

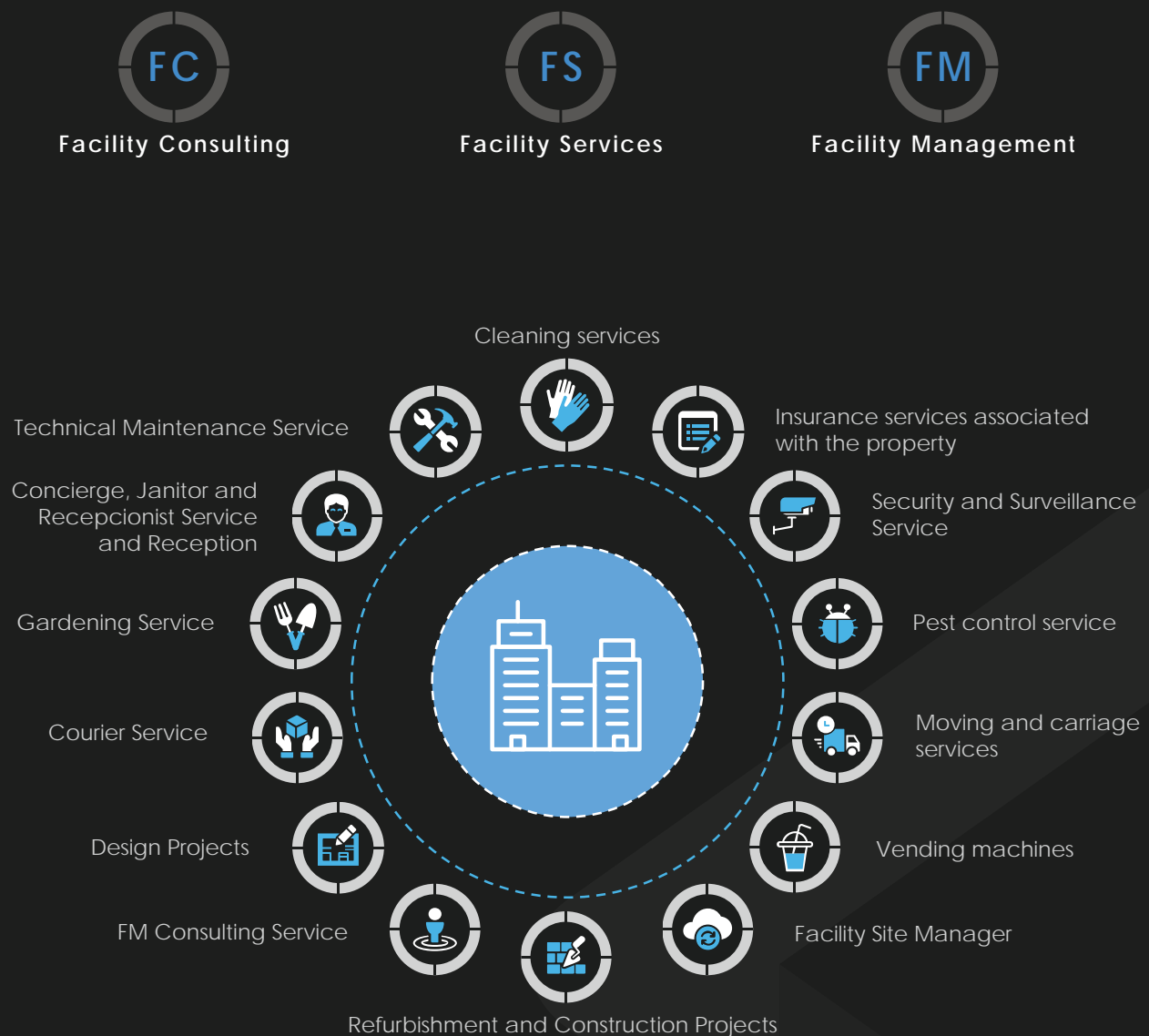


INTEGRAL SERVICES

FACILITY SERVICES

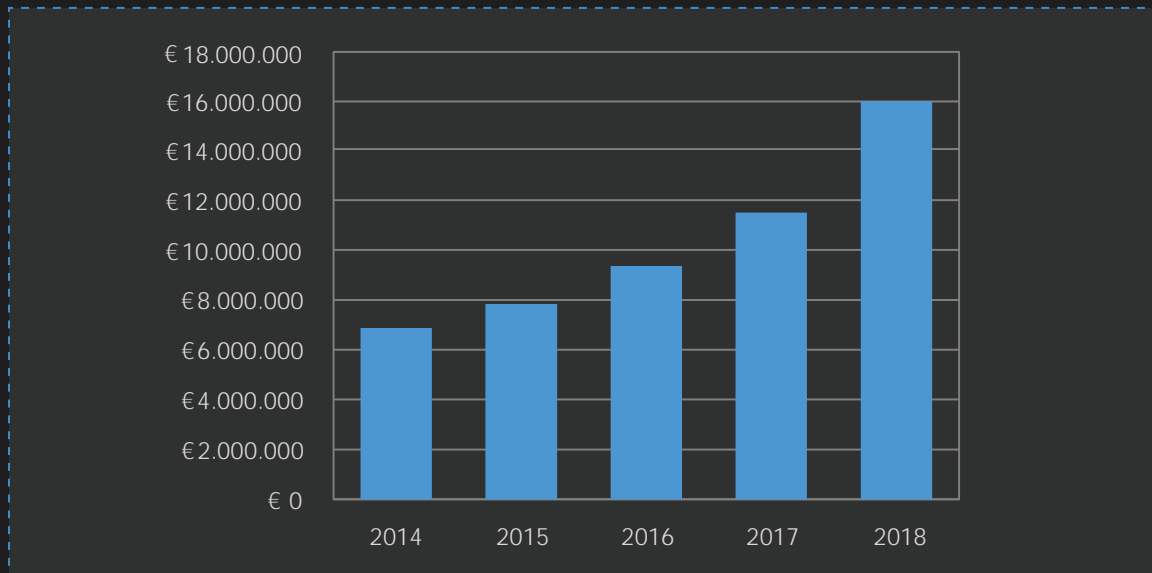
Since 2002, the Grupo Ocean team offers both tenants and owners an integral management of their properties: from the development and design of General Services, Facility Consulting for different types of real estate assets, to the management, control and monitoring of this Facility Management services until finally its execution with our own Facility Services staff.

Grupo Ocean is committed to help its clients to be more competitive each day, concentrating all their efforts on their main core activity and, ultimately, on achieving the maximum satisfaction of its final clients.



"OUR MISSION IS TO HELP OUR CUSTOMERS
TO BE MORE COMPETITIVE EVERY DAY,
CONCENTRATING ALL THEIR EFFORTS IN ITS PRODUCTIVE ACTIVITY."

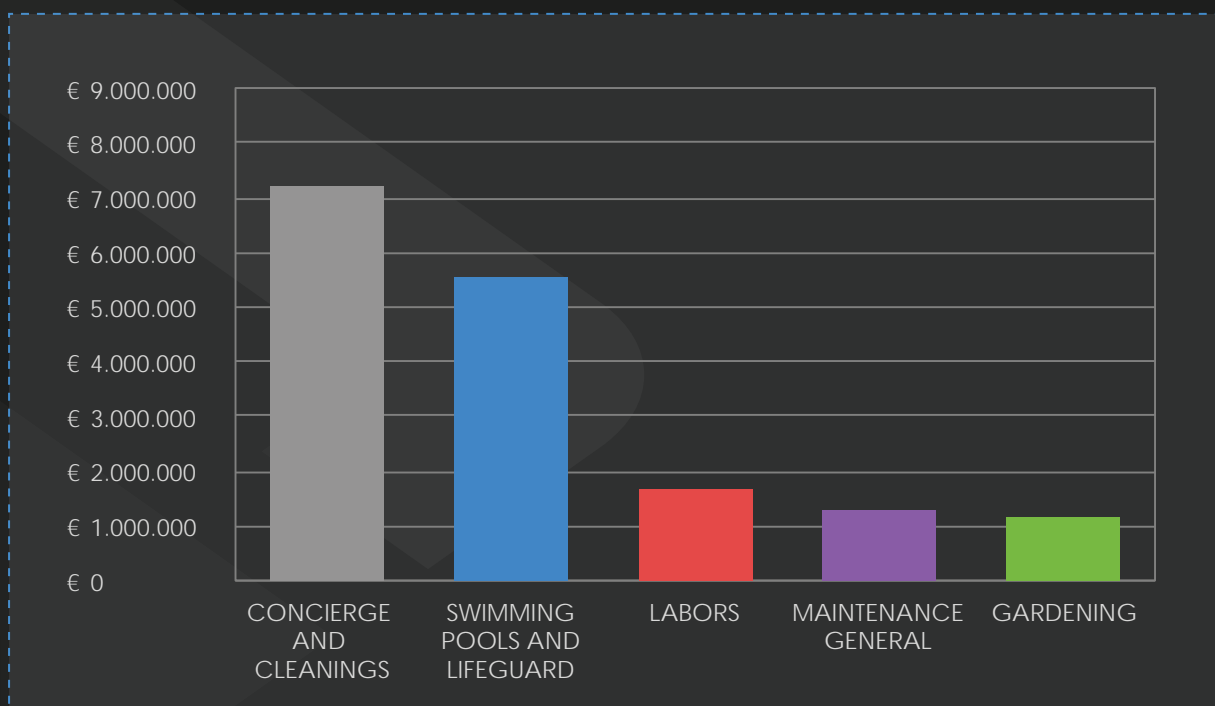
BILLING IN THE LAST 5 YEARS



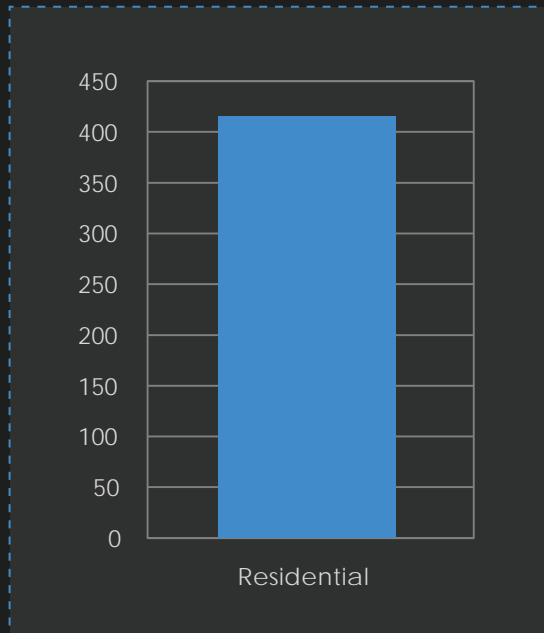
We are specialists in the integral maintenance of buildings, our main activities are:

- Counseling and Cleaning
- Pool maintenance
- Maintenance of gardens
- General maintenance of facilities
- Works, reforms and projects

BILLING BY ACTIVITY

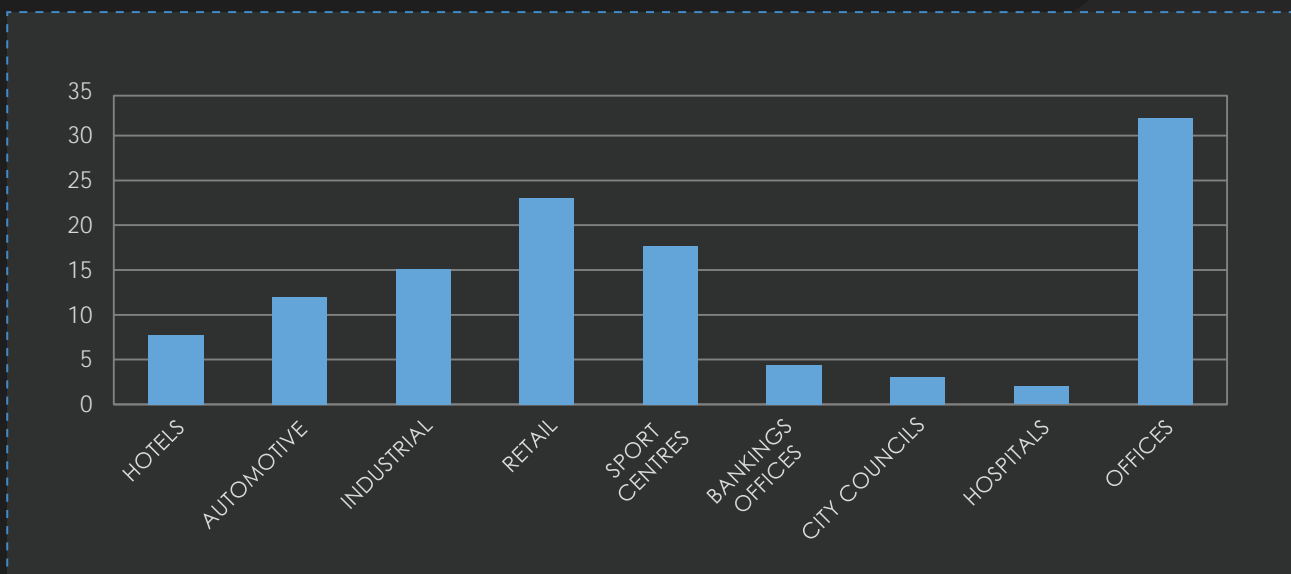


415 BUILDINGS



Among our Clients, in addition to the 415 Owner's Community, you can find important companies like Bankia, Santander, Ferrovial, Engie, hotel chains such as NH, Meliá, Eurostars, Silken or Hotel Villamagna, Sports Centers like Ciudad de la Raquetat, Go-Fit Centers nationwide, Public Administrations like la Casa Real, the City Councils of Madrid or Móstoles industrial groups and Automotive like Bergé, Audi-VW, Seat, Bentley, Hyundai or Kia, to name just some examples.

176 CORPORATE CLIENTS: BY SECTOR



Grupo Ocean has multidisciplinary work teams specialized in different activity sectors, both for the residential and corporate business.

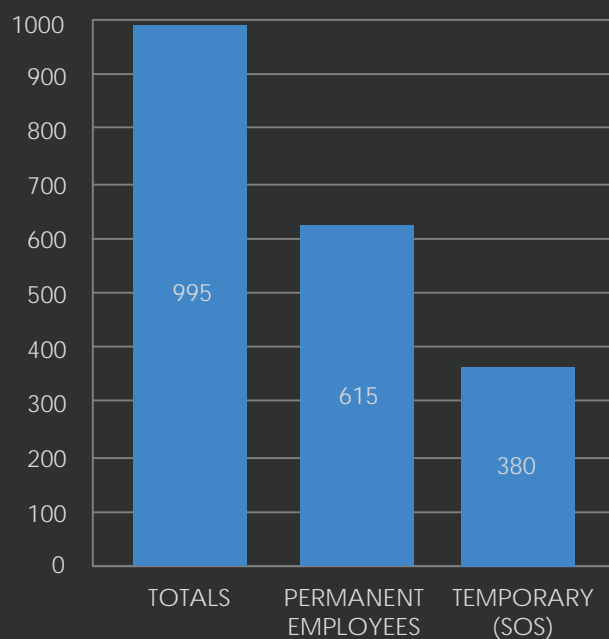
Our high response capacity is based on:

- More than 55 technicians from different specialties: plumbers, electricians, refrigerators, locksmiths, machinist technicians, etc.
- A fleet of 60 vehicles.
- Own workshops for the repair of pumps, assembly of electrical panels, etc.

This makes us able to attend to any type of contingency 24 hours per day, 365 days of the year.

In our structure we have integrated highly qualified personnel: engineers, architects, in order to continuously improve our processes and the quality of our services.

In addition, Grupo Ocean has made a clear commitment to stable quality employment and training of its workers, with indefinite hiring reaching 97% of the workforce.



RETAIL AND RESTORATION

Ocean serves store networks are distributed in Spain and Portugal. With a centralized management approach, using the same quality policy, operational procedures, a price-range homogenized and taking advantage of synergies in the scale economies.



The restoration services requires two fundamental points: immediacy, flexible schedule and, scrupulous monitoring of the procedures that affect to the health and healthy premises. Grupo Ocean makes available to its clients their expertise in cleaning and integral maintenance services of these spaces.



EDUCATIONAL AND SPORTS CENTRES



Our approach is the efficient management of the facilities that allows us a minimal energy expenditure as well as lengthen the life of the facilities.

The maintenance and cleaning unit is expert in the management of sport and educational centres.



SOLUTIONS:

- Homogenization of expenditure per m2.
- Audit and legalization of facilities
- Standardization of maintenance plans
- Plans of shock: Cleaning, maintenance and works on school holidays
- Campaigns: Supporting with auxiliaries and controllers in acts and special occasions

OFFICES AND CORPORATE

Some corporations should focus their efforts on their core business. Often, they dedicate resources on duties that go beyond from their main core.

Many of them are aware but they do not find the time or the way to stop this situation. Grupo Ocean has developed different solutions for them.



AUTOMOTIVE AND INDUSTRIAL

The shopping experience of a customer at the dealer is fundamental in the sale. The space that reflects the character of the brand can determine the difference.



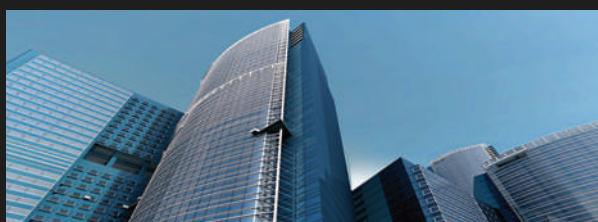
Continuous production, contingency plans and critical facilities; these are some of the characteristics of the service that industry demands today; high complexity facilities that companies need with a high level of compromise.



CLEANING

The cleaning services at Grupo Ocean represent an improvement in the productivity of our customers, as we improve the hygienic and environmental conditions of the spaces in which we work, adapting to the needs of each client and each activity sector. For this reason Ocean Group has developed different specific approaches as:

TERTIARY SECTOR



Valuing the brand image, the Customer infrastructure and their real needs Grupo Ocean offers you a daily service quality. Some of the clients that have given us their trust:



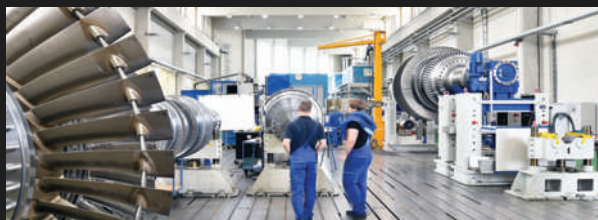
AGROFOOD SECTOR



The search for productivity and quality of the finished products go hand by hand with an unblemished hygiene in the Industry Agrifood and strict compliance with the hygiene plans. Ocean Group has developed a series of competences and methods adapted to the specifications of the productions of our clients. Some of the clients who have given us their trust:



INDUSTRIAL SECTOR



In matters of hygiene and industrial cleaning, respect for the specifications of the sector and our client's organization involves work without disturbing their productive processes. Some of the clients who have given us their trust:



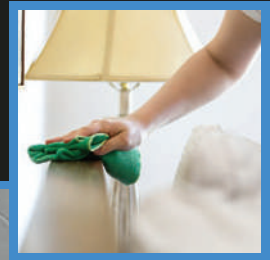
PHARMACEUTICAL SECTOR



To strictly comply with the demands of the GMP, Ocean Group sets in motion a professional experience and a team of focused technicians very much adapted to the needs of our clients. We are experts in cleaning white rooms or clean ones. Some of the clients who have given us their trust:



CLEANING



ACTIVITY SECTORS



TERTIARY

Administrative buildings
Business Corporations
Big surfaces
Public administrations
Sports facilities
Educational centers
Cultural centers
Transportation



INDUSTRIAL

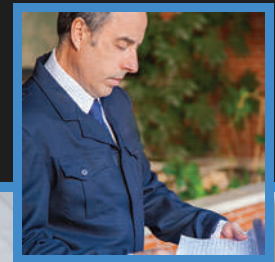
Automotive, Railways
Tire manufacturing
Industry, Aeronautics, Transportation
Furniture, Decoration, Textile
New technologies, Telephony
Packing, Carton, Plastic
Steels, Mining, Foundry
Wireframe, Wired



AGRO-FOOD INDUSTRY

Production lines
Complementary lines
Slaughterhouses
Customized protocols
Internal transport chains
Closed circuits (dairy)

AUXILIARY SERVICES



The Department of Auxiliary Services of [Grupo Ocean](#) has more than 400 professionals in staff, putting at your disposal the possibility of having the best material and human means for the perfect care of all type of facilities.



- 24 hour concierges
- Multifunction concierges
- General maintenance of facilities
- Receptionists
- Auxiliary services
- Installation and maintenance of CCTV

A great effort in the selection of personnel, continuous training and adequate supervision helped with new technologies guarantee the customer a quality service.

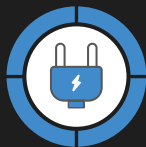
Grupo Ocean makes an exhaustive study of all its facilities to optimize the resources and establish continuous improvements in the services it provides in such a way that each service is adapted to each need of our customers, achieving an efficient service and with a high quality.

UNION, EFFICIENCY AND OPTIMIZATION OF SERVICES TO REDUCE COSTS

TECHNICAL MAINTENANCE



The **Technical Maintenance** department has more than 25 professionals on staff and a network of partners spread throughout Spain to cover all services required referred to technical facilities.



The offer of technical maintenance services includes:

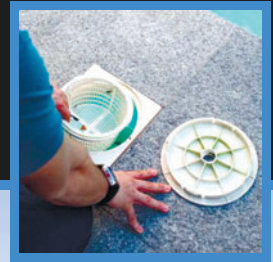
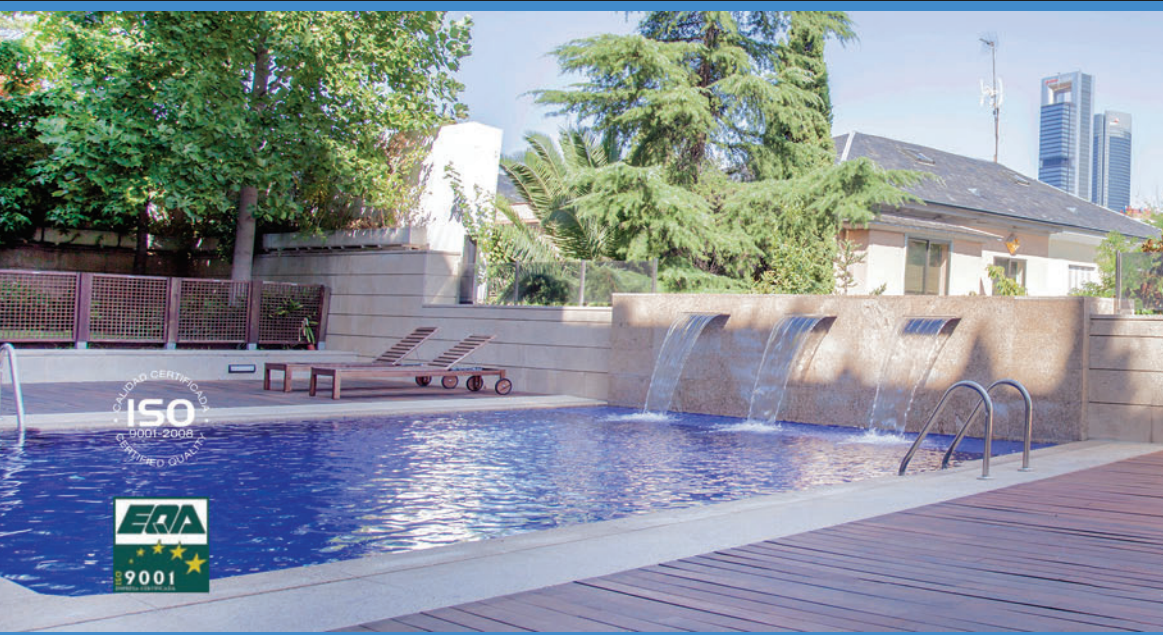
- Air conditioning and ventilation
- Electricity: low, medium and high
- Plumbing, sanitation and pottery
- Solar installations
- Pressure groups
- Elevators
- Antennas, lightning rods and CCTV
- Fire protection
- Locksmith and automatic

All services offered, preventive and corrective maintenance are carried out in accordance with the current application legislation regarding each of the facilities. We keep updated according to regulations to all our customers and our Technical Office advise on any questions that may arise.

In addition to the services offered, we can help you through audits and technical reports, as well as engineering studies for its facilities.

THE CORRECT STATUS OF MAINTENANCE OF YOUR FACILITIES WILL HELP YOU IN
THE REDUCTION OF VARIABLE COSTS OF YOUR FACILITIES

POOL MAINTENANCE



Grupo Ocean is a reference company in the swimming pool industry.

Associate member of the ATEP (Association of swimming pool technicians and industrialists). It counts with more than 20 technicians on staff and serves more than 360 pools and spas in the Community of Madrid.

Our comprehensive maintenance service includes all the necessary jobs and supplies so you just have to worry about enjoying your pool:



GARDENING SERVICES



The gardening department of [Grupo Ocean](#) has more than 25 professionals on staff, who are specialized in the maintenance of common landscaped areas and will hold all the necessary work to make your garden look its best face, making the most of it to any green area of your farm.



According to an annual calendar of activities, marked by the seasons of the year and the rhythms of nature we will perform all the tasks that your garden needs:

- Sweeping trees, clumps, grass, etc.
- Cleaning roads, grids, sports areas, etc.
- Digging of clump and parterre.
- Seedlings of unpopulated areas.
- Mulches and fertilizers: supply and extension.
- Graveling with river sand.
- Seasonal flower for more showy areas.
- Faults and modifications of automatic irrigation.
- Seeds of season.
- Scarification and / or airy.
- Preventive and curative fumigations.
- Mineral fertilizers.
- Trimming and profiling of hedges and arizonics.
- Pruning, felling and cleaning of trees.
- urative fumigations of grass.
- Replacement of dead plant.

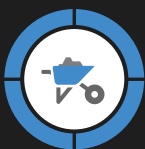
WE ALSO CARRY OUT INTEGRAL GARDENING WORKS WITH LANDSCAPE STUDY, IRRIGATION, PUMPS AND LIGHTING.

LABORS AND REFORMS



Grupo Ocean has a department of works and projects dedicated to provide all kinds of technical services related to small large works, repairs or installations of any element of your farm or building.

The team is directed and coordinated by professionals from the sector with a long history and experience It has more than 20 professionals highly qualified for the realization of all types of new installation work, repair or reform in:



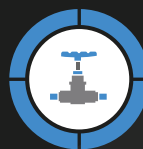
MASONRY

Flooring, tiling, plaster...



PAINTING

Smooth, drop, stucco, paper, decorative effects...



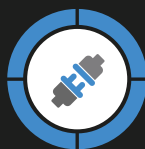
PLUMBING

PVC, PPR, PEX, multilayer, copper, cane...



FRONTAGE

Repairs, remodeling, cleaning...



ELECTRICITY

Led, low installations tension, network analysis (consumption)...



LOCKSMITH

Fences, fences, external woodwork aluminum, PVC...



TELECOMMUNICATIONS

CCTV, antennas, video door entry systems of alarm...



WATERPROOFING

Roofs, balconies, terraces, gutters...

REFERENCES

In our more than 15 years of experience we have achieved that at present more than 600 clients are our best guarantee.



Among our clients, in addition to numerous Communities of Owners you find important chains of gyms and hotels, recognized Sports Clubs, Town Halls, Banking entities and large companies. We thank all of them for their trust.

Bankia

Santander

BBVA

GO^{fit}

CIUDAD DE LA RAQUETA

Clínica CENTRO

AYUNTAMIENTO DE MÓSTOLES

DANONE



NH
HOTELS

MELIÀ
HOTELS & RESORTS

EUROSTARS
HOTELS

VILLA MAGNA
MADRID

BERGÉ

GUCCI

SUAREZ
1943

Calvin Klein



mothercare

BENTLEY

Audi



HYUNDAI

Clece

GRIFOLS

CBRE

ENGIE
by people for people®

ferrovial

CREDIT SUISSE

Embassy of Egypt
WASHINGTON, D.C.



NEW ZEALAND
EMBASSY

Pfizer



MADRID DELEGATION:

Calle Joaquín Lorenzo, 50 - 28035 Madrid

Phone: +34 913 866 866

comercial@grupoccean.com - www.grupoccean.com

CATALONIA DELEGATION:

Av. Pau Casals, 6 - 08091 L' Hospitalet de Llobregat Barcelona

Phone: +34 932 662 568

info.catalunya@grupoccean.com - www.grupoccean.com