



Student accommodation real estate development project

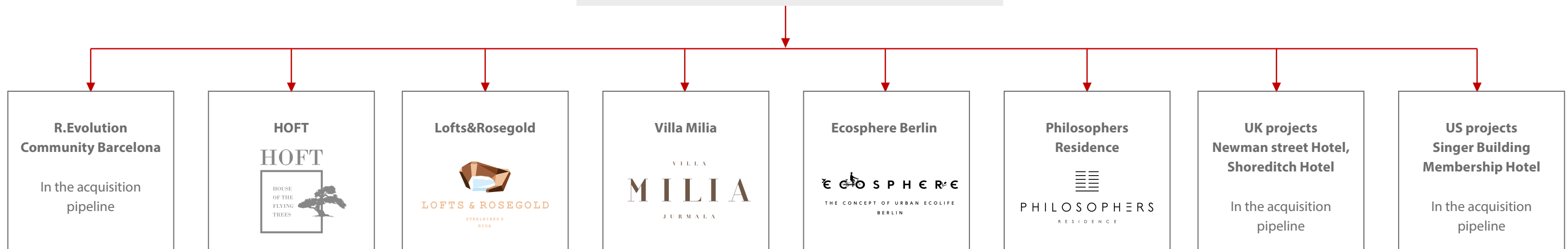
CARRER
PERU
Barcelona

178
184



Project Development Company

R.evolution projects



• Company's activities

The advantage of «R.EVOLUTION» as a managing partner is a full range of services offered for asset management in real estate field. This package includes:

- Selection of the project, project analysis in terms of profitability and situation on the market;
- Examination of the project and concept development;
- Financial and investment risks analysis; technical documentation analysis;
- Recommendations on optimization of the project, development and implementation of improvement;
- Detailed proposal preparation, including business plan for investors/ co-investors;
- Management relations with investors, project presentation, preparation of the necessary documentation, including investment model and legal aspects; signing of the contract;
- Project preparation, purchase of real estate, conduction of the construction tender, providing technical control, management of the investment flows, tax planning;
- Marketing - positioning, branding, advertising, promotion;
- Sales strategy preparation;
- Organization of sales considering marketing research and marketing concept;
- Audit of the project at various stages of its implementation, including Financial and technical audit, quality of sales control.

• Philosophy

R.Evolution company is creating architectural objects for more than 15 years, and each of the projects in their concept, is a founder of the fashion, and some of the projects comprise pioneering architectural trends. All the R.Evolution implemented projects contain a clear conceptual idea, which underlines the uniqueness of the project at all stages of its implementation from design to interior decoration and insuring comfort during the stay.

Our philosophy does not tolerate the concept of "after". Present happens right here and right now. We lose every single moment of happiness and joy if we put it off till better times when we expect to have more time, money and felicity. It is worth it living right NOW, enjoying every single moment, every glance, feeling every move and every thought. All these important components help us to express ourselves as personalities, as the constituent part and the mirror of the whole world.

R.Evolution is a part of the city's evolution, which creates something more significant and important than just the development of commercially effective projects. Every single object is not only a building but a human creature with its own special atmosphere, soul, character, and energy, ideal for comfortable life in harmony. Due to our "revolutionary" attitude, we create real estate projects, which are cost effective and not a subject to time, crisis and fashion changes.

• Mission

R.EVOLUTION is a real estate investment partner and developer with extensive management capacity and project experience. As a developer, our mission is to create an environment that is in line with its internal philosophy and customer requirements.

As an investment partner, our mission is to strengthen investors' satisfaction by maximizing land-use performance, ensuring clear and timely coordination with government and municipal institutions, planning of investment inflows, optimizing construction and sales schedules, implementing up-to-date construction and engineering solutions, and performing general management function.

• Track Record

Headquarters:

- **Riga (Latvia)**

Operational Offices:

- **Berlin (Germany)**
- **Barcelona (Spain)**
- **New York (US)**

Business experience: **20 years in Luxury Real Estate development**

250 000 sq.m. GFA in Latvia and Germany

Total employees > **60 professionals**



R.evolution projects



Villa Milia



Tal Residence



Hoft



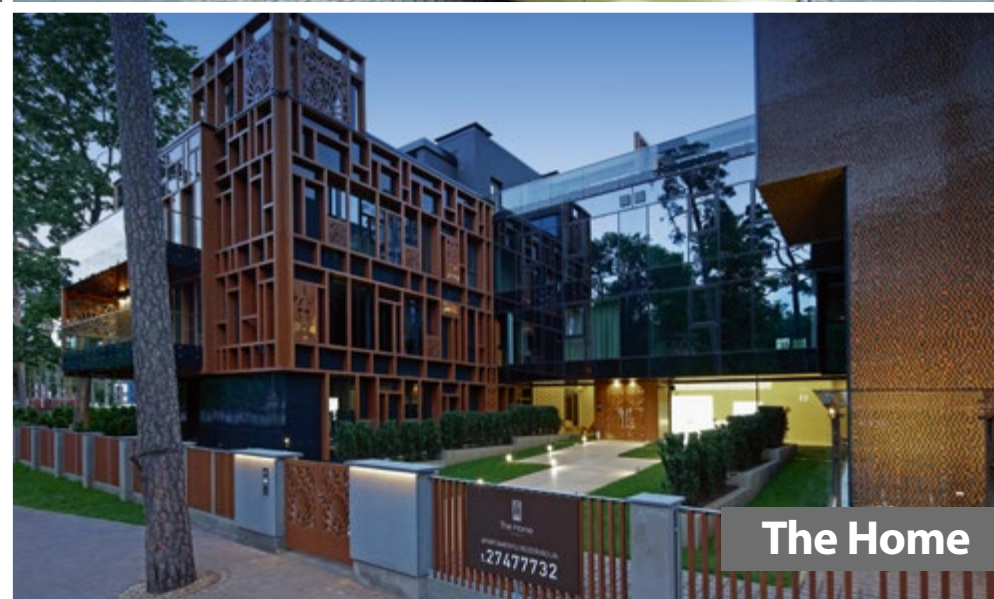
Legend.



Lofts&Rosegold



Philosophers Residence



The Home



Ecosphere



R.EVOLUTION
REAL ESTATE DEVELOPMENT



Rooftop Recreation Area



Student Hall Project Concept

• Location

Today Barcelona's 22@ district is a world-class innovation and technology hub. It is home to universities, research and education centres, headquarters of the most advanced start-ups and international hi-tech companies. Since 2004, more than 5 000 companies and 100 000 employees have shifted to 22@ district.

The main activities of companies located at 22 @:

1. Information and computer technology.
2. Microbiology and medicine.
3. Architecture and design.
4. Renewable energy.
5. Mass media.

In the upcoming 3 years the number of employees located in the offices of 22@ Barcelona will increase by 25 000 people. Due to a rapid development of 22@ Barcelona currently competes with such innovation heavy-weights as Amsterdam, Vienna, Manchester and London.

• Statistical Background for Project Implementation (2018)

Number of students in Barcelona: **171 849**

Number of international students in Barcelona: **25 780**

Number of beds in Student Halls in Barcelona: **9 221**

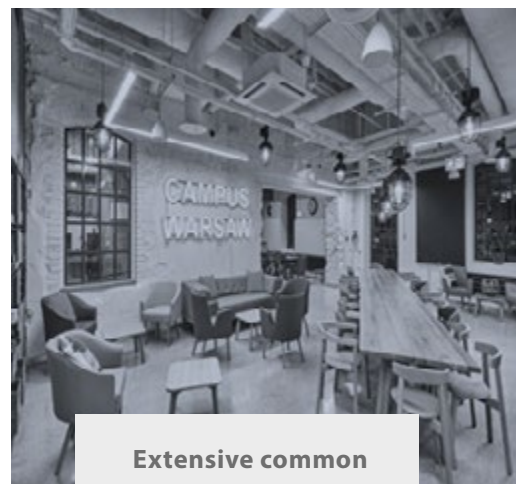
Average price per bed in Student Hall: **460 – 1 980 EUR/month**

Annual growth in price for Student Accommodation: **7%-8%**

Amount of Erasmus+ students in Spain: **45 831**

Ration of bed spaces and number of students: **1 : 17**

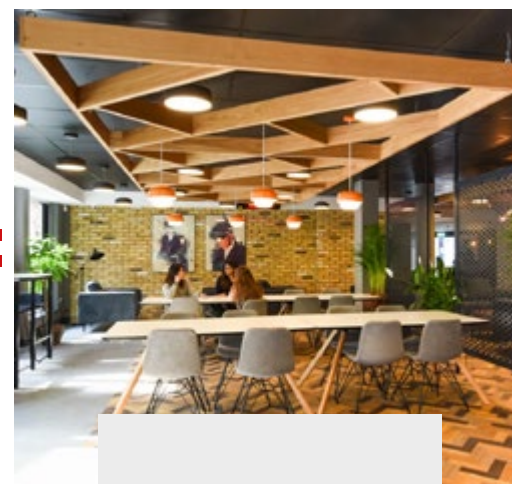
• Business Concept



Extensive common areas for study, working and relaxing



Compact bed units apartments designed according to the highest comfortable standards



Unique price for high quality designer student accommodation

• Construction Concept of the Project

An architectural project of the Student Hall building will be developed and the building permit will be obtained during 24 months after the purchase of land plot and premises. The current layout of the ci. 6 000m2 building and its bearing construction elements allow redevelopment into a student hall that is in line with contemporary standards. A complex of student residence includes guest rooms, co-workings, student labs, recreation areas, cafe, gym, rooftop swimming pool, etc.

• Competitive advantages

A vast majority of student residences of Barcelona are produced and being operated under a similar architectural and business model which is based on the following principles - a mixture of a large amount of hostel-type guest rooms and relatively few common use areas and recreation zones. Whereas R.Evolution offers a conceptually new type of student residence. We plan to create a Student Community with an emphasis on anti-consumerism and promotion of social and environmental friendliness. We will develop an ideal environment for life, studies, work, and personal development.

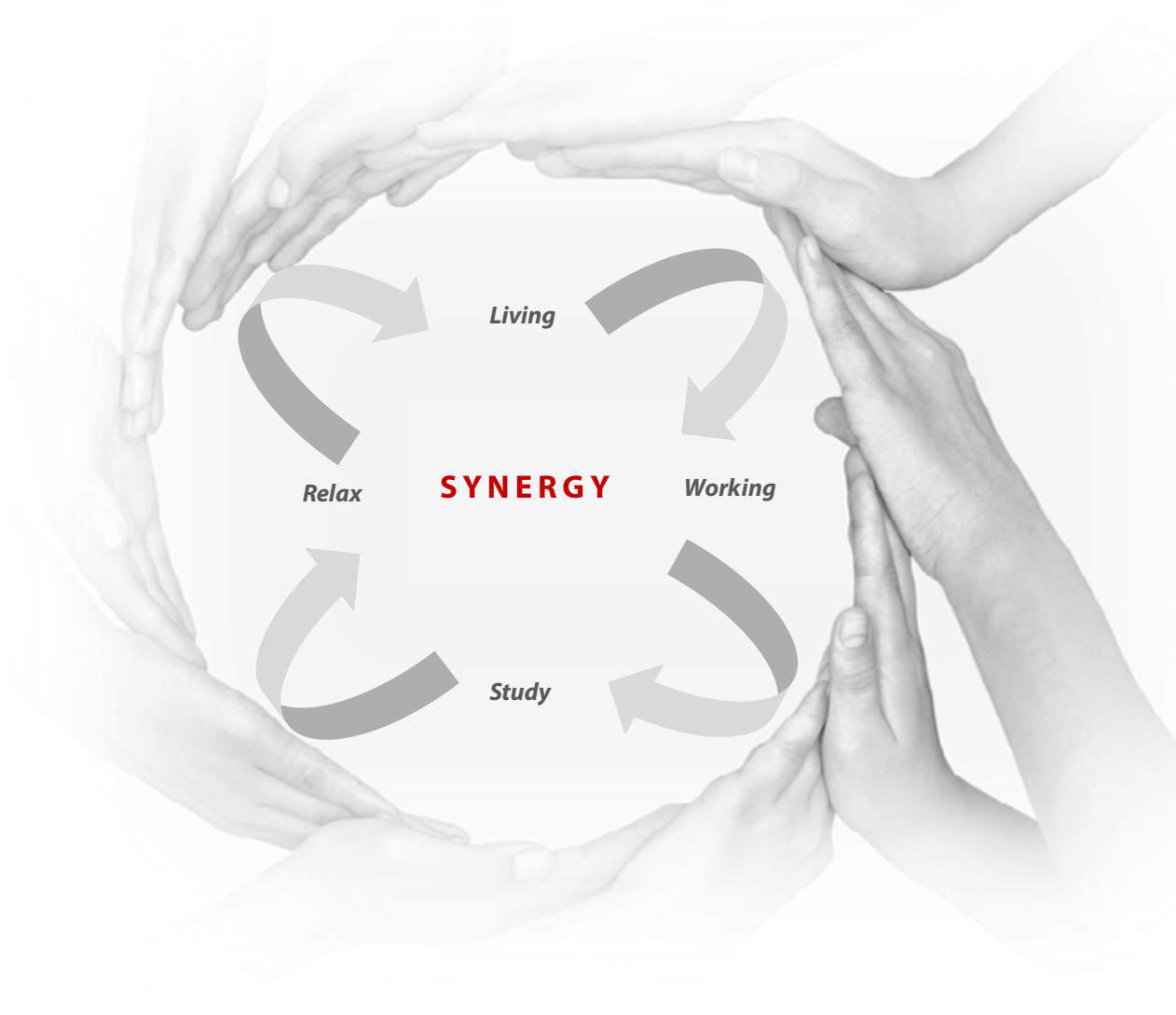
• Architectural concept

As for the moment, there are 2 major architectural concepts that have been developed in association with potential operational partners. These are modern and thoughtful solutions to diversify the available space between classrooms, bed units and common areas. All two concepts include several classrooms of various sizes for 100 to 400 seats, as well as a number of bedrooms with different amount of bed spaces:

Concept 1 (224 rooms 293 beds)

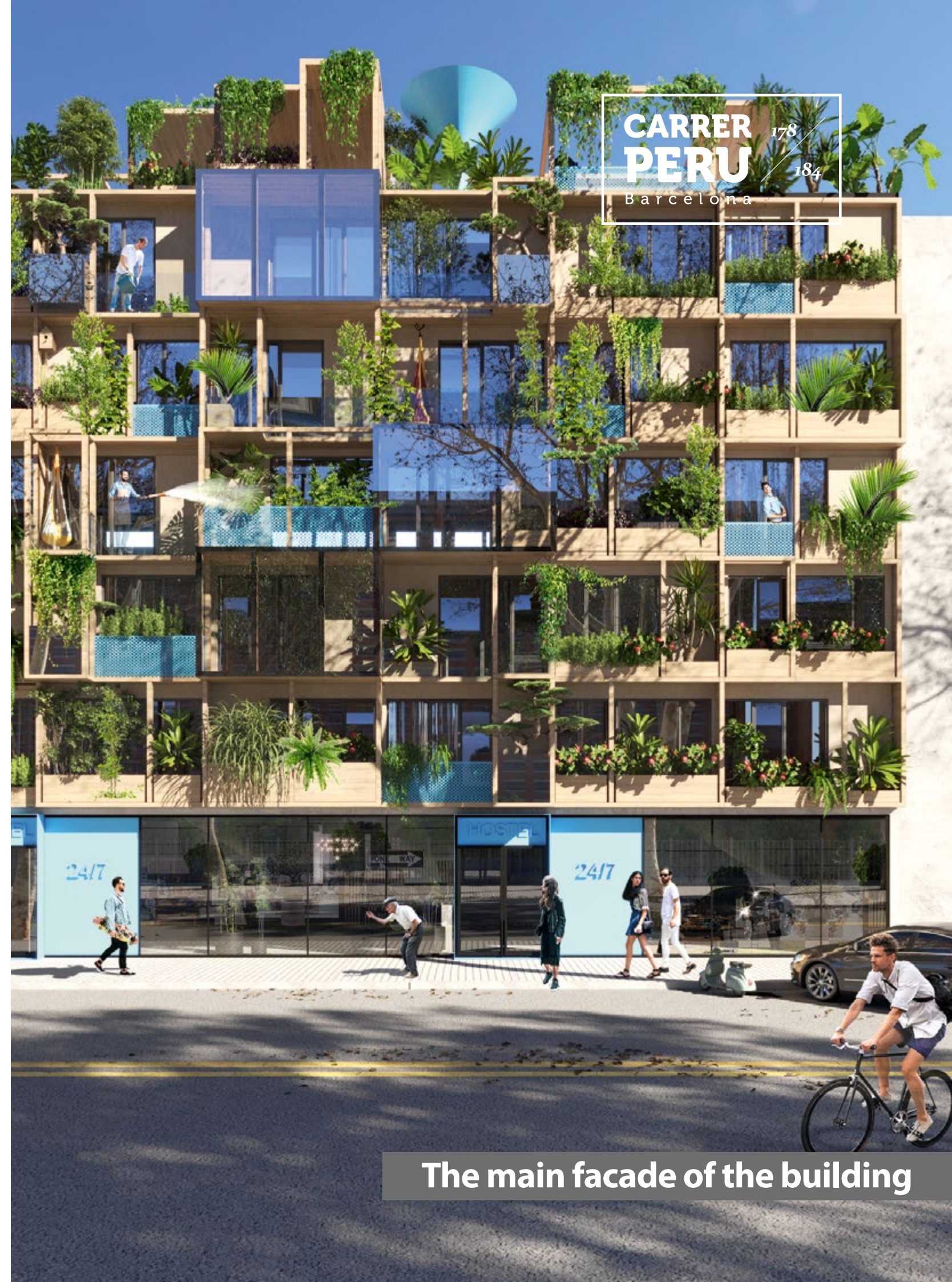
Concept 2 (154 rooms 363 beds)

Each concept on average has 200 m2 of common use areas (kitchens, classes, etc.) per floor. The windows of the living rooms overlook spectacular atriums with vertical tropical forests with rain irrigation systems, as well as sounds of the forest and crickets. On the rooftop, there will be a terrace with canopies made of solar panels. Facades of the building will be decorated by flying bonsai trees with an automatic irrigation system.





The main facade of the building



The main facade of the building



Student Hall Project Concept

• Concept in Facts and Figures

6 900 m ² INDOOR AREA	
1 433 m ² TERRACES	
293 or 363 BED UNITS	
1-3, 2-4 or 4-8 BED UNITS APARTMENTS	PRIVATE ROOMS FOR MEDITATION AND RELAXING
CLASSES & AUDITORIUMS	LOUNGE ZONES
LABS & CO-WORKING	GYM & WELLNESS
F&B SERVICE	ROOFTOP SWIMMING POOL
BIKE SHARING	ROOFTOP TERRACE





The main facade of the building



The main facade of the building



Rooftop Recreation Area



Rooftop Recreation Area

Socially & Environmentally Responsible Concept

Socially and Environmentally Responsible Concept

R.Evolutions Community has a responsible approach towards the environment and society we live in. We offer our members to challenge the overconsumption and pollution issues in the scope of a particular Student hall and on our own example transform these values to the whole urban society.

The Student hall will become an eco-system in the middle of an urban jungle. Its inhabitants will have not only to live inside that system but also will have the possibility to study it and analyse the level of energy consumption. Community members on their own experience will explore the processes that stimulate modest energy and food consumption principles. For that purpose, there will be an informative multimedia panel installed and available for all the spectators. It will illustrate live statistics for the consumption of major energy resources as electricity, water, heating, etc.

• Move green

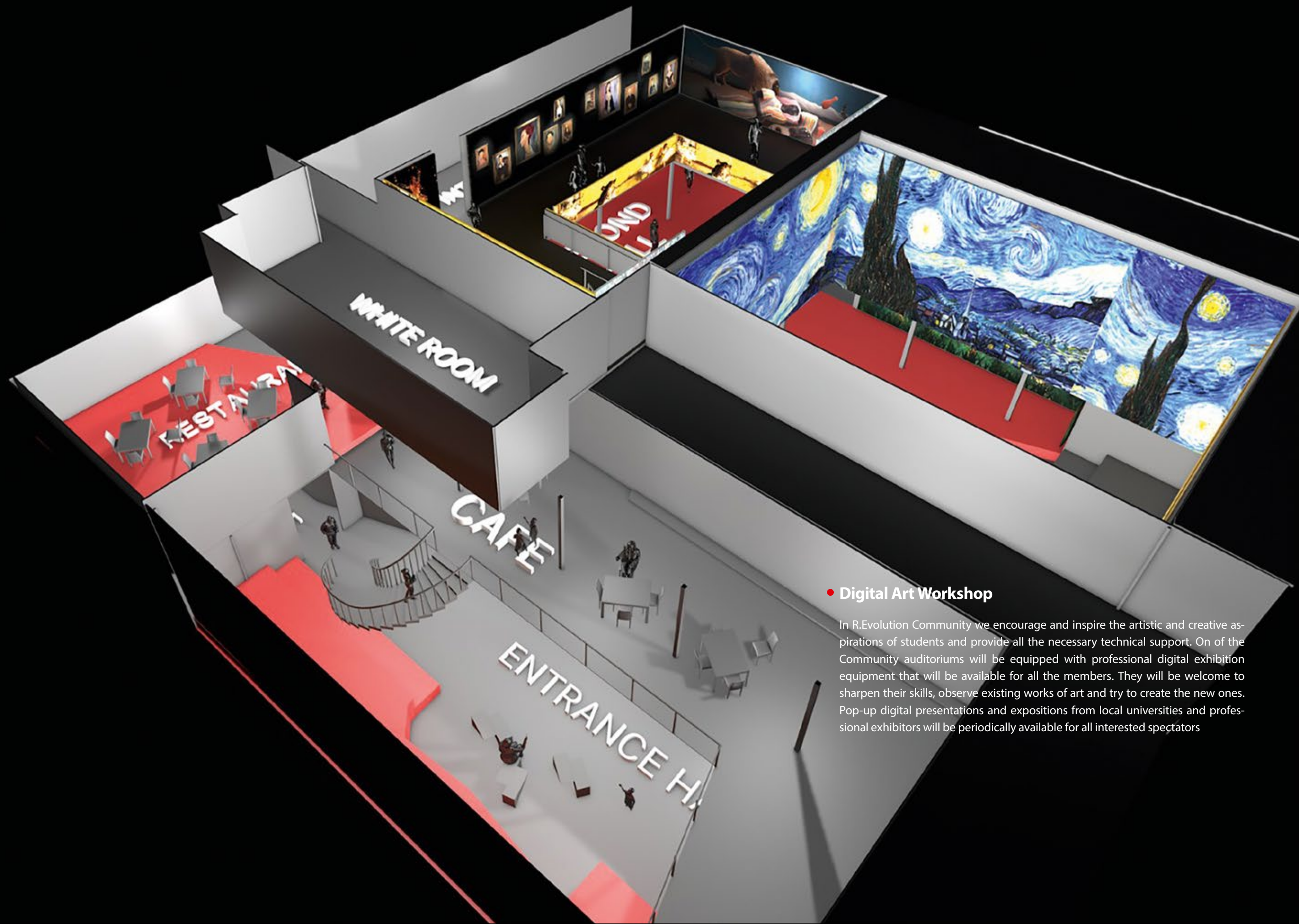
Our community offers a unique membership transport sharing service in association with Tesla, which is considered an environmental transport flagship. Each member who has a valid driving license will be able to book one of the vehicles from R.Evolution Community Tesla set and use it for its needs, whether it is a single shopping drive or a ride with friends to a party. Different types of vehicles Model 3, Model S and Model X will be available for different occasions. For those, who like to feel the wind in their hair an electric scooter sharing service will become a great addition to daily activities. We will do our best to stimulate the community members to choose a most appropriate vehicle for particular occasions taking in consideration principles of green-living and avoiding overconsumption. There will be no necessity to leave the student hall in search of transport. Book your car or scooter right at the reception. The price for scooter is included in accommodation fair. Tesla service will be available for a discounted members only price.

• Eat green

Boost the nutritional value of your meals with menus at R.Evolution Community in collaboration with Flax&Kale. Nowadays there are hardly any doubts about the correlation between a proper diet and strong illness-free health. We feel passionate about feeding you better, therefore, you can be happier and live longer with optimal health.

R.Evolution Community together with Flax&Kale offers its members to choose between half-board or full-board menus for affordable prices. We provide menus for both vegetarians/vegans and fish eaters.





• Digital Art Workshop

In R.Evolution Community we encourage and inspire the artistic and creative aspirations of students and provide all the necessary technical support. On of the Community auditoriums will be equipped with professional digital exhibition equipment that will be available for all the members. They will be welcome to sharpen their skills, observe existing works of art and try to create the new ones. Pop-up digital presentations and expositions from local universities and professional exhibitors will be periodically available for all interested spectators

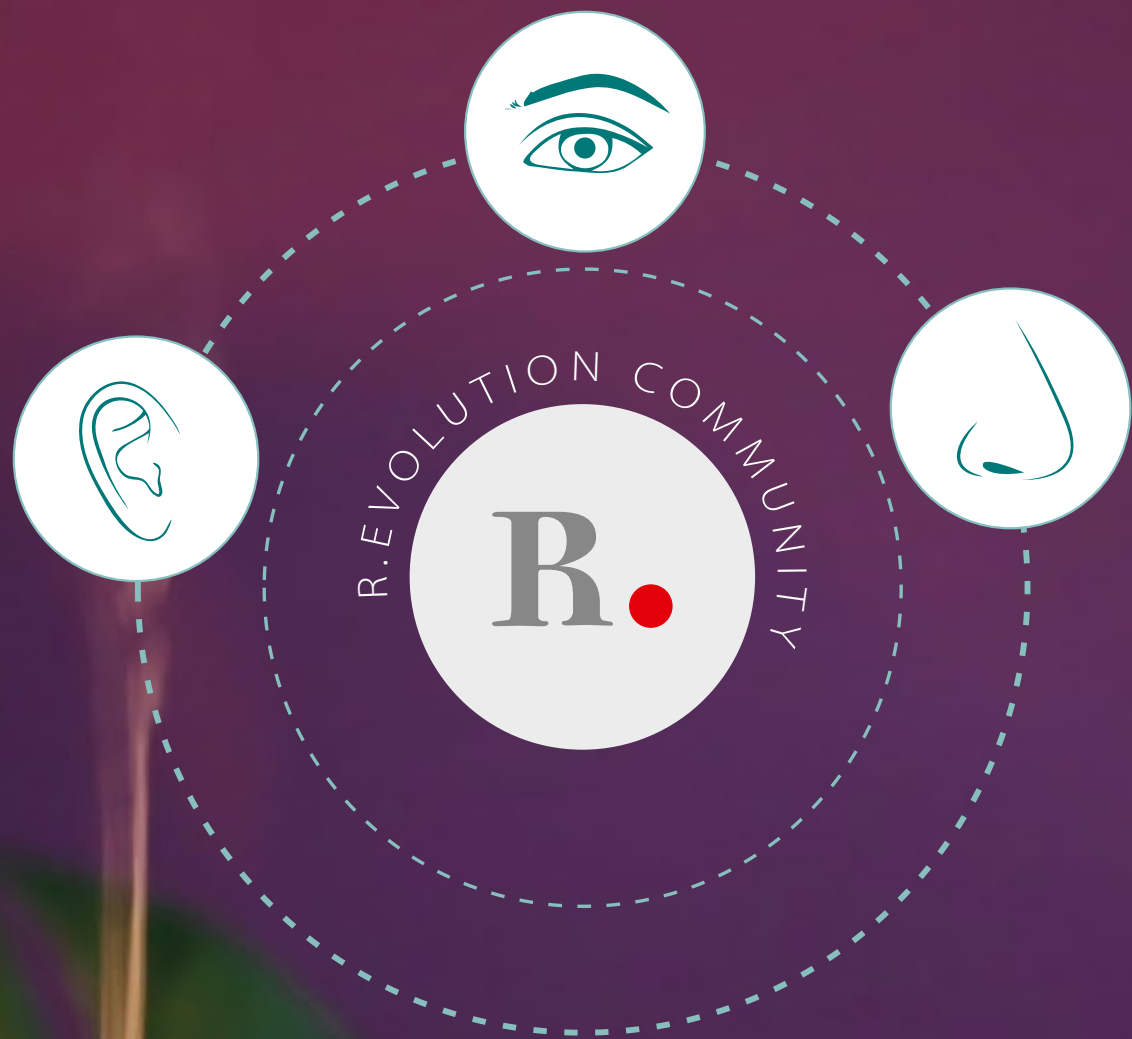
- **Co-Working, Co-Living, Co-Studying**

