



S U B I R A T S

G R O U P R E P O R T 2 0 2 6

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OUR PRINCIPLES

OUR PRINCIPLES

After more than five decades of business activity, Subirats Bureau's objective remains true to the essence of its origins: **a deep-rooted connection to our culture, along with excellence and honesty in all our projects.**

Through gastronomic leisure, hotel comfort and top-quality real estate developments, Subirats Bureau strives for commitment to the well-being of each and every one of our clients and collaborators.

With a clear vocation of generational continuity, Subirats Bureau proposes responsible growth and a medium- to long-term expansion strategy that guarantees strong business consolidation over time.

An aerial photograph of a coastal region. A river flows from the top left towards the center, then turns right and flows into a large body of water on the right. The land is a patchwork of agricultural fields, some green and some brown. There are some buildings and infrastructure visible. The water is a deep blue-green color. The title "A HISTORY OF QUALITY" is overlaid in white, bold, sans-serif capital letters.

A HISTORY OF QUALITY

PROFESSIONAL DEVELOPMENT

Subirats Bureau began operating in 1975 in the Ebro Delta region as a result of the leadership and vision of Catalan businessman Joan Subirats Berenguer, founder and honorary chairman of the group.

Always foreseeing market trends and maintaining maximum added value in all its projects, Subirats has led a group that is now fully consolidated. The diversification strategy implemented over the last few decades has allowed **Subirats Bureau to expand into the areas of real estate development, construction and the hotel and restaurant industries. Currently, Subirats Bureau employs more than 900 professionals of up to 15 different nationalities**, respecting gender parity across all its business units.

In 1994, **the group naturally evolved** from the Ebro Delta region to Tarragona, where the real estate division was consolidated with two landmark developments: Plaça Generalitat and Torres Roma. Throughout its history, **Subirats Bureau has built more than 3,700 homes with a total built area of 565,000 m²**. The **current land reserve** accumulated by the real estate division is more than **100,000 m² of building space**. To this day, Subirats Bureau is carrying out projects in Figueres, Castellví de Rosanes, Castelldefels, Reus, Tortosa and L'Ampolla.

SB Hotels was founded in 1988, with the construction and marketing of the Aparthotel La Ràpita in Sant Carles de la Ràpita, followed by the Hotel SB Corona Tortosa in 1994, the Hotel SB Ciutat Tarragona in 1998 and the Hotel SB Express Tarragona in 2003. The chain's continued success led to **further expansion with new openings in Barcelona**: the SB Icaria in 2004, the SB Diagonal Zero in 2009, the SB BCN Events in 2011, the SB Plaza Europa in 2013, the SB Glow in 2017 and the extension of the SB BCN Events in 2018. In 2019, SB Hotels **expanded outside Catalonia** with the acquisition of a hotel in Madrid. The SB Win, located in Sant Feliu de Llobregat (Barcelona), opened in 2024, and the chain's 11th hotel is scheduled to open in Barcelona in 2027.

Innovation and gastronomic leisure complete the circle of professionalism of Subirats Bureau, from 2014, with such emblematic venues as El Nacional.

