

Booklet for Investors (Real Estate)

CC26-26

September 2026

Finca BINIAC NOU

(Balearic islands)



Lince
Corporate

15
YEARS
ANNIVERSARY

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REPORT**Real Estate*

This report has been drawn up by **LINCE CONSULTING SL.** at the request of the BINIAC NOU real estate owner **CC26-26**. The name of the owner has been omitted and expressly referenced to preserve the confidentiality of the identity in this process.

Given the volatility of the market, as well as changes in investors' preferences about certain business models or sectors, the **Booklet for Investors** is valid for a limited period of time: 2026/27.

Lince Consulting, Corporate© division, is a co-exclusive business broker in this operation of the project **CC26-26**, and an associate member of the organisation IBBA (USA) and the European CFIE network.



**Corporate Finance
in Europe**

M&A NETWORK MEMBER

Lince Consulting, Corporate division offers the possibility, in the event that a transaction or similar operation materialises, to supervise the process with the international law firm **BPV (headquartered in Madrid and Barcelona)** specialised in commercial law, with extensive experience in international transactions and close collaborators of Lince Corporate ©.



PROPERTY APPROACH
(DESCRIPTION)*Real Estate*

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Finca located in a very quiet area of Menorca (Alaior Area), with very good access, 10 minutes from the port of Maó and with a total area of **141,7 hectares**, of which 80 hectares correspond to pine and holm oak forest and 50 hectares of arable area; it has a total of 24 km. of practicable rural roads that connect its entire interior.



An agricultural farm dedicated to horse breeding **has been developed on the estate**, for which it has various buildings, stables and other facilities, including a regulation equestrian track for training. The farm has its **own water well** with an instantaneous flow of 5 l/s (18,000 litres per hour).



*PROPERTY APPROACH
(DESCRIPTION)**Real Estate*

2

The main house, of colonial type, built in 1896, was completely renovated in 1999 with top quality materials, preserving the characteristic features of **Menorcan architecture**, such as sandstone vaults, ceilings with wooden beams, porches and other elements; **it has central heating and air conditioning.**

