



ADRIPARTE



OSBORNE  
+ CO

Information Memorandum

**BARATA SALGUEIRO 28**

**Barata Salgueiro 28 will become a flagship luxury residential project in Lisbon, embodying architectural excellence and setting a new standard for refined living.**

## Project Overview

Barata Salgueiro 28 (BS28) is a landmark residential redevelopment in the heart of Lisbon's most prestigious district, just steps from the iconic Avenida da Liberdade. This visionary project, a collaboration between Osborne+Co and Adriparte, will transform a 1960s office building into an exclusive collection of 13 luxury residences, setting a new benchmark for urban living in Lisbon.

## Location Highlights

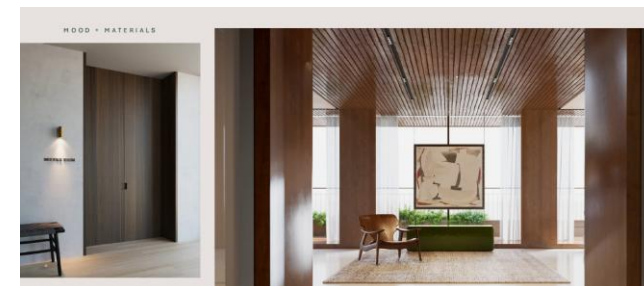
- Unique Prime Lisbon CBD location, near Av. Liberdade, offering luxury retail, fine dining, and cultural landmarks
- Strong demand from investors and end-users, benefiting from Lisbon's ongoing urban revitalization
- Seamless access to key business and residential districts

## Development Concept

- A carefully designed transformation delivering 13 luxury residences across 8 above-ground floors, including a rooftop penthouse with a private pool and terrace
- Spacious units ranging from 2 to 5 bedrooms, featuring floor-to-ceiling windows and private balconies for maximum natural light and city views
- Exclusive Amenities: 24/7 concierge service, valet parking, wellness center with spa and massage room, private meeting spaces

## Business Plan

- Deal secured with the signing of a PSPA in Jan 2025 with an initial payment of €2.5m; public deed scheduled for Sep 2025 with the remaining €17m payment
- Architectural project underway, with approval expected in Q4 2025. Demolitions and structural reinforcement can start right after, with full construction beginning in Q1 2026 and ending in Q4 2027



Two highly regarded developers with strong track record that have recently brought to life the Mutual Campo Alegre project.



- Adriparte is a private equity firm specializing in real estate development and investment. With a legacy in construction dating back to the early 1950s, Adriparte has evolved into a private equity firm with investments across various sectors, particularly in real estate development.
- The company has a management team with over four decades of experience and a solid professional background.
- The firm is mainly focused on the high-end residential sector in Portugal, with a particular interest in the rehabilitation of buildings in the historic centers of the cities of Porto and Lisbon, proposing spaces with contemporary comfort but respecting the character, history and charm of the original building. The 2 projects currently ongoing in Lisbon represent an investment of c.€29m
- In 2022, Adriparte became an investor in Mutual Campo Alegre, an office renovation project being developed by Osborne + Co, paving the way for a broader partnership. The two firms decided to join forces and to develop their first residential project - Barata Salgueiro 28, located in a prime area of Lisbon



