

FERNÁNDEZ MOLINA

HOTELS BY METCUB



Fernández
Molina

METCUB



OUR HISTORY

In **1969** J. Fernández Molina Construcciones, S.L was founded.

The activity of the company focuses on:

- Restoration of monuments
- Restoration of historical buildings
- Construction of new buildings
- Maintenance of buildings

In **1982** the company became a public limited company, having become one of the most respected construction companies in the sector.

In **2002** it changed its name to Fernández Molina Obras y Servicios, S.A.

In **2009** Eneres was founded.

The company's activity is focused on sustainable energy systems that provide comprehensive services for energy efficiency in building and urban planning and integrates systems oriented to the use of residual and renewable energies.

In **2019** SIA was founded, spin-off of IPS, a company that installs robotized parking lots, with more than 20 years of experience. Together with its partner SMS, a leading company in the maintenance of mechanical parking systems, they are leaders in Spain in this sector.

MORE THAN
50 YEARS
WITH YOU

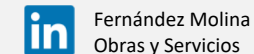
+4.000
WORKS DELIVERED

+250
PRIVATE AND
PUBLIC CLIENTS

LEADER¹
IN THE RESTORATION AND
REHABILITATION RANKING IN
SPAIN



Notes: ¹ Alimarket Report 2021 on rehabilitation in Spain.



WHO WE ARE

ACTIVITIES

REHABILITATION

Specialists in complex interventions in consolidated urban environments.

NEW CONSTRUCTION

Construction of buildings of different uses and typologies for public and private sector clients.

RESTORATION

Conservation and maintenance of protected historic monuments and buildings.

PROJECTS AND TECHNICAL OFFICE

We have a technical team of more than 40 professionals.

TYPES

RESIDENTIAL

- Montalbán 11
- Marqués de Salamanca 11
- Marqués Viudo de Pontejos 9
- Palacio de Guillamas

HOTELS

- **Hotel Marriot Edition**
- **Gran Hotel Inglés**
- **Hotel Plaza de las Descalzas**
- **W Hotel Asturias**
- **Hotel Santa Marta**

SPORTS

- Polideportivo de Aluche
- Polideportivo Pradillo
- Polideportivo Marqués de Samaranch

EDUCATION

- Colegio IDEO
- Escuela Tec. Sup. de Arq. de Madrid
- Colegio Mayor Argentino
- Escuela Infantil Las Amapolas

COMERCIAL

- Primark Logroño
- Primark La Zenia
- Primark Roquetas
- Nuzzi Pº Habana
- Nuzzi Serrano
- Nuzzi Ppe. Vergara

OFFICES

- Apolonio Morales 29
- Fernando el Santo 20
- Ponzano 87
- Paseo de Recoletos 27

CULTURAL

- Teatro Daoiz y Velarde
- Centro Cultural Conde Duque
- Biblioteca Casa de Fieras (Retiro)
- Matadero

ADMINISTRATIVE

- Casa de Correos
- Ciudad de la Seguridad
- Congreso de los Diputados
- Defensor del Pueblo

HALTH

- Hospital Al-Hurriya
- Centro de Mayores Lucero
- Resid. Alzheimer Margarita Retuerto

INDUSTRIAL

- Fábrica Nissan
- Silo Portland Valderrivas
- Fábrica Nuzzi
- Real Fábrica de Cristales

EXPERIENCE

+ 50 years
EXPERIENCE

+ 4.000
WORKS DELIVERED

Works in:
SPAIN
COLOMBIA



METCUB

DESCRIPTION

METCUB is a hotel investment and development company, focused on acquire Hospitality multi-used, renovate and reposition in the market through professional Lessees per uses, with a short-term exit strategy.

METCUB divides the Hotel asset into three (3) different uses, with separate access and installations:
Hotel, Rooftop & Coworking

HOTEL INVESTMENT CRITERIA



INVESTMENT TYPE

Existing Assets
(Not companies)



INVESTMENT SIZE

40 – 60 MM euros
Including CAPEX



PRICE

+6% cap. rate
Value Add strategy & Core Plus



ASSET PROFILE

Urban Hotel & Aparthotel
1st coastline resort
Residential & offices buildings
with hotel license



DENSITY M2

Hotel $\leq 5.000m^2$
Retail & Rooftop $\leq 500m^2$
Building $\leq 500m^2$
Exterior area



GEOGRAFY

+2MM annual occupied rooms
Urban Hotel: Madrid and connected cities;
Barcelona, Valencia, Málaga, Sevilla, etc.
Resort 1st coast; Mallorca, Ibiza, Canarias.



