



GLOBAL VALUE CHAIN INTEGRATION



WHO WE ARE

Widerproperty is a real estate asset management company whose team has over 15 years of experience in the market.

With 17 offices throughout the country and a diversified portfolio of assets under management in the various real estate segments (residential, offices, logistics, shopping centres), we ensure geographic coverage throughout the country, including Madeira.



WHO WE ARE

3

Our services cover all aspects of the value chain:

Market research, property management, legal representation of investors, portfolio management by real estate funds, licensing and all backoffice processes (contract management, invoicing, collections, accounting).

With a portfolio of leading institutional clients, including international investors and listed companies, Widerproperty operates with reporting requirements and international management standards, fully aligned with the owners' objectives and strategy for real estate. We are a reference operator in real estate servicing.

OUR NUMBERS



4



17

OFFICES



90

EMPLOYEES



131

PROJECTS

more than 1 million sqm under management

MORE THAN 15 YEARS OF TEAMWORK



LUÍS LOUREIRO CEO

- Chamartin Imobiliária | CEO & CFO
- Amorim Imobiliária | CFO
- Casino Figueira | CEO
- Amorim Turismo | Administrador



PAULO FONTE TECHNICAL DIRECTION

- PREA | Director de Serviços Técnicos
- Knight Frank | Director Dept. de Gestão de Imóveis
- CB Richard Ellis | Director Dept. Administração de Imóveis
- Tel Tac | Director Técnico
- Sorefame | Engenheiro Residente - Director de Obra



LUÍS CUNHA RETAIL MANAGEMENT DIRECTION

- Inogi & Chamartin Group | Head of Retail Leasing
- Klepierre | Head of Leasing
- Mundicenter | Deputy Leasing Manager
- Deloitte | Audit Senior



ANA LÚCIA GUERRA HEAD OF LEGAL

- Chamartin Imobiliária
- Diretora Jurídica e Membro da Comissão Executiva
- Amorim Imobiliária | Departamento Jurídico



PAULO LOPES PROPERTY MANAGEMENT DIRECTION

- Retailgeste | Diretor de Operações Dolce Vita Monumental, Miraflores, Picoas Plaza and Central Park
- Kidzania Portugal | Diretor de Operações
- Os Mosqueteiros | Supervisor de lojas (9)
- Hard Rock Café | Operations Manager



ALEXANDRE SOUSA MANAGEMENT AND CONTROL DIRECTION

- Chamartin Imobiliária
- Financial Controller & Análise de Novos Negócios
- Infineon | Shared Services Center



CARLOS SILVA COMMERCIAL DIRECTION

- Imovalorgeste & Chamartin Group | Diretor Comercial
- Amorim Imobiliária | Diretor Comercial



FREDERICO ANDRADE E SOUSA INTERNATIONAL CLIENTS

- PREA | Administrador
- Amorim Imobiliária | Director Departamento Escritórios
- A. Santo, S.A. | Responsável Delegação Coimbra
- Healey & Baker | Director Departamento de Gestão
- Bygg Fast / Securum Portugal | Property Manager - Administrador Delegado



RICARDO CAMPOS PLANNING AND STRATEGY

- Chamartin Imobiliária
- Controlling & Tax Director
- Ernst & Young | Audit Supervisor
- Morgan Stanley | Financial Department



ISABEL AMARAL ACCOUNTING DIRECTION

- PREA | Director Financeiro
- Grupo Akeler | Director Financeiro
- Aranas Portugal | Director Financeiro
- KPMG | Auditor e Consultor Financeiro



ANTÓNIO COSTA FINANCIAL DIRECTION

- Caja Duero | Senior Account Manager
- Fincor | Broker



ARTUR SOUSA ASSET MANAGER

- Técnico Gabinete Regional | Banco Português do Atlântico
- Grupo Américo Amorim | Diretor Administ. e Financeiro
- Grupo Sardinha & Leite | Fundo Especial Invest. Imobiliário
- Perito Avaliador registado na CMVM