*Alure, Lisboa*



*Alexandre Herculano 6, Lisboa*



*Mutual Campo Alegre, Portugal*



*Santander Unity Place, UK*



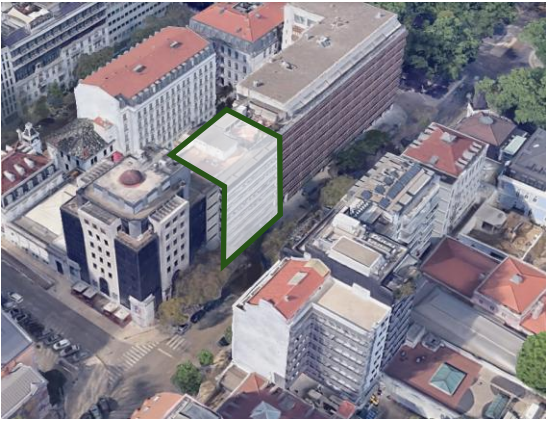
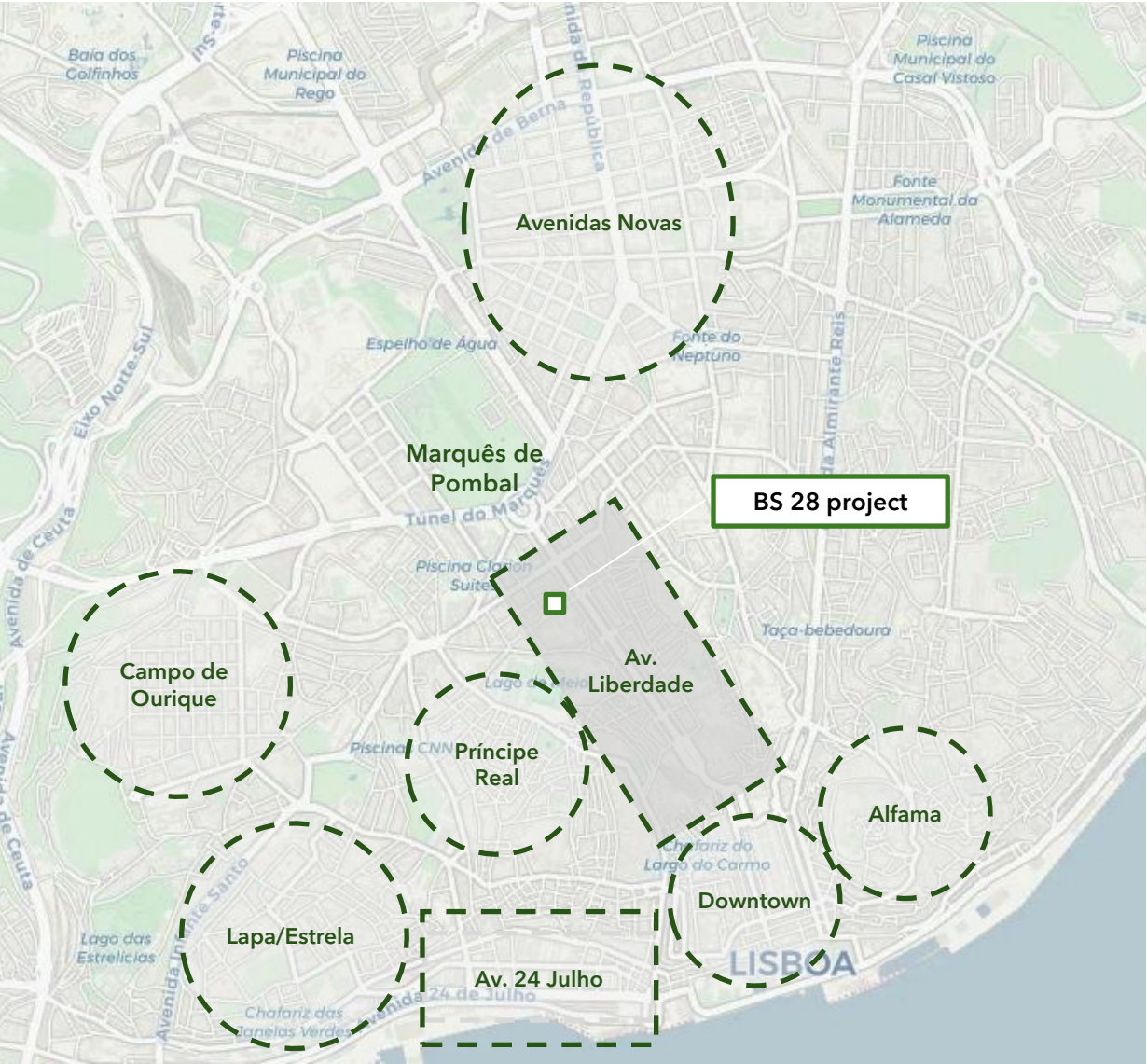
*JP Morgan tech hub, Scotland*



