

FAMILY OWNED

Adriparte is a family-business that has been operating since 1950.

In our 75 years of history, we have established a legacy of quality, commitment and strong relationships with our stakeholders.

For us, securing the continuity of the company, keeping a close bond between the family and partners, while perpetuating our core values for the next generations, is the key to success.



Adriano Martins Gonçalves
Founder











1950

Adriano e Bezerras, Lda

Adriano Martins Gonçalves founded the company with some partners in 1950, in Viana do Castelo, Portugal. The company was mainly focused on building roads, concrete bridges and concrete structures.

1971

Soc. Emp. Adriano, Lda

In 1971, Adriano Martins
Gonçalves parted ways with his
former partners and set up his
own construction company. The
company was a testament to his
entrepreneurial vision, aiming
for higher goals.

1993

Soc. Emp. Adriano, SA

With the early loss of his father,
Carlos Alberto Alves Gonçalves
joined the company in 1980 and,
together with his current
partners, was responsible for it's
growth and internationalization,
turning it into one of the big
players in the portuguese
construction sector, that
culminated in it's IPO in 1993.

____ 2005

Grupo MonteAdriano, SGPS
-

In 2005, Soc. Emp. Adriano merged with Monte&Monte, to create the MonteAdriano group, focused on heavy construction and public works. They became the 6th biggest construction company in Portugal.

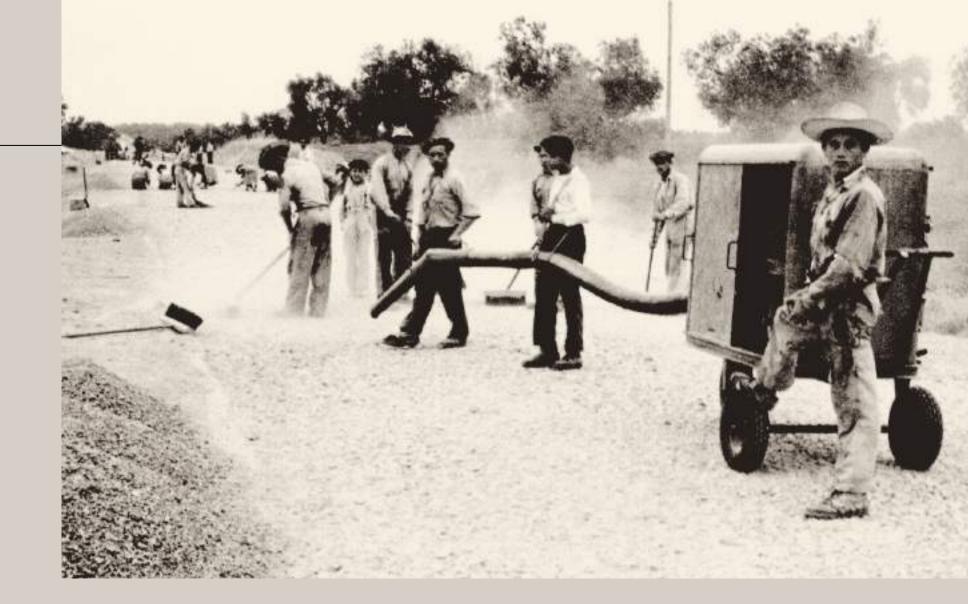
Adriparte Gest, SA

In 2007, the family and their close partners sold their 50% stake in MonteAdriano and created Adriparte Gest SA, a private equity firm with investments in green-energy, bio-fuels, real-estate and finance. Since 2012 they focused on real-estate development.

OUR HISTORY

With a legacy in construction that dates back to the beginning of 1950, Adriparte was, until 2007, the owner of 50% of MonteAdriano SGPS, a business group with a core business focused on civil construction and public works, ranked the 6th biggest construction group in Portugal at the time.

