



————— CORPORATE BROCHURE —————



Introducción

ARGIS IS AN INTERNATIONAL REAL ESTATE INVESTMENT CAPITAL MANAGER, VERTICALLY INTEGRATED, WITH EXPERTISE IN THE DEVELOPMENT, MANAGEMENT, AND OPTIMIZATION OF RESIDENTIAL ASSETS AND FLEXIBLE SPACES IN THE SPANISH MARKET.

We manage a continuously growing portfolio, focused on delivering innovative solutions tailored to new living trends and the needs of our clients.

Our 360° approach covers the entire lifecycle, from acquisition to operation, enabling us to offer a value proposition based on knowledge and comprehensive management. This combines experience in housing and flexible space development with specialized asset management in flex living. Through our diverse platforms, we create modern, functional spaces that adapt to new ways of living and working, optimizing each project to meet the evolving needs of clients and investors.

The ARGIS team, with over 20 years of experience in the sector, comprises highly specialized professionals committed to operational excellence and sustainable growth. We believe in the power of responsible investment and the positive impact the real estate sector can have on society. Our mission is to build a solid, innovative, and sustainable future, establishing ARGIS as a benchmark in the industry.

At ARGIS, we shape the future of Real Estate by combining vision, technology, and commitment.

That is why...

ARGIS is the smart choice.

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Shaping the Future of Real Estate

“At ARGIS, we are building much more than a Real Estate company.”



Alejandro Schuvaks
FOUNDER & MANAGING PARTNER

Carlos Zucchi
CEO

At ARGIS, we are building much more than just a Real Estate company. We have developed an investment and management platform with an innovative and strategic vision.

We identify opportunities where others see limitations, transform assets into high-value projects, and solidify our position as a market leader.

Our growth results from comprehensive management and strategic execution that is focused on excellence. By adapting to market trends and integrating innovation, sustainability, and technology into every development, we have strengthened our solid, differentiated business model. Diversification and specialization are key to delivering high-value investment solutions.

The driving force behind ARGIS is our team.

We have a group of highly qualified professionals with proven experience in the financial and real estate sectors.

Their strategic vision, dynamism, and commitment have been instrumental in driving our growth and elevating our standards of excellence.

Thanks to expert management, the dedication of every team member, and the trust of our investors, ARGIS now operates by optimizing each project and ensuring sustainable, strategic growth in an ever-evolving market.

We are determined to continue leading the transformation of the real estate sector into the future. We are committed to anticipating new market needs and generating opportunities with real, sustainable impact. ARGIS is more than a company; it is synonymous with trust, quality, and innovation. We aim to remain the strategic partner of choice for investors seeking to maximize their market impact.

ARGIS in Numbers

€0.6B

invested

+10

years of experience

Strong ties in the Iberian market.