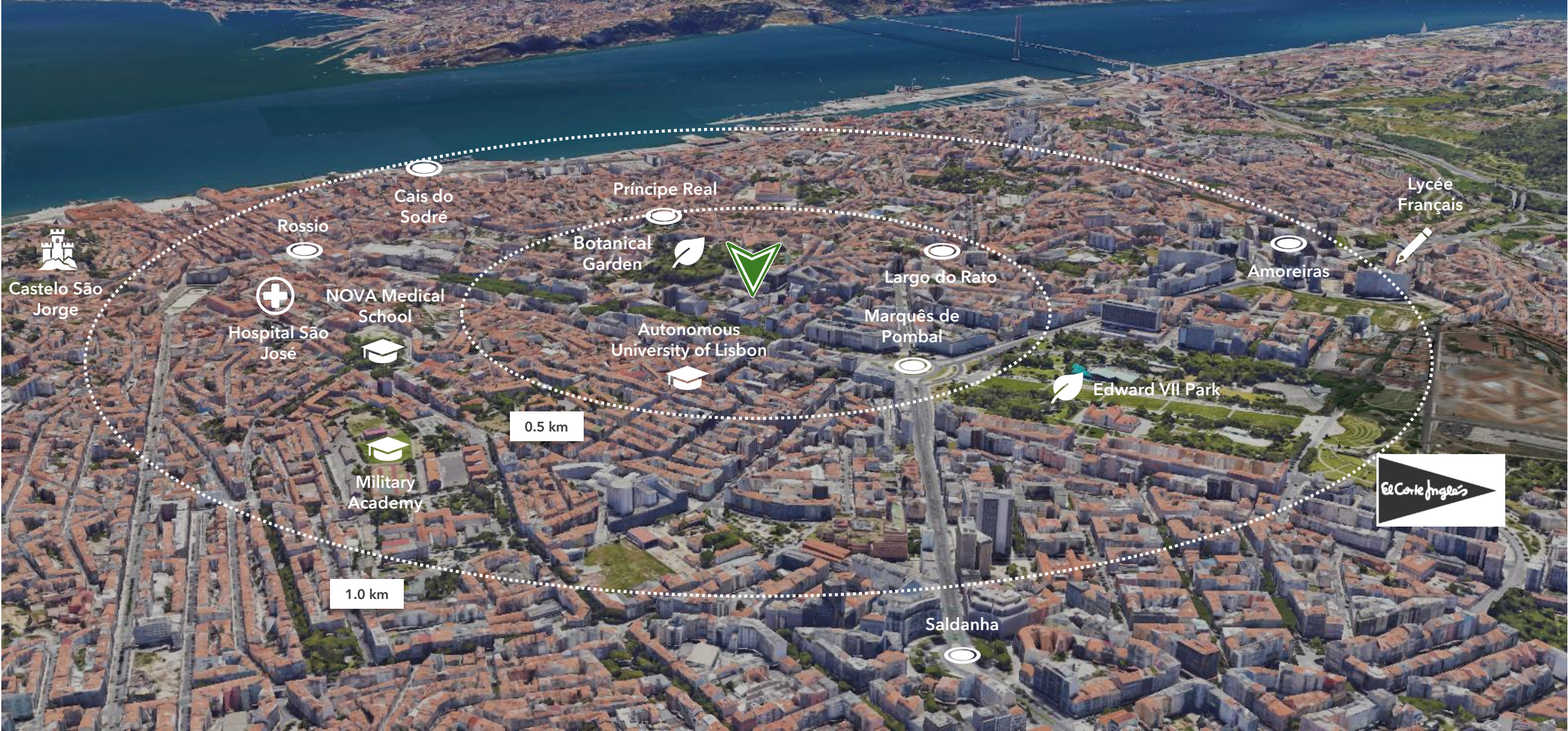
- Osborne+Co. is a global real estate development and investment group focused on delivering end-user-oriented, built-to-suit solutions for multinational occupiers. Since 2011, it has completed over £6.0bn in build-to-suit projects. The company adopts a partnership approach, collaborating closely with occupiers and assuming full risk during delivery.
- Operating across borders with co-investment capital, Osborne+Co. leverages its expertise in corporate occupiers and in-house delivery capabilities. It has developed spaces in 25 countries across four continents, with 15 global offices focused on identifying opportunities, co-investing capital, and securing partners.
- The company follows an end-to-end approach, from origination and underwriting to development and investment management, driven by an entrepreneurial spirit.
- Osborne+Co. opened its Lisbon office in 2022. Since then, the company has acquired, renovated, and leased a 10,000 sqm office building in Campo Alegre, Porto, formerly the Ageas HQ. This marks a significant milestone in expanding its presence and capabilities within the Portuguese market.



Barata Salgueiro 28 is situated in the heart of Lisbon, a few steps away from Av. Liberdade, the city’s most prestigious boulevard.









**Prime location offering unparalleled access to Lisbon's cultural, commercial, and business hubs, ideal for investors and residents.**

Barata Salgueiro, 28 is strategically located in one of Lisbon's most desirable neighborhoods, offering unparalleled access to the city's dynamic cultural and commercial hubs. Just a short stroll from the iconic Avenida da Liberdade, this property benefits from being in close proximity to one of Lisbon's most prestigious addresses. Avenida da Liberdade is renowned for its elegant tree-lined avenues, luxury boutiques, world-class hotels, theaters, and a vibrant array of dining and entertainment options.

As a major artery connecting Praça dos Restauradores and Praça do Marquês de Pombal, Avenida da Liberdade is at the heart of Lisbon's business and retail districts, making it a focal point for both local residents and international visitors. The surrounding neighborhood offers a harmonious blend of historic charm and contemporary amenities, with charming streets lined with classical architecture, making it an attractive destination for both investors and residents.

