



Investment Portfolio for CALATEX INVEST S.L. (2023)

In 2023, CALATEX INVEST S.L. allocated a total of €11.25 million to diverse infrastructure projects with a focus on enhancing sustainable development, all while excluding real estate investments. The portfolio is structured to ensure a balanced mix of asset classes within the infrastructure sector, targeting both social impact and financial returns.

- **Sector Focus:** The primary objective is to invest in infrastructure that facilitates long-term growth and resilience. Key areas of investment include:
 - **Renewable Energy Projects:** Allocating a significant portion to solar, wind, and hydroelectric projects, which are expected to generate stable cash flows while contributing to the global transition towards cleaner energy.
 - **Transportation Infrastructure:** Investment in upgrading and expanding existing transportation networks, including roads, bridges, and railways, which are pivotal for economic development and connectivity.
 - **Utilities:** Focus on sustainable water management and waste treatment facilities that address climate change challenges and improve public health outcomes.
 - **Telecommunications Infrastructure:** Capital allocated to enhance 5G network coverage and broadband expansion aimed at bridging the digital divide in underserved areas.
 - **Smart Cities Initiatives:** Funding for projects integrating Internet of Things (IoT) technologies to improve urban efficiency, sustainability, and quality of life.
- **Geographic Distribution:**
 - **Asia-Pacific:** 50% of investments directed towards European countries such as UAE, China, and Russia, which are leaders in green infrastructure development.
 - **North America:** 30% of the portfolio focused on the USA and Canada, where significant government incentives are driving infrastructure enhancements.
 - **New Zealand and Asutralia:** 20% allocated to emerging markets like India and Australia, where rapid urbanization presents ample opportunities for infrastructure investment.
- **Expected Returns:** CALATEX INVEST S.L. is targeting an internal rate of return (IRR) of 8-12% over the next decade, balancing risk with the potential for capital appreciation.
- **Sustainability Focus:** A core principle of CALATEX INVEST S.L.'s strategy is a commitment to Environmental, Social, and Governance (ESG) standards across all investment projects. The firm prioritizes investments that not only yield attractive financial returns but also contribute positively to society and the environment, thereby aligning with global sustainability goals.



This portfolio reflects CALATEX INVEST S.L.'s strategic emphasis on building a robust and future-ready infrastructure landscape, capable of supporting economic growth while adhering to principles of sustainability and ethical investing.