€0.75B

in sold projects

200,000 sqm

built to date

One of Spain's leading Real Estate developers

3-4

years

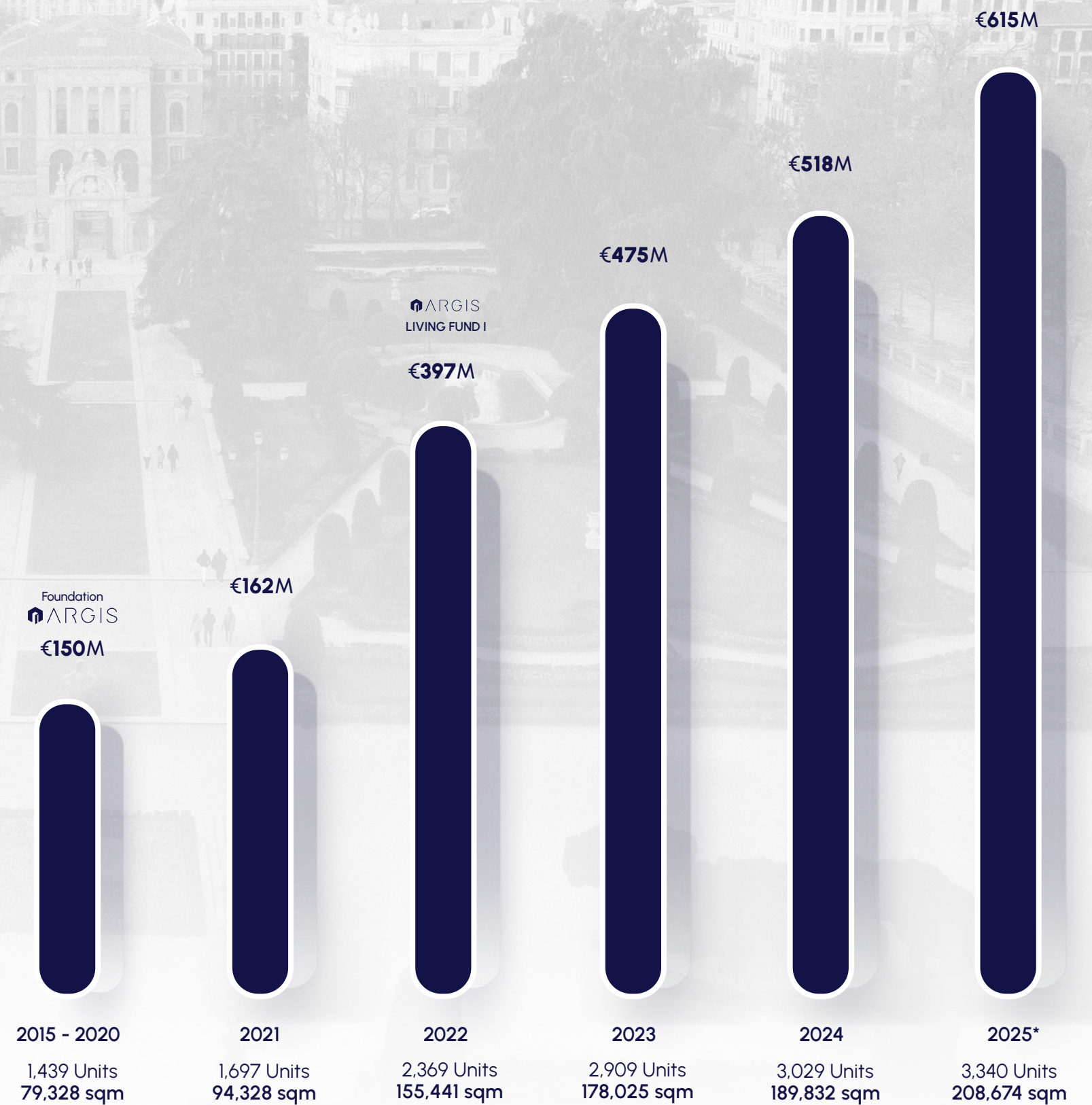
average asset holding period.

Top 5

flex living operator in Spain

History and Trajectory

Our history is founded on concrete data: the number of units delivered, the square metres developed, and the accumulated investment volume. Each of these figures reflects **ARGIS's** ability to execute projects efficiently, generate value and establish a strong presence in the **Spanish Real Estate market**.



* Data March 2025

Business Model

A comprehensive approach that optimizes costs, timelines, and maximizes asset value.

At ARGIS, we use a structured business model with four phases to identify opportunities, develop assets, optimize operations, and ensure profitable exits.



ACQUISITION:
IDENTIFYING EXCLUSIVE OPPORTUNITIES

We leverage our analytical capabilities and network to identify and acquire assets with high appreciation potential.

Value-added purchases
Acquire quality assets at competitive prices, resolving temporary inefficiencies.

Strategic locations
We focus on areas with product scarcity and strong demand, ensuring sustainable profitability.

Professionalized analysis
Use a rigorous selection and evaluation process based on data and experience.