CATEGORY

3 - 5 stars
Hotel & ApartHotel



RENOVATION

Value add opportunity
Renovation & Reposition



TYPE OF CONTRACT

Purchase & Sale Agreement, Build-to-Suit,
Sale&LeaseBack, Lease Agreements and
Turnkey Hotels



Nº KEYS

+80 urban rooms
+20 resort rooms



DENSITY M3

Hotel romos: $\leq 3m$ height ceiling
Retail & Roof Top Bar: $\leq 5m$



FEE

Off Market deals directly ownership /
representatives with an exclusive
mandate. Only Success fee.

TEAM EXPERIENCE

+ 20 years EXPERIENCE,
Team specilized in hotels.

**+ 100 Hotel companies
& INVESTORS.**

**+ 12 Hotel Transactions
SPAIN &
UNITED STATES**



Fernández Molina
Obras y Servicios



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ACTIVITIES

ENERGY CONSULTING

We approach the energy issue from a global perspective, offering the client an integral concept of energy architecture.

EFFICIENT FACILITIES ENGINEERING

We have technical experts to offer engineering solutions for the design and energy optimization of efficient installations.

EXECUTION OF INSTALLATIONS

We supervise the execution of works in all aspects that affect the energy performance of building systems.

MONITORING, INTEGRATION AND SUPERVISION OF SYSTEMS

We quantify savings and plan solutions adapted to each use, requirement and period of the year.

R+D

We collaborate with different Universities within the framework of international agreements; we develop industrial research projects approved by the CDTI and/or linked to Industrial Doctorate programs.

TYPES

RESIDENTIAL

- Conde de Barajas 5
- Veza 28
- Encarnación Gonzalez 13
- Hochbergerstrasse 158

HOTELS

- Hotel Bodegón, Colombia
- Hotel Fuerteventura
- Hotel Meliá Castilla

SPORTS

- Polideportivo Aluche
- Polideportivo Nazaret Valencia
- Polideportivo Vallehermoso

EDUCATION

- Universidad de Pamplona
- Universidad de Aveiro

INFRASTRUCTURE

- Túneles y redes subterráneas de transporte en Austria y Suiza
- Túneles Madrid Calle 30

OFFICES

- Apolonio Morales 29
- Manuel Silvela
- Ponzano 87
- Nueva sede del BBVA

CULTURAL

- Teatro Daoiz y Velarde
- Casa Velázquez

ADMINISTRATIVE

- Agencia Estatal de Administración Tributaria en Torrejón

HEALTH

- Hospital de la Santa Creu i Sant Pau
- Hospitales Osakidetxa

INDUSTRIAL

- Factoría Volkswagen. Landaben, Navarra

EXPERIENCE

+ 10 years
EXPERIENCE

+ 200
PROJECTS

WORKS IN:
SPAIN
PORTUGAL
ITALY
SWITZERLAND
PERU
URUGUAY



ACTIVITIES

INSTALLATION OF ROBOTIZED MECHANICAL PARKING SYSTEMS

Specialists in the installation of elevating platforms, car lifts and turntables.

TECHNICAL DEPARTMENT

Engineering department for project studies, technical assistance and consulting.

TYPES

ROBOTIC PARKINGS

- Montalbán, 11 (Madrid)
- Gran Vía, 68 (Madrid)
- Manuel González Longoria, 10 (Madrid)
- Juan de Mena, 13 (Madrid)
- Antonio Acuña, 8 (Madrid)
- Eduardo Dato, 18 (Madrid)
- Gran Vía, 48 (Madrid)
- Urdaneta, 22 (San Sebastián)
- Nicasio Gallego, 3 (Madrid)
- Manuel Silvela, 4 (Madrid)
- Gaztambide, 3 (Madrid)
- Henao, 34 (Bilbao)
- Recoletos, 18 (Madrid)
- Castellana, 68 (Madrid)
- Salustiano Olózaga, 11 (Madrid)
- Príncipe de Vergara, 15 (Madrid)
- O´Donnell, 18 (Madrid)
- Plaza del Marqués de Salamanca, 11 (Madrid)
- Génova, 7 (Madrid)
- General Castaños, 3 (Madrid)

EXPERIENCE

+ 20 years
EXPERIENCE

+ 2.000
ROBOTIZED SPACES
INSTALLED

WORKS IN:
SPAIN



INSTALLATION OF SEMI-ROBOTIZED MECHANICAL PARKING SYSTEMS

Specialists in the installation of elevating platforms, car lifts and turntables.

