MP

10 November 2026

Pipeline review

13 deals. Where each stands, what happens next, and when money moves.

Barri Vell 6 Barri Vell · Girona — STUDY

In Study for 58 days, 37 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
2.400.000 €	3.048.878 €	10,50 %	26,0 %

Next step. Survey — Wednesday, with the architect — due 2026-09-16 · ball with us
Next money. Nothing dated on the plan.

Benimaclet 7 Benimaclet · Valencia — STUDY

In Study for 83 days, 62 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
1.750.000 €	1.798.776 €	8,74 %	14,5 %

Next step. Nothing written.
Next money. Nothing dated on the plan.

Gros 12 Gros · San Sebastián — STUDY

In Study for 58 days, 37 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
5.600.000 €	6.656.224 €	7,62 %	12,5 %

Next step. Ask the seller's agent whether 4.600.000 is a conversation — due 2026-09-14 · ball with us
Next money. Nothing dated on the plan.

Triana 14 Triana · Sevilla — STUDY

In Study for 54 days, 33 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
3.400.000 €	3.981.658 €	8,62 %	17,7 %

Next step. Nothing written.
Next money. Nothing dated on the plan.

Lavapiés 18 Lavapiés · Centro · Madrid — OFFER

In Offer for 58 days, 28 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
6.900.000 €	7.726.173 €	7,92 %	14,0 %

Next step. Bank committee — chase the answer — due 2026-09-18 · ball with counterparty
Next money. Nothing dated on the plan.

Orzán 19 Orzán · Centro · A Coruña — OFFER

In Offer for 58 days, 28 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
5.400.000 €	6.118.929 €	9,27 %	18,1 %

Next step. The family's answer to 4.900.000 — due 2026-09-19 · ball with counterparty
Next money. Nothing dated on the plan.

Ruzafa 41 Russafa · Extramurs · Valencia — OFFER

In Offer for 83 days, 53 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
8.750.000 €	9.641.888 €	8,43 %	14,8 %

Next step. Nothing written.
Next money. Nothing dated on the plan.

Santa Catalina 9 Santa Catalina · Ponent · Palma — OFFER

In Offer for 58 days, 28 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
9.600.000 €	10.993.622 €	10,46 %	20,4 %

Next step. Counter at 9.000.000 with a six-month completion — due 2026-09-15 · ball with us
Next money. Nothing dated on the plan.

Vegueta 27 Vegueta · Vegueta-Cono Sur-Tafira · Las Palmas de Gran Canaria — OFFER

In Offer for 58 days, 28 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
4.200.000 €	4.849.031 €	8,46 %	15,6 %

Next step. Nothing written.
Next money. Nothing dated on the plan.

Santa Cruz 22 Santa Cruz · Casco Antiguo · Sevilla — DUE DILIGENCE

In Due diligence for 58 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
7.200.000 €	8.035.867 €	10,52 %	27,9 %

Next step. Roof-bar licence: architect's answer to Urbanismo — due 2026-09-16 · ball with counterparty
Next money. Nothing dated on the plan.

Soho 8 Soho · Centro · Málaga DUE DILIGENCE

In Due diligence for 83 days, 23 days past the limit · negotiation active · due diligence technical_in_progress.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
11.300.000 €	12.603.571 €	8,01 %	13,6 %

Next step. Answer Pau's structural report; decide whether to hold price — due 2026-08-25 · ball with us
Next money. Completion — 4.528.872 € on 27 Nov 2026
Dates. Due diligence ends 11 Sept 2026 · Escritura 27 Nov 2026

Bilbao La Vieja 4 Bilbao La Vieja · Ibaiondo ARRAS

In Arras for 58 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
8.400.000 €	9.506.735 €	9,82 %	17,6 %

Next step. Notary date — confirm with the seller's lawyer — due 2026-09-20 · ball with us
Next money. Nothing dated on the plan.

Gràcia 31 Vila de Gràcia · Barcelona ARRAS

In Arras for 63 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
5.900.000 €	6.287.041 €	8,14 %	13,8 %

Next step. Notary date — waiting on the seller's cédula — due 2026-09-16 · ball with counterparty
Next money. Nothing dated on the plan.

Read from the record on 10 November 2026. Figures come from each deal’s own plan where it has one; nothing on this sheet was entered by hand.