Access to off-market opportunities
Our extensive network and execution speed allow us to secure assets before they hit the open market.



DEVELOPMENT & VALUE ADD:
EXECUTION & OPTIMIZATION

We maximize the potential of assets through an efficient and controlled development process.

In-house development management
Our specialized team oversees every stage to ensure agility, regulatory compliance, and maximum profitability.

Innovative living strategies
We implement flexible solutions tailored to market trends, such as tourist apartments, corporate serviced apartments, and flex-living spaces.

Market niche exploitation
Identify and capitalize on niches with differentiated business models.

Fast and efficient execution
Our structure enable us to act swiftly action in strategic acquisitions and asset optimization.



OPERATION & STABILIZATION:
EFFICIENT MANAGEMENT TO MAXIMIZE VALUE

We manage assets until they are stabilized, ensuring professionalized operations.

Active asset management
We implement operational strategies focused on profitability and efficiency.

Revenue and marketing optimization
FLIPCO oversees daily operations, including marketing, sales, and customer experience.

Stabilization strategy
Our approach maximizes operational performance (NOI), creating highly attractive assets for investors.

Flexible exit strategy
Option to sell with or without an operator, depending on market conditions.



EXIT:
LIQUID ASSETS AND GUARANTEED RETURNS

We implement divestment strategies to ensure optimal returns:

Build-to-sell strategy
Early commercialization with a highly efficient sales team, to ensure pre-completion sales.

Build-to-core strategy
Creation of premium asset portfolios with high yields, designed for institutional investors and core funds.

Our business model gives us a clear competitive advantage, ensuring that each investment phase adds value and optimizes asset profitability.