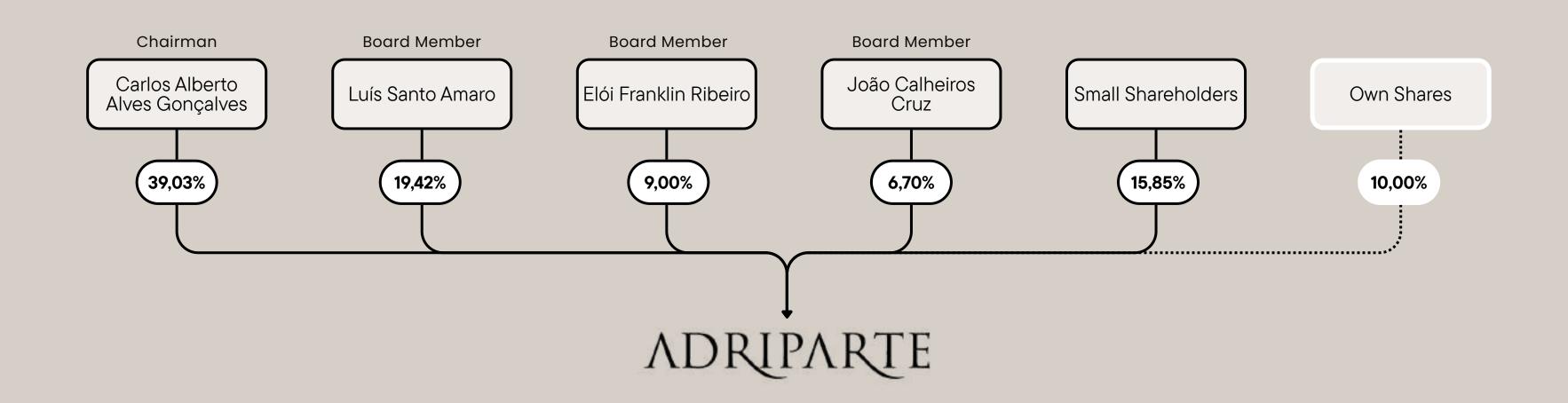
That same year, Adriparte sold its stake in the MonteAdriano and began operating as a private-equity, with multi-sector investments, but mainly focusing on real estate developments.







OUR SHAREHOLDERS



WHAT WE MANAGED, OWNED OR PARTICIPATE IN...

AENOR (Ascendi)

Administrator (1999-2007) Carlos Alberto Alves Gonçalves



LusoScut (Ascendi)

Administrator (1999-2007) **Carlos Alberto Alves Gonçalves**





APORBET

Diretor (1999-2004) Carlos Alberto Alves Gonçalves



Centro Rodoviário Português

Member of General Council (1999-2001) Carlos Alberto Alves Gonçalves



Centro Rodoviário Português

CEO (1999-2001) Elói Frankiln Ribeiro



Junta Autónoma de Estradas

Vice-President (1994-1995) Elói Franklin Ribeiro



Assembleia da República

PSD Parliament Member, Legislature VI Elói Franklin Ribeiro



Governo Civil - Vila Real

Civil Governor (2011-2005) Elói Franklin Ribeiro



Soc. Emp. Adriano, SA

Heavy Construction Owners until 2005



Grupo MonteAdriano SGPS

Heavy Construction Shareholders 50% until 2007



Fundasol, Eng. Fundações

Foundation Engineering Owned until 2007



Grupo Indaqua

Water Management & Supply Shareholders 25% until 2007



Habimarante

Construction Company Owned until 2007



Betominho

Infrastructure Construction Owned until 2007



Gintegral

Residues Global Management Shareholders until 2007



Prio Energy Group

Bio-Fuels Shareholders until 2010





Norcep Construções

Construction Company Majority Shareholder



Quinta Valle Madruga

Wine and Olive Oil Production MADRUGA Majority Shareholder



Personal Assets

Carlos Alberto

Alves Gonçalves

SVIC Investimentos

Real Estate Promoter in Porto Co-Owners 50|50



Quartzo Incorporadora

Real Estate Developer (BR) Shareholder



STAP, Reab. Estrutural

Complex Structural Repairs Shareholder



Monumenta

Heritage restoration Shareholder



AVEC, Empreendimentos

Real-Estate Investments (BR) Shareholder



EQUITY PARTNERS

Partners and Co-Developers

OSBORNE + CO

Partners for portuguese investments







Partners for brazilian investments





At Adriparte, we believe that our success is directly related to the partnerships we cultivate and nurture throughout our journey.

