



CORPORATE OVERVIEW

FEBRUARY 2025




Independent Spanish alternative investment manager


- Partner of reference in Spanish private markets for some of the world's largest and most respected institutional investors.
- Proven track record: consistently achieved above average returns successfully investing/divesting across cycles.
- Established manager, founded 18 years ago.
- Socially responsible: committed to creating a positive impact in the community through our investments.
- Various investment vehicles across Real Assets and Private Equity.

 €1bn Assets under management

 9 Vehicles launched

 +60 Deals so far

 +80% Of international investors

 ~30 People team across 2 offices: Barcelona and Madrid



“Our purpose is to implement investment strategies that create value and bring best in class solutions to our investors and the community”

INTEGRITY

Our investments are analyzed and managed in accordance with the **highest ethical values**. Transparency is a must in everything we do.

EXCELLENCE

We seek to **be the best** in everything we do. We set the greatest working and moral standards and aim to surpass them in all our actions.

ENTREPRENEURSHIP

An **agile and flexible professional environment** allows us to differentiate ourselves through creative thinking. We strongly encourage personal accountability across every level of the organization.

SOCIAL IMPACT

Responsibility is embedded into every decision we make. **Careful management of ESG factors** is of the utmost importance to the firm, our investments and the community.

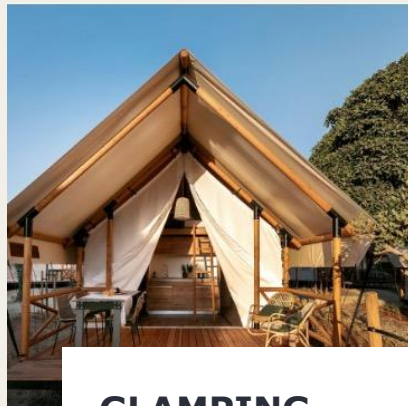


REAL ASSETS



REAL ESTATE

Solid track record investing and transforming assets in Spain.



GLAMPING

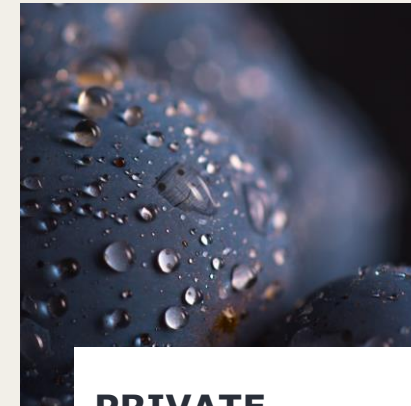
Turning campings into a sustainable, open-air concept with modern design.



ADVISORY ACCOUNTS

A partner on the ground for global institutions.

PE



PRIVATE EQUITY

Development of leading Spanish companies with high growth potential.



CURRENTLY ACTIVE INVESTMENT VEHICLES



MERIDIA III

- 2016
- 12 deals
- Equity of €220m (incl. discret. co-invest.)
- Value-add CRE
- Spain (focus Mad/Bcn)
- Fully invested and exiting



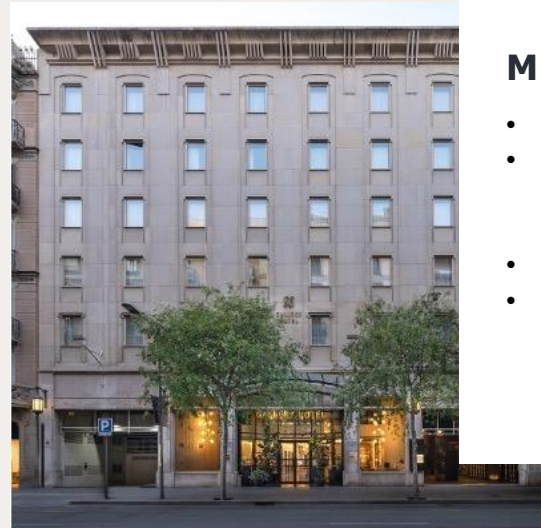
MERIDIA IV

- 2019
- 13 deals
- Equity of c. €250m
- Value-add CRE
- Spain (focus Mad/Bcn)
- Virtually fully invested



