

## BARCELONA GOLF RESIDENCES & HEALTHCARE CITY - INVESTMENT & SALE FIGURES

CONCEPT	VALUE	
Scope of the Residencial Area	151.177 m <sup>2</sup> (land area)	
Total Residential Gross Internal Floor Area (GIA)	73.272 m <sup>2</sup> GIA	
Total Commercial Gross Internal Floor Area (GIA)	3.828 m <sup>2</sup> GIA	
Scope of the Healthcare City Area	560.000 m <sup>2</sup> (land area)	
Land Acquisition Costs (100%)	€3.000.000	
Taxes and Urban Development Costs	€15.850.000	
Total Acquisition, Taxes, Urban Development	€18.850.000	
Total Repercussion (300.333 m <sup>2</sup> GIA)	€62,76 /m <sup>2</sup> GIA	
Market Value: Free Market Residential	€3.500 /m <sup>2</sup> GIA	
Market Value: Subsidised Housing	€2.839 /m <sup>2</sup> GIA	
Number of Residential Units	718 units	
Total Number of Free Market Residential Units	568 units	
Total Number of Subsidised Units	150 units	
Projected Sales: Residential	€227.469.686	
Projected Sales: Commercial	€9.570.000	
Projected Sales: Healthcare City Plot	€55.000.840	*1
Total Projected Sales Revenue	€292.040.526	*2
Total Project Costs	€48.620.526	*3
Projected Profit Margin	€242.420.480	

### NOTES\*\*\*:

\*1 Revenue from Health City plot sales does not include construction costs (buildings not included).

\*2 Based on these figures, the Business Plan has been developed assuming a full sale of the project within 3 years.

\*3 Costs include: €18.850.000 (land acquisition, taxes, urban development) + €29.770.526 (design, permits, and 25% of initial residential construction – remaining 75% to be financed by buyers via mortgage) = €89.209.661.



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