

SANKAR

CORPORATE PRESENTATION



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## Letter from the President

Dear Customer,

Sankar was born with the entrepreneurial spirit to bring the professionalism and experience of a team with solid foundations to a sector that, after the last crisis, has been reborn with many more demands to conquer and very high goals to achieve.

Over time and with the evolution of the market, we have seen that despite circumstances not experienced in recent history, with a solidly formed structure and a business vision around the world, which ensures the revaluation of our assets, we have become a leading company in the market, with very positive growth prospects.

Our client, as our central focus, is the one who guides our actions and motivates us the most from the point of view of innovation and project development, because, as part of today's society, we have understood that the well-being, protection and revaluation of our homes has moved to the forefront of current issues, along with employment, to which we contribute directly and very actively with numerous projects in our portfolio, under development and in marketing.

Sankar, in its evolution and growth, is a generator of direct and indirect employment and, therefore, we are proud to be able to contribute our bit to the well-being of Society, giving the security that we all seek for ourselves and our families.

With over 400 homes under development in Spain, we are going to make the dream of many families around the world come true, offering the market local products that are truly balanced in price, quality and services, something that today, more than ever, we value, because we want you to feel at home anywhere in the world, with the assurance that your investment will be a safe and growing value.

**Kabir C.**  
**Sukhwani**  
*President*



## VISION

A benchmark of trust, experience, professionalism, and value within the real estate sector. The Group's primary objective is the satisfaction of our end customer.

## MISSION

To offer our clients the best options on the market when choosing their home, with solvency, transparency, value and security.

## VALUES

Honesty, transparency and sustainability in all our actions and promotions.

Total commitment to the environment.

Innovation, adaptation and application of new technologies in all areas and construction processes.

“ **Leader of Andalusian  
real estate growth** ”

# Experience and Track Record National and International



**COMPLETED**

- >45,000m2 completed
- >300 homes
- >6 International promotions

In Argentina, the Dominican Republic and Miami

**CURRENTLY**

- >85,000m2 buildable
- >500 homes
- >9 National promotions and International News in Argentina, Republic Dominican Republic and Miami



# Present and Future





The KAIROS line is born directly from the philosophical concept Greek, which indicates "the right or opportune moment". Because now, more than ever, we like to feel at home. Enjoy safe environments with all kinds of services and amenities by applying experience and construction quality from Sankar to our home as our first residence.

ESSENCE



The ESSENCE line defines another value, beyond time, For an unbeatable investment in a second home. A dream come true that only increases in value. so that this essence of life, in addition to being able to enjoy it, Let us know that it secures our future with quality and design.

**We adapt to the needs of our clients**



  
**KAIROS**  
ESTEPONA



  
**KAIROS**  
CAPUCHINOS



  
**KAIROS**  
TRINIDAD





**KAIROS**

### Estepona

95 homes with 1, 2 and 3 bedrooms  
Right in the heart of Estepona  
Solarium pool with sea views

### Trinity

47 homes with 1, 2 and 3 bedrooms  
Next to the center of Malaga  
Modern building surrounded by ample amenities

### Capuchins

52 homes with 1, 2 and 3 bedrooms  
Swimming pool in solarium  
Spacious and bright homes

“ **Enjoy a great product,  
balanced investment**

”



Córdoba Andújar Jaén Úbeda

Carmona Écija Ponte Genil Loja

Cordilleras Béticas

Campillos

Sequera

Alhama de Granada

Parque natural de la Sierra de Grazalema

Ronda

Málaga

Gaucín

Istán



Torremolinos

San Pedro Alcántara



Marbella

Nerja

BENAHAVIS  
**ESSENCE**



MARBELLA  
**ESSENCE**



VARADERO  
**ESSENCE**





## ESSENCE



### Rod

125 homes with 1, 2 and 3 bedrooms  
Beachfront  
Spectacular common areas

### Marbella

70 apartments with 2 and 3 bedrooms  
Private swimming pools  
Sea views

### Benahavís

28 semi-detached houses with 3 and 4 bedrooms  
Communal swimming pool  
Surrounded by a natural environment

“ **Because life**  
**You only live once.** ”