"No man (or company) is an island

OUR PARNERS

INSTITUTIONAL PARTNERS

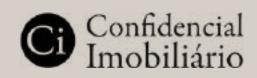
Associations and Memberships





TAX AND MANAGEMENT ADVISORS

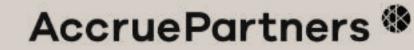




ADRIPARTE

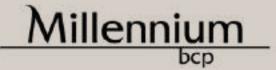
Accounting, Tax and Auditing







Financing









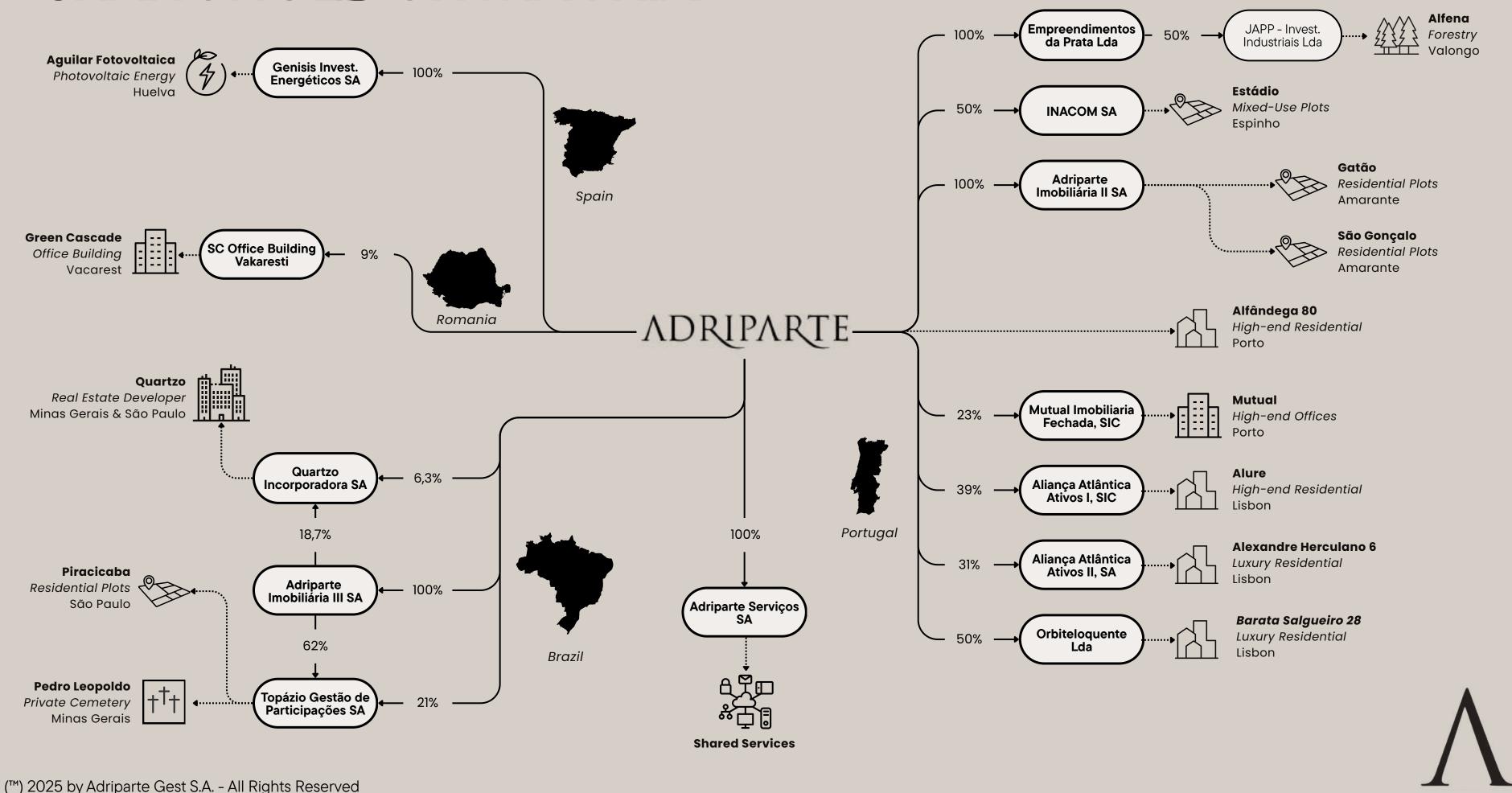
INVESTIVENTS

"Change is the only constant"

Heraclitus, Greek Philosopher



SHAREHOLDER MATRIX





BUILDING (A) LEGACY

With a Legacy of QUALITY and COMMITMENT, we invest and develop real-estate projects, focusing on creating exclusive high-end spaces, in the residencial and office sectors





PORTFOLIO MAP

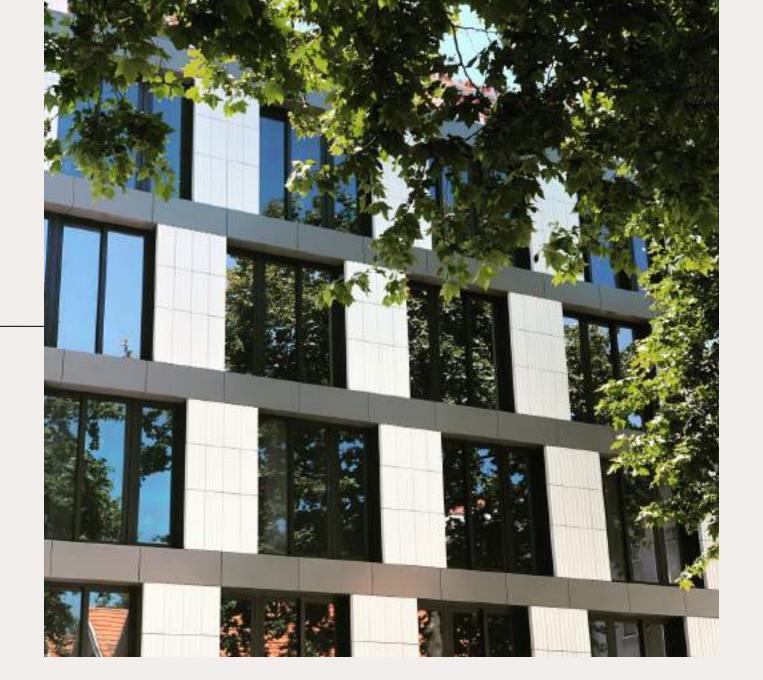
PORTO





Porto-Foz

PRESTIGE



type: residential

construction: new

configuration: 6 apartments

area: 1.489 sqm (above ground)