SUBIRATS TIMELINE

HIGHLIGHTS

1975

BIRTH OF
SUBIRATS BUREAU

CONSTITUTION OF
SB IMMOBILIÀRIA



1982



START OF DEVELOPMENT
OF PARTIAL PLAN TEMPLE
Tortosa



1988



BIRTH OF:
SB HOTELS
APARTHOTEL LA RÀPITA
La Ràpita



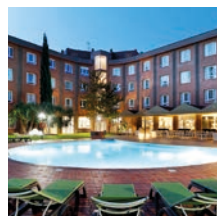
1992



START OF PARTIAL PLAN
TEMPLE 1 VORAPARC
Tortosa



1994



HOTEL
SB CORONA TORTOSA
Tortosa



1998



HOTEL
SB CIUTAT TARRAGONA
RESIDENCIAL TORRES ROMA
Tarragona



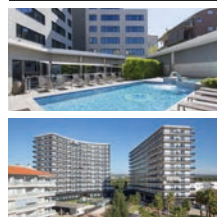
2003



HOTEL
SB EXPRESS TARRAGONA
Tarragona



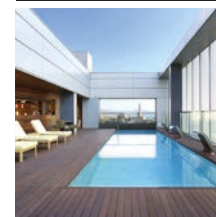
2004



HOTEL SB ICARIA
Barcelona
RESIDENCIAL SB L'AMPOLLA
L'Ampolla



2009



HOTEL
SB DIAGONAL ZERO
Barcelona



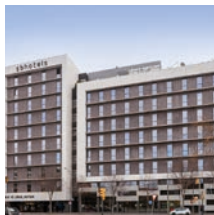
2011



HOTEL
SB BCN EVENTS
Castelldefels



2013



HOTEL
SB PLAZA EUROPA
L'Hospitalet de Llobregat



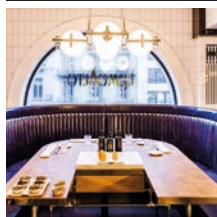
2014



EL NACIONAL
Barcelona



2016



LOMOALTO
& LOMOBAJO
Barcelona



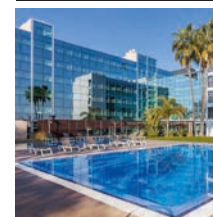
2017



HOTEL
SB GLOW
Barcelona



2018



RENOVATION:
HOTEL SB BCN EVENTS
HOTEL SB CORONA TORTOSA
HOTEL SB ICARIA



2019



HOTEL
SB MADRID NORTE
Madrid



2021



RESIDENCIAL
SB PORTA TORTOSA
Tortosa



2024



HOTEL
SB WIN
San Feliu de Llobregat
START OF CONSTRUCTION
OF RESIDENCIAL SB PORTA
TORTOSA PHASE 2
Tortosa



