



Meridia Capital Partners

Corporate Overview

November 2018

Meridia
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Meridia Capital Partners Today



Independent **alternative investment** fund manager



Founded in 2006; **investment capacity of c.€1bn**



Regulated by CNMV (Spanish Securities Market Commission)



2 business divisions: Real Estate & Private Equity



Above average returns; successfully invested/divested across cycles



Fully institutionalised platform:

- 75% international/institutional investor base
- 25% family offices and private investors



Socially responsible



Experienced and multidisciplinary team:

- 17 years of proven investment track record
- 24 people; two offices, Barcelona and Madrid

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Our Real Estate Division

Meridia II

- Value added €150M
- 2014 vintage
- Spain; focus Madrid / Bcn
- All RE segments
- Closed-end fund
- Fully invested
- Total surface c. 300,000 sqm

Meridia III

- Value added €220M (incl. co-inv)
- 2016 vintage
- Spain; focus Madrid / Bcn
- All RE segments
- SOCIMI structure (REIT)
- 70% invested
- Total surface c. 235,000 sqm

Investments (12 deals)

09/16: Albufera Plaza 	01/15: Consum 	02/15: Henkel former HQ 	03/15: Horizon I & II 	07/15: Miramadrid 	07/15: Aecus 
04/16: Ribarroja 	12/16: Tandem 	07/17: Acqua 	Exited		
			10/18: Nestlé 	07/18: Avalon 	07/15: Horizon II 

Investments (9 deals)

04/16: Pr. Insurance 	09/16: Project Alta 	10/16: Project Vila 	06/17: Project Seseña 	07/17: Project Light 
07/17: Project Sea 	11/17: Project Beatle 	03/18: Project Gel 	05/18: Project White 	

- Top tenants



- Top tenants



Note: previous track record:
 o 2001 – 2006: owners and managers of portfolio comprising **Hotel Arts** – landmark transaction in Spain
 o 2007 – 2014: **Meridia I** - top 10% performer amongst global real estate funds

Our Private Equity Division

Meridia Private Equity I

- Growth fund
- €103M
- 2016 vintage
- Spain
- Majorities/Minorities
- Target: 7-8 companies
- Multi-sector (lifestyle especially)
- Proprietary deals
- Strong pipeline

TARGET INVESTMENTS

- Proven business models with significant growth potential
- Limited leverage
- International expansion
- Partnering with mgmt shareholders focused on value creation

INVESTMENTS



www.sosa.cat

SOSA INGREDIENTS

- Leading producer and distributor of technical food ingredients for the gastronomy segment
- **Nov 2016 – partial exit:** Savencia Gourmet (French meat specialties, seafood products and premium chocolate) enters shareholding of Sosa Ingredients

Entry: September 2016
Sector: Gastronomy



www.grupandilana.com

GRUPO ANDILANA

- Restaurant and hotel operator with 28 restaurants and 5 hotels under management. It also has 7 restaurant franchises under “La Mary” brand

Entry: January 2017
Sector: Hospitality



www.futboleemotion.com/

FUTBOL EMOTION

- Spanish multi-channel supplier of football equipment
- Around 60% turnover is online

Entry: May 2018
Sector: Sports retail



www.volotea.com

VOLOTEA

- Spanish-based airline which offers 293 point-to-point routes between 78 mid-small sized cities throughout Europe at very competitive prices

Entry: June 2018
Sector: Airlines



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