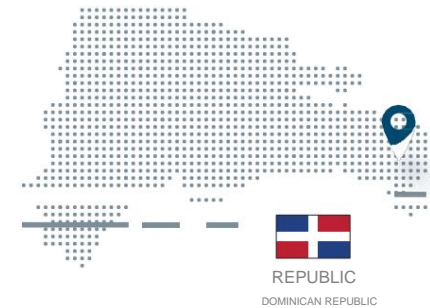


INTERNATIONAL



Promotion	Total Sales Value	Housing
Rosales Park Tower	20,794,357.55 USD	100
Tigre Park Tower I	15,832,446.47 USD	95
Terreros Park Tower	9,083,935.00 USD	70
Edificio España (Tigre)	2,868,000.00 USD	21
Tigre Park Tower II	19,257,450.00 USD	95

Values in US dollars



Promotion	Total Value of Home Sales
Caribbean Lake	9,000,000.00 USD 40

Values in US dollars

**Make yourself at home, the world is your home**



## NATIONAL



Promotion	Total Value of Home Sales	
Kairos Estepona	€22,500,000	95
Benahavis Essence	€12,000,000	28
Kairos Capuchins	€11,000,000	36
Kairos Trinidad	€13,500,000	52
Marbella Essence	€40,000,000	70
Varadero Essence	€33,600,000	125

Values in euros

**Make yourself at home, the world is your home**



## INNOVATION

### Sankar Protection Control

A new concept born from our experience, thanks to our team of professionals, who at all times ensure that Sankar is at the forefront of construction systems and project development, always thinking about offering maximum value for an effective cost of implementation, because that is what our end customer demands of us, and that is what the market itself demands of us to be leaders in our areas of influence.



### Graphene paint

Coatings with exceptional durability, while their water-repellent capacity isolates us from possible dampness, in addition to possessing exceptional antibacterial qualities already tested and used even in Hospitals.



### Disinfection arches

Thermal imaging cameras allow us to monitor who enters our common areas and how. Because our families deserve the best protection. Combined with other community and individual systems, they make our home a safer place.

