

CASAI

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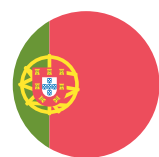
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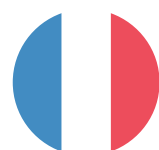
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CASAIS

Sustainability Priorities

- Competent and Safe People
- Ethical and Collaborative Business
- Conscious and Innovative Solutions
- Shared and Valued Territory

+15 %

TURNOVER
836 M€
aggregate 2024

2025

1,302
Business
Partners

1,671 Subcontracting Works

5,952 Acquired Materials

98
New assigned
works
(general contractor)

90,500
Training
Hours

CLIENTS · SUSTAINABILITY · INNOVATION · PEOPLE · RESULTS
CASAISPRO

+9,4 %

6,524
EMPLOYEES

2,579 Portugal
3,945 International

36.9 M€
Investment

5 Strategic Objectives
14 Annual Objectives
14 Business Objectives
10 Strategic Projects



18
COUNTRIES

Portugal
Angola
Austria
Belgium
Brazil
France
Germany
Ghana
Gibraltar
Morocco
Mozambique
Netherlands
Saudi Arabia
Spain
UAE (Dubai and
Abu Dhabi)
United Kingdom
USA (Texas)
Qatar



SUSTAINABILITY AT CASAIS



PEOPLE

**COMPETENT AND
SAFE PEOPLE**



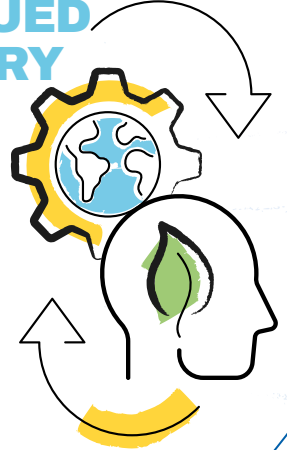
PARTNERSHIPS

**ETHICAL AND
COLLABORATIVE
BUSINESS**



**INNOVATIVE AND
CONSCIENTIOUS
SOLUTIONS**

INNOVATION



**SHARED
AND VALUED
TERRITORY**

NATURE

BUILDING
A BETTER
TOMORROW

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Chairman of the Executive Committee - CEO



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People

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HR Project Partner



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Design-Build Pre-Construction
Coordinator



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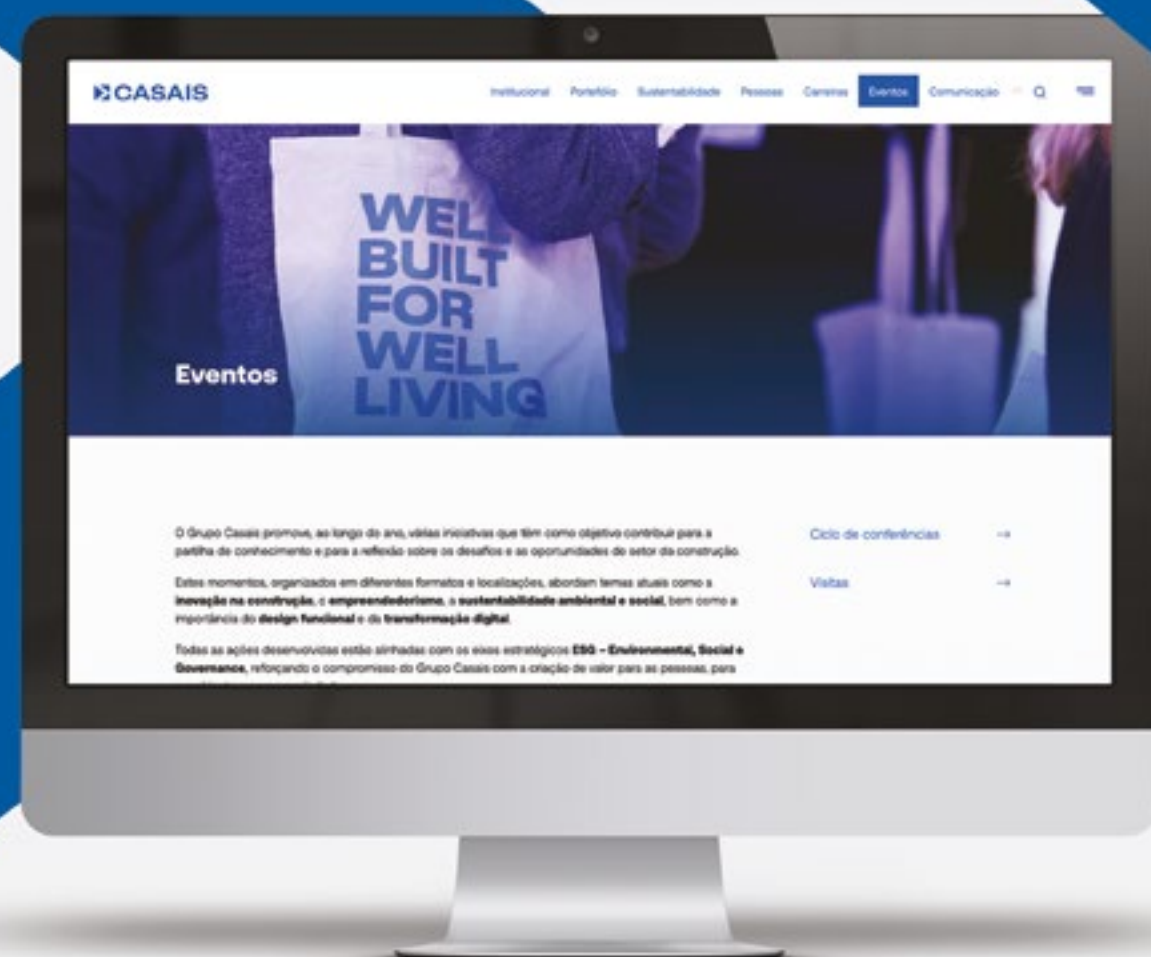
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Casais
Foundation

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Conferences, launches, debates and much more - all in one place. Access the new Grupo Casais events website and find out what we're building, sharing and transforming.



casais.pt



EDITORIAL

António Carlos Fernandes Rodrigues // Chairman of the Executive Committee · CEO

We look back at 2024 with pride, and look forward with determination. The last quarter was marked by notable achievements and the further reinforcement of our commitment to innovation, sustainability and responsible growth.

Our dedication has once again been recognised with the distinction of "Construction Company of the Year" at the Construir 2024 Awards. In addition to this prestigious title, we also won the "Best Private Project" award for The First and "Best Office Real Estate Project" award for Corporate First Gaia. These distinctions are not just trophies; they are proof of the hard work and pursuit of excellence that drive us daily.

