

# ACTIVITY REPORT 2017

Louvre Abu Dhabi Museum (United Arab Emirates)



Headquarters of Norvento, Lugo (Spain)



Flyover at junction EA15, Kappara (Malta)



Mamsha Al-Saadiyat Residential Complex, Abu Dhabi (United Arab Emirates)





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## Corporate Strategy and Culture

It develops infrastructure that boosts productivity, promotes growth, encourages progress and contributes to the development of society in a more responsible and sustainable manner.

The Grupo upholds a stable growth trajectory in all the markets where it operates. Driven mainly by quality, experience, innovation, technical capabilities, operational efficiency, responsibility and a full commitment to its customers and society. This corporate culture, together with the unique projects it has carried out worldwide, have consolidated an efficient business model and a global benchmark in all its business lines: Construction, Energy and Environment, Concessions and Services and Consulting Services and GSJ Solutions (Project Management).

Sustainability is part of the core of GSJ's strategy. Its main objective is to create a positive impact on society and facilitate the day to day of people with each project developed.

Individual responsibility and demandingness of the Group and all its professionals are also part of this core. Therefore, we always try to accompany each action with complementary innovations capable of increasing the efficiency and productivity ratios, optimising resources and minimising the environmental impact.

Further, belonging to a global and diversified group helps to share this knowledge and develop many of its innovations simultaneously in different markets, both from a geographic and business point of view.

Faced with the profound changes that society is experiencing, SANJOSE ensures customers anticipation and capacity to adapt to their real needs, providing, at all times, competitive advantages and measurable results in different markets and cultural environments.

[SEE VIDEO](#)

## Identity Sign

### A dynamic and diversified company

Business lines Construction, Energy and Environment, Concessions and Services and GSJ Solutions (Consulting Services and Project Management).

### Global company and long-standing presence

To grow, to create value, to innovate and to produce wealth at each country where it operates is the commitment of the Group since the beginning of its expansion overseas in the 90s.

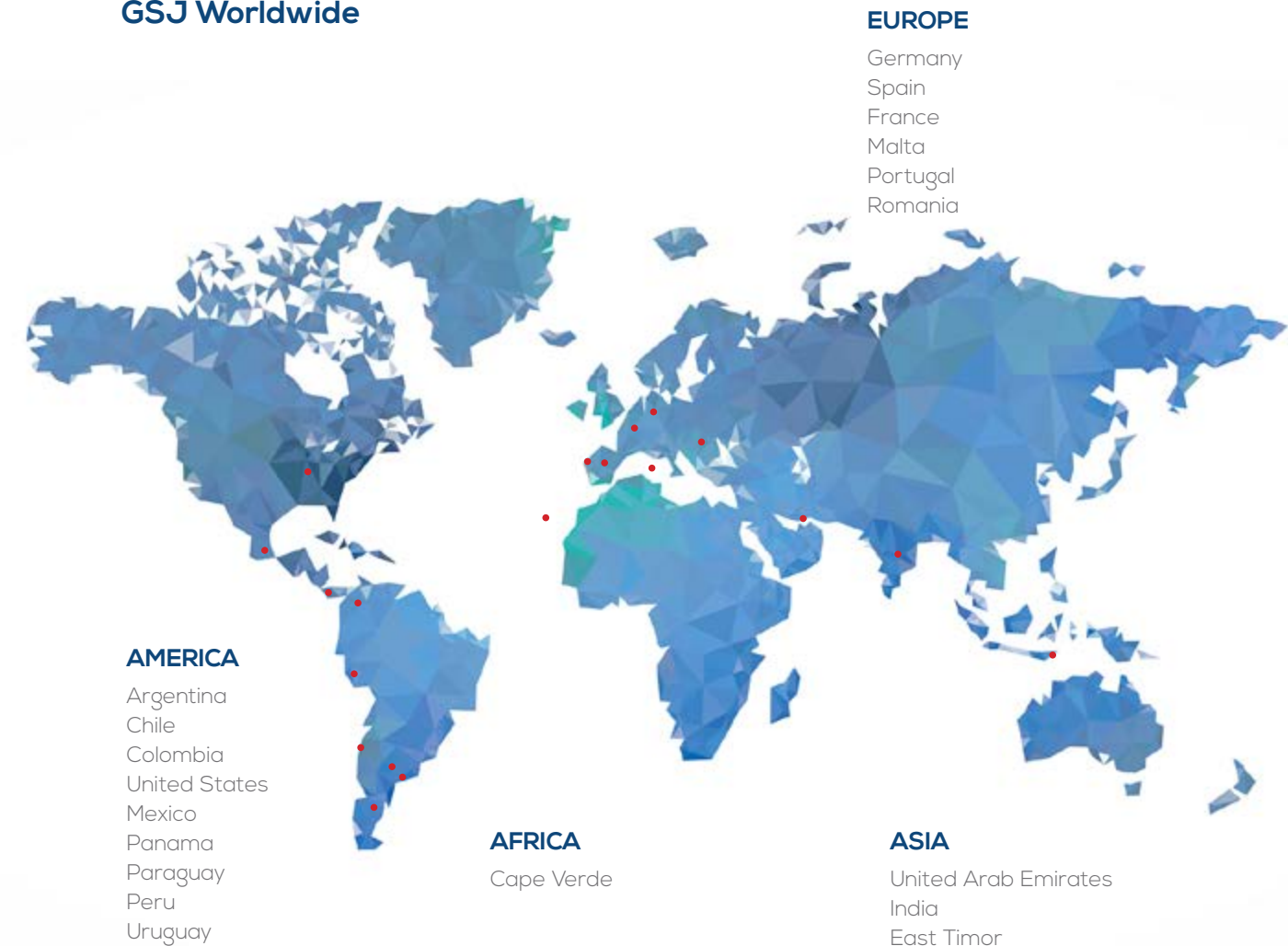
### Quality

GSJ is committed to excellence in all business activities; the history of the Group and the portfolio of projects developed endorse this differentiating factor.

### Efficiency

The optimisation of costs and resources is essential for ensuring the competitiveness of the company and constitutes a key factor for the development and execution of works.

## GSJ Worldwide



### High Technical Capacity (R&D&I)

Execution of high-technology complex projects and commitment to constant innovation.

### Corporate Social Responsibility

Commitment to the Environment and Sustainability, exhaustive care on Occupation Risk Prevention of all professionals integrating the organisation, as well as on their training and career promotion opportunities.

### Commitment to Customers

Relationships based on trust, transparency, professionalism and a strict compliance with contract terms.

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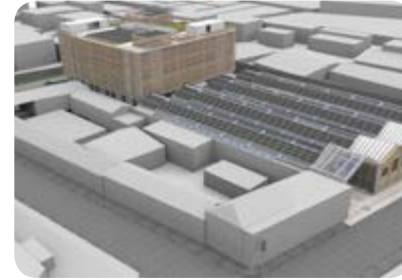
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List of Main Projects



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**BUILDING**  
**CIVIL WORKS**  
**ENGINEERING AND INDUSTRIAL**  
**CONSTRUCTION**  
**SUBSIDIARIES**

SANJOSE Constructora is a reference in the sector for its experience in the execution of singular projects. More than 40 years of experience throughout the world have allowed the creation of own management models that generate operational efficiencies capable of improving each project in terms of quality, innovation, sustainability, profitability and safety. Key factors for the growth, competitiveness and reputation of the company.

The company relies on technically and geographically specialised teams of professionals, technological capacity and a cross-sectoral organisation structure capable of bringing together all its knowledge to provide customers with high added value.

SANJOSE has been successfully exporting its business model and know-how since the 1990s to different geographical environments. Currently the company occupies position 155<sup>th</sup> within the "ENR Top 250 International Contractors", world ranking of the most international engineering and construction companies issued annually by the prestigious North American magazine ENR (Engineering News-Record).

Plaza Río 2 Shopping Centre, Madrid (Spain)



Stretch Miamán - Ponte Ambía (Orense), AVE Madrid - Galicia (Spain)



Louvre Abu Dhabi Museum (United Arab Emirates)



## Building

Louvre Abu Dhabi Museum (United Arab Emirates)



Mamsha Al Saadiyat Residential Complex, Abu Dhabi (United Arab Emirates)



Carlos Cisternas Hospital, Calama (Chile)



Ciudad de la Tele and new headquarters of Grupo Secuoya in Tres Cantos, Madrid (Spain)

## Projects

Louvre Abu Dhabi Museum (UAE).

Al Ain Hospital, Abu Dhabi (UAE).

Hospital of Ovalle (Chile).

Carlos Cisternas Hospital of Calama (Chile).

General Hospital Zone # 3 of Aguascalientes (Mexico).

Hospital of Caceres (Stage I).

General Hospital Zone # 5 in Zapatec, State of Morelos (Mexico).

Refurbishment of the General Hospital Zone # 5 in Atlixco - Metpec, State of Puebla (Mexico).

Interior refurbishment of the children's emergency area of the University Hospital of La Paz in Madrid.

Refurbishment of the Emergency Area of S. Teotónio de Viseu Hospital (Portugal).

Plaza Río 2 Shopping Centre, Madrid.

Alisos Shopping Centre in Tamaraceite in Las Palmas de Gran Canaria.

"Mar Shopping Algarve" of IKEA in Loule, Faro (Portugal).

5\* Great Luxury Six Sense Hotel Ibiza.

5\* New Horizons Ponta Sino, Salt Island (Cape Verde).

5\* White Sands Hotel & Spa, Boavista Island (Cape Verde).

5\* Eurostars Museum Hotel, Lisbon (Portugal).

5\* Great Luxury H10 The One Hotel, Barcelona.

Refurbishment of the 5\* Sofia Hotel, Barcelona.

Enlargement of the 5\* Castillo Hotel Son Vida Luxury Collection, Palma de Mallorca.

Enlargement 5\* Son Brull Hotel & Spa 5 in Pollença, Mallorca.

Refurbishment 4\* NH Malaga Hotel.

Refurbishment and remodelling for use as a 4\* hotel of the "Casa de La Carnicería" at Plaza Mayor of Madrid.

5\* The Lumiares Hotel & Spa 5, Lisbon (Portugal).

RAW Culture Bairro Alto de Lisbon Aparthotel (Portugal).

Judicial Centre of La Serena (Chile).

Headquarters of the Central Bank of Cape Verde.

Headquarters of Porsche Iberica in Madrid.

Enlargement Marqués de Murrieta Winery in Logroño.

Enlargement Bankinter Headquarters in Alcobendas, Madrid.

Service Building of the new Headquarters of Banco Popular in Madrid.

Headquarters Celta F.C. of Vigo.

Ciudad de la Tele and new headquarters of Grupo Secuoya in Tres Cantos, Madrid.

Courts of Guadalajara.

Headquarters of the Maritime Authority and Coordination Centre of Harbouring Services in the Port of Las Palmas de Gran Canaria.

Enlargement of the Instituto Ferial de Vigo (IFEVI).

Mamsha Al Saadiyat Residential Complex, Abu Dhabi (UAE).

Hacienda Rosario Residential Complex in Seville, Stages I & II.

Habitat Bulevar Residential Complex in Mairena del Aljarafe, Seville, Stages I & II.

Villas La Finca 3 El Pinar, Marbella.

Single-family units in La Morelia of Marbella.

Semi-detached houses at La Cala de Mijas, Malaga.

Los Altos Residential Complex of Estepona, Malaga.

Lamarca Residential Building, Madrid.

Residencial Grande Hotel Monte Estoril (Portugal).

Santos Design Residential Building, Lisbon (Portugal).

Refurbishment and remodelling for its use as residential building of the Santa Helena Palace of Lisbon (Portugal).

Mar de Plata Sports Centre, Seville.

Mergelina headquarters of the School of Industrial Engineers of the University of Valladolid.

CEU San Pablo School of Seville in Bormujos.

Infant School of the Lycée Français of Madrid.

"Jardín Valenciano" Secondary School in Melilla.

School of the Rota Naval Base, Cadiz.



## LOUVRE ABU DHABI MUSEUM

**Location.** Abu Dhabi (United Arab Emirates).

**Built Surface.** 64,000 m<sup>2</sup>.

**Buildings.** 55.

**Art Galleries.** 9,200 m<sup>2</sup>.

**Architect.** Jean Nouvel.

Louvre Abu Dhabi, designed by the Pritzker Prize Jean Nouvel, combines modern architecture with the tradition of the region. The 64,000 m<sup>2</sup> complex is made up of 55 buildings, pavilions, squares, corridors and canals that evoke a floating city on the sea inspired by traditional Arabic architecture and exceptionally fulfils the desire to create a universal museum where all cultures have a meeting place and where to show pieces of art from prehistoric origin to contemporary works.

The first branch of the Louvre outside France is located at the Cultural Island of Saadiyat, between the sand and the sea. It is covered in its two thirds by a dome of 180 meters in diameter, 36 meters high at its highest point and approximately 7,500 tons of steel (practically the same as the Eiffel Tower), which are supported by only four points of support that have been carefully hidden inside the museum buildings, creating the illusion that the entire dome is suspended in the air.

This unique structure is composed of 8 overlapping layers of

geometric lace that resembles a network or fabric, through which sunlight enters, generating an effect similar to the rays that are filtered by the leaves of palm trees. To achieve this spectacular effect that floods the whole site so-called by Jean Nouvel as "rain of light", over 8,000 pieces known as stars have been used.

Under the dome, the exterior volumes of the museum, with their simple geometric shapes, low height, diversity of facades and without apparent rational order, transport visitors to an ancient Arab city. Inside the buildings, there are 9,200 m<sup>2</sup> of galleries that offer visitors occasional windows to the sea, the sky and outdoor courtyards.

In addition to the 23 art galleries, the museum has spaces devoted to temporary exhibitions, an interactive museum for children, a 200-seat auditorium, a restaurant, a cafeteria and a commercial space.



[SEE VIDEO](#)



"Harper's Bazaar Interiors - Best Building Design 2017"  
for the best design.

"Project of the Future 2015" Award granted at the first edition of the "Identity Design Award" recognising ongoing projects that place the UAE as a worldwide architectural centre.

"Green Building Award" to the environmental excellence at the "Green Middle East Awards 2013".





## AL AIN HOSPITAL

**Location.** Abu Dhabi (United Arab Emirates)

**Built Surface.** 315,000 m<sup>2</sup>.

**Beds.** 719 (26 for VIP patients and royal suites).

**Intensive Care Units.** . 67.

**Car Park Spaces.** 1,500.

**Architects.** Icme, Faust Consult and Obermeyer.

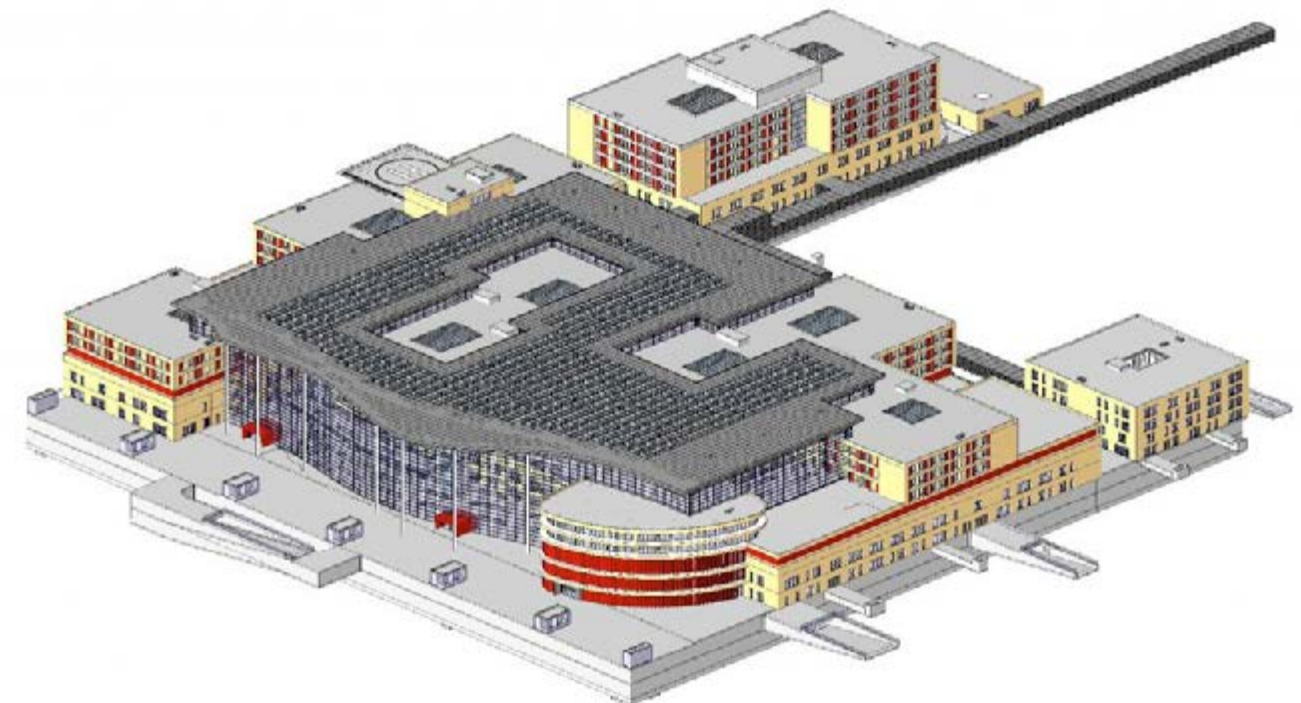
Health complex that will replace the current one in the area of Al Ain (at approximately 160 kilometres from Abu Dhabi), highlighting for its unique design, which has managed to combine the latest medical technologies with an architecture style that provides the building with the feeling of a health Oasis / Town so as to improve the stay and well-being of patients during healing and recovery.

The new hospital, with a built surface amounting to 315,000 m<sup>2</sup>, will have a total of 719 beds, of which 484 will be devoted to general medicine, surgery, children and maternity, 67 to ICUs, 142 to medical rehabilitation and 26 to VIP patients and royal suites.

Further, the new building will include 104 outpatient consultations, 17 radiology rooms, 22 rooms for endoscopy and diagnostic procedures, traumatology, specialised orthopaedics, sports medicine units, a Regional Centre of Excellence in Rehabilitation Medicine or the first specialised stroke unit from all United Arab Emirates, among other services.

The project also includes other types of non-sanitary facilities or services, standing out a logistics service centre, a 60 MW power plant, a mosque, a central morgue and an underground parking with 1,500 spaces.

[SEE VIDEO](#)





## OVALLE HOSPITAL

**Location.** Ovalle (Chile)

**Built Surface.** 40,887m<sup>2</sup>.

**Beds.** 340.

**Intensive Care Units.** 2.

**Intensive Treatment Units.** 15.

**Car Park Spaces.** 419.

**Helipad.**

**Architects.** Heriberto F. Hidelbrant Klapp - Hidelbrant Plan-consult.

This new hospital will be the largest in the region, providing services to the entire province of Limari, involving more than 215,000 people in its more than 40,000 m<sup>2</sup>, with 340 beds, 8 surgery rooms, 96 boxes, 2 ICUs, 15 UTIs, 419 parking spaces at ground level and a heliport.

Avant-garde technologies have been key in its design, especially in terms of energy efficiency. The new construction has a concrete envelope in its entirety and is covered with EIFS so as to promote

energy savings. It also has a solar heating system, modern air conditioning systems and the most modern facilities and equipment on the market.





## CARLOS CISTERNAS HOSPITAL

**Location.** Calama (Chile)

**Built Surface.** 34,462 m<sup>2</sup>.

**Beds.** 206.

**Intensive Care Units.** 6.

**Intensive Treatment Units.** 10.

**Car Park Spaces.** 253.

**Helipad.**

**Architect.** Hernán Pinchera Squella.

The health complex comprises four main buildings:

Hospital stay building, a four-storey building housing some general services on the ground floor, a first floor devoted to offices and hospital stay areas on the upper floors.

Outpatient Consultation building, a four-storey building housing consultation rooms and procedure rooms of for different medicine specialities and therapeutic diagnostic services.

Critical Patient Unit. Two-storey building next to the previous one,

including all clinical services with greater complexity: Emergency Room, ITU - ICU for adults and children, Delivery rooms, neonatology, surgery pavilion and sterilization plant.

Central Services Building. Single-storey building housing changing rooms, laundry, clinical gas, workshops, solid waste plant, mailroom.

Further, the new hospital has other buildings, highlighting, among other, the nursery school and the electric substation and generator providing service to the entire complex.



## GENERAL HOSPITAL ZONE # 3 JESUS MARIA AGUASCALIENTES

**Location.** Aguascalientes (Mexico)

**Built Surface.** 26,353 m<sup>2</sup>.

**Beds.** 144.

**Intensive Care Units.** 12.

**Car Park Spaces.** 526.

**Architects.** Quirón Promotora Inmobiliaria.

[SEE VIDEO](#)

New health complex of the IMSS (Mexican Institute of Social Security) that serves more than 400,000 citizens of the States of Aguascalientes, Jalisco and Zacatecas. The Hospital is arranged by a main building that combines the geometry of several bodies linked together from the main hall. It consists of a ground floor and three levels in height where medical, administrative and support services are located.

In its more than 26,000 m<sup>2</sup> of built surface, it houses more than 144 beds, 36 specialties, 8 ICUs for adults, 4 neonatal ICUs and state-of-the-art equipment to offer the best service to patients. Further, the hospital has an auditorium with 150 seats and 526 car parking spaces.





## MAMSHA AL SAADIYAT RESIDENTIAL COMPLEX

SEE VIDEO

**Location.** Abu Dhabi (United Arab Emirates)

**Built Surface.** 240,000 m<sup>2</sup>.

**Public leisure and entertainment area.** 34,200 m<sup>2</sup>.

**Number of housing units.** 461.

**Buildings.** 9.

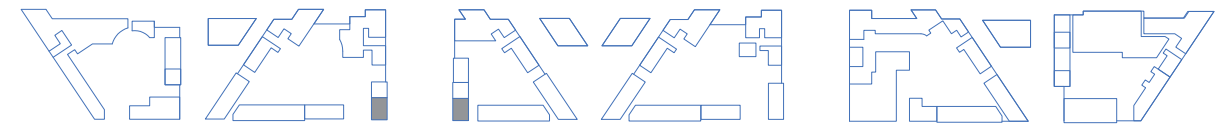
**Car Park Spaces.** 1,929.

