

PROJECT  
**LAS TABLAS M7.3**









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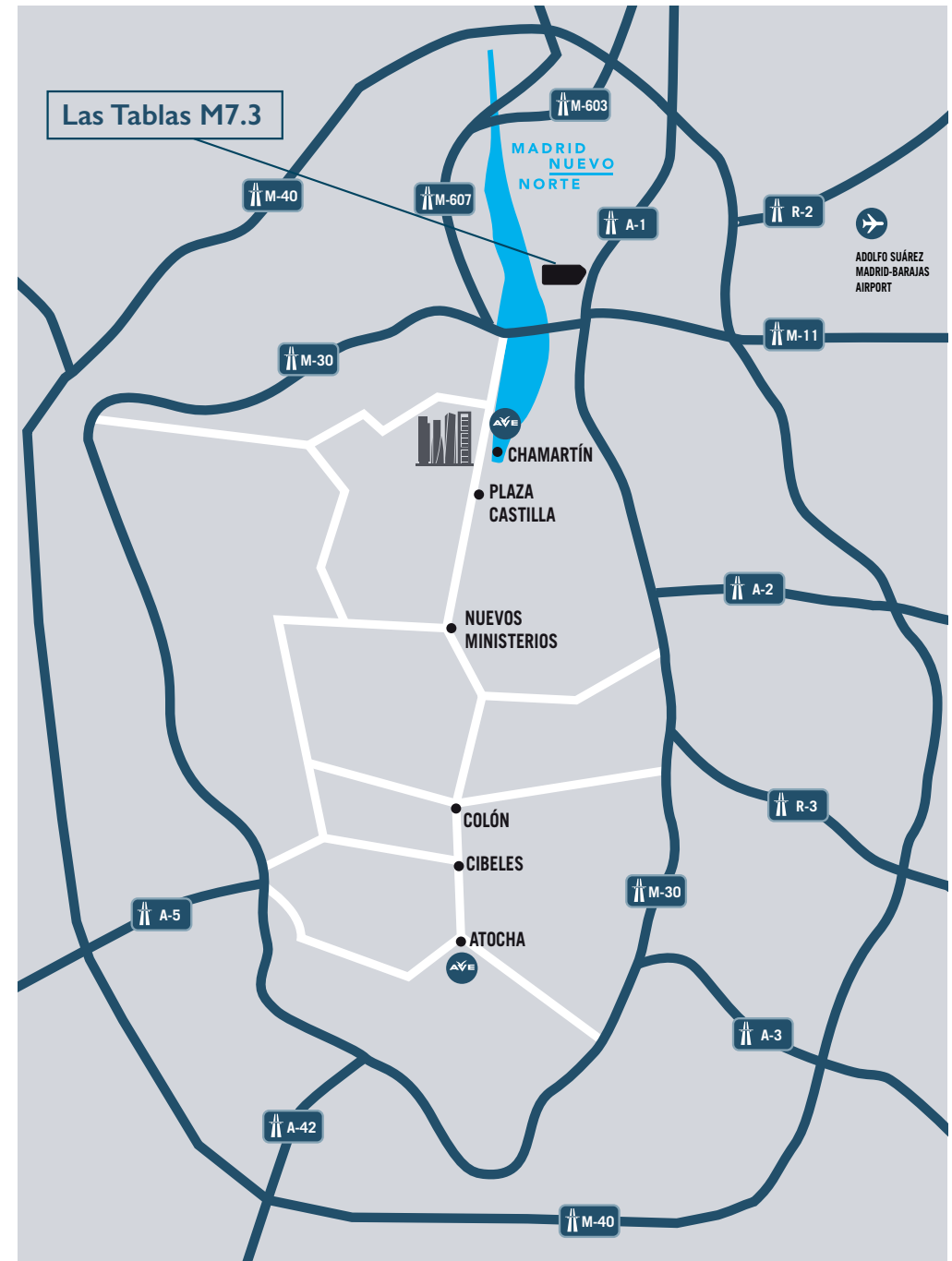
# LOCATION

The building M7.3 enjoys a privileged location in the northern district of Las Tablas in Madrid. The front of the building, overlooking the A-I highway, makes it highly visible, as 100,000 vehicles drive past the building every day<sup>(1)</sup>.

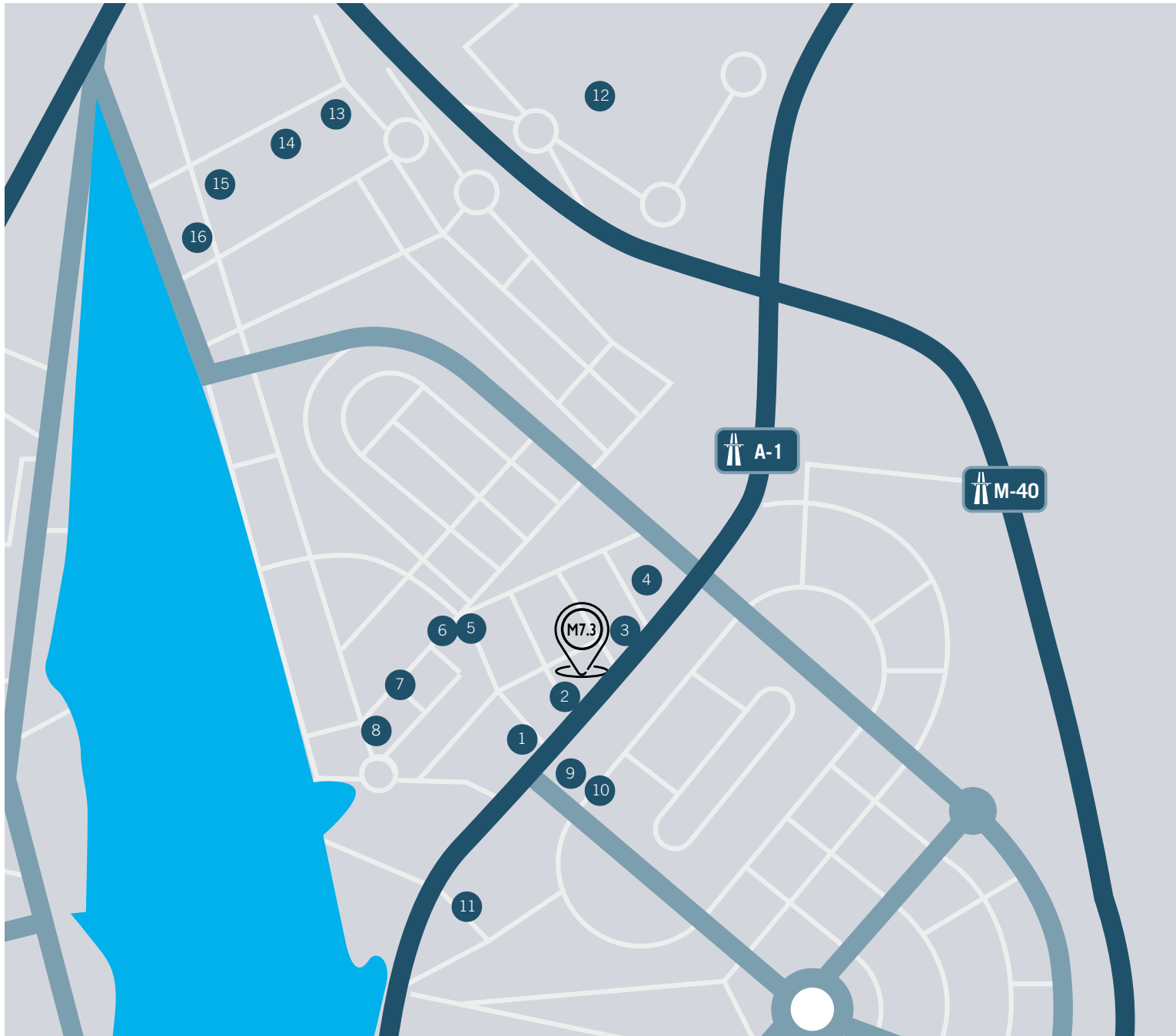
Las Tablas is one of the fastest growing business areas in the north of the capital, where many national and international companies have established their headquarters.