The area's rapid transformation over the years, with the redevelopment of several buildings into high-end residential and commercial spaces, signals strong growth potential. Its proximity to major transportation hubs, including the metro and bus stations, ensures excellent connectivity across the city and beyond, further enhancing its appeal.



Luxury shopping



Cartier



Prada



Louis Vuitton



Dior



Lifestyle



JNCQOUI Avenida



JNCQOUI Asia



Solar dos Presuntos



Seen - Tivoli Sky Bar



History & Culture



Tivoli Theatre



Restauradores Square



Cinema São Jorge




Eduardo VII Park




Hot Clube Portugal




Elevating Urban Living: A Luxe Residential Sanctuary in the Heart of Lisbon







Lisbon, Prime CBD




4,200 sqm GCA AG  
(Resi | Retail | Amenities)



13 unique luxury  
residences



Exclusive amenities



30+ parking spaces

### From Ordinary to Extraordinary: Crafting Lisbon's Most Radiant Residential Gem



Originally constructed in the late 1960s, this office building comprises 7 above-ground floors with a total area of approximately 3,400 sqm, complemented by 2 basement levels totaling 1,960 sqm. Built with a reinforced concrete structure, the property remains in a reasonable state of repair. The ground floor spans 600 sqm and previously housed two of the most trendy restaurants in Lisbon. Strategically located adjacent to the former Novo Banco headquarters—currently undergoing a comprehensive renovation—the property benefits from a prime position, just a few steps away from Av. Liberdade.

The planned intervention includes the following key aspects:

- 1 Conversion to High-End Residential** – Transformation of the existing office building into a boutique collection of luxury residences, offering an exclusive living experience in a prime location.
- 2 Architectural Excellence** – A thoughtfully reimagined façade, combining timeless elegance with contemporary design, featuring high-quality materials and refined detailing. Expansive windows and sophisticated finishes enhance natural light, while meticulously designed layouts prioritize spaciousness, seamless flow, and a harmonious balance between aesthetics and functionality.
- 3 Premium Finishes & Materials** – A curated selection of the finest materials, chosen for their elegance, longevity, and sustainability. From bespoke natural stone surfaces to handcrafted wood finishes, every detail is designed to exude sophistication. Seamless integration of textures and tones ensures a timeless aesthetic, appealing to the most discerning tastes while enhancing both comfort and exclusivity.
- 4 Exclusive Amenities** – Residents-only wellness center, 24/7 concierge services, valet parking service and private entertainment spaces.
- 5 Sustainability & Smart Living** – Energy-efficient solutions, home automation, and innovative design to enhance living standards.

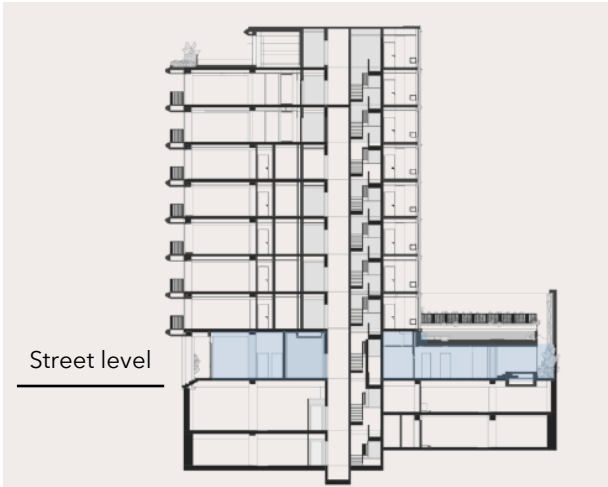


### 03 | PROJECT DESCRIPTION – ENVISAGED OUTCOME

Architectural Harmony Crafted from Stone and Light, Embracing Lisbon's Urban Essence