**Architect.** Dewan Architects + Engineers.

One of the first residential projects in the cultural district of Saadiyat Island. It stands out for a clean architecture to complement the beauty of the surrounding coastal location. The use of glass in façades from floor to ceiling results in a striking design that makes it possible to take advantage of life in front of the beach but also an urban and contemporary design that does not break the aesthetics of the island, which

will soon house, in addition to the Louvre Abu Dhabi Museum, the National Zayed Museum and the Guggenheim Abu Dhabi Museum.

In terms of figures, its 240,000 m<sup>2</sup> of total built surface are arranged into 9 buildings that will house 461 housing units, plus 34,000 m<sup>2</sup> of public recreation area and 1,929 parking spaces.



Award for the Best Mixed Use Architectural Design 2016 in Africa and Arabia at the International Property Awards.









## PLAZA RÍO 2 SHOPPING CENTRE

**Locationn.** Madrid (Spain).

**Built Surface.** 124,000 m<sup>2</sup>.

**Commercial Premises.** 180.

**Car Park Spaces.** 1,500.

**Architect:** Chapman Taylor.

Three-storey building that stands out for its wide and long facade combining stone with other constructive elements of great quality providing the building with great elegance. The interior space of the centre is connected by a double mall covered with a skylight that enhances natural lighting.

Its location, overlooking the Manzanares River by one of its two main facades, allows you to enjoy one of the most pleasant areas of the city. One of its great attrac-

tions, in addition to the quality of the variety of services provided in its 124,000 m<sup>2</sup> of built surface and 180 commercial premises, is to have the largest food court in Madrid with about 3,000 m<sup>2</sup>: El Mirador de Plaza Río 2.

The building is provided with the most advanced technology in terms of energy efficiency and sustainability.





## ALISIOS SHOPPING CENTRE

**Location.** Tamaraceite, Las Palmas de Gran Canaria (Spain).

**Built Surface.** 165,000 m<sup>2</sup>.

**Commercial Premises.** 120.

**Car Park Spaces.** 2,500.

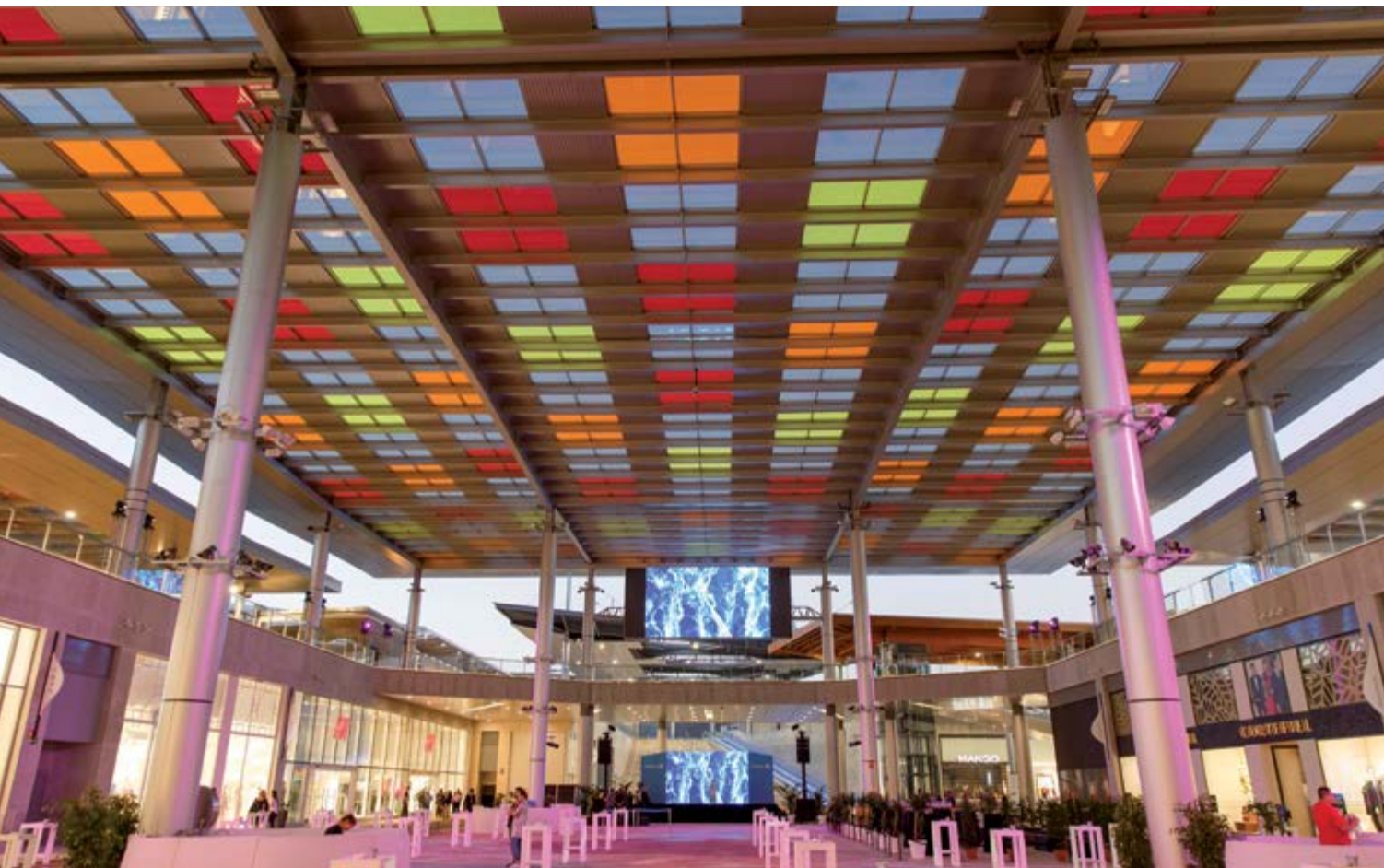
**Architect.** Mikel Arriola Azaldegui (Chapman Taylor).

To the north of the island, near the capital city of Las Palmas, and with the advantage of its warm climate all year long, a new shopping centre, arranged into several volumes around open streets, squares with terraces and a leisure space, is located.

Alisios highlights, in addition to its figures: 165,000 m<sup>2</sup> of built surface and 120 commercial premises, for its sustainability since it incorporates PV renewable energy and a responsible water use system.

It is a shopping centre open to the sky composed of an underground parking with capacity for 2,500 vehicles; a ground floor housing the shopping centre with three accesses from the street, all the commercial premises and a square for events; a first floor where the food court and a playground are located and a second floor devoted to its entirety to a cinema.

[SEE VIDEO](#)



## CIUDAD DE LA TELE AND NEW HEADQUARTERS OF GRUPO SECUOYA

**Location.** Tres Cantos, Madrid (Spain)

**Built Surface.** 9,445 m<sup>2</sup>.

**Architects.** Pelayo García Costales and Santiago Cifuentes Barrio.

The Ciudad de la Tele is born with the vocation of becoming a benchmark for the audio-visual industry. On its almost 22,000 m<sup>2</sup>, a project of 9,445 m<sup>2</sup> of built surface is arranged into, mainly, two buildings:

A building of great volume that houses three recording sets of approximately 1,200 m<sup>2</sup> each one. All of them incorporate their own area of production and an additional post-production work area, of 450 m<sup>2</sup> each, as well as sets, dressing rooms, changing rooms, offices and a warehouse so as to work autonomously.

The new Corporate Headquarters of the Secuoya Group is a modern four-level building of 900 m<sup>2</sup> of built surface that is located to the south of the plot, facing all its working spaces.

A large parking zone, a loading dock, several warehouses, premises for the repair and manufacture of sets and a large esplanade to record outdoors complete the facilities.



## NEW HEADQUARTERS OF THE CENTRAL BANK OF CAPE VERDE

**Location.** Praia, Santiago Island (Cape Verde)

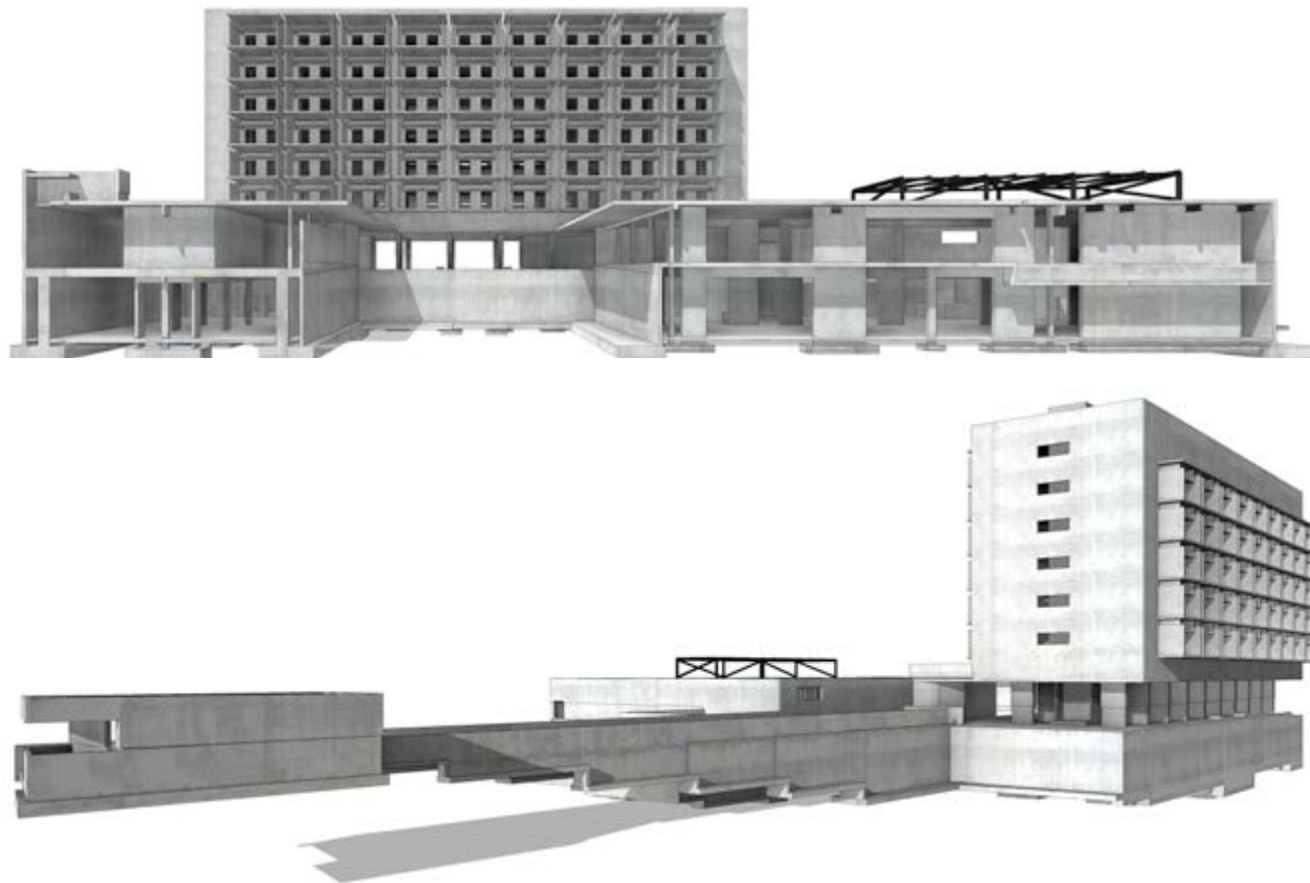
**Built Surface.** 15,678 m<sup>2</sup>.

**Buildings.** 3.

**Architect.** Álvaro Siza Vieira

Complex of three buildings located in the neighbourhood of Achada de Santo Antonio, the most popular district of the city of Praia. The main building will house a basement, a parking area and 6 floors for cabinets. The two remaining buildings, of a single floor, are devoted to social areas: auditorium, museum, library, dining room, etc. In a first approach, a study of the building's energy-environmental performance was carried out, given that the existing climate in Cape Verde is characterised by high temperatures and humidity levels. In order to pro-

vide optimal working conditions, it was essential to use mechanical air conditioning systems to reduce the temperature and, in particular, reduce humidity. Solutions found were summarised as mechanical ventilation for temperature and humidity control, the central atrium as an extraction plenum, fans that promote the agitation of air and static equipment (radiant surfaces that favour natural convection).



## JUDICIAL CENTRE OF LA SERENA

**Location.** La Serena (Chile)

**Built Surface.** 11,730 m<sup>2</sup>.

**Urbanised Surface.** 1,908 m<sup>2</sup>.

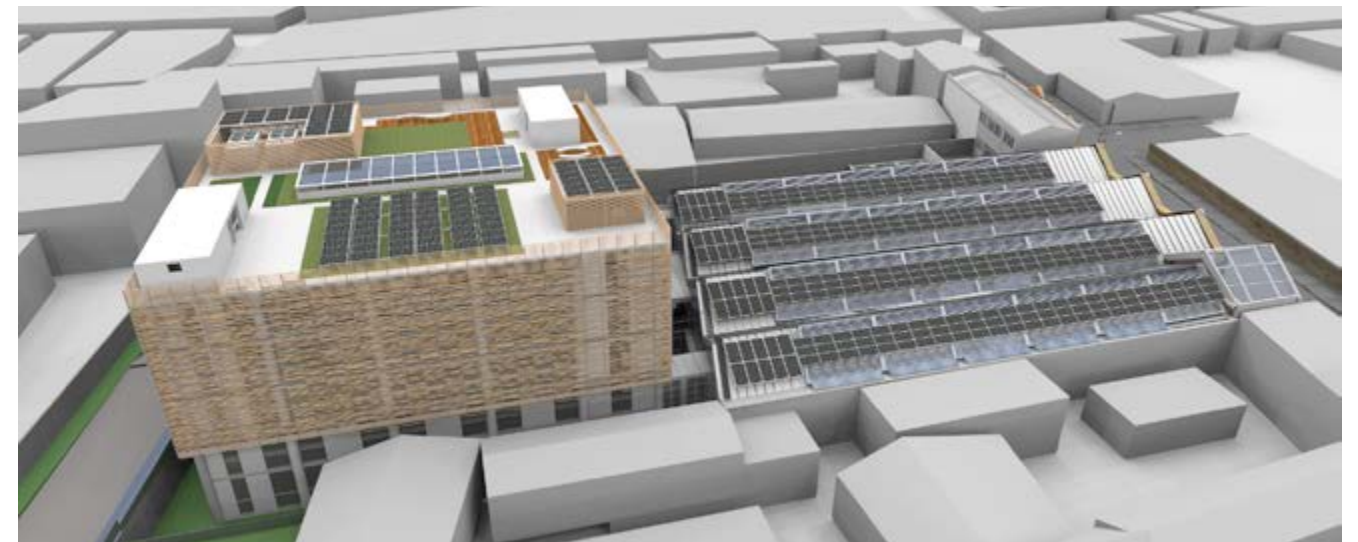
**Architect.** Fermín Bustamante Villarroel.

The project includes practically 12,000 m<sup>2</sup> of built surface and 2,000 m<sup>2</sup> of urbanised surface, where the Justice Centre of the city will be built, a complex housing, among other facilities, the Family, Labour and three civil courts.

Works consist mainly of the refurbishment, conservation and remodelling for its new use of two existing buildings after the approval of National Monuments; and the construction of two new buildings, a six-storey building (four floors in height and another two underground floors for parking)

and a two-storey building in the access by the Colon street.

The project has been designed taking into consideration demographic and climatic characteristics of the city. It will be granted the LEED certificate of sustainable buildings (Leadership in Energy & Environmental Design) and will promote energy efficiency, the use of renewable energies, interior environmental quality and innovation of spaces in terms of design, luminosity and accessibility.





### 5\* WHITE SANDS HOTEL & SPA

**Location.** Boavista Island (Cape Verde)

**Built Surface.** 70,606 m<sup>2</sup>.

**Urbanised Surface.** 23,4901 m<sup>2</sup>.

**Hotel.** 188 rooms.

**Villas.** 15.

**Housing Units.** 632.

**Architect.** Alfonso Ramos Martínez.

5\* White Sands Hotel & Spa is a luxury complex carefully divided into two sections: one for adults only and another for families in order to guarantee a high-quality service adapted to the individual needs of its guests.

It consists of 835 luxury properties that include duplex and apartment-style hotel suites, as well as a range of incredible private villas provided with all services:

14 swimming pools, 5 restaurants, 6 bars, playground, tennis courts, gym, theatre with capacity for 250 people, 741 m<sup>2</sup> spa and 76 parking spaces.



### ENLARGEMENT OF THE 5\* CASTILLO HOTEL SON VIDA LUXURY COLLECTION

**Location.** Palma de Mallorca (Spain).

**Built Surface.** 14,800 m<sup>2</sup>.

**Rooms.** 164.

**Villas.** 16.

**Architects.** Paula Olabarria Vaqueiro and José Francisco Reynés.

**Engineers.** Cabot Proyectos.

Majestic castle built in the 13th century located on the top of Palma de Mallorca, overlooking the bay and surrounded by green areas. It currently has 164 rooms and upon completion of the expansion works, it will have 16 new independent luxury villas property of the complex.

The project, in addition to expanding its capacity with the new residential units, triples the surface of Spa, improves the accessibility of the site and changes the location of the parking area while increasing its capacity.



"Mar Shopping Algarve" of IKEA in Loule, Faro (Portugal)



CEU San Pablo School of Seville in Bormujos (Spain)



5\* Great Luxury Six Sense Hotel Ibiza (Spain)



Residencial Grande Hotel Monte Estoril (Portugal)

Enlargement Bankinter Headquarters in Alcobendas, Madrid (Spain)



5\* New Horizons Ponta Sino, Salt Island (Cape Verde)



5\* The Lumières Hotel & Spa 5, Lisbon (Portugal)



"Casa de La Carnicería" at Plaza Mayor de Madrid (Spain)



## Civil Works

Stretch Miaman - Ponte Ambia (Orense). Spanish High-Speed Railway Line AVE Madrid - Galicia (Spain)



Stretch Highway Reguerón Ring Road MU-30 of Murcia (Spain)



Stretch Raebarely - National Highway NH-232, State of Uttar Pradesh (India)



Stretch Vilaboa - A Ermida of the future Highway A-57, Pontevedra (Spain)

## Projects

Stretch Miaman - Ponte Ambia (Orense). Spanish High-Speed Railway Line AVE Madrid - Galicia.

Tunnels of Pajares (complementary civil works South Batch) Spanish High-Speed Railway Line AVE Madrid - Asturias.

Coating of the gallery of Folledo Stretch La Roba - Pola de Lena (Variant of Pajares) of the AVE Madrid - Asturias.

Stretch Highway Reguerón Ring Road MU-30 of Murcia.

Stretch Vilaboa - A Ermida of the future Highway A-57, Pontevedra.

Refurbishment and maintenance of a 28.7 km long road from Dili - Tibar - Liquica (East Timor).

Design and refurbishment of the stretch Raebarely - National Highway NH-232, State of Uttar Pradesh (India).

Access to the area of logistics and industrial activities of Asturias (Zalia) from the high capacity network.

Expansion of the General Belgrano Water Treatment Plant, Buenos Aires (Argentina).

Drinkable water supply network and tank of Cortes, Burgos.

Stage IV earthworks and soil stabilisation New Airport Navi Mumbai.

Preventive maintenance and repair of parallel runways, taxiways and shoulders (130,000 m<sup>2</sup>) from the US Naval Base Airport in Rota, Cadiz.

Remodelling of the shopping area and departure lounge of the Gran Canaria Airport in Las Palmas.

New terminal building of DHL at the air cargo centre of the Adolfo Suárez International Airport Madrid - Barajas.

Design and construction of flyover at link EA15, Kappara (Malta).

Four railway tunnels for Indian Railways (India).

Amendment link highways A-30 and A-7 and extension of the additional lane for slow-moving vehicles at A-30, Murcia.

Railway Terminal South Quay Huelva Port.

Stage VI of the Fast-Public Transport Systems of Las Palmas de Gran Canaria.

Service road A-1 access to Iberdrola Campus at San Agustin de Guadalix, Madrid.

Improvement works of accesses and car parks of Ikea store in Jerez de la Frontera.

Reinforcement and replacement of road surface at SA-801 from Peñaranda de Bracamonte to CL-605, Salamanca.

Development of the execution projects and conditioning and development of the western front side of the sport Centre of Real Madrid in Valdebebas, Madrid.

Deep foundations and rafts of contaminated material for the refinery of Talara - Piura (Peru).

Earthworks and consolidation of the new 5-star Radisson Blu Hotel, Salt Island (Cape Verde).



Tunnels of Pajares (complementary civil works South Batch) Spanish High-Speed Railway Line AVE Madrid - Asturias (Spain)

## STRETCH MIAMAN - PONTE AMBIA

**Location.** Orense. AVE Madrid - Galicia (Spain).

**Length.** 6.7 Km.

**Viaductos.** 3

**Tunnels.** 1.

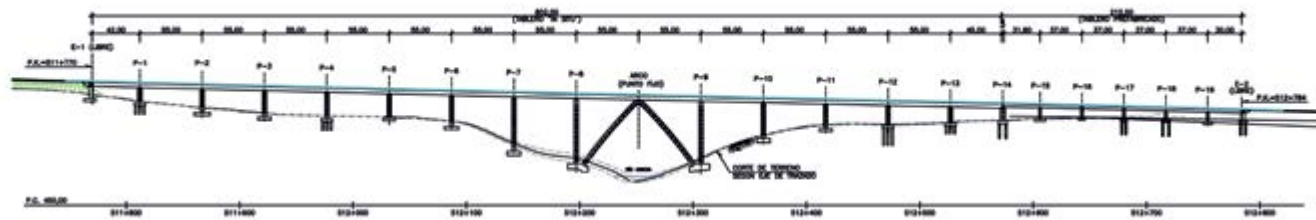
6.7 km. in length that run entirely through the municipality of Baños de Molgas in Orense. It includes the execution of the 852 metre-long bouzas tunnel and three viaducts (Miaman 177 m, Bouzas 216 m and Arnoia 1,014 m).