The new M7.3 building is located next to “Madrid Nuevo Norte”, the cutting-edge, sustainable urban regeneration project that will make Madrid a leading international reference for its urban planning, infrastructures, green areas and integration of complementary uses.

<sup>(1)</sup> Data from the DGT 2017.
















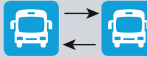

Madrid Nuevo Norte

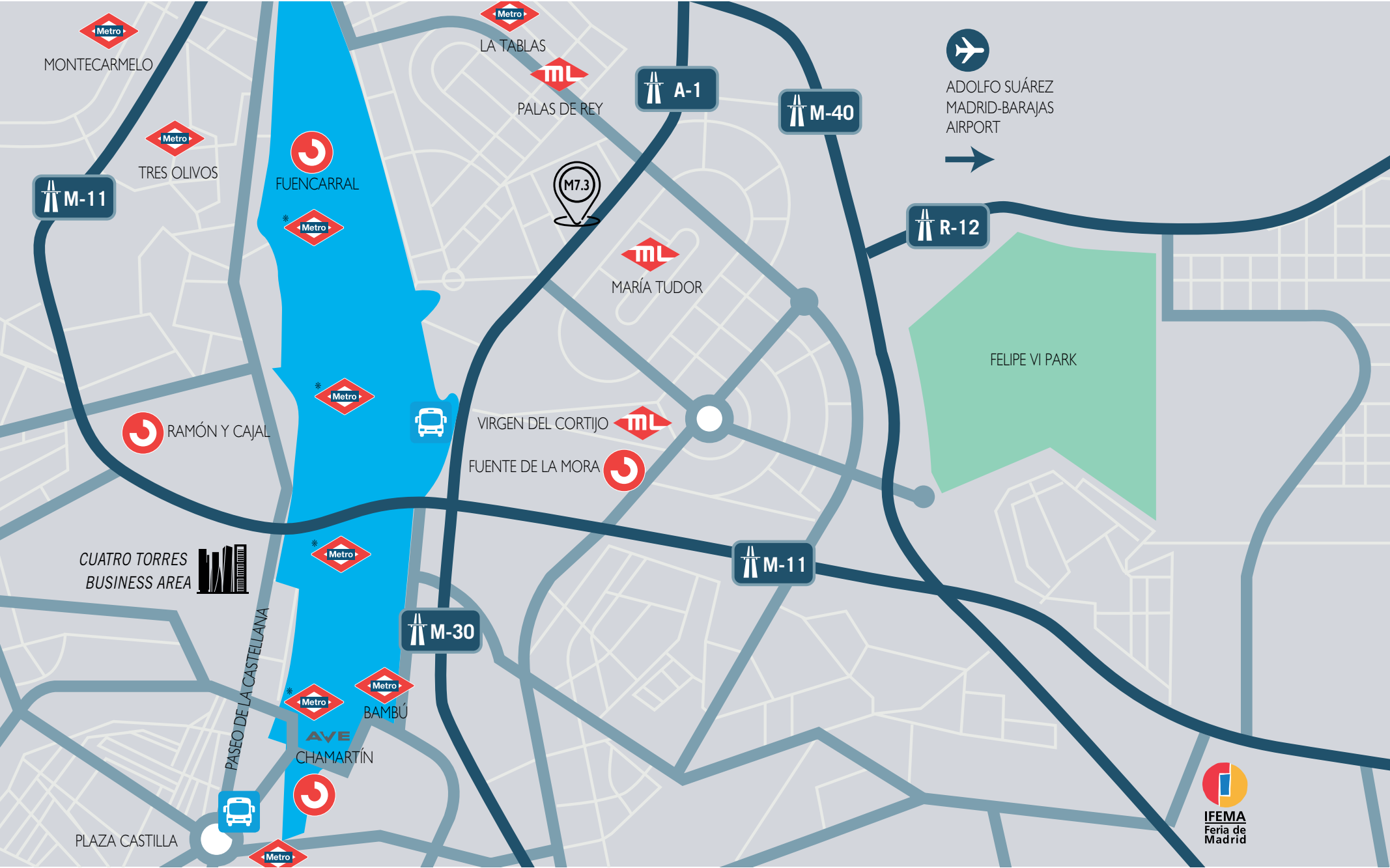
### Major companies with offices in Las Tablas:

- 1 Caser Seguros
- 2 Hyundai
- 3 BMW Madrid
- 4 Ciudad BBVA
- 5 Metrovacesa
- 6 Ferrovial
- 7 Abbott Laboratories S.A.
- 8 Capgemini  
Lenovo  
PFS Group
- 9 NEORIS
- 10 Philips Iberica S.A.
- 11 SAS España
- 12 Telefónica
- 13 BT
- 14 Nokia
- 15 Técnicas reunidas
- 16 Huawei

# COMMUNICATIONS

Las Tablas M7.3. has excellent public and private transport connections.

		LIGHT RAIL	María Tudor Palas del Rey	9 min. 13 min.
		UNDERGROUND	Las Tablas	20 min.
		BUSES	1151, 152C, 153, 154C, 155, 156, 157, 157C, 158, 159, 161, 181, 182, 183, 184, 185, NI01, NI02 and NI03	1 min.
		AIRPORT	Airport Adolfo Suárez Madrid-Barajas	10 min.
	 	RENFE AVE / CERCANÍAS RENFE (HIGH-SPEED AND COMMUTER RAIL)	Fuencarral y Chamartín.	6 min.
		CUATRO TORRES BUSINESS AREA		7 min.
		TRANSPORT HUB	Plaza de Castilla	11 min.
		ACCESS	AI, Fuencarral, M-30, M-40, M-11 and future extension of the Castellana arterial road	7 min.



Madrid Nuevo Norte

\*New metro station for the Madrid Nuevo Norte project

# LOCAL SERVICES

The surrounding area for Las Tablas M7.3 is well consolidated and provides a wide range of services.



Hotels



Restaurants



Cafés



Gyms



Nursery schools



ATMs



Hospitals



Pharmacies



Schools



Petrol stations







# RAFAEL DE LA HOZ

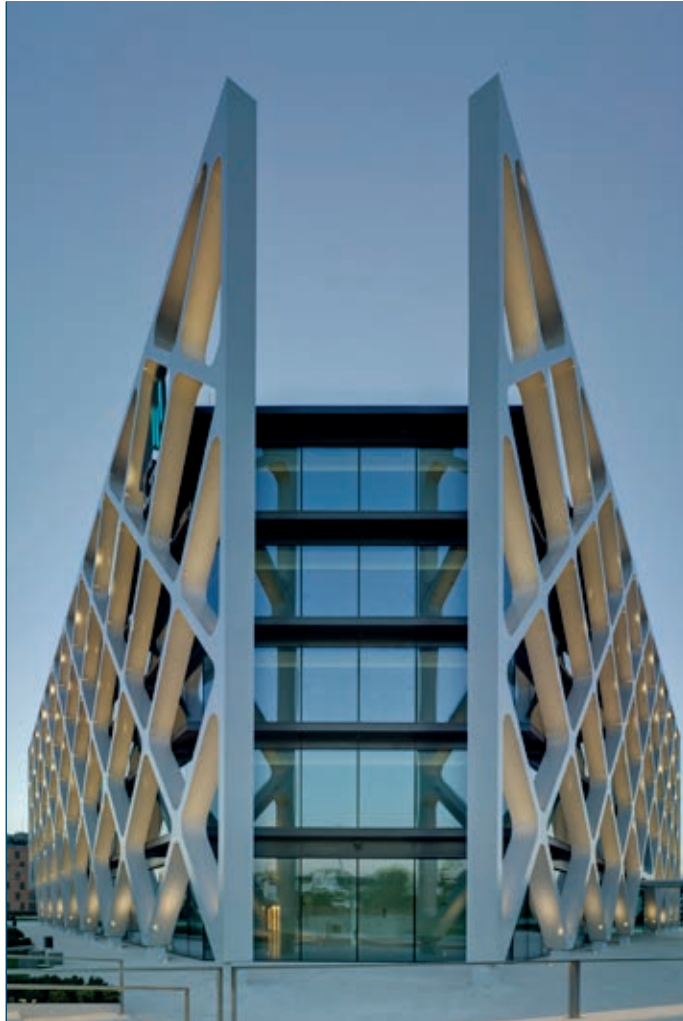


The project has been designed by the international architectural practice RAFAEL DE LA-HOZ, after a competition in which prestigious national and international architectural firms took part.