MGP

- 2022
- €136m
- Building a unique premium platform on Iberia



MERIDIA V

- 2023
- Value-add RE with focus on Hospitality, Logistics and Living
- Spain (focus Mad/Bcn)
- Investing



Our History

2001



Acquired Hotel Arts

2006



Sold Hotel Arts

2007



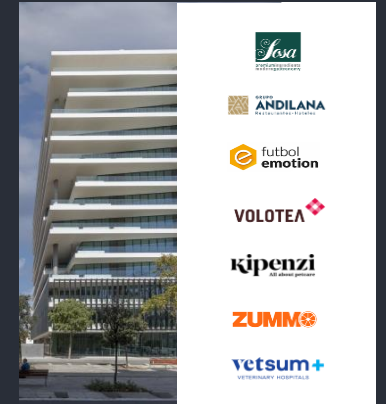
Launched Meridia I (Hospitality)

2014



Launched Meridia II (RE)
Exited Meridia I (Hospitality)

2016



Launched Meridia III (RE)
Launched Meridia PE I

2018



Agreement Franklin Templeton SIF

2019



Partnership with Partners Group AG
Launched Meridia IV (RE)

2020



Agreement with Aldea Ventures
to launch Aldea Tech Fund (VC)

2022



Launched Meridia Glamping Program

2023



Launched Meridia V (RE)



ONE OF THE LARGEST AND MOST EXPERIENCED TEAMS BASED IN SPAIN



Our team



JAVIER FAUS
Chairman, CIO
36 years exp.



CRISTINA BADENES
Partner, Head of IR
28 years exp.



VICTOR IBORRA
Partner, Head of Investment
19 years exp.

Investment



MARTA DE AZLOR
Director
15 years exp.



CLAUDIA DALLA CHIESA
Associate Director
9 years exp.



LUIS AMÉZOLA
Associate Director
Hospitality & Glamping
7 years exp.



ISABEL AMIAS
Senior Associate
6 years exp.

Asset & Project Management



ADRIAN CLARKE
Director
Project Mgmt
34 years exp.



ANNA CASTAN
Director
Asset Mgmt
Hospitality & Glamping
26 years exp.



JAIME MONZÓ
Director
Project Mgmt
12 years exp.



ZULEMA CANOSA
Associate Director
Asset Mgmt
12 years exp.



JORGE ROMERO
Associate Director
Asset Mgmt
10 years exp.



SANDRA LÓPEZ
Senior Associate
Asset Mgmt
12 years exp.



ALEJANDRO DEL HOYO
Senior Associate
Project Mgmt
11 years exp.



ABEL SÁNCHEZ
Associate
Asset Mgmt
8 years exp.

Investor Relations & ESG



PAULA PIERA
IR / ESG
Associate Director
12 years exp.



ARINA BUTORINA
Marketing Manager
10 years exp.

Finance



JOSÉ LUIS RASO
CFO
22 years exp.



ANNA VILLAGRASA
Finance
Associate
13 years exp.



CARLOS GIMÉNEZ
Finance
Senior Associate
11 years exp.



FRANCISCO MÁRQUEZ
Finance
Associate
12 years exp.

Legal & Compliance



ELISABET GÓMEZ
Head of Legal & Compl.
26 years exp.



ALEJANDRO EGUINO
Lawyer
5 years exp.

REAL ESTATE TEAM

BEST-IN-CLASS LP SERVICE



Javier Faus

Chairman

As a business executive and prominent investment professional, Mr. Faus has led numerous transactions in Real Estate, Private Equity and Venture Capital mostly in Spain and Latin America. He founded Meridia over 17 years ago, one of leading investment fund management firms in Spain. Mr. Faus chairs the Board of Directors of Meridia and all its Investment Committees. At present Meridia I is managing Meridia III, Meridia IV, Meridia V in Real Estate and Meridia Private Equity I.