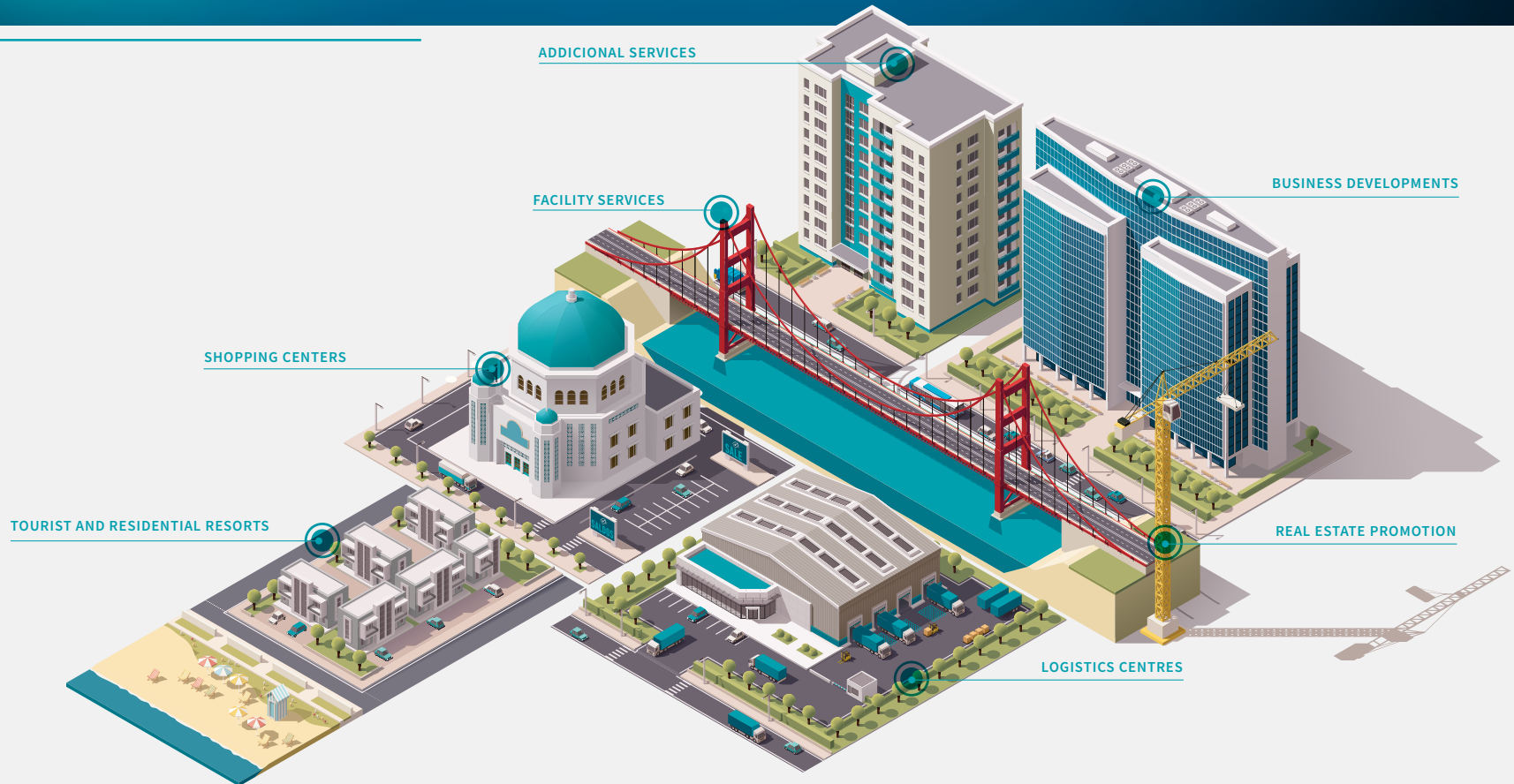


PAULO ROQUE RETAIL MANAGEMENT COORDINATOR

- CBRE Portugal | Shopping Center manager
- Klepierre Management Portugal | Shopping Center manager
- Aplique, LDA | CFO



SERVICES





INVESTMENT MANAGEMENT

7

A RESULTS ORIENTED MANAGEMENT

Experience in the regularization of real estate for sale at all levels, from PH to PIP, from recovery of exploration in income to the evolution of semi-built buildings, or from the regularization of condominiums in tourist developments, from A to Z.

Directed market research and profitability projections based on operating assumptions are tools that are always present in the work performed, and the goals always include maximizing value for owners.



INVESTMENT MANAGEMENT

PROPERTY VALUATION STRATEGY

Experience and results in placing unlicensed or licensed land on the market, creating value that enables potential investors to identify workable solutions, as well as inactive real estate by securing their income and subsequent sale.

