



LOCATIONS

BOLD VISION

Defining a new standard of real estate development

A full-page background image showing a construction site at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, the silhouettes of two construction workers wearing hard hats are visible; one is pointing upwards. To the left, there are large construction cranes. In the background, the skeletal structures of buildings under construction are visible against the bright horizon.

OUR VISION

Reaching for new heights

“We operate with a long-term perspective for all our investments. Our projects are developed with the strategy of owning properties that are industry-leading and nurtured into becoming desirable brands. Our intention is to create projects of scale where we can harvest financial benefits over time.”

— Ivan A. Vallarino Jr., Managing Partner, Locations Corp

OUR BUSINESS

Vision centric. Process oriented.

“Locations has an eye on the past with a progressive vision of the future for the real estate sector including retail, industrial, and mixed use both in Panama and beyond.”

— Iván A. Vallarino jr., Managing Partner, Locations Corp



HOLDING

Locations Corp is a holding company specializing in real estate investments. It plays a strategic role in managing and overseeing its various entities, subsidiary companies, and assets. The company's priorities are centered on maximizing the value and profitability of its real estate investments while minimizing risks. Key priorities for Locations Corp include balancing investment opportunities with risk mitigation in a dynamic market and economy. Effective planning, diversification, financial management, and strategic decision-making are crucial to achieving long-term success and creating value for shareholders and stakeholders.