The Viaduct of Arnoia, the most unique structure of the section, has 55 m spans. and a central 110 m-span executed by folding the half-arches, one of the most advanced techniques as far as construction process is concerned for using a system of abatement of arches that seeks maximum respect for the environment in especially sensitive environments.

The process of abatement of the pointed arch is the most striking

stage due to its technical complexity, executed through the demolition of 70.8 m long two semi-arches, built almost vertically, which share a foundation with the adjacent piles.

So as to folding the semi-arches, the descent rods balance the weight of each half-arch, which reaches 1,350 tons and the retaining straps counteract the horizontal force transmitted by the descent straps to the top of piers 8 and 9. Each folding process has been executed separately, with a duration of 5 hours. Total folding angle from start position until final position is 41.4 degree, with folding cycles of 4.4 degrees. The overall process involves 12 work stages.







## TUNNELS OF PAJARES

**Location.** AVE Madrid - Asturias (Spain).

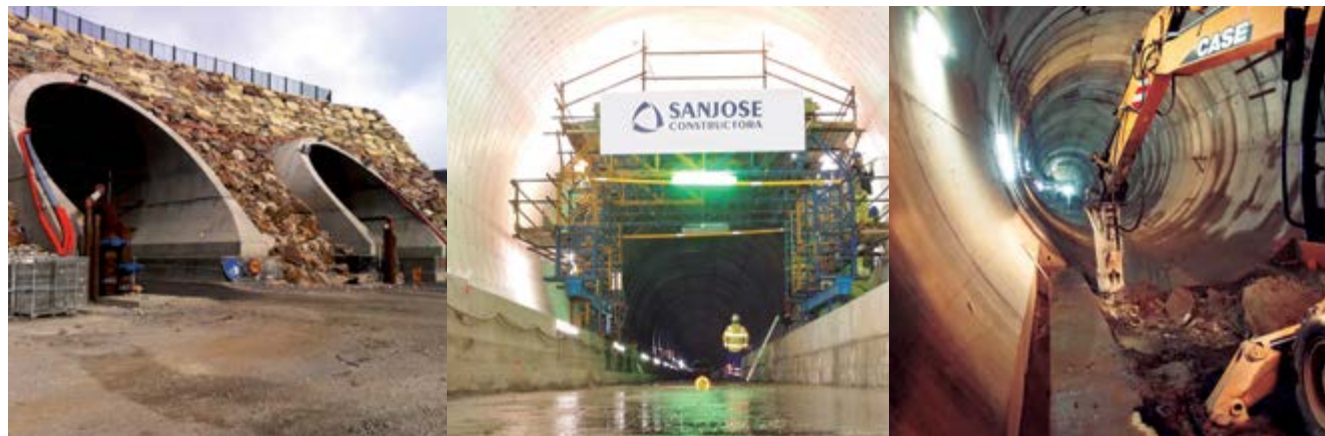
**Length of the two pipes.** 9.79 km.

**Inside diameter.** 8.50 m.

Waterproofing work by means of injections and other treatments and construction of a separate drainage system for infiltration waters and discharges from the South Lot of the Pajares Tunnels. A concrete slab, sidewalks and ducts have also been executed, as well as the construction of a false floor in galleries and tech-

nical rooms and cable crossings under track.

The tunnels, the second longest in Spain and the seventh in the world with a length of almost 25 km., allow passage through the Cantabrian Mountains and reduce the current route from 83 km. to 50 km.





### STRETCH HIGHWAY REGUERON RING ROAD MU-30

**Location.** Murcia (Spain).

**Length.** 16.3 km.

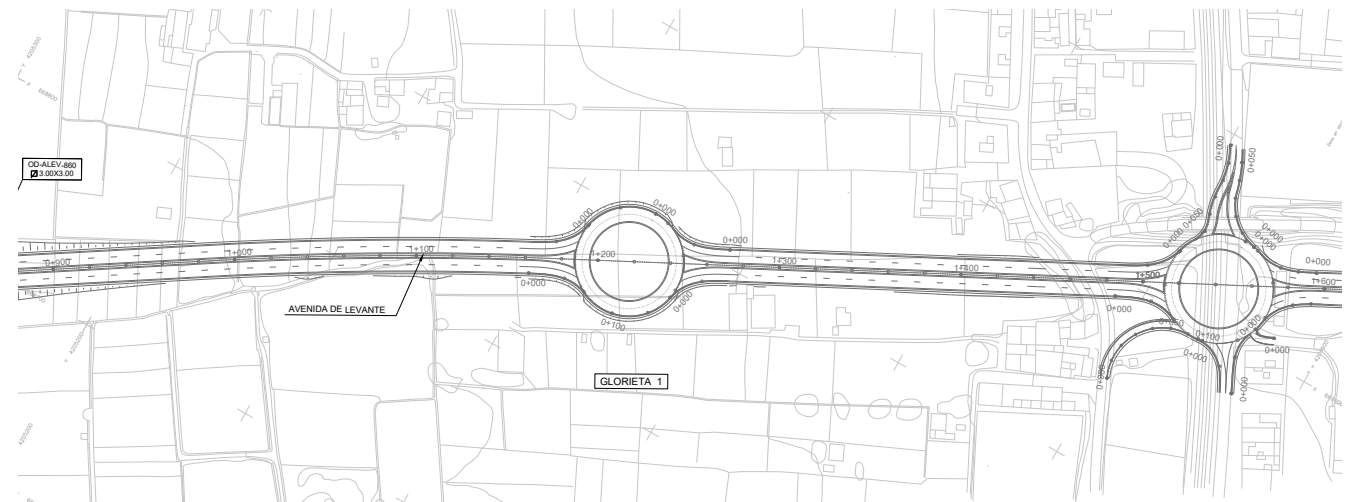
**Viaducts.** 2.

**Flyovers.** 3.

**Underpasses.** 15, including two pergola type.

Important infrastructure for Murcia, where works are concentrated, involving the extension of the MU-30 ring road and an improvement in access to all the towns located in the so-called Costera Sur through the appropriate junctions with the regional road network.

To the section of 16.3 kilometres in length (with two roads and three lanes each one of them), it is necessary to add the 2.7 kilometres of the Avenue of Levante and the 1.6 kilometres of roads of provisional connections with the highway in construction Zeneta - San Javier.





## STRECH VILABOA - A ERMIDA OF THE FUTURE HIGHWAY A-57

**Location.** Pontevedra (Spain).

**Length.** 6.48 km.

**Viaducts.** 4.

**Flyovers.** 5.

**Underpasses.** 2.

**Junctions.** 3.

Section of 6.48 kilometres in length that will be the first of the future A-57 motorway, infrastructure that will be the alternative of high capacity to the N-550 highway in Pontevedra.

The new highway will consist of two roads (one for each direction), separated by a 3-meter wide median. Both roads will be formed by two 3.5-meter-wide lanes, a 1.50-meter inner shoulder, a 2.5-meter outer shoulder and berms of 1.10 meters for the

exterior and 0.60 meters for the interior.

For the connection of this new infrastructure with the current N-550 a bidirectional link of 1.74 kilometres will be executed, starting at the junctions with Vilaboa, and after crossing the railway line Pontevedra-Redondela and the AVE "Atlantic Axis" axis, will connect with the N-550, remodelling the existing junction in said area with the AP-9.



## REMODELLING AND MAINTENANCE OF THE ROAD DILI-TIBAR-LIQUICA

**Location.** Dili-Tibar-Liquica (East Timor).

**Length.** 28.7 km.

Works shall start at kilometre point 6.8 of the existing road (at the outskirts of the capital city Dili), which has one of the highest traffic flows of non-urban roads within the country and constitutes one of the most important communication routes linking East Timor and Indonesia.

The existing road has a width of 4 meters and the new route will ensure a minimum width of 6 me-

ters arranged into two lanes (one in each direction) plus two shoulders of 1 meter each.

The concerning road is a coastal route between the sea and rock formations with steep gradients. The existing road has slope stability problems in several locations which require different and various actions throughout its entire path.

## STRETCH RAEBARELY - HIGHWAY NH-232

**Location.** Uttar Pradesh (India).

**Length.** 133 kilometres.

**Bridges.** 14.

**Toll Stations.** 2

After its completion, the road will have two lanes and shoulders paved along its entire length. With the execution of this project, being one of the most prestigious and important projects for the National Highways Authority of India (NHAI), a safer and faster traffic flow is guaranteed, while at the same time the general economic development of the state is enhanced.

The development of this infrastructure is essential for the region and has a strategic importance. It is located in the southern part of Uttar Pradesh, the most populous state in India with a population of

over 200 million inhabitants. It connects Uttar Pradesh and Madhya Pradesh, situated in the Centre of the country, and intersects with National Highway NH-24B which connects Lucknow and Allahabad, the two most important cities of the State.

It is important to highlight the great number of structures within the project. Of the 14 existing bridges, stand out those that save the two most important rivers in the country, Ganga and Yamuna, and the two that allow the passage over two existing railway lines in the ring roads of Lalganj and Fatehpur.



Reinforcement and replacement of road surface at SA-801 from Peñaranda de Bracamonte to CL-605, Salamanca (Spain)



Service road A-1 access to Iberdrola Campus at San Agustin de Guadalix, Madrid (Spain)



Access to the area of logistics and industrial activities of Asturias (Zalia) from the high capacity network (Spain)



Stage VI of the Fast-Public Transport Systems of Las Palmas de Gran Canaria (Spain)



## Engineering and Industrial Construction

Factory of Campofrío, Burgos (Spain)



Headquarters of Norvento in Lugo (Spain)

## Projects

New Headquarters of Norvento in Lugo.

Design and construction of the Txomin Enea District Heating Power Plant.

Electrical and fluid mechanical works of the new production factory of Campofrío, Burgos.

Central Thermal Refurbishment of the Padre Soler Auditorium Building of the Carlos III University in the Campus of Leganes, Madrid.

Substation and High Voltage Line 20 / 66KV Consorcio de Agua Callejones de Lanzarote.

Enlargement and remodelling of the Estrella Galicia factory in A Coruña.

Refurbishment of installations of the Penitentiary Centre Salto del Negro, Las Palmas de Gran Canaria.

Refurbishment of the urban branch #3 of Correos, of the special services unit (USE) and of the distribution units #2 and #3 of Sabadell.

Replacement Urban Lighting at Catalonia Roads for SEITT.

Refurbishment Conditioning System CPD of General Directorate of the Police in El Escorial.

Refurbishment Conditioning System of 9 Correos premises in Catalonia.

Conditioning system factory of PICDA, Valencia.

Adaptation of Central Cold / Heat plant in the building Corporación de Radio Television Española in Prado del Rey, Madrid.

Remodelling of the facilities of Volkswagen in Pamplona, Navarra.

Facilities and refurbishment at the factory of SEAT in Martorell, Barcelona.

Control building and Electrical substations. Refinery Talara - Piura (Peru).

Assessment of risks and fire protection of the Naval Base of Rota, Cadiz.

Refurbishment of the building 55 FLC of the Naval Base of Rota, Cadiz.

Enlargement and refurbishment of the warehouse of Lonza Biologics in Porriño, Vigo.



Factory of Campofrío, Burgos (Spain)



## HEADQUARTERS OF NORVENTO

**Location.** Lugo (Spain).

**Built Surface.** 4,644 m<sup>2</sup>.

**Car Park Spaces.** 54.

**Architect.** Francisco Mangado Beloqui.

ZERO ENERGY building. It covers all energy needs with renewable energy resources.

The new headquarters of the renewable energy company, located between an industrial estate and an adjacent forest it seems to turn its back on and embrace, achieves an easily recognisable image completely far from the usual concept.

The headquarters of Norvento is composed of two buildings, garden and green areas and an outdoor parking. The main building consists of a main warehouse of 190 meters in length from which five modules emerge in the rear facade in the form of a fan to the green space created on the plot of land and which seem to join the aforementioned forest. This arrangement into bodies that are prolonged and integrated into the environment allows structuring each department in an autonomous way, yet keeping in touch with the other departments, while ensuring that each one may be easily expanded in the future.

The interior architecture stands out for its simplicity, the predominance of light (several skylights)

and its formal beauty, where geometric lines highlight, mainly in meeting spaces.

The building is energetically autonomous and is not connected to the network. It has energy saving measures, such as insulation of 10 centimetres, light roofs with photovoltaic panels in the parking area, rainwater collection, cross ventilation and a solar collector system on the roof (covered with zinc-TECU- covering a copper tube circuit through which a conductive fluid circulates).

The headquarters of Norvento are one of the most sustainable buildings in Europe. The building's electricity sources will be mainly three: photovoltaic panels (60%), a state-of-the-art wind turbine (35%) and a biomass boiler (5%). Further, it relies on an electric storage system based on 1,000 kWh lithium batteries. The heating will be supported by a geothermal heat pump system fed exclusively on renewable energies.



**American Architecture Prize 2017 for Architecture & Design / Other Architectures.**

**Barcelona Building Construmat Award. Finalist and honourable mention of the jury within the architecture in completed works award 2017.**

**Silver Medal in the XII Edition International Prize of Sustainable Architecture FASSA BARTOLO 2017 by the Faculty of Architecture, Università degli Studi di Ferrara.**



## FACTORY NUEVA BUREBA OF CAMPOFRÍO

**Location.** Burgos (Spain).

Plant and machinery.

The new factory will have approximately a surface of 97,000 sqm and represents a European benchmark for industrial production within its sector. With a production capacity of more than 100,000 tons a year it will operate as a sustainable industrial complex at all levels, optimising the consumption of water, energy and .CO<sub>2</sub> emissions.

### Technical Facilities

- It includes steam, fluid and compressed air facilities.
- 9 storage stainless steel tanks of 160 m<sup>3</sup> and a network of distribution of 25,000 ml. of stainless steel pipes.

### Electrical works

- High-voltage (45 kV), Medium-voltage (20kV) and low voltage power lines. Total power: 9,218 kw..
- 2 AT-transformers of 10MVA each, working in parallel.
- Transformer Substation 45/20 Kv with 2 power transformers of 10 MVA each, 4 new cells of 52 Kv and 5 new cells of 24 Kv.
- 7 dry type transformers of 2,000 KVA and 2 dry 3,150 KVA transformers.
- Ring of 20 kV for the interconnection of all the transformation centres.
- 3 low voltage panels and over 60 secondary panels.





## TXOMIN ENEA DISTRICT HEATING POWER PLANT

**Location.** San Sebastián (Spain).

Design, execution and maintenance for a period of 15 years.

It will provide service to 1,458 housing units and more than 104,246 m<sup>2</sup>.

Within the frameworks of the 'Replicate' project of the European Union.

Future neighbours of the new neighbourhood under construction "Txomin Enea" of San Sebastian will have a sustainable power plant and a heating network that will supply their hot water and heating demands through a 'District Heating' system. A building capable of producing sustainable energy for its inhabitants at a lower cost and, equally, capable of reducing 80% of CO<sub>2</sub> emissions.

The project includes the design and construction of the thermal power plant for energy production, a building that houses biomass boilers, natural gas, silos and pumping systems:

- 2 biomass boilers of 1,400 kW of thermal power for a maximum moisture content of 55%. Boilers allows three high-performance passages of gas, up to 92%.

- 2 natural gas boilers of 2,300 kW each, with smoke-water exchanger made of Stainless Steel to achieve high performance of the set and external heat recovery. Low temperature boilers with low emission of NO<sub>x</sub> in combustion products.

- The installation, which will be variable flow, is composed of two groups of pumping; one in each primary circuit of the boiler and a pumping group consisting of five

pumps for distribution to the district network.

The infrastructure that integrates the entire District Heating system includes, in addition to this building, the distribution network and all its accessories (from the thermal installation to each substation of the residential buildings and premises), elements belonging to customers and end users, such as the substations themselves with all their components, the distribution and pumping system of the interior of each building of houses and premises, including the interior pipes (from the substation to each user module), the user modules themselves and the system of regulation, control and monitoring of consumption of the entire district heating system, including heat energy meters (from the user module to the thermal installations - including wiring, electrical installations and the electronic elements of these systems) ) and the energy management computer platform connected to the user modules and the thermal power plant itself.

Enlargement and remodelling of the Estrella Galicia factory in A Coruña (Spain)



Substation and High Voltage Line 20 / 66KV Consorcio de Agua Callejones de Lanzarote (Spain)



Control building and Electrical substations. Refinery Talara - Piura (Peru)



Adaptation of Central Cold / Heat plant in the building Corporación de Radio Television Española in Prado del Rey, Madrid (Spain)

## Subsidiaries

Within its policy of integration and growth, Grupo SANJOSE develops part of its activity in the construction sector through subsidiary companies able to increase the competitiveness of the company and adapt perfectly to certain geographical areas.

In 2017, the three subsidiaries of the Group (Cartuja I., EBA and Construtora Udra) have increased their turnover and the business areas of action.

### Go-Fit Sports Centre in Peñagrande, Madrid (Spain)



Office building of the General Treasury of the Social Security of Lepe, Huelva (Spain)



Cartuja is an Andalusian company with branches in Seville and Malaga and with more than 30 years of experience in both public and private projects throughout the eight provinces of Andalusia. During the last years, it is important to highlight its geographic expansion executing projects in Madrid, Barcelona, Murcia and Las Palmas de Gran Canaria.

Cartuja is specialised in the construction and restoration of buildings: administrative buildings, hotels, shopping centres, hospitals and health care centres, housing units, educational centres and sport facilities, etc.

Relationships with customers are based on the knowledge of the local markets, the mutual trust and its experience in technical advice and execution of projects.

## Projects

New Headquarters of the special office of the Tax State Agency in Murcia.

Go-Fit Sports Centre in Peñagrande, Madrid.

Refurbishment of facades of the laboratory building of the Hospital of La Paz, Madrid.

Enlargement works of the 4\* Zenit Hotel Seville.

Enlargement and refurbishment works of the 3\* Villazol Hotel in Benalmadena, Malaga

Office building of the General Treasury of the Social Security of Lepe, Huelva.

Remodelling of the sports centre Go-Fit Santa Justa of Seville.

Sundry works at the theme park Isla Magica, Seville.

Remodelling and expansion of the Monaita and Mulhacen Schools of Granada.

Housing units in Sector 1 of Can Batlló, Barcelona.

Housing units, premises and car park spaces in Dos Hermanas, Seville.

New kennels in the Municipal Zoosanitary of Seville.

Karcher Building in Tormares, Seville.

Housing units at Castilla St. of Seville.

Housing units at Marques de Nervion St. of Seville.

completion of housing units in Palomares del Rio, Seville.



New Headquarters of the special office of the Tax State Agency in Murcia (Spain)

4\* One Shot Tabakalera House Hotel in San Sebastian (Spain)



Refurbishment and covering of the fronton of Plaza Azoka of Bilbao (Spain)



Basque company with registered office in Vitoria highly appreciated by public and private customers of the Basque Country, Navarra, La Rioja, Asturias, Cantabria and Castilla Leon.

Experience, professionalism and a relationship of trust with clients and suppliers has enabled the company to successfully face any type of construction challenges of any type of projects, such as hotels, administrative buildings, schools, housing units, hospitals, health care centres, cultural works, sports centres, emblematic refurbishments, etc.

## Projects

4\* One Shot Tabakalera House Hotel in San Sebastian.

Expansion of the car park at Silo de Arana, Vitoria.

Remodelling of the Archives and Customer Service in Renteria, Gipuzcoa.

Empowerment of the Onco-Hematology and Day Care Hospital of Txagorritxu at the University Hospital of Alava in Vitoria.

New education centre with 9 primary school classes at CEP Aiete LHI in San Sebastian, Guipuzcoa.

Refurbishment of the City Hall of Zuia in Murguia, Alava.

Remodelling Casa Kapitain as Museo del Traje in Erretereria, Guipuzcoa.

Covering of the remains of the Plaza Corazón de María of Bilbao.

Refurbishment of the Secondary Institute of Zumaia BHI, Guipuzcoa.

Arqueología Mikaela Portilla Labs for the University of the Basque Country in Vitoria.

Refurbishment of the Employment Office in Sestao, Vizcaya.

Refurbishment of the Basque Police Academy in Arkaute, Alava.

Enlargement of the premises of Gamesa in Lerma, Burgos.

Development and execution of a building at the Technology Park of San Sebastian.

Firemen Station in Iruña de Oca, Vitoria.

Refurbishment and covering of the fronton of Plaza Azoka of Bilbao.

Tracks CEP Luis Briñas of Bilbao.

New nursery building at CEIP Bizkotxalde Hlhi in Borsauri, Vizcaya.

Refurbishment facade sundry faculties of the University of the Basque Country in San Sebastian.

Health Care Centre in Amurrio, Alava.

Enlargement of the swimming pool at the Sports Centre of Hernani, Guipuzcoa.



Faculty of Philosophy and Education Sciences, University of the Basque Country in San Sebastián (Spain)

Refurbishment of the 4\* Aparthotel at Prata St., Lisbon (Portugal)



Refurbishment housing units at Calçada do Desterro, Lisbon (Portugal)



Portuguese Company with offices in Lisbon and Cape Verde. It is devoted to the construction, restoration, extension and remodelling of all types of buildings (residential and non-residential) of both, unique and high technical complexity projects and rapid intervention projects.

Its specialisation, flexibility and adaptation to customers' needs have helped to overcome the complex economic situation of Portugal and keep turnover, procurement and execution figures.

## Projects

Refurbishment of the 5\* H10 Palacio da Anunciada Hotel, Lisbon.

Refurbishment of the 4\* O Artista Hotel, Lisbon.

Refurbishment of the 4\* Aparthotel at Prata St., Lisbon.

4\* Browns Avenida Hotel, Lisbon.

