



# Corporate Overview

July 2023

# Meridia

## 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 +15 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

AuM

8

Vehicles  
launched

+60

Deals so far

80%

of re-up  
investors

~30

People team across 2  
offices: Barcelona and  
Madrid

IREV



G R E S B

PRI Principles for Responsible Investment



United Nations  
Global Compact



SPAINCAP

TCFD



Firm of the Year  
Southern Europe



Nominated Firm of  
the year in Spain

# Mission and Values

## 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.

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



# Our Businesses

## 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

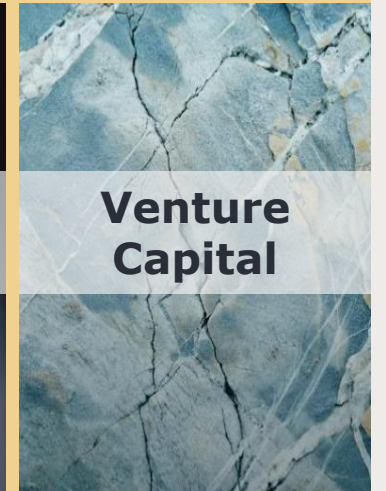
**A partner on the ground for global institutions**

## PE/VC



### Private Equity

**Development of leading Spanish companies with high growth potential**



### Venture Capital

**Promote the innovation economy through an investment platform with aldeA Ventures**

# Real Assets – 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 so far
- Equity of c. €250m
- Value-add CRE
- Spain (focus Mad/Bcn)
- Investing



## MGP

- 2022
- Target c. €140m
- Rolling out a scalable programme, from our investment vehicle, Meridia IV, to build a consolidated and unique premium platform on the Iberian Peninsula





# 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

# One of the Largest and Most Experienced Teams based in Spain



**Javier Faus**  
Chairman, CIO  
34 years exp.



**Hector Serrat**  
Partner, Deputy CIO  
21 years exp.



**Cristina Badenes**  
Partner, Head of IR  
26 years exp.



**Victor Iborra**  
Partner, Head of Investment  
16 years exp.

## REAL ESTATE TEAM

### INVESTMENT



**Marta de Azlor**  
Associate Director  
13 years exp.



**Claudia Dalla Chiesa**  
Senior Associate  
8 years exp.



**Luis Amézola**  
Senior Associate  
Hospitality & Glamping  
6 years exp.



**Iñigo Alejandre**  
Associate  
8 years exp.



**Isabel Amias**  
Associate  
4 years exp.

### ASSET & PROJECT MANAGEMENT



**Adrian Clarke**  
Director  
Project Mgmt  
30 years exp.



**Jaime Monzó**  
Associate Director  
Project Mgmt  
10 years exp.



**Anna Castan**  
Director  
Asset Mgmt  
Hospitality & Glamping  
25 years exp.



**Zulema Canosa**  
Senior Associate  
Asset Mgmt  
10 years exp.



**Sandra López**  
Senior Associate  
Asset Mgmt  
10 years exp.



**Jorge Romero**  
Senior Associate  
Asset Mgmt  
8 years exp.



**Alejandro del Hoyo**  
Associate  
Project Mgmt  
9 years exp.



**Abel Sánchez**  
Associate  
Asset Mgmt  
7 years exp.

## BEST-IN-CLASS LP SERVICE

### INVESTOR RELATIONS & ESG



**Paula Piera**  
IR / ESG  
Senior Associate  
10 years exp.



**Arina Butorina**  
Marketing Manager  
8 years exp.

### FINANCE



**José Luis Raso**  
CFO  
21 years exp.



**Anna Villagrasa**  
Finance  
Associate  
11 years exp.



**Carlos Giménez**  
Finance  
Senior Associate  
10 years exp.



**Francisco Márquez**  
Finance  
Associate  
10 years exp.

### LEGAL & COMPLIANCE



**Elisabet Gómez**  
Head of Legal & Compl.  
24 years exp.



**Laura Ligüerre**  
Legal & Trans. Serv.  
Associate  
8 years exp.

# Senior Management Team Biographies



**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 15 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 Capital is managing Meridia II, Meridia III and Meridia IV 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.

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 Autónoma de Barcelona, a Masters in International Law from Georgetown University and an MBA from ESADE Business School.



**Hector Serrat**  
Partner, Deputy CIO, Real Estate

Mr. Serrat joined Meridia in January 2022. He brings with him 20 years experience in real estate and investment banking. Prior to joining Meridia he served for 8 years as Managing Director responsible for real estate investments in Spain at Värde Partners, where he was directly responsible for building and managing a multi billion investment portfolio in the servicing, residential and CRE spaces. Among others, he has served as Board member of the servicer of Banco Popular Aliseda, the residential developers Via Celere and Aelca and the CRE platforms La Finca Global Assets and Dos Puntos Asset Management. Prior to joining Värde, Mr. Serrat worked for seven years at Patron Capital Partners, where he was involved in the acquisition and asset management of the firm's Spanish investments. Prior to that, he worked in the Investment Banking division of Merrill Lynch in Madrid and London.

Mr. Serrat earned a degree in Civil Engineering from Universidad Politécnic de Cataluña and an MSc from HEC Business School, Paris.



## Senior Management Team Biographies (cont'd)



**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.



For further information please contact Investor Relations:

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