Our leadership in sustainable construction took centre stage when The First received the Sustainability Award at the Expresso & SIC Notícias Real Estate Awards. In addition, our entry in Merco's Companies Ranking as the 3rd best company in the Infrastructure and Construction category attests to our growing reputation and impact in the sector.

Innovation continues to be a strategic pillar for us. On 24 October, we launched the GoApps applications, in partnership with TopBIM. The two GoApps, GO TWIN and GO AR, revolutionise the way customers interact with projects, bringing them closer to the construction experience in real time through digital twins and augmented reality. These tools represent a significant leap forward in the digitalisation of the sector.

On the international front, we have completed the construction of the B&B HOTEL Madrid Tres Cantos, our sixth hotel project for this chain. This project represents a milestone in the introduction of industrialised construction in Spain, promoting greater efficiency and sustainability. In Angola, we launched the 8th edition of the Mastery and Innovation Internship Programme, further evidence of our commitment to young talent and excellent training.

Our commitment to knowledge and the sharing of ideas was evident in the Casais Conference Cycle, where we discussed central themes such as "Accelerating Housing Construction" and "Functional Design: The Challenger of Change". These debates enrich our vision and consolidate our role in transforming the sector.

We ended the year in a spirit of celebration and togetherness. The traditional Christmas Party brought together employees from all over the world, strengthening the bonds that make us a family. Internal recognition, through the + Valor (Value +) initiative, highlighted employees who had gone above and beyond in their performance, reaffirming that people are indeed our greatest asset.

We look to 2025 with the same ambition that has brought us this far: to be agents of change by promoting sustainability, innovation and excellence in construction. Thank you to everyone who contributes daily to building a better future.

Let us continue to transform the sector and society together.

With best wishes,

WE ARE THE CONSTRUCTION COMPANY OF THE YEAR

For the sixth time, the Casais Group won the Construction Company of the Year award at the 2024 Construir Awards in recognition of the innovative, sustainable and high-quality work that the company has carried out.

In addition to this award, which is a boost to the sector, we also won the **"Best Private Project"** award for The First and **"Best Office Real Estate Project"** award for Corporate First Gaia.

At the Expresso and SIC Notícias Real Estate Awards, The First, so named because it is the first tim-

ber-hybrid building constructed on the Iberian Peninsula, won the Sustainability award.

To add to the various recognitions, Casais entered the MERCO Companies Ranking for the first time, and was ranked 3rd in the Infrastructure and Construction category.



GET TOGETHER OUT OF THE BOX: 11 YEARS OF INNOVATION

20
december
2024
—
Braga,
Portugal

The eleventh edition of **Get Together – Out of the Box**, held at Forum Braga on 20 December, brought together creative minds to discuss the innovative ideas and propose solutions to challenges facing the sector, ideas which the Casais Group is going to support and execute in the year ahead.

Participants had the opportunity to present their project ideas and collaborate to find ways to improve processes and products. This event is the starting point for countless ideas that have helped drive the business forward.



CREATIVITY AND INNOVATION IN ACTION

**Soraia
Pereira**
HR Project
Partner



Over the years, the Get Together – Out of the Box event has been an expression of the Casais Group's commitment to innovation, creativity and the development of our employees. After eleven editions, this initiative has assumed a solid character by reason of its eleven-year history and the attendant continuous improvement that drives the future.

Idea | Innovation and Creativity: A Pillar of Our Culture

Current socio-economic instability, the existence of increasingly complex problems and the growing shortage of core skills mean that—as a matter of urgency—we need to continually challenge our greatest asset – people. We need to do this to create the conditions required to generate effective solutions and responses that contribute to society as a whole. That is why creativity and innovation are essential for personal, organisational and collective success. The ability to create something and/or improve something that already exists makes it easier for an organisation to differentiate itself in the market and adapt to change.

Providing a context in which employees have a forum in which to propose their ideas is a manifestation of our organisational culture, which promotes and celebrates innovation and creativity.

The World Economic Forum (WEF) points out that the essential "core skills" for the future include competences such as critical thinking, complex problem solving, emotional intelligence, creativity, the ability to collaborate and adaptability. This confirms the premise that our mission is well defined and that we have the commitment in sufficient measure to achieve it.

In our everyday working lives, these competences are reflected in the knowledge of our people and the way they share and collaborate with each other. Creativity only happens and flourishes in a network, and, as a result, innovation occurs with added value for the community.

This is why the Get-Together contributes to sustaining our Culture, Mission and Casais Values.

Project | The Organisation's Management of the Employee Experience

The identity of the Get-Together has become better defined as its mindset has evolved. Eleven years on, we can confidently say that this initiative is a starting point for capitalising on knowledge and a complementary path for the professional development and career management of our people.

We broke new ground by transforming the organisation of an annual event into professional, integrated and continuous project management throughout the year.

In recent editions, (a) we have designed, adjusted and implemented a model for recognising ideas/teams and awarding prizes, (b) we are continually investing in training and capacity building for speakers, (c) we have defined a process for analysing and selecting ideas, with a view to (d) providing technical consultancy to teams and (e) we aim to structure an integrated Get-Together project management model within the broader scope of innovation in the Casais Group.

The evolution of the Get-Together goes hand in hand with the natural development of the organisation, which implies critical analysis of and reflection on what we do, how we do it and with whom we should do it. This occurs in a way that these continuous improvements achieve the longevity they need.





We maximise talent by turning an opportunity to take the stage as a presenter into an experience for the employee, so that they can use it as a tool in their own career management.

We promote feedback, autonomy and competence in our people by challenging them to (a) propose an idea, (b) reflect on it and discuss it with the Innovation Centre, (c) train themselves in essential aspects such as communication and influence, (d) take to the stage (more or less naturally) and (e) turn their idea into a project.

Legacy | The importance of Cathedral Thinking

Being part of this project as an active and proactive agent and, at the same time, as a secondary actor in the development of others and of the Group is a privilege.

If it takes a network to create ideas and innovate, then the same is true for the ecosystem backstage that allows the individual/team to shine and...

act! It takes a multidisciplinary team that continually analyses, anticipates, implements, adjusts, monitors and acts. Which brings us to the importance of having a long-term approach in mind when we propose, decide and move forward – cathedral thinking, in other words.

Get-Together is not just an event; it will probably result in ideas becoming something more than a project – a cathedral-like structure, perhaps?

We have been building this initiative over time, piece by piece, realising that what matters is not "us" in particular, merely because we are here now. It's about creating something with longevity, something that has a lasting impact, and that will still be here for others in the future who think of themselves as "us" and who will surely be here.