Expansion Strada Outlet Shopping, Odivelas.

Expansion of the Restaurant Solar dos Presuntos, Lisbon.

Enlargement and new underground car park spaces at Gimnasio Clube Português of Lisbon.

Housing units at Patrocínio 50-58, Lisbon.

Refurbishment housing units at Aurea 72, Lisbon.

Refurbishment housing units at Restauradores 53-57, Lisbon.

Housing units and car park spaces and green areas at Rua Nova de S. Mamede St. in Lisbon.

Housing units and car park spaces at Rua Alfredo da Silva in Lisbon.

Refurbishment of housing units and commercial premises at Ferragial 29, Lisbon.

Refurbishment housing units at Calçada do Desterro, Lisbon.

Refurbishment housing units at Vitor Cordón 47, Lisbon.

Refurbishment housing units at Ivens 30-34, Lisbon.

Refurbishment housing units at Boavista 43, Lisbon.

Refurbishment housing units at Arrabida 32-38, Lisbon.



Enlargement and new underground car park spaces at Gimnasio Clube Português of Lisbon. (Portugal)





## ENERGY EFFICIENCY RENEWABLE ENERGY

The development of clean energies, the respect for the environment and the implementation of sustainable development policies and energy efficiency are the pillars of business activity of SANJOSE Energía y Medio Ambiente.

Aware of the importance of climate change, the Group boost renewable energies and the research and development of sustainable energy solutions capable of reducing the consumption of energy and optimising the use of clean energies by the application of avant garde technologies. Joining the efforts made by major companies that, in coalition with Governments around the world, are committed to curb the global warming of the planet and achieve emission reduction targets agreed upon at the COP21 Conference in 2015 in Paris.

In parallel, these measures are also important to alleviate the strong dependence on foreign energy of Europe (and particularly, of Spain). The involvement of the company in energy efficiency and energy savings are a priority, in compliance with several EU Directives on the issue.

SANJOSE, as an Energy Services Company (ESE or ESCO), brings to this sector a high added value for its experience as promoter and constructor of this type of projects, professional teams of great experience, continuous innovation, and services and specialised solutions offered to each customer in all stages of this type of initiatives: Engineering (design and analysis), Operation and Maintenance and Energy Management.



Science and Technology Park Parc de L'Alba of Cerdanyola del Vallés, Barcelona (Spain)



PV solar farm in Alcaudete, Jaen / 5,4 MW (Spain)



Wind Farms in Uruguay

## Energy efficiency and Renewable Energy



Hospital of Torrecardenas, Almeria (Spain)

## Projects

Operation and sale of energy of the Txomin Enea District Heating Power Plant.

Science and Technology Park of Cerdanyola del Valles, Barcelona. Sale of electrical and thermal energy.

Puerto Real Hospital, Cadiz. Sale of thermal energy

Hospital of Torrecardenas, Almeria. Sale of thermal energy.

Primary Health Care Centres of Catalonia (CAPS) of Just Oliveres, Anoia, Parragones and Villanova del Cami. Sale of thermal energy.

Improvement of the energy efficiency system of the buildings property of the Governement of Canarias. Sale of electrical and thermal energy.

Wind Farm Carape I, District of Maldonado (Uruguay) / 50 MW.

Wind Farm Carape II, District of Maldonado (Uruguay) / 40 MW.

PV solar farm in Alcaudete, Jaen / 5,4 MW.



Puerto Real Hospital, Cadiz (Spain)

## DISTRICT HEATING AND COOLING POLYGENERATION POWER PLANT ST-4 OF THE SCIENCE AND TECHNOLOGY PARK PARC DE L'ALBA

**Location.** Cerdanyola del Vallés, Barcelona (Spain).

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

This polygeneration plant will allow energy savings of 109,000 MW/hour each year and will reduce CO<sub>2</sub> emissions by 7,500 tons per year, what represent, compared to traditional energy systems, savings up to nearly 35% by using residual energy (heat generated by electrical motors) for the production of cold and hot water. Based on a design which increases energy efficiency and energy savings, it incorporates many technology items:

Cogeneration engines. 3 of 3.35 MW each.

Absorption machines. 2 of 50 MW each.

Chiller. 2 of 5 MW each.

Storage tanks. 2 of 5,000 m<sup>3</sup>.

Boilers. 2 of 4 MW each

Refrigerating towers.

Gas Natural boiler.

The ST-4 has pioneering facilities at European level that have been subsidized by the European Union through the project Polycity, such as: a refrigeration machine by double-effect absorption only in Europe, which uses the heat generated by electric motors to cool water from the district cooling network; a thermal storage tank of large capacity, which allows the plant to operate at a steady pace for 24 hours a day; or an advanced energy management system that optimizes plant efficiency.

The system will also incorporate two renewable energy facilities on a trial basis at European level: a biomass gasification plant and a solar cooling plant.



Power supplier of the first particle accelerator synchrotron in Spain and south western Europe:  
Alba Synchrotron.

## PV SOLAR FARM IN ALCAUDETE

**Location.** Jaen (Spain).

5.4 MW trading power.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

Renewable energy project located on an area of 14 hectares, consisting of 486 double-axis solar trackers and designed to provide enough electricity to meet the demand of 1,500 conventional homes for a period of 20/25 years.



## WIND FARMS IN URUGUAY

**Location.** Maldonado district (Uruguay).

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

**CARAPE I WIND FARM.**

50 MW trading power.

Aero generators. 17.

**CARAPE II WIND FARM.**

40 MW trading power.

Aero generators. 14.



**HOSPITALS**  
**BUILDINGS, ENERGY POWER PLANTS**  
**AND FACILITIES**  
**CONSERVATION OF PARKS AND GARDENS**  
**TRANSPORT INFRASTRUCTURE**

SANJOSE Concesiones y Servicios boosts its diversification strategy and international expansion by developing business models which provide access to long-term contracts capable of providing recurrent income and promoting the sustainable development of the company.

The company, in its eagerness to promote sustainable growth and improve the life of people, actively collaborates in the development of new and innovative infrastructure through public/private concessionary regimes and in the provision of maintenance services capable of promoting efficiency, energy savings and citizens welfare.

Due to its experience in various areas, SANJOSE Concesiones y Servicios has multidisciplinary teams capable of optimising resources, maximising profitability, encouraging the use of new technologies and providing effective and tailored solutions to the concession or services required by its customers; among which are public administrations and private companies of the first level such as: the Ministry of Public Works of Spain, the Ministry of Public Works of Chile, National Heritage of Spain, the Xunta de Galicia, Madrid City Council, Telefónica, Aena, Real Madrid, various national and international hospitals, etc.

The strategic policy of the company and its wide expertise in all its area of activity have enabled the establishment of a sound, innovative and competitive business area with great global growth potential.



Winter maintenance and daily conservation Pontevedra Sur (Spain)



Santiago Bernabeu Stadium Maintenance of the Property of Real Madrid (Spain)



El Carmen Dr. Luis Valentin Ferrada Hospital of Maipo, Santiago de Chile

## Hospitals



El Carmen Dr. Luis Valentin Ferrada Hospital of Maipu, Santiago de Chile

## Projects

El Carmen Dr. Luis Valentin Ferrada Hospital of Maipu, Santiago de Chile Concession.

Dr. Eloisa Diaz Insunza Metropolitan Hospital of La Florida, Santiago de Chile. Concession.

Gregorio Marañon University Hospital, Madrid. Maintenance services.

La Mancha - Centro Hospital Complex, Alcazar de San Juan. Maintenance services.

Nuestra Señora del Prado Hospital, Talavera de la Reina, Toledo. Maintenance services.

Sant Pau Hospital, Barcelona. Maintenance services.

Puerto Real University Hospital, Cadiz. Maintenance services.

Hospital of Torrecardenas, Almeria. Maintenance services.

Logistic healthcare platform of the Province of Jaen (5 hospitals and 174 health care centres). Maintenance services.

Health Centers of the Parc de Salut Sea Consortium of Barcelona (Hospital del Mar, Hospital de l'Esperança, Center Fòrum de l'Hospital del Mar, Center Emili Mira i Edifici França). Maintenance services.

San Vicente del Raspeig Hospital. Electromedicine services.

Transfucion Centre of Alicante. Electromedicine services.

Sant Joan d'Alacant University Hospital, Alicante. Electromedicine services.

Hospitals of the Ministry of Defense (In Madrid: The Central Hospital of Defense Gómez Ulla, the Institute of Toxicology of Defense, the Military Center for

Veterinary Defense and the Transfusion Center of the FAS, and the General Hospital of the Defense of Zaragoza). Electromedicine services.

Sant Joan de Deu Hospital, Barcelona. Electromedicine services.

Quiron Hospital of Tenerife. Electromedicine services.

San Juan de Dios Hospital Order of the province of Baetica (15 centres). Electromedicine services.

Infanta Luisa Hospital, Seville Electromedicine services.

Institut d'Oncologia (VHIO) of the Vall d'Hebron Hospital, Barcelona. Electromedicine services.

Hospital of Badalona, Barcelona. Electromedicine services.

Consorci Sanitari del Garraf (2 hospitals and a rehabilitation centre). Electromedicine services.

Hospital of El Bierzo, Leon. Radiology.

Electrocardiographs prisons dependent on the Ministry of the Interior (70 centres). Electromedicine services.

Santa Catalina Hospital, Las Palmas de Gran Canaria. Electromedicine services.

Santa Cruz Hospital, Tenerife. Electromedicine services.

Clínica de Onyar, Girona. Electromedicine services.

Cínica de Ponent, Lleida. Electromedicine services.

Terres de l'Ebre, Tarragona. Electromedicine services.

Hosp. of Pallars, Lleida. Electromedicine services.

Clínica la Arruzafa, Cordoba. Electromedicine services.

Public Company of Health Emergencies (EPES) of Andalusia (41 centres). Electromedicine services.



Dr. Eloisa Diaz Insunza Metropolitan Hospital of La Florida, Santiago de Chile



## EL CARMEN DR. LUIS VALENTIN FERRADA HOSPITAL

**Location.** Maipú, Santiago de Chile.

**BOT (Built, Operate & Transfer).** Design, construction and management for a period of 15 years (with the exception of health care services).

**Built Surface.** 70,646 m<sup>2</sup>.

**Beds.** 375.

**Architects.** BBATS Consulting & Projects, SLP / MURTINHO+RABY Architects.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

Infrastructure services. Water, energy, lighting, conditioning, pa system, medicine gas network, vertical transport, industrial equipment, non-medical furniture.

Non-health care services Green spaces and landscape, cleaning, waste treatment, uniforms, cafeteria, security control, nursery, etc.

[SEE VIDEO](#)



First hospital under concession regime of the country together with the Dr. Eloisa Díaz Insunza in Santiago de Chile.

Vulcan Award 2016. Architecture contest "Vulcan, 100 years building a better Chile".

First Award to Architectural Quality in newly Health-care buildings over 5,000 m<sup>2</sup> (Best Hospital), granted by at the XXIII the International Federation of Hospital Engineering 2014 held in Buenos Aires.

Project awarded by Constest AADAIH - Domus 2009 for its contribution to environmental, social and economic sustainability within the health care sector.

"Latin America Social Infrastructure Deal of the Year 2015" granted in New York by the prestigious American magazine "IJGlobal" (Euromoney) to Grupo SANJOSE for the issuance of bonds in Chile to finance both hospitals.



## DR. ELOÍSA DÍAZ INSUNZA METROPOLITAN HOSPITAL OF LA FLORIDA

**Location.** Santiago de Chile

**BOT (Built, Operate & Transfer).**

Design, construction and management for a period of 15 years (with the exception of health care services).

**Built Surface.** 71,987 m<sup>2</sup>.

**Beds.** 391.

**Architects.** BBATS Consulting & Projects, SLP / MURTINHO+RABY Architects.

**Engineering and design.**

GSJ Solutions.

**Construction.** SANJOSE

Constructora.

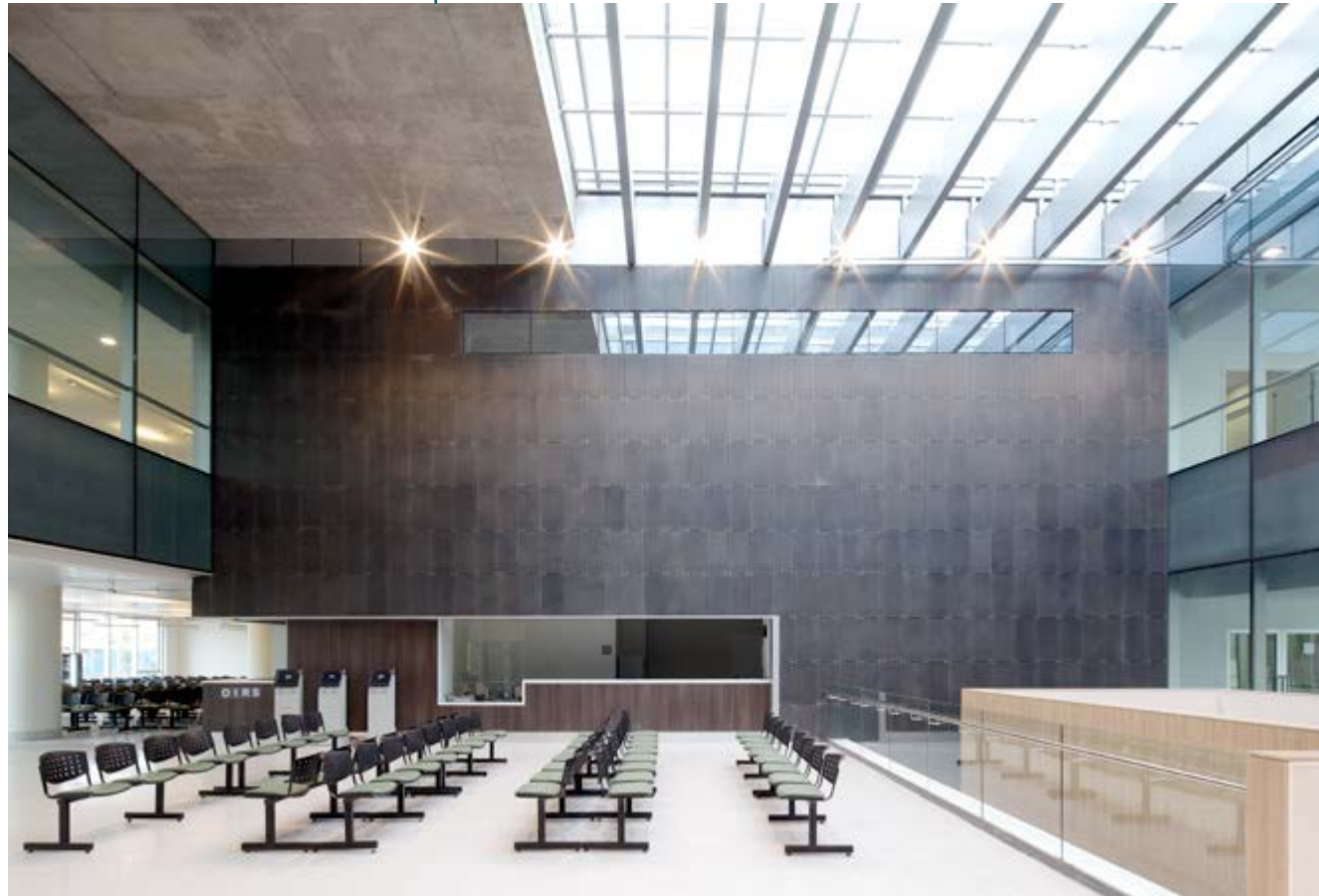
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Non-health care services Green spaces and landscape, cleaning, waste treatment, uniforms, cafeteria, security control, nursery, etc.

[SEE VIDEO](#)

**First hospital under concession regime in the country together the Carmen Dr. Luis Valentín Ferrada Hospital of Maipu, Santiago de Chile.**

**“Latin America Social Infrastructure Deal of the Year 2015” granted in New York by the prestigious American magazine “IJGlobal” (Euromoney) to Grupo SANJOSE for the issuance of bonds in Chile to finance both hospitals.**





## Maintenance of Buildings, Power Plants and Facilities



Santiago Bernabeu Stadium Maintenance of the Property of Real Madrid (Spain)

## Projects

Property Real Madrid.

Central services building of the Ministry of the Interior of Spain, Madrid.

Headquarters of the Official Credit Institute, Madrid.

Five real estate properties of Inmobiliaria Colonial, Madrid.

National Police Academy in Avila.

Firemen buildings and facilities of the City Council of Madrid.

Heat and Cool Polygeneration ST-4 Power Plant in Cerdanyola del Vallés, Barcelona

5.4 MW PV solar plant in Alcaudete, Jaen.

Production plant of Bimbo in Azuqueca de Henares.

Maintenance of office and premises of Telepizza.

Airport of Las Palmas.

Terminal Building of the Airport of Vigo.

Premises of the headquarters of Michelin, Madrid.

Headquarters of DHL, Madrid.

Theatre - Auditorium of Revellin, Ceuta

National Police Facilities of Ceuta and Melilla.

Puerta de Europa shopping centre, Algeciras.

Buildings of the University of Granada.

Buildings of the City Hall of Cordoba.

Headquarters of the Ministry of work and social matters of the Generalitat, Barcelona.

Technical assistance services for Telefonica.

Network and Customer Maintenance services for R - Euskaltel.



Real Madrid Sports City in Valdebebas, Madrid (Spain)

## PROPERTY REAL MADRID

### Santiago Bernabéu Stadium

**Capacity.** 81,044 seats.

**VIP Grades.** 245.

**"Bernabéu Tour" Museum.** More than 850,000 visitors in 2012 from more than 100 different countries.

**Adjoint Building.** 7,000 m<sup>2</sup> devoted to administrative and commercial purposes.

"Elite" stadium, according to UEFA.

### Sport City of Valdebebas

**Surface plot of land.** 1,200,000 m<sup>2</sup>.

**Developed Surface.** 360,000 m<sup>2</sup>.

**Built Surface.** 21,578 m<sup>2</sup>.

**Football pitches.** 10.

**Alfredo Di Stefano Stadium.** 6,000 localidades.

Preventive, corrective and techno-legal maintenance services of facilities:

- Low and medium voltage electrical works. Including transformers, switchboards of low voltage, distribution panels and lighting, power lines, exterior and interior lighting, emergency lighting, generators, UPS, etc.

- Air conditioning and hot water. Production plants including air conditioning and hot water, hot water accumulation, conditioning terminal equipment, circulation pumps, hydraulic substations, distribution lines fluids, etc.

- Other. Plumbing, anti-intrusion, fire protection (including detection and suppression), hydrotherapy areas, industrial water treatment, control system of facilities, lifting devices, etc.



## CENTRAL SERVICES BUILDING OF THE MINISTRY OF THE INTERIOR OF SPAIN

**Location.** Madrid (Spain)

**Buildings.** 13.

**Surface.** 58,378 m<sup>2</sup> of buildings and 11,505 m<sup>2</sup> of development.

Preventive, corrective and techno-legal maintenance services of facilities:

- Low and medium voltage electrical works. Including transformers, switchboards of low voltage, distribution panels and lighting, power lines, exterior and interior lighting, emergency lighting, generators, UPS, etc.

- Conditioning and sanitary hot water: production plants including air conditioning and hot water, hot

water accumulation, conditioning terminal equipment, circulation pumps, hydraulic substations, distribution lines fluids, etc.

- Other. Plumbing, fire protection (including detection and suppression), control system of facilities, lifting devices, gardening services, etc.

## Conservation of Parks and Gardens



Royal Palace of La Granja de San Ildefonso, Segovia (Spain)

## Projects

Conservation of the gardens of National Heritage.

Conservation and improvement works of Municipal green spaces, line up trees and urban furniture of San Sebastián de los Reyes (Madrid).

Maintenance and conservation of the green spaces of Ferrol (A Coruña).

Maintenance service and conservation of parks and gardens located within the south and east areas of the City Council of Valladolid.

Plan silvo - Bosque de Riofrio at La Granja. National Heritage.

Maintenance Service, conservation, cleaning and improvement of parks, gardens, street trees and planters of Renedo de Esgueva.

Conservation and maintenance of green areas of "Fuentelucha" urbanization and landscaped areas, urban trees in public schools and municipal nursery schools in Alcobendas (Madrid).

Conservation and improvement works of the green spaces of the Canal de Isabel II in zone D (Madrid)

Maintenance and cleaning of parks, green areas and related furniture at Paracuellos de Jarama.

Enlargement works of Parque Lineal del Manzanares between Mezquita St. and Caja Magica for the City Hall of Madrid.

Refurbishment and conservation works of the green areas of the neighbourhoods of Valladolid - Batch 2: left bench of the Pisuerga River.



Royal Palace of El Escorial, Madrid (Spain)

## GARDENS OF NATIONAL HERITAGE

**Location.** Spain.

**Total Surface.** 600 hectares.

**Surface of gardens subject to conservation.** 73 hectáreas.

**Meadow Surface.** 11 hectáreas.

**Shrub Surface.** 9 hectares.

**Arboreal Surface.** 92 hectares.

**Trees.** 6,345.

The contract of conservation and maintenance of Historical Gardens of National Heritage is the most singular of Spain. SANJOSE Concesiones y Servicios is honoured with the responsibility of maintaining and preserving jewels of Spanish culture, such as the gardens of La Granja de San Ildefonso (50 hectares), Aranjuez (43 hectares), El Pardo (40 hectares) and El Escorial (25 hectares), as well as the Campo del Moro in Madrid (20 hectares).

The project demands the utmost care, dedication and professionalism, both for the maintenance, adaptation and conservation of the palatial gardens with different styles commented, as well as for the forest and mountain areas that require a meticulous work of repopulation, mainly of holm oaks, oak groves and especially pine, as a means of defence against erosion.