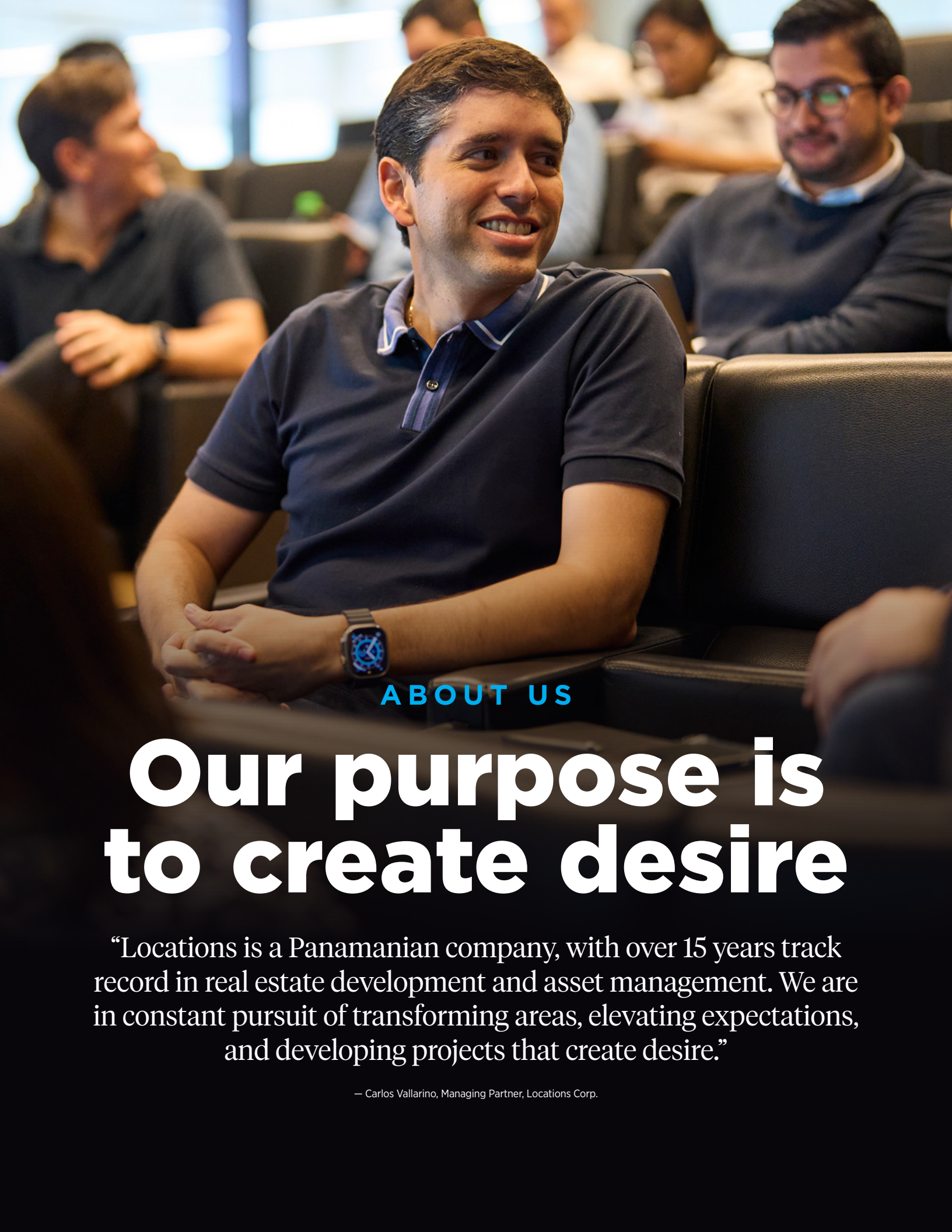
DEVELOPER

Locations Developers is a dynamic real estate developer and owner with a diverse portfolio of real estate investments. The company specializes in developing commercial and residential projects in strategically located areas across Panama. Financially solid and responsible, Locations Developers is dedicated to making a positive impact on the communities where it operates, enhancing quality of life through unique locations and desirable concepts. The company prides itself on delivering projects that not only meet but exceed client expectations, integrating sustainable practices and innovative designs that stand the test of time.



SALES, MARKETING & MANAGEMENT

Locations Advisors is a Panamanian company specialized in real estate, overseeing projects from sales, leasing, marketing, property, and asset management. Locations Advisors maintains a high level of control and responsibility over each project under its management. With a commitment to excellence, the company ensures that each client receives personalized service tailored to their specific needs, maximizing the value and potential of their investments. Locations Advisors' team of experienced professionals is dedicated to delivering innovative solutions and maintaining strong relationships with clients, partners, and stakeholders across the industry.