R. Evolution Community offers you more than just a Student Hall. We offer an opportunity to experience a whole society model under a single roof with an emphasis on environmental responsibility and refusal of overconsumption. Members of our community will be able to develop their social, artistic and entrepreneurial skills and competences inside student hall and participate in its maintenance and even more - management. Community Members will have an opportunity to have part-time employment in the student hall and participate in its maintenance as a receptionist, cleaner or barista in the lobby bar. Moreover, there will be a community student council. The purpose of the student council is to allow students to develop leadership by organizing and carrying out the R. Evolution Community activities and service projects. In addition to planning events that contribute to community welfare, the student council is the voice of the student body that will have the room for improvement of community and specially allocated budget for that purpose.

Another way to social and entrepreneurial skills will be a crafts shop where members will be able to merchandize self-made goods, thus generating income and experience. Rooftop recreation areas with gym, pool and yoga areas.

After a busy day of self-development students will have an opportunity to on rooftop recreation area using the swimming pool or rooftop gym. Yoga areas will be located both on the rooftop recreation zone and inside the building.





• R. Evolution Senses

Our team has a vast experience in premium real estate development. We have completed numerous real estate projects from scratch and were involved in every level of production - from a choice of site to handing the keys to the customer. We directly address and impact the major senses of the clients - vision, hearing, and smell.

• R.Evolution Hearing

Do you remember the sound of ticking clock in the background of every single scene of Nolan's "Dunkirk"? We value the effect of sound as much as Nolan, so halls of R.Evolution community will be filled with background sound effects, such as birdsongs in the mornings, forest rumble in the afternoon and crickets in the evening. Every sound will be directed towards creating a mood for an appropriate part of the day.

The Community will introduce its members to the best examples of different music genres of different decades on specially organized themed music events. Between the events, every member of the community will have an opportunity to make his own performance in front of colleagues of other members of the community. A unique collection of vinyl records will be at his full disposal.

• R.Evolution Fragrance

In R.Evolution Community we actively employ the power of fragrance. We use natural oils that activate various body functions. Lavender stimulates the relaxation process, therefore will be actively used in lounge rooms and yoga areas, meanwhile, citrus triggers the ability to work and boosts the performance, therefore is used in classes and auditoriums.

• R.Evolution Vision

We do our best to secure the maximum level of comfort for community members. Our experience has proven that illumination is one of the major issues that influence human well being indoors. To ensure a maximum comfort level we use lighting similar to natural that doesn't create unnecessary tension on a psychological level - white with light soft shades in open areas and warm orange shades in niches. The lights similar to fireflies are used in atriums in order to create an atmosphere of the forest. We place candles in lounge rooms so that our guests can feel relaxed.

- **R.Evolution Community Angels**

For us, "Community" is neither a part from the name of a franchise or a marketing tool. We truly value the common needs and aspirations. At the same time, we highly appreciate individual achievements that contribute to the overall growth of the community and would like to support them. For that reason, we plan to introduce a business angel program by investing in an initial phase of start-ups of R.Evolution Community members. Apart from financial support, Angel program takes up the role of a mentor that is ready to share its consent and experience to students and future entrepreneurs. The Angels program will allocate the financing based on decisions of a committee, that will consist of representatives of residence founders and student council. The committee will also be responsible for overall control of the appropriate management of allocated resources. The initial investment of R.Evolution Community Student Residence founders will become the backbone of Angels program, however, the third parties, including parents of the students will be able to facilities via making minor installments into Angel's capital. In case of success, all the parties will benefit – both students and investors.

- **Responsible Investment Approach**

During 20 years of our operations as real estate developers, we have cooperated with various investors. Our experience shows that there are 2 major types: private individuals or institutional investors and in both cases the beneficial owners of funds are wealthy individuals.

Even in aspects linked with fundraising, we would like to be more accessible and democratic, therefore we plan to involve middle class into student housing project development, be means of raising the funds for the development of our residences throughout crowdfunding platform. This solution will allow various individuals to invest in assets that you can see and touch: your investments are always linked to real estate. This way all parties can build a long-term heritage and get a guaranteed income.





Main facade





Atrium facades in summer



Atrium facades in summer



Atrium



Atrium facade



Atrium



Atrium



Fragment of the main facade



Public interiors concept















Public interiors concept



Specifications

• **Project**

Location: **Carrer del Perú 178-184, Barcelona, Spain**
Plot Area: **2 003 m2**
Current GFA: **6 080 m2**
New development: **GFA 6 900 m2**
Current Use: **Office / Industrial Building**
New use class: **University Campus & Student Apartments**
Additional amenities: **Labs, Classes, Auditorium, Co-Working, Offices, Lounge areas, Sport-Wellness, Swimming pool, Café.**

• **Project Execution Timeline**

- Launch of the Project: **July 2019**
 - Project Completion: **September 2023**
- Project Milestones:**
Project Development and Approval: **24 months**
Construction and Commissioning: **18 months**
Withdrawal from the Project: **6-12 months after commissioning**

CONSTRUCTION PROJECT
DEVELOPMENT AND APPROVAL

24

CONSTRUCTION WORKS

18

WITHDRAWAL FROM THE
PROJECT

6-12



Care del Peru 178-184



Concept 1



• Architectural Concept

Number of rooms: **224**

Number of beds: **293**

Useful area: **7 652 m²**

With the possibility to increase up to 350 beds in rooms with a ceiling height of 5.70 m and 4 m.



