



CLOVERTY

1. PROJECT VISION

At **Valtria Madrid** we are executing a project for the client **Cloverty**, consisting of the construction of a new pharmaceutical plant for the manufacture of soft capsules. The facility, located in Arganda del Rey (Madrid), aims to become the largest plant of its kind in Europe.

The investment corresponding to this initial phase, currently contracted with our company, amounts to **5.65 million euros**, with execution expected in its entirety throughout 2026. The scope includes the implementation of **two drying lines**, composed of **nineteen tunnels**, in which precise control of the interior humidity will be carried out, as well as the temperature, humidity and pressure conditions in all rooms.

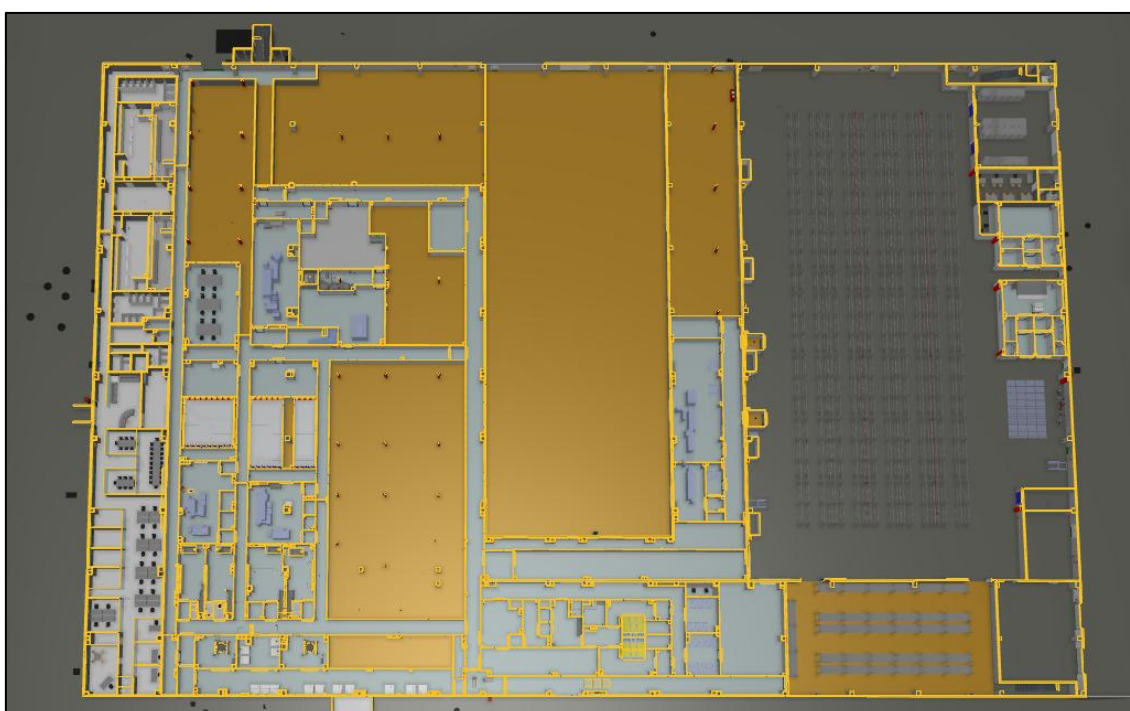
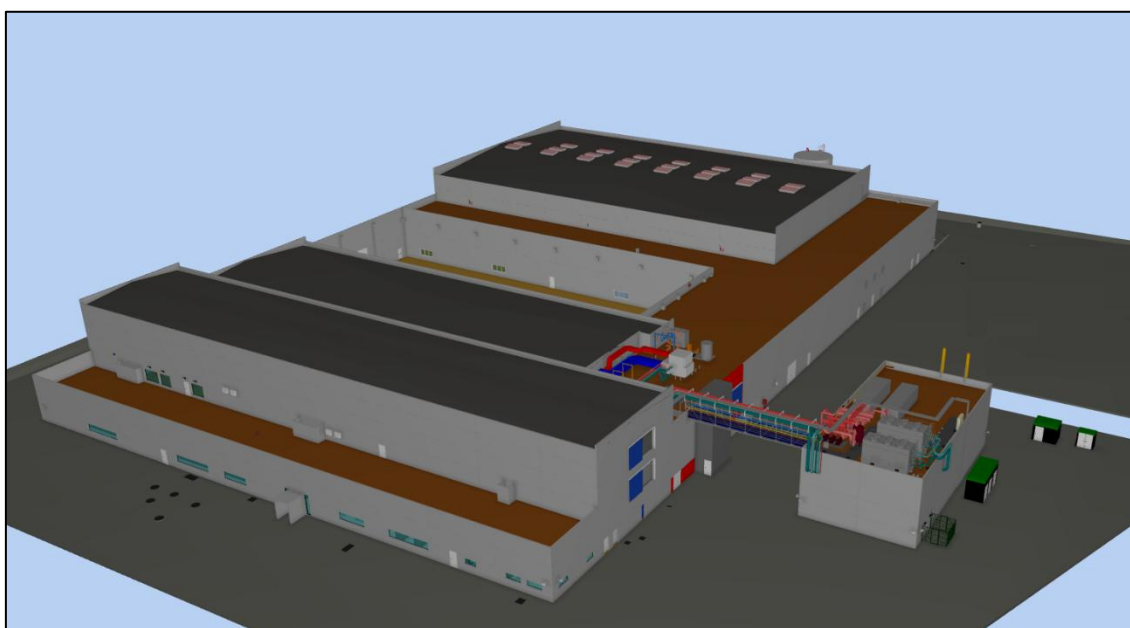
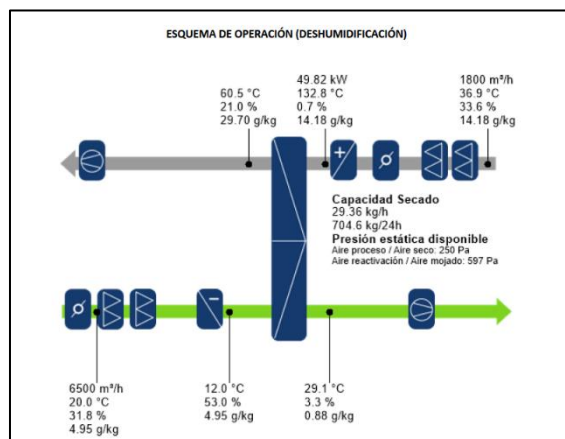
This megaproject contemplates a total surface area of approximately 7,400 m². In the current phase, approximately **2000 m² of offices, 1500 m² of clean rooms and 3,500 m² in a warehouse will be executed**. It is estimated that its activity will generate more than **200 direct jobs**.

