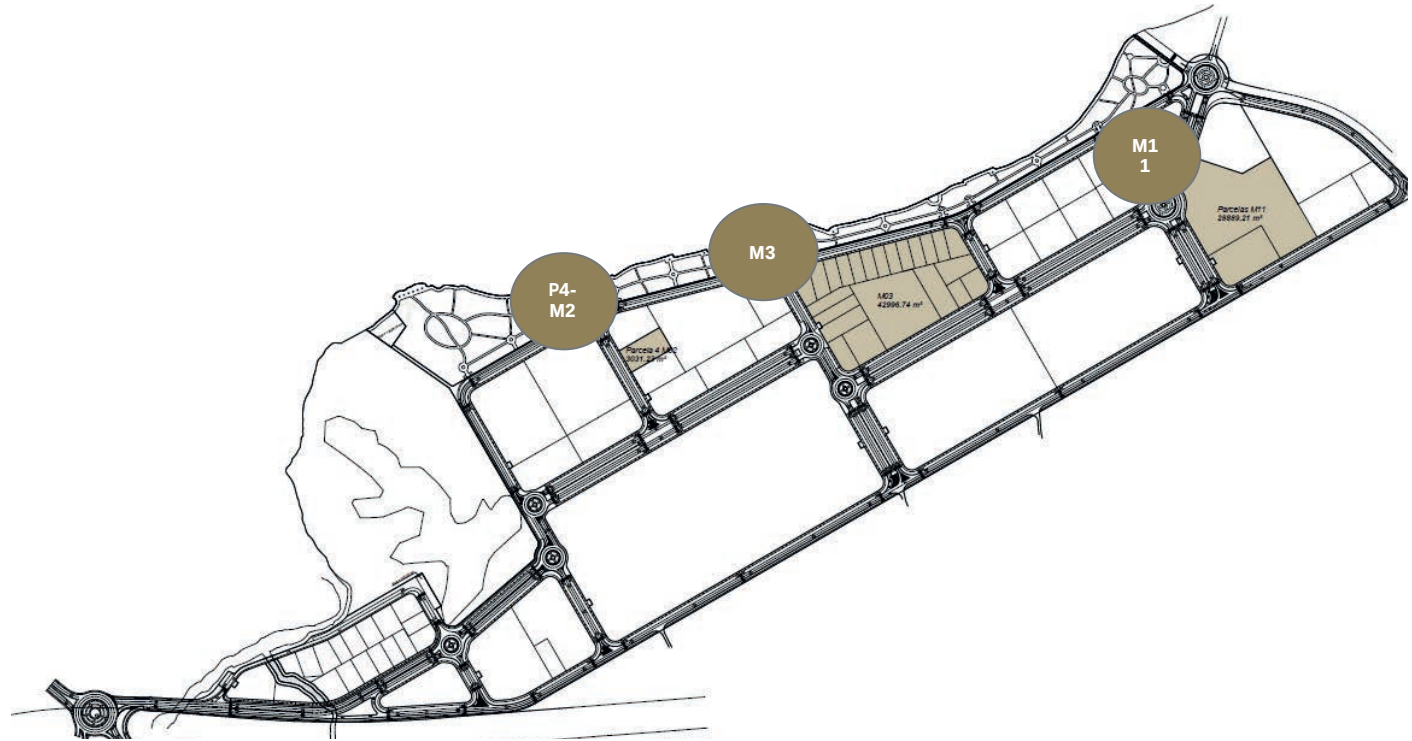
P.I. Circuito Valencia.
Ceste (Valencia).

Total Plots: 75.000 m².

» TRIANGLE REM handles all management duties involved with the investment project for Ceste Logistics Park with VGP positioning.

» Acquisition of 75,000 m² net developable plots and monitoring of all urban development procedures.

» Development of the Commercialization Plan for the Logistics Platforms and commercialization through TPF CONSULTORA.



Floor surface	
M11	28.899,21 m ²
M3	42.996,64 m ²
Parcela 4 M2	3.031,23 m ²
Total	74.927,08 m²

INVESTMENT PROJECT LOGISTICS PLATFORM

P.I. Sector 12.
Ribarroja del Turia (Valencia).

Built surface area: 35.200 m².

» TRIANGLE REM through TPF
CONSULTORA closure of the lease
transaction for MERLIN RIBARROJA,
a development with 35.000 m²
of built surface area in Ribarroja,
at km 0 of the logistics estate in
the metropolitan area of Valencia,
owned by SOCIMI MERLIN
PROPERTIES.



MERLIN RIBARROJA

Desde **10.000 m²**
hasta **35.000 m²**



Propietario:



Comercializa:

TRIANGLE
REAL ESTATE MANAGEMENT

96 164 30 76

INVESTMENT PROJECT MULTIMODAL IBERUM CENTRAL PLATFORM

Multimodal Iberum Central Platform. Illescas (Toledo).

Total Plots: 450.000 m².

» TRIANGLE REM handles all management duties for the investment and development project for the Intermodal Iberum Central Platform in Illescas, advising AQUILA CAPITAL on the purchase.

» Acquisition of 450.000 m² net developable plots and monitoring of all urban development procedures.

» Development of the Business Plan as the internal team for the marketer AQ Acentor.



Aquila Capital

**GREEN
LOGISTICS**
by Aquila Group



INVESTMENT PROJECT LOGISTICS PLATFORM

GRUPO LAR logistics platform.
Quart de Poblet (Valencia).

Total built: 25.000 m².

» TRIANGLE REM through TPF
CONSULTORA exclusively
commercializes the logistics project
for GRUPO LAR in QUART DE
POBLET, a development with
25.000 m² built on the 1st line of
A-3 in the prime logistics area of
Valencia.





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46394, Ribarroja del Turia - Valencia

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