Palacio de El Pardo, Madrid (Spain)



Royal Palace of Aranjuez, Madrid (Spain)

## MUNICIPAL GREEN SPACES, LINE UP TREES AND URBAN FURNITURE OF SAN SEBASTIÁN DE LOS REYES

**Location.** San Sebastián de los Reyes, Madrid (Spain).

**Total Surface.** 473 hectares.

**Surface of gardens subject to conservation.**

259 hectares.

**Meadow Surface.**

190 hectares.

**Shrub Surface.** 24 hectares.

**Trees.** 23,860.

The main conservation works include: vegetation, terraces, playgrounds, leisure areas, street furniture, separate areas for dogs, drainage networks and sewage.



## CONSERVATION AND IMPROVEMENT WORKS OF PARKS, TREES AND GARDENS LOCATED WITHIN THE SOUTH AND EAST AREAS OF THE CITY COUNCIL OF VALLADOLID

**Location.** Valladolid (Spain).

**Total Surface.** 182 hectares.

**Surface of gardens subject to conservation.**

127 hectares.

**Meadow Surface.**

42 hectares.

**Shrub Surface.** 13 hectares.

**Trees.** 16,650.

The main conservation works include: vegetation, terraces, separate areas for dogs, drainage networks and sewage.



# Maintenance of Transport Infrastructure



## Projects

State roads sector CC-3 Cáceres, Extremadura.  
State roads sector Lorca.

State roads sector Murcia.  
Winter maintenance and daily conservation Pontevedra Sur.



## WINTER MAINTENANCE AND DAILY CONSERVATION PONTEVEDRA SUR

**Location.** Pontevedra (Spain).  
**Length.** 522 km.  
**Average Traffic Flow.** 9,000 vehicles rough.

Conservation and winter maintenance of 522 Km. of regional roads during 4 years in the south of Pontevedra. It includes systematic or sporadic surveillance actions, assistance to accidents and all those operations deemed necessary to deal with emergencies so as to guarantee the normal conditions of the road in terms of traffic flow and safety.

### STATE ROADS SECTOR CC-3, CACERES

**Location.** Caceres, Extremadura (Spain).

**Length.** 254 km.

**Average Traffic Flow.** 10,400 vehicles.

Conservation and maintenance during 4 years of 254 Km. of roads plus service roads. Highlight mainly: A-66 Highway "Ruta Via de la Plata" from k.p. 507+600 (Cañaveral North) and 598+300 (province border with Badajoz) and National Road N-630 from k.p. 515+000 and 598+145, running parallel to the above-mentioned A-66 stretch.

The contract includes the maintenance of pavement, horizontal and vertical signalling, containment systems, beaconing items, landmarks, conservation of drainage

elements, slopes, berms and of all the singular structures within the sector, among which highlight the viaducts over the rivers Almonte and Tajo with central spans of 184 meter and 220 meters, respectively and heights over 42 meters.

The contract also includes systematic or sporadic surveillance, accident care and all operations deemed necessary to deal with emergencies so as to guarantee normal road conditions, flow and safety.





## STATE ROADS, SECTOR LORCA

**Location.** Lorca, Murcia (Spain).

**Length.** 181 km.

**Average Traffic Flow.** 25,000 vehicles rough.

Conservation and maintenance of state roads during 4 years of 181 Km. of roads plus service roads. It includes winter road maintenance services and auxiliary installations.

Direct and telematic management of the tunnel of Lorca, with a total length of 1500 meters and

350 meters of communication and evacuation galleries. Screen centre running 24 hours a day, 365 days a year, automated fault detection system and maintenance of related facilities, ventilation, lighting, fire suppression, traffic lights, control of access, signalling, etc.



## STATE ROADS, SECTOR MURCIA

**Location.** Murcia (Spain).

**Length.** 203.5 km.

**Average Traffic Flow.** 130,000 vehicles rough.

Conservation and maintenance of state roads during 4 years of 203.5 Km. of roads plus service roads.

Direct and telematic management of the tunnel of Alcantarilla, with a total length of 2,300 meters. Screen centre running 24 hours a

day, 365 days a year, automated fault detection system and maintenance of related facilities, ventilation, lighting, fire suppression, traffic lights, control of access, signalling, etc.







**CIVIL ENGINEERING / INFRASTRUCTURE**  
**ARCHITECTURE**  
**REAL ESTATE MANAGEMENT**  
**TECHNOLOGY / R&D&i / INDUSTRIAL**  
**SUSTAINABLE DEVELOPMENT**

GSJ Solutions is an engineering company whose mission is to promote responsible developments by providing integral solutions adapted to customers' needs, both regarding the design of a project and its global management.

GSJ Solutions is a global provider of consultancy and project management services for any its lines of specialisation. It relies on the experience and expertise necessary for promoting the optimisation of resources and, therefore, improving competitiveness and profitability of projects at any stage: planning, execution and operation.

The company's culture is based on the search for innovative solutions that add value to any activity and project with the main objective of guaranteeing its economic viability, efficiency, sustainability and completion in the agreed time and budget.

The company believes in the talent and responsibility of its human team as an engine capable of transforming society, which is why it provides its public and private customers with multidisciplinary teams made up of consultants, economists, engineers, architects, etc. Professionals who study the project from different perspectives to develop a strategy and performance capable of meeting the objectives defined by customers and the return of their investment in all project stages.

Flyover at junction EA15, Kappara (Malta)



Condominium Parques de la Huaca - 3,072 housing units - Lima (Peru)

## GSJ Solutions

### Lines of Specialisation

#### Civil Engineering / Infrastructure

The design and development of infrastructure capable of improving the quality of life and economic growth of counties, affecting as little as possible the natural environment where located, is the main goal of GSJ Solutions.

Thus, it relies on skilled engineers specialised in a wide range of areas in order to provide the best solution possible and the most efficient response so as to optimise investment, develop and manage financial systems (public, private or both) which certify financial feasibility of projects, ensure the best criteria possible on safety issues and strongly commit to sustainability and respect for the environment.

#### Architecture

One of the main values of architecture is to meet the needs of people in terms of functionality, aesthetic value, social sensitivity, sustainability, energy efficiency, innovation, investment criteria, respect for the environment, etc.

Any building has numerous possibilities and variants. They shall all be assessed in order to materialise social equipment in line with customers' needs and final users of the hospital, educational centre, sports complex, theatre, museum, office, etc.

#### Real Estate Management

Specialised in urban, regulatory, market, economic-financial, technical analysis of real estate projects and the subsequent promotion or management of assets of any kind.

It provides advice or support to clients at any stage of the project in order to maximise profits and reduced risks at any stage of real estate transactions.

#### Technology / R&D&I / Industrial

Innovation and the use of avant-garde technology is a key differentiating element for any industrial, energy or environmental project to be carried out by GSJ Solutions.

This vocation represents an added value that positively impacts the optimisation and recovery of investment, in altering as little as possible the natural environment, in the promotion of sustainability and in the boost of socio-economic development of counties where it operates and the improvement of the quality of life of citizens.

#### Sustainable Development

GSJ Solutions conducts preliminary studies in order to assess all land factors so as to develop the most appropriate operation strategy according to land features.

The development of each property shall ensure the profitability of investment. It shall provide a revalued and sustainable heritage by improving infrastructure and productive capacity of the same yet altering as little as possible the natural environment and not committing resources and opportunities of future generations.

## Project Stages



## Projects

Flyover at junction EA15, Kappara (Malta).

Expansion of the General Belgrano Water Treatment Plant, Buenos Aires (Argentina).

Condominium at the district of Bellavista in Callao - 1,104 housing units - Lima (Peru).

Parque Lagos. Urban transformation of La Matanza-Buenos Aires (Argentina).

Condominium Parques de la Huaca - 3,072 housing units -, Lima (Peru).

El Carmen Dr. Luis Valentin Ferrada Hospital of Maipú, Santiago de Chile.

Dr. Eloísa Díaz Insunza Metropolitan Hospital of La Florida, Santiago de Chile.

General Hospital Zone # 5 in Zapatec, State of Morelos (Mexico).

Refurbishment of the General Hospital Zone # 5 in Atlixco - Metpec, State of Puebla (Mexico).

Offshore Oil Master Plan of the State of Veracruz (Mexico).

Carape I 50 MW Wind Farm, District of Maldonado (Uruguay).

Carape II 40 MW Wind Farm, District of Maldonado (Uruguay).

R&D&i project for an automated and fixed detection and dissipation system for fog precipitation on hydrometric data.

## FLYOVER AT JUNCTION AT EA15, KAPPARA

**Location.** Kappara (Malta).

**Length.** 1 km.

**Flyover.** 193 meters.

**Width.** 18 meters.

**Lanes.** 2 on each direction.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

SEE VIDEO

The project, which has been funded by the European Union, has improved a road traffic problem between Mikel Anton Vasalli and Tas Silema of Kappara. SANJOSE has designed and developed the construction project in a performance of more than one kilometre in length where stands out a bridge that saves the roundabout of distribution of secondary traffic. This bridge has a total length of 193 metres and two lanes on each direction. The width is 9.95 metres (including two useful lanes of 3.50) and the solution adopted was to separate decks in each direction and prefabricate it with metallic beams and pre-slabs

of reinforced concrete to avoid as much as possible the effects on existing traffic.

Among its singularities, highlight the deck, for which it was decided to manufacture the metallic beams in a workshop in Galicia (Spain) and ship them to the port of Marsa so that, once the abutments and piles were built, they were lifted and placed in only 8 nights. The bridge was divided into 16 pieces between 23 and 27 meters long each and 6 meters wide. All the metallic beams weighed a total of 520 tons and it took two weeks to ship them from the port of A Coruña.



It is the first bridge that is made in Malta with this typology of steel and concrete.

The Prime Minister of Malta, Mr. Joseph Muscat, starred in the inauguration, where he praised all those involved in the development of the Kappara crossing for its "high level" He also highlighted the great effort made so that traffic was not affected by the works.

## ENLARGEMENT OF THE DRINKABLE WATER PLANT OF BELGRANO

**Location.** Belgrano, Province of Buenos Aires (Argentina).

**Built Surface.** 40,000 m<sup>2</sup>.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora / Técnicas de Desalinización de Aguas.

It is an important engineering work, with a built surface amounting to 40,000 m<sup>2</sup>, which will make it possible to bring drinking water to the population of the metropolitan area of Buenos Aires.

The project consists of the design and construction of the expansion works for the General Belgrano Water Treatment Plant, which will be carried out on the land adjacent to the current plant.

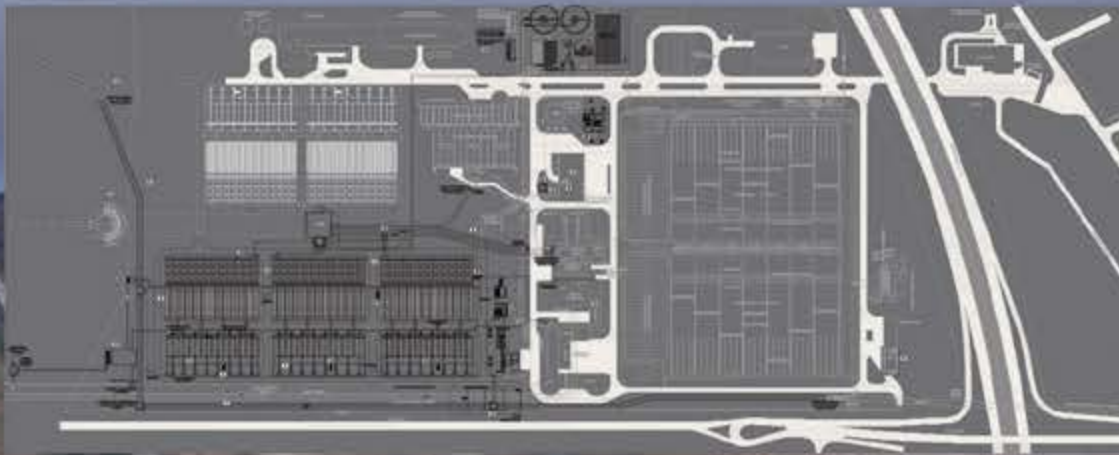
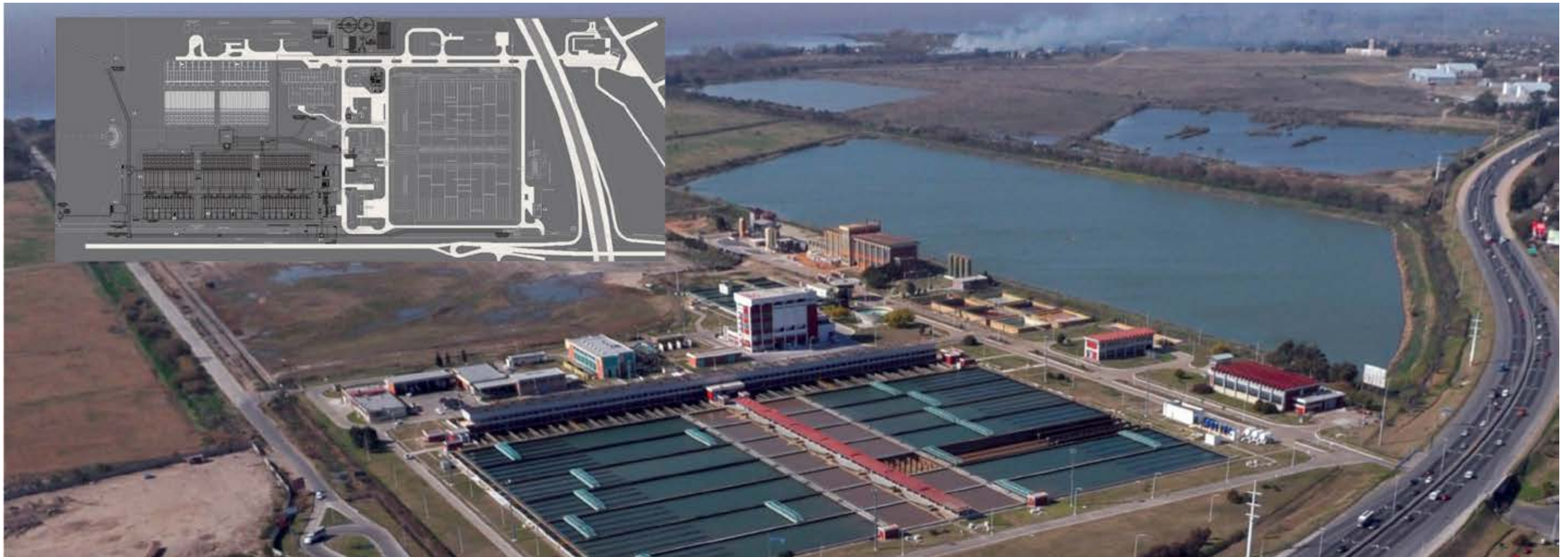
The objective is to cover an additional daily flow of treated water of 1,000,000 m<sup>3</sup> / day, raising the water production of the plant from the current maximum of 1,950,000 m<sup>3</sup> / day to a maximum of 2,950,000 m<sup>3</sup> / day.

The project, which will provide service to more than 12 million inhabitants, is one of the largest undertakings in the field of water developed in the district.



The plant will increase its production by 50% from an additional volume of one million cubic meters per day.

The project is one of the largest undertakings in the field of water developed in the district and will provide service to more than 12 million people.





## CONDOMINIUM NUEVAVISTA

**Location.** District of Bellavista in the province of Callao, Lima (Peru).

**Surface plot of land.** 18,450 m<sup>2</sup>

**Built Surface.** 94,434 m<sup>2</sup>

**Buildings.** 10

**Housing units.** 1,104.

**Free surface.** 69%.

**Developer.** San José Inmobiliaria Perú SAC.

**Architect.** Joan Ipince.

**Engineering and design.** GSJ Solutions.

Residential complex promoted and designed by Grupo SANJOSE in a privileged location in the district of Bellavista in Lima and very close to education centres, hospitals, shopping centres, green areas, etc.

The project contemplates a closed, quiet condominium with a high percentage of public recreation spaces and green areas that favour the quality of life of all its inhabitants.

With a built surface of 94,434 m<sup>2</sup> arranged into 10 buildings that will house 1,104 homes of

three different models so as to adapt to needs of final clients: 2 bedrooms, 3 bedrooms and 3 bedrooms plus garden.

[SEE VIDEO](#)



## CONDOMINIUM PARQUES DE LA HUACA

**Location.** Lima (Peru).

**Surface plot of land.** 101,190 m<sup>2</sup>.

**Built surface.** 250,000 m<sup>2</sup>.

**Number of housing units.** 3,072.

**Buildings.** 64 (12 floors).

**Car Park Spaces.** 1,148.

**Free surface.** 49,974 m<sup>2</sup>  
(67,06%).

**Developer.** San José Inmobiliaria  
Perú SAC.

**Architect.** SANJOSE Perú.

**Engineering and design.**  
GSJ Solutions.

**Construction.** SANJOSE  
Constructora.

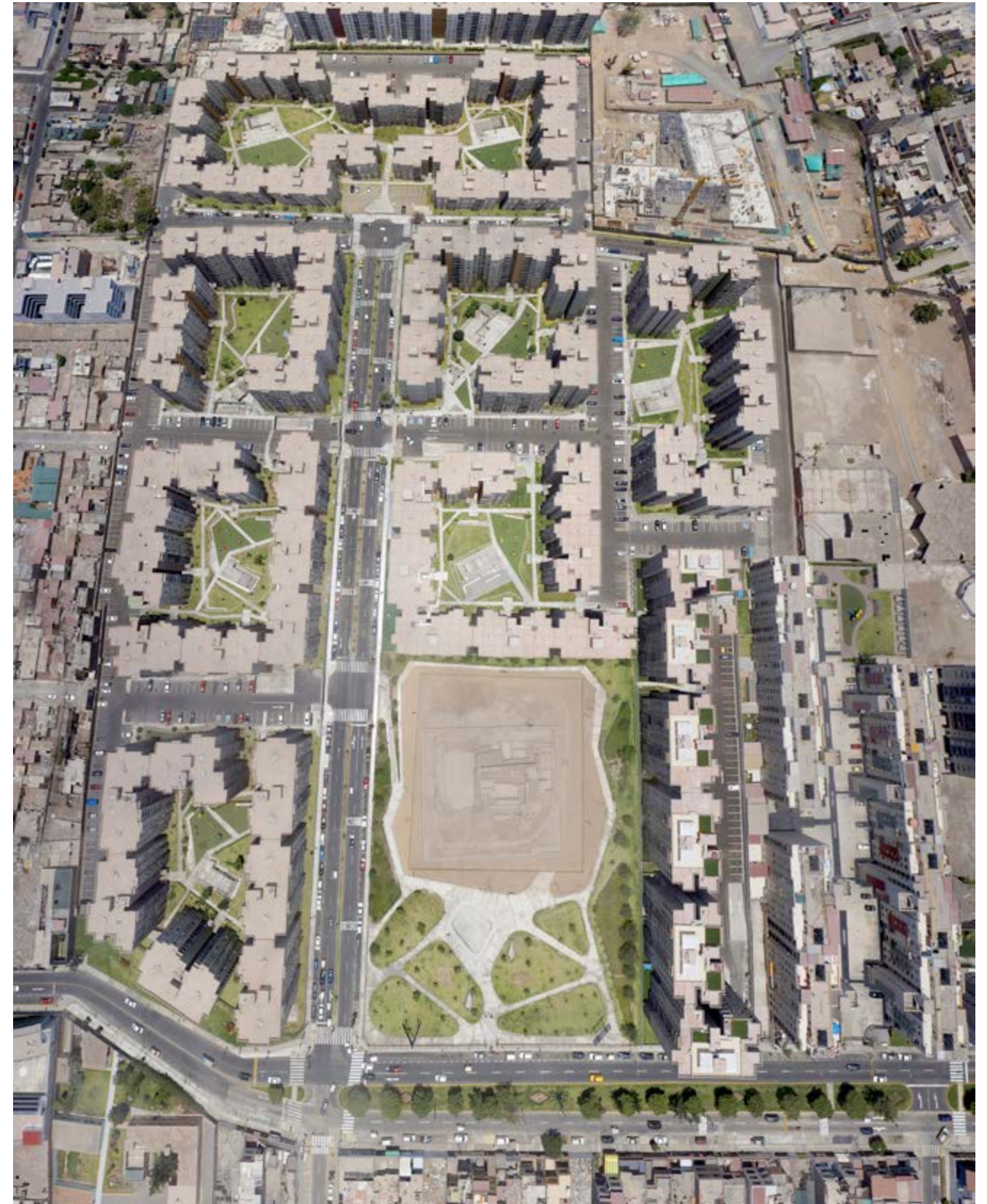
Residential complex promoted, designed and built by Grupo SANJOSE in Lima with a built surface amounting to 250,000 m<sup>2</sup> where in three independent condominiums, 64 12-storey buildings housing a total of 3,072 homes are arranged.

A balanced and human urban development, which favours the quality of life of the inhabitants of the condominium. Where, from the phase of study and design, great importance has been placed on mobility, public recreation areas, green areas, etc.

In carrying out the project and its execution, it was necessary to take special care and attention

in the enhancement of the Huaca (archaeological remains) of 3,651 m<sup>2</sup> that was on the plot. The name Huaca is an indigenous voice, present in both Quechua and Aymara, whose original meaning can be translated as sacred.

[SEE VIDEO](#)



New concept of urban planning that perfectly integrates buildings with lakes and green spaces



## PARQUE LAGOS LA MATANZA URBAN TRANSFORMATION

**Location.** Buenos Aires (Argentina).

**Surface plot of land.** 1,222,665 m<sup>2</sup>.

**Parque Lagos surface.** 745,355 m<sup>2</sup>.

**Built surface.** 1,857,721 m<sup>2</sup>.

**Number of housing units.** 20,562.

**Number of car spaces.** 20,575.

**Towers.** 28.

**Blocks.** 35.

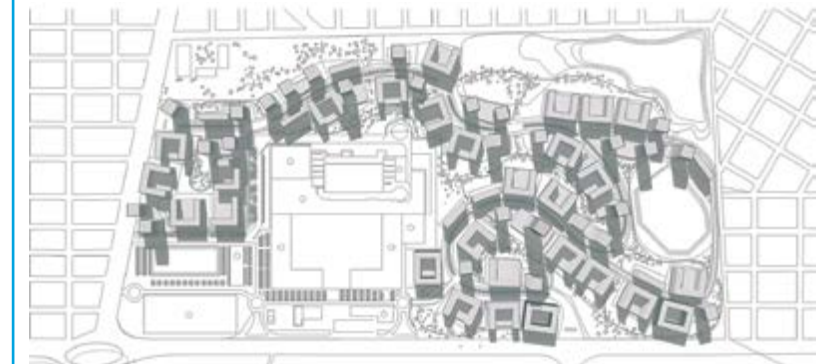
**Architects.** Guillermo Reynés and Rodrigo Cruz.