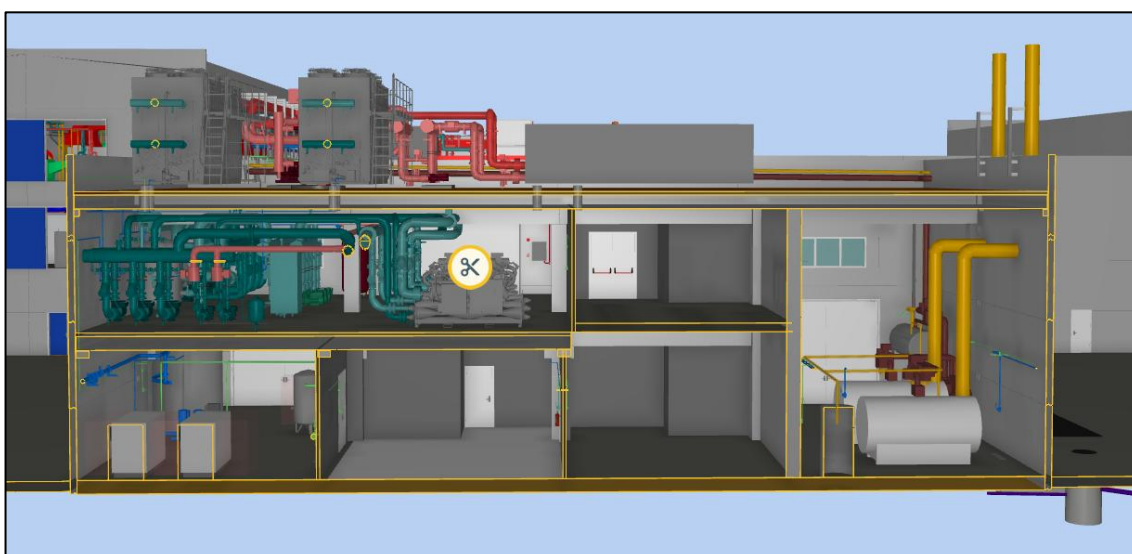
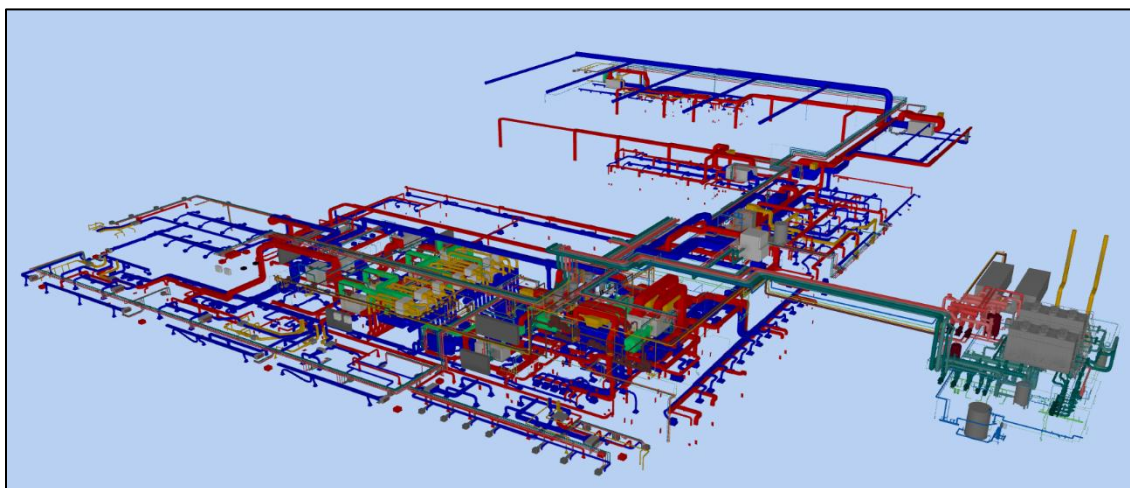
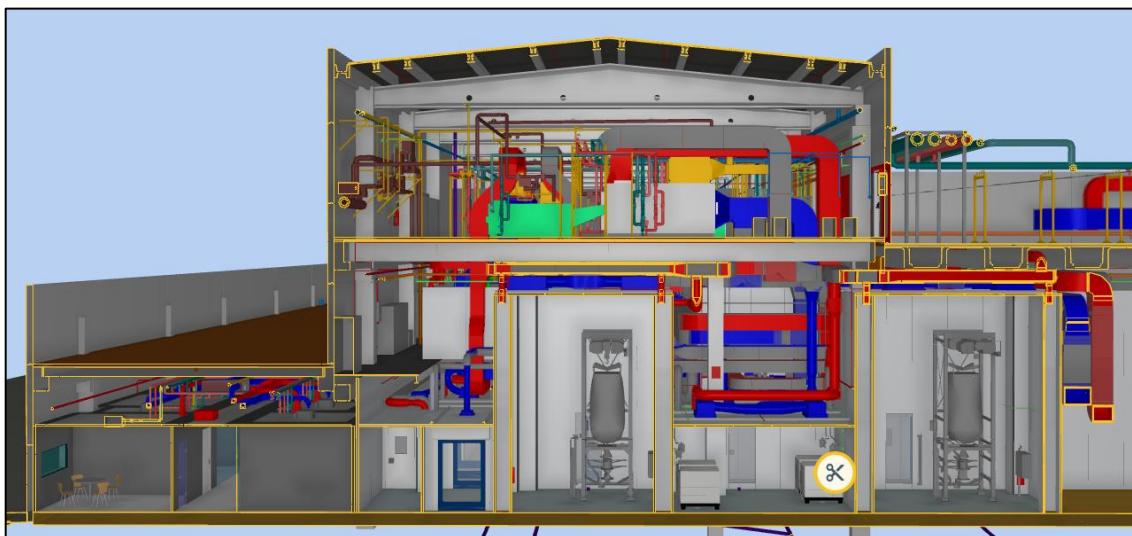
1.1 INSTALLATION