> stage: delivered (2022)



Located in the exclusive and beautiful area of Foz, in Porto, this project in Rua Marechal Saldanha, is an exclusive building design by NN architecture.

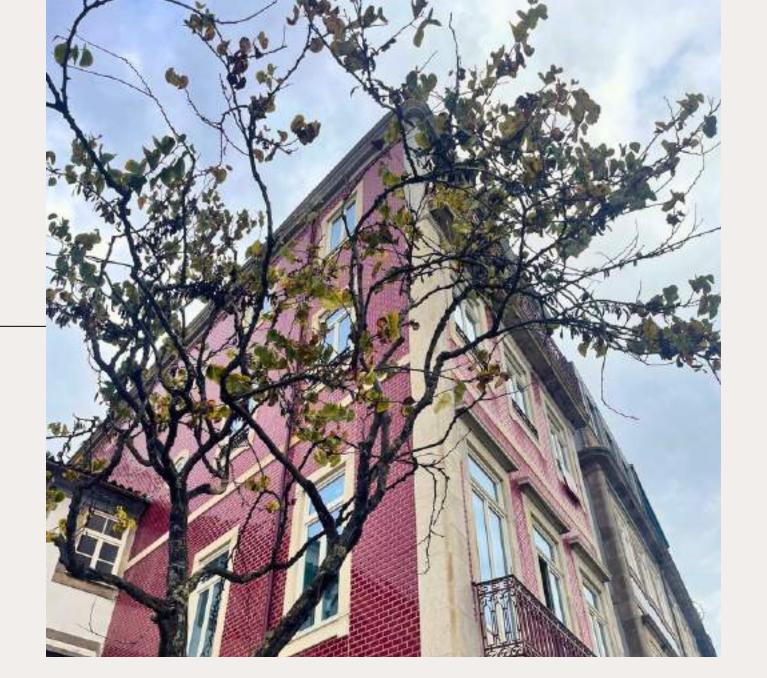
The attention to detail and the generous areas turned this into one of the most wanted residential buildings in Foz, with units setting record selling prices for the city at the time.





Porto - Baixa

A.80



type: residential

construction: deep refurb

configuration:
6 apartments
1 store

area: 604 sqm (above ground)

> stage: delivered (2025)



Alfândega, in the heart of the historic center of Porto, next to Ribeira and on the river front.

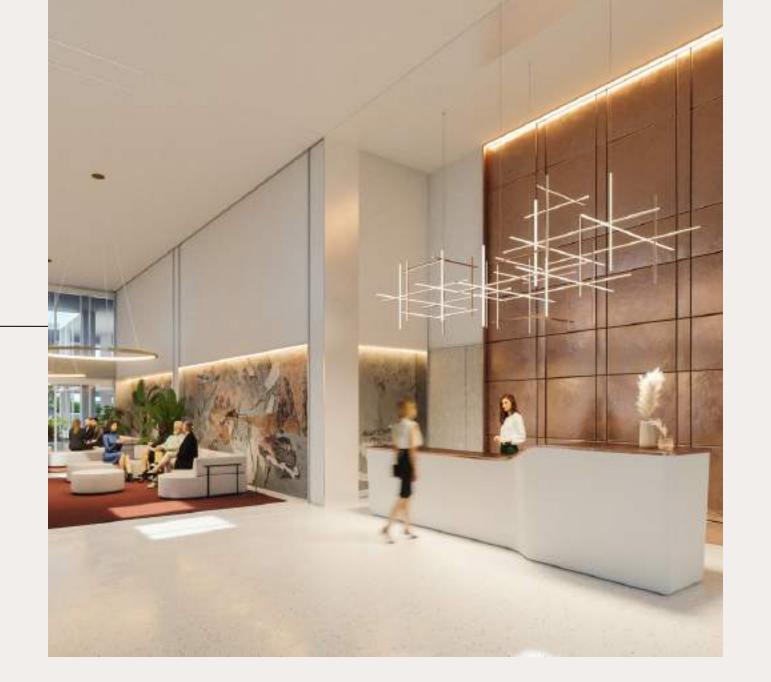
The project developed by Anarchlab proposed for this distinct building from the beginning of the 20th century the creation of 6 residential units of types T1 and T2 (this one with parking), with areas between 57 sqm and 185 sqm, as well as a commercial unit.