Founded in 1920 and led for over twenty years by Rafael de La-Hoz Castanys, this practice is one of the most active and internationally acclaimed studios in Spain. It undertakes a full range of architectural projects and its work stands out for its quality and technological innovation.

Its latest and most representative work includes the Universidad Popular de Alcobendas (Espacio Miguel Delibes), the Rey Juan Carlos I University Hospital, the Repsol Campus Corporate Headquarters, the Daoíz y Velarde Cultural Centre, District C Telefónica Headquarters, Endesa Headquarters, the 'Pórtico' building, the Hercules Towers, 'Rafael del Pino' Foundation Auditorium, the Headquarters of the Higher Council of the Chambers of Commerce, the Spanish Olympic Committee Auditorium.

The studio has partnered with Gmp on previous buildings, it designed Hermosilla 3, the head offices of Garrigues, the Parque Norte business part and avant-garde building oxxeo.



oxneo



Hermosilla 3



Parque Norte Business Park

# THE PROJECT

Las Tablas M7.3 stands out for its cutting-edge, smart and sustainable building design, focused on the health and wellbeing of people.

Its architectural concept incorporates open-air common areas that promote collaboration and interrelations among occupants, to enable greater agility, efficiency and productivity.

The project stands out for its singular façade, which achieves maximum visibility through its striking curved frontage. The façade has a glass double skin to control the noise of traffic from the A-1 highway and it has with garden terraces for private use. The floor to ceiling glass provides maximum luminosity to all floors.

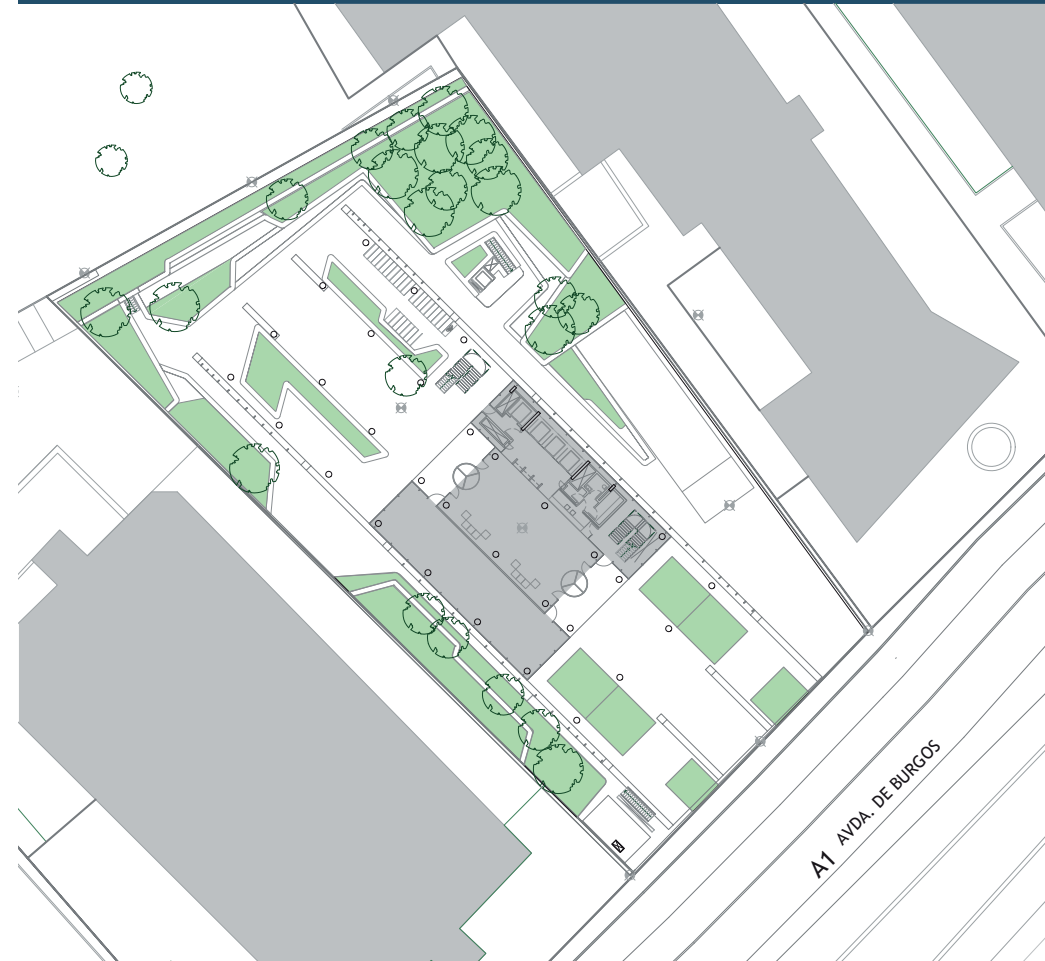
Las Tablas M7.3 has a surface area of 7,515.39 m<sup>2</sup> distributed on 4 floors above ground. The building has 218 parking spaces distributed over 2 underground floors.

The modular office floors, covering 1,819.41 m<sup>2</sup>, deliver a high level of flexibility, permitting up to 4 configurations. The open ceiling, which exposes the mechanical and electrical installations, provide an eye-catching industrial design and enhance the feeling of height in the indoor space.

The project incorporates the latest Smart solutions designed with user wellbeing in mind.

Las Tablas M7.3 will hold the highest certification levels in the areas of health and wellbeing of people, sustainability and accessibility:

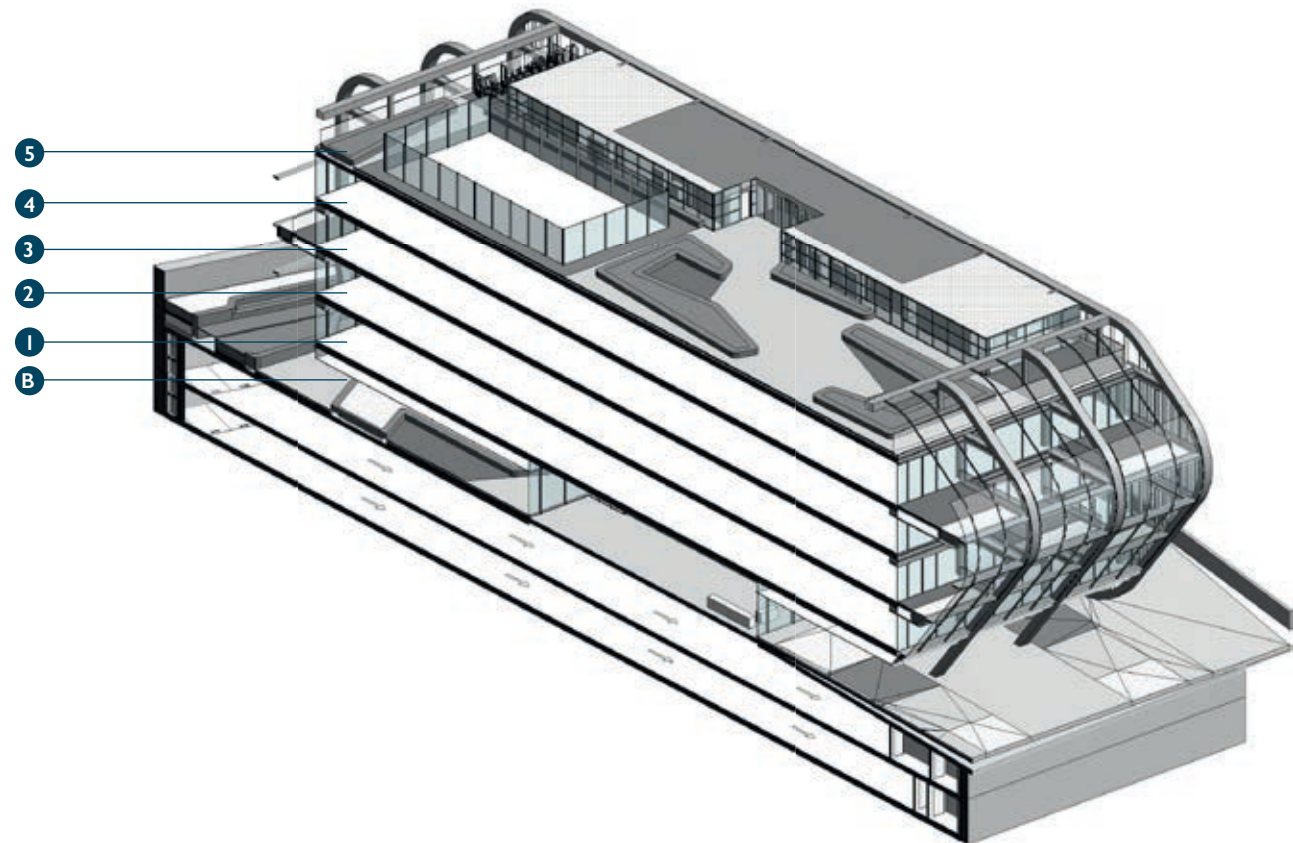
- > Platinum WELL v2 Core Certification.
- > WELL Health-Safety Rating Certification.
- > Platinum Core & Shell LEED Certification.
- > 5-star AIS (Accessibility Indicator System) Certification.












FLOOR	GLA (m²)	
	FLOOR AREA	TERRACE
B	Ground floor	237.75
1	First floor	1,819.41
2	Second floor	58.30
3	Third floor	101.24
4	Fourth floor	120.10
5	ROOFTOP	995.40
Total		7,515.37
		1,275.04

