

# ASSET BOOK

March 2023



# The Competitive Edge of Castellana Properties



## SPECIALISTS IN RETAIL

- Specialists in the Spanish retail sector, with 16 retail properties valued at c.€1,012M
- Management team formed by expert professionals, boasting an average of over 20 years experience
- Supported by its anchor shareholder which also brings a tried and tested track record in retail



## BUILDING ROBUST AND HEALTHY GROWTH

- Driving up returns via healthy, sustainable and robust growth
- Among the fastest growing Socimis in recent years, now one of the leading funds in the market
- Selective capex & development policy to ensure income growth



## COMMITTED TO DELIVERING THE HIGHEST STANDARDS

- Committed to generating maximum ROI for its shareholders
- Boasting strong corporate governance with a highly experienced Board of Directors
- Integrity and transparency as core values



## HIGH QUALITY PORTFOLIO

- Market experts, carefully handpicking the properties that are in line with the company strategy
- Dominant assets in catchment areas of c. 150,000 people or more
- Highly diversified portfolio in terms of property type, regions, categories and tenants, offering a low level of portfolio risk



## ACTIVE MANAGEMENT

- A unique and effective management style with an in-house team actively managing its entire portfolio
- Investing in its properties to add long term value
- Highly dynamic and efficient team, able to quickly adapt when it comes to decision-making
- Strong operational focus, committed to integrating assets with local communities, anticipating customers' needs and supporting tenants



## AT THE CUTTING-EDGE OF THE NEW TRENDS

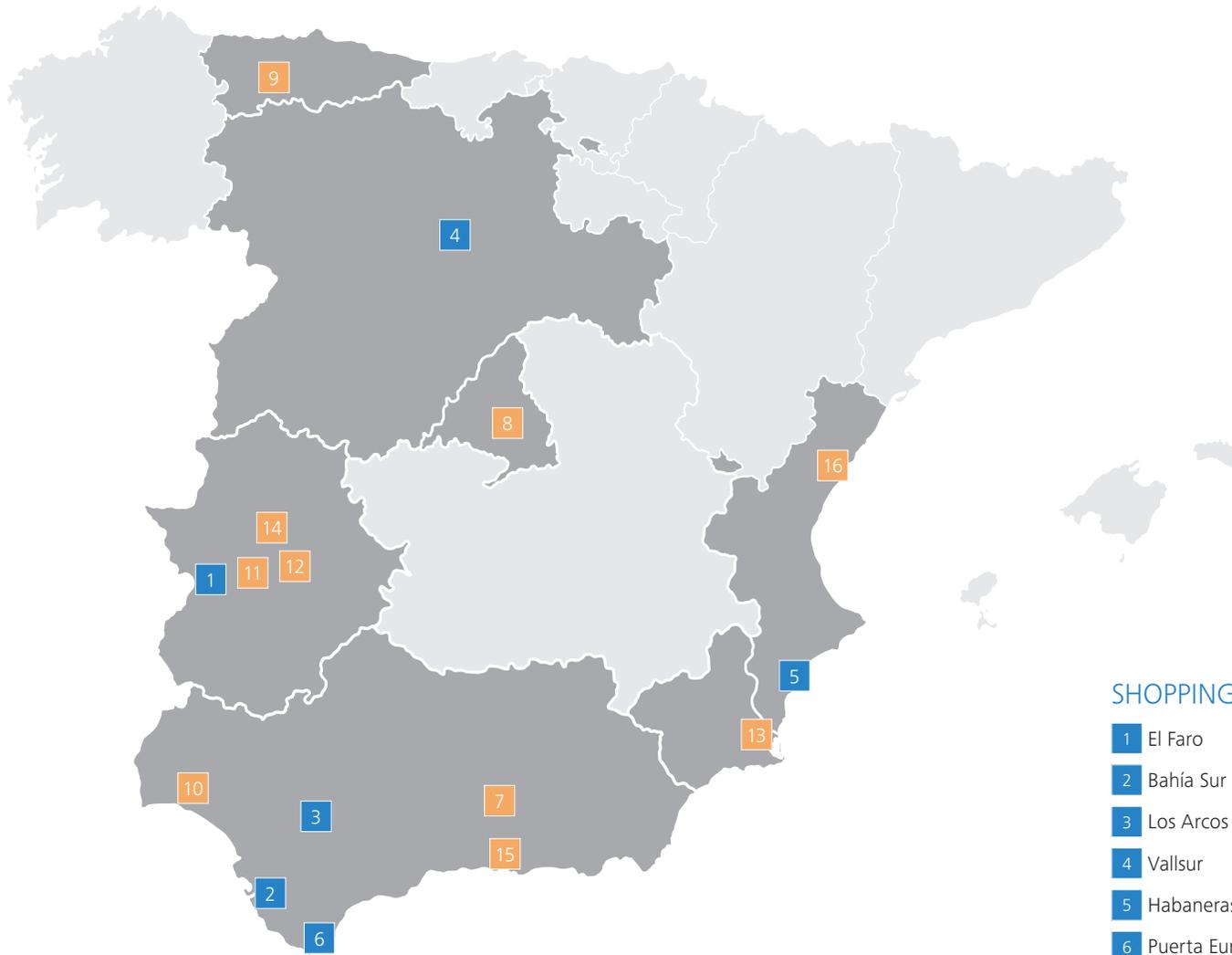
- Actively spearheading new trends at its shopping centres
  - Omnichannel retailing
  - F&B and leisure experiences
  - Active technology management
- Creating our own innovation programme, iCAST, to adapt shopping centres to emerging consumer needs



## INCOME FOCUS

- Incentivised to achieve FFO growth
- Stable Net Operating Income (NOI) with upside potential
- Competitive dividend yield as a focal point