MAINTENANCE

Maintenance service of mechanical parking systems, both semi-automatic and robotized, 24h/365 days. Own personnel not subcontracted.

RESTORATION

Refurbishment, upgrading and commissioning of old mechanical systems made by different brands and technologies.

SEMIAUTOMATIC

- Alfonso XII, 24 (Móstoles)
- Juan Castro Mosquera, 36 (La Coruña)
- Aigua, 3 (Palma de Mallorca)
- Puente Romano (Marbella)
- Progreso, 15 (Vigo)
- Alfonso X, 4 (Madrid)
- Ample de la Mercè, 11 (Palma de Mallorca)
- Sant Gaietà, 11 (Palma de Mallorca)
- Santa Margarita (Marbella)
- Sant Bartomeu, 17 (Palma de Mallorca)
- Murcia, 3 (Madrid)
- Antonio Díaz, 7 (Sevilla)
- Puig D'Espart, 23 (Port Andratx, Mallorca)
- Pablo Aranda (Madrid)
- Muñoz Torrero, 7 (Madrid)
- Cincuentín, 4-6 (Madrid)
- Rodríguez de Viguri, 33 (Santiago)
- Apolonio Morales, 29 (Madrid)
- Manuel Siurot, 8 (Sevilla)

- Zamora, 51 (Vigo)
- Pío XII, 14 (La Coruña)
- San Agustín, 4 (Málaga)
- Policarpo, 18 (Vigo)
- Aldapeta, 28 (San Sebastián)
- Manuel Siurot, 38 (Sevilla)
- La Paloma, 7 (Madrid)
- Margaritas, 52 (Madrid)
- Rodio, 12 (Madrid)
- Santa Isabel 21-23 (Madrid)
- Pasaje Bisbal, 10 (Madrid)
- Abades, 3 (Madrid)
- Padilla, 70 (Madrid)
- Fuencarral, 140 (Madrid)

SYSTEMS REHABILITATION

- Errekakoetxe, 4 (Bilbao)
- Nuñez de Balboa, 1 (Madrid)
- Velázquez, 102 (Madrid)
- José Abascal, 48 (Madrid)
- Caracas, 10 (Madrid)

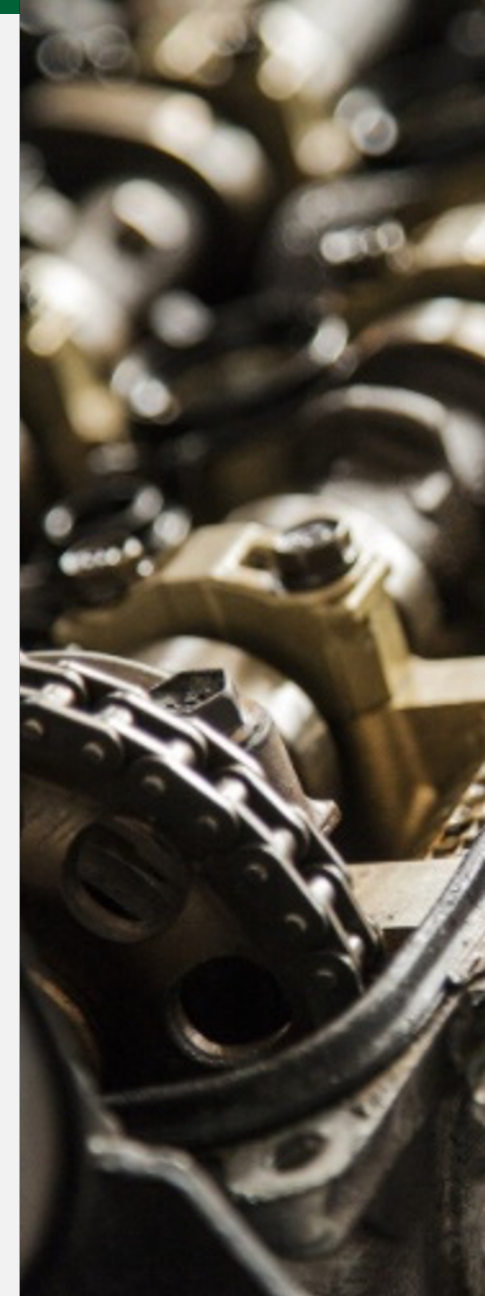
ROBOTIC MAINTENANCE

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- O'Donnell, 18 (Madrid)

