

Engineering and construction at the **speed** of your business.

CORPORATE INFORMATION

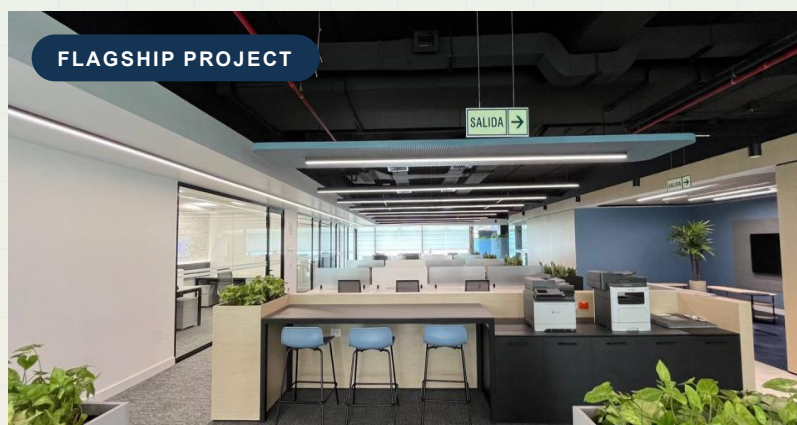
RUC (TAX ID)

20513431407

LEGAL NAME

CONSTRUCCION E INGENIERIA CONTRATISTAS GENERALES S.A.C.

We design, build and deliver end-to-end projects under the **Fit-Out (turnkey)** and **Fast-Track** models, with a single point of coordination from start to finish.



FAST-TRACK ADVANTAGE

40%
shorter timeline

Average reduction versus the
conventional construction method.

ISO CERTIFICATIONS

ISO

9001

Quality management

ISO

14001

Environmental
management

ISO

45001

Health & safety

ISO

37001

Anti-bribery

DELIVERY MODELS



Fit-Out

TURNKEY

Full implementation of spaces
ready to operate.



Fast-Track

40% SHORTER TIMELINE

Design and construction in
parallel to speed up delivery.



Design-Engineering- Construction

GENERAL CONTRACTOR

A single point of coordination
across the whole project.

+20

YEARS OF EXPERIENCE

+150

PROJECTS COMPLETED

+650k

M² BUILT

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What you'll find in this brochure.



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Who we are

Identity, mission, vision and figures

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Corporate values

Seven principles and ISO certifications

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Delivery & engagement models

Delivery (3) and engagement (4)

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Fast-Track · 40% shorter timeline

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Leadership, functions and contact details

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Integrated engineering and construction, **made in Peru.**

CISA is a leading company in the AEC sector, specialized as a general contractor, with solutions tailored to each client's needs and objectives. We operate as the **general contractor for end-to-end projects** under a Design–Engineering–Construction model, centralizing every phase under a single point of coordination.

+20
YEARS OF
EXPERIENCE

+150
PROJECTS
COMPLETED

+650k
M² BUILT

37
IN ACTIVE
PORTFOLIO

Nationwide
COVERAGE

MISSION

To transform our clients' needs into efficient, safe and sustainable results through integrated architecture, engineering and construction projects—from preliminary design to final implementation—creating value through innovation, continuous improvement and teamwork.

VISION

To become a benchmark company at the national and international level, recognized for our management capability, quality of execution and reliable delivery on commitments, positioning ourselves as a trusted general contractor across a range of sectors.



OUR PROMISE



One contract

A single contractual responsibility, from start to finish.



One team

Design, engineering and construction under a single command.



One point of accountability

A single point of contact accountable for the result.



An integrated solution that protects your investment.

Principles that hold up every project.

Seven corporate values —four backed by ISO certifications— guide the way we operate and respond to every client.



Integrity, ethics and responsibility

ISO 37001

Transparency and rigorous fulfillment of commitments, with zero tolerance for corruption.



Client focus

CORPORATE VALUE

High-quality technical service focused on results and client satisfaction.



Operational excellence and quality

ISO 9001

Continuous improvement and innovative solutions under the highest technical standards.



Teamwork

CORPORATE VALUE

Integration and collaboration among multidisciplinary teams at every phase.



Safety and well-being

ISO 45001

Safe working environments and optimal working conditions for all team members.



Operational agility

CORPORATE VALUE

Timely response and the ability to adapt to changing environments.



Environmental commitment

ISO 14001

Efficient use of resources and reduced environmental impact on every project.



4 ISO CERTIFICATIONS

9001 · 14001 · 45001 · 37001

Quality · Environment · Safety · Anti-bribery

Three ways to put your capital into operation, **faster.**

DELIVERY MODELS · HOW WE DELIVER



Fast-Track

Parallel design & build

Early procurement starts work on site while engineering is finalized.



Fit-Out · Turnkey

One point of accountability

Design, engineering, procurement and construction under one contract.



Integrated EPC management

End-to-end control

Engineering, Procurement and Construction as one controlled cycle.