Porto - Campo Alegre

MUTUAL



type:

construction: deep refurb

configuration:
8 floors
2 parking levels

area: 10.000 sqm (above ground)

> stage: delivered (2025)



Developed in partnership with Osborne+Co, Mutual is in a prime office area in Porto, Boavista CBD, former headquarters of Ageas.

With ESG placed at the heart of the proposed intervention, the building was refurbished to create around 10,000sqm of state-of-the-art Grade A office accommodation, meeting the health and wellbeing needs of the modern workplace. Architecture design by Openbook.





Porto-Francos

FRANCOS



type: office

construction: new

configuration:
3 floors
1 parking level

area: 20.000 sqm (above ground)

stage:



Developed in partnership with Osborne+Co, Francos is in a prime office area in Porto, Boavista CBD. Designed by Openbook, the two buildings will create around 20,000sqm of state-of-the-art Grade A office accommodation, along with great amenities, meeting the health and wellbeing needs of the modern workplace.



PORTFOLIO MAP

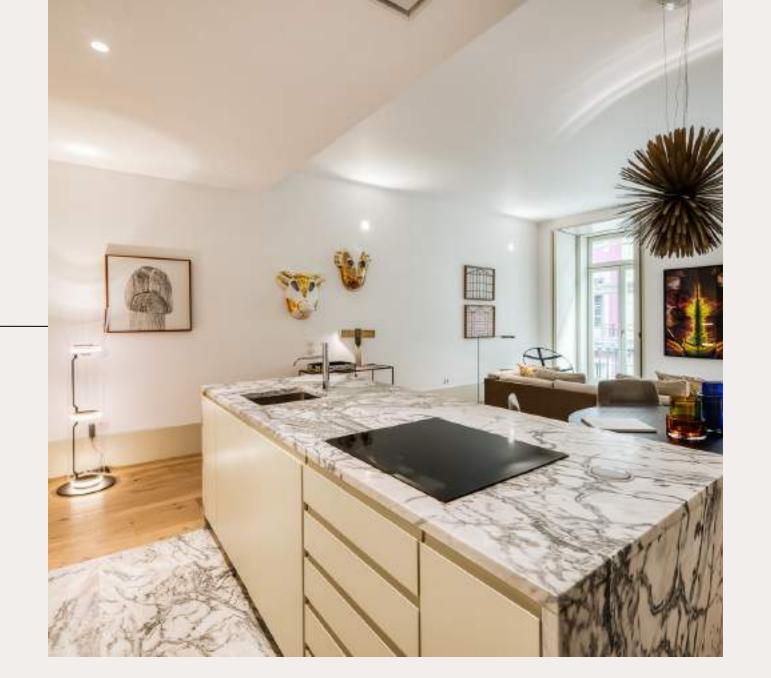
LISBON





Lisbon - Chiado

ALURE



type: residential

construction: deep refurb

configuration:
14 apartments
4 stores

area: 3.294 sqm (above ground)

> stage: delivered (2025)



Alure is located in the historic heart of the city of Lisbon, on the iconic Rua do Alecrim, in an exceptional urban location of great grandeur. Designed by Architect Samuel Torres Carvalho, the developed program reconverts a typically Pombalino building dedicated to services and commerce into a residential masterpiece.





Lisbon - Liberdade

ANNA



type: residential

construction: deep refurb

configuration:
16 apartments
1 store

area: 2.173 sqm

(above ground)

stage: licencing



Just a few meters from Av. da Liberdade, this Openbook project combines comfort and elegance by renovating a charming building from the 70s. It features a commercial space and 12 exclusive apartments, including a superb penthouse with stunning views over the city. Amenities include lobby, common room, fabulous internal garden, gym, spa/massage room, parking and concierge service 24/7.





Lisbon - Liberdade

SERENZA



type: residential

construction: deep refurb

configuration:
13 apartments
private club

area: 4.151 sqm

4.151 sqm (above ground)

stage: licencing



Located in Rua Barata Salgueiro, in Liberdade, this project will be the new reference in the luxury residencial sector in Lisbon.

Elegance and quiet luxury will be a key.

Amenities will include garden, vallet parking, car hand-washing, concierge and security 24/7, gym and a full private member healthclub, with heated pool, jacuzzi, sauna & hammam, massage rooms and more.



OUR TEAM

Consisting of a management body with 4 decades of experience and professionals with solid training and field expertise, in the Portuguese market our projects focus on the luxury sector, with particular interest in the rehabilitation of buildings in the historic centers of the cities of Porto and Lisbon, proposing spaces with contemporary comfort while respecting the character, history and charm of the original building.