  
7,515.37 m²  
GLA

  
1,819.41 m²  
STANDARD FLOOR

  
218  
PARKING SPACES

  
108  
EV SPACES

  
1,275 m²  
TERRACES

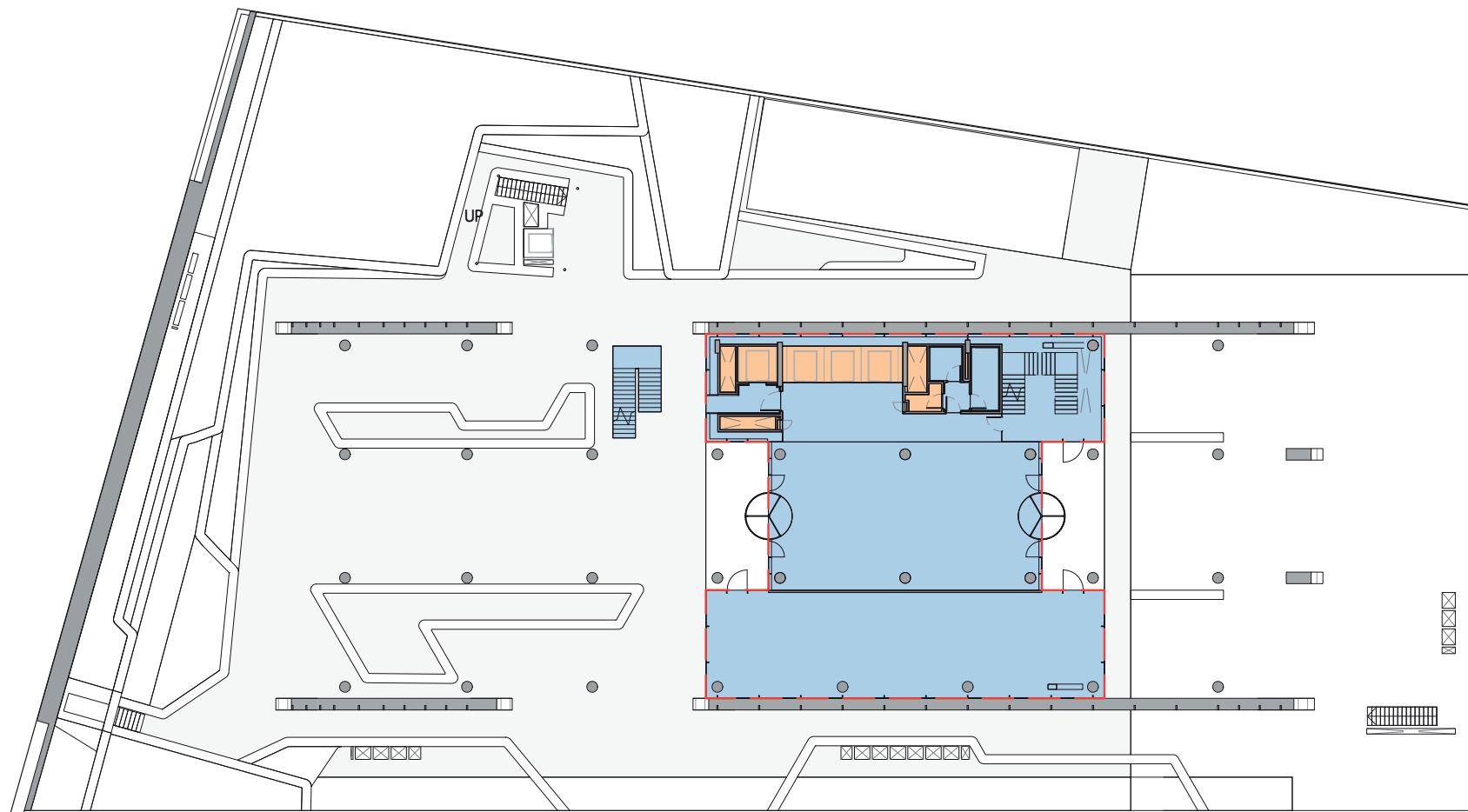
  
3,570 m²  
GREEN AREAS

  
995 m²  
ROOFTOP





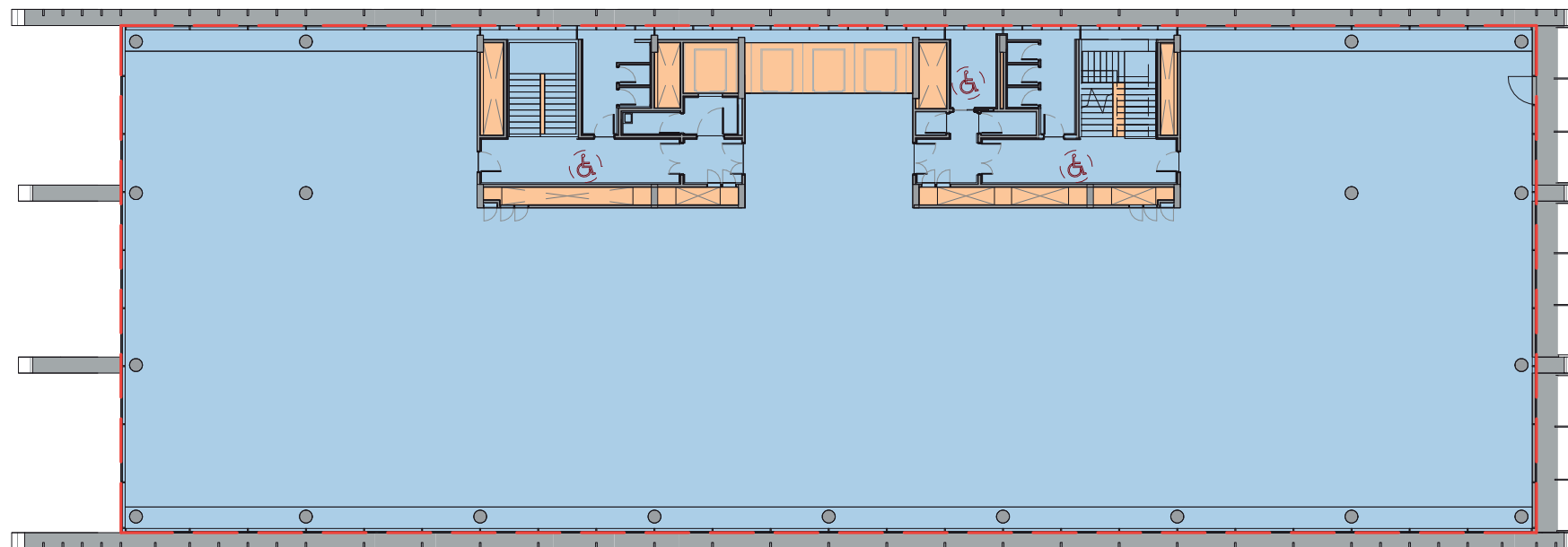
# GROUND FLOOR



■ Floor area: 237.75 m<sup>2</sup>

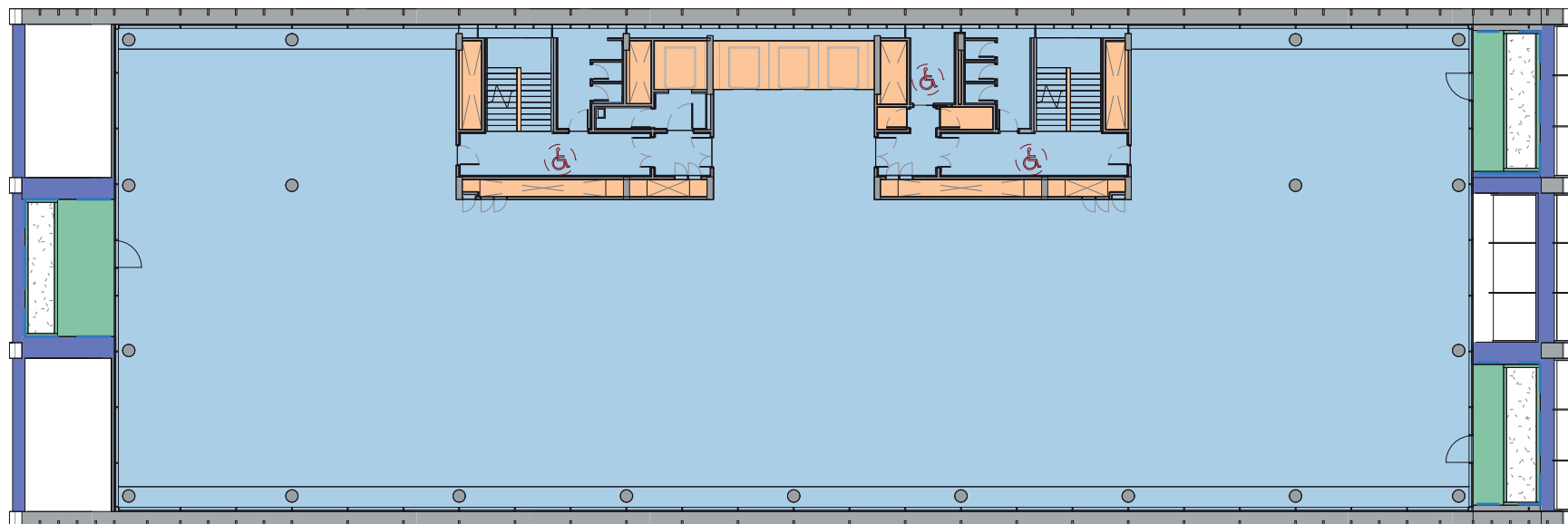


# FIRST FLOOR



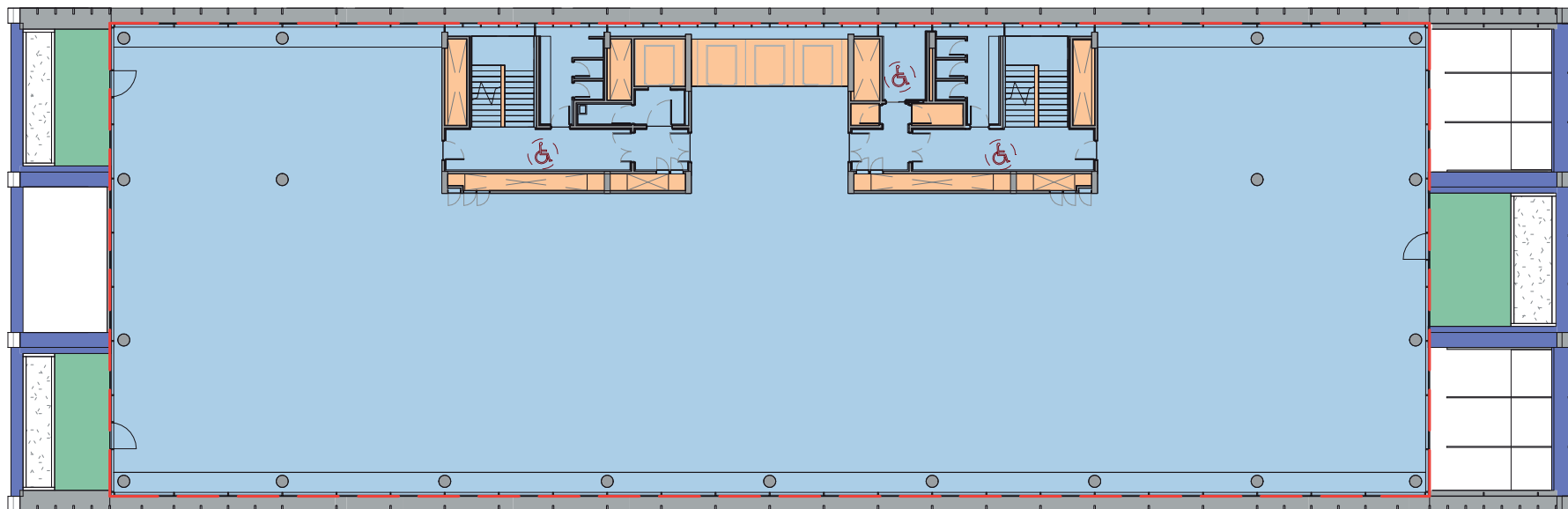
■ Floor area: 1,819.41 m<sup>2</sup>

# SECOND FLOOR



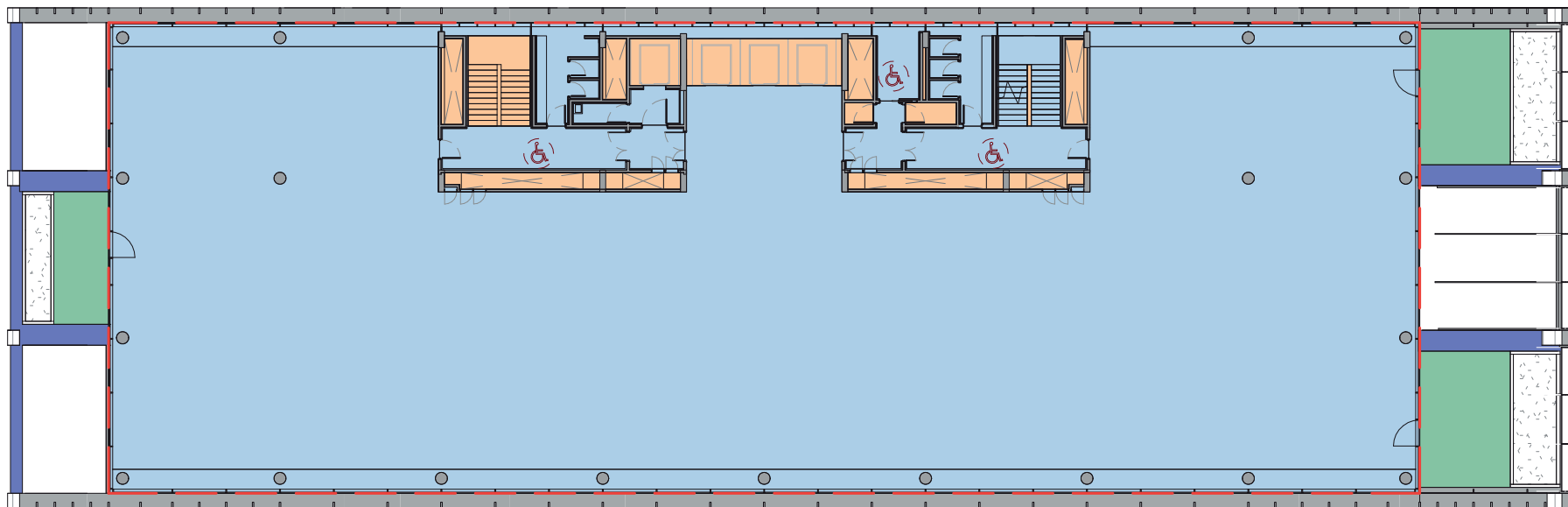
- Floor area: 1,819.41 m<sup>2</sup>
- Terrace: 58.30 m<sup>2</sup>

# THIRD FLOOR



- Floor area: 1,819.41 m<sup>2</sup>
- Terrace: 101.24 m<sup>2</sup>

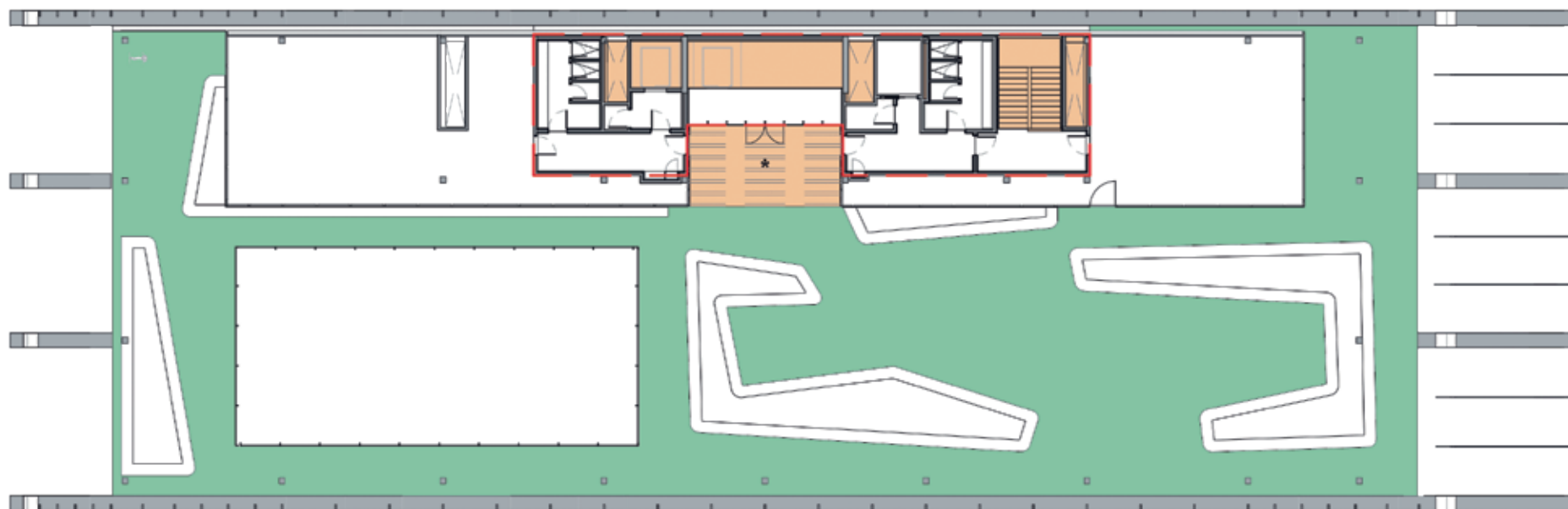
# FOURTH FLOOR



- Floor area: 1,819.41 m<sup>2</sup>
- Terrace: 120.10 m<sup>2</sup>



# ROOFTOP



■ Terrace: 995.40 m<sup>2</sup>

# SAFE AND HEALTHY BUILDING

Gmp's people-focused business vision is conveyed to the full through Las Tablas M7.3. The project was created in the context of the global COVID-19 health crisis and its design concept incorporates a new architectural focus in office buildings, aimed at achieving the highest health benefits for occupants and minimizing risks of infection in the event of future pandemics, as well as the current crisis.

Las Tablas M7.3 will be equipped with the following:

› Optimal air quality. Special attention has been paid to air quality:

- Air will be renewed mechanically via two primary air conditioners with heat recovery, with the following features:
  - 100% outdoor airflow and primary air supply to the floors, providing 12.5-20 l/s of air per person\*. These rates are much higher than those applied in office buildings and similar to those applied in hospitals..