2026



START OF CONSTRUCTION
OF NEW RESIDENCIAL
COMPLEX IN L'AMPOLLA
L'Ampolla



START OF CONSTRUCTION
OF NEW HOTEL IN PLAZA
EUROPA
Barcelona



START OF CONSTRUCTION
OF NEW RESIDENCIAL
COMPLEX IN FIGUERES
Figueres



GROUP ORGANISATION

SUBIRATS BUREAU SLwww.subirats.net

Holding company of the Group

S U B I R A T S

Av. Pearson, 17-19
08034 BARCELONA
CIF: B-63936041

SB HOTELS SPAIN SLwww.sbhoteis.es

Construction and development
of hotel establishments and
property rentals

sbhotels

Pl. Europa 9-11, planta 24
08908 L'HOSPITALET DE LLOBREGAT
CIF: B-43067172

SUBIRATS BERENGUER IMMOBILIÀRIA SLwww.sbimmobiliaria.com

Property developer and builder

sbimmobiliària

Av. Generalitat, 175
43500 TORTOSA
CIF: B-43020882

OCIO GASTRONÓMICO BARCELONA SLwww.elnacionalbcn.com

Restaurants and gastronomy

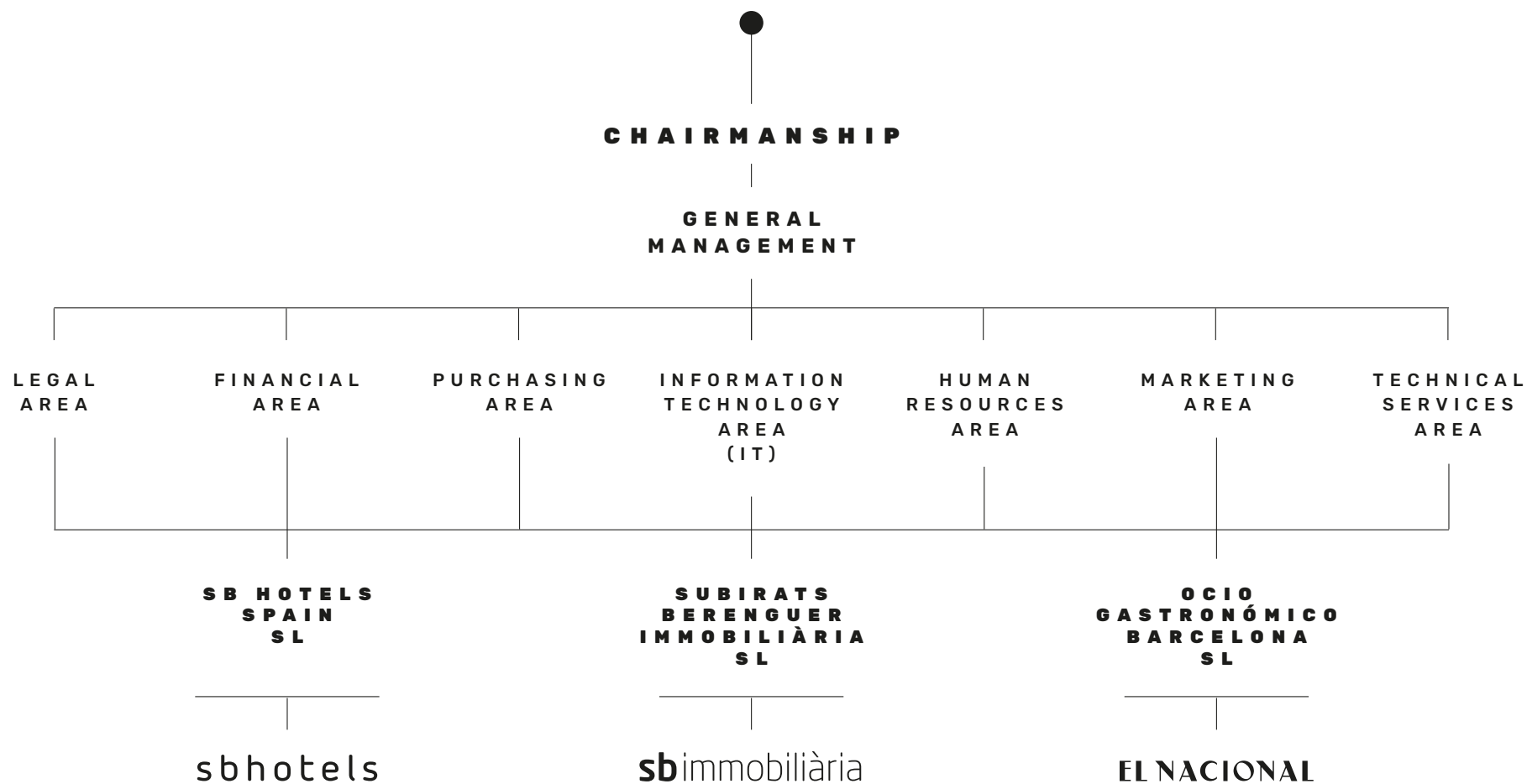
EL NACIONAL

Pg. de Gràcia, 24 bis
08007 BARCELONA
CIF: B-66070699

CORPORATE ORGANISATIONAL CHART

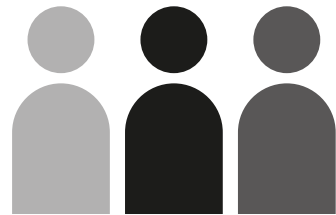


BUSINESS ORGANISATIONAL CHART



HUMAN CAPITAL

The key to our project's success is undoubtedly our human capital. We have a team of professionals that grows organically in line with the group's projects and is characterised by a distinctly global profile. We have more than 900 employees of over 15 different nationalities. Furthermore, our commitment to continuous improvement drives us to constantly train and update our skills. Therefore, we have an annual training programme worth over €50,000 aimed at all levels of the organisation and focused on different areas of expertise.



