

# Corporate Solutions



**Meridia Capital acts as a real estate partner to large multinational firms, providing bespoke solutions for their corporate needs in Spain.**

*Over its 15 years of history, Meridia has provided customised spaces to renowned international corporations, such as:*



- Nestlé partnered with Meridia Capital by selling its corporate headquarters in Barcelona, spanning over 27,000 sqm, through a sale and leaseback contract.
- Meridia quickly understood the seller's requirements and worked jointly to upgrade the office facilities through an intensive CapEx programme personalised to meet Nestlé's needs.
- Thanks to Meridia Capital's adaptability and its ability to listen to and meet the leaseholder's needs, Nestlé chose to relocate several international business divisions to Barcelona.

- Vueling was looking to relocate its corporate headquarters in Barcelona.
- The leaseholder was looking for sustainable open-plan offices that would be conducive to team cohesion, efficiency and interdepartmental work.
- Meridia's agility and flexibility was key to freeing up space and accommodating Vueling's needs in one 10,000-sqm building.



#### International Expansion Director, CEAC

*"We have worked hand in hand with Meridia to launch the new CEAC Training Institute in Madrid. Meridia jointly collaborated with our team to achieve the best possible solution for the spaces and has been a facilitator throughout the process."*

CEAC signed a lease with Meridia in 2022 for Project Cronos.



#### Osmar Polo, General Manager at T-Systems Iberia:

*"After 20 years in Spain, these new headquarters are tailored to our business philosophy, providing us with an innovative, digitalised and sustainable environment that allows us to further improve our work-life balance and flexibility policies".*

T-Systems signed an 11-year lease with Meridia in 2021.

**Javier Faus**

Chairman  
Meridia Capital

 **Meridia**  
Transformative Investments



***Since 2015, Meridia Capital has refurbished and leased over 185,000 sqm of offices and logistics spaces for some of the most prominent global corporations.***

**How is real estate related to corporate success?**

Corporations require properties aligned with their long-term business goals and real estate partners who effectively manage corporate property that meets strategic objectives.

Real estate partners must be able to provide extensive knowledge of market conditions and present information and options that meet leaseholders' needs, enabling them to find optimal locations.

**What is Meridia Capital's role in this process?**

Dealing with such companies requires an unparalleled level of expertise, compliance and professionalism. We are proud of the trust our tenants place in us and the results achieved, allowing us to create bespoke property solutions with the most sustainable standards.

**What types of solutions has Meridia provided?**

Meridia has one of the most experienced real estate teams in Spain. Our in-house Project and Asset

Management teams are closely integrated and have worked on a wide range of corporate projects, constantly adapting to demand.

Over the past five years we have worked to deliver office and industrial solutions to over 30 major Spanish and international corporations.

As an example, in August 2018, before starting construction, Meridia signed a 10-year lease with leading consultancy firm NTT Data for 25,000 sqm in the largest corporate agreement signed in Barcelona in the last decade up to that date.

**How important is social value in this process?**

We have been fortunate to have worked with many like-minded partners for whom ESG is a key aspect in their real estate. When you create a property that is purpose-built for the leaseholder and the community, this has a positive impact on employee satisfaction. It has become increasingly more important for corporations, through their ESG commitments, to seek socially-sustainable and environmentally-friendly buildings.