**Engineering and design.**  
GSJ Solutions.

**Project Management.**  
Grupo SANJOSE.

It is the largest urban development carried out in the capital city of Argentina in the last fifty years. This project aims to be key for the future of the city of Buenos Aires, given its strategic location in La Matanza.

The project, which conserves the environment and causes minimal impact, integrates, in a responsible manner, the lakes and natural spaces with its 20,562 homes, 28 towers, the urbanisation of 35 blocks, new commercial spaces, common spaces, recreation areas, etc.



## R&D&i PROJECT FOR AN AUTOMATED AND FIXED DETECTION AND DISSIPATION SYSTEM FOR FOG PRECIPITATION ON HYDROMETRIC DATA

**Location.** Lugo (Spain)

**Length.** 4 kilometres

Average traffic flow Approximately 4,500 vehicles and an annual intensity of more than 1,600,000 vehicles.

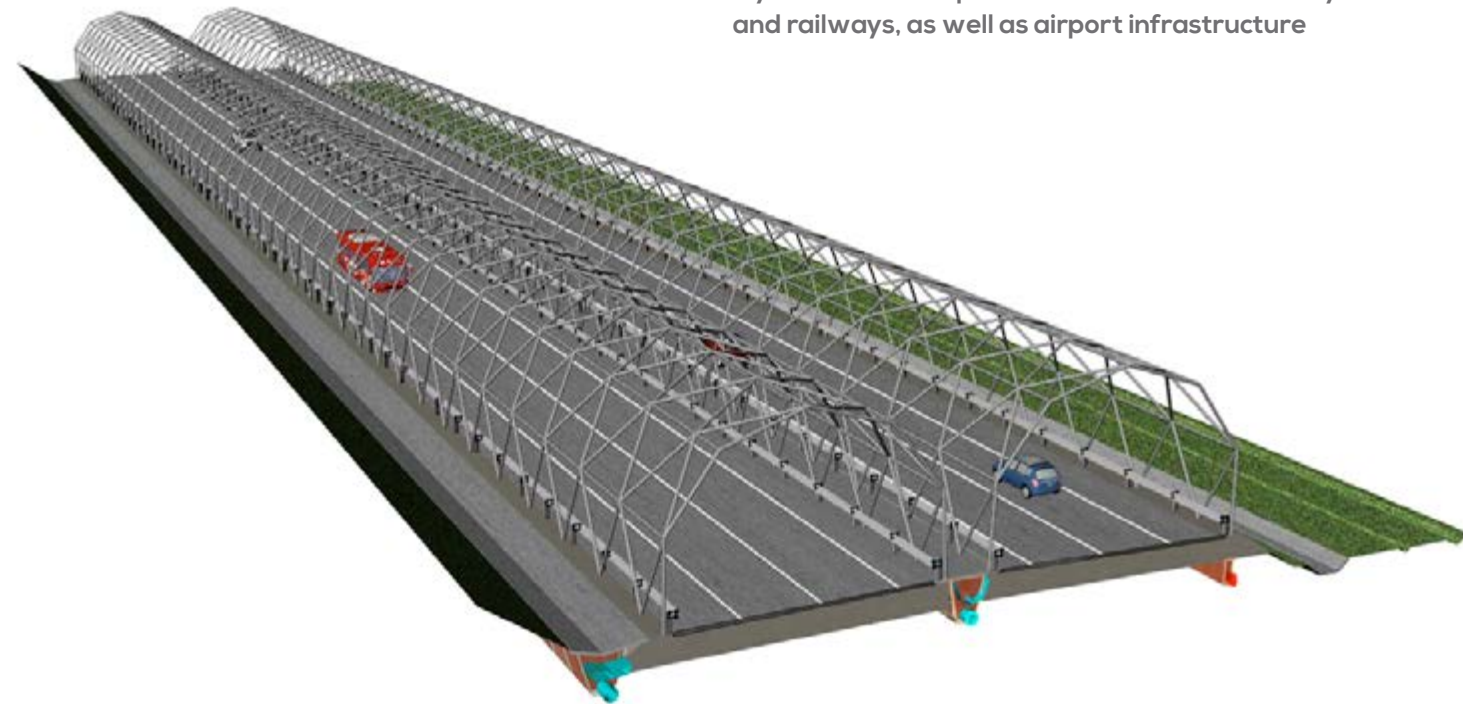
The A-8 Highway of the Cantabrico running through Alto do Fiouco, in the province of Lugo, is frequently affected by dense and persistent fog with very specific characteristics that seriously affect visibility. The affected section is located between the kilometre points 545 + 680 and 549 + 680, what involves a total length of 4,000 meters.

The Ministry of Public Works prepared in 2016 the first consultation on innovative ideas to solve out this issue; 28 solutions were proposed and the contract for "research and development services for precommercial public purchase of design, construction and experimentation with anti-fog prototypes" in one of the foggiest enclaves of the Spanish road network will be appointed in 2018. Upon validations of the tested technology, a contract will be appointed for the construction of the selected anti-fog systems. All these stages would place the new solution for this stretch of A-8 highway, inaugurated in February

2014 and cut off repeatedly by fog, at the forefront as from 2020.

The method designed and created by GSJ Solutions and proposed by SANJOSE Constructora consists of the dissipation of fog by means of an automatic diffusion system by sprinklers / diffusers of a hygroscopic material, which agglutinates water droplets in the air, giving rise to others of greater size and that by this greater size precipitate in the form of rain or snow, all lodged in a fixed structure along the roadways. The construction of a support structure as a lightweight pergola has been thought for the arrangement of sprinklers since it only has to support its own weight and that of the diffusers network and have sufficient gauge for the passage of vehicles, equivalent to that of a road tunnel. The installation of the hygroscopic material contribution will be fully automatic.

The system has been patented for use on motorways and railways, as well as airport infrastructure





## CONTENTS



## INVESTEE

Madrid is involved in a new stage providing a unique opportunity to draw the future of the city required by all its neighbours and that will be the picture of the city to the world. It is a sustainable, avant-garde and top-level project, a 21st century project that will become a benchmark at international level. An action that emerges from consensus, thought by all and for all, with a strategic vision that consists of improving the quality of life through the generation of economic activity, in a space full of life.

A new centre for Madrid, alive 24 hours a day and everything you need at your fingertips, with the Chamartín Station as the heart of the project, surrounded by a competitive and innovative Business District and La Castellana as green axis. And, above all, with the people in the centre of the design.



### SOCIAL COMMITMENT

A project thought by all and for all where all citizens take part in the definition of their city.



### BUSINESS CENTRE

Strategic vision: to improve the quality of life by generating economic activity and employment, by providing Madrid with a large business centre.



### SUSTAINABLE

A sustainable action at a social, economic and environmental level, which substantially improves the quality of life of people.



### CHAMARTIN STATION

It is the heart of the project; it will promote accessibility and reduce mobility needs.



### SUSTAINABLE MOBILITY

More and better public transport, bicycles and pedestrians become the main players of the plan, reducing dependence on cars and pollution.



### VIBRANT SPACE

Unique strategic location in a place where you find everything you need: housing, employment, leisure, green areas, shops...

## Distrito Castellana Norte

Distrito Castellana Norte (DCN), investee of Grupo SANJOSE and BBVA, promoter that drives Madrid Nuevo Norte, the largest urban regeneration project in Europe, which will be carried out on an area of 2.3 million square metres in the North of Madrid.

DCN is a company committed to neighbours and citizens, which implements a new concept of urban planning, inclusive and participatory to develop Madrid Nuevo Norte, the most important urban regeneration project in the country and one of the most important at international level. A strategic, avant-garde and sustainable action for Madrid, that places the quality of life of people at the centre of design and will generate wealth and create employment.

Madrid Nuevo Norte brings a new approach, it is a response thought by all and for all - neighbours of the area, citizens of Madrid and national and international markets -.

Sustainability leads all stage of the project, based on three main pillars:

- **Social.** Mixed, compact and connected city model, which favours the creation of a cohesive community.
- **Environmental.** It minimises environmental impact and reduces the consumption of natural resources.
- **Economic.** All the design and planning has as main purpose the execution of a feasible project from an economic point of view.

### State-of-the-art urbanism

Madrid Nuevo Norte is a project guided by the most advanced practices of sustainable urbanism, which places citizens within the design and intends to improve their quality of life.

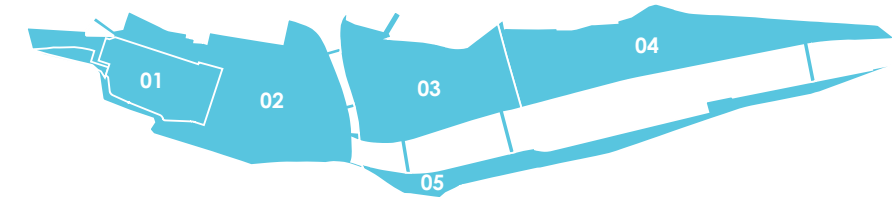
The urban design focuses on a compact and mixed-use city model and is based on the creation of an extensive hyperconnected public transport network, which will involve a significant change in Madrid's mobility model towards a more sustainable model, reducing congestion and pollution.

The project closes a historic gap in the north of Madrid, completing the city, connecting isolated neighbourhoods and recovering degraded and disused spaces.

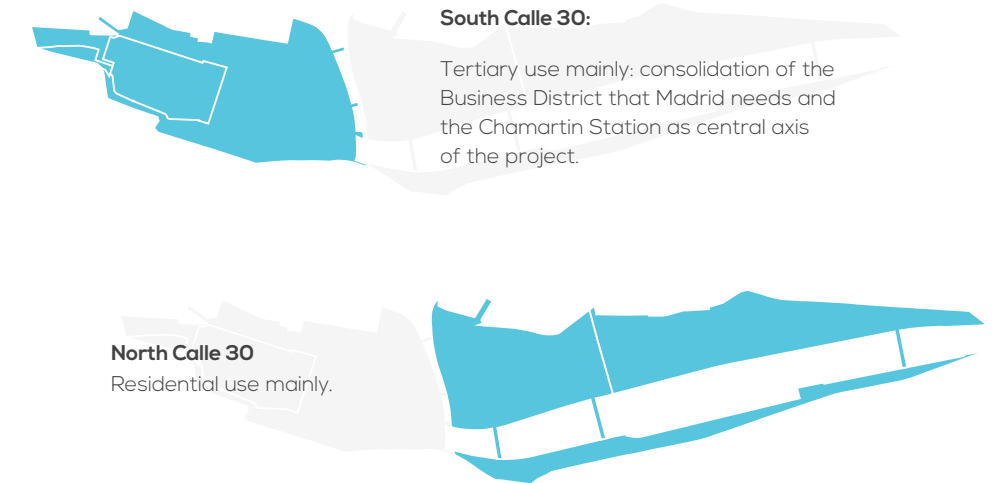
The project includes the construction of a modern international business centre and 10,500 housing units of the highest quality and energy efficiency. 20% of them will have some degree of public protection, twice the amount established by law.

Further, Madrid Nuevo Norte will provide the area with public facilities and large green spaces. Among the latter, highlight the large central park that will be located on the Chamartin tracks and the extensive network of parks that will form a green axis connecting the city with El Monte de El Pardo.

The action plan is arranged into five balanced and independent areas under a global design



Development potential of each area is adapted to **the surrounding neighbourhoods** and **priority use**



SEE VIDEO

11,000 housing units, 20% of them will be social housing units, the double as established by law.



Strategic project for the city, that will provide the same will all necessary infrastructure

01

**Extension of La Castellana** as green axis connecting the city with the Monte de El Pardo.

02

**Chamartin Station,** heart of the project. Big transport hub.

03

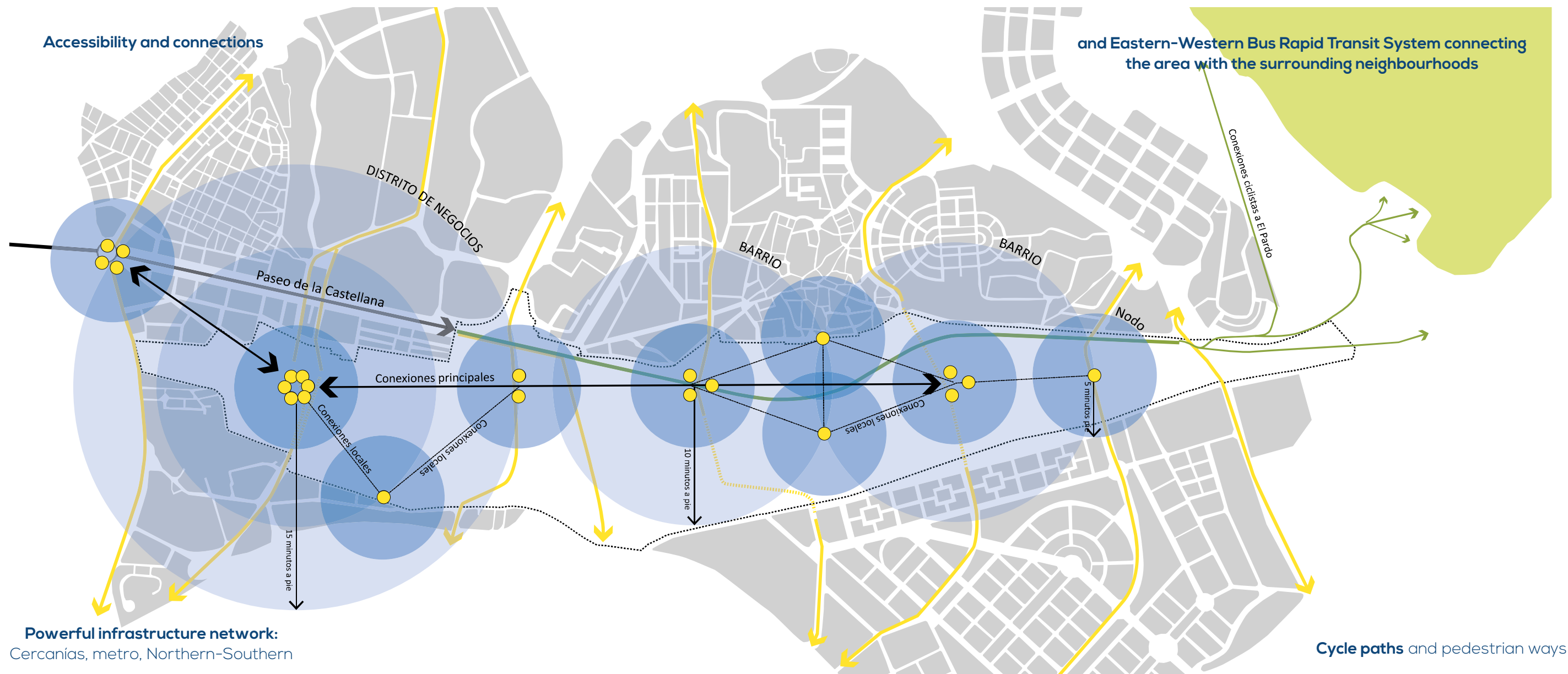
**Innovative Business District** with a unique and compact design that will generate employment and wealth.

04

**More accessible,** so as to reduce mobility needs.

05

**Sustainable mobility:** amenities for pedestrians and bicycles, commitment to public transport to the detriment of the car.



 **Carlos Casado S.A.**

## INVESTEES

Carlos Casado is one of the top agriculture and cattle companies of LATAM. It is an Argentine company, listed on the Buenos Aires Exchange Market (1958) and New York Exchange Market (2009) with more than 200,000 hectares of land in the Paraguayan Chaco, Mercosur country with a stable social and institutional framework.

Founded by Mr. Carlos Casado del Alisal in 1883 it has always been characterised for being a pioneering and innovative company in all its activities. It operates under sustainable production models, succeeding in the assessment of lands and developing important progress and improvements in its agricultural and stock breeding developments, becoming an important global food supplier.

Carlos Casado always works for sustainability by pursuing the preservation of all-natural resources involved in the production process. Its business model takes care of land and future, it is based on previous assessments of environmental impact, respecting legal requirements and local regulations in order to avoid damaging the different ecosystems, respecting and conserving the environment and the natural resources.

One of its key principles is innovation and continuous improvement of working practices for the development of its activities and generation of wealth in the most efficient and environmentally-friendly-way.



### Business Strategy

The socioeconomic development of a property or large estate should be respectful with the existing environment and shouldn't commit the resources and opportunities of future generations.

Carlos Casado's developments devote each land to its most appropriate use, always attending to criteria of sustainability, profitability and respect for the natural and social environment.

Based on its experience and detailed studies, the company transforms land into rational developments capable of:

- Re-assessing the heritage, both for the infrastructure and improvements made and for the future productivity capabilities of the same.
- Adding value from the use of innovative methodologies and the application of cutting-edge technologies to improve the performance of the land.

- Consolidating a sustainable agricultural model that lasts over time.
- Ensuring the profitability of the investment and an optimal final product.

Carlos Casado's Business Plan focuses mainly on the following:

- Geographical Expansion.
- Adding value to and exploiting assets.
- Consolidation of a sustainable and innovative agricultural system based on the formation of human teams and own resources.
- Important investment at all business lines.

[SEE VIDEO](#)



200,000 Hectares within the Paraguayan Chaco

## Business Lines

### LAND TRANSFORMATION

The main objective of Carlos Casado's business strategy is the valuation of assets, transforming the unproductive land to livestock, from livestock to agricultural activity, or applying cutting-edge technology to improve agricultural yields, thus generating greater appreciation of the land.

In recent years the prices of fields in the southern hemisphere (mainly Mercosur) used in agricultural production have increased, yet they still remain relatively low compared to those in the northern hemisphere (United States and Europe).

The consideration of different factors is essential for a correct transformation.

In addition to the location of land, it is necessary to carry out an analysis of soil and water, including the quality of the soil and its adaptation for the intended use (whether for agricultural or livestock production), a classification of the various sectors of the plot of land, previous uses of the same, any improvements made, easements, rights of way or other applicable domain variants, satellite photographs of the land (which are useful for relieving soil drainage characteristics during different cycles of rainfall).

At 31 December 2017, Carlos Casado owns land reserves, 200,794 hectares arranged into 21 plots of land in the Paraguayan Chaco, in the Department of Boquerón,

132,281 hectares do already have Environmental license and 68,513 hectares remain as reserves for future developments.



## AGRICULTURE

All Carlos Casado's agricultural activity is carried out on its own land in the Central Chaco with the presence of fertile soils. Agricultural activities are focused on dry production of soybean and corn in a balanced rotation to conserve the potential of soils.

It is carried out according to a sustainable model, highly efficient in spending, under the modality of direct sowing with the use of cover crops during the winter. Innovative practices, incorporating the highest technology of processes and inputs, are implemented. All this allows high efficiency in spending, what is reflected in good results that value our lands.

The conservation of soil fertility and the care of the environment is an important part of the whole process. Therefore, soil is maintained to conserve and improve its physical properties, avoiding erosion processes. Crop rotation and the use of cover crops are current practices.

The company uses outsourced machinery services with a large operating capacity and also with the highest available technology to reach the highest operating efficiency. A policy of loyalty and support is followed to achieve continuous improvement.

Sowing machinery used is all direct sowing; It is completed with ground sprayer, an aero applicator plane and harvesters.

The 16/17 harvest has been marked by an increase in production and yield in general terms with the same area planted, 4,140 hectares of soybeans and 2,227 hectares of corn.



## STOCK BREEDING

This region is characterised by its high fertility soils that allow fodder production with high productivity, quality and low cost.

Direct grazing thus achieves high yields with a high productive animal efficiency. Margins achieved enhance and value the lands. This region has livestock infrastructure and tradition.

Carlos Casado's activities are carried out on previously developed land with first-level livestock infrastructure. Production options are as follows:

- Breeding. Rodeo of cows bred in a grazing open-air system, sale of males and the surplus of females.
- Complete cycle. Breeding and fattening of male and female calves until their sale.
- Over- wintering. Animals, males or females, are fattened to pasture until sale.

Carlos Casado's population is made up of 4,293 heads of Brahma and Brangus breeds, and through the study of the land where they graze in and their adaptation to the environment and climate, breeding optimisation is achieved, as an essential basis for providing animals with the best conditions for their sale.

In this sense, in addition to continuing the traditional monitoring of veterinary health by meeting all international standards regarding the prevention of diseases through clinical analysis and vaccination, the company is implementing an animal control and traceability system to obtain the Certification of Sale of meat for the markets of the United States and the European Union.

Pasture area is expected to be increased during year 2018, providing 3,300 hectares for the complete cycle of the Hacienda Mbigua, 1,100 hectares for wintering in the Hacienda Jerovia and 1,300 hectares for breeding in the Hacienda Fondo de la Legua.

The wintering capacity of steers under the intensive feedlot system of the Hacienda Jerovia will be maintained at 1,800 heads per year, although the Strategic Plan intends to increase said capacity in order to respond to business opportunities due to an increase in external demand.



## CONTENTS



Comercial Udra, head of the commercial division of Grupo SANJOSE, has developed its business activity for over twenty years through its Sport and Fashion Divisions, through its subsidiaries: Arserex, Outdoor King, Athletic King and Trendy king.

Comercial Udra has become a reference distributor due to the quality of the brands it works with and the highly specialised teams it relies on in each area.