Business Segments

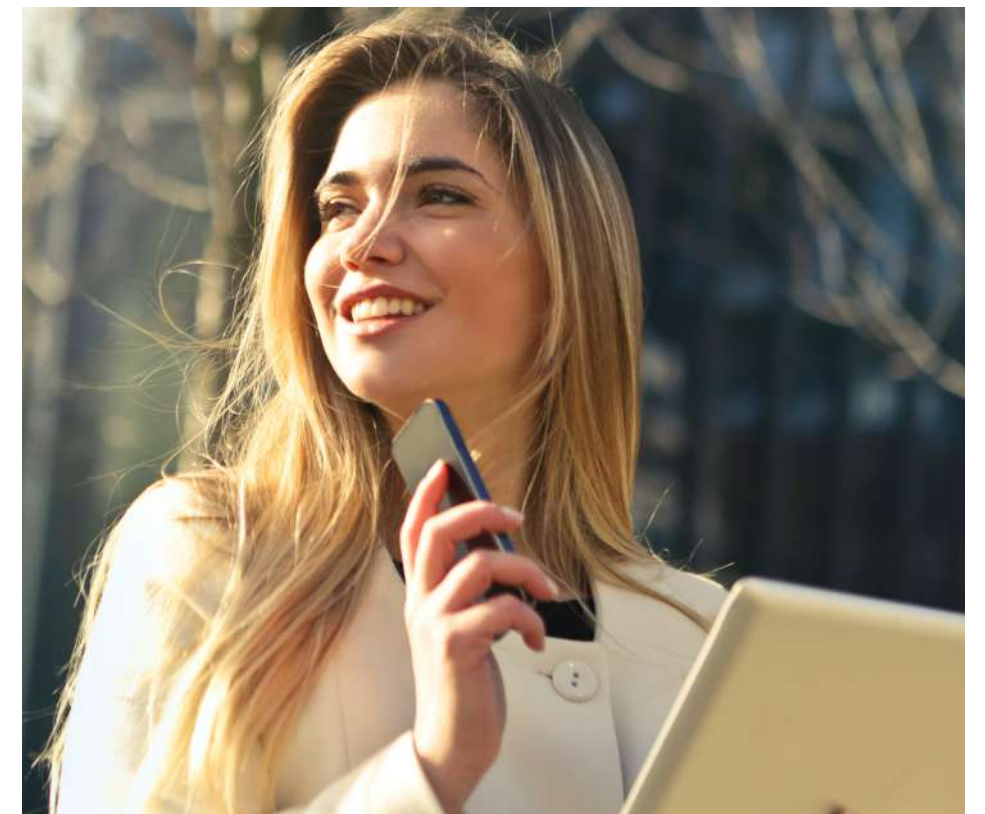
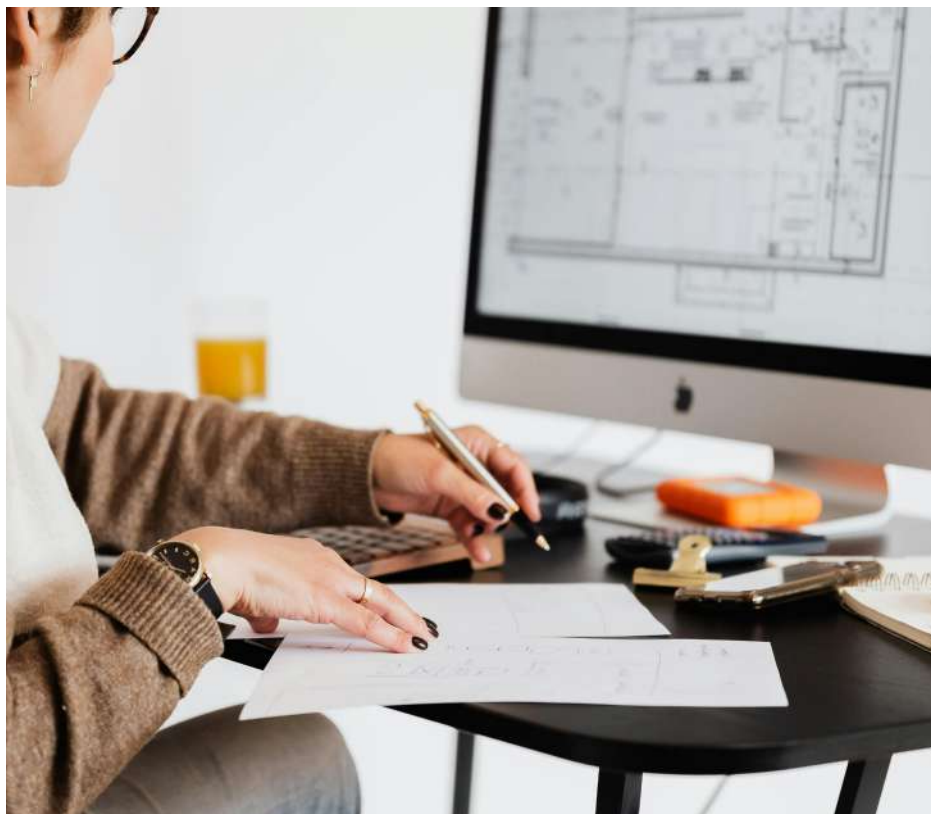
At ARGIS, we develop and manage residential assets through a diversified model that combines investment, development, and operation. Our activities are organized into two complementary business lines, that allow us to engage strategically at different stages of the real estate cycle.

Build to Sell

Through our development arm, ARGIS Living, we create residential projects for sale, that blend sustainability, contemporary design, and energy efficiency. Each project is designed to meet the needs of modern buyers, seamlessly integrating into urban environments while contributing to sustainable communities. We prioritize strategic locations and architectural excellence, delivering homes and flexible spaces that exceed livability standards and add lasting value to their surroundings.

Flex Living

In the Flex Living segment, we operate through our Flipco platform, which specialize in residential solutions tailored to evolving lifestyles. This model addresses the growing demand for short- and medium-term stays, whether for work, personal reasons, or study. Flipco develops and manages versatile spaces that combine functional design, integrated technology, and premium services, to ensure exceptional user experiences and operational efficiency. This business line maximizes asset performance through professional management.