CARRER 178
PERU 184
Barcelona

Atrium facades in winter

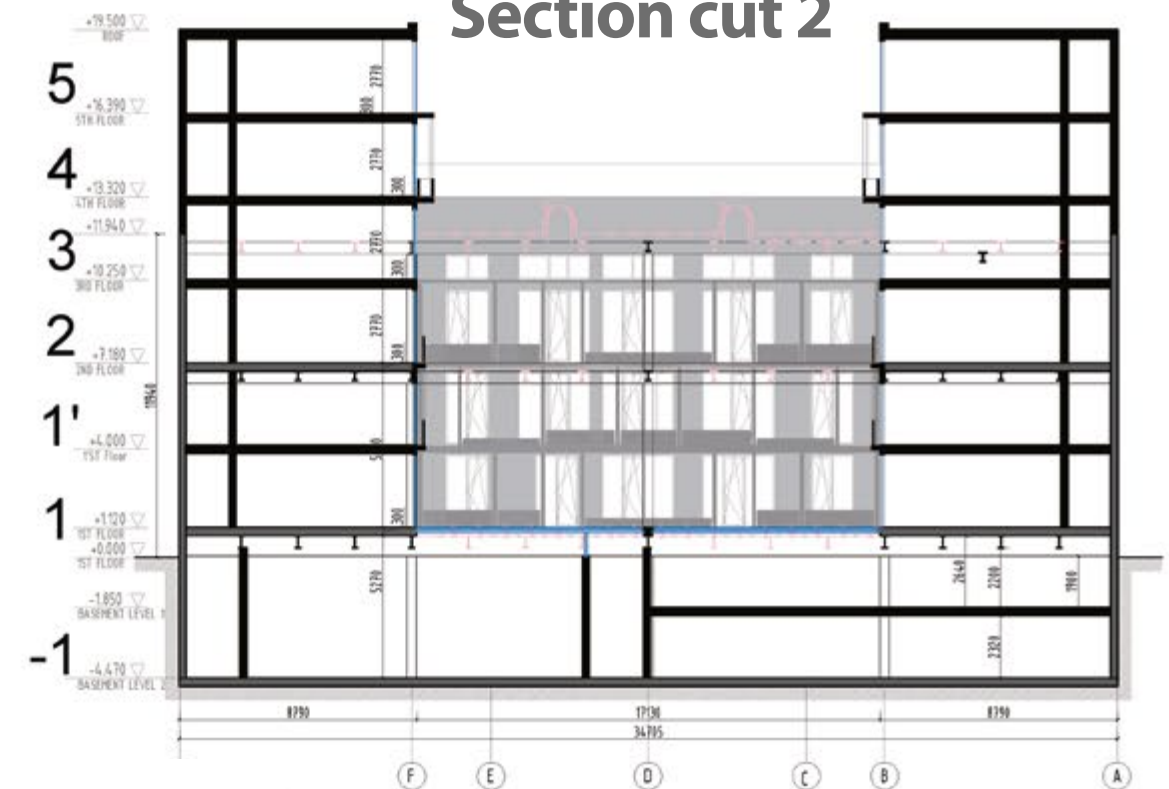


Concept 1 / 224 rooms 293 beds

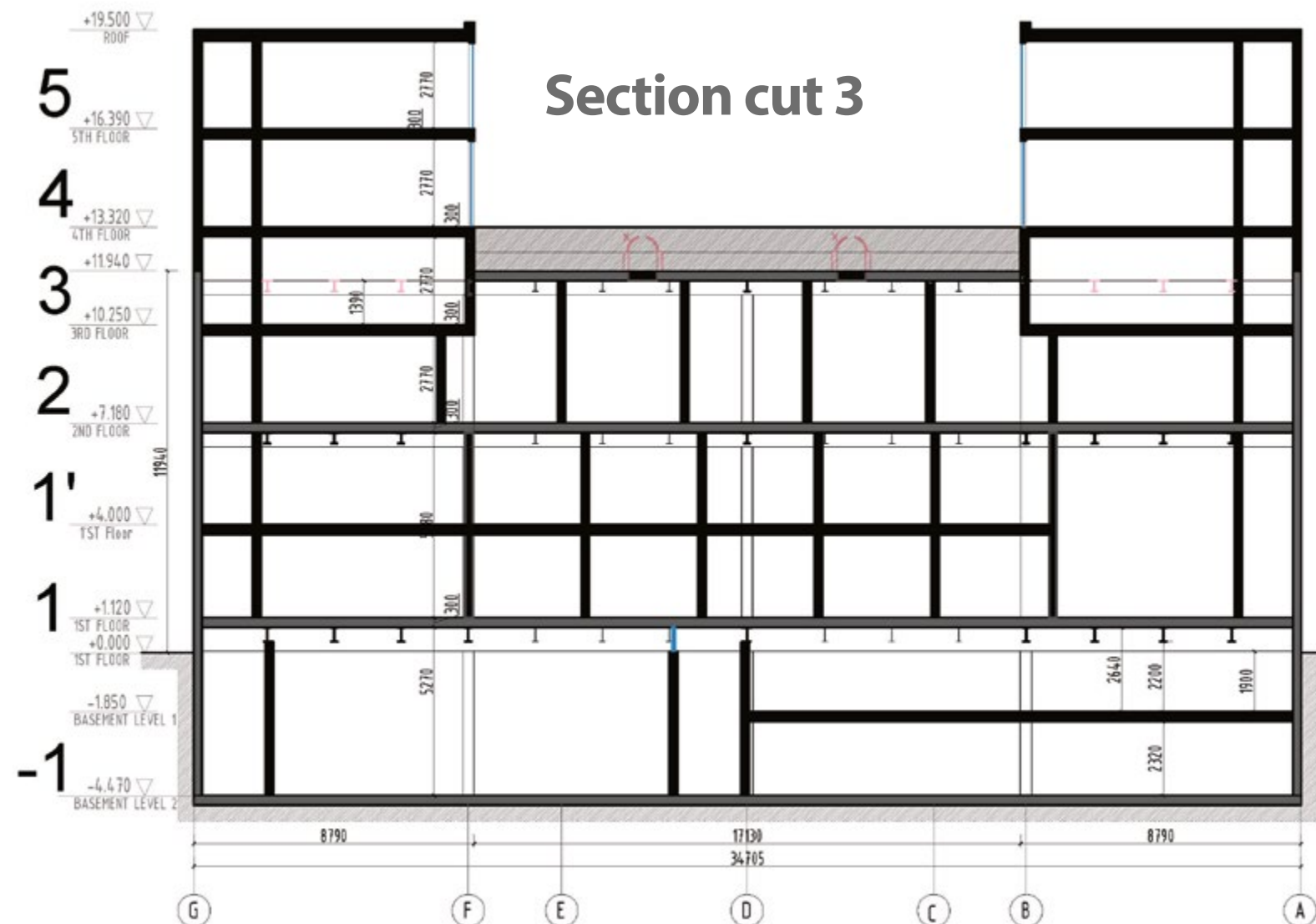
Section cut 1



Section cut 2



Section cut 3



1 BED ROOMS - 163
2 BED ROOMS - 53
3 BED ROOMS - 8

CARRER 178
PERU 184
Barcelona

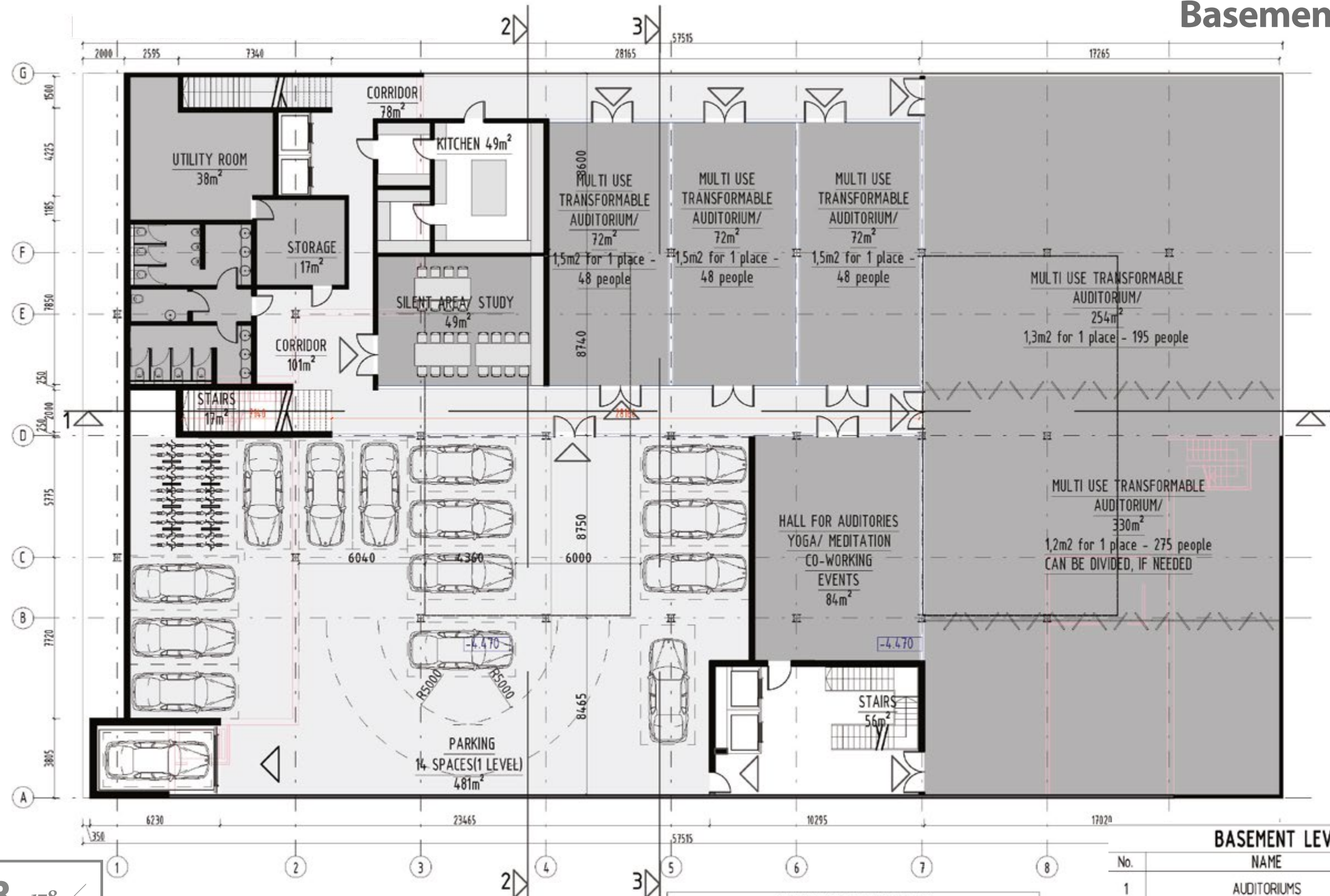
TOTAL

No.	NAME	AREA, m ²
1	ROOMS	3875
2	CORRIDORS	971
3	STAIRS	102
4	MULTI-PURPOSE/ COMMON USE ROOMS+ WC/SHOWERS	454
TOTAL		5402.0
BASEMENT LEVELS		
5	AUDITORIUMS	936
6	CORRIDORS	188
7	STAIRS	70
8	PARKING (BICYCLE+ AUTO)	1077
9	KITCHEN	49
9	UTILITY ROOM	97
TOTAL		2417.0
ALL FLOORS		7819.0
10	OUTDOOR GYM/RELAX AREA(ROOF TERRACE)	743
11	ROOF TERRACE ON 6TH FLOOR	690



Concept 1 / 224 rooms 293 beds

Basement level 2



CARRER 178
PERU 184
Barcelona

BASEMENT LEVEL 2

No.	NAME	AREA, m ²
1	AUDITORIUMS	936
2	CORRIDORS	166
3	STAIRS, CAR ELEVATOR	70
4	PARKING	481
	KITCHEN	49
5	UTILITY ROOM/STORAGE/ WC	97
TOTAL		1799.0



Concept 1 / 224 rooms 293 beds

Basement level 1



CARRER
PERU
Barcelona

178
184

BASEMENT LEVEL 1		
No.	NAME	AREA, m ²
1	CORRIDORS	22
2	BICYCLE PARKING	596
TOTAL		618.0



Concept 1 / 224 rooms 293 beds

1st floor / 42 rooms 54 beds



CARRER 178
PERU 184
Barcelona

1ST FLOOR EXPLICATION

No.	NAME	AREA, m ²
1	ROOMS	724
2	CORRIDORS	278
3	STAIRS	102
4	MULTI-PURPOSE/ COMMON USE ROOMS	305
TOTAL		1409.0



Concept 1 / 224 rooms 293 beds

1st floor / 42 rooms 47 beds

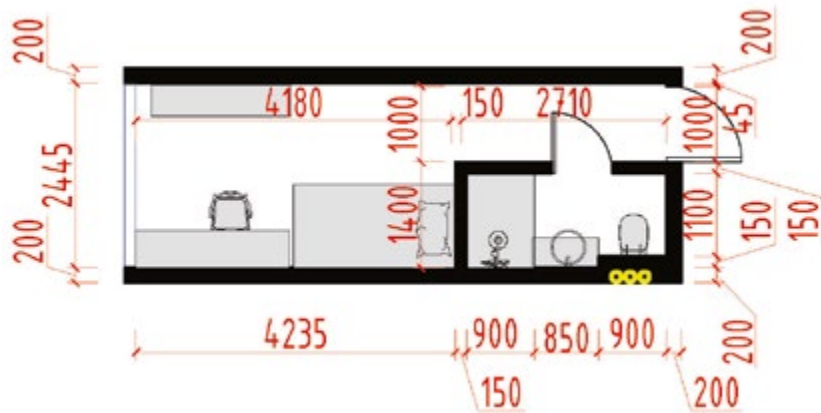


1'ST FLOOR EXPLICATION		
No.	NAME	AREA, m ²
1	ROOMS	699
2	CORRIDORS	153
3	MAINTENANCE/KITCHEN	17
	TOTAL	869.0



Concept 1 / 224 rooms 293 beds

2nd floor / 54 rooms 90 beds



2ND FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	928
2	CORRIDORS	211
4	MULTI-PURPOSE/ COMMON USE ROOMS	73
TOTAL		1212.0



Concept 1 / 224 rooms 293 beds

3rd floor / 28 rooms 34 beds

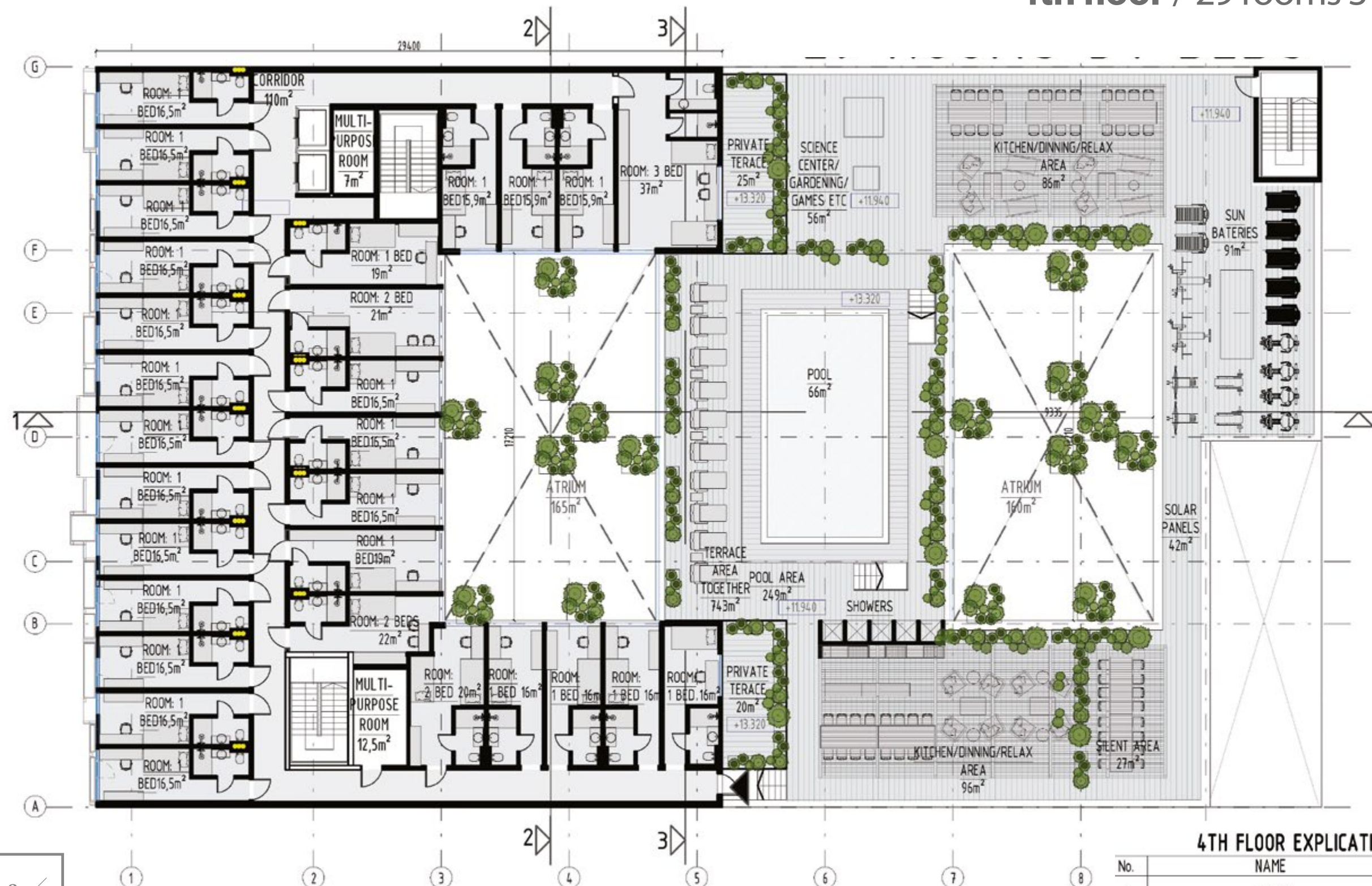


3rd FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	500
2	CORRIDORS	107
4	MULTI-PURPOSE/ COMMON USE ROOMS	19
TOTAL		626.0