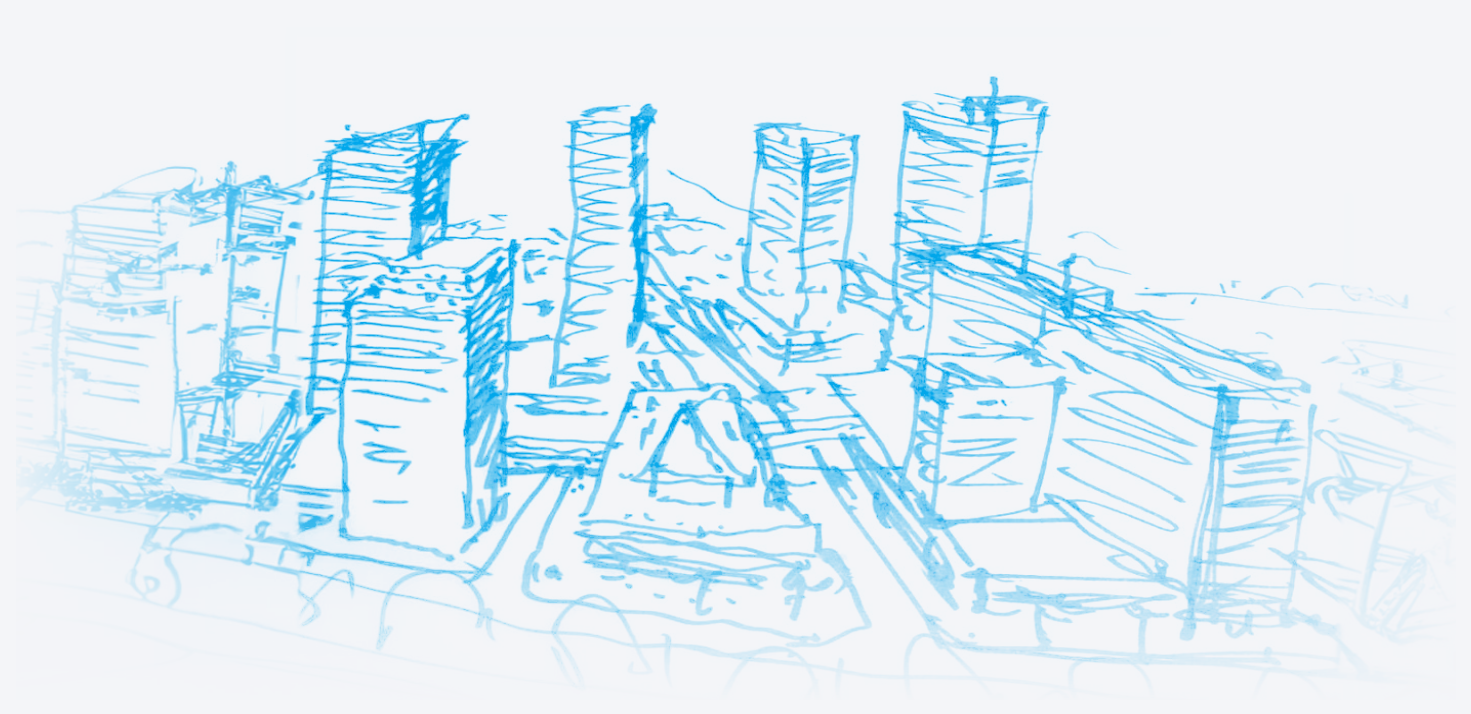


ABOUT US

Our purpose is to create desire

“Locations is a Panamanian company, with over 15 years track record in real estate development and asset management. We are in constant pursuit of transforming areas, elevating expectations, and developing projects that create desire.”

— Carlos Vallarino, Managing Partner, Locations Corp.



Creative View

At Locations, we believe that creativity is not just about aesthetics — it's about envisioning places that people genuinely desire to live, work, and thrive in. Each of our projects is rooted in a bold concept, shaped by exceptional design, and amplified through strategic marketing that speaks to the heart of future communities. By creating iconic, sustainable developments, we don't just build buildings — we build destinations that attract, inspire, and endure.

Understand the past to shape the future

Our approach is grounded in deep experience and a respect for what has come before. We study the evolving needs of Panama's communities, learning from past successes and challenges to design spaces that respond to today's realities while anticipating tomorrow's demands. Through this understanding, we create visionary developments that are not only viable and valuable, but that will continue to serve and uplift neighborhoods for generations to come. By looking back with intention, we gain the clarity needed to move forward with purpose.

This philosophy guides every decision we make—from land selection and architectural design to tenant mix and public space planning. We strive to build not only physical structures but also social and economic ecosystems that reflect the aspirations of the communities they serve. In doing so, we create places that evolve gracefully over time, remaining relevant, resilient, and deeply connected to their historical and cultural roots.



OUR APPROACH

Setting new standards

“Locations seeks opportunities where real transformation is feasible, when a project creates added value, and when we can make lasting change that are meaningful.”

— Carlos Vallarino, Managing Partner, Locations Corp.

BEFORE



AFTER



OUR PROPERTIES

Creating future-ready developments

Locations creates developments with both regional and international vision, focusing on desirable projects, especially for the retail and mixed use.

Retail	Retail	Retail	Industrial
Ven Versalles, Panama Completed (2018)	Punto Marbella, Panama City Completed (2017)	VeCentro Vacamonte, Panama City In-progress (2024-2028)	TCP2 Tocumen, Panama Completed (2018)
			





RETAIL

VenVersalles, Panama

Project start:	2016
Completed:	2017
Construction company:	Constructora Ripard
Architect:	Jorge Lopera + Culteva
Project management:	Manhattan
Marketing/Branding:	Culteva



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Convenience close to you

VenVersalles is located between Avenida Costanera and Avenida las Ramblas, in the growing Versalles area, which consists of a mix of residential and commercial developments. The establishments on these avenues are mainly businesses and are the access routes for all residential traffic to and from Versalles. This guarantees the visibility and convenience of VenVersalles for its entire audience.

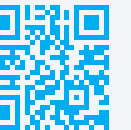
Versailles is under accelerated development. With a large number of projects under construction, both commercial and residential, the neighborhoods immediately behind and lateral to VenVersalles are Reserva de Versalles, Torres de Versalles II, and Torres de Cantabria – all led and implemented by Grupo Provivienda. These projects will increase the growth of Versalles with approximately 1,500 to 2,000 residential units.