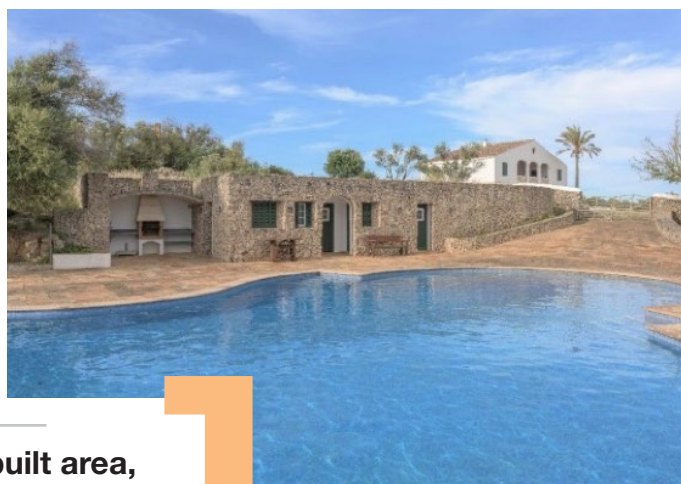


*PROPERTY APPROACH
(DESCRIPTION)**Real Estate*

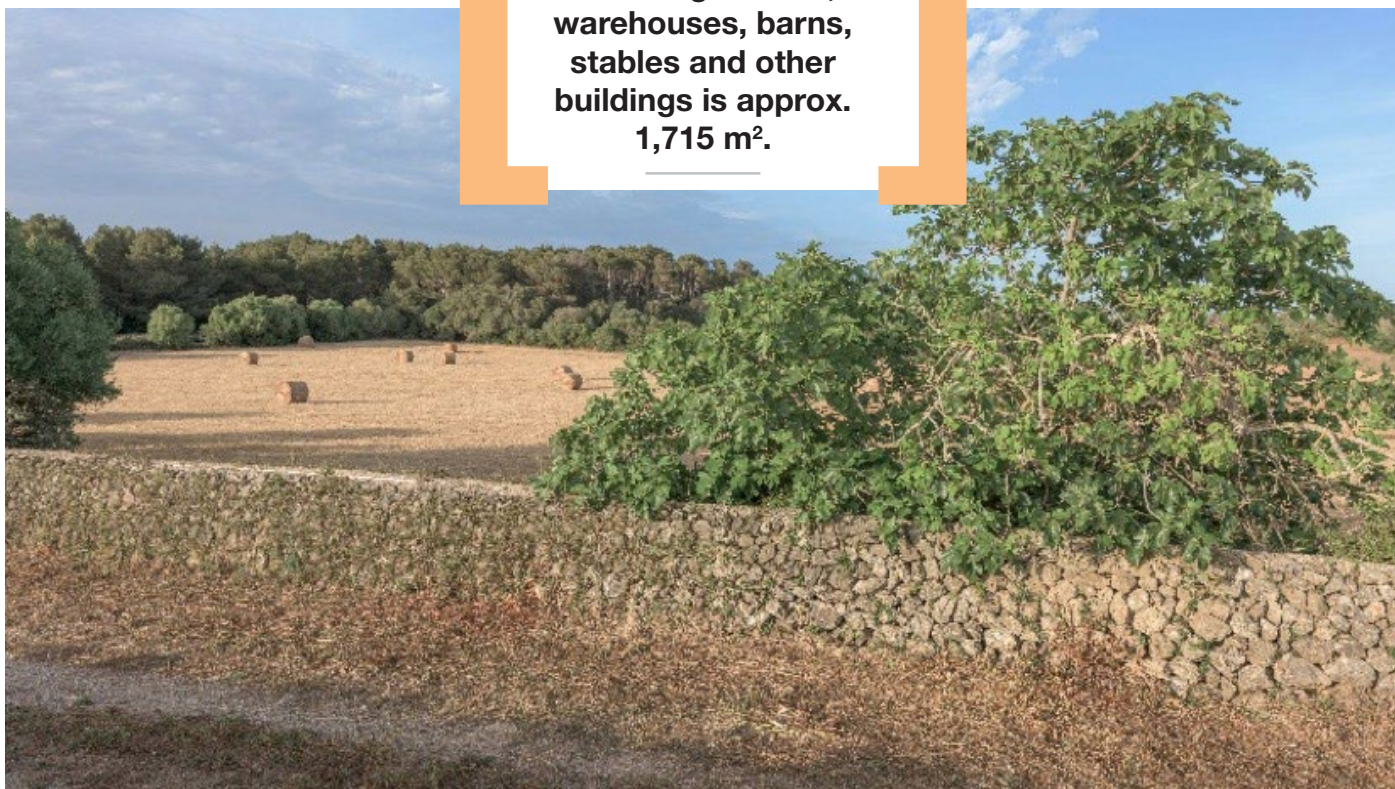
2

Near the main house, there is the guest house, recently renovated, maintaining the original architectural features and respecting the traditional elements of the island. Both houses have a total of 9 bedrooms with 7 bathrooms.

Behind these buildings there is a recreation area with a garden and a huge swimming pool with a water surface of 170 m², equipped with changing rooms, bathrooms, barbecue and a small kitchen.



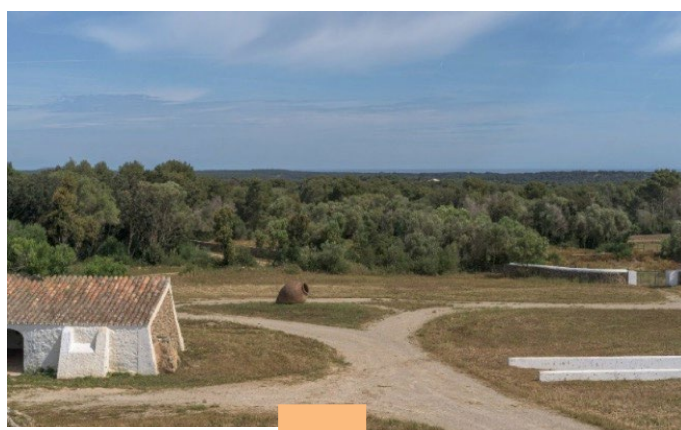
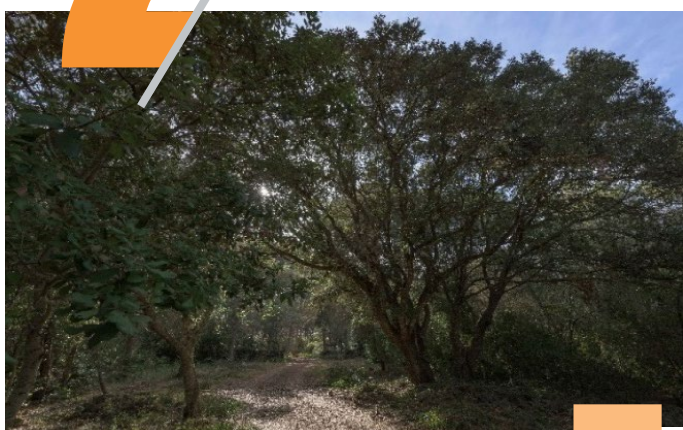
**The total built area,
including houses,
warehouses, barns,
stables and other
buildings is approx.
1,715 m².**