ASSEMBLY AND MANAGEMENT OF INVESTMENT VEHICLES

With the necessary legal and fiscal support, the use of suitable investment companies is the first step towards improving the return on investments, as well as their future management, rigorous and in accordance with the owner's needs. This work is also very important for divestment, allowing for a medium and long term approach in a structured and consistent manner.

INVESTMENT STRATEGY CONSULTING

The real estate servicing vision, with integration of all real estate management technical skills, as well as the interaction between experienced professionals in various areas, allows Widerproperty to present alternatives in any type of real estate. With an already extensive list of projects developed and satisfied customers, often using innovative solutions, they also enable valuable benchmarking on new opportunities.

LEGAL, FISCAL AND FINANCIAL ADVISORY

Widerproperty integrates experienced professionals, with implemented projects and adequate training, working together for over 15 years, ensuring the integrated analysis of all variables and commitment to the expectations presented in the business plan, with accuracy and reliability.

REAL ESTATE SERVICING

The integrated view of property management, in any type or geography, coupled with experience in monitoring the life of relevant projects, from land acquisition, construction and income management, as well as subsequent sale, allows greater ability to anticipate management models appropriate to each customer. The real estate servicing vision is based primarily on an integrated approach to needs and desired results, and the technical capacity to design case-by-case solutions in an effective tailor made.



TERRAINS



SHOPPING CENTERS



OFFICE BUILDINGS



RESIDENTIAL DEVELOPMENTS



LOGISTICS COMPLEXES



REAL ESTATE PROMOTION



TOURIST RESORTS

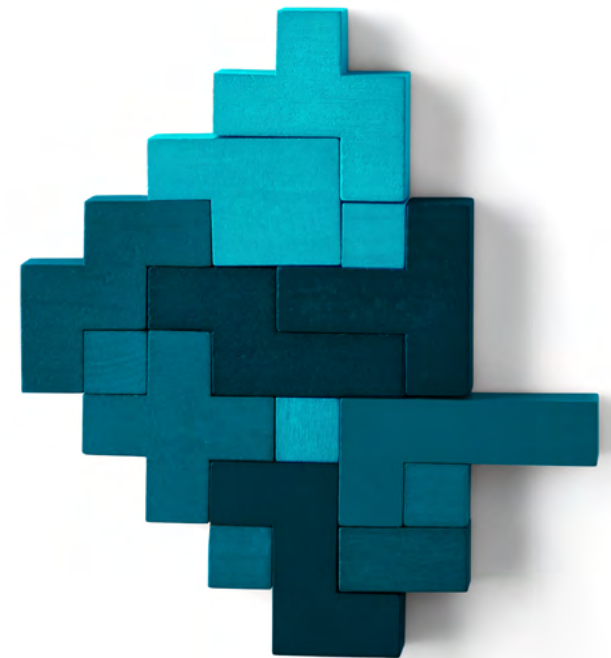
ADDITIONAL SERVICES

9

TURNKEY SOLUTIONS

In order to ensure solutions always tailored to the needs, Widerproperty offers all services that complement the property management for owners, in all dimensions and according to the typology of the properties.

Able to complement small backoffice processes relevant to the value chain assurance, or relevant steps that involve direct relationship with real estate portfolios geographically distributed throughout the country, Widerproperty always ensures the proper diagnosis of needs, the design of solutions agreed with owners and the rigorous implementation and fulfilment of expectations.



ADICIONAL SERVICES

LICENSING AND CERTIFICATIONS

Experience in the recovery of real estate has allowed us to install the necessary competences to guarantee licenses and certifications, namely the fulfilment of all the assumptions for the alteration of allotment licenses, licensing of semi-built projects, changes of use to increase market value, or any certifications on constructed buildings.

CONDOMINIUM ADMINISTRATION

With the acquisition of PREA in 2017, Widerproperty has installed capacity, experience and portfolio of condominiums under management, which it maintains as a business area and has been developing. Assuming the management of the condominium also in buildings with sole proprietor, it is assumed the importance of common areas in the retention of property value as well as loyalty of tenants and comfort of users of spaces.

With proximity management as the motto of differentiation, current tools are used, using digital processes through **MyWider** and the dynamization of spaces for users by **Office4US**.

TRADING (SALE AND LEASE) COORDINATION

In aligning strategy with owners, Widerproperty ensures the coordination of national or local brokers, and can also directly mediate real estate transactions by holding its brokerage license. Working with all market intermediaries, supported by an appropriate strategy and owner-aligned, and without conflict of interest, we consider tis the best way to maximize real estate value.