RETAIL

Punto Marbella, Panama

Project start:	2016
Completed:	2017
Construction company:	CAO Company
Architect:	Mallol
Project management:	Manhattan
Marketing/Branding:	Culteva



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info online

The communities' favorite "cornerstore" convenience

Punto Marbella is a modern shopping plaza located in the heart of Marbella. An attractive neighborhood, with a mix of both top quality residential and commercial activity. A stable residential area combined with the increasing number of high quality offices. The central location offers a high volume of pedestrian traffic and a high movement area. Punto is an open and green shopping plaza, with direct access to the street on the ground floor and an open mezzanine with a terrace. Modern design with the highest standards and finishes.

Punto is a new concept of rental shopping plazas with an aggressive plan to build several Puntos in attractive locations throughout Panama. The mix of tenants are the businesses preferred by residents and professionals in each area.



RETAIL

VeCentro Vacamonte, Panama



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info online

Project start:	2024
Completion:	2025
Construction company:	Grupo Palo Verde
Architect:	Artedim
Project managment:	Locations Advisors
Marketing/Branding:	4S
Rentable/saleable area:	5,723m ²
Commercial locales:	27 (ground floor/street level) from 70m ²
Parking spaces:	164
Anchor tenant:	Xtra Supermarkets
Construction start:	Q3/2024
Delivery date:	Mid-2025

New level convenience for new neighborhoods

Vecentro Plaza is a street/stip mall with retail for the surrounding residential areas. Vecentro Plaza will be located just 2km from the entrance to Vacamonte. The project will be accessible from the Arraiján-Chorrera Highway and from the Inter-American Highway, soon via the Via Costanera. Vecentro Plaza is located in Vacamonte, Arraiján next to the entrance to the La Hacienda project. The area currently has 220,000 inhabitants* and is projected to grow in the coming years. (* - Panama sensus 2010)



INDUSTRIAL

TCP2 Tocumen, Panama



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info online

Project start:	2013
Completed:	2015
Construction company:	Eridani
Architect:	M.A. Rodriguez Arquitectos
Project managment:	Adolfo Lenis
Number of buildings:	20
Property scale:	20 hectares + 5,937,935 m ²
Type:	Master-Planned Industrial & Commercial Park

Elevating standards for commercial park properties

Tocumen Commercial Park Located in the Tocumen Commercial Park Logistics Park (TCP) on Vía Tocumen and Avenida Domingo Díaz, it consists of a 20 hectares + 5,937,935 m² lot of closed surface with a security checkpoint, wide boulevard, with 20m wide streets (wide for two cars and container mules), underground lighting and electricity, centralized fire tank and pump that supplies each lot, basic maintenance services. TCP has companies such as: Felipe Motta, National Rent a Car, Panafoto, Selecta, Dollar Rent a Car, Cochez, FESA, Cable Onda, Don Lee, among others.

OUR BUSINESS IN NUMBERS

Sustainable value

Locations has over \$100 million in assets under management and more than 1,000 residential units in ongoing and future developments.

Building benchmarks

the sum of projects completed and in-progress



374,073 m²

Gross square meters in pipeline
(projected future developments with multiple phases of mixed use)



89.5 %

occupation rate per sqm

+1,000

projected residential units
in future developments

+\$100m

Assets Under Management

3

Number of assets
under management



OUR APPROACH

Increasing value with human-centric qualities

“Each project has unique opportunities and the contribution from all parties matter”

— Maria Ximena Viggiano, Commercial Director, Locations Corp

Locations is uniquely able to realize all types of projects with its access to a network of investors, knowledge about the market, and understanding the sector. We are committed to an approach that we believe contributes positively to the areas we invest and build new projects (and the future of the urban core of Panama City and beyond).



Transactions

Experienced knowledge-driven effort.

Acquisitions

Vision for shaping new futures.

Development

Feasible, iconic, and sustainable community cornerstones.

Sales & Marketing

Create desire, build appeal, induce demand, and nurture both tenants and home buyers.

Asset Management

Ecosystem of enhancing performance, value, and sustainability.

Property Management

Prioritizing tenant satisfaction.

Strategic Partners

Leveraging specialists with deep market insight.

PROJECT PHASES

Concept

Feasibility

Dealmaking
Planning
Financing

Marketing
& Sales

Construction

Property
Management





OUR BUSINESS

Building a better future

“Locations operates across several different business areas.