At Get-Together, we promote knowledge and specialisation through creativity and innovation. The important thing is that we do it by embracing cathedral thinking precisely in order to design and implement projects and processes that impact future generations and add value to the organisation, the community and, ultimately, society.



TRAINING OCTOBER — DECEMBER



In the last quarter of 2024 we put the spotlight on training our **on-site operatives**, with new editions of training in areas such as **applied masonry** and **applied tiling**, involving **34 people**, with **1,544 hours of training** organised into **3 training modules**.

As part of our ongoing commitment to the **Mais Líder (Leader Plus) Programme**, we carried out a further **47 training modules**, within the separate editions of the programme, aimed at both **managers and team leaders**, resulting in **422 participants** and **1,585 hours of training**.

In the area of leadership and personal development, we have accumulated another **7 training modules**, with a total of **69 participants** and **1491 hours of training**.

In the area of cybersecurity and Office 365 tools, we had more than **108 participants** and **253 hours of training** organised in **7 training modules**.

With regard to working methods, we organised **5 training modules** on the Kaizen methodology, with a total of **20 participants** and **181 hours of training**.

As part of the career management process, we continued to train our employees in the use of the new **Succession & Development** tool, having carried out a further **23 modules**, with **453 employees** taking part, totalling **649 hours of training**.

Lastly, we would like to mention our continued focus on **health and safety**, with a total of **24 training modules** this quarter, involving **366 participants** and totalling **2,595 hours** of training.

UNITY AND CELEBRATION IN THE CASAIS GROUP

In December, the Casais Group celebrated its traditional **Christmas festivities**, bringing together employees in various locations for moments of celebration and socialising.

The events were marked by a spirit of unity and gratitude, creating a space to recognise everyone's commitment and dedication throughout the year.

On 20 December, Fórum Braga held its Christmas lunch, an occasion hosting 900 employees from the Group's different companies both near and far. During this lunch, there was time for performances by Marco Horácio, the band HMB and Fernando Alvim.

The + Valor (Value Plus) initiative, which promotes the recognition of excellence within the organisation, also took place at the lunch, allowing managers to recognise employees who stand out for their performance. This year, seven employees were recognised in this initiative.



CASAIS ANGOLA LAUNCHES MASTERY AND INNOVATION INTERNSHIP

Casais Angola has launched another edition of its Mastery and Innovation Internship Programme in partnership with the Methodist University of Angola.

The programme, which has already impacted many young graduates, is divided into an introduction to the operations support departments, providing a comprehensive overview of the company's activities, and integration into the production departments, offering practical experience in a real work context.



WELL BUILT FOR WELL LIVING... AND WELL BEING!

Raquel Silva
Marketing and
Communications
Manager



At the beginning of 2024, we announced a new positioning and identity restyling for the Casais Group. In addition to the new configuration, we took on board the tagline **Well Built for Well Living** and the commitment to defend this statement in all our communication actions.

During the year, much of the focus of the corporate communications team was directed at reinforcing this change among all stakeholders. This change was desired, and had been well thought out and well structured. Yet change always brings with it a sense of instability, insecurity and uncertainty.

More than six decades in the business allow us to move forward with these projects with a degree of peace of mind and sure-footedness because we know the sector and our business partners well, our clients have confidence in us, and we can rely on the dedication of our teams. Even so, it is advisable to monitor certain processes and procedures more closely and systematically to ensure that change does not affect the stability we have already achieved and become accustomed to.

The brand is a fundamental asset in the management of a business and corporate reputation management is one of the main pillars upon which the success and sustainability of any organisation rests.

Corporate reputation is increasingly closely linked to issues of ethics, social responsibility and sustainability. Stakeholders make a direct link between the brand and the way companies formally position themselves on these issues. Companies are therefore more concerned than ever about how the public perceives them. The way an organisation is perceived by its stakeholders directly influences its sales, the building and maintenance of strategic partnerships and even the attraction and retention of talent.

Reputation is not through marketing strategies and campaigns alone. First and foremost, it is built through the consistency of the company's actions and initiatives, the tone and style of regular and systematic communication, its involvement in corporate social responsibility matters and the way it positions itself in all contexts and on priority issues. It is a question of gaining, maintaining and strengthening the trust of stakeholders.



We ended 2024 with our first-ever entry in the MERCO Reputation Index – Companies ranking. We were ranked 3rd in the Infrastructure and Construction category and 86th on the global list. These are fabulous and memorable results for the Casais Group.

Merco's Reputation Index is an annual corporate reputation ranking that assesses the reputation of companies in various sectors, based on a wide-ranging survey that takes into account the perception of different stakeholders, including consumers, financial analysts, journalists, opinion leaders and employees. Merco analyses a set of indicators related to corporate social responsibility, ethics, product or service quality, transparency and social impact.

Being included in Merco's Reputation Index is proof of quality and responsibility. Companies that lead or are well-positioned in this ranking demonstrate that they have a solid reputation and can use this argument as a competitive differentiator to manage their business ventures and partnerships, as well as to attract and recruit high-performance professionals. It's a differentiating factor that demonstrates added value and resilience, yet it does entail greater responsibility in future management.



Much more than a tool for measuring corporate image, this result is a commitment to defining and implementing a communication strategy that guarantees the continuous improvement of the company's public perception by all stakeholders.

The Casais Group has several active internal and external communication channels with specific, dedicated objectives tailored to its target audiences and strategic stakeholders.

Consistent internal communication—with a focus on sharing best practices, case studies and the acquisition and retention of knowledge by teams—is a fundamental tool for strengthening the organisational culture and career management in line with our values of Knowledge, Dedication and Discipline.

At the same time, we reinforce our values of **Determination and Flexibility** by implementing a content-orientated schedule designed to boost priority topics, which are disseminated on our website and social networks. It positions the Group as a **thought leader** on the topics of industrialisation, digitalisation and sustainable construction, thereby leveraging the essential change in mindset that the construction sector needs on its path towards ever greater productivity and competitiveness, and effectively claiming its contribution to the national economy.

In concert with the above measures, our purposefully focused alignment work in public and institutional relations and in the organisation of events closes the 360° cycle of corporate communication and highlights the values of **Integrity, Humanism and Cooperation**. The impacts of our **press relations strategy** positions our leadership as opinion leaders on strategic and transversal issues, which gives visibility to our major construction projects and products. An **annual cycle of events** manages to get **our network** of partners, businesses, clients, educational and sectoral

institutions, public bodies and organisations involved in a positive and productive discussion, and conveys our clear alignment with the community at large and reinforces our position as sector leaders. Identifying and choosing the best work and projects as candidates for **prizes and awards**, with the certainty that we have the best teams, enhances the visibility of the added value we deliver to stakeholders and garners recognition, success and a sense of mission accomplished for our employees.