Carlos Alberto Alves Gonçalves

CHAIRMAN | MAJOR SHAREHOLDER

Civil Engineer, graduated from the Faculty of Engineering of the University of Porto, a postgraduate degree from AESE in the Senior Management of Companies program and an immersion program at the University of Cambridge.

He has extensive experience in business management in the areas of Construction and Public Works in Portugal, Tunisia, Romania, Angola and Cape Verde.

As president of Sociedade Empreitadas Adriano and later, of MonteAdriano, he was the main executive in the delivery of a large number of road works, such as more than 200 km of new highways and 1,000 km of roads, hydroelectric and irrigation, tunnels, railways and airports.

He is currently the major shareholder and Chairman of Adriparte and some of its subsidiaries.











Luís Santo Amaro

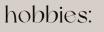
BOARD MEMBER | SHAREHOLDER

Economist, graduated from the Faculty of Economics of Porto and Postgraduate in Financial System Management from I.S.E.F. in Porto, Portugal.

He has extensive experience in Business Administration in the areas: Construction and Public Works, Real Estate Development, Environment and Industrial Waste.

He is currently a shareholder and Vice-President of Adriparte Gest, S.A. and some of its subsidiaries.

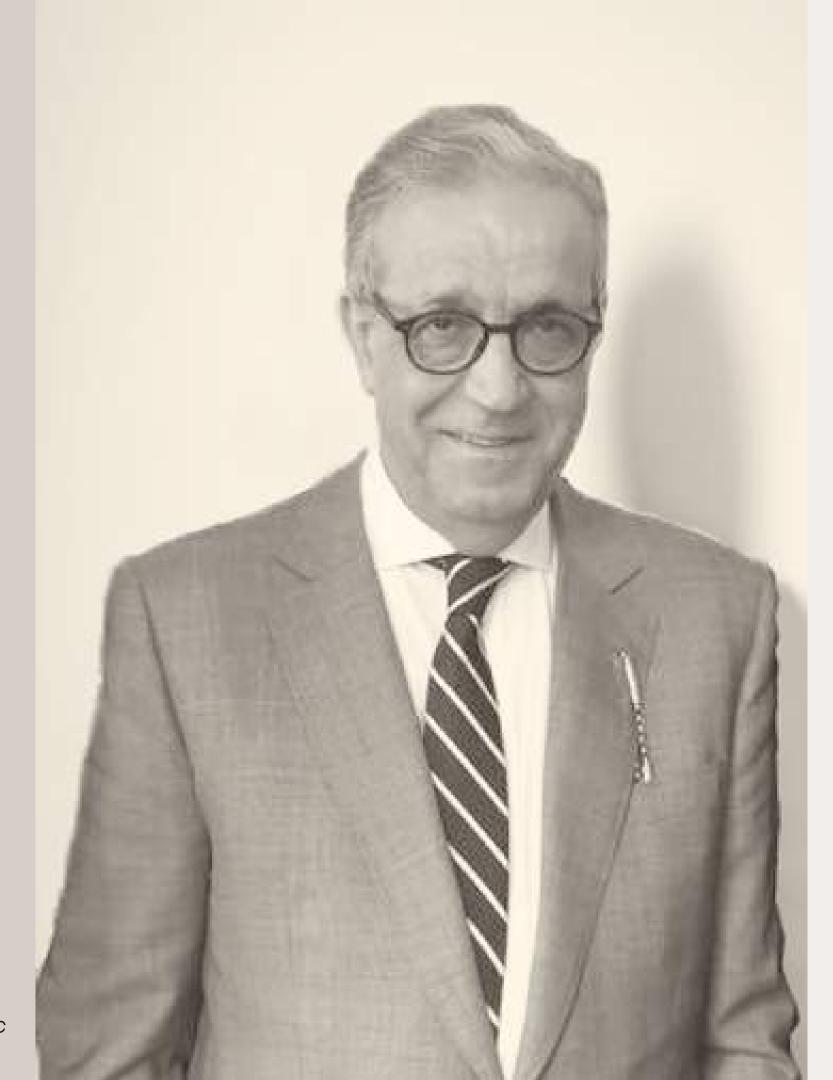












Elói Franklin Ribeiro

BOARD MEMBER | SHAREHOLDER

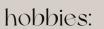
Civil Engineer graduated from the Faculty of Engineering of the University of Porto, and postgraduate degree from AESE in the Senior Management of Companies program.

Senior member of the Order of Engineers in Portugal, he was deputy to the Assembly of the Portuguese Republic in the 6th legislature and Civil Governor of Vila Real between 2001 and 2005.

He has extensive experience in the construction sector and in the management of road works, with special relevance to his 20-year career at JAE (Junta Autónoma de Estradas) where he was Vice-President between 1994 and 1995.