*PROPERTY APPROACH
(DESCRIPTION)**Real Estate*

2

On the perimeter you can find several areas of forest, where pine and holm oak predominate, and other areas of cultivation, mainly cereals, which are separated by the characteristic “paret seca” walls typical of the island. The roads and trails, which run throughout the property, are, like the walls, in a good state of conservation.



The main houses are located in the elevated areas of the estate, which facilitates open views to the sea.



FINANCIAL ISSUES

Real Estate

3

The property (2 houses) is **free of encumbrances** (mortgages, etc.)

Appraisal as “minimum”
reference :

€7,900,000

Although the **”value“ of the property is higher** given the unique particularities (historical, location, facilities, etc.).



FINANCIAL
ISSUES

Real Estate



The property has the possibility of **becoming a tourist residence for premium agrotourism**, with a capacity of 24 places. The process is also underway.



PROJECTE BÀSIC

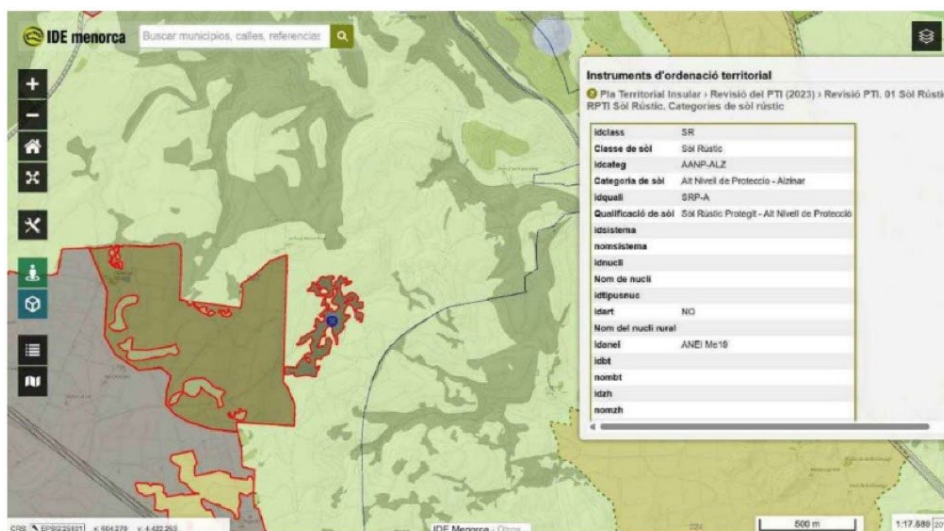
DE CONVERSIÓ DE DOS HABITATGES UNIF. AILLATS I UN BOUER EN UN AGROTURISME.

Biniac Nou.
Camí den Kane.
Alaior.

APPENDIX (Property location and layout)

Real Estate

4



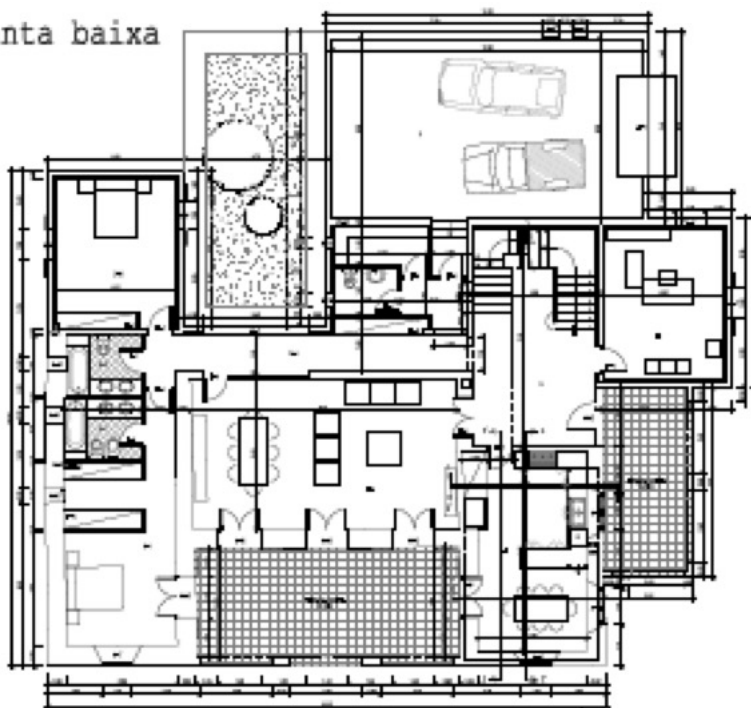
APPENDIX
(Property location and layout)