All these channels, activities and initiatives are duly aligned with the organisation's Vision—To be a benchmark for expertise and strength in Engineering and Construction—without losing sight of the Casais Group Purpose – Sustainability in Building a Better Tomorrow.

We are committed to excellence and innovation. Our desire to achieve extraordinary results is why we invest in the development and well-being of our people, promote sustainability in all our activities, and keep a constant focus on the satisfaction and loyalty of our clients and partners.

This concept of **Well Working** motivates us to be better, and better at it, every day.

Well Being@GrupoCasais



2024 CONFERENCE CYCLE

15
october
2024
—
Lisbon,
Portugal

On 15 October, the second in the Casais Conference Cycle took place in Lisbon. The event, under the banner of "Accelerating Housing Construction", was attended by the Minister for Infrastructure and Housing, Miguel Pinto Luz, the CEO of the Casais Group, António Carlos Rodrigues, and several experts and leaders in the sector.

Debates centred on innovative and sustainable solutions to transform the future of housing construction, and took place in the Auditorium of the National Headquarters of the Portuguese Order of Engineers.

The Group closed the year's Conference Cycle at the IPCA's António Tavares Auditorium in Barcelos on 15 November. The final session, dedicated to the theme of "Functional Design: The Challenger of Change", resulted in a wide-ranging discussion on the importance of integrating efficiency, aesthetics and functionality into construction projects.



INFRASTRUCTURES AND HOUSING MINISTER VISITS KREAR

29
october
2024
—
Aveiro,
Portugal

On 29 October, KREAR, a joint venture between the Casais Group and Secil, welcomed the Minister for Infrastructures and Housing, Miguel Pinto Luz, to its plant in Estarreja, in the district of Aveiro. KREAR plans to transform the construction sector in Portugal, as its main objective is to develop innovative industrialised construction solutions



GOAPPS: INNOVATION WITH AUGMENTED REALITY AND DIGITAL TWINS

Sérgio Laranjeira
Design-Build
Pre-Construction
Coordinator



GoApps, an innovative initiative in the AECOM (Architecture, Engineering, Construction, Operation and Maintenance) sector, is launching a service and an application, both of which are revolutionary: GoAR, a service via an augmented reality application, and GoTwin, a digital twin platform. These solutions promise to transform the way professionals in the sector interact with buildings and assets, from the design phase to project implementation and maintenance – in short, the entire asset lifecycle.

How it began

The idea behind **GoApps** arose from the need to bring technological innovation to the AECOM (Architecture, Engineering, Construction, Operations and Maintenance) sector, which has traditionally been rather resistant to adopting new technologies. **GoAR**, an augmented reality application, was developed to enable professionals to visualise what is hidden behind the finished surface of a building. This is especially useful for inspections, maintenance and asset management, where the ability to "see

through walls" can save time and resources. **GoTwin**, a digital twin platform, offers a digital model that faithfully replicates a physical asset, incorporating real-time data for management, analysis, optimisation and simulation. Both applications were created to fill gaps in the market: they offer accessible and efficient tools that were previously only available in more digitalised sectors, such as aerospace and education.

Brand new to the market

Although there are some similar solutions on the market, such as **Gamma AR** in Luxembourg for augmented reality, and companies like **Autodesk** for digital twins, **GoApps** stands out for its specific **know-how** in the AECOM sector. Relying on decades of experience in architecture, construction and building maintenance, GoApps offers solutions that meet the real needs of professionals. For example, **GoAR** allows users to visualise not only the physical structure, but also the metadata associated with each component, such as installation dates, maintenance and technical specifications. **GoTwin**, on the other hand, goes beyond producing a simple digital replica; it allows future scenarios to be simulated and behaviour to be predicted, something that many competi-

tor platforms are still unable to offer at the same depth.

Availability and implementation

GoAR is already available on the market, while **GoTwin** is in the pilot project phase, as it was during construction of the recent **B&B Guimarães**, a recipient of construction sector awards. Implementing **GoAR** is simple and straightforward: all it takes is a QR Code and BIM (Building Information Modelling) models of the building so that users can start exploring in augmented reality. **GoTwin**, by contrast, is a little more complex, depending on the client's requirements. For example, if the client wants to sensorise the building (i.e., equip it with smart sensors) for real-time monitoring, the implementation process will be more elaborate. The platform allows access to 2D plans, point clouds, 360° scans, BIM models, sensor data and facility management information, but the level of detail and complexity depends on the specific needs of each project.

Training and usability

GoAR has been designed to be intuitive, allowing users to understand how it works in just five minutes. This is especially impor-

tant for professionals and users who may have no previous experience with augmented reality. **GoTwin** will require customised training, depending on the level of detail and the specific needs of each project. Training will be tailored to ensure that users can get the most out of the platform, whether to monitor energy consumption, perform predictive maintenance or simulate future scenarios. Both applications will be accompanied by technical support and training to ensure effective and trouble-free adoption.

Impact on operating costs

GoApps has the potential to significantly reduce operating costs in the short and long term. **GoAR** enables the visualisation of hidden materials and equipment, offering quick access to crucial information that can prevent costly mistakes during maintenance or refurbishments. **GoTwin** enables real-time monitoring of asset behaviour, allowing for predictive and corrective maintenance, as well as simulations to predict future behaviour. For example, a facilities manager can use **GoTwin** to predict when an HVAC system will need maintenance, thereby avoiding unexpected breakdowns and associated costs. These functionalities can lead to a reduction in operating costs and greater asset management efficiency.



Transparency and sustainability

GoTwin guarantees total transparency in the delivery of the asset, offering a digital model that faithfully replicates the physical one. This is particularly useful for investors and managers who need a clear and detailed view of the state of the asset at any time. In addition, **GoApps** contributes to sustainability, reducing the carbon footprint of buildings by monitoring energy consumption. One notable example is the case of Singapore, where the implementation of digital twins resulted in a 20% reduction in energy consumption and greenhouse gas emissions. The ability to simulate scenarios and optimise the energy performance of buildings makes **GoApps** a valuable tool for the transition to a greener economy.

Application in Rehabilitation and Public Works

GoApps is designed to accompany the entire life cycle of an asset, including the rehabilitation of buildings and public works. The ability to simulate processes and eliminate risks during the design phase can reduce the need for physical prototypes, speeding up time to market. For example, in public works, **GoTwin** can be used to simulate the impact of different materials or designs on the durability and cost of the project. In addition, predictive maintenance and improved operational efficiency contribute to cost reduction and environmental sustainability. In high-risk spaces such as hospitals or airports, the ability to simulate emergency scenarios can improve safety and incident response.