# Castellana Properties Assets



## SHOPPING CENTRES

- 1 El Faro
- 2 Bahía Sur
- 3 Los Arcos
- 4 Vallsur
- 5 Habaneras
- 6 Puerta Europa

## RETAIL PARKS

- 7 Granaita
- 8 Parque Oeste
- 9 Parque Principado
- 10 Marismas del Polvorín
- 11 La Heredad
- 12 La Serena
- 13 Pinatar Park
- 14 Mejostilla
- 15 Motril Retail Park
- 16 Ciudad del Transporte

# Total Portfolio

## KEY FACTS\*

GLA  
**350,925 sqm**

ACQUISITION PRICE\*\*  
**€921.5M**

GROSS ASSET VALUE\*\*\*  
**€1,011.8M**

AVERAGE BASE MONTHLY RENT  
**16.15 €/M<sup>2</sup>/MONTH**

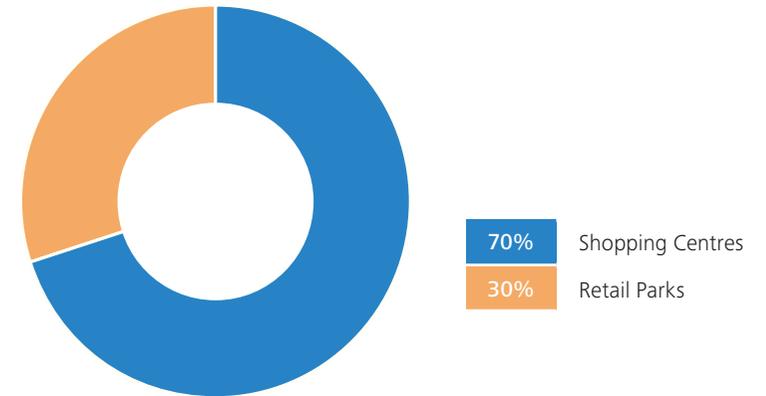
OCCUPANCY RATE  
**98.70%**

WALE (EXPIRY)  
**12.56 YEARS**

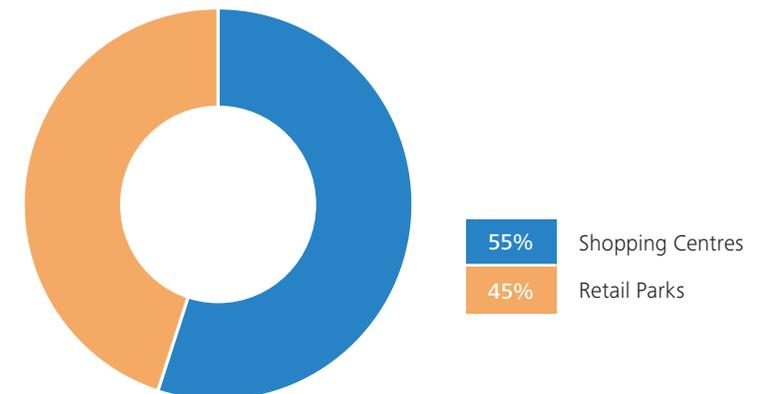
NET OPERATING COST RATIO  
**8.03%**

NATIONAL & INTERNATIONAL TENANT COMPONENT  
**94.62%**

## PORTFOLIO SPLIT BY GAV\*



## PORTFOLIO SPLIT BY GLA\*



(\*) Data from units owned by Castellana Properties at March 2023.

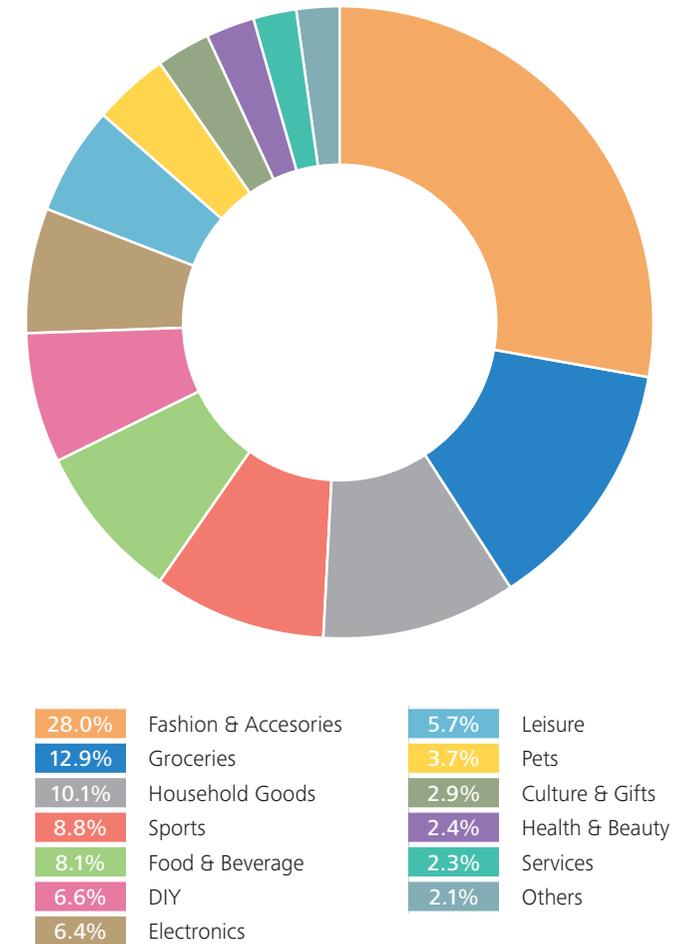
(\*\*) Transaction costs not included.

(\*\*\*) Excluding LAR ESPAÑA stake acquisition.



# Retail Tenant Exposure