+ THAN 15

NATIONALITIES



+ THAN 50 K

INVESTMENT IN TRAINING



SB IMMOBILIÀRIA

CONSTRUCTION. SB IMMOBILIÀRIA

Since 1975, the company has developed nearly forty urban development projects, with over 565,000 m² of built area, the urbanisation of different Special Interior Renovations Plans (P.E.R.I.), Action Units and Partial Plans.

In addition to constructing 10 hotels, SB Immobiliària has built 93 multi-family and single-family buildings, with more than 3,700 homes, more than 3,100 parking spaces and over 60,600 m² of commercial premises and industrial warehouses.

Currently, the group's real estate division is working on the development of its land portfolio and is actively searching for new real estate projects, both residential and commercial, either from a property investment perspective or development for sale.

NEW PROJECTS

PROVINCE OF TARRAGONA



RESIDENCIAL
SB PORTA TORTOSA PHASE 2
Tortosa



RESIDENCIAL
ROIGMAR
L'Ampolla



RESIDENCIAL
SB REUS
Reus

PROVINCE OF GIRONA



RESIDENCIAL
SB PARC DE LES AIGÜES
Figueres



HOTEL INDUSTRY. SB HOTELS

Since 1988, the Subirats Bureau hotel chain has built and operated 10 hotels of its own, all of which are urban in nature. The chain's 11th hotel is currently under construction and will be located in Plaza Europa in L'Hospitalet de Llobregat (Barcelona).



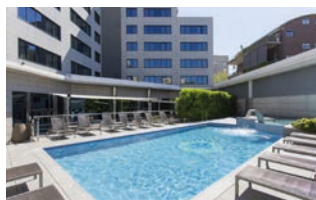
BARCELONA

HOTEL SB DIAGONAL ZERO
Barcelona



BARCELONA

HOTEL SB GLOW
Barcelona



BARCELONA

HOTEL SB ICARIA
Barcelona



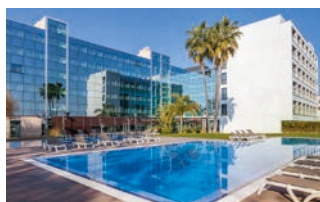
BARCELONA

HOTEL SB PLAZA EUROPA
L'Hospitalet de Llobregat



BARCELONA

HOTEL SB WIN
Sant Feliu de Llobregat



BARCELONA

HOTEL SB BCN EVENTS
Castelldefels



TARRAGONA

HOTEL SB CIUTAT
TARRAGONA
Tarragona



TARRAGONA

HOTEL SB EXPRESS
TARRAGONA
Tarragona



TARRAGONA

HOTEL SB CORONA
TORTOSA
Tortosa



MADRID

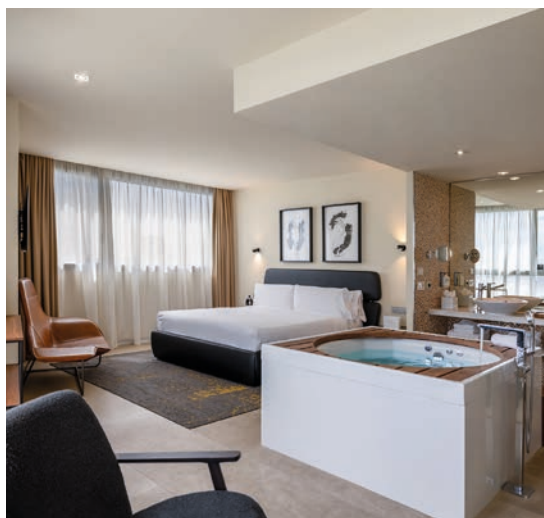
HOTEL SB MADRID NORTE
Sant Sebastián de los Reyes



HOTEL INDUSTRY. SB HOTELS

Hotel **SB Diagonal Zero 4*** **superior** allows to enjoy Barcelona with all of the most exclusive services on the Mediterranean shore.