Presentation to the Community

GoApps was officially presented to the community at the end of 2024 at an event held at The First Guimarães. This launch marked an important milestone in the digitalisation of the AECOM sector, offering tools that promise to revolutionise the way buildings are designed, constructed and maintained. The presentation included live demonstrations of its functionalities, as well as case studies showing the positive impact **GoApps** can have on real projects. This event served as an opportunity for industry professionals to explore how augmented reality and digital twins can transform their daily work.

Conclusion

GoApps represents a significant advance in the AECOM sector, combining augmented reality and digital twins to offer innovative and efficient solutions. With the potential to reduce costs, improve transparency and contribute to sustainability, these applications are poised to transform the market and set new standards of excellence in construction and asset management. The adoption of these technologies not only improves operational efficiency but also paves the way for a new era of intelligent and sustainable construction.



SIGNING OF THE CONTRACT FOR THE CONFIANÇA UNIVERSITY RESIDENCE

The contract was signed between Casais Construction and the Municipality of Braga for the construction of the new university residence in Braga.

The project presentation session, which took place on 29 November in the Salão Nobre of the Paços do Conselho, foresees the requalification of the old Confiança Factory and the provision of 786 beds for higher education students.

António Carlos Rodrigues, CEO of the Casais Group, said that "the new University Residence in the building of the former Confiança Factory represents an example of cutting-edge sustainable construction, forming part of the new generation of innovative buildings. This project uses the CREE hybrid system, which combines wood and concrete, to maximise the building's potential, combining energy efficiency with a reduced carbon footprint. In addition, the use of Digital Twin technology allows for intelligent and optimised management throughout its life cycle. This is a project that responds to the current needs of students and sets a new standard for the future of construction in Portugal."

29
november
2024
—
Braga,
Portugal

ADVANCES IN THE BEJA UNIVERSITY RESIDENCE



The Beja University Halls of Residence project, which will provide 503 beds for students, is progressing quickly. Recently, the assembly of Block C was completed, including the application of the roof platbands.

Next to the Polytechnic Institute's School of Technology and Management, this building has a construction area of almost 11,000 square metres, with a cloister for an interior patio and an uncovered green area, which includes the ground floor and around three raised floors. This project is based on total industrialisation and has a contract value of around 17 million euros. In terms of area, it will provide space for 503 residents, spread over 327 accommodation units, including double and single rooms and studios.



24
october
2024
—
Portugal

GO TWIN AND GO AR REDEFINING THE FUTURE



On 24 October, Casais Group, in partnership with TopBIM, took an important step towards the digitalisation of the construction sector with the launch of the GO APPS. These technological tools are designed to bring clients closer to projects, allowing them to visualise and interact with their future property in a virtual, transparent and intuitive way.

GO TWIN uses digital twin technology to provide a detailed, real-time view of the progress of the project, while GO AR uses augmented reality, allowing customers to explore spaces before they are even built. These launches reinforce the Casais Group's commitment to leading digital transformation and transparency in construction processes.

“CONFIANÇA IS NOT LOST, WE’RE BRINGING IT BACK BY BRINGING TRADITION AND MODERNITY TOGETHER”

José Costa
Design-Build
Pre-Construction
Coordinator

The future Confiança Residence will be located at 107 Rua Nova de Santa Cruz, in the parish of São Victor, an important artery in the city of Braga, and is part of a building classified as a Monument of Public Interest, the former Confiança Perfumery and Soap Factory.

Founded in Braga in 1894, Fabrica Confiança began as a small workshop on the site of the current building. In 1921, the project to extend the factory was carried out, involving the demolition of the old building and the construction of a large, modern industrial factory.

The space was expanded again in 1945 and 1951 to incorporate a range of additional plant facilities as well as amenities for the workers. In 1965, a group of industrialists acquired Confiança from the founding family. In 1977, the company's financial situation worsened, leading to its sale in 2002 and consequent relocation in 2005. The factory building has been vacant since.

Architecturally, the Confiança Factory building is a “typical example of industrial heritage”, a building with innovative materials and techniques, such as concrete, iron and glass, which were in keeping with the modern



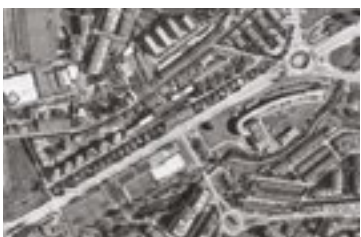
industrial architecture of the time. This elegant building, with its balanced geometric design, punctuated by large iron and glass windows and the robustness of concrete and stone, is a unique example in Braga's urban fabric, a built memory of Braga's industry in the first half of the 20th century.



Located in the Braga Nascente Urban Rehabilitation zone, the new construction reinforces the connection to the historic centre, integrating structural urban facilities into the city itself. It brings together two important areas of the city, the Historic Centre and the University of Minho, through the requalification of the main axis connecting the two, by requalifying urban infrastructures and creating new public spaces.

The Residence will consist of two buildings, one now referred to as the Existing Building, in line with the safeguarding of its classification as a Monument of Public Interest and its rehabilitation, and the other, now referred to as the New Building, which is the planned construction that will be to the north of the classified building.

The Existing Building was vacant and in an advanced state of disrepair. Its legacy up until this point is easily summarised: it is a ruin, due to fire and acts of random intrusion, theft and damage to the main window frames and other construction elements. By way of a reminder, our aim is to recover the historical legacy of this culturally and architecturally emblematic building for the city of Braga.



In the Existing Building, the approved application foresees 25 rooms with a total of 84 beds. The building includes areas for cultural activities, a multi-purpose space, a museum honouring the history of the former Confiança Perfumery and Soap Factory, as well as a shop selling products related to the former Confiança brand.

It is therefore a building that will assert its history by harking back to what it was used for before, but it will also serve as a centre for stimulating academic life and the city. It will be a space for activities and services, which will include exhibition and art gallery

The New Building is on the vacant land on the old Confiança Factory property and will cover a total area of approximately 4,300 m². It will have a footprint of 2,692.78 m², and is a greenfield project that seeks to acknowledge the intended industrial language, but at the same time to bring emphasis to a sustainable construction process, a modular, industrialisable and efficient architecture using off-site construction processes.

spaces of different formats and expressions. The aim is for the entrance hall to be a space that evokes history and legacy, a space that invites exploration of the interconnected spaces that identify the history that is being told.

This building will also be equipped with a reception area, circulation areas and social spaces, which will simultaneously connect residents to the space and its cultural purpose while also promoting the solid construction of spaces dedicated to the pursuit of knowledge, such as study room facilities. In addition to these spaces, other areas will





provide communal sanitary facilities, catering areas, management offices, multifunctional spaces, a laundry room and a gym.