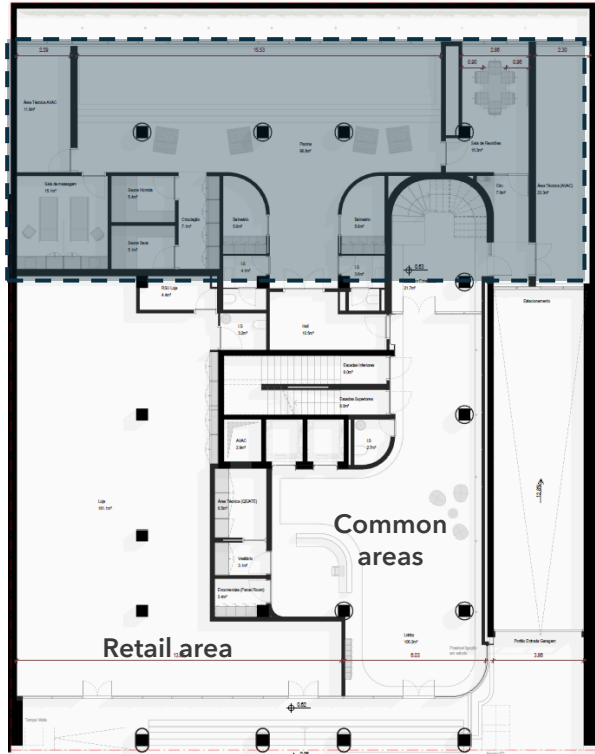


Floor	Encl. GCA	Resi GPA	Open areas
8	331	287	119
7	468	420	38
6	468	420	38
5	468	420	38
4	468	420	38
3	468	420	38
2	468	420	38
1	468	420	306
GF	604	-	180
Total AG	4,209	3,227	832