— *firstly* —

Our long term vision for acquisitions come from a place of patience.
We are always seeking the best moment to make investments.

— *secondly* —

We lead projects through a rigorous process where each phase takes us one step closer to transforming the initial vision from idea into reality. Development requires agility to geographic surroundings, finances, economies of scale, place in time, culture, people – and a sensitivity to concept, quality, and human factors.

— *thirdly* —

Management is about being humble, listening, forging trusting relationships, providing the industry leading service, and always aim to obtain the highest level of satisfaction.

—

In summary, our hands-on approach
and deep involvement makes us unique.”

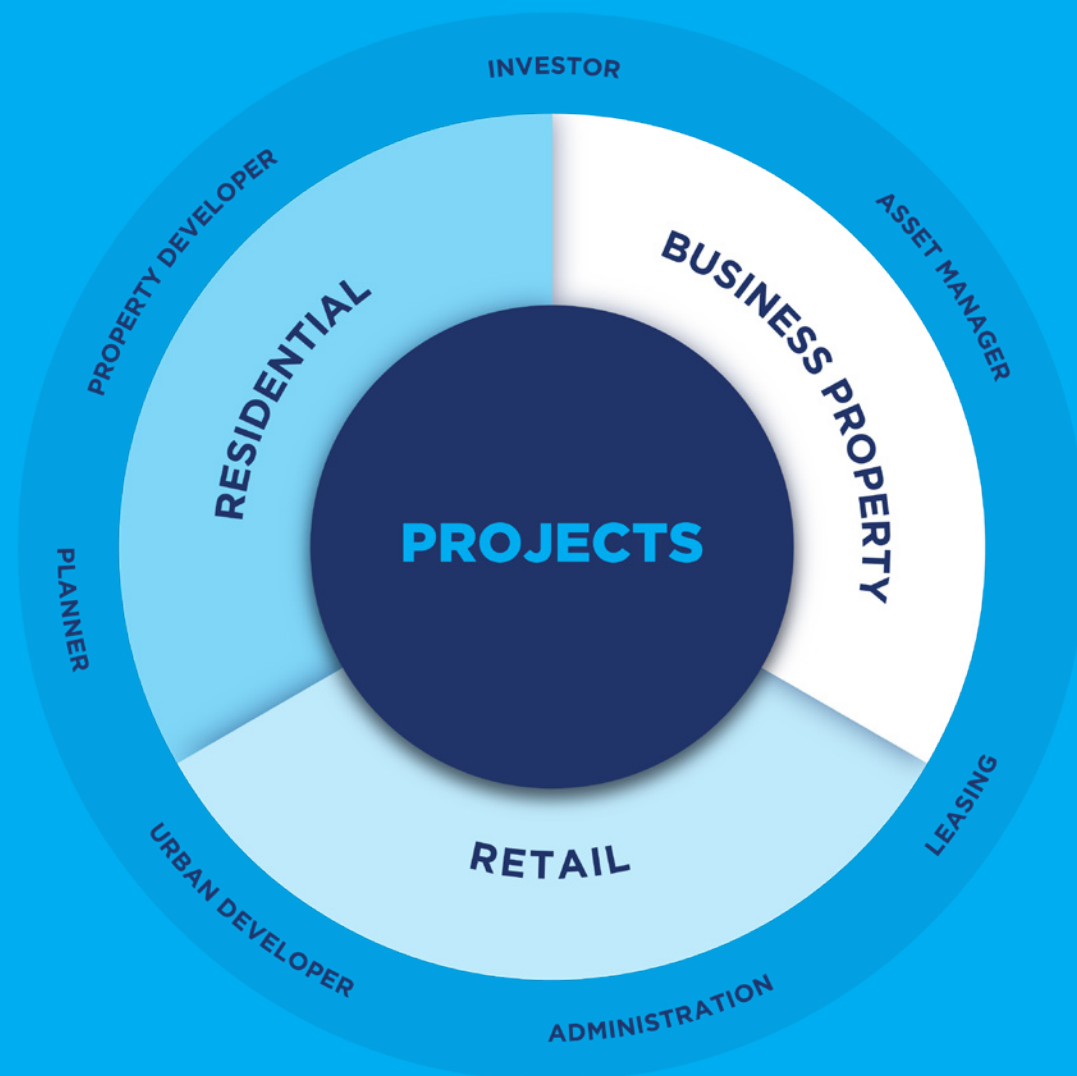
— Iván A. Vallarino jr., Managing Partner, Locations Corp

ABOUT US

Attracting leading brands

“We have a long term perspective for all investments. We develop projects to own properties for which we create industry leading desirable brands with the intention to nurture, grow, and harvest financial benefits for decades.”