The New Building will provide 476 accommodation units with a total of 702 beds. This is a new build, which meets the essential requirements of the approved programme. It is mainly intended to serve as a university residence, which will include reception and welcome areas, circulation areas, communal sanitary facilities, service areas, laundry space, and communal kitchen and dining areas, articulated with living and social spaces. To ensure that the entire residence functions properly, it will also be equipped with management and administrative staff areas, a space dedicated to the well-being of staff, storage and service areas and technical rooms. In addition, it has a closed parking garage for vehicles and bicycles, as well as parking spaces for both available outside.

The proposal defines most of the accommodation units for the two buildings as 1-bed, 2-bed, 3-bed or 4-bed units, for a maximum of 786 beds. At least 4% of the total number of accommodation units will be adapted for use by people with reduced mobility.

In order to better interconnect the proposed project with the

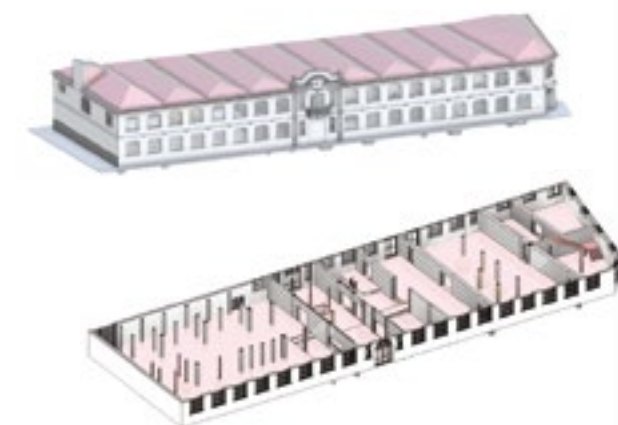
public space, a central square will be created and the layout of the old Rua do Pulo will be reinstated. The street will allow the two buildings to be seen as separate entities. It should be noted that the reason for keeping the buildings separate is to comply with the technical specification of safeguarding the cultural heritage of the Existing Building, listed as a Monument of Public Interest, that was established in the preliminary programme. The design and articulation of the spaces specifically took into account solutions and spaces that are compatible with maximising accessibility and mobility for all.

The proposal is based on integrated architecture adapted to the site, both as regards the preservation of the Existing Building and the integration of the new construction. It guarantees a preference for passive solutions, favouring natural lighting and ventilation, in an attempt to maximise the solar exposure of the glazed surfaces as well as the use of opaque solar protection, in keeping with the design and typology of the building. Energy production systems using solar sources have also been integrated.

Today, the façades and interiors of the main old factory building—which cover an area of 2,107.00 m²—built in early the 20th century and extended in 1947, are



still standing. The building has two floors and a traditional roof made up of several juxtaposed hip roofs (i.e., each with four sloping sides). The main façade is preserved with its original axial design, dominated by a frontispiece centred between lateral wings, each with large two-tiered spans. It has an exposed granite base, painted plaster cladding and moulded cement decorative elements of a distinctive colour, which add definition to the friezes, abutments and cornices. The current coats of paint are different from the original paint used.



The ostentatious frontispiece, which corresponds to the building's main entrance, has a generous arched portal on the ground floor that supports a balcony on the upper floor. The whole is topped by an arched pediment, set on a now broken entablature above the name of the company. The cornices of the pediment feature a crest with floral motifs. The building still has the façades and supporting walls of granite masonry from the original construction, although the major transformation that took place during the century saw part of the resistant interior structure being replaced with concrete elements.

Although the roof retains its original appearance, its entire structure is now made up of iron profiled trusses and the roofing tiles have been replaced by fibre cement sheets. The project complies with all the urban planning standards defined at the tender stage, so it falls within the scope of the restoration and rehabilitation of the façades and interiors, in an attempt to maintain its original design, within the scope of the new project, which is to provide accommodation for Higher Education students while at the same time fulfil the cultural, educational and museological objectives for the City by evoking the original Confiança Factory building.

The façade will be maintained, rehabilitated and readapted to the new scope of work, taking care to not sacrifice its original features. All the decorative and ornamental elements of the façade and roof will be analysed and recreated so as to maintain fidelity to the existing façade, particularly in the reproduction of the frontispiece facing Rua Nova de Santa Cruz, which is intended to serve as inspiration for all the other elevations. For the cladding and finishing of the building's façades, the plan is to plaster and paint them in industrial tones. However, if during future work on

the building, any assertive and conclusive mention of the original colour of the façades is revealed, changes to the plan will be made accordingly.

Landscape integration is similar to the existing one, with the advantage that the project will recover its original architectural appearance with added heritage value and at the same time recover a stretch of the old street that the factory had occupied when it was extended in the 1950s. The project for the Existing Building is intended to provide an architectural solution that fits in with the existing elements, which have their own layout and configuration that will be conserved and preserved per the tender requirements.



In terms of the materiality of the building, the intention is to preserve its history and existing architectural features. There will clearly be adaptation to and optimisation of the requirements imposed by the different specialist trades (acoustics, thermal and fire safety systems) involved in the project. In this sense, the aesthetic and functional configuration of the building will be maintained, from the structural walls to the interior spaces and the façade itself, which is expected to be treated and painted as specified in the tender, with greater attention being paid to any indications as to what the original colour of the façade itself actually was. As for the roof, the plan is to reconfigure the metal structure in the rooms area, as indicated in the structural report and stability analysis, adapting it

to the proposed functional scope of the project and not creating incompatibilities with the use of the spaces. In the museum area, structural reinforcement is planned, as well as the same reconfiguration, adding the existing rafters and trusses decoratively, thus evoking the building's history and heritage.

Also with regard to the appearance, evocation and materialisation of the timelessness of the factory in the architectural proposal, the plan is to recreate the wooden floor, since it is in a degraded state, as well as all its decorative elements. To this end, using the architectural and aesthetic language of the existing flooring is proposed, as it is for the fixtures.



The existing iron pillars, however, will be kept in an evocative and aesthetic way, alluding to the industrial and factory atmosphere of the original Confiança Factory.