- 4-star superior
- 262 bedrooms and suites
- Free Wi-Fi
- Buffet breakfast
- Executive VIP floor
- Fitness centre-SPA (SPAZIO)
- Restaurant, café and bars
- Private garage
- Private dining rooms
- Outdoor pool with panoramic terrace and sea views
- Meeting rooms for 300 people
- Bicycle rental
- Building with A-rated energy efficiency



Hotel SB Diagonal Zero

Pl. de Llevant, s/n

08019 Barcelona

hotelSBdiagonalzero.com



S B G L O W

HOTEL INDUSTRY. SB HOTELS

Hotel **SB Glow 4* superior** offers exclusive accommodation next to the Agbar Tower and in the innovative **22@** district. It is located in Barcelona's most up-and-coming transformation area, just a few minutes from the centre.

- **4-star superior**
- **235 bedrooms**
- **Free Wi-Fi**
- **Buffet breakfast**
- **Floor with executive rooms with terraces**
- **Panoramic terrace with pool, solarium and pool bar**
- **Fitness centre with steam room and sauna**
- **MUC Restaurant-Grill**
- **Private dining rooms**
- **Bicycle rental**
- **Meeting rooms for more than 300 people**
- **Private garage, with special spaces for electric vehicles**
- **Building with A-rated energy efficiency**



Hotel SB Glow

Badajoz, 148-154

08018 Barcelona

hotelSBglow.com



SUBICARIA

HOTEL INDUSTRY. SB HOTELS

Hotel **SB Icaria 4*** is located next to the beaches of Barcelona, just a few minutes from the city centre, either on foot or by public transport.

- **4-star**
- **180 bedrooms**
- **Free Wi-Fi**
- **Buffet breakfast**
- **Restaurant, café and bars**
- **Private dining rooms**
- **Fitness centre with steam room and sauna**
- **Pool, outdoor jacuzzi and solarium**
- **Meeting rooms for 300 people**
- **Private garage**
- **Bicycle rental**



Hotel SB Icaria

Av. d'Icària, 195 (Vila Olímpica)
08005 Barcelona
hotelsBicaria.com



SB PLAZA EUROPA

HOTEL INDUSTRY. SB HOTELS

Situated in front of the Gran Vía trade fair centre, Hotel **SB Plaza Europa 4*** enjoys a strategic location for every occasion, just minutes away from the airport, Zona Franca business area and the Barcelona City of Justice.

- 4-star
- 243 bedrooms
- Free Wi-Fi
- Buffet breakfast
- Indoor terrace on ground floor
- Panoramic terrace with pool, solarium and pool bar
- Restaurant, café and bars
- Fitness centre with steam room and sauna
- Meeting rooms for 170 people
- Private garage
- Private dining rooms
- Bicycle rental



Hotel SB Plaza Europa

Ciències, 11-13
08908 L'Hospitalet de Llobregat
(Barcelona)
hotelSBplazaeuropa.com



S B W I N

HOTEL INDUSTRY. SB HOTELS

Located opposite the Joan Gamper Sports City of Football Club Barcelona, Hotel **SB Win 4* Superior** stands out for its boutique interior design that features fine materials, a fusion of textures, indirect lighting, and warm golden tones.

- 4-star superior
- 177 bedrooms
- Buffet breakfast
- Executive rooms with terrace
- Panoramic terrace with pool, solarium and pool bar
- Fitness centre with steam room and sauna
- Restaurant
- Meeting rooms
- Private garage with special spaces for electric vehicles
- Building with A-rated energy efficiency



Hotel SB Win

Carrer de Joana Raspall, 45
08980 Sant Feliu de Llobregat
(Barcelona)
hotelSBwin.com



SBBCN EVENTS

HOTEL INDUSTRY. SB HOTELS

Hotel **SB BCN Events 4* superior** is located just a few kilometres from Barcelona, close to the airport and in front of the Olympic Channel. A space that blends work and leisure.