Specialized Platforms

ARGIS *Living* Creating Spaces with Value

At ARGIS Living, we see real estate development as a tool for urban and social transformation. We don't just build homes and flexible spaces—we approach each project as an opportunity to create environments that deliver real, lasting value for people and their surroundings.

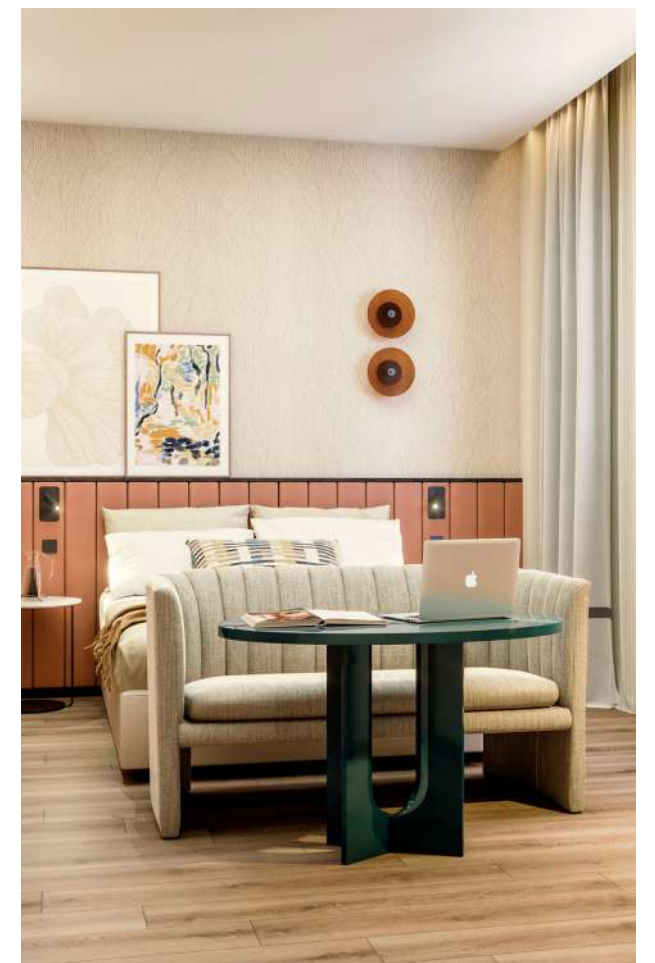
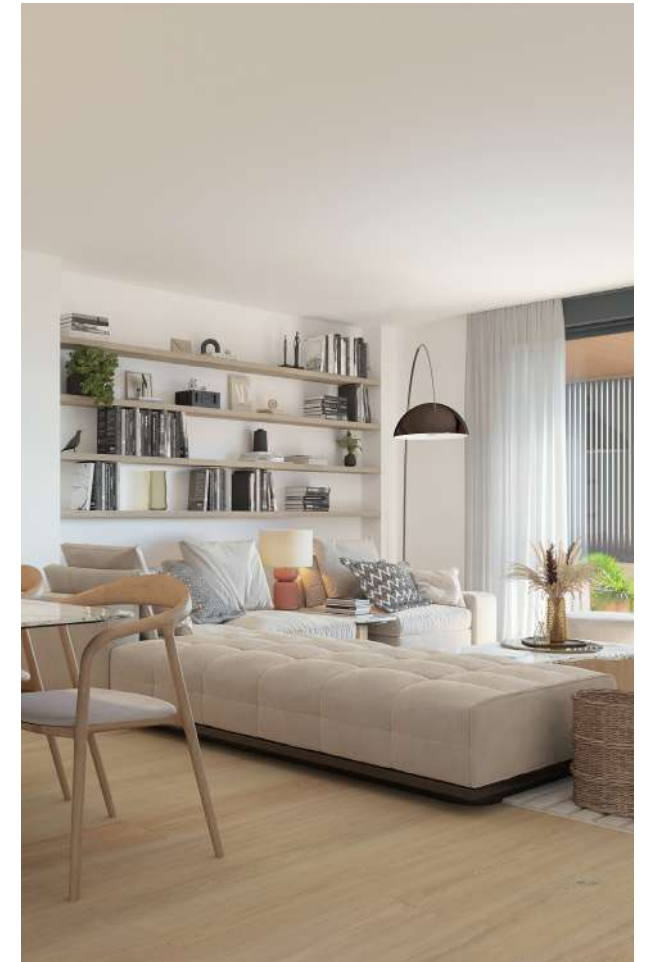
Our comprehensive approach covers every stage of the process, from concept and design to execution and delivery, applying strict standards of quality, sustainability, and innovation throughout. Backed by our extensive experience, we develop real estate products that combine functionality, comfort, and efficiency, fully aligned with new ways of living.