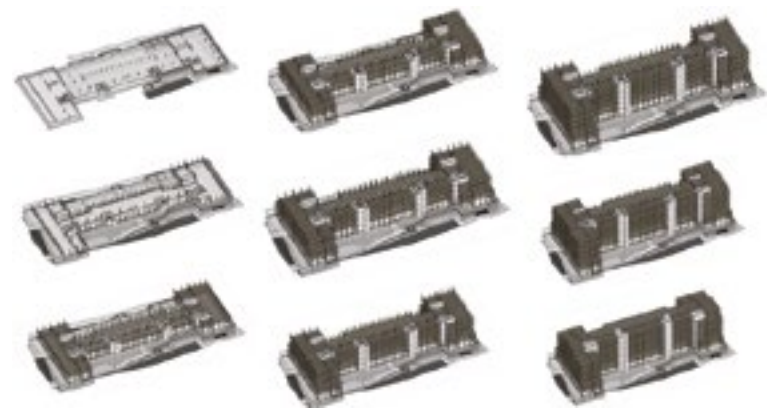
The land on which the New Building will be built has a total area of approximately 4,300 m². Currently used by the municipality as a yard and warehouse, it had ancillary buildings built to the north of the main building, which were in ruins and were demolished due to their structural vulnerability, and because they had sustained damage by fire. Unfortunately, the latter included the boiler chimney and the building used to recover glycerine, so it will not be possible to integrate them architecturally or heritage-wise. This is a purpose-built construction, where the building has a contemporary architecture, with façades made up of modular panels with a prefabricated finish, striving to invoke the industrial aspect of the project.

An architecture that is sensitive to preserving the identity of the main building of the Confiança Factory has been adopted, with a clear intention of creating an urban setting, substantially softening the current negative urban ambience in relation to the listed property from the point of view of visual integration and will aim to incorporate the university residence, understood as an asset for the University and its community, but also for the city of Braga.

This new building, with a total of eight floors, seven above ground and one below, marks the end of the city block, presenting itself as a broken, H-type, in order to accommodate the pre-existing buildings that adjoin it and to align it with the defined project in respect of the Confiança Factory.

The New Building will seek to respond to the requirements of comfort and architectural sustainability, while also taking into account Braga's particular climate and weather as regards permeability and establishing a constructive and functional dialogue with the pre-existing building. The two buildings are seven metres apart. The structural component of the building will be

constructed using current and innovative technologies, prioritising modular systems with prefabricated elements, and prioritising the use of a sustainable timber-hybrid (a timber and concrete composite) construction solution.



The project is characterised by the implementation of multiple industrialised construction components, i.e., the off-site prefabrication of these components, namely the CREE structural and façade system, sanitary installations, industrialised partition walls, MEP racks for special installations and prefabricated stairs. This more industrialised approach, combined with specialist management, brings with it a whole array of efficiencies, waste reduction, and problem perception and mitigation advantages, which are only possible in the off-site (industrialised) context and not possible using the largely improvisational methods typical of traditional construction.

The way in which these components are assembled in the factory, with a high degree of control and traceability of each individual component throughout the production chain right up to on-site execution, facilitates any future disassembly and/or re-use in other building contexts. In fact, Casais introduces various component identification parameters, made possible by the application of digital technologies and methodologies such as BIM, which are crucial not only for executing

the system of parameter identification but also for alignment with the BAMB (Buildings As Material Banks) strategy, a European project to reduce construction material waste and residue, which will determine how to apply

"passports" for universal identification of each construction element used, in order to support a generalised database of the entire European building stock, for better reintegration of obsolete elements into new buildings.

In addition to the above, the structural solution adopted for the building, the CREE system, extends the logic of reusing components even to the structure itself, something that cannot be reconciled with current traditional construction solutions. Since the structure is made up of elements that fit together, it is perfectly feasible to dismantle and reassemble them in other configurations or contexts. All the industrialised construction components presented, due to their robustness, efficient use of materials and traceability, are suitable for reuse without compromising their original functionality, either as groups of components applied in the first instance or as individual sub-components that can be separated and reused in other configurations, minimising the production of waste when reformulating or demolishing (dismantling) the original building.

Aesthetics and decorative evocation

The aesthetics and decoration of the Confiança University Residence will be industrial in style, in keeping with and evocative of the historical appearance of the Confiança Soap Factory. The raw materials to be used will be unpretentious in tones that "dance" between the colours inspired by soaps manufactured there and the grey tones evocative of the industrial era, taking on colour contrasts reminiscent of iron and concrete, with the possibility of framing paintings, artistic elements, historical reproductions, collages, decorative panels and other artworks evocative of the history of the place, or even large urban art that fills the walls and makes the residence comfortable and contemporary.

The aim is to give people the chance to experience a space with an integrated environment that incorporates history, yet is also open to culture and knowledge. To this end, it will be possible to:

- Use and reuse of wood, metals, solid materials, natural textures and colours evocative of the historic industrial area;
- Integrate decorative and functional items made by hand, with synthetic materials, but in a "rudimentary" way, including graffiti, invoking an arts and crafts aesthetic;
- Install natural flooring, ceilings with exposed structural elements, sustainable materials, either painted or with exposed elements, and use neutral colours;
- Make plumbing, building elements, infrastructures, technical installations, fire, air, water and lighting risk equipment and pipework visible;

- Use industrial-style illumination of different types and luminous intensity, controlled in a comfortable and correct way, in specific identity colours, with wiring and equipment in plain sight, suspended, on mats or metal hangers;

- Achieve sober, long, straight lines, with defined geometries and spaces;

- Use natural, neutral colours, with contrasting bright colours of their own, identifying or representing the different categories of spaces, the type of technical installation or emergency equipment;

- Artificially simulate a "worn" or "destroyed" appearance, invoking the temporality of the space in which it is located;

In keeping with the historical logic of the project, the design of the two lift shafts will evoke the memory of the old, pre-existing chimneys of the Confiança Factory, following their original location as a rough guide, using contemporary construction technologies, but alluding to the appearance and history of the site, giving expression to their materiality.



It is therefore proposed that the building's original and identifying architectural features be maintained, but it is important to guarantee its structural and physical safety, without disregarding its identifying and evocative aspect as an example

of industrial era architecture. Consequently, it is up to the architectural design to guarantee the preservation of the building's language.

The Confiança Factory is a listed building and is the only surviving building from the industrial quarter that existed in the eastern part of the city of Braga at the end of the 19th century and during the 20th century. The distinction of being classified as a Monument of Public Interest is justified by the remarkable testimony of experiences and historical facts that are part of the City, by the intrinsic aesthetic, technical and material value, by the architectural and urbanistic value, and by the evocation of collective and historical memory.

CASAIS ESPAÑA HAS COMPLETED B&B TRES CANTOS



The completion of Hotel B&B Tres Cantos, located in Madrid marks an important milestone for the Casais Group. This project was the first timber-hybrid construction in Spain, has five storeys and 120 rooms. The wood and concrete composite used in this type of construction results in greater efficiency and sustainability. This hotel, developed by TdB Architects, stands out for its use of the industrialised CREE system, which integrates prefabricated structures and façades, thereby reducing environmental impact and speeding up construction times. TopBIM, a Casais Group company,

played an essential role in coordinating the prefabrication drawings and 4D planning for the project.