Since 2002, he has been part of the Adriparte group, of which he became a shareholder and administrator.

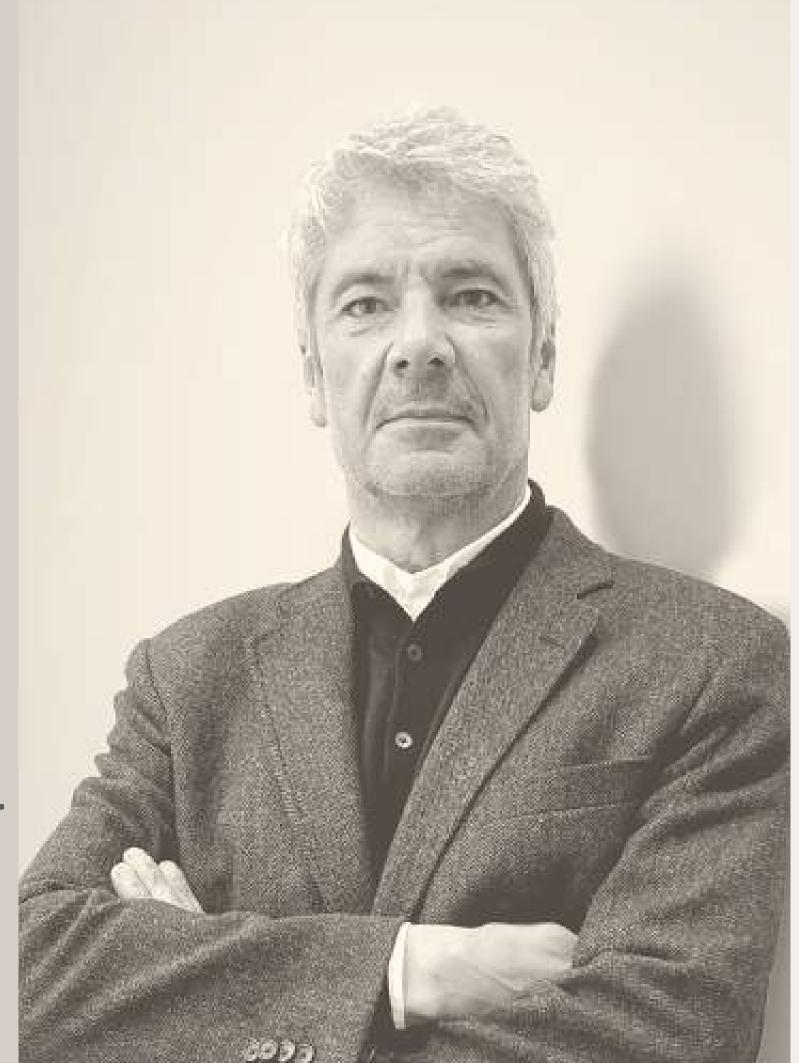












João Calheiros Cruz

BOARD MEMBER | SHAREHOLDER -

Civil Engineer graduated from the Faculty of Engineering of the University of Porto, with a vast experience in construction and development.

He attended the AESE Business Management Program, is a senior member of the Order of Engineers in Portugal and for more than 20 years was linked to the construction industry, as Construction Manager and later administrator of Sociedade de Empreitadas Adriano S.A. and MonteAdriano.

He was responsible for the areas of Production, Equipment Management and Production Support, having coordinated, among others, road engineering works (more than 700 km of highways and railways), hydroelectric plants and irrigation, carried out in Portugal, Cape Verde, Tunisia and Angola.

He is currently a shareholder and Administrator of Adriparte and some of its subsidiaries











Gustavo Alves Gonçalves

DIRECTOR-

After completing his A-Levels (University of Cambridge) at CLIP, he completed his Master in Architecture and became member of OA (Ordem dos Arquitetos). He has a postgraduate degree in Real Estate Management from Porto Business School, in Management and Leadership from AESE, completed the Executive MBA at Porto Business School with an immersive course in IE Business Schooll and has a postgraduate degree in Real Estate Economics and Finance from LSE – The London of Economics and Political Science.

He specialized in real estate investments, with emphasis on the Brazilian residential market, working as Real Estate Market Analyst, Engineering Manager and Engineering Director at the company Quartzo (an Adriparte group company) since 2012 and in the Portuguese luxury residential market since 2018, with a special focus on rehabilitation models.

He is director and responsible for the development of real estate investments at Adriparte and is an administrator of several of its subsidiaries.











Pedro Barbas

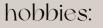
DIRECTOR -

Graduated (pre-Bologna) in Law from the University of Coimbra, he has a postgraduate degree from the same institution in company law, in business management from INDEG Business School/ISCTE and in Real Estate Law from the Universidade Católica Portuguesa. He joined a publicly listed company in 2006, where he served as legal director of the sub-holding for the biofuels area and, later, of the group's holding.