Concept 1 / 224 rooms 293 beds

4th floor / 29 rooms 34 beds



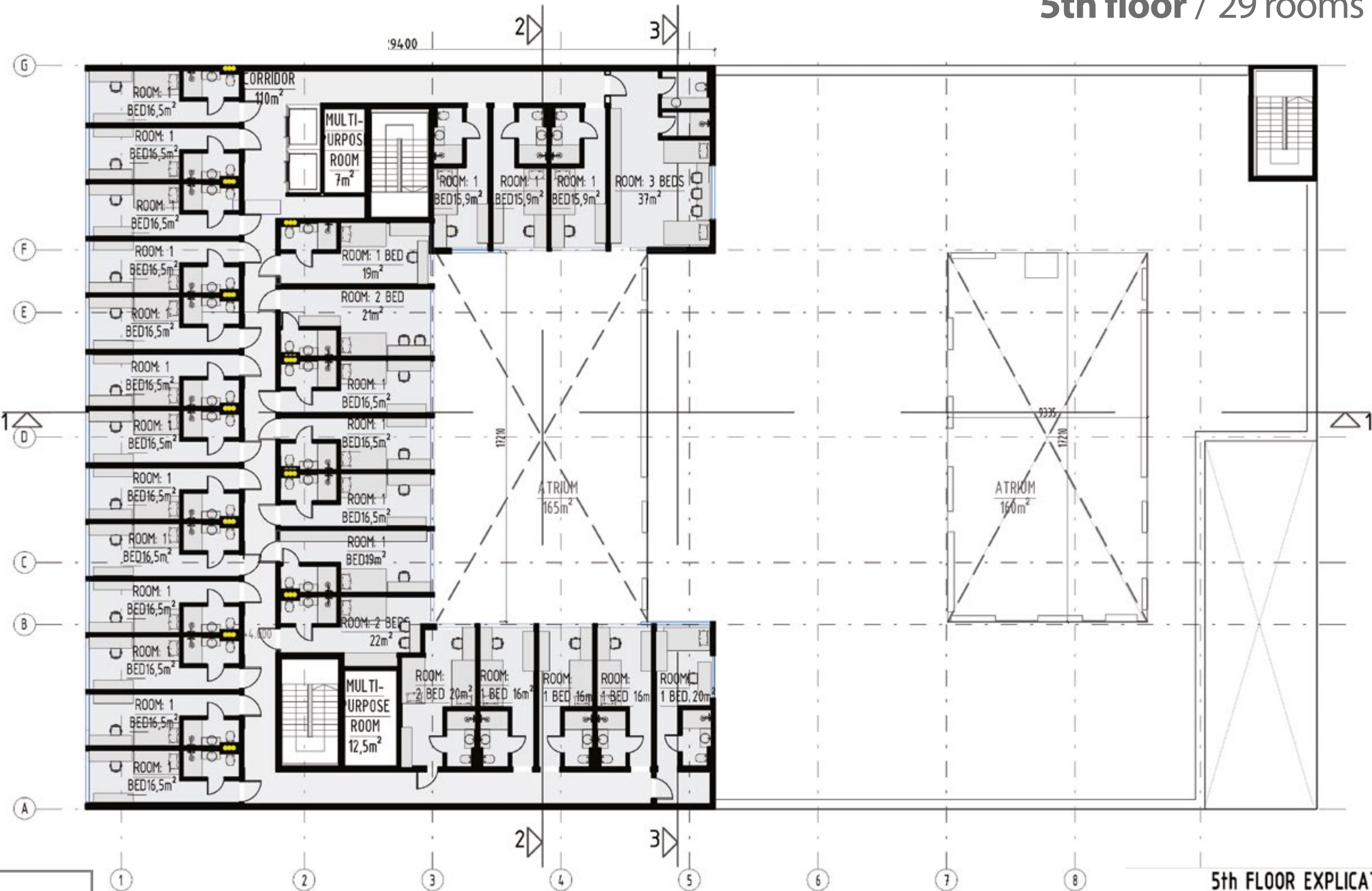
4TH FLOOR EXPLICATION

No.	NAME	AREA, m ²
1	ROOMS	510
2	CORRIDORS	113
4	MULTI-PURPOSE/ COMMON USE ROOMS	20
5	TERRACE AREA	743
TOTAL		643.0



Concept 1 / 224 rooms 293 beds

5th floor / 29 rooms 34 beds

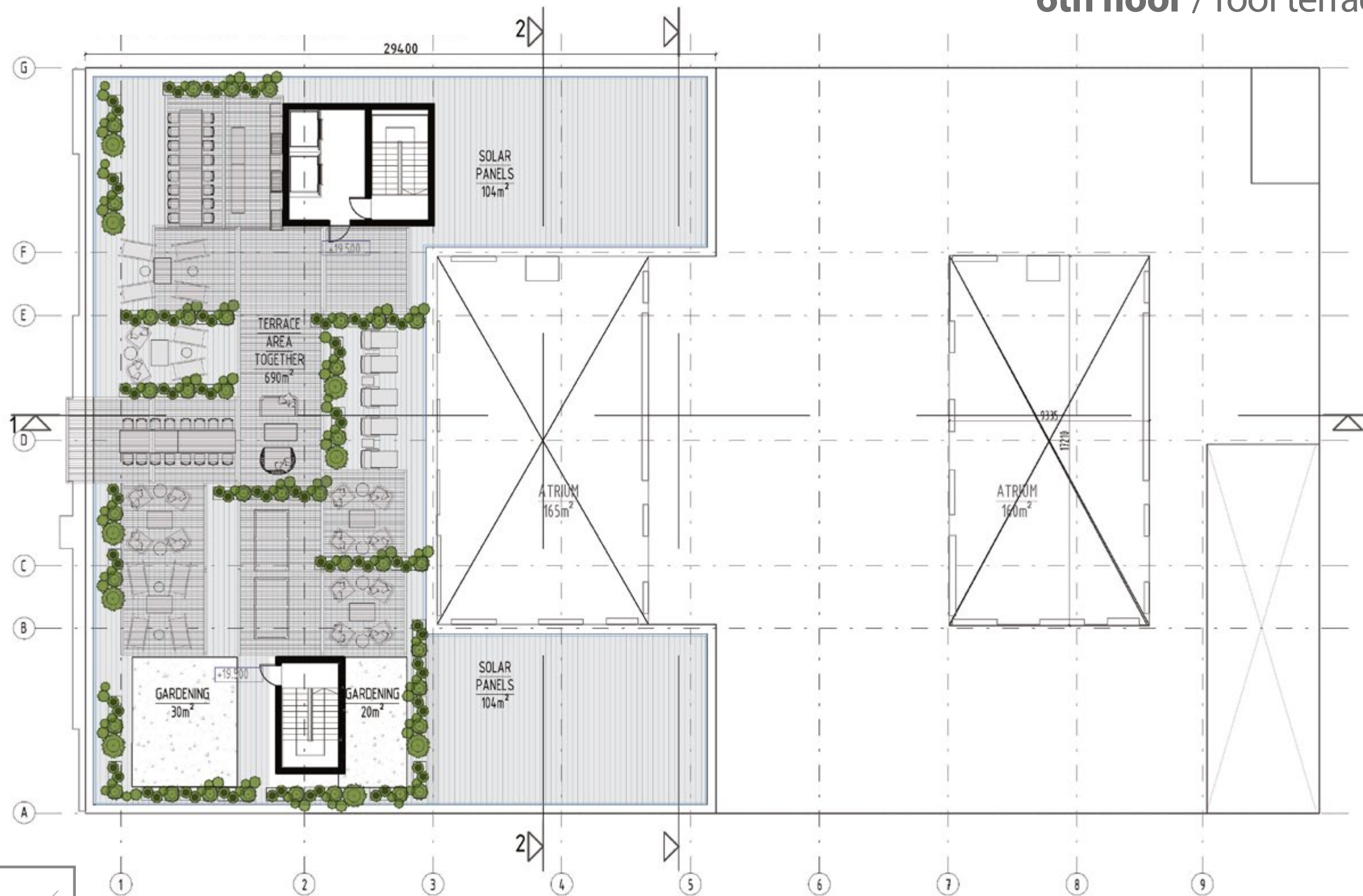


5th FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	514
2	CORRIDORS	109
4	MULTI-PURPOSE/ COMMON USE ROOMS	20
TOTAL		643.0



Concept 1 / 224 rooms 293 beds

6th floor / roof terrace 690 m²



6th FLOOR TERACE		
No.	NAME	AREA, m ²
1	TERACE AREA TOGETHER	690
TOTAL		690.0



Concept 2



● Architectural Concept

Number of rooms: 154
Number of beds: 363
Useful area: 6 900 m2

● Project Cost & Performance of Investments/ GFA

	RESIDENTIAL			ADTRMS	CRDRS	STR CSS	PBLC	TRRC	PRKNG		TOTAL GFA	GRAND TOTAL
	beds	rooms	sq.m.	sq.m.	sq.m.	sq.m.	sq.m.	sq.m.	units	sq.m.	sq.m.	sq.m.
-1 FLOOR				928	116	56	38		17	414	1552,0	1552,0
PARKING LEVEL									460	414	414,0	414,0
1 FLOOR	66	27	547		289	68	548				1452,0	1452,0
1' FLOOR	48	24	510		125		7,5				642,5	642,5
2 FLOOR	120	40	845		330		121				1296,0	1296,0
3 FLOOR	44	22	488		129		35				652,0	652,0
4 FLOOR	44	22	480		136	9,3	35	752			660,3	1412,3
3 FLOOR	44	22	488		129		35					
ROOF TERRACE								784			0,0	784,0
								0			0,0	0,0
TOTAL	366	157	3358	928	1254	133,3	819,5	1536	477	828	6668,8	8204,8



CARRER 178
PERU 184
Barcelona

Atrium facades in winter



Concept 2 / 154 rooms 363 beds

Section cut



SECTION CUT 2-2 SC 1:200

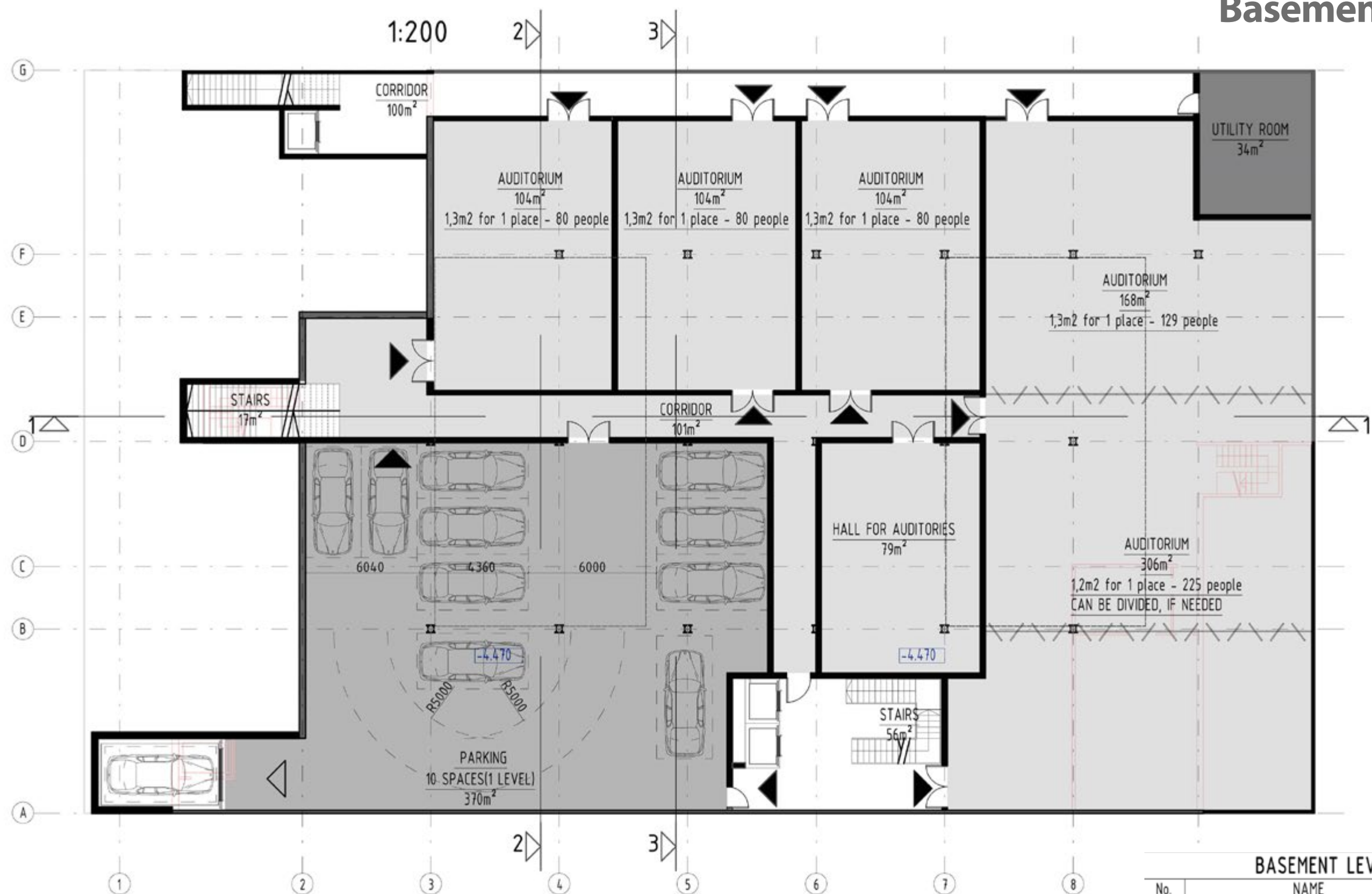


No.	NAME	AREA, m ²
1	ROOMS	3363
2	CORRIDORS	1113
3	STAIRS	102
4	MULTI-PURPOSE/ COMMON USE ROOMS+ WC/SHOWERS	797,5
TOTAL		5375.5
BASEMENT LEVELS		
5	AUDITORIUMS	869
6	CORRIDORS	221
7	STAIRS	70
8	PARKING (BICYCLE+ AUTO)	849
9	UTILITY ROOM	34
TOTAL		2043.0
ALL FLOORS		7418.5
10	OUTDOOR GYM/ RELAX AREA(ROOF TERRACE)	743
11	ROOF TERRACE ON 6TH FLOOR	690