ENGAGEMENT MODELS · THE ROLE WE PLAY



01 Full Scope

GENERAL CONTRACTOR

We lead and deliver the project end-to-end: subcontractor management, coordination of trades, and quality and schedule control.

✓ **Accountable for the overall result of the works.**



02 Specific Package

SPECIALIST CONTRACTOR

We execute a specific discipline or work package within a project managed by the client or another general contractor.

✓ **One discipline within a third-party project.**



03 Design and Planning

TECHNICAL CONSULTANT

We take part in project conception and planning: pre-feasibility, design, engineering or permits.

✓ **Involved without carrying out the construction.**



04 Independent Control

CONSTRUCTION SUPERVISOR

We provide independent technical supervision during construction.

✓ **Verifies drawings, specifications, quality and code compliance.**



From preliminary design to handover, under a single point of coordination.

One contract, one team and one point of accountability — from start to finish.

A method that anticipates, not improvises.

Four linked stages and BIM coordination that resolves the project digitally before any work begins on site.

01

Assessment & Survey

Analysis and Survey

Defines the real scope and flags risks before committing resources.

Survey · Regulatory review · Constraints

02

Design & Planning

Design and Planning

Architecture and engineering, with BIM clash detection before building.

Engineering · BIM coordination · Budget

03

Construction

Execution

Quality, safety and schedule control, with early procurement.

Quality · EHS standards · Subcontractors

04

Handover & Closeout

Handover and Closeout

Technical checks, commissioning and full As-Built docs.

Commissioning · As-Built · Support

BIM COORDINATION

The digital coordination that solves the problem before construction.

We model the project in a single digital environment during design and planning: fewer clashes, less rework, and every decision made on a reliable model.

- Federated model
- Clash detection
- Reliable quantities
- As-Built deliverable

«You see real progress, not a promise.»

BIM 3D

Coordinated geometry

+

Time

Linked to the schedule

=

BIM 4D

Progress over time

CROSS-CUTTING PRINCIPLES

- On-time delivery
- Efficient resource management and budget control
- Fully integrated multidisciplinary coordination
- Rigorous quality control
- EHS standards
- Adaptation to real-world conditions
- Continuous, documented communication
- Risk mitigation at every phase

Time recovered is your operation generating revenue sooner.

We overlap engineering, procurement and construction with real-time BIM to compress the schedule without sacrificing planning.

AVERAGE REDUCTION

40%

shorter timeline vs. the conventional method

COMPARISON · TYPICAL PROJECT

Traditional method

18

 months

↓ CISA Fast-Track

11

 months

REFERENCE TIMELINES

Corporate fit-out **4 months**

Retail remodeling **8 weeks**

Offices · 40 workstations **2 months**

REAL CASES · COMPRESSED TIMELINE



Skechers · SJL

6.5 months → **4 months**



≈**39%**

SHORTER



Boehringer Ingelheim

3.2 months → **2 months**



≈**38%**

SHORTER



Skechers · Offices Ph. 01

4 months → **2.5 months**



≈**38%**

SHORTER

HOW WE DO IT



Overlapping phases

Engineering + procurement + construction in parallel, with real-time BIM.



Executive war room

A control room with a live progress dashboard.



Full turnkey

One contract, a single point of responsibility.

COMMERCIAL STRATEGY · PROTECTS YOUR CASH FLOW



Strategic advance

FAST-TRACK PROCUREMENT

Early acquisition of critical materials, equipment and subcontracts from the outset, eliminating downtime.



Monthly valuations

MONTHLY PROGRESS BILLING

Each valuation reflects the actual work completed on site.



Proportional amortization

BALANCED CASH FLOW

The advance is amortized proportionally over the course of the project, protecting your liquidity.

The entire project, end to end.

We cover the full cycle: from pre-feasibility and engineering through execution, specialized installations and after-sales service.



01

Engineering and pre-feasibility consulting

- Studies and physical-legal title clearance
- Architecture and technical dossiers
- Municipal licenses and permits
- Structural, electrical, plumbing and HVAC engineering



02

Construction and remodeling

- Civil works, structures and demolition
- Remodeling and brand-image updates
- Corporate and commercial fit-out
- Specialized architectural finishes



03

Specialized installations and technology

- Medium- and low-voltage systems and lighting
- CCTV, access control and fire protection
- HVAC and mechanical ventilation
- Communications and touchless solutions



04

Finishes, equipment and after-sales

- Custom carpentry and furniture
- As-Built documentation and drawings
- Wall, floor and ceiling cladding
- Preventive and corrective maintenance

CUSTOM FABRICATION LINES

Braille signage

Site carpentry

Furniture

Cladding

Glass & partitions

Metal / aluminum structures

Special finishes

TECHNICAL PRODUCTS

Industrial boot scraper

Container-laboratory

EHS panel

Sectors that move your business.

Proven experience on the most technically demanding fronts, with a clear projection toward new markets.



Industrial

Large-scale engineering

Specialized infrastructure for large-scale operations and supply-chain continuity.