- 4-star superior
- 323 bedrooms
- Free Wi-Fi
- Buffet breakfast
- Restaurant, café and bars
- Large garden with pools
- New spaces and new convention centre for 400 people
- Kid's corner
- Private garage
- Private dining rooms
- Bicycle rental



Hotel SB BCN Events

Rda. de Can Rabadà, 22-24
08860 Castelldefels (Barcelona)
hotelSBbcnevents.com



HOTEL INDUSTRY. SB HOTELS

Hotel **SB Ciutat Tarragona 4*** is located in the very heart of the city, where you will find all of the leisure venues, shops and culture on the doorstep.

- 4-star
- 168 bedrooms
- Free Wi-Fi
- Buffet breakfast
- Restaurant, café and bars
- Fitness centre with steam room and sauna
- Pool, outdoor jacuzzi and solarium
- Meeting rooms for 420 people
- Private garage
- Private dining rooms



Hotel SB Ciutat Tarragona

Pl. Imperial Tarraco, 5

43005 Tarragona

hotelSBciutatdetarragona.com



SB EXPRESS TARRAGONA

HOTEL INDUSTRY. SB HOTELS

Hotel **SB Express Tarragona 3*** is situated in the modern area of the city, although Tarragona's historical past can be felt constantly.

- **3-star**
- **90 bedrooms**
- **Free Wi-Fi**
- **Buffet breakfast**
- **BLÚ Mediterranean Food & Coffee**
- **Fitness centre**
- **Meeting room for 10 people**
- **Private garage**



Hotel SB Express Tarragona

Pl. de les Corts Catalanes, 4
43005 Tarragona

hotelSBexpresstarragona.com



HOTEL INDUSTRY. SB HOTELS

Hotel **SB Corona Tortosa 4*** is located in the most modern part of the city, just a few minutes from the Ebro River and the centre. In addition to targeting the general public, the hotel has a touring cyclist label and offers services and facilities for cyclists under the **sbhotels & bike** brand.

- **4-star**
- **102 bedrooms**
- **Free Wi-Fi**
- **Buffet breakfast**
- **Restaurant, café and bars**
- **Large garden with pool**
- **Meeting rooms for 250 people**
- **Family apartments**
- **Private garage**
- **Private dining rooms**
- **Facilities for cyclists**



Hotel SB Corona Tortosa

Pl. Corona d'Aragó, 5
43500 Tortosa (Tarragona)
hotelSBcoronatortosa.com



SB MADRID NORTE

HOTEL INDUSTRY. SB HOTELS

Hotel **SB Madrid Norte 3*** is located just a few kilometres from Madrid city centre, close to the airport, the IFEMA trade fair centre and next to a large business area.

- **3-star**
- **99 bedrooms**
- **Free Wi-Fi**
- **Buffet breakfast**
- **Large outdoor garden**
- **Fitness centre**
- **Meeting room**
- **Private garage**



Hotel SB Madrid Norte

Paseo de Europa, 11
28700 San Sebastián de los Reyes (Madrid)
hotelSBmadridnorte.com



NEW OPENING

HOTEL INDUSTRY. SB HOTELS

L'HOSPITALET DE LLOBREGAT (BARCELONA)

OPENING 2028



- 4-star
- 125 bedrooms
- Buffet breakfast
- Rooftop with pool and solarium
- Restaurant
- Private garage, with special spaces for electric vehicles
- Building with A-rated energy efficiency



Plaza Europa
08908 L'Hospitalet de Llobregat (Barcelona)



EL NACIONAL

GASTRONOMY. EL NACIONAL

Opened in October 2014, El Nacional is a project of Ocio Gastronómico SL, leader in the restaurant sector, with more than 200 employees. Its innovative **multi-dining space** brings together different gastronomic concepts with a common denominator: **high quality national cuisine in a select environment**. The establishment is a unique example of Modernist industrial architecture in Barcelona. Between restaurant space and work areas, it has a surface area of more than 3,000 m² and a free height of 8 m. Last year, El Nacional received an average of around 1,500,000 visitors per year.