Real Estate

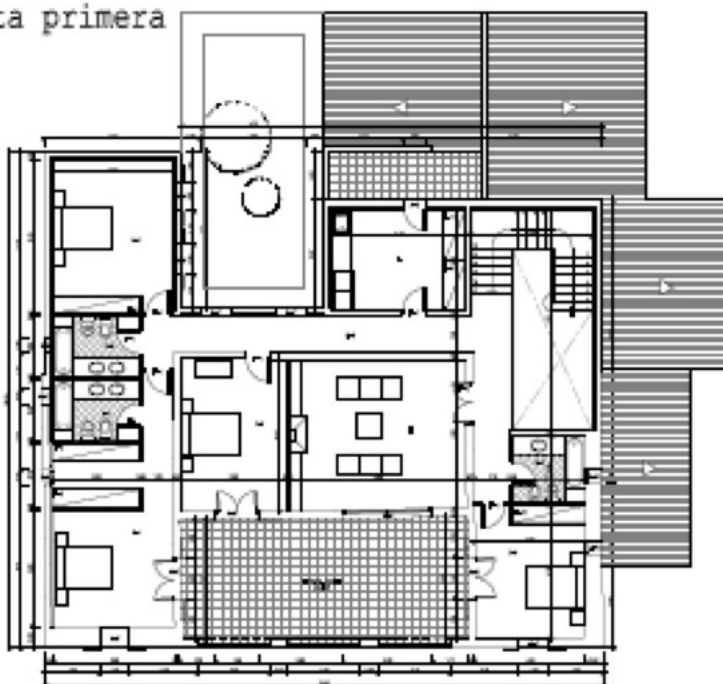
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MAIN HOUSE

planta baixa



planta primera

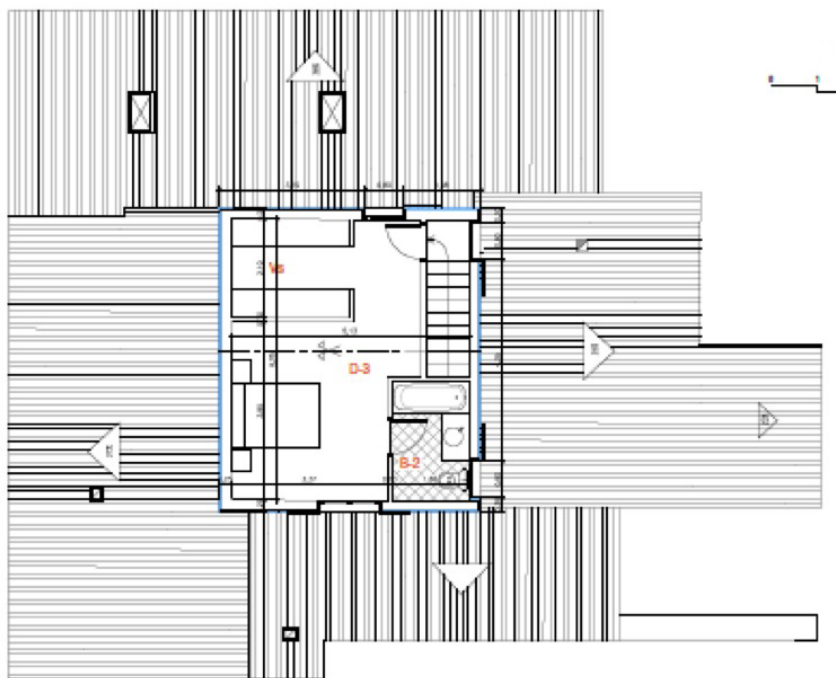


APPENDIX (Property location and layout)

Real Estate

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GUEST HOUSE



Report drawn up by LINCЕ CORPORATE
17 September 2026



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