Concept 2 / 154 rooms 363 beds

Basement level 2

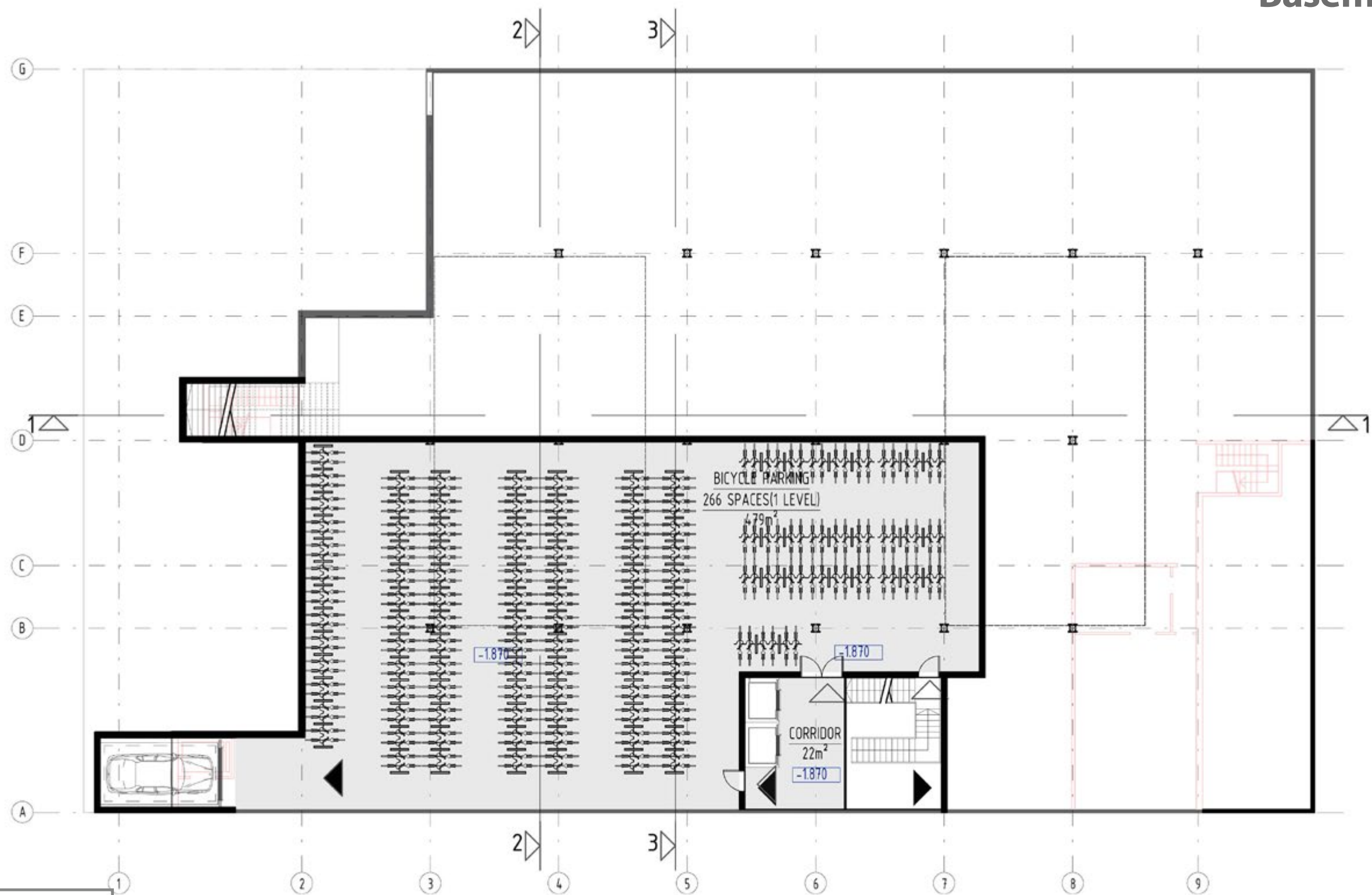


BASEMENT LEVEL 2		
No.	NAME	AREA, m ²
1	AUDITORIUMS	869
2	CORRIDORS	201
3	STAIRS, CAR ELEVATOR	70
4	PARKING	370
5	UTILITY ROOM	34
TOTAL		1544.0



Concept 2 / 154 rooms 363 beds

Basement level 1



CARRER 178
PERU 184
Barcelona

BASEMENT LEVEL 1		
No.	NAME	AREA, m ²
1	CORRIDORS	22
2	BICYCLE PARKING	479
TOTAL		501.0



Concept 2 / 154 rooms 363 beds

1st floor / 27 rooms 66 beds



1ST FLOOR EXPLICATION		
No.	NAME	AREA, m ²
1	ROOMS	547
2	CORRIDORS	277
3	STAIRS	102
4	MULTI-PURPOSE/ COMMON USE ROOMS	526
TOTAL		1452.0



Concept 2 / 154 rooms 363 beds

1st floor / 24 rooms 50 beds



CARRER
PERU
Barcelona

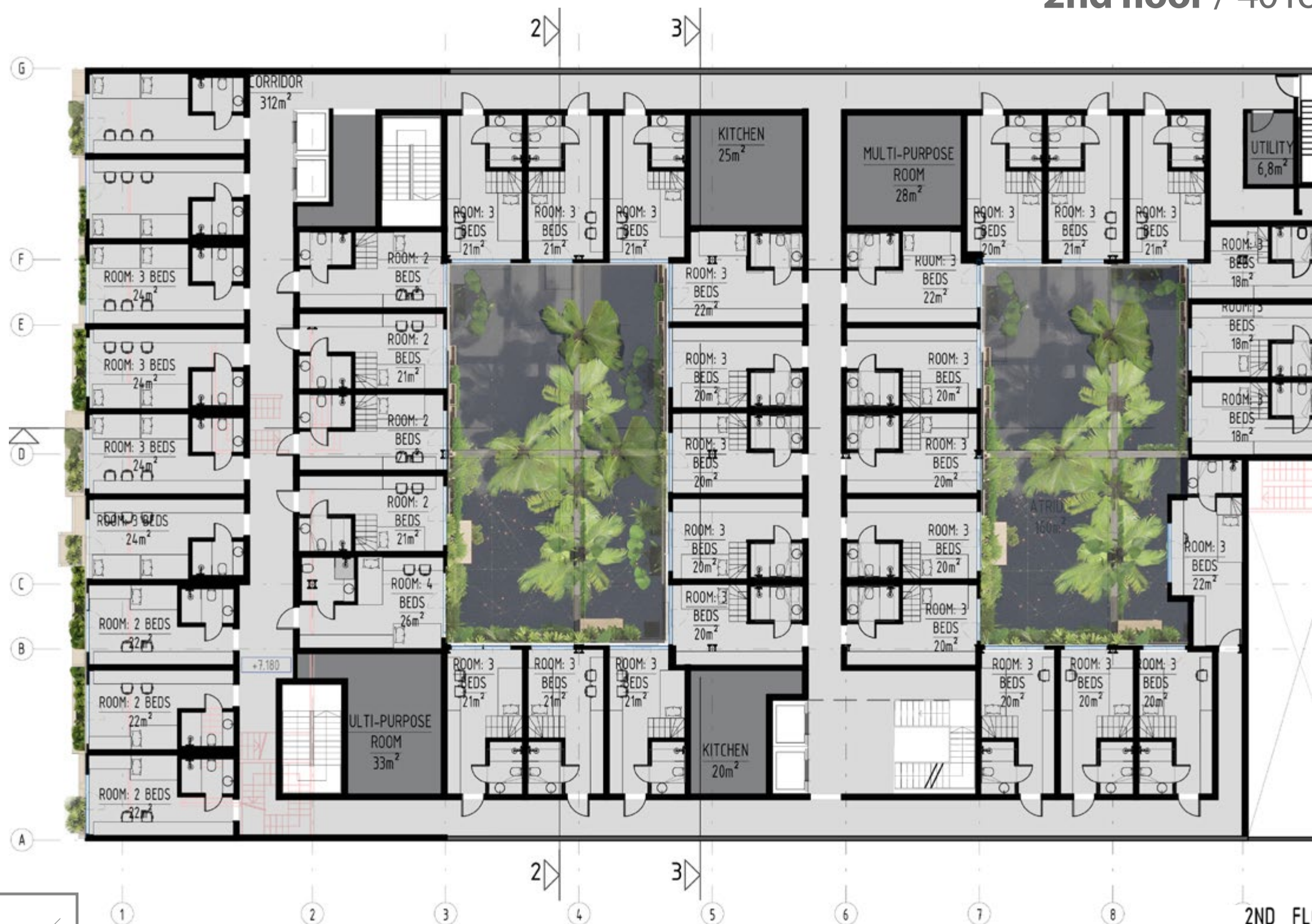
178
184

1'ST FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	518
2	CORRIDORS	130
3	MAINTENANCE	42
TOTAL		690.0



Concept 2 / 154 rooms 363 beds

2nd floor / 40 rooms 115 beds

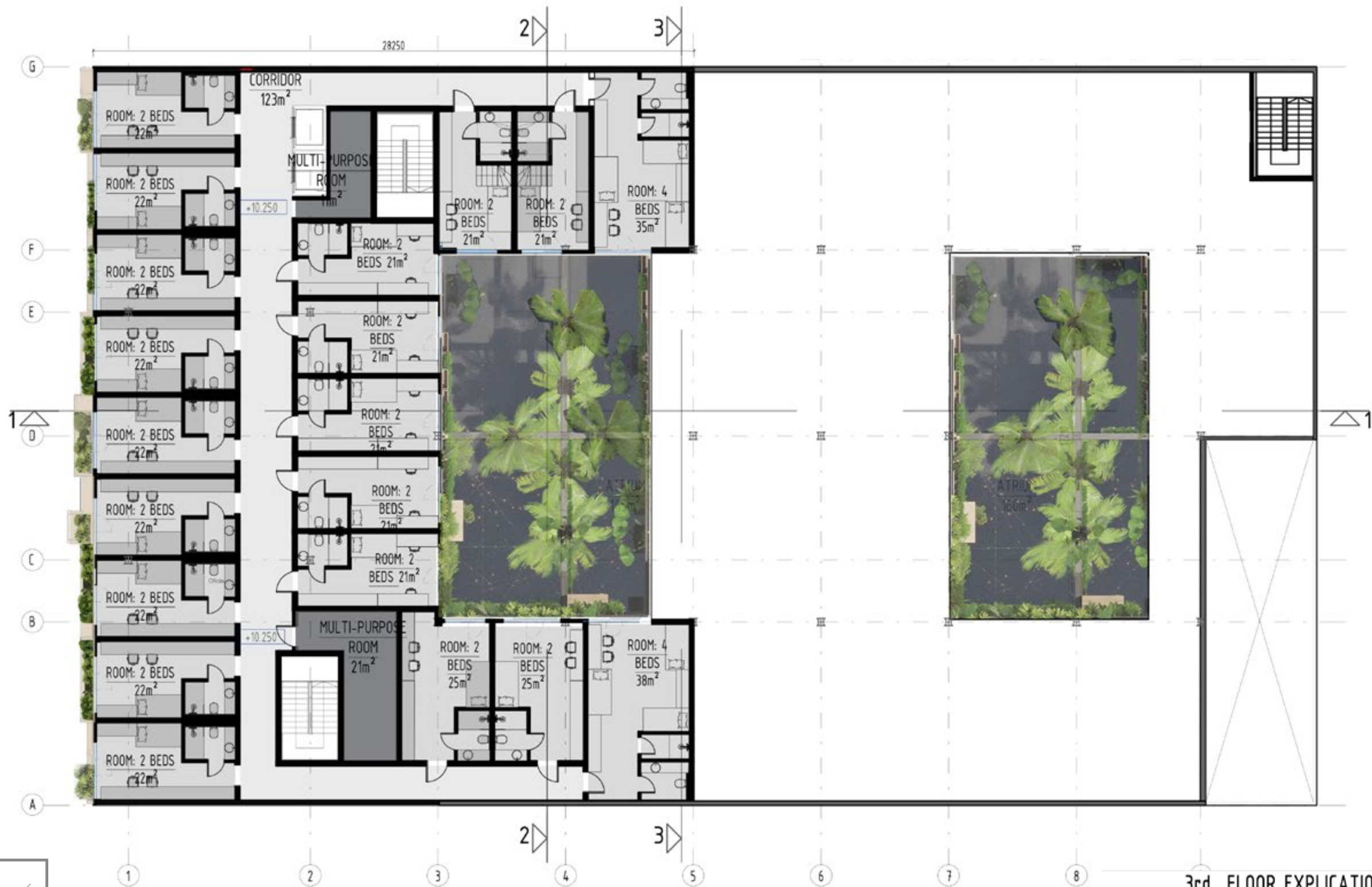


2ND FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	964
2	CORRIDORS	312
3	MULTI-PURPOSE/ COMMON USE ROOMS	128
TOTAL		1404.0



Concept 2 / 154 rooms 363 beds

3rd floor / 20 rooms 44 beds



3rd FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	479
2	CORRIDORS	123
4	MULTI-PURPOSE/ COMMON USE ROOMS	32
TOTAL		634.0



Concept 2 / 154 rooms 363 beds

4th floor / 21 rooms 44 beds



4TH FLOOR EXPLICATION		
No.	NAME	AREA, m ²
1	ROOMS	484
2	CORRIDORS	133
4	MULTI-PURPOSE/ COMMON USE ROOMS	35
5	TERRACE AREA	743
TOTAL		652.0