  - Steam humidifiers to control and regulate the relative humidity in the offices to achieve optimal levels that guarantee adequate conditions of comfort and health and minimize the proliferation of mold, bacteria and virus transmission.

Season	Indoor temperature (°C)	Relative humidity (%)
Summer	24	45 - 60
Winter	21	40 - 60

\*12.5 l/s per person = 45 m<sup>3</sup>/h per person.

20 l/s per person = 72 m<sup>3</sup>/h per person.

These are the ventilation ranges depending on whether the density is 1 person per 10 m<sup>2</sup> of office space or 1 person per 16 m<sup>2</sup>. Given the filters that will be installed in the building, the regulations will require 9.3 l/s per person

- Ventilators with frequency variation managed via air quality monitors.
- Filtering system: high efficiency and integrated control filters, with filtering stages via F-7 and F-9 filters and active photocatalysis in air handling units. This filtering system places M7.3 at the same level as hospitals, according to existing regulations, and much higher than the requirements for office buildings.
- Natural air renewal produced by the practicable gaps in the east and west façades through access to outdoor terraces, as well as through windows in the communications core, stairs and toilets.
- The control system for air conditioning can be operated in automatic mode via air quality meters that measure the level of airborne particles and the quantity of CO<sub>2</sub>. Ventilation also operates on a timer or manually on a permanent basis.