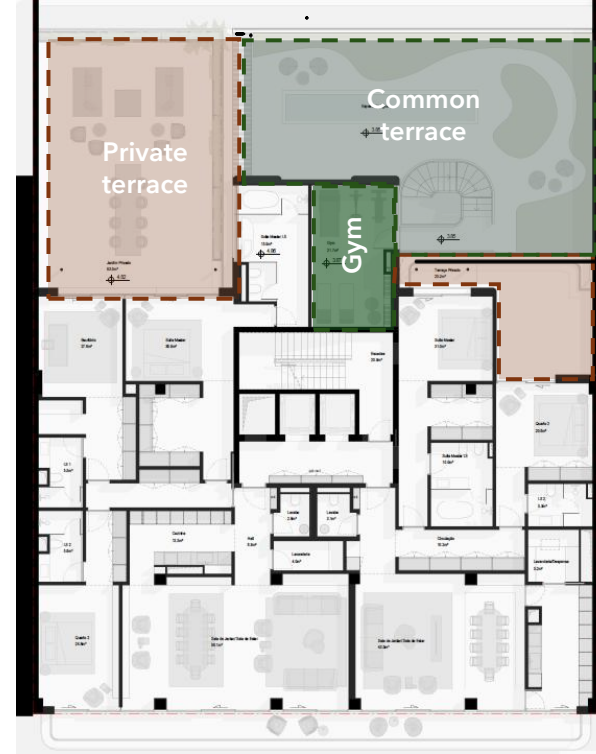




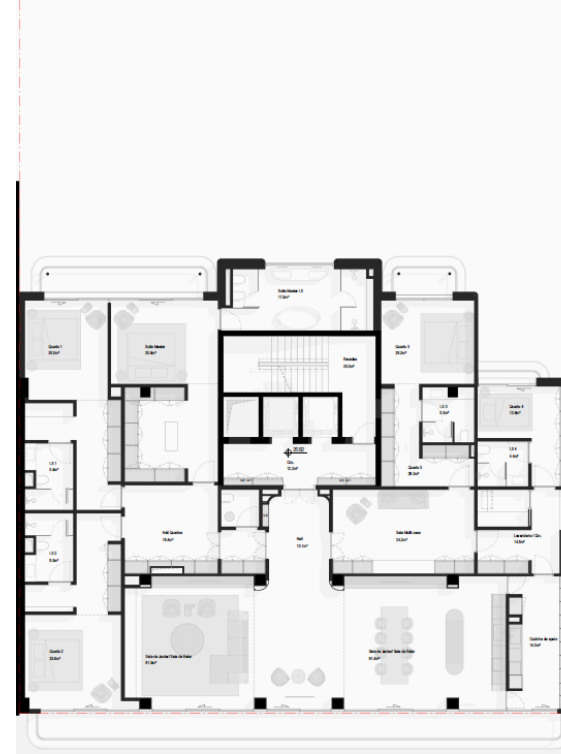
Ground floor



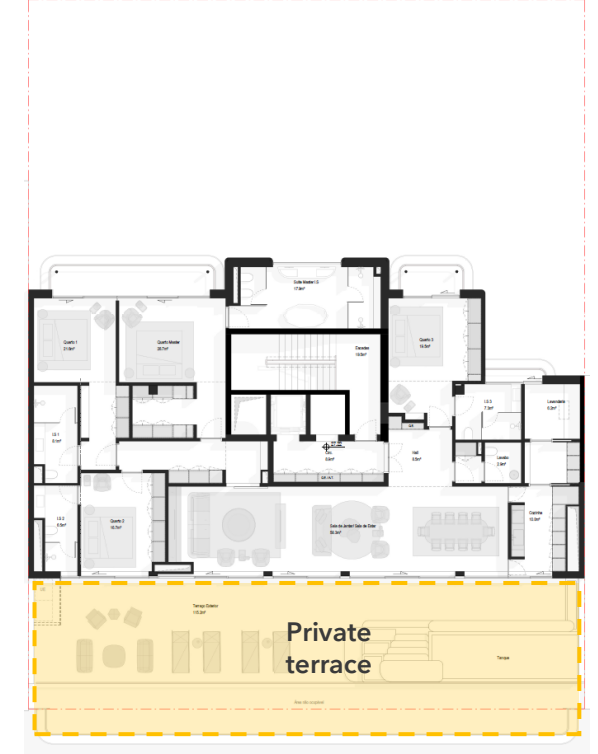
Floor 1 and 2-5



Floors 6-7



Floor 8 (penthouse)



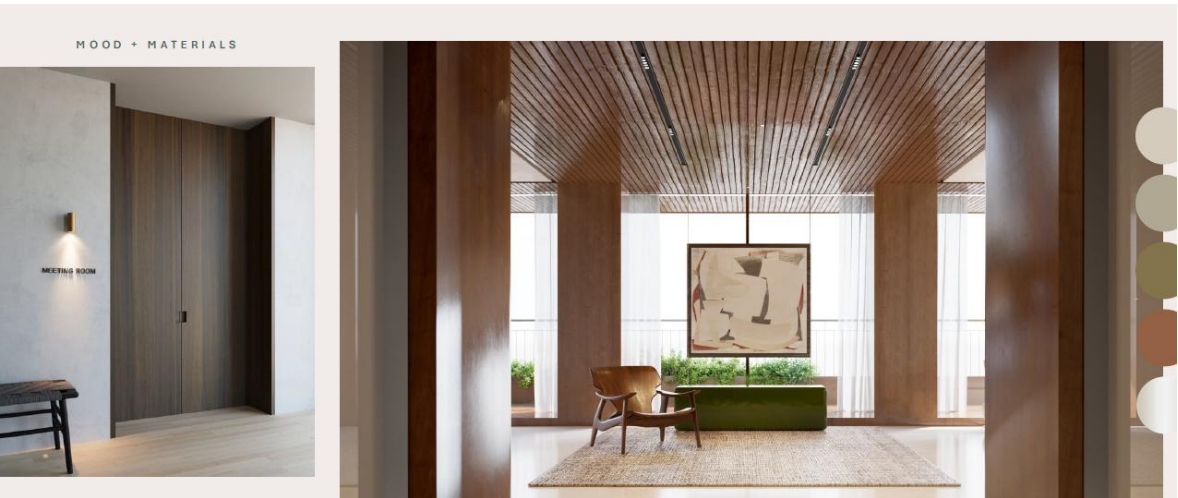
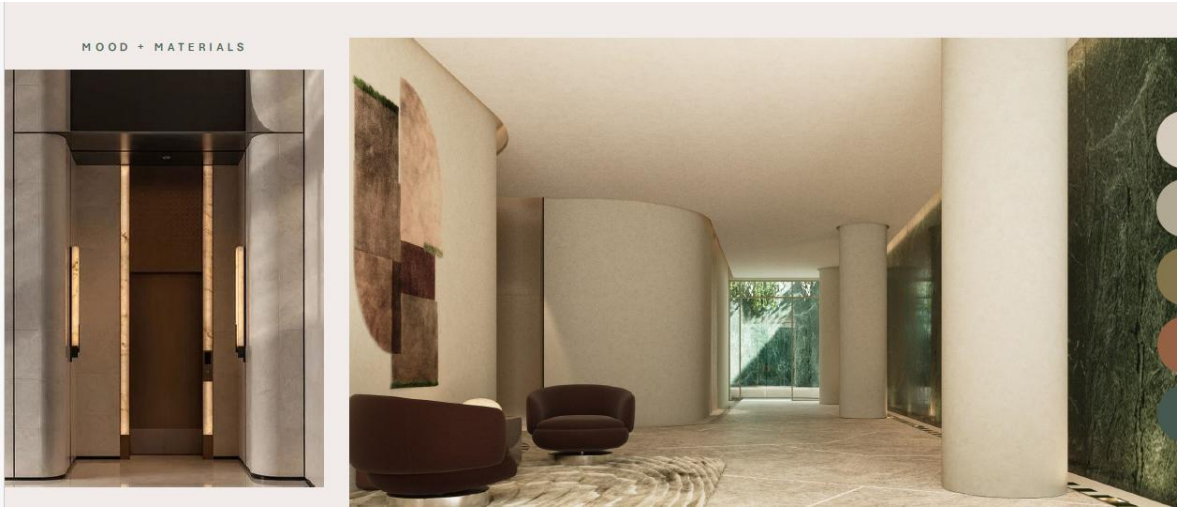
- Prime retail space designed for luxury and aspirational brands
- Exclusive amenities: a pool relaxation area, high-end spa, gym, massage room, and private meeting room
- Grand entry lobby with 24/7 concierge and valet parking, crafted with refined materials for prestige and exclusivity