Concept 2 / 154 rooms 363 beds

5th floor / 21 rooms 44 beds



CARRER
PERU
Barcelona

178
184

5th FLOOR EXPLICATION		
No.	NAME	AREA, m²
1	ROOMS	491
2	CORRIDORS	126
4	MULTI-PURPOSE/ COMMON USE ROOMS	35
TOTAL		652.0



Concept 2 / 154 rooms 363 beds

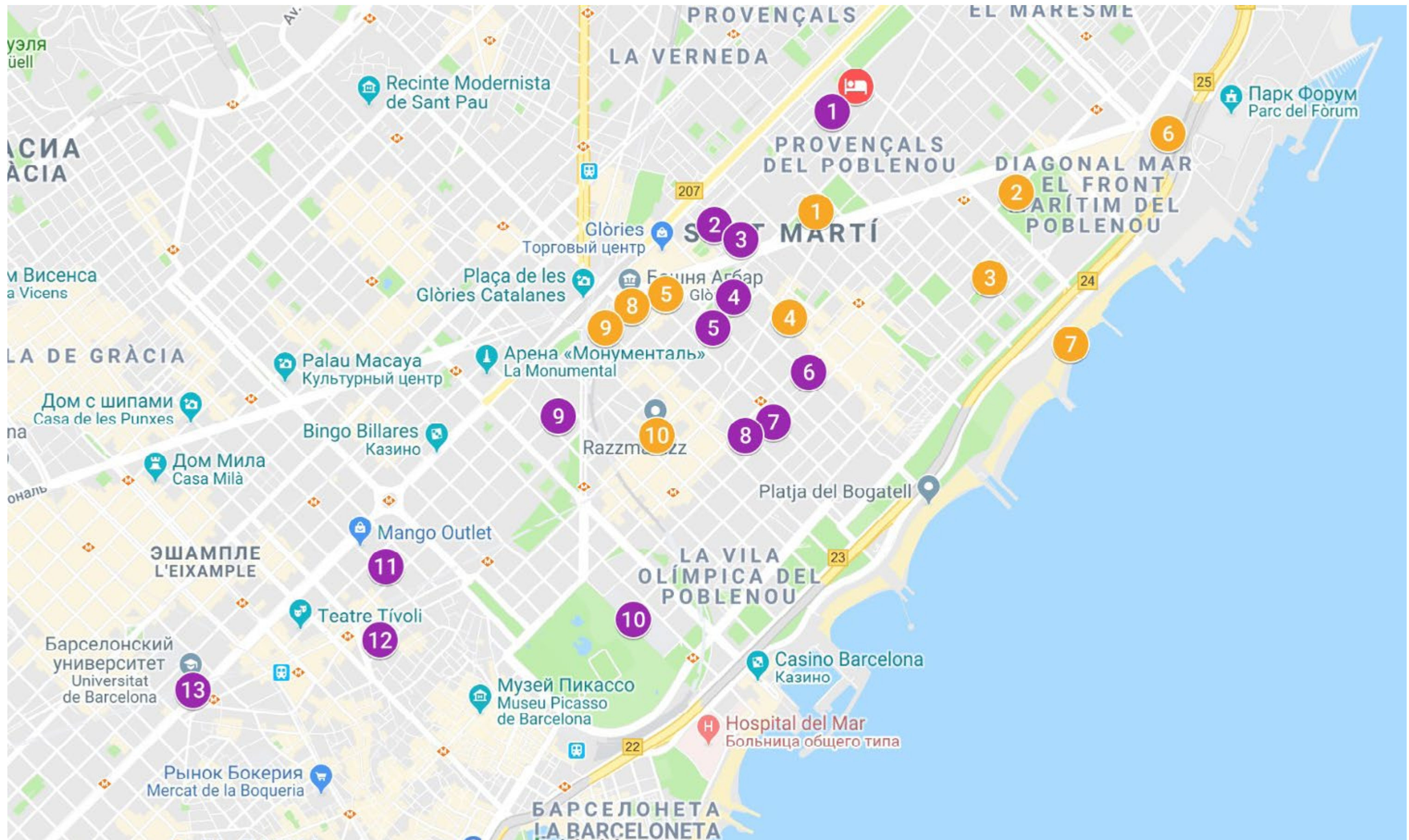
6th floor / roof terrace 784m²



6th FLOOR TERACE		
No.	NAME	AREA, m ²
1	TERACE AREA TOGETHER	690
TOTAL		690.0



Map of Universities and Landmarks of El Poblenou





Map of Universities and Landmarks of El Poblenou

Student Hall

R.Evolution Community

Carrer del Perú, 178 / 184, 08020 Barcelona

- - -

Highschools & Universities

To R.Evolution Community: Distance Public Time on
(km) Tr. Bicycle
(min) (min)

1	SAE Institute	Carrer Perú 176, 08020, Barcelona	0,2	0	1
2	Humanities and Social Sciences Park of the University of Barcelona	Carrer del Perú, 52, 08018 Barcelona	0,85	7	2
3	Universitat Oberta de Catalunya	Rambla del Poblenou, 156, 08018 Barcelona	1,1	9	3
4	University Pompeu Fabra (Campus del Poblenou)	Carrer de Tànger, 122-140, 08018 Barcelona	1,4	11	5
5	RMIT University	Carrer de Roc Boronat, 117, 08018 Barcelona	1,6	13	6
6	Ártidi - Window Dressing, Visual Merchandising, Design & Image Advanced School	Carrer de la Llacuna, 50, 08005 Barcelona	1,9	19	7
7	L'IDEM Creative Arts School	Barcelona	2,2	18	7
8	Tech Talent Center (Polytechnic University of Catalonia)	Carrer de Badajoz, 73, 08005 Barcelona	2,3	19	8
9	Catalonia College of Music	Carrer de Padilla, 155, 08013 Barcelona	2,4	14	8
10	Barcelona Graduate School of Economics	Carrer de Ramon Trias Fargas, 25-27, 08005 Barcelona	3,4	22	12
11	ESERP Business School	Carrer de Girona, 24, 08010 Barcelona	3,7	25	13
12	Toulouse Business School	Carrer de Trafalgar, 10, 08010 Barcelona	3,8	24	15
13	University of Barcelona	Gran Via de les Corts Catalanes, 585, 08007 Barcelona	4,5	25	19

Landmarks

To R.Evolution Community: Distance Public Time on
(km) Transpo Bicycle
rt (min) (min)

1	Parc Central del Poblenou	Avinguda Diagonal, 130, 08018 Barcelona	1	7	3
2	Parc de Diagonal Mar	Carrer de Llull, 350, 08019 Barcelona	1,2	11	6
3	Palo Alto Market	Carrer dels Pellaires, 30, 08019 Barcelona	1,5	13	6
4	Rambla del Poblenou	Rambla del Poblenou	1,5	17	5
5	Oficines Diagonal 197	Oficines Diagonal 197, Barcelona	1,6	12	7
6	Museum of Natural Sciences of Barcelona	Plaza Leonardo da Vinci, 4, 6, 08019 Barcelona	1,8	17	8
7	Platja de la Nova Mar Bella	Passeig Marítim del Bogatell, 142, 08005 Barcelona	2	13	9
8	Torre Glòries	Avinguda Diagonal, 211, 08018 Barcelona	2,1	11	7
9	The Design Museum of Barcelona	Plaça de les Glòries Catalanes, 37, 08018 Barcelona	2,2	13	9
10	Razzmatazz	Carrer dels Almogàvers, 122, 08018 Barcelona	2,3	19	8

A 4x8 grid of 32 images showcasing the architectural details of the 1010 West End Avenue building. The images are arranged in four rows and eight columns. The first and last columns feature images with a large 'X' mark, likely indicating specific architectural features or design elements. The other columns show a variety of interior spaces, including open-plan offices with wooden desks and chairs, meeting rooms, and common areas. The building's exterior is characterized by its light-colored wooden facade and extensive use of green walls, which are visible in several of the images. The overall aesthetic is modern and sustainable, emphasizing natural materials and greenery.



Figure 1 consists of three vertical panels illustrating the construction of a wall. Each panel shows a grid of blocks. In the first panel, one block is missing from the middle row. In the second panel, a new block is being placed into the missing spot. In the third panel, the wall is complete with all blocks in place.