- **ACI and AFI Production System**
Total heat power: **1,240 kW** (620 + 620).
Total cold power: **2,000 kW** (800 + 800 + 400).
The facility will consist of approximately **6,000 linear meters of black steel pipe**.
- **Steam Production System**
Total capacity: **3,400 kg/h** (1,700 + 1,700).
The network will include approximately **1,200 linear meters of black steel pipe and stainless steel**.
- **DHW Production System**
Total power: **78 kW**, with a capacity of **3 m³**.
It will consist of approximately **2,200 linear meters of PP-R pipe**.
- **Compressed Air Production System**
Total installed power: **10 kW**.
The facility will comprise approximately **1,800 linear meters of pipeline stainless steel**.

The air conditioning system consists of:

- 26 Air Conditioning Units, with a total flow of: 265,000 m³/h
- 9 Dehumidifier Units, with a total flow of: 40,000 m³/h
- 30 Extraction Units
- 46 Units Fan Coils 4T
- 4 Direct Expansion Units
- 14,000 m² of galvanized sheet metal ducts







2. CURRENT PREPARATIONS

2.1 PLANNING

Start of work: **July 2025**

Expected completion: **July 2026**

Current status of the project: **70% of execution**

2.2 EQUIPMENT

For the execution of this project, we have a multidisciplinary team of professionals who work collaboratively to achieve exceptional results and in record time.

The commercial and engineering team, led by **Juan Antonio Ramírez**, and composed of: **Manuel Moreno, Juan Quesada, Juan Diego Palacios, Josué Morocho, Irene Pérez and Paola Sánchez**, led the contracting in the conceptual phase to the construction phase, providing continuous technical support and solutions adapted to the needs of the project.

The production and construction team, led by **David Jaén** and made up of: **Rubén Rodríguez, Ignacio Bach, Marcos Vigo and Emilio Salamanca**, are in charge of the development and management in the field, ensuring that the execution meets the highest standards of quality and precision.

In addition, we have the fundamental support of the purchasing department, formed by **Esther Fortes and Gemma Velazquez**; the HSE department, formed by **Ignacio Carmona and Vania La Rosa**; the administration department, formed by **Nieves Fernández, Anna Andreo and Yaiza Sánchez**, and the drafting and modeling department, formed by **Elena González, Guillermo Roig, Alejandro Cañizares and Alberto Mazario**, where a joint effort is being made to overcome the complexities of the project and to strengthen our ability to work as a cohesive team on this project with a high demand.

3. INNOVATIVE TECHNOLOGIES

Our client Cloverty (formerly known as HC Clover PS, under its brand name Aplicaps by Clover) is a leading Spanish laboratory specialising in the development and manufacture of softgels for the pharmaceutical, nutraceutical and veterinary sectors. It operates as a CDMO (Contract Development and Manufacturing Organization), offering a comprehensive service that covers from formulation and R+D+i to the final packaging of the product.

The main aspects of its technological and productive activity are summarized below:

1. Technology and Manufacturing Processes

- **Advanced Automation:** Cloverty uses automated production lines that include real-time process control to optimize quality.
- **Machine Vision Inspection:** They implement machine vision technology to ensure the quality and homogeneity of the capsules.
- **High Production Capacity:** Its facilities have multiple production lines, exceeding the manufacturing capacity of 1,500 million capsules per year.
- **Hermetic Sealing Process:** Softgel technology hermetically seals liquid or semi-solid fillers in a gelatin shell, ideal for sensitive ingredients, oils (such as Omega 3), or hard-to-absorb formulations.



2. Innovation and Development (R+D+i)

- New Gelatin Treatment Plant: They have modern facilities for the manufacture of nutraceuticals, pharmaceuticals and cosmetics.
- Innovation in Solubilization: Specialists in the development of solubilized drugs, improving the bioavailability of the active ingredients.
- Controlled Release Systems (SILDCAPS): They have developed innovation projects with the CDTI for the "Design of Innovative Systems for the Controlled Release of Pharmaceutical Assets".

3. Advantages of Production at Cloverty

- **One-Stop-Shop:** They cover the entire life cycle of the product: formulation, professional advice, galenic development, manufacturing (pilot and industrial) and packaging (blister, canisters, vials).
- **Certified Quality:** They meet strict quality standards (GMP for medicines).
- **Customization:** They adapt the content formulas and the formula of the gelatin envelope (type of gelatin, plasticizers) to the specific needs of the customer.

Cloverty operates in international markets and stands out for its focus on innovation applied to new developments, including nutraceutical products and specific formulations with essential oils.

SOME IMAGES