› **Next-generation people access control** in the main lobby of the building and from the car park. This includes three key functionalities for human health: facial recognition, which provides maximum levels of security and reduces infection through physical contact, thermographic analysis and mask use detection..

› **CCTV surveillance equipped with artificial intelligence** in common areas and external entrances. This detects the routes users take to access common spaces of the building and the level of occupancy of the same.

› **Real time person counting system that controls** ingress and occupancy in the toilets and other common spaces in the building. It restricts access to a space when maximum capacity is reached.

- › **Vehicle access control system for underground car park via registration plate recognition at barriers**, providing a higher level of safety and reducing infection caused by physical contact.
- › **Real time indoor positioning** via infrastructure that combines Wi-Fi and Bluetooth technology. This functionality guides users from the moment they enter the building to their destination and identify the busiest areas in order to optimize potentially the cleaning and disinfection service
- › **Elevators with destination pre-assignment** directly connected to the access control system.
- › **Preventative and corrective maintenance**, with a system for integral management of the exploitation of infrastructures, enabling the planning of preventative maintenance and corrective maintenance management.
- › **Centralized management system** to monitor and control all the building installations, which works in a collaborative manner.
- › **Circuit of screens** with updateable and dynamic content to inform and raise awareness among building users about health and prevention measures regarding risks of infection, among other messages.

- › **Lockers with electronic lock system** and mobile device charging point inside.
- › **Dynamic lighting system adapted to our circadian rhythms**. This system changes the light temperature (the colour of the light) throughout the day to regulate the circadian rhythms of the people working at the building.
  - Open-air spaces on the ground floor and rooftop (ROOFTOP).
  - East and west facing green façades with access to large private terraces.
  - Open-air gym on the ROOFTOP.

# SAFE AND HEALTHY BUILDING



## > Platinum Core WELL v2 certification

The project Las Tablas M7.3 has been pre-certified to obtain WELL Building Standard certification in the category Core & Shell. The aim is to achieve the highest level of WELL certification, Platinum.

WELL is the first global certification for buildings focusing solely on human health and well-being and is based on seven years of scientific, medical and architectural research. It is an innovative system founded by Delos and managed by the International WELL Building Institute™ (IWBI), set up in 2015.

It certifies that the design, construction and operation model of the building addresses health and well-being of persons. It evaluates on site the building's impacts regarding seven concepts: air; water; light; nourishment; fitness; comfort and mind.

The building Las Tablas M7.3 plans to incorporate a full range of measures, including the following:

- Optimal air quality, as described above.
- Managing water quality, including periodic monitoring of the same, with the aim of reducing the risks due to contaminated water and excess humidity within the building environment.
- Raising awareness of the importance of healthy nutrition via messages on the circuit of displays in the building.
- Optimal access to natural light and direct external views.
- Promotion of active lifestyles through programmes that encourage physical activity and discourage sedentary behaviour.
- Appropriate levels of thermal comfort following the requirements set out by the international standard ASHRAE.
- Comprehensive focus on acoustic comfort through design considerations with the aim of improving health and wellbeing of occupants.
- Limitation on use of hazardous substances in building materials, use of low toxicity cleaning products and long and short-term control of VOC emissions.
- Design policies and strategies that seek to address several factors that influence cognitive and emotional wellbeing.
- Inclusive and integrated community via social equity, civic engagement and accessible design.





# SAFE AND HEALTHY BUILDING



## › WELL Health-Safety Rating Certification

Las Tablas M7.3 will be certified according to this rating created by the International WELL Building Institute (IWBI) taking into account the current situation of the COVID-19 pandemic. It adapts the criteria set out in WELL Standard certification to the operation and maintenance of buildings. This certification highlights the long-term safety and health needs of building users in the following assessment areas:

- Cleaning and disinfection procedures, with particular emphasis on strategies to reduce contact surfaces, improve cleaning techniques, as well as the products used, and strategies to reduce exposure to airborne particles.
- Emergency plans, with the guidelines to follow in the building in the event of emergencies, as well as resources available in the building.
- Resources to improve health.
- Management of air and water quality.
- Communication strategies for all stakeholders.





# SUSTAINABILITY AND ACCESSIBILITY

The building Las Tablas M7.3 will achieve the highest levels of environmental sustainability and accessibility, endorsed by:



## > Platinum LEED Core & Shell Pre-certification

The project already holds Platinum LEED pre-certification in the Core & Shell category, the highest distinction awarded by the US Green Building Council (USGBC), which is the most widely recognized international sustainability certification system. It aims to promote buildings that respect the environment, are economically viable and are comfortable to live and work in.

This distinction guarantees that the building has been designed following exacting criteria in terms of sustainability, seeking to respect the environment and provide maximum wellbeing and comfort to occupants.

The sustainable measures for the building Las Tablas M7.3 include:

- Solar protection via vertical metal slats and envelope maintenance walkway, which generates energy savings for the building.
- Half of the car park spaces in the building (108) will be equipped with a smart charge management system for electric and/or fuel-efficient vehicles.
- 20 recharging points for bicycles and electric scooters.
- Monitoring system and energy consumption analysis for the building.
- Irrigation control system adapted to climatological conditions.
- Almost zero energy consumption building.



## > 5-star AIS Certification

As part of Las Tablas M7.3 commitment to accessibility and a diverse society, the building aims to achieve the top accessibility rating. The project has already obtained 5-star AIS (Accessibility Indicator System) pre-rating.

Created by the Fundación para la Accesibilidad y la RS, this certification takes into account physical, sensory and cognitive functional diversity criteria, so that any person, regardless of their condition, can move about the building comfortably and safely.

Accessibility has been built into the decoration and design of this building from its inception. For this reason, it achieves a high level of usability while maintaining criteria of modernity, elegant and the avant garde, thus demonstrating that incorporating accessibility is compatible with functionality.







# ROOFTOP

Las Tablas M7.3 incorporates a ROOFTOP covering an area of over 995 m<sup>2</sup>, an outdoor space at the top of the building where occupants can disconnect, unwind and relax.

It includes a collaborative rest area, an open-air gym, equipped with muscle-building machines and apparatus, padel tennis courts and a kitchen garden.

The sports facilities are complemented by showers and changing rooms in the building.

The ROOFTOP is the ideal place to host corporate events.







# BUILDING SERVICES



## FACILITY MANAGER

The on-site Facility Manager serves as a direct and personalized communication channel in order to provide effective solutions to requests made by companies in the building.



## INTERNAL MAIL SERVICE

This service comprises the reception, classification and delivery of standard post and courier services.



## LOADING AND UNLOADING

Bay in the car park providing access to vehicles for goods delivery and collection.



## REST AREAS

Spaces on ground floor and rooftop that encourage occupants to unwind and relax.



## GYM AND PADEL COURTS

Space located on the ROOFTOP, equipped with high quality muscle-building machines and apparatus.



## Gmp SMART

Exclusive app for users of Gmp buildings enabling them to interact with their Smartbuilding and enjoy a world of services and exclusive benefits.



## FACIAL RECOGNITION ACCESS

Access to the building, through next-generation turnstiles, with facial recognition, temperature measurement and mask identification.



## WI-FI IN COMMON AREAS

Wi-Fi service, for users and visitors, in the lobby, car park, rest areas and gym.



## OTHER SERVICES

24-hour surveillance service, 365 days of the year, maintenance, cleaning of common areas, waste collection, recharging points for electric vehicles, bicycle parking and shower and changing rooms.





Lobby at Las Tablas M7.3

# SPECIFICATIONS

## HVAC SYSTEMS



- The project incorporates a fan-coil HVAC system with four pipes, with heating pump production, primary air handling units, fan-coil for exposed, low consumption installation with built-in diffuser.
- Efficiency, with low levels of electricity use and noise.
  - Personalized temperature control via independent thermostats for each fan-coil unit.
  - Maximum flexibility in the fit-out design for future tenants who will have independent HVAC systems for each space. The fan-coil units will be distributed as follows: one every 25 m² on each floor and every 4.5 metres on the façade.