## INVESTEE





## Sports

### ARSEREX - ARENA



Innovation, authenticity and passion are the main pillars of Arena's DNA. Since its creation in 1973, Arena is the leading brand in water sports for professionals and amateurs looking for innovative and quality products.

Arserex celebrated its 25<sup>th</sup> anniversary as official distributor of the Arena brand in 2017. Arserex is one of the most important distributors in Europe for commercial and sporting successes achieved in the Iberian market through different sponsorships and events. In its commitment to high competition, Arserex has supported the sponsorship of the Portuguese Swimming Federation and as for the Spanish market it has joined the Olympic swimmer Jessica Vall, gold medal and national record in 200 meters breaststroke at the European Championships of Copenhagen.

The commitment to diversification has led Arena to enter into an international sponsorship agreement with the prestigious IRONMAN Triathlon competition, and Arserex has been present at the four competitions held in Spain.

Arena is present as a leading brand in water sports in the main operators of the sports market, such as El Corte Inglés, Sport Zone, Forum Sport, Décimas, Intersport or Base Detall and in countless specialised stores.

### OUTDOOR KING - TEVA



Outdoor King is, since 2003, the only distributor in Spain, Portugal and Andorra of Teva, the American brand of casual and high-tech outdoor footwear.

Teva was born thirty years ago at the Grand Canyon (the United States). Since then, it has been the market leader in the category of technical sandals and the perfect footwear for water and mountain related activities. During 2017 Outdoor King has increased the presence of the brand in the specialist sector driven by the sales of mythical models such as "Hurricane XLT or Terra FI".

The innovation in its lines and the adaptation to the new consumption habits have allowed it to expand

its presence and become a common option in the best specialised shops in Outdoor, sports stores, fashion stores and shoe stores.

### RUNNING KING S.A.U.



Hoka One is a brand specialised in sports footwear founded in 2009 by Nicolas Mermoud and Jean-Luc Diard. Since then, thanks to its innovative technology, it is the brand that has grown fastest in the running industry. At the moment it belongs to the American group Deckers Outdoor Corporation, possessor among other brands of Ugg Australia and Teva.

Athletic King has become in 2017 the official distributor of the brand Hoka One in Spain, Portugal and Andorra. The commitment to the specialist running channel and the sponsorship of athletes and sporting events have been key to achieve very positive results in the first year.

Hoka One is an excellent business opportunity for the following years. Technological innovations are a success as shown by the results achieved in the IronMan World Championship in Hawaii and the Ultra Trail of Mont Blanc (UTMB).

### ATHLETIC KING - DIADORA



Since 2014 Athletic King is the commercial partner for Spain, Portugal and Andorra of the legendary brand Diadora, born in 1948, present in more than 68 countries and currently owned by the Geox group.

Diadora has always been united to the best athletes, from world champions of tennis, athletics and soccer, to pilots of formula 1 and motorcycling. This heritage has helped Diadora to go beyond sport and occupy the shop windows of shoe stores and boutiques thanks to its Sportwear and Heritage collections that unite sporting tradition with fashion trends.

During 2017 Athletic King has combined a distribution and agency model, providing a service tailored to market needs. In order to promote the expansion of Diadora, a single distribution contract including all its lines has been renewed.

## Fashion

### OUTDOOR KING - HUNTER



In 2017 Outdoor King, official distributor of the Hunter brand in Spain and Andorra, has included Portugal to its territory of action, as well as renewed its distribution contract.

With more than 150 years of history, the Wellington Classic (1856) has become a global fashion icon. Boots are hand-made, using the finest natural rubber and 28 different pieces of rubber in order to ensure maximum comfort.

Hunter continues to provide its classic style designs and news designed adapted to new fashion trends. Boot collections, traditionally associated with rain, hunting and the countryside, made the leap to the world of fashion a few years ago, with collections that keep the brand's DNA alive. 2017 saw the consolidation of new product lines, including textiles and accessories, becoming a "Total Look" brand.

Outdoor King has personalised spaces in selected centres of El Corte Inglés and is present in the best boutiques and shoe stores in the territory. Further, the firsts Hunter's "Pop Up store" model was tested in Spain in 2017, including all Hunter universe in a single space.

### TRENDY KING - DR. MARTENS



Since 2008, Trendy King is the official distributor in Spain and Portugal of Dr. Martens. Symbol of individuality and self-expression since the first Dr. Martens left the factory in 1960 after the union of the German Doctor Klaus Martens and the English family of footwear entrepreneurs Griggs.

The brand has reached record of international and national sales in 2017. Media and relevant people from the world of fashion have echoed this phenomenon, providing an extraordinary exhibition. Further, the association with the music industry has been another trigger to reach the younger audience.

Dr. Martens is present in the main market operators: El Corte Inglés, Ulanka, Calzados Casas, Krack shoe stores and a great number of specialised premises.

### TRENDY KING - FRED PERRY

Since 2007 Trendy King is the distributor in Spain of the footwear of the legendary British casual brand Fred Perry, with more than 60 years of h



Founded by the charismatic tennis player Fred Perry brand made the jump from the tennis courts to the street becoming a basic item of clothing. Collaborations with important designers, such as Raf Simons, musicians, such as Miles Kane or Amy Winehouse, through the foundation of the same name, serve as proof of the mix between modernity and authenticity that characterizes the brand. Fred Perry's relationship with music and fashion has marked communication actions carried out by Trendy King in 2017, collaborating with bands, such as Sidonie and independent, such as like Costello.

In the commercial sphere, Fred Perry's footwear is still present in the main market operators as a safe value to reach a wide range of consumers due to the versatility of its lines.



## CORPORATE SOCIAL RESPONSIBILITY

**PRINCIPLES AND COMMITMENTS**

**HUMAN CAPITAL / TEAM SANJOSE**

**RISK AND INSURANCE MANAGEMENT**

**QUALITY**

**ENVIRONMENTAL MANAGEMENT**

**ENERGY EFFICIENCY**

**R&D&i**

**MAIN INITIATIVES**

**AWARDS AND RECOGNITIONS**

For SANJOSE, it is just as important to execute a project perfectly as to transmit its values and business ethics, based mainly on protecting the rights of its stakeholders, shareholders, workers, suppliers, customers, third parties and the society.

The main objective is to think and act responsibly when carrying out sustainable and quality projects. To achieve this, GSJ finds it essential to maintain a long-term vision and establish a sustainable circular economy capable of making sense. Sustainability, understood broadly under social, environmental and Good Governance criteria, is a key strategic factor for the growth and reputation of SANJOSE.

It is a priority objective, in which we work continuously to boost the business and continue to count on the trust of "stakeholders", markets and society as a whole as an integral, committed, transparent, innovative and able to generate value model in all the sectors where it operates.

Sustainability is part of the core of GSJ's strategy. The company promotes new models and tools to promote social responsibility and involves all areas of the company and all its professionals, from Senior Management to the last employee of the Group.

For ensuring an efficient and transparent and honest dialogue with interest groups, SANJOSE relies upon an internal system created for this purpose and consisting of a Supplier and Customer Protection Plan, an Investor Relations Department, Shareholder Service and Mass media Department.



"Mar Shopping Algarve" of IKEA in Loule, Faro (Portugal)

flying tiger

## Social Commitment & Principles

The objective of the company is to contribute a responsible development to the environment. Projects are transient but it is essential to have solid, transparent ethical principles and apply them in each action and market.

Ethical, social and environmental sensitivity and its principles of responsible government are priority over other dehumanizing criteria.

Grupo SANJOSE assumes as own the 10 principles of the United Nations Global Compact, based in turn on the Universal Declaration of Human Rights, the Declaration on principles and Rights at work, International Labour Organisation, the Declaration of Rio on Environment and Development and the United Nations Convention against Corruption:

To support and respect the protection of internationally proclaimed human rights in the international arena.

- Make sure they are not complicit in human rights abuses.
- Respect freedom of association and the effective recognition of the right to collective bargaining.
- Eliminate all forms of forced or compulsory labour.
- Effectively abolish child labour.
- Eliminate discrimination in respect of employment and occupation.
- Support a precautionary approach to environmental challenges.
- Undertake initiatives to promote greater environmental responsibility.
- Encourage the development and diffusion of environmentally harmless.
- Work against corruption in all its forms, including extortion and bribery.

Grupo SANJOSE understands the Corporate Social Responsibility as its commitment to society and people. It is a key element of business strategy and a differentiating item which has been in continuous development since its foundation. Acting in a responsible, transparent and sustainable way in order to promote wealth and welfare and boost its principles and commitments to each professional integrating the Group and all its "stakeholders" involved:

- Maximum attention to people, to the quality of their working conditions, equality and training.
- Work Risk Prevention as company culture, especially preventive at all hierarchical levels of the Group.
- Respect for diversity and creation of a policy of equal opportunities and personal and professional development.
- Commitment to sustainable development and greater respect for the environment, avoiding any possible pollution and minimizing waste generation.
- Public Vocation and wealth. Understanding of R&D&I and the quality of products and services as the GSJ contribution to improve the social, economic and environmental development of the regions or countries where it operates.
- Implementation of formal procedures and open dialogue with all stakeholders.
- Transparency policy.

In order to establish professional, ethical and responsible behaviour guidelines and to establish a system for monitoring their implementation and the identification of possible irregularities, Grupo SANJOSE has a "Code of Conduct" and "Anti-Corruption Policy" of mandatory compliance for all Directors, officers and employees.

SANJOSE is a listed company, transparent and committed to social responsibility and the maintenance and adaptation of its Corporate Governance to the best national and international practices in this area. It has demonstrated in its career the pillars which it is based on, its high level of commitment to the values of safety, sustainability, respect, integrity, honesty, equality, solidarity, innovation and continuous improvement.

SANJOSE's Code of Conduct and Anticorruption Policy include the basic principles that should guide the activity of the Group and each of its companies and professionals, regardless of the activity they carry out, the country where the registered office is and where they develop their activity.

The Group understands that the development of these policies and regulations provides all its professionals with this business culture, and due to the transparency of the same, an expansive effect has been achieved in all its "stakeholders" and people

or entities who it collaborates with achieving thus a much more responsible environment. Therefore, the third parties with who Grupo SANJOSE interacts in the development of its activity must know its values and comply with its normative codes, accepting their application in all relationships.

Therefore, the company has an Internal Surveillance Authority (who maintains a fluid and constant communication relationship with the Board of Directors) to oversee the proper operation and compliance with the principles defined by the Group.

Both the Code of Conduct and the Anticorruption Policy of Grupo SANJOSE are published in full on its website - [www.gruposanjose.biz](http://www.gruposanjose.biz) - for the knowledge of its professionals, stakeholders and all third parties whom it interacts with.



Team SANJOSE Portugal in 5\* Eurostars Museum Hotel, Lisbon (Portugal)

## Human Capital / Team SANJOSE

SANJOSE believes in the talent and responsibility of its entire human team as a driving force for the transformation of society.

Self-responsibility and self-demand are part of the Group's business culture. With the aim of learning, improving and innovating in all areas, SANJOSE integrates ethics, social responsibility and sustainability throughout its formation.

SANJOSE's team is the most important capital of Group. Thus, its recruitment, training and management are a priority for the Group. The experience, knowledge and flexibility of professionals are essential for increasing the company's competitiveness and for meeting the company's goals and objectives.

Investing in talent provides a top added value and innovative solutions on a par with customers' requirements. GSJ believes that investing in human resources is investing in leadership, growth, R&D&I in the future.

Recruitment takes place in collaboration with first-rate Universities and Training Centres and through the incorporation of reputable professionals who provide the Group with their experience and know-how.

Annual Training Plans anticipate the needs of SANJOSE in order to adapt high technology to executed activities, develop personal and professional capabilities, boost the learning and improvement of languages for a global market, boost new technologies and safety, quality, R&D&I and environmental issues.

The Human Resources Management is based on ethical codes of equal opportunity, cultural diversity, internal promotion and sound values, such as involvement, responsibility, perseverance and commitment.



Al Ain Hospital, Abu Dhabi (United Arab Emirates)

## Risk and Insurance Management

Group SANJOSE is committed to the comprehensive management of risks that may affect its activity in order to achieve the best possible protection against them thus increasing the confidence of customers and shareholders.

The area of Risk Management and Insurance has a corporate nature and participates in transversal processes of identification and evaluation of the various types of risks, actively contributing along with the other business areas to set appropriate retention thresholds.

SANJOSE has a global insurance policy, adapted to its own risk map, and continuously works to improve its insurance contracts, understanding them as efficient tools for protection and transfer of risks.

The overall scenario where it develops its activity has made a priority the fulfilment of regulation "compliance" on insurance matters to suit the peculiarities of each country without losing the benefit from the comprehensive treatment of risk management and international insurance programmes.

The integrated risk management adds value and generates a more secure and efficient company.

## Prevention of Occupational Hazards

Grupo SANJOSE boosts preventive training of all its employees and compliance with any applicable regulations on the prevention of risks that may affect the health and safety of workers.

The Occupational Management System implemented for many years in the company is revised annually and certified under OHSAS 18001 and reflects the reality of the prevention policy throughout the corporate structure.

Prevention is an essential tool to protect against risks that may affect the health or safety of people and SANJOSE invests in it, in their professionalism and adequate training, aware of the fact that employees are their most valuable asset and that their protection is a priority objective.



### Quality

Grupo SANJOSE stays still to its commitment to quality in the development of activities. The continuous improvement of services and the adaptation to needs and expectations of customers, with the sole aim of achieving full satisfaction, are set as identifying signs of the company.

The result of this strategy is a quality, flexible and effective system appropriate to the business sectors of the Group, which provides the framework for setting and achieving improvement targets that result in the optimisation of services and adaptation to growing demands of customers.

It is important to highlight that during 2017, the system has been adapted to the new standard ISO 9001: 2015, as well as the certification pursuant to new requirements.

Involvement, motivation and commitment of the entire Group with the overall quality is total. And this has been recognised through ISO 9001 certification awarded to the following Group companies:

Company	Type of Certificate
CONSTRUCTORA SAN JOSÉ, S.A.	ER-0510/1997
CARTUJA I., S.A.U.	ER-1363/1999
EBA, S.L.	ER-1170/2004
TECNOCONTROL SERVICIOS, S.A.	ER-1202/1998
SANJOSE ENERGÍA Y MEDIO AMBIENTE, S.A.	ER-1202/1998-002/00
CONSTRUCTORA SAN JOSÉ PORTUGAL, S.A.	ER-0011/2002
CONSTRUTORA UDRA, LDA.	ER-0102/2011
SOCIEDAD CONCESIONARIA SAN JOSE TECNOCONTROL, S.A.	BVCSG5570
SANJOSE CONTRACTING L.L.C.	GR17300266

### Environmental Management

The preservation of the environment is a strategic objective of the Group, establishing as a priority the implementation of its environmental management model where it operates, in order to integrate business development, the generation of social value and environmental protection.

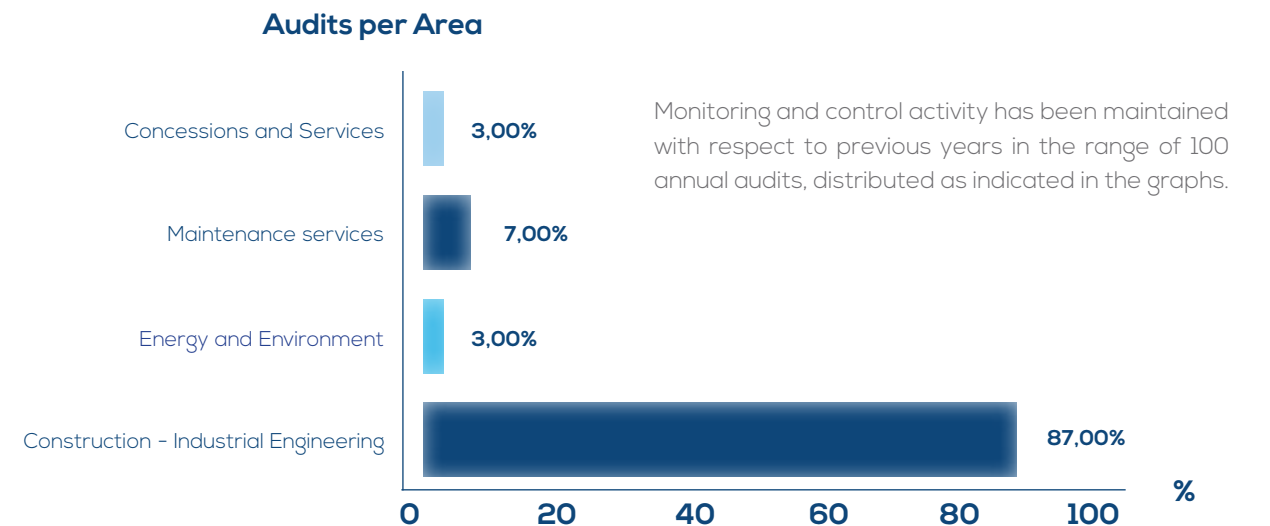
Since 1999 Grupo SANJOSE has maintained a firm commitment to the environment, having an environmental management system in continuous review and adaptation to needs and expectations of the society and its customers.

The environmental management system is based on common principles that are specific to each activity, location and customer, thus tailored to the diversification and internationalisation of the business and establishing voluntary environmental performance requirements on regulatory and contractual requirements.

Company	Type of Certificate
CONSTRUCTORA SAN JOSÉ, S.A.	GA-2003/0398
CARTUJA I., S.A.U.	GA-2006/0028
EBA, S.L.	GA-2007/0371
TECNOCONTROL SERVICIOS, S.A.	GA-2007/0395
SANJOSE ENERGÍA Y MEDIO AMBIENTE, S.A.	GA-2007/0395-002/00
CONSTRUCTORA SAN JOSÉ PORTUGAL, S.A.	GA-2009/0351
CONSTRUTORA UDRA, LDA.	GA-2011/0013
SOCIEDAD CONCESIONARIA SAN JOSE TECNOCONTROL, S.A.	BVCSG5571
SANJOSE CONTRACTING L.L.C.	GR17300267



Mamsha Al Saadiyat Residential Complex, Abu Dhabi (United Arab Emirates)



**AUDIT & ENVIRONMENTAL CERTIFICATION**

SANJOSE has obtained recognition of its commitment to the environment through the certification of its management system in accordance with the requirements of ISO 14001, by accredited entities of recognised international prestige, such as AENOR International, Bureau Veritas or Gabriel Registrar.

SANJOSE's management system certificates are internationally accepted through the multilateral recognition agreements (MLA) signed between the accreditation entities.

It is important to highlight that during 2017, the system has been adapted to new ISO 14001: 2015, as well as the certification pursuant to new requirements.

It is important to highlight the continuous review and expansion of the scope of environmental certifications, and the interest in continuing to strengthen in the international market with a vocation for stability.

**SUSTAINABILITY**

SANJOSE's environmental management model focuses on its commitment to sustainable development and responds to increasingly demanding and sensitive social and environmental needs.

Activities developed under the environmental management model of the organisation have allowed the development of important activities framed within the scope of sustainability, innovation and energy efficiency.

The Group has sound experience in the execution of works under sustainable construction principles: LEED, BREEAM, HQE, PASSIVHAUS.

Aware of the important environmental benefits of a sustainable construction, it also participates in the design of buildings that incorporate these so-called green or sustainable practices, seeking to design buildings that are more respectful with the environment and more efficient in the use of resources.

**ENVIRONMENTAL PERFORMANCE**

SANJOSE ensures the continuous monitoring and environmental measurement of its activities thanks to a system of indicators that allow to obtain the measurement of environmental parameters in order to evaluate the environmental performance and the effectiveness of the Environmental Management System of the organisation.

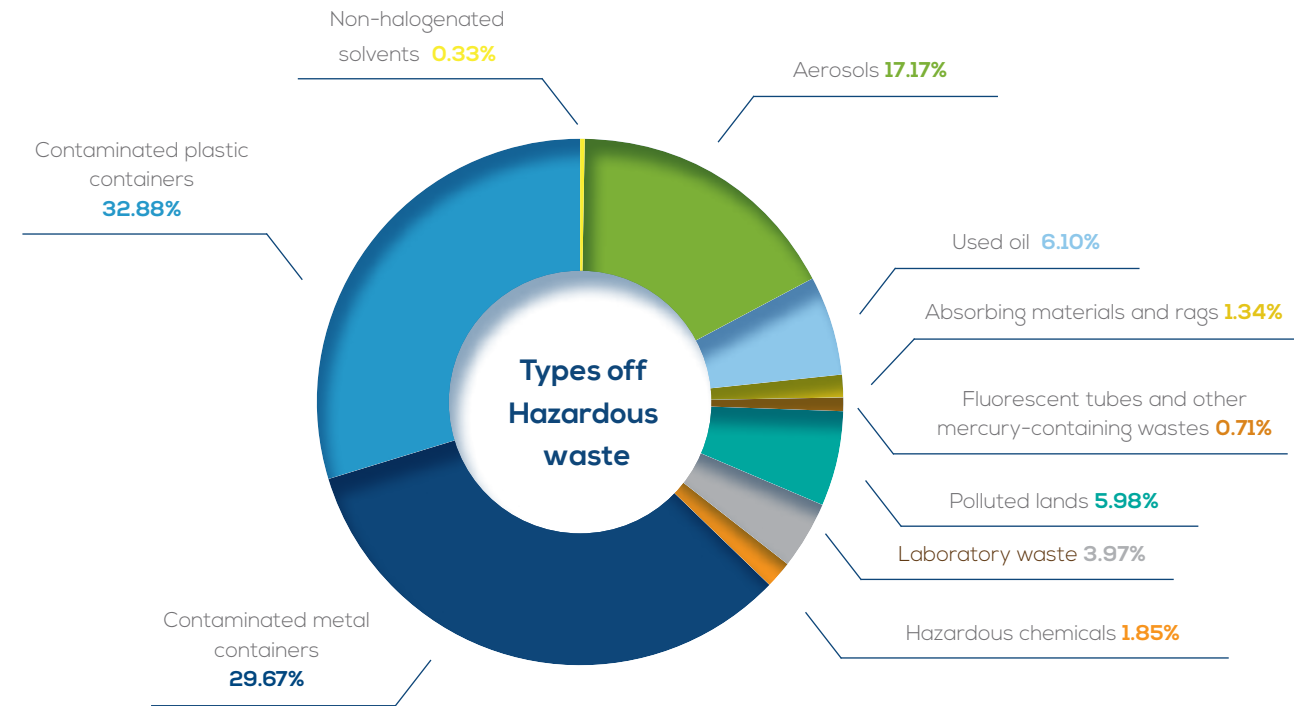
The Group's environmental management establishes the necessary resources and controls for the control of environmental risks, compliance with applicable regulations and the improvement of environmental performance.

