

ValuingTools

Teaser

Engineering and Facilities Management Company

Technical asset management with integrated vision

Specialized solutions to optimize, value, and extend the life cycle of assets.

Valuation		KPIs		2025
Enterprise value	+ 2,025,000 €	Revenue		2,170,000 €
Financial Debt	- 65,000 €	Reported EBITDA		160,000 €
Cash and availabilities	+ 230,000 €	(+/-) Adjustments		+ 200,000 €
Equity value	= 2,190,000 €	Adjusted EBITDA		360,000 €
EBITDA Multiple 2025	5.2x			
EBITDA Multiple 2026E	4.6x			



With a multidisciplinary and efficiency-oriented approach, this Portuguese company operates in integrated asset management, accompanying projects from the design phase to operation, maintenance and daily management. Its activity combines engineering, technical management, supervision, consulting, Project Management and Facility Management, with solutions adapted to Data Centers, offices, housing, commercial spaces, industrial units and hotels. With experience in demanding projects, national operations and a relevant and diversified portfolio of clients in the most diverse sectors of activity, it presents a value proposition based on operational optimization, cost control and asset valuation.

Technical rigor, operational efficiency and focus on value creation.



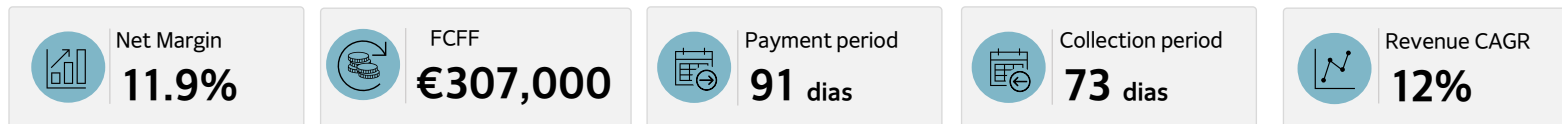


1. Investment thesis

- ✓ Asset with differentiated positioning in integrated asset management, combining engineering skills, inspection, technical consulting and Facility Management services. The company accompanies assets throughout various stages of their life cycle, from design and technical development to operation, maintenance and daily management, which allows for a closer relationship with customers and greater ability to capture value.
- ✓ The asset's interest results from exposure to segments with permanent needs for reliability, technical control and efficiency, including corporate buildings, commercial spaces, industrial units, technology centers and other operational assets. Growth can be accelerated through commercial reinforcement, greater structuring of the offer, digitalization of processes and conversion of specific services into continuous monitoring contracts.



2. Other indicators 2025



Note: The values presented were prepared based on the information provided by the company, and may reflect final or provisional data at the time of their sharing.



3. Opportunity

The opportunity lies in the acquisition of a technical platform with experience in complex projects and the potential to scale in segments where operational continuity is critical. There is room to strengthen the recurrence of revenues, increase penetration in current customers, expand to larger assets and develop higher value-added services, supporting a more professionalized and differentiated growth trajectory.

Income statement estimated (€)

	2026E	2027E	2028E	2029E	2030E
Revenue	2,384,245	2,503,458	2,628,630	2,760,062	2,898,065
<i>growth (%)</i>	<i>10.0%</i>	<i>5.0%</i>	<i>5.0%</i>	<i>5.0%</i>	<i>5.0%</i>
Cost of goods sold	0	0	0	0	0
Gross profit	2,384,245	2,503,458	2,628,630	2,760,062	2,898,065
<i>Gross margin %</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>
Operating grants	0	0	0	0	0
Payroll expenses	-817,391	-841,913	-867,170	-893,185	-919,981
Supplies and external services	-1,120,595	-1,201,660	-1,261,743	-1,324,830	-1,391,071
Other operating income	2,384	2,503	2,629	2,760	2,898
Other operating expenses	-9,537	-10,014	-10,515	-11,040	-11,592
EBITDA	439,106	452,375	491,832	533,767	578,319
<i>EBITDA margin %</i>	<i>18.4%</i>	<i>18.1%</i>	<i>18.7%</i>	<i>19.3%</i>	<i>20.0%</i>
Depreciation & amortization expenses	-28,605	-16,752	-5,000	-7,000	-9,000
EBIT	410,502	435,623	486,832	526,767	569,319
<i>EBIT margin %</i>	<i>17.2%</i>	<i>17.4%</i>	<i>18.5%</i>	<i>19.1%</i>	<i>19.6%</i>

Income statement estimated (€)

	2026E	2027E	2028E	2029E	2030E
Financial expense	-5,262	0	0	0	0
Financial income	1,039	1,039	1,039	1,039	1,039
EBT	406,278	436,662	487,871	527,806	570,358
<i>EBT margin %</i>	<i>17.0%</i>	<i>17.4%</i>	<i>18.6%</i>	<i>19.1%</i>	<i>19.7%</i>
Tax expense	-85,318	-91,699	-102,453	-110,839	-119,775
Net Income	320,960	344,963	385,418	416,967	450,583
<i>Net income margin %</i>	<i>13.5%</i>	<i>13.8%</i>	<i>14.7%</i>	<i>15.1%</i>	<i>15.5%</i>

Cash-flow statement estimated (€)

	2026E	2027E	2028E	2029E	2030E
Net income	320,960	344,963	385,418	416,967	450,583
(+) Depreciation & amortization expenses	28,605	16,752	5,000	7,000	9,000
Δ to net working capital	-45,421	-28,821	-38,150	-41,858	-45,841
Operational cash-flow	304,144	332,894	352,268	382,109	413,742
Δ other assets	0	0	0	0	0
Δ long-term financial investment	0	0	0	0	0
CAPEX	-20,000	-20,000	-20,000	-20,000	-20,000
Cash-flow after investment	284,144	312,894	332,268	362,109	393,742
Δ long-term debt	-68,367	0	0	0	0
Δ equity	0	0	0	0	0
Cash-flow after financing	215,776	312,894	332,268	362,109	393,742
Cash balance	448,482	761,375	1,093,644	1,455,753	1,849,494

Contact: +351 929 384 256

E-mail: ma@valuingtools.com