## AIR QUALITY



- Air will be renewed mechanically via two primary air conditioners with heat recovery, with the following features:
- 100% outdoor airflow and primary air supply to the floors, providing 12.5-20 l/s of air per person\*. These rates are much higher than those applied in office buildings and similar to those applied in hospitals.
  - Steam humidifiers to control and regulate the relative humidity in the offices to achieve optimal levels that guarantee adequate conditions of comfort and health and minimize the proliferation of mold, bacteria and virus transmission.

Season	Indoor temperature (°C)	Relative humidity (%)
Summer	24	45 - 60
Winter	21	40 - 60

- Ventilators with frequency variation managed via air quality monitors.

- Maximum air quality ventilation thanks to its filtering system using F-7 and F-9.
- Centralized control of the installation, which works according to the air quality needs, temperature and humidity required at each point in time and in each office space.

- Filtering system: high efficiency and integrated control filters, with filtering stages via F-7 and F-9 filters and active photocatalysis in air handling units. This filtering system places M7.3 at the same level as hospitals, according to existing regulations, and much higher than the requirements for office buildings.
- Natural air renewal produced by the practicable gaps in the east and west facades through access to outdoor terraces, as well as through windows in the communications core, stairs and toilets.
- The control system for air conditioning can be operated in automatic mode via air quality meters that measure the level of airborne particles and the quantity of CO2. Ventilation also operates on a timer or manually on a permanent basis.

\*12.5 l/s per person = 45 m³/h per person.  
20 l/s per person = 72 m³/h per person.  
These are the ventilation ranges depending on whether the density is 1 person per 10 m² of office space or 1 person per 16 m². Given the filters that will be installed in the building, the regulations will require 9.3 l/s per person

## LIGHTING



- Fully transparent façades with triple-sheet, Argon-gas-filled glass. Maximum luminosity inside the office floors.
- Solar protection via vertical metal slats and envelope maintenance walkway, which generates energy savings for the building.
- East and west green façades with large private terrace gardens.
- Glass double skin on the frontage, with curved upper section for noise control.
- Office space without false ceiling. High energy efficient luminaires with LEDs hanging from the framing.
- A DALI (Digital Addressable Lighting Interface) control system is planned that will monitor the lighting according to natural light resources and creates "mood lighting scenes".

- Moreover, the project incorporates a dynamic lighting system adapted to our circadian rhythms. This system changes the light temperature (the colour of the light) throughout the day to regulate the circadian rhythms of the people working at the building.
- The lighting control system is prepared for Wi-Fi technologies and with support guarantees from the manufacturer.
- Reduction of energy consumption costs through control system that combines the use of DALI luminaires that can be regulated, with control links depending on the natural light, mood scene lighting use, presence detection use, timers and programming use.

## ELECTRICITY INSTALLATION



- › The electricity supply on the office floors will be managed through two electricity control panels located in the common area of each floor.
- › Office space with raised ceilings, exposed installations with industrial look.

› Raised floor, 15 cm high, to locate private installations.

## ELEVATORS



- › Vertical transportation and communication will be carried out via 1 core with 3 semi-panoramic, large capacity elevators, equipped with destination control selection.
- One elevator will operate from the floor -2 up to the ROOFTOP.
- In this core, a service elevator, with direct access to office floors from basement -2, up to the ROOFTOP.

There will be another vertical communications core for the car park, equipped with an elevator from -2 to the ground floor.

## CAR PARK



- › Entrance and exit to the car park will be from the street Avenida de Burgos. The building will also have a covered drop-off area for access to the main entrance floor.
- › The project aims to provide 215 car park spaces distributed over 2 floors.

It will also provide 8 spaces for reduced mobility vehicles, 7 for motorbikes and 30 for bicycles on the ground floor.

## SECURITY



### Holistic fire protection

- › The building's fire detection systems comprise point optical smoke detectors and centralized alarm control. The offices, common areas, mechanical room and car park are equipped with detection systems.
- › The sprinkler network will comprise a nebulized water extinguisher, which is ideal for exposed installations, with stainless steel piping. This is a highly efficient system, with lower water consumption
- › All floors will also have a network of fire hoses and portable fire extinguishers.

### Interior Security

Comprising:

- › A next-generation access control system for persons in the main lobby.
- › An anti-intrusion system using magnetic sensors for entrances to the building.
- › CCTV surveillance for entrances to the building from the car park.
- › Barrier access control for vehicles in the underground car park, with registration plate reader and intercom.
- › Intercom installation with video door entry system and hands-free in shelter areas in the event of an emergency.

## TELECOMMUNICATIONS



Vertical distribution of telecommunications will be via a shaft expressly for this purpose, with horizontal distribution via the corresponding channels.

In addition, it will be equipped with the following services:

- › Option of high-speed connectivity (ADSL, ISDN, Wi-Fi, etc...).

› Multi-operator mobile coverage network.

› Option of fibre optics.

› Raised floor for cabling distribution to workstations.





Castellana 77



Castellana 81



ARQBÓREA



Génova 27



oxxeo



Orense 34



Las Tablas M7.3 is a development owned by Gmp. Founded in 1979, Gmp is one of the leading unlisted property-owning real estate groups in Spain. Its strong property-owning focus has allowed it to create a solid position as a specialist in developing, investing in and managing high-end offices and business parks in Madrid.

The group currently owns more than 452,300 m<sup>2</sup> of operating properties, which include 4,615 parking spaces as well as a land bank of 50,918 m<sup>2</sup> for future building projects.

Gmp holds a stable and diversified client portfolio that operates in 30 sectors. Many of these are leading multinational companies, key agents of the global economy. Among its real estate portfolio are buildings such as oxxeo, Génova 27, Alcalá 16, Hermosilla 3, Castellana 77, Castellana 81 and business parks such as Parque Norte and Orense 34.

GIC Group, the sovereign wealth fund of the Singapore Government, has formed part of the Company shareholders, with a 32.9% share.

## EXCELLENT CUSTOMER SERVICE

From its inception, Gmp has developed its property-owning management of buildings through adopting a high level of commitment and strong focus on client needs.

Gmp's office buildings are managed daily by a team of highly committed and customer-driven Gmp professionals:

The Client Manager and his team play a key role in resolving incidents efficiently and anticipating client needs.

All buildings have a Building Manager and Facility Manager located on site who provide personalized communication to clients.

Gmp conducts client satisfaction surveys every year. The overall rating awarded over the years indicates a high level of satisfaction, as the Company scores above 4 out of 5, year after year.

In the context of service excellence, Gmp has created the role of Customer Experience Manager to promote active listening to customer voices and the generation of memorable experiences at its buildings which users identify with.

## INTEGRATED MANAGEMENT SYSTEM

In the framework of its CSR strategy, in 2009, Gmp became the first Spanish real estate group to obtain the AENOR triple certification for an Integrated Management System for Quality, the Environment and Health and Safety in the Workplace in the acquisition, rental and maintenance management, refurbishing and conservation of real estate assets.

In February 2021, Gmp renewed these certifications until 2024 in accordance with Standards UNE-EN-ISO 9001:2015 "Quality Management Systems", UNE-EN-ISO 14001:2015 "Environmental Management Systems" and UNE-EN-ISO 45001:2018 "Occupational Health and Safety Systems" and maintains its differentiated position as the only Spanish real estate group to be awarded this distinction.

AENOR triple certification establishes procedures that optimize daily activities and reaffirm Gmp's commitment to ongoing improvement, good environmental practices in its buildings, and customer satisfaction through sustainable quality management.





PROPERTY

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