FLIPCO! Innovation and Flexibility for New Lifestyles

Flipco is ARGIS's operating platform specialized in Flex Living—a housing model designed to meet the evolving dynamics of mobility, work, and lifestyle in urban environments. Our approach goes beyond accommodation: we design flexible, functional living experiences focused on resident well-being.

Through versatile spaces, integrated services, and a fully digitalized operation, we create vibrant communities in strategic locations, tailored for those who value freedom, connectivity, and the comfort of contemporary living with premium services. Flipco combines design, technology, and efficient management to deliver solutions that adapt to the fast-paced rhythm of urban life.

We believe that living today means moving, connecting, creating, and evolving. That's why we develop environments that foster well-being, sustainability, and both personal and professional growth—anticipating future trends and resident



Commercial Success of Our Projects

2025	North Tower. Madrid. 71 units.
	North Park. Pozuelo de Alarcón, Madrid. 43 units.
	IFEMA. Madrid. 251 units.
2024	Encinar. Madrid. 77 units.
2023	Netflix. Tres Cantos, Madrid. 360 units.
	Retiro. Madrid. 180 units.
	Tetuán 2. Madrid. 48 units.
2022	Sotoverde. San Sebastián de los Reyes, Madrid. 192 units.
	Edificio BBVA. Bilbao.
2021	Sierra. San Sebastián De los Reyes, Madrid. 467 units.
	Terrazas de Marquesado. Madrid. 258 units.
	Residencial Panizo. Madrid. 7 units.



Nortalia. San Sebastián de los Reyes, Madrid. 668 units.	2020
Europa Norte. San Sebastián de los Reyes, Madrid. 117 units.	
Monte Norte. San Sebastián de los Reyes, Madrid. 63 units.	
Tetuán 1. Madrid. 54 units.	2019
Málaga Merced. Málaga. 180 units.	
Buenavista Lofts, Madrid. 127 units	
Puerta de Sanse. San Sebastián de los Reyes, Madrid. 63 units.	2018
Mutis. Alcobendas, Madrid. 25 units.	
Puente Cultural. San Sebastián de los Reyes, Madrid. 13 units.	2017
Pirineos 15. San Sebastián de los Reyes, Madrid. 129 units.	
Divino Pastor. Madrid. 23 units.	2015

Our Commitment to Positive Impact

ESG: Sustainability and Social Responsibility.

At ARGIS, sustainability and social responsibility are at the core of our business strategy. Through responsible management and long-term vision, we integrate environmental, social, and governance (ESG) criteria into every decision, ensuring positive and sustainable impacts in our communities.

ENVIRONMENTAL COMMITMENT

Sustainable and Industrialized Construction:

We use industrialized building technologies to enhance efficiency, significantly reduce CO₂ emissions, minimize waste, and shorten timelines, all while maintaining top-tier quality.