Prior to founding Meridia, between 2001 and 2006 Mr. Faus was CEO and minority shareholder of HOVISA, a real estate company based in Barcelona and owner of Hotel Arts (operated by Ritz-Carlton). He also acted as Iberian Managing Partner for Patron Capital from 2003 to 2006. Prior to his investment career, Mr. Faus worked as M&A lawyer.

Mr. Faus is a member of the Board of Directors of Indukern, a chemical and pharmaceutical group. Between 2010 and 2014 he also served as Director of Colonial, one of the largest publicly traded real estate companies in Spain. At an institutional level, between the 2019 and 2022 period he served as President of Cercle d'Economia, a prominent civic association focused on economic, social and political progress. Between 2010 and 2015 he also served as Vice President at FC Barcelona. He is a member of the global Trilateral Commission.

Mr. Faus has won several awards including the 2002 Deal of the Year by the International Hotel Investment Forum and the SAHIC 2011 Award for Best Investor. Meridia received the Southern Europe Firm of the Year PERE Award in 2016. He is also an active business angel in the Spanish start up arena, having invested in various local innovative venture companies to date.

Mr. Faus is also involved in the academic sector, he is a member of the ESADE Alumni Executive Board and has collaborated with different professors at Harvard, IESE and ESADE Business Schools imparting case studies based on his own experience. He received a Law degree from Universidad Aut3noma de Barcelona, a Masters in International Law from Georgetown University and an MBA from ESADE Business School.



Cristina Badenes

Partner, Head of Investor Relations

Ms. Badenes has been at Meridia since its inception.

With 26 years of experience in the financial industry, she leads Investor Relations and global capital raising for the firm. As Head of Corporate Development, she is responsible for new business initiatives and plays an integral role in developing the fund management group's strategy while promoting Meridia's franchise internationally.

Prior to joining Meridia, she was Executive Director in the Equity Research Department of UBS Investment Bank in London. Ms. Badenes was ranked second best analyst in the sector in Europe by the Thomson Extel Pan-European Survey. She was also selected as one of the UK's top-10 stock-pickers from among more than 1,000 financial analysts. She also worked in London as Vice President in the Equity Research Department of Dresdner Kleinwort. Ms. Badenes began her career in the Mergers & Acquisitions Department of JP Morgan and Salomon Brothers in London.

Ms. Badenes chairs the Spanish Committee of Level 20, a UK based not for profit organisation focused on increasing gender diversity in the European private equity industry.

She is included in Leaders League's ranking of top Spanish Private Equity professionals.

She graduated with honours in Economics and Business Administration from Universidad de Barcelona and holds an MBA from IESE Business School.



Victor Iborra

Partner, Real Estate

Mr. Iborra joined in March 2007. As Head of Investment, he coordinates investments/divestments within the RE practice at Meridia, including sourcing and screening of investment opportunities, overseeing the underwriting process and negotiation and execution of transactions, among others. Mr. Iborra supervises and mentors other professionals within the investment team at Meridia.

Prior to joining, he worked for two years at Unilever within the financial control department and spent one year at Grupo Abrisa in the Dominican Republic as an analyst within the Corporate Development Department. He also worked as an MBA intern in the Investment Banking Division at JP Morgan in London and at Amazon Spain (Mobile Initiatives Division). After his MBA, Mr. Iborra worked as Consultant at Zurich Insurance Company for six months focusing on cost reduction projects before re-joining Meridia in January 2014.

Mr. Iborra holds a degree with honours in Business Administration from Pompeu Fabra University and a degree in Actuarial Sciences from Universidad de Barcelona. He is an MBA graduate from London Business School.



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**FOR FURTHER INFORMATION
PLEASE CONTACT INVESTOR RELATIONS**

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