In 2010 he joined the LMSI Engineering group (project engineering), where he worked as legal director and advisor to the management.

He has been at Adriparte Gest since 2012, where he serves as director and was/is an administrator of its subsidiaries in the area of real estate development (namely Quartzo Incorporações e Participações, SA, a company governed by Brazilian law and Aliança Atlântica Ativos, SIC Imobiliária Fechada, S.A., collective investment company governed by Portuguese law).









travelling





Heitor Fonseca

MANAGER FOR BRAZIL

Has a degree in Economics from PUC-MG (Pontifical Catholic University of Minas Gerais, BR) and an MBA in Financial Management and Controllership from Fundação Getulio Vargas (FGV, BR). He began his career in the Real Estate sector at Quartzo Incorporadora (a brazillian company owned by Adriparte), where he spent 12 years. Starting as an intern, he built a solid professional path that led him to the role of Chief Financial Officer (CFO).

Throughout his tenure, he also served as Financial Analyst and Finance Manager, leading several high-impact structural projects. His main achievements include the development and execution of strategic and tax planning, internalization of accounting and tax processes, implementation of a forecasting system and budget control for both the holding and its business units, as well as the successful deployment of two ERP systems. He was also responsible for Quartzo's debt restructuring process and for designing equity models focused on fundraising and business growth.

In addition to his corporate career, he served as a university lecturer in Financial Markets and Macroeconomics at the Pontifical Catholic University of Minas Gerais (PUC/MG), contributing to the academic and professional development of future economists.

Currently he manages Adriparte's portfolio in Brazil.







family trips





Leonor Sanfins

MARKETING & SALES

Graduated in Communication Design from Universidade Lusófona, she has built a solid career in marketing, with a particular focus on the real estate sector. Her expertise includes social media management, event coordination, digital content creation, and the development of strategic partnerships, all aimed at aligning marketing strategies with broader business objectives.

She has held senior marketing roles at Piquet Realty Portugal and Infante & Riu Real Estate, where she successfully managed relationships with both national and international partners, led social media strategies, and organized events to drive business growth.

In 2025, she joined Adriparte as Marketing and Sales Manager, where she applies her strategic and creative skills to enhance brand visibility, manage partnerships, and support business expansion.











Marta Leão

PROJECT MANAGER

Graduated in Architecture from Lusíada University and member of OA-SRS. She specialized in building rehabilitation but has always had a great appreciation for project management due to her organizational skills, problem solving and global vision of the construction process, from beginning to end.

She worked as a Project Manager at ALCH Capital from 2018 to 2023, responsible for project and construction management, coordination of architectural projects and specialties, team and client management, financial management of projects, expansion studies and project feasibility.

Previously, she accumulated experience as an Architect in several companies, including Corl5A, Arquipessoa, Casa Granturismo, Bernardo & Bernardo, The Edge Group and Escritorio PB&RC. During these periods, she participated in diverse projects, from restoration and rehabilitation projects to projects for large commercial and residential developments and school parks.

She joined Adriparte in 2023 as project manager.





hikes



festivals





Filipa Ribeiro

FINANCIAL ANALYST

With a degree in Economics from the Faculty of Economics of the University of Porto, she began her professional career in the training area in 2017, as a Consultant at the company FTP-Soluções Empresariais. During this period, she obtained certification in PHC Advanced - PHC CS DESKTOP, assuming responsibilities in backoffice support for clients, which were later expanded to include presentation and direct training activities for client companies. Later, she joined WIDERPROPERTY, SA, at the Management Control department, specializing not only in project management and financial control, but also in the real estate segment, focusing on condominiums and shopping malls.

Since September 2023, she has assumed the position of Financial Analyst at Adriparte, where she performs taks such as accounting and controlling operational and financial costs, supporting the control of current treasury and the development of the annual budget, capital allocation analysis for future real estate investments, and preparation of project financial reports.

She is currently doing her postgraduate degree in Financial Analysis in Porto Business School.







reading





Nilza Garibaldi

ADMINISTRATIVE

Graduated in Languages and Business Relations (post-Bologna) from the University of Trás-os-Montes and Alto Douro (UTAD). Her professional career began in 2006–2007 in the commercial healthcare sector, specifically in the import and export of surgical equipment.

From 2008 to 2013, she worked in the retail sector, where she developed strong skills in customer service, negotiation, and client management.

Since March 2014, she has been part of the Adriparte team as an administrative assistant, taking on responsibilities such as assistant to the board, supplier management, accounting support, document organization, and various backoffice tasks.

Throughout her career, she has built a professional profile defined by organization, reliability, and efficiency in task execution.

TEAM'S ACADEMIC BACKGROUND

portuguese education institutions

























international education institutions













portuguese professional orders memberships













CONNECT WITH US

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