The construction was carried out by UTE, a partnership between Casais and ACR, and is part of a wider plan to build two hotels in Madrid. B&B Tres Cantos is the sixth hotel in the B&B chain built by the Casais Group and represents a breakthrough in sustainable construction, reducing the carbon footprint by more than 60% by using only one-third of the concrete of a conventional building and prioritising reusable materials.

PARQUE DO AVIZ INAUGURATION

12
november
2024
—
Porto,
Portugal

A new underground car park with 182 vehicle spaces was inaugurated in the Boavista area of Porto on 12 November 2024. It covers an area of 7,323 m² spread over three floors, with 19 spaces dedicated to electric vehicles, emphasising our commitment to sustainable mobility.

Casais Construction headed the project, with support throughout from Ancorpor, Quadrina, TopBIM and Undel.



THE NEW HOUSE OF SPORTS

The city of Porto has gained another landmark: Liga Portugal's new headquarters. Its architecture is inspired by the net of a football goal. This building combines technical innovation, sustainability and unrivalled design.

Covering a built area of 18,000 m², with more than 60 km of telecommunications and electrical network cable, and a strong emphasis on green spaces, the new headquarters reflects the commitment to the environment, modernity and sustainability. More than a functional space, this building was designed to unite Portuguese football. It is a home for sports professionals, a meeting place for fans of all ages and a venue for future generations to train and live their passion for the game.



FOUNDATION STONE IN WAKU KUNGO

09
december
2024
—
Cuanza Sul,
Angola

On 9 December, we took the first step in a project that promises to improve the quality of life of around 180,000 inhabitants of the Waku Kungo community in Cuanza Sul Province, Angola. With the laying of the foundation stone for the rehabilitation and construction of the water supply system, we are guaranteeing access to drinking water in strategic locations, thereby promoting health and well-being

The project includes modern infrastructures, such as a treatment plant with a capacity of 800 m³/h, large reservoirs and efficient collection systems, which ensure a sustainable and efficient supply of water supply to the population.



FMC TALKS WRAPS UP WITH A FOCUS ON SUSTAINABILITY

22
october
2024
—
Braga,
Portugal

The final **FMC Talks** event in 2024, organised by the Mestre Casais Foundation on 22 October, was attended by Carlos Mota Santos, CEO of Mota-Engil. The occasion brought together experts and employees for an in-depth discussion on the challenges of sustainability in construction.



“CHANGING URBAN MOBILITY” EXECUTIVE PROGRAMME

11, 12
november
2024
—
Lisbon,
Portugal

The Mestre Casais Foundation organised a special edition in Lisbon of the “Changing Urban Mobility” Executive Programme for the AMT, the Mobility and Transport Authority, on November 11 and 12. This edition brought together 40 trainees. Discussion centred on the main challenges and emerging solutions for decarbonising mobility, international trends and the opportunities for a change that is needed in cities.



Ricardo Gonçalves // CASAIS Angola
Foz do Douro, V.N. Gaia, Portugal



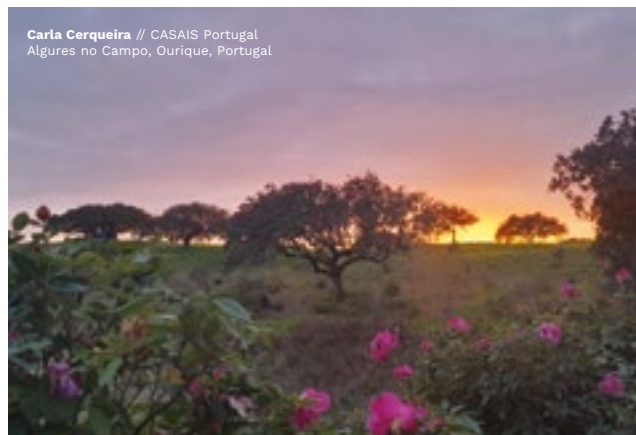
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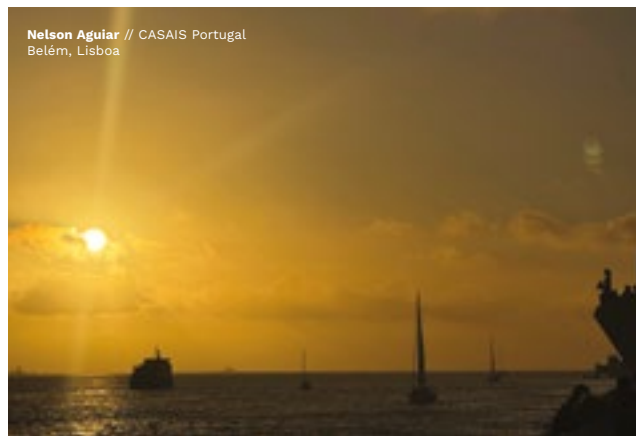
Rayssa Leal Ribeiro // CASAIS Gibraltar
Puerto de La Duquesa, Espanha



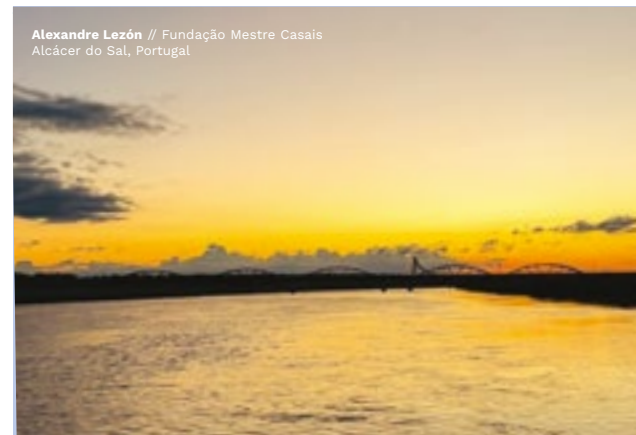
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Algues no Campo, Ourique, Portugal



Nelson Aguiar // CASAIS Portugal
Belém, Lisboa



Alexandre Lezón // Fundação Mestre Casais
Alcácer do Sal, Portugal



Margarida Silva // CASP
Lisboa, Portugal



Joana Vasconcelos // Casais SP
Porto da Cruz, Madeira Portugal



Dânia Silva // CASP
Macedónia do Norte



Nuno Almeida // CREE
Hotel Madrid B&B, Tres Cantos, Espanha



Hélio Peixoto // Homming Homes
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