

GRUPO COMSA completes an office block in Madrid to add to its build-to-lease business

- *The six-storey facility has three underground floors for car parking and a gross floor area of 31,000 m²*
- *The building's design includes the latest in energy efficiency and sustainability technology*
- *The total of the project comes to €50 million*

Madrid, 8th May 2008. **IOSA Inmuebles**, the real estate arm of **GRUPO COMSA**, and **GRUPO RESIDE** have completed construction of a new office block in the Cristalia Business Park to the north-east of Madrid.

The six-storey **7/8 Building** has a gross floor area of 31,000 m² including three underground floors with parking space for 457 cars. The facility has cost a total of €50 million and is yet another addition to GRUPO COMSA's build-to-lease business.

The new building has been created by top architect Gabriel Allende with an impeccable aesthetic and functional design giving rise to a modern office block with large and flexible spaces. The facility's gross leasable area comes to 17,161 m² spread over four floors with up to 2,900 m² on each one, and this in turn is dividable into four leasable units. Leasable floor space is being marketed by consultants **CB Richard Ellis** and **Cushman&Wakefield**.

The **7/8 Building** is in the Cristalia Business Park in the Campo de las Naciones, a fast-growing business area between the M40 and M12 motorways which also has direct links to other major roads such as the M30, the A1 and the A2.

The Cristalia Business Park consists of nine office blocks which have a gross floor area of 92,000 m² and are surrounded by 32,000 m² of landscaped grounds and open spaces. The Park also has other services such as a four-star hotel, restaurants, shops, sports facilities, financial institutions and a crèche.

Sustainability to the fore

Sustainability aspects at the **7/8 Building** include a layout that makes greater use of natural light, sound insulation and the use of renewable energies as the facility has 25 solar collectors.

Another of the main features of the building is the way in which electricity use is minimised by means of thermal insulation systems and cutting-edge technology in HVAC (high-performance VRV, heat recovery, enthalpy recovery systems, equipment parameterisation, etc.) and lighting (high luminous efficacy units, adjustment of strength as a function of outdoor light, partial control of lighting on each floor, presence detectors, etc.).

The building is also equipped with waste management facilities and management plans provide for the rational use of electricity and water and adaptation to current and future needs so as to minimise its environmental impact.

Other buildings

This new facility is an addition to GRUPO COMSA's portfolio of office blocks which include the Numancia Building and Roma 25 Building in Barcelona, the Atria Building and the Príncipe de Vergara Building in Madrid, and the Atlantis Building and the Europa Building in Portugal.

Clients who have leased space in GRUPO COMSA facilities include companies such as Repsol YPF, Pirelli, Xerox, Fluor, Motorola, Novartis, Pans&Company, Frans Mass, Roberto Verino and Banif.

About GRUPO COMSA

GRUPO COMSA's real estate activity has two main strategic areas: the development and leased operation of real estate assets (offices, residential, commercial and industrial facilities) and the development, management, urbanisation and sale of land.

GRUPO COMSA is one of the leading Spanish construction and services groups. The Group ended the 2007 financial year with a turnover of €1.216 billion. At present COMSA operates in the railway, construction, environment, real estate and hotels, concessions and transport and logistics sectors. The Group has regional offices in Spain and subsidiaries in Argentina, Australia, Chile, Italy, Poland and Portugal.

About Grupo Reside

GRUPO RESIDE, in which GRUPO COMSA has a holding, is made up of a number of real estate investment firms who develop, market and manage real estate assets.

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