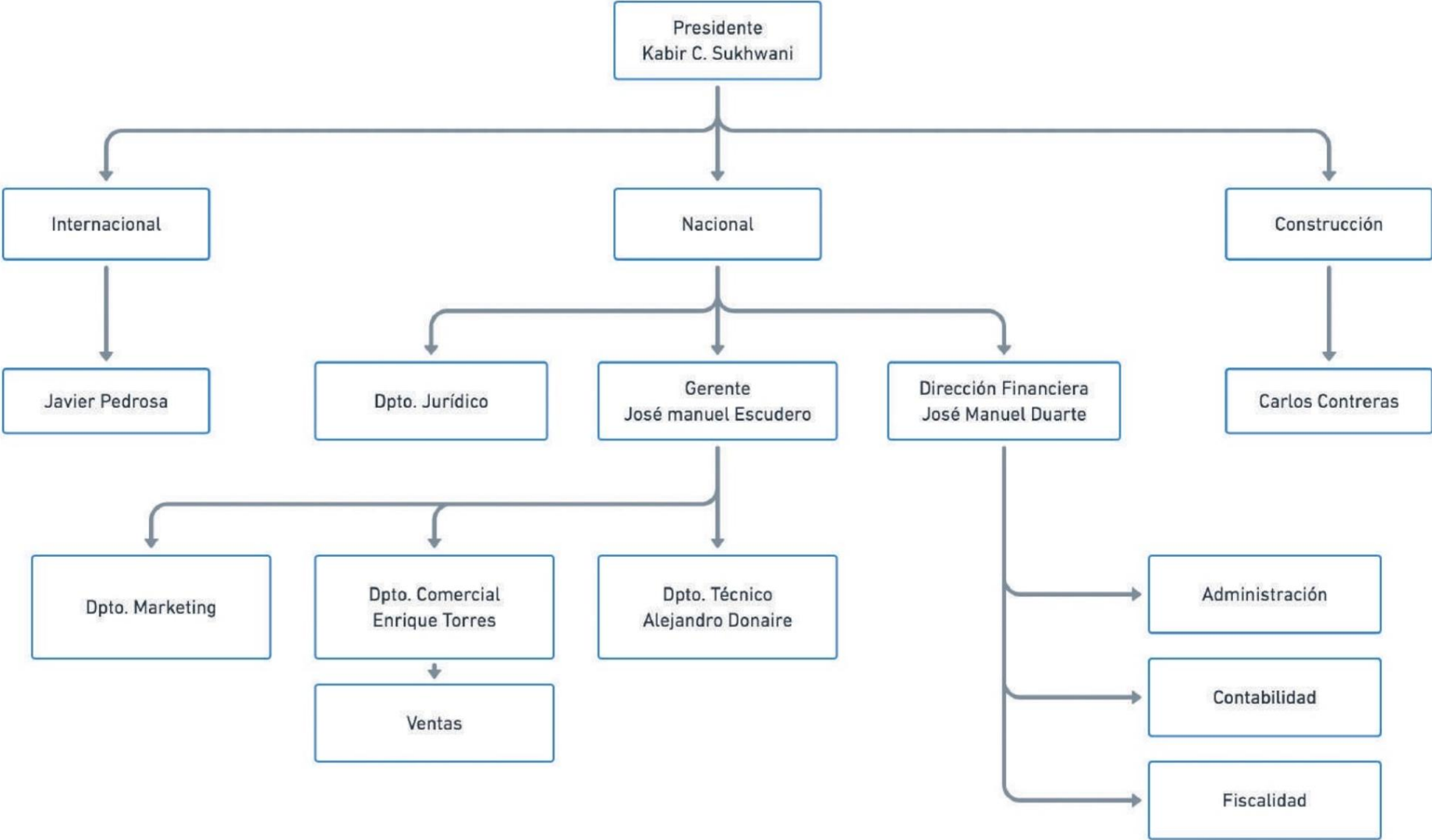


### BIM, BREEAM, LEED...

All this innovation must be based on the best design and construction methods. Although construction is done almost the same way as in the last century, we are now in the 21st century. We are innovators and we are proud of it.

## Committed to the Environment

# Sankar Group



## Sankar Group



### Kabir C. Sukhwani – PRESIDENT

He began his professional career as Delegate for Eastern Andalusia of the multinational “DTZ real estate consultants” at just 25 years old. A year later he founded SANKAR REAL ESTATE PARTNERS, SL, an activity which he simultaneously carried out with his new position as Assistant to the President for Latin America and the Middle East of Grupo PRASA, at that time the first private real estate company in Spain. This work continued until SANKAR became a group of companies, with real estate development, participation in entertainment companies, land management and the manufacture of electric bicycles, among others.

He has held management positions for over 10 years in subsidiaries linked to both companies, including in Argentina, the Dominican Republic, Peru, Chile, the United States, India, Qatar, and Saudi Arabia, giving him a broader perspective on market operations and their constant evolution. During this time, he has managed and negotiated real estate transactions with public administrations involving over 10,000 homes and 8,000 hotel rooms, and has acquired, managed, or brokered land worth over €1 billion.

He also represents SANKAR REAL ESTATE PARTNERS, SL in Quabit Inmobiliaria, where it holds a significant stake (over 3%). He was recently recognized for his international career and nominated for the Young Entrepreneur of the Year award in Spain.



### Bhagwan Sukhwani - COUNSELOR

Since 1980, I have been at the helm as Director or Administrator of the various development companies that make up the Sukhwani group, totaling more than 38 years of experience in the real estate world.

Over 3,200 homes developed. Proven experience in real estate development, land management in planning and market knowledge, as well as structuring financing and cash flows for real estate projects.

Administrator or CEO in several companies in the Real Estate Development Sector and other sectors. Member of the Board of Directors of the Association of Developers and Builders of Malaga.

## Sankar Group



### José Manuel Escudero Alcántara - MANAGER

He began his professional career at PRASA, a leading national developer, managing the sales of 900 homes in Seville, Cadiz, and Jerez between 1994 and 1998. He then moved to COPISA, part of the PRASA group, where he served as the developer's director, overseeing more than 200 homes in Malaga and Cordoba between 1998 and 2002.

From this moment, 2003, until 2009 he assumed the Management of the Delegation of Urbis, a listed development company, in Andalusia with more than 900 homes developed, which led him to continue with the work of CEO in PROYCO between the years 2009 to 2012 with various actions in the area to immediately go to CAJASUR, a reference financial entity, acting as Deputy Director of the Urban Management Department assuming until 2015 the control of very diverse actions with more than 100 Compensation Boards and Conservation Entities in Management, as well as hundreds of assets.

In 2015 he moved to NEINOR, a leading company, as Director of Land Investment in the South, where he carried out this activity until 2016. He then went on to advise SERPROCOL as Territorial Director for Andalusia between 2016 and 2017. Between 2017 and 2020, he developed INBISA in the Andalusian Community as Territorial Director, becoming part of the large SANKAR project, a position he holds to this day, with more than 400 homes under development and a new pipeline being created.



### José Manuel Duarte Díaz - Chief Financial Officer

He began his professional career in 2006 at PricewaterhouseCoopers Auditores, SL (PwC), focusing on the audit of listed financial institutions and others (Banco Santander Group, Barclays Bank, Ibercaja). He has participated in numerous international and national projects. Among others, he worked for a year in PwC's Milan office (2008) focusing on the review of the Pirelli Group, and for 18 months in PwC Montevideo and Buenos Aires (2013-2014), focusing on the review of Banco Itaú.

Specialized in accounting reviews under IFRS (IAS/IFRS), Bank of Spain and CNMV regulations, Spanish General Accounting Plan (PGC), and US GAAP. Expert in Integrated Audits: Internal Control Reviews under the Sarbanes-Oxley Act (SOx), International Standards on Auditing (ISAs), and US GAAS. During 2012 and 2013, he was involved in due diligence processes for financial institutions within the Spanish financial system.

Since 2019, he has led the Finance Department at Sankar, as the direct head of corporate finance, which includes, among other things, budget control, cash flow preparation, overall treasury review, payment forecasting, and leadership of the Accounting Department.  
prosecutor among other functions.

## Sankar Group



**Enrique Torres de Castro - COMMERCIAL AND MARKETING DIRECTOR** He

entered the real estate world in 1994, developing his activity in ARGENTARIA until 1997, currently part of BBVA, in the division of awarded assets with the commercial management of more than 3000 assets nationwide, later developing in ROAN and TENGELMANN Spain until 2001 as head of expansion of large accounts.

From 1997 to 2003, he served as CEO of GIVSA Inmobiliaria, overseeing the development, management, and marketing of over 40 projects in central Spain. He was then recruited by HANSA URBANA, a leading developer on the Costa Blanca, which also had projects in Catalonia and the Balearic Islands, as the company's representative between 2003 and 2005. Together with ZFG, the Navarro Investment Group, he completed the company's expansion across the Mediterranean coast by 2007, with over 2,000 homes planned and delivered.

From there, it jumped to the international market with GRUP VOLUMETRIC and B2B Company Advisors, developing multiple actions at the European level between 2007 and 2015, completing more than 80 projects.

From 2015 to 2020, he worked for TM GRUPO INMOBILIARIO and HOME INTERNATIONAL, developing and marketing over 600 homes along the coast. He is currently part of the large SANKAR project, serving as sales manager.



**Alejandro Domínguez Arias - HEAD OF TECHNICAL COORDINATION**

He began his professional career at the Ministry of Finance by carrying out projects for the new Finance Administrations in the province of Jaén between 1985 and 1987.

He then joined the construction company OCISA as a Site Manager, carrying out several large budget projects, as well as interventions in national heritage projects, from 1988 to 1998, coinciding with the company's name changes, going from OCP Construcciones to ACS Actividades de Construcción y Servicios.

From 1998 onwards, he joined the technical team at INMOBILIARIA URBS in its Málaga branch. During his 13 years with the company, he managed a total of 1,200 properties in the province.

Between 2010 and 2016, he worked at DOYCA as Technical Director, where he oversaw several development projects in Granada and its metropolitan area. Subsequently, from the last quarter of 2016 until March 2018, he joined KRONOS INVESTMENT GROUP through Gesmoali, managing three large developments on the Costa del Sol, overseeing 420 homes.

From 2018 it became part of the Municipal Urban Planning Management of Malaga until becoming part of the SANKAR project in April 2020 to technically manage the more than 400 homes under development.



**Javier Pedrosa Martín - Head of Latin America**

He began his professional career in the banking sector in 2004, working for Caixabank and Unicaja Banco. From 2008 to 2010, he collaborated on a research project with the University of Málaga and the Andalusian Institute of Statistics (IEA) on the tourism sector as an economic activity and its impact on the regions. This broadened his perspective on residential or second-home tourism. Since 2010, he has been part of SANKAR, holding positions such as manager and supervisor in subsidiaries linked to SANKAR in Spain, Argentina, and the Dominican Republic.

# Markets, status notes