— Carlos Vallarino, Managing Partner, Locations Corp



Tim Hortons

Top tier AAA brands

Locations have a long term perspective to create the most desirable projects that attract top rated tenants allowing us to curate the best performing retail mix.

STRATEGIC ALLIANCES

Synergy through partnerships

At Locations, we value working with market leading consultants as an integral part of the in-house management team to achieve desirable projects.



“The Locations name represents our focus on destinations and transformation. These two virtues are reflected in the quality of our work. As an organization, we strive to create both authenticity and relevance to deliver meaningful appeal and value. The results are a superior product for our customers and excellent financial returns for our investors.”

Overseeing every aspect

From vision to execution, we are deeply involved in every stage of the development process. Our hands-on approach ensures that each detail reflects our commitment to authenticity, relevance, and excellence. This level of oversight allows us to anticipate challenges early and act with agility. It also ensures consistency in quality and alignment with the long-term vision of every project.

Developing benchmark projects

We aim to set new standards with every project we undertake. Through thoughtful design and strategic vision, we create destinations that not only elevate their surroundings but also define the future of real estate in Panama. Our developments are designed to inspire confidence among investors and pride among communities. They become reference points that influence how people experience and imagine urban living.

Curated team of specialists

Behind every Locations development is a handpicked team of experts. United by a shared passion for innovation and quality, our specialists bring together the experience and insight needed to deliver projects of lasting impact and value. Each member plays a critical role in upholding our standard of excellence and pushing creative boundaries. Together, they form a cohesive force that transforms ambitious ideas into tangible, successful outcomes.

Mallol

Mallol Arquitectos is Panama’s leading architecture firm with over 45 years of experience nationwide and abroad.

Architecture and Interior

Mallol specialize in architecture, interior design, and urban planning, shaping Panama’s skyline with iconic projects. The firm operates from offices in Panama and collaborates regionally and internationally, including partnerships in Spain and Chile.



Founded in 1990, Manhattan Associates is a global leader in supply chain commerce solutions.

Engineering and Construction

Manhattan offers cloud-native platforms integrating AI and machine learning to optimize warehouse, transportation, and order management. With over 4,500 associates worldwide, the company remains debt-free and publicly traded on NASDAQ.



4S Real Estate Foresight is a real estate consulting firm operating in 19 Latin American countries.

Project Research, Customer Profiles, and Market Intelligence

4S Real Estate Foresight is a real estate consulting firm operating in 19 Latin American countries. They specialize in market research, product development, branding, marketing, and digital strategy. With over 1,500 projects, they aim to transform cities and connect people through impactful developments.

CULTÉVA®

Culteva is a business-centric brand consultancy delivering results-oriented design and strategic marketing solutions to create iconic recognition.

Branding businesses to perform better

Culteva creates memorable customer experiences for brands that induce immediate recognition and measurable results for local and international brands. Culteva serves clients across diverse industries in the USA, Latam, Asia, and Europe—including collaborations with worldclass athletes and Fortune-500 companies such as Adidas, Microsoft and Diageo.

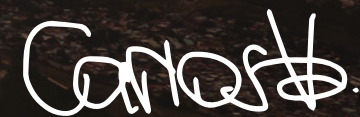
OUR COMPANY

Defining a new standard of real estate development

“At Locations, we don’t just develop properties — we redefine places and set benchmarks for the future. Rooted in financial strength and guided by bold vision, we bring together investment expertise, design innovation, and community sensitivity to create developments that become destinations. Our work is driven by a singular purpose: to elevate real estate into a catalyst for transformation, delivering enduring value for investors, partners, and the people who live, work, and thrive in and around our projects.”



Iván A. Vallarino Jr.
Managing Partner
Locations Corp.



Carlos Vallarino
Managing Partner
Locations Corp.



LOCATIONS

Developing With Bold Vision™

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