Each work or service performs an analysis and classification of environmental aspects and impacts produced during the execution of the works, which are the basis of operational control and the establishment of improvement objectives.

As significant environmental impacts of the company we can highlight the generation of waste, air pollution (dust, noise, vibration, etc.) and the decrease of natural resources (associated with water consumption, electricity, fuel, raw materials, etc.). Through the planning of activities, the adoption of good environmental practices, the application of protection and minimisation measures, and the establishment of operational controls, it is possible to improve the environmental performance of the company and the impact on the environment.

In this sense, one of the strategic objectives of the Company is the reduction of waste generation, favouring reuse, recycling and recovery of waste. Aligned with this objective, SANJOSE has developed R&D&I projects focused on the use of recycled materials, which are detailed in the innovation section.

To optimise the aforementioned operations, SANJOSE promotes procedures and processes aimed at the prevention of waste generation, as well as the correct segregation and treatment of waste. SANJOSE has centralized agreements for the management of waste, which allow achieving this objective, facilitating the reuse and recovery of the waste generated.



We can establish the following ratios of hazardous waste production based on data on works monitored during the last period.

The responsible, efficient and rational consumption of natural resources are guidelines established by SANJOSE in the development of its activities.

Measures on energy efficiency, reduction of water consumption, and reuse and recycling of construction materials are implemented.

All employees are responsible for environmental performance within their professional performance and rely on two key tools, training and a specialised human support team.

Training and awareness in environmental matters are a constant bet, that is why new needs related to, among others, sustainable construction models are being incorporated into the continuous training programme.

One of the strategic objectives of SANJOSE is to promote the ecological awareness of workers by involving them in the Group's environmental strategy.

**SUPPLY CHAIN**

With regards to the supply chain, suppliers who SANJOSE works with are subjected to a process of selection and continuous evaluation based, among others, on sustainability criteria.

The Group strengthens, as far as possible, environmental criteria such as the use of materials manufactured with recycled raw materials as well as recyclable products, the contracting of services with recognition of environmental management, or manufacturing processes that respect the environment.

## Energy Efficiency

Grupo SANJOSE, aware of the importance of preserving natural resources, is committed to the efficient use of energy for the development of its activities by boosting the necessary mechanisms so as to constantly improve energy performance.

The Group researches and develops sustainable energy solutions capable of reducing energy consumption, optimising its use and promoting the use of renewable energies, both for its activity and that of its customers.

GSJ designs and executes integral solutions adapted to customers' needs in order to guarantee the maximum energy efficiency of facilities, ensure the production and distribution of energy, reduce the environmental impact and optimise costs.

As a result of this business commitment, SANJOSE has developed its own know-how in the field of energy efficiency that has been successfully implemented in the numerous projects executed. This methodology is complemented by the numerous accreditations, homologations and certifications obtained by companies of the Group as well as its professionals, that allow to guarantee the fulfilment of objectives with the highest quality, in strict compliance with current regulations. Among others:

- Energy Services Provider according to Royal Decree 56/2016 as of 12 February and registered in the List of Energy Services of IDAE, Registration

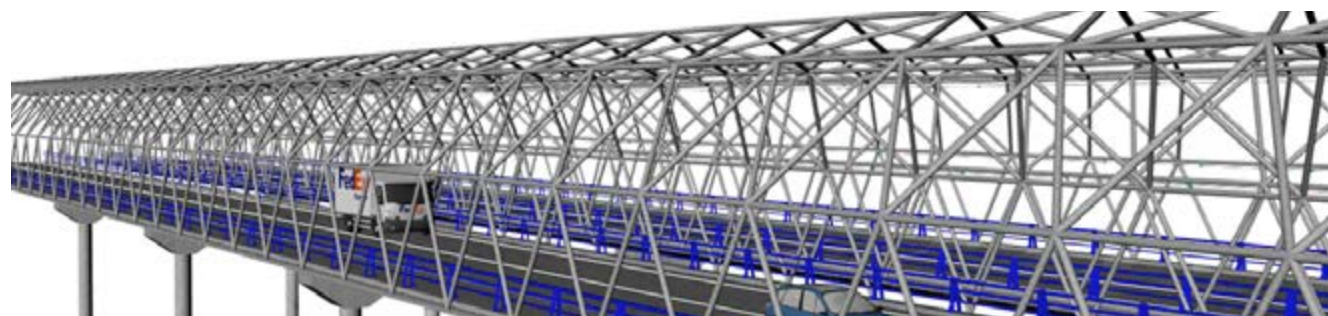
Numbers: 2016-01152-E, 2016-01153-E and 2016-01154-E.

- Energy Services Provider according to standard EA 0055:2016.
- Energy management systems according to standard UNE-EN ISO 50001.
- Certified professionals in measurement and verification of savings (CMVP).
- Installation and maintenance technician licence.

Grupo SANJOSE is a member of the board of directors of prestigious associations in the field of energy efficiency and renewable energy, such as AMI or ADHAC, and collaborates with public and private entities in the dissemination and development of the same.

With regards to renewable energy, aware of the importance of climate change, SANJOSE carries out researches on and develops sustainable energy solutions capable of reducing the consumption of energy and optimising the use of clean energies by the application of avant garde technologies. The result of its work as promoter is the net contribution of green energy of the Group in its activity, generating more energy from renewable sources than it consumes in all its facilities in the world.

Company	Type of Certificate
CONSTRUCTORA SAN JOSÉ, S.A.	GE-2013/0010-002/1
TECNOCONTROL SERVICIOS, S.A.	GE-2013/0010-001/1



R&D&i project for an automated and fixed detection and dissipation system for fog precipitation on hydrometric data in Lugo (Spain)

## R&D&i

The planet has limits, but the Group's ability to innovate and its social conscience must always be present to try to improve the way things are done, overcome the challenges that arise, provide value and try to return to the planet everything it gives to the company and society.

Grupo SANJOSE is fully committed to technological development and innovation. Key elements for the competitiveness of the company, driving progress and being able to offer more effective solutions adapted to real needs of its customers and society.

Research and innovation are priorities in all the business areas of GSJ. Aware of the importance of R&D&i on the competitiveness and success of the Group, top management members have acquired a commitment to enhance brainstorming and innovative practices. Encouraging this culture to all its employees, recognising creative contributions and laying the foundations for competitive improvement and technological surveillance.

R&D&i policy focuses on enhancing the generation of new technology to construction activities, highlighting technology applicable to building and civil works, optimisation of resources and seeking continuous improvement and efficiency. Among the strategic technological areas and initiatives for the development of R&D&i, highlights mainly the following areas: technologies applicable to the execution of the work, durability and safety in construction, new materials and construction processes, renewable energy and energy efficiency, industrial automation and specialized maintenance facilities, preservation of the environment and natural environment, etc.

Among the initiatives developed by the Group, highlights the R&D&i project for an automated and fixed detection and dissipation system for fog precipitation on hydrometric data. The method designed

by GSJ Solutions and proposed by SANJOSE Constructora to the Ministry of Public Works for solving out the issue on the A-8 Highway of the Cantabrico running through Alto do Fiuoco, in the province of Lugo, is frequently affected by dense and persistent fog with very specific characteristics that seriously affect visibility during a 4-km-long stretch. Said highway has an annual intensity of more than 1,600,000 vehicles.

The system has been patented for use on motorways and railways, as well as airport infrastructure. This method consists in the dissipation of fog by means of an automatic diffusion system by sprinklers / diffusers of a hygroscopic material, which agglutinates water droplets in the air, giving rise to others of greater size and that by this greater size precipitate in the form of rain or snow, all lodged in a fixed structure along the roadways. For the arrangement of diffusers, a lightweight pergola (it only has to support its own weight and that of the diffusers) with sufficient clearance for the passage of vehicles, with a section equivalent to that of a road tunnel, is executed. The installation of the hygroscopic material contribution will be fully automatic.

SANJOSE aims to provide value in each project and positively impact society in terms of quality, sustainability, efficiency ... For this, it promotes the sustainable origin of raw materials, optimises resources, boosts the respect for the natural environment, reuse, recycling, and projects capable of reducing consumption, innovating in areas such as energy efficiency, the rational use of water, new construction systems, management models, materials, valuation, etc.

The R&D&i system implemented has obtained recognition through the certification of UNE 166002 standard.

Company	Type of Certificate
CONSTRUCTORA SAN JOSÉ, S.A.	IDI-0056/2010
SANJOSE ENERGÍA Y MEDIO AMBIENTE, S.A.	IDI-0055/2010

## Main Initiatives

SANJOSE intends to create a positive impact on society and facilitate the day to day of people with each project developed. Boost growth, provide added value in a responsible and sustainable manner and help day-to-day activities of people and society.

- Promotion, design and execution of more than 5,500 social housing units in Peru. Grupo SANJOSE is executing top quality affordable important social housing developments under the framework of the My Home Programme which provides home purchase assistance to thousands of families in LATAM. The company has promoted and built important urban developments in Lima, including the new Nuevavista Condominium, of 1,104 homes, which is currently being designed in the Bellavista district; the 1,392 housing units of the Condominio del Aire (already sold in its entirety); and the 3,072 housing units of the Condomio Parques de la Huaca (already sold in its entirety), where it has also sponsored the restoration and enhancement of a Huaca (archaeological site) of 3,651 sqm in close collaboration with the National Institute of Culture .
- Training programme on Quality and Risk Prevention plans in several countries of Asia, Africa and LATAM.
- In Nepal and East-Timor training programmes on safety, environmental, risk prevention issues, etc. are being developed in order to improve sociocultural conditions of local workers, such as on sexually transmitted diseases or risks on heavy alcohol intake.
- Environmental and revaluation studies carried out on sustainable cattle and farm developments in Paraguay.
- Full commitment to energy efficiency and the use of renewable energies, as well as collaboration with public and private entities for the dissemination and development of them. The result of its work is the net contribution of green energy in its activity, generating more energy from renewable sources than it consumes in all its facilities in the world.

- Implementation of important sustainable measures on civil works in India, in order to ensure the preservation of local fauna and flora minimising the impact on the environment.
- Collaboration with Fundación Manantial, a non-profit organisation founded in 1995 that serves more than 2,000 people a year, which aims to provide comprehensive care to people with severe mental disorders and specially to give an effective response to issues related to their social and labour situation. Among the actions undertaken highlights the "VI Solidarity Race for Mental Health" organised in the Parque del Oeste in Madrid on 5 March 2017 to, through a space of inclusive participation and leisure, raise awareness and give visibility to health mental and support inclusion, breaking taboos, preconceived ideas and negative attitudes. Profit obtained after a participation close to 2,000 runners was allocated to the "Project of Early Attention to Youth with Psychosis" that Fundación Manantial has launched in collaboration with the Madrid Health Service.
- The European Union has ruled that the continuous exposure to radon poses a serious risk to health, in fact exposure to this gas is the second cause of lung cancer after smoking. Radon is present in granite areas around the world, which are very abundant in Galicia (second European producer



Headquarters of Norvento, Lugo (Spain)

of granite and fifth in the world). The gas expands and can be found in areas of mountain water that are not treated and in rocky soils. This causes the radon gas to be found in rural Galicia.

SANJOSE is working with various research and technology organisations to create an association that will be launched in 2018 to carefully study and find innovative solutions to this issue. The main objective of the project is to reduce levels of radon concentration and make them within the appropriate thresholds so that it is not harmful to health and remains below those allowed by state, local and EU legislation and regulations.

For this reason, a computer application will be developed to predict the level of radon concentration in indoor air (PROGNOSIS) both in existing buildings and in future constructions. The scope of this project aims to protocolise and implement the systematic measurement of radon concentration in the subsoil to act in a preventive manner and study in parallel, through various experiments, how to implement different constructive solutions, some of them innovative.

## Awards and Recognitions

**Headquarters of Norvento in Lugo.** "Zero Energy" building covering all energy needs with renewable energy resources.

- BREEAM Exceptional rating, there is only another building in Spain with this distinction.
- American Architecture Prize 2017 for Architecture & Design / Other Architectures.
- Barcelona Building Construmat Award. Finalist and honourable mention of the jury within the architecture in completed works award 2017.
- Silver Medal in the XII Edition International Prize of Sustainable Architecture FASSA BARTOLO 2017. Promoted by the Facoltà di Architettura, Università degli Studi di Ferrara.

### Louvre Abu Dhabi Museum (UAE)

- "Harper's Bazaar Interiors - Best Building Design 2017" for the best design.
- Granted the "Project of the Future 2015" Award at the first edition of the "Identity Design Award" celebrated in Dubai and arranged by Identity, leading magazine in the design, architecture and contemporary real estate of the region. It is granted to projects in execution which set the UAE as architectural hub.
- "Green Building Award" to the environmental excellence at the "Green Middle East Awards 2013".

### Residencial Grande Hotel Monte Estoril (Portugal)

- National Real Estate Prize 2017 of Portugal for the Best Development in the Housing Category.



Residencial Grande Hotel Monte Estoril (Portugal)



## REGISTERED OFFICE

C/ Rosalía de Castro, 44  
36001 Pontevedra  
Tel. +34 986 86 64 64  
sedesocial@gruposanjose.biz

## HEADQUARTERS

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
central@gruposanjose.biz

## Head Offices

### SANJOSE CONSTRUCTORA BUILDING

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
central@constructorasanjose.com

### SANJOSE CONSTRUCTORA CIVIL WORKS

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 30  
obracivil@constructorasanjose.com

### SANJOSE ENGINEERING AND INDUSTRIAL CONSTRUCTION

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 807 63 00  
central@constructorasanjose.com

### SANJOSE ENERGÍA Y MEDIO AMBIENTE

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 807 63 15  
energíaymedioambiente@gruposanjose.biz

### SANJOSE CONCESIONES Y SERVICIOS

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
concesionesservicios@gruposanjose.biz

### GSJ SOLUTIONS

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
gsjsolutions@gsjsolutions.biz

### CARTUJA I.

Avda. de la Buhaira. 27 1º A  
41018 Sevilla  
Tel. +34 954 98 93 10  
central@cartuja.com

### EBA

Avda. Océano Pacífico nº 21-23  
01010 Vitoria-Gasteiz (Álava)  
Tel. +34 945 15 17 05  
central@ebasl.com

### COMERCIAL UDRA

Calle Zurbano nº 76, piso 4º  
28010 Madrid  
Tel. +34 91 762 82 00  
comercial@comercialudra.com

## Regional Delegations Spain

### Construction

#### ANDALUSIA

Cádiz  
C/ Pintores, nº 24, Polígono Industrial  
11520 Rota, Cádiz  
Tel. + 34 956 54 09 04

#### Granada

Carretera Huetor-Vega, 26  
18008 Granada  
Tel. + 34 958 12 17 22

#### Málaga

C/ Marie Curie, 9-11  
Parque Tecnológico de Andalucía  
29590 Campanillas, Málaga  
Tel. + 34 952 02 80 77

#### Sevilla

C/ Luis Montoto, 112  
41018 Sevilla  
Tel. + 34 954 57 45 00

#### ASTURIAS

Oviedo  
Avda. Galicia, nº 40 - 4º C  
33005 Oviedo  
Tel. +34 620 852 936

#### CASTILLA Y LEÓN

Valladolid  
C/ Juan Martínez Villergas, 8  
Entreplanta  
47014 Valladolid  
Tel. +34 983 34 49 08

### Concessions and Services

#### ANDALUSIA

Málaga  
C/ Marie Curie, 9-11  
Parque Tecnológico de Andalucía  
29590 Campanillas, Málaga  
Tel. + 34 952 02 83 67

#### MADRID

Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. + 34 91 807 63 00

#### CATALONIA

Barcelona  
C/ Aragó, 383. 1er  
08013 Barcelona  
Tel. + 34 93 207 70 15

#### COMUNIDAD VALENCIANA

Alicante  
C/ Severo Ochoa, 20  
Edificio 1 1º B-C  
Elche Parque Empresarial  
03203 Elche, Alicante  
Tel. + 34 96 568 18 66

#### Valencia

Avda. Blasco Ibañez, 20 2º  
46010 Valencia  
Tel. + 34 963 62 15 12

#### GALICIA

Santiago de Compostela  
C/ Rua de Amio, 122  
Polígono Costavella  
15707 Santiago de Compostela  
Tel. + 34 981 55 57 30

#### Vigo

C/ Emilia Pardo Bazán, 144.  
Nave 3  
36214 Vigo, Pontevedra  
Tel. +34 986 49 30 40

#### BALEARIC ISLANDS

Palma de Mallorca  
C/ Joan Miró, 3 Entresuelo B  
07014 Palma de Mallorca  
Tel. + 34 971 73 51 02

#### CANARY ISLANDS

Las Palmas de Gran Canaria  
C/ Triana, 75 1º  
35002 Las Palmas de Gran Canaria  
Tel. + 34 928 36 87 72

#### Santa Cruz de Tenerife

C/ Puerto Escondido, 5 1º B  
38002 Santa Cruz de Tenerife  
Tel. + 34 922 24 38 88

#### MADRID

Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. + 34 91 807 63 00

#### GALICIA

Vigo  
C/ Emilia Pardo Bazán, 144. Nave 3  
36214 Vigo, Pontevedra  
Tel. +34 986 49 30 40

## SANJOSE Worldwide

### SANJOSE FRANCE

253 Boulevard de Leeds - Euralille  
59777 Lille - France  
Tel. +33 328 53 57 06  
france@gruposanjose.biz

### SANJOSE PORTUGAL

#### Oporto

Rua Orfeão do Porto, 360 Sala 4  
4150-798 Oporto  
Tel. +351 226 151 870  
sede.portugal@gruposanjose.biz

#### Lisboa

Av. D. João II, nº 30, 7º Piso  
Edifício Meridiano - Parque das  
Nações, 1998-017  
Tel. +351 218 933 120  
sul.portugal@gruposanjose.biz

### SANJOSE MALTA

49 Triq Antonio Schembri  
San Gwan, Malta  
Tel. +356 27400679  
malta@gruposanjose.biz

### SANJOSE ARGENTINA

Edificio Torre Alem Plaza  
Avda. Leandro N Alem 855 piso 15  
1001 Buenos Aires - CF  
Tel. +5411 4315 7878  
argentina@gruposanjose.biz

### SANJOSE CHILE

Alcántara 44, piso 5º  
Las Condes, Santiago de Chile  
Tel. +56 22 5941800  
chile@gruposanjose.biz

### SANJOSE COLOMBIA

Carrera 14 nº 93b - 29,  
oficina 208  
Bogotá, Colombia  
Tel. +57 1 622 58 42  
colombia@gruposanjose.biz

### SANJOSE MEXICO / UDRA MEXICO

Calle Francisco Petrarca N° 223.  
Oficina 505 Colonia Polanco.  
Delegación Miguel Hidalgo  
11570 - Ciudad de México  
Tel. +52 (55) 5203 0242  
mexico@gruposanjose.biz

### SANJOSE PANAMA

Edificio Capital Plaza, Piso 7.  
Avda. Costa del Este y Ave,  
Roberto Motta  
Costa del Este, Panama  
República de Panamá.  
Tel. +507 264 2338  
panama@gruposanjose.biz

### SANJOSE PERU

Av. La Paz 1049, Piso 3  
Miraflores - Lima  
Tel. +51 1 215 08 00  
peru@gruposanjose.biz

### SANJOSE CONSTRUCTION (USA)

5335 Wisconsin Avenue,  
N.W. Suite 440  
Washington, D.C. 20015  
Tel. +1 202 885 5540  
usa@gruposanjose.biz

### SANJOSE ABU DHABI

Al Bustan Complex - Office 402  
Airport Road PO Box 113781  
Abu Dhabi - United Arab Emirates  
Tel. +971 264 227 28  
abudhabi@gruposanjose.biz

### SANJOSE INDIA

Unit 602 Global Foyer Building Golf  
Course Road, Sector 43, Gurgaon.  
CP: 122002 Estado Haryana  
Tel. +91 1 244 970 270  
india@gruposanjose.biz

### SANJOSE EAST TIMOR

Unit 324-325 Timor Plaza,  
Rua Presidente Nicolau Lobato,  
Comoro - Dili. Timor Leste  
Tel. +670 78136134  
timorleste@gruposanjose.biz

### SANJOSE CAPE VERDE

Santa Maria, Apartado 231  
Ilha do Sal (Cabo Verde)  
Tel. +238 242 2600/01  
sede.caboverde@gruposanjose.biz

### CONSTRUTORA UDRA (PORTUGAL)

Avda. D. João II, n. 30 - 7º Piso  
Edifício Meridiano - Parque das  
Nações 1998-017 Lisboa  
Tel. + 351 213 506 430  
udra.lisboa@gruposanjose.biz

### CARLOS CASADO ARGENTINA

Edificio Torre Alem Plaza  
Avda. Leandro N Alem 855 piso 15  
1001 Buenos Aires - CF  
Tel. +5411 4311 0170 / 0865  
administracion@carloscasadosa.  
com.ar

### CARLOS CASADO PARAGUAY

C/ Gómez Ríos 1244  
Asunción - Paraguay  
Tel. +595 21 213 896/7/8  
administracion@carloscasadosa.  
com.py

### SANJOSE CONTRACTING (UNITED ARAB EMIRATES)

Al Bustan Complex - Office 402  
Airport Road PO Box 113781  
Abu Dhabi - United Arab Emirates  
Tel. +971 264 227 28  
commercial@sanjosecontractingllc.  
com