Pg. de Gràcia, 24 bis
08007 Barcelona
www.elnacionalbcn.com

A blurred background image of a business meeting. In the foreground, a person's hand points at a tablet displaying a bar chart. Another person's hand is visible holding a folder with a document that also features charts. The overall scene is professional and data-oriented.

RENTAL PROPERTIES

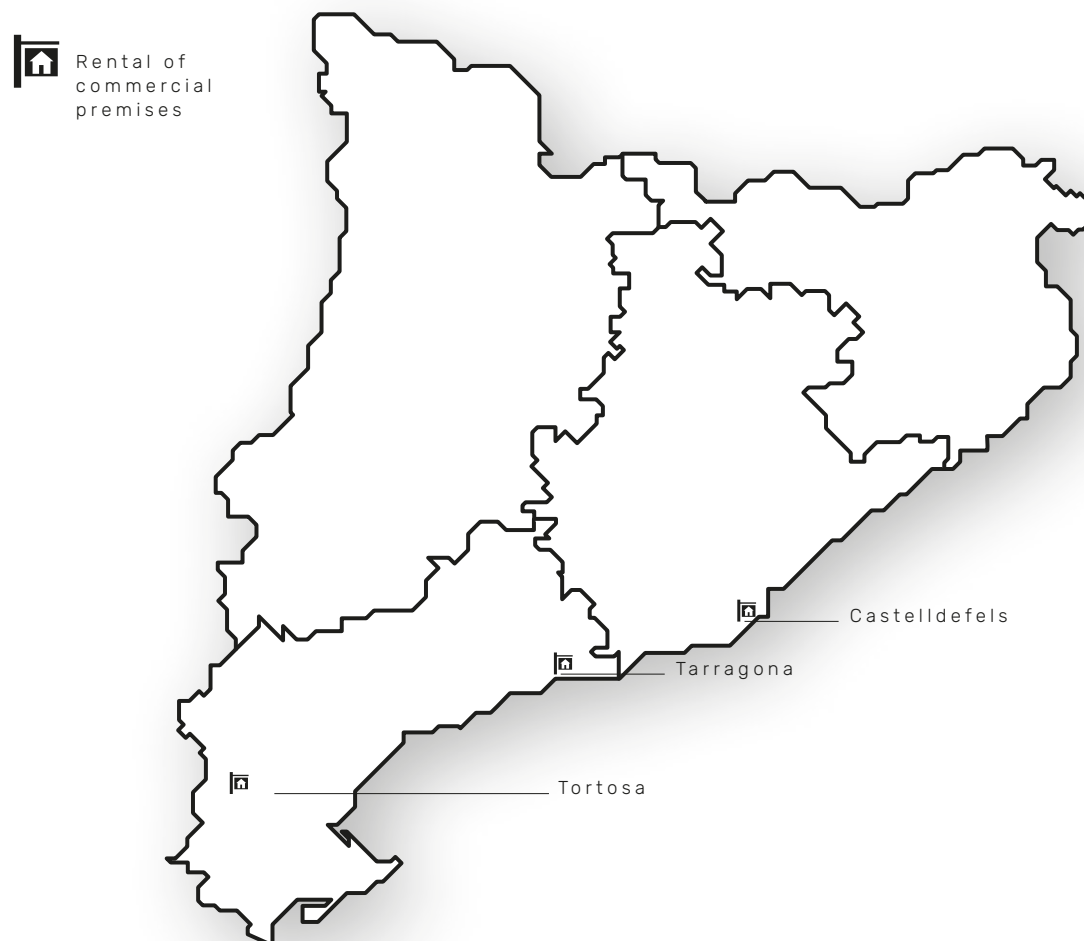
RENTAL PROPERTIES. SUBIRATS BUREAU

RENTAL SPACE

Subirats Bureau has a large portfolio of **commercial premises, offices, industrial warehouses and parking spaces available for rent.**