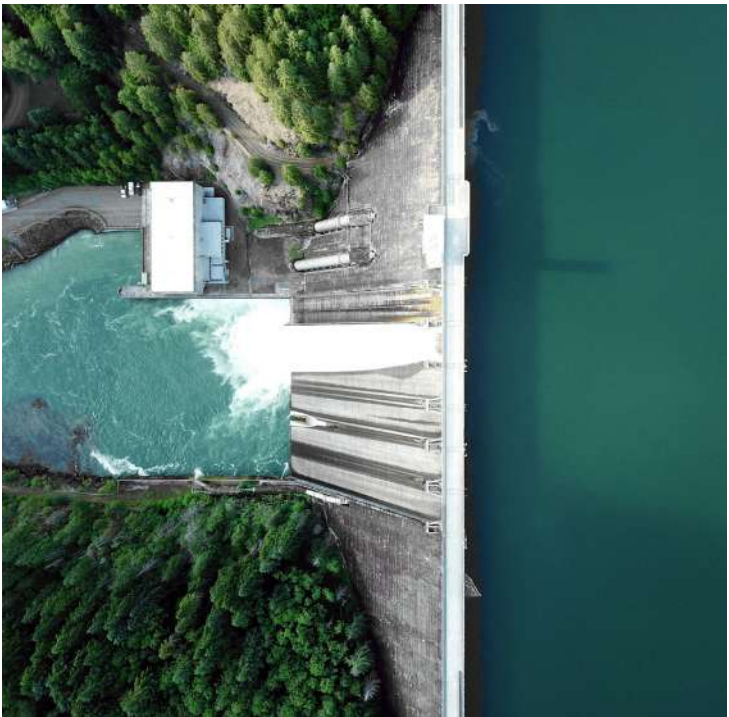
Land and Resource Efficiency:

Our sustainable development approach maximizes the use of natural resources and reduces environmental impact. ARGIS pioneered large-scale solar energy systems in new developments, advancing the transition to clean energy.

Energy Certification:

All new constructions meet the highest sustainability and efficiency standards.

Our goal is to build an ethically grounded company with strong social commitment and financial resilience— and sustainability is key to achieving this.



SOCIAL IMPACT & WELL-BEING

Diversity & Inclusion:

We foster an equitable and inclusive workplace with a balanced workforce (55% women and 45% men), and promote talent regardless of gender, origin, or background.

Work-Life Balance:

Employee well-being is key to our success. We implement flexible, healthy workplace policies.

Accessibility & Affordability:

We develop housing solutions for diverse demographics, including youth, families, and professionals seeking flexible and accessible options.



CORPORATE GOVERNANCE & TRANSPARENCY

Incentive Alignment:

ARGIS partners invest their own capital in projects, ensuring full alignment with investor interests. Our fees are directly tied to investment success.

Profit Sharing:

We reward our team's contributions by distributing net profits as performance bonuses—100% of our employees share in the company's growth.

Compliance & Oversight:

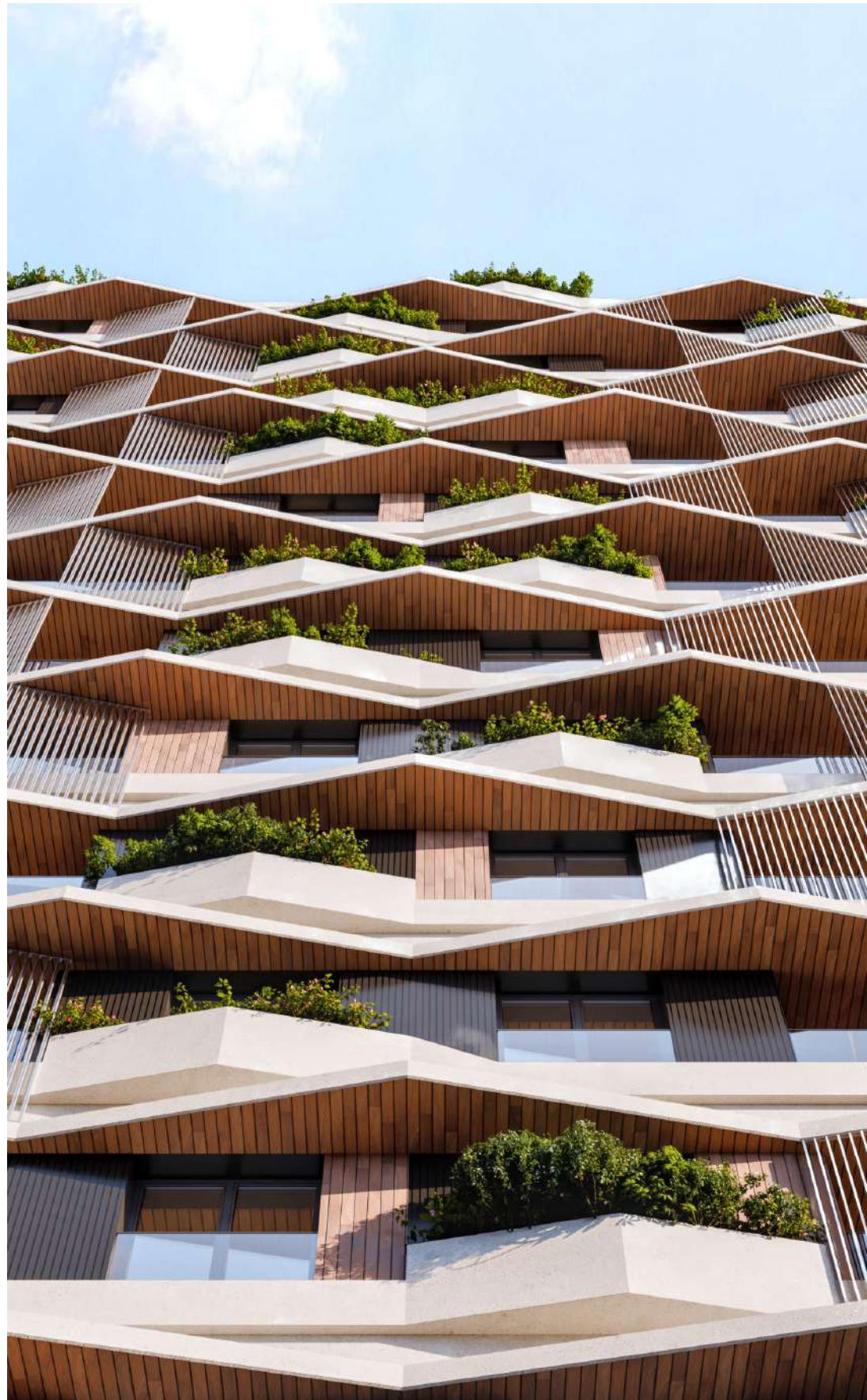
ARGIS FUND I and all investment vehicles undergo independent audits and are supervised by APEX Group (ex-Tzur Management), adhering to international regulations and top-tier transparency standards.

Corporate Social Responsibility

ARGIS is deeply committed to social responsibility and actively supports initiatives that create a positive societal impact. Through collaborations, sponsorships, and volunteer programs, we promote core values such as effort, solidarity, and sustainability.

We believe that business success should benefit society, and we work every day to build a fairer, more sustainable future.





At ARGIS, we are committed to the success of our investors, offering strategic management and valuable real estate assets. We transform every project into solid, sustainable investments with long-term value.

Our investment approach combines exclusive opportunities with active, efficient management to maximize returns and minimize risks. Flexibility is key, allowing us to adapt to market dynamics and investor needs while maintaining strategic, results-driven focus.

Regardless of economic conditions, our philosophy remains the same: we invest in fundamentally strong assets to ensure resilience, sustainable growth, and investor confidence. Every project tells a success story; and every decision is a sound bet.

We build the future with vision, strategy, and innovation.
Welcome to the era of smart decisions.

ARGIS
The Smart Choice.

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