- Industrial plants & warehouses
- Distribution & logistics centers
- Manufacturing plants



Retail

Consumer experience

Solutions that enhance the consumer experience and the functionality of commercial spaces.

- Malls & supermarkets
- Department stores
- Street-front stores



Corporate

High-performance spaces

Workplaces and corporate offices with balanced aesthetics, ergonomics and operability.

- Corporate offices & call centers
- Fit-Out of shell spaces
- Brand-image remodeling

⚡ GROWTH PROJECTION · NEW FRONTS

We expand our integrated experience into new, highly demanding technical sectors.



Mining



Healthcare



Education



Data centers



Leading brands, results that speak.

We support national and multinational companies; these are some recent projects with their exact figures.

CLIENTS WHO TRUST CISA

PepsiCo

Boehringer
Ingelheim

Skechers

Tottus

Olam

Lenovo

Microsoft

JLL

Ingredion

Bechtel

Rockwell
Automation

Falabella

FEATURED PROJECTS



Industrial

154 m²

PepsiCo

Laboratory, administrative offices, sanitary tunnel and warehouse with specialized furniture.

✓ Laboratory · sanitary tunnel · warehouse

📍 JLL · Parque Logístico, Callao · 2025–2026



Corporate

466.82 m²

Boehringer Ingelheim

Full office implementation with open-plan environments, delivered in two months.

✓ 40 workstations · 8 rooms · 2 months

📍 OH Diseño · C.E. Santa Cruz, San Isidro · 2025



Corporate

920.10 m²

Skechers · Offices

Conditioning and implementation of new corporate offices.

✓ 129 areas · 189 workstations

📍 JLL · Edificio Leuro, Miraflores · 2024–2025



Retail

2,938.90 m²

Skechers · SJL

Comprehensive consulting for physical-legal title clearance through subdivision and regularization.

✓ Registration with SUNARP

📍 Av. Próceres, S. J. de Lurigancho · 2025

+150

PROJECTS COMPLETED

+650k

M² BUILT

Nationwide

COVERAGE

Facility closure, no loose ends.

Responsible and confidential removal of operations and infrastructure: certified destruction, waste recovery and complete documentary backup.

PROCESS



01 Physical & logical dismantling

Removal of equipment, furniture and systems.



02 Certified notarized destruction

With a notarized record and public attestation.



03 Specialized WEEE management

Electrical and electronic waste.



04 Solid waste disposal

Authorized and traceable final disposal.

CLOSURE PORTFOLIO



Financial

491 m²

Corporate international bank

● LIMA

- ✓ Physical & logical dismantling
- ✓ WEEE management

- ✓ Certified notarized destruction
- ✓ Empty handover



Technology

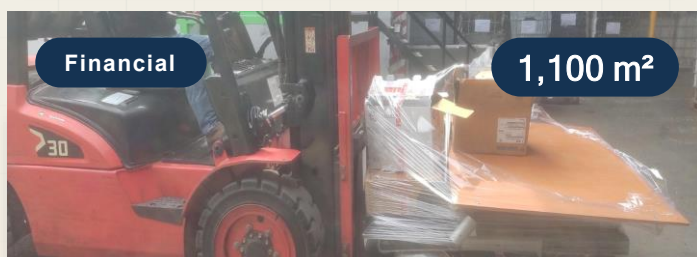
1,109 m²

Multinational technology company

● LIMA

- ✓ Physical dismantling
- ✓ Empty handover

- ✓ Waste disposal



Financial

1,100 m²

International banking entity

● LIMA

- ✓ Physical & logical dismantling
- ✓ WEEE management

- ✓ Notarized destruction



Industrial · plant

12,000 m²

Agro-industrial company

● LIMA

- ✓ Full plant dismantling
- ✓ Waste disposal

- ✓ Heavy-structure logistics

GUARANTEES

Every closure is executed under a verifiable end-to-end compliance framework.

- ✓ Notarized backup

- ✓ Environmental / ESG management

- ✓ Full traceability

- ✓ Environmental compliance

- ✓ Data protection

- ✓ Confidentiality

Behind every project, people who answer.

» «Every project delivered, every square meter worked on and every client served has people behind it who answer.»

LEADERSHIP



Marcial Guerrero

General Management & Commercial



Carlos Chero

Projects & Operations



Lenin Alejos

Integrated Management System & EHS



Rita Escalante Dávalos

Administration, Finance & Logistics



Luis Alberto Sánchez Díaz

Human Talent Management



Network of Specialists

Allied architects, designers & engineers

FUNCTIONAL AREAS



Engineering & Design



Construction Execution



Health & Safety (EHS)



Quality



Commercial



Administration

LET'S TALK ABOUT YOUR NEXT PROJECT

From preliminary design to handover, under a single point of coordination.



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HOURS

Mon–Fri 8:00 a.m.–6:00 p.m. · Sat 9:00 a.m.–1:00 p.m.



RESPONSE

< 24 business hours



COVERAGE

Nationwide

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