CHARTERED ACCOUNTANT

The internal accounting team ensures mandates at this level for national and international clients, with statutory accountants and statutory auditors. This service is sought for ensuring more integrated responses in the management of real estate assets.

REAL ESTATE RECEIPT AND DELIVERY, AND GUARANTEE CONTROL

Often mistakenly neglected, the control of promoters' guarantees, either by the subdivision permits or by the new fraction owners for nonconformities of the buildings, Widerproperty ensures processes of control and defence of the promoters' interests. Well done work allows for lower costs and more value creation in marketing.

SURVEY ON REAL ESTATE PORTFOLIOS

The 17 offices across the country, including Madeira, enable agility, efficiency and speed in due diligence work at any level, in large geographically distributed portfolios. This facility is also placed in the management of real estate, in the various layers of needs of owners, namely Real Estate Investment Funds and Bank Entities.

DUE DILIGENCE AND TECHNICAL AND LEGAL REGULARIZATION

The availability of properly structured functional areas to provide services throughout the real estate management value chain, including legal, engineering, asset management, tax, and planning and strategy, enables Widerproperty to ensure due diligence work for any type of real estate. For the same reasons, solutions are proposed in all areas identified as critical in due diligence carried out or performed by other entities.



OFFICE BUILDINGS



LOGISTIC



SHOPPING CENTERS



RESIDENTIAL DEVELOPMENTS



LOGISTICS COMPLEXES



REAL ESTATE PROMOTION



TOURIST RESORTS



TERRAINS

RETAIL PROJECTS

12 units | 120.000 sqm



LA VIE PORTO BAIXA



LA VIE GUARDA



LA VIE CALDAS DA RAINHA



FREIXIAL SHOPPING



CITY PARK PENAFIEL



STOCK PARK GUIMARÃES



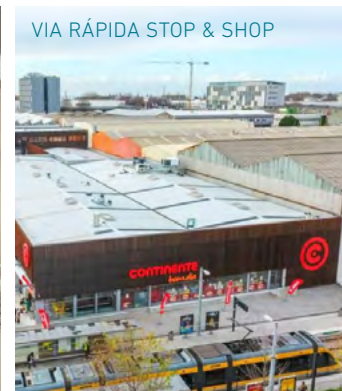
LA VIE FUNCHAL



OUDINOT



SAVOY



VIA RÁPIDA STOP & SHOP



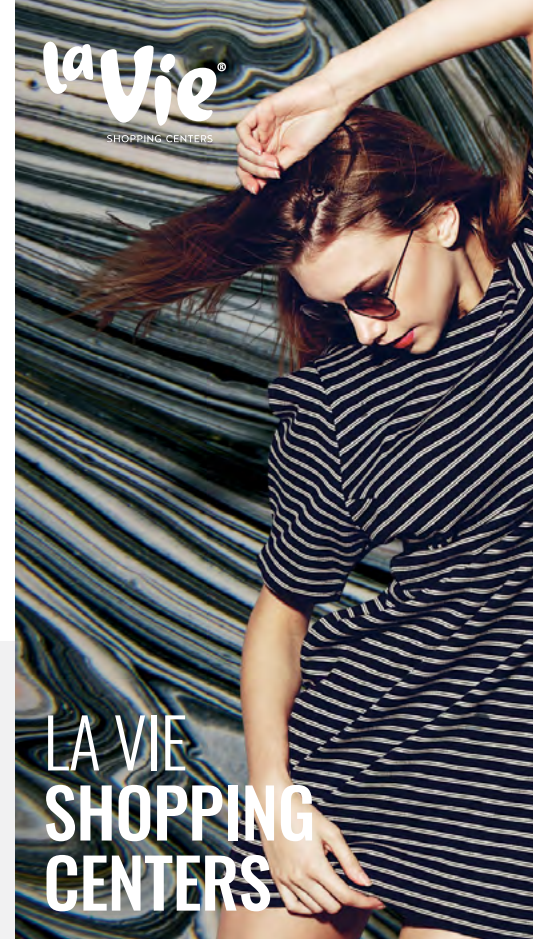
PENÍNSULA BOUTIQUE CENTER



ALGARVE OUTLET



INNOVATION





WIDERPROPERTY – GESTÃO IMOBILIÁRIA, SA
(+351) 226 052 200

LISBOA | PORTO | COIMBRA | ALGARVE
WWW.WIDERPROPERTY.PT



LUÍS CUNHA

leasing@widerproperty.pt



CARLOS SILVA

comercial@widerproperty.pt