The main areas of operation are concentrated in the provinces of Barcelona and Tarragona: over 17,000 m² of commercial space available for national and international companies in the service sector.

Net income from this activity in 2025 exceeded €2,091,000. The forecast for 2026 is to exceed **€2,154,000.**





GROUP OBJECTIVES

STRATEGIC OBJECTIVES

1. Hotel industry

- Activation of a national expansion plan focused on Madrid and Barcelona, and their metropolitan areas, as well as the main Spanish provincial capitals.
- International expansion in the short term focused on Italy (Lombardy) and in the medium term on the main European capitals.
- Strengthen the business profile of SB Hotels incorporating strategic locations in large cities, with a capacity of between 100 and 400 rooms and with a quality standard of 3*, 4* and 4* superior.

2. Real estate

- Materialise the available plots and start new strategic developments for the group.
- Build and refurbish all available SB Hotels establishments participating in the improvement of these assets.

3. Restaurant industry

- Analysis of a possible implementation of the El Nacional concept in the main European cities.
- Invest in the continuous improvement of all gastronomic aspects linked to the hotel chain.

4. Properties

- Analysis of the properties division's growth in one direction: operations in the tertiary sector (warehouses, commercial premises and offices).

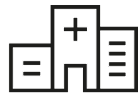
A close-up photograph of two hands, one from the left and one from the right, gently cupping each other to form a heart shape. The hands are positioned over a light-colored, textured fabric, possibly a sweater. The lighting is soft and warm, highlighting the skin tones and the texture of the fabric. The overall mood is one of care, connection, and compassion.

GIVING BACK TO SOCIETY

SOCIAL RESPONSIBILITY AND ENVIRONMENTAL AWARENESS

At Subirats Bureau we like to work with our hearts and give back to society part of what it brings us. Therefore, we have several active channels of sponsorship and patronage, as well as solidarity fundraising campaigns.

In addition, we are concerned about quality management and the environment, which is why we work to grow in a respectful and sustainable way to the environment.



**OUR
CORPORATE
SOCIAL
RESPONSIBILITY
POLICY FOCUSES
ON CHARITY
PROJECTS IN
SUPPORT OF
RESEARCH INTO
CHILDHOOD
DISEASES AND
THE FIGHT AGAINST
BREAST CANCER**



**OUR
SPORT
SPONSORSHIP
PROGRAMME
FOCUSES
ON CYCLING**

**WE PROMOTE
SPORTS
AMONGST OUR
EMPLOYEES**



**AVAILABLE
TO OUR
GUESTS:

BIKE RENTAL**

**PARKING
SPACES FOR
ELECTRIC
VEHICLES**



**MORE THAN
50% OF OUR
HOTEL ROOMS
ARE A-RATED
ENERGY
EFFICIENT**



**WE HAVE
THE FOLLOWING
CERTIFICATIONS:**

**QUALITY
MANAGEMENT
SYSTEMS
ISO 9001**

**ENVIRONMENTAL
MANAGEMENT
SYSTEMS
ISO 14001**



**WE OFFSET
100% OF OUR
EMISSIONS,
MAKING US
A HOTEL CHAIN
WITH A ZERO
CARBON
FOOTPRINT.
A REAL
COMMITMENT TO
SUSTAINABILITY
AND RESPECT
FOR THE
PLANET**

S U B I R A T S

Av. Pearson, 17-19
08034 Barcelona
subirats.net