













# METCUB

## 2024 Hotel investment criteria

 INVESTMENT VEHICLE	 ASSET PROFILE	 CATEGORY	 Nº KEYS	 INVESTMENT SIZE	 SURFACE M <sup>2</sup>
Existing assets (non-corporate)	Urban Hotel and aparthotel 1st coastline resort Residential buildings and offices  Representative facade and/or corner building	3 - 5 stars Hotel & ApartHotel  Valid hotel license and past operations.	+ 60 urban rooms or Branded residences + 100 resort rooms	20 - 60 MM Euros Equity check Including CAPEX  Annual net cash Yield of 6% IRR 15%	Hotel: ≤ 5.000m <sup>2</sup> Retail & Rooftop: ≤ 500m <sup>2</sup> Edificios: + 5.000m <sup>2</sup>  Exterior area
 GEOGRAPHY	 RENOVATION	 TYPE OF CONTRACT	 PRICE	 DENSITY M <sup>3</sup>	 FEE
+2MM annual occupied rooms  Urban hotel: Madrid; Barcelona, Valencia, Málaga, Seville, Bilbao, San Sebastián, Lisbon and Porto  Resort 1st coastline; Mallorca and Ibiza	Value Add Renovation hotel project with renovation period less than 2 years  +10 years since last renovation  Landmark buildings in the city center of secondary cities; Cordoba, Granada, etc	Purchase & Sale Agreement (100%)  Joint Venture + CAPEX, Sale&Leaseback, Lease(s) and turnkey build-to-suit  Unencumbered	6% Yield NNN <i>Value Add</i> strategy & <i>Core Plus</i>	Hotel - Rooms: +3m height  Retail and rooftop bar: +5m height	<i>Off market</i> directly with the property or representatives with exclusive mandate  Success Fee