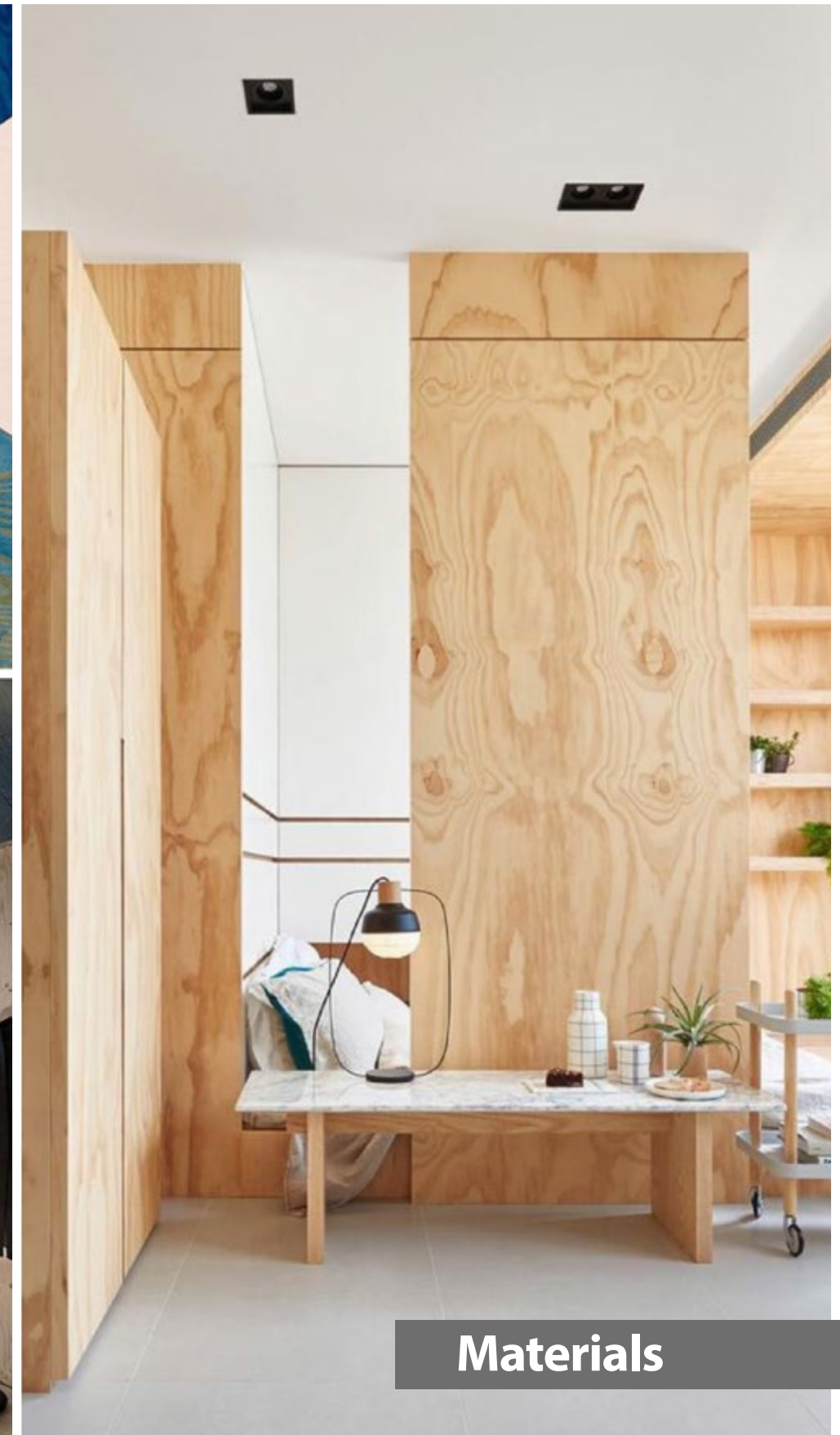


Mood board



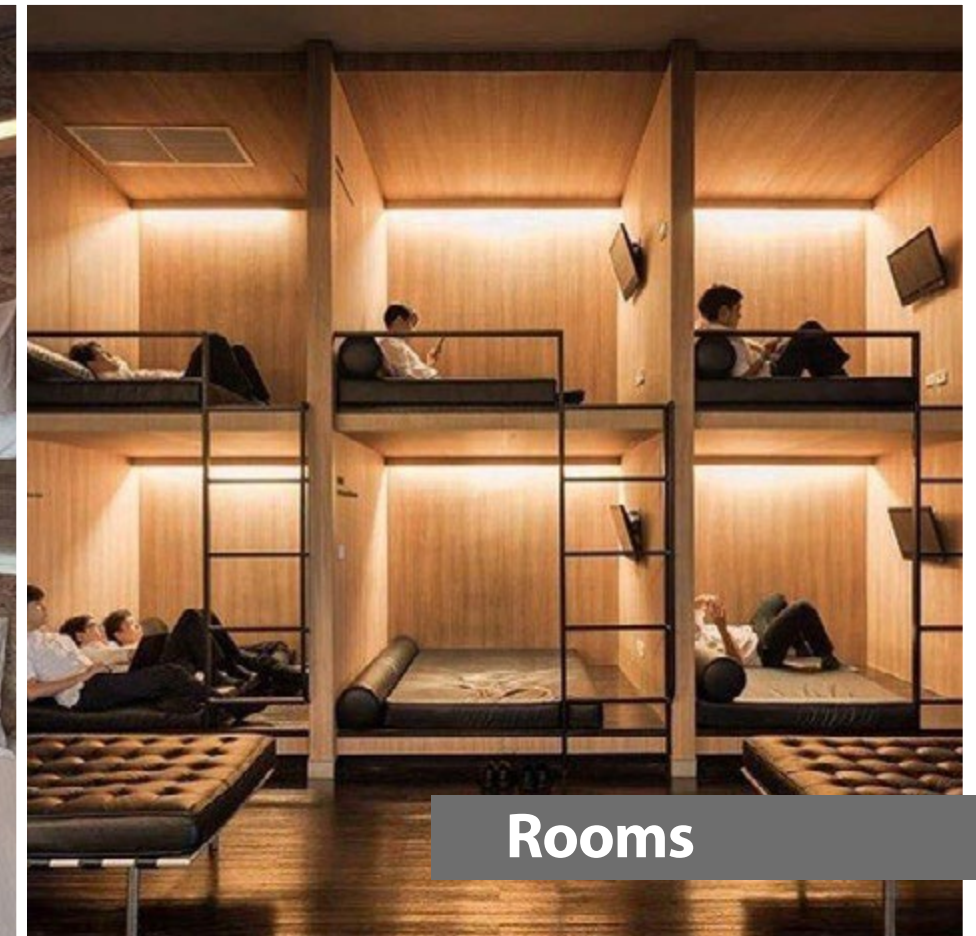
Interior

Mood board



Materials

Mood board



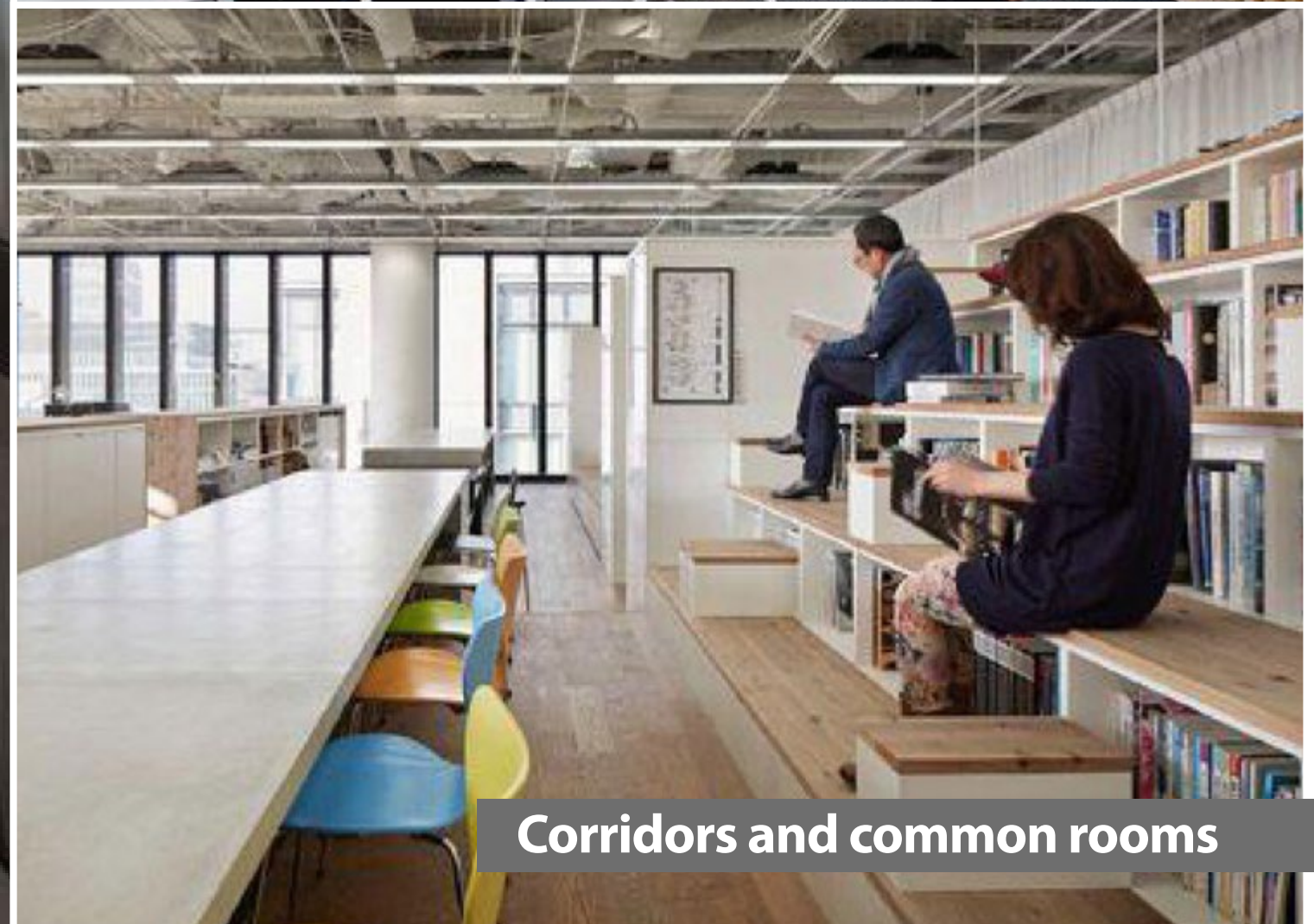
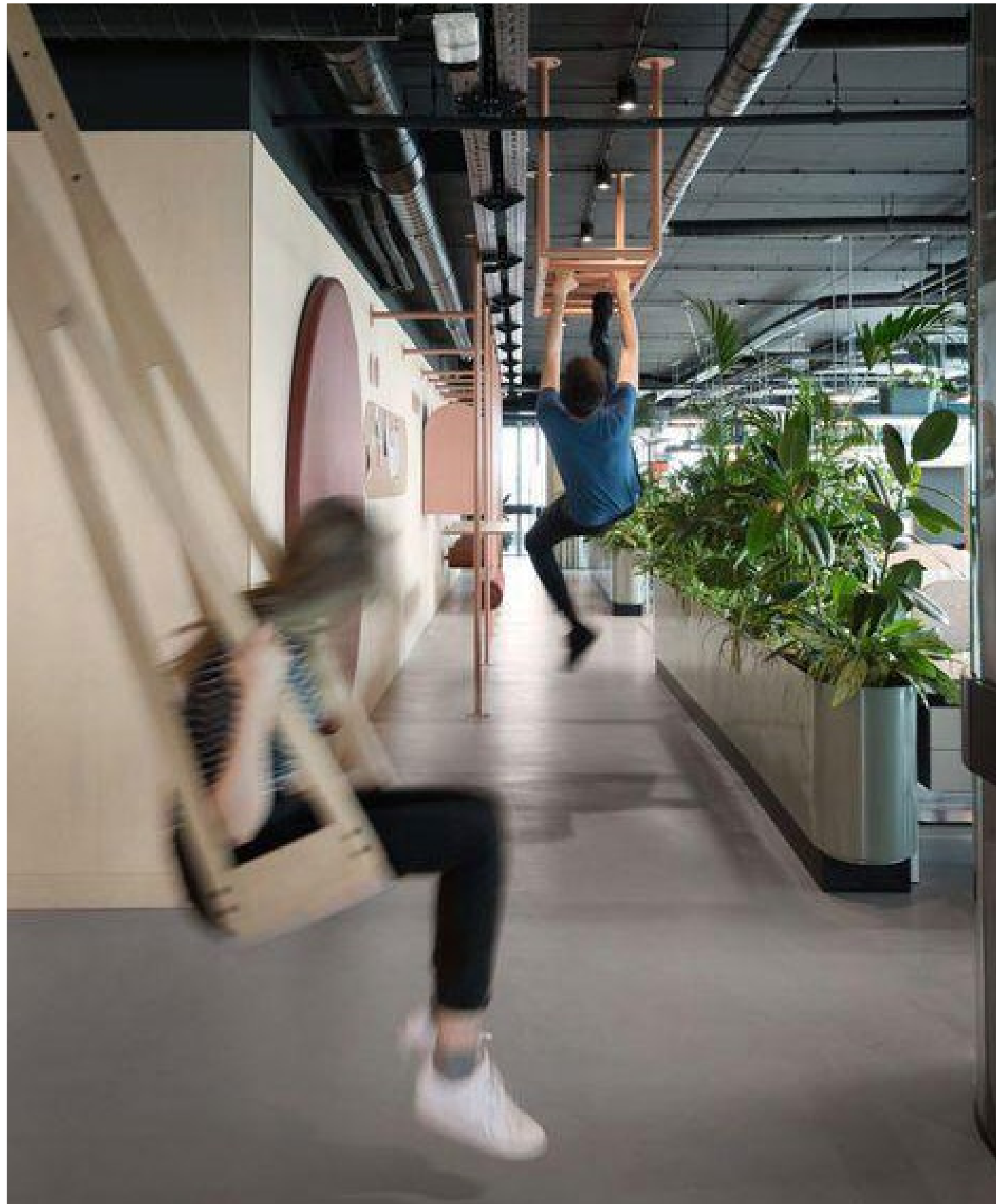
Rooms

Mood board



Fun

Mood board

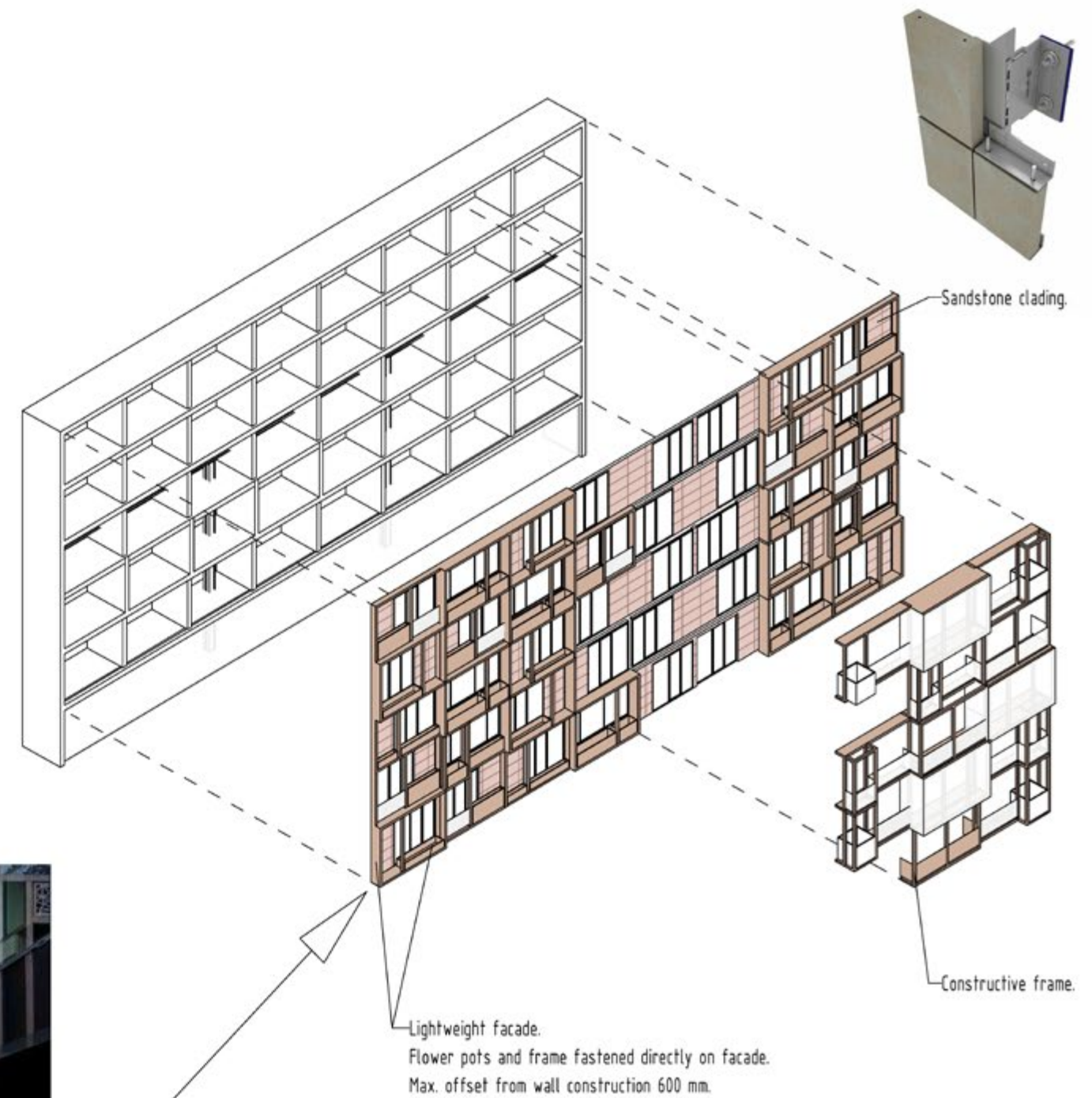


Corridors and common rooms

Mood board



Mood board



Facade Concept



Management Team

Name:	Mr. Aleksey Zagrebelniy
Position:	<i>General Management</i>
Education:	MA in Economics, Loan & Finance.
Professional experience:	20 years experience in general management of luxury real estate development
Name:	Mr. Maxim Karpenko
Position:	<i>Architectural & Construction Management</i>
Education:	Architect (Hamburg); Real Estate Management (Hamburg)
Professional experience:	20 years experience in real estate development
Name:	Mr. Romans Mihels
Position:	<i>Investment Control & Business development</i>
Education:	Loans and Finance
Professional experience:	15 years experience in international business development
Name:	Mr. Vladislav Bartasevich
Position:	<i>Regional Development Manager</i>
Education:	Management and Finance
Professional experience:	7 years experience in Banking and Development

Project Exit Strategy

The forward purchase agreement is planned to be signed before the commencement of construction works. According to our schedule, the payment for the ready development will be received right after the commissioning of the facility.

The management team also evaluates the scenario with the employment of a management company and operation of the student hotel, until it reaches its maximum level of income, followed by the sale of the residence to an institutional investor.