+ 20 years
EXPERIENCE

+ 3,000
SPACES IN
MAINTENANCE

WORKS IN:
SPAIN



OUR PROJECTS

HOTEL MARRIOTT EDITION MADRID

HOTEL | MADRID | YEAR: 2019-2020 | SIZE: 200 KEYS



- Structural rehabilitation of building for hotel use.
- Dismantling, reinforcement and reconstruction of floor slabs to adapt the building to new uses.
- Underground sewage and soil network installations.
- Complete passive protection of the structure.
- Construction of 7 complete stairways and 5 elevator cores.

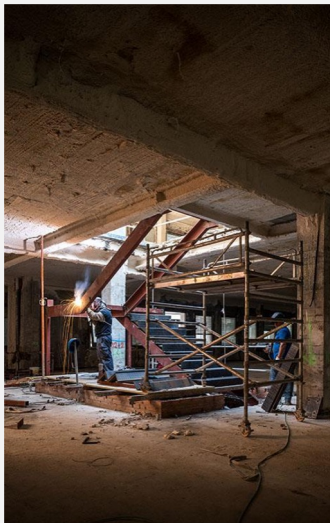
★★★★★ Grand Luxury Hotel

 Entire refurbishment

 Wellness center

 Gym

LUXURY HOTEL 5*



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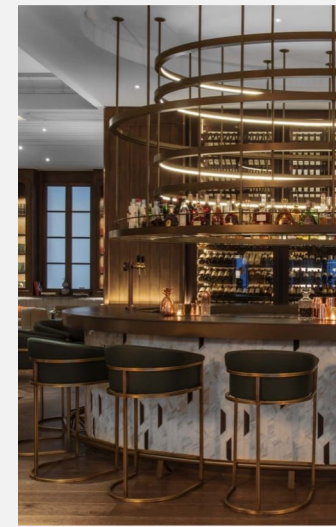
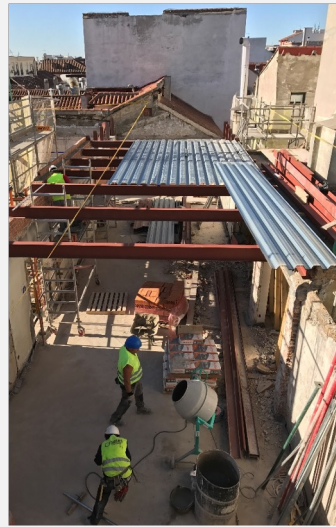


GRAN HOTEL INGLÉS

HOTEL | MADRID | YEAR: 2017-2018 | SIZE: 49 KEYS



- Complete refurbishment of building for hotel use renovation (oldest hotel in Madrid).
- Structural conditioning and reinforcement of floors and pillars.
- Complete renovation of roofs.
- New installations.
- Restoration of protected facade.
- Cleaning of facing brick and recovery of facade moldings.
- Reintegration of decorative elements on the windows.
- Interior fittings for 49 rooms (standard, deluxe and suites), lobby, restaurant, kitchen, meeting rooms, spa and gym.



Historical building



Entire refurbishment



Restoration



Grand Luxury Hotel



Hotel

LUXURY HOTEL 5*



Wellness center



Gym



Swimming pool



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W HOTEL ASTURIAS

HOTEL | MADRID | YEAR: 2020-2021 | SIZE: 144 KEYS



- Adaptation of structures for new hotel project. New sanitary slabs.
- Dismantling of existing roofs and renovation of tile roof and new zinc roof.
- Underground sewage and soil network installations.
- Partial passive protection of the structure.
- Restoration of protected stairways.
- Construction of new patios and their cladding.

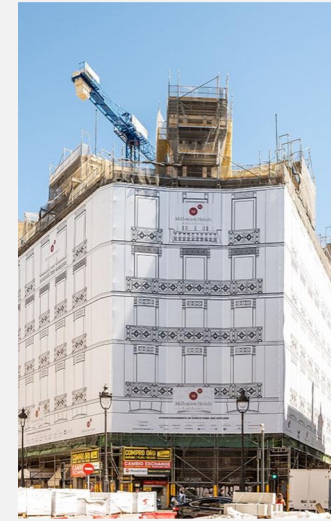
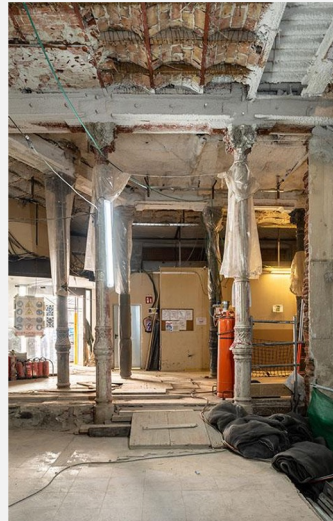
★★★★★ Grand Luxury Hotel

 Entire refurbishment

 Wellness center

 Gym

LUXURY HOTEL 5*



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HOTEL SANTA MARTA


HOTEL | ESTEPONA, MÁLAGA | YEAR: 2018-2019 | SIZE: 170 KEYS



- Structural modifications.
- New masonry distributions.
- Partial urbanization.
- Stone facades.
- Conditioning of basements and garages.

★★★★★ Grand Luxury Hotel

 New construction

 Wellness center

 Gym

LUXURY HOTEL RESORT 5*



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PHOENIX RESORT LA CALA

RESIDENTIAL | MIJAS, MÁLAGA | YEAR: 2020-2022 | SURFACE AREA: 5000 M²



- New construction and urbanization of the Resort Phoenix Cala-Golf Mijas residential complex, composed of six blocks of equal buildings of five apartments each, 2 of two bedrooms and 3 of three bedrooms.
- Construction of annexed common buildings such as Gym, Gastro-Bar, Spa-Pool and sentry.
- Urbanization of the roads and green areas designed in project.



New construction



Wellness center



Swimming pool



Gym



Use of prefabricated products

LUXURY RESIDENTIAL



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MARQUÉS DE SALAMANCA 11

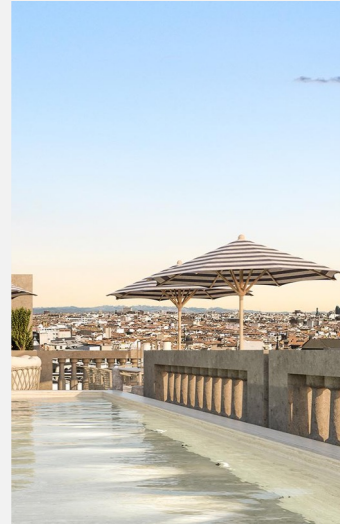
RESIDENTIAL | MADRID | YEAR: 2019-2021 | SURFACE AREA: 8800 M²



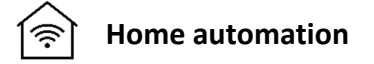
- Entire refurbishment of a 1932 residential building maintaining its hegemony throughout the envelope and common areas.
- Reinforcement of the structure and floor slabs, maintaining and preserving their original layout.
- Underpinpinning of foundations by ramming in bearing walls of facade and columns.
- Excavation of a new basement supporting the structure to install a robotic parking lot.
- Cleaning of facade and facing brick.
- Recovery of old marble located in the common areas, hallway, portal, main staircase and service staircase.
- Electrical installation managed with home automation.
- Automatic robotized garage for 21 parking spaces in a usable occupancy area of 9 spaces.



LUXURY RESIDENTIAL



Historical building



Home automation



Robotic parking



Swimming pool



Wellness center



Gym



Restoration



Entire refurbishment



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APOLONIO MORALES 29

OFFICE | MADRID | YEAR: 2008-2010 | SURFACE AREA: 850 M²



Integral restructuring of the office building.

METCUB

- METCUB & Fernandez Molina's Head Quarters.
- Vertical integration with subsidiaries.

- Renovation of facilities with geothermal air conditioning installation (thermoactivation of piles and vertical exchangers).
- Technological research laboratory.
- Responsibility with the current situation and implementation of a management system to ensure indoor air quality and renovation well above 12.5 l/s-person.

- Construction of a semi-robotized parking garage below ground level, creating a space for 14 cars on a usable area with capacity for 4 cars.



LEED Platinum



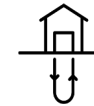
Best Geothermal Installation 2009



Best Energy Efficiency Performance



Best Energy Installation in Buildings in the Tertiary Sector 2009



Geothermal energy



Home automation



Robotic parking



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