- The first floor will have two units mirroring the layout of the upper floors
- Certain exterior areas will be designated for private use by the apartments, offering exclusive outdoor spaces
- At a slightly lower level, a serene communal relaxation area will be accessible from the ground floor

- These floors feature a 5-bedroom apartment per level, accommodating a full-floor residence
- The front façade boasts floor-to-ceiling windows along its length, maximizing natural light and balcony value
- Overlooking a spacious inner block courtyard, the back façade also includes balconies and expansive windows for a bright, open feel

- Sitting atop the building, the penthouse is the ultimate expression of luxury, offering unparalleled privacy and exclusivity
- Its elegant interiors seamlessly blend with a spacious terrace featuring a private pool, sun deck, and lounge area, creating a harmonious living experience
- A sanctuary above the city, it's perfect for those seeking both prestige and tranquility







TOTAL SAMPLE: 104

PRICE/ SQM PROFILES



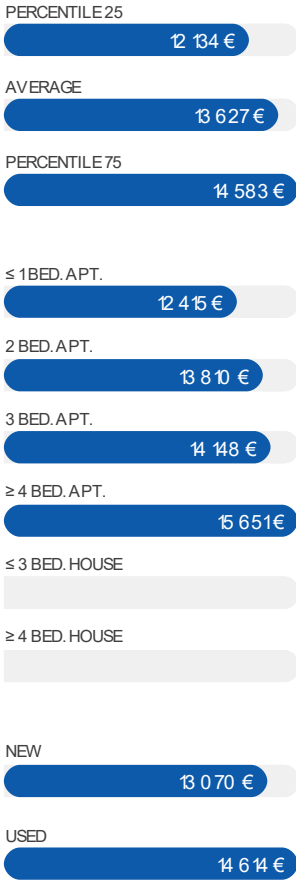
36 of 104 properties



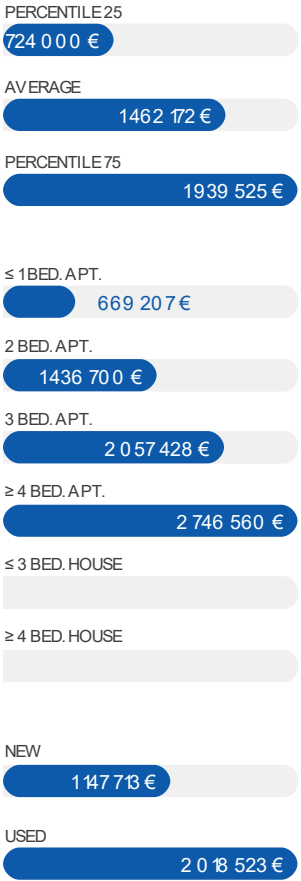
Source: Confidencial Imobiliário – Micro-SIR

MICRO-SIR STATISTICS

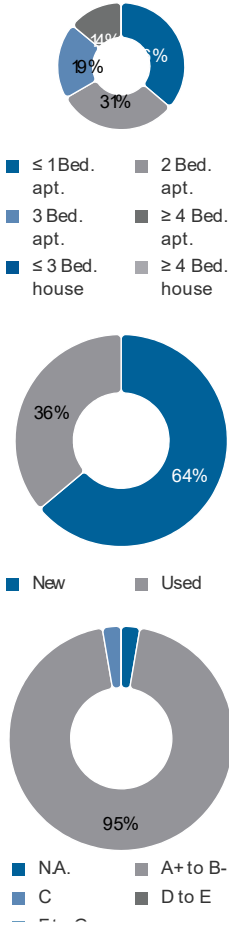
TRANSACTION PRICES/ SQM:



TRANSACTION PRICES PER UNIT:



% BY TYPOLOGY, CONDITION, AND ENERGY CLASS:







Liberdade 49



Savoy D'Avila



Villa Maria Pia



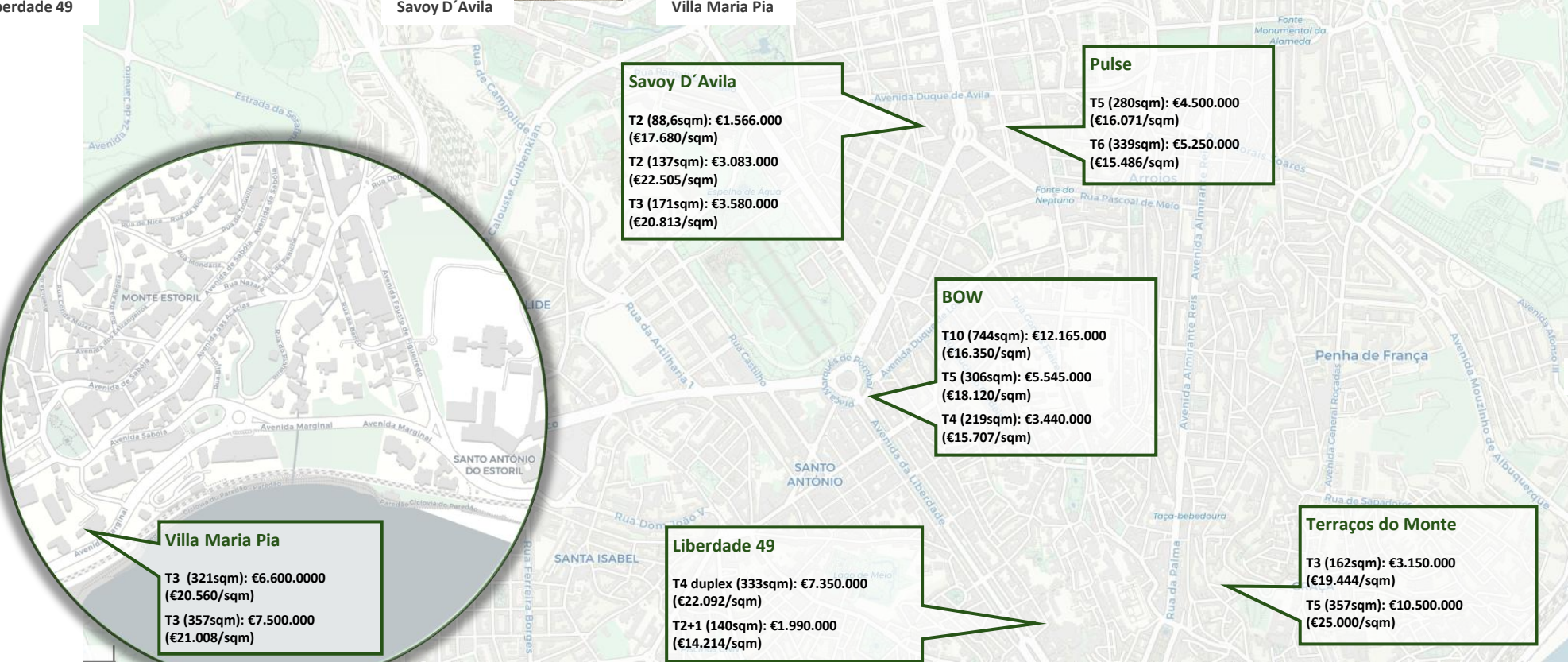
Pulse



BOW



Terraços do Monte





## DISCLAIMER

The information provided in this proposal is for information and discussion purposes only. This information is not intended to be and does not constitute formal financial advice or any other advice, is general in nature and not specific to you. None of the information provided is intended as investment advice, as an offer or solicitation of an offer to subscribe for, buy or sell, or a recommendation or endorsement of, any security and should not be treated as constituting an inducement or representation in connection with any offer or invitation, nor shall it or any part of it form the basis of or be relied upon in any way in connection with any contract relating to any security. Osborne+Co shall not be responsible for any investment decision made by you. You acknowledge that, as a certified high net worth individual, certified sophisticated investor or self-certified sophisticated investor that you are responsible for your own investment research and investment decisions. If you are in any doubt about the contents of this proposal you should consult your stockbroker, bank manager, solicitor, accountant or other financial adviser.

The information provided in this proposal is preliminary in nature and does not amount to an information memorandum, prospectus or a placement memorandum. The information provided in this proposal is selective and is for illustrative purposes only and is subject to material updating, completion, revision, verification and/or other amendment. As a consequence, no representation or warranty, either express or implied, is provided in relation to the accuracy, completeness or reliability of any information contained in this proposal.

The information contained herein must be kept strictly private and confidential and is intended for the sole use of the recipient. It must not be disclosed, reproduced or redistributed in any format without the prior written approval of Osborne+Co. Except where otherwise indicated herein, the information provided herein is based on matters as they exist as of the date of preparation of this presentation and not as of any future date. Certain information contained is based on or derived from information provided by independent third party sources. While such information is believed to be reliable for the purposes used herein, such information has not been independently verified and Osborne+Co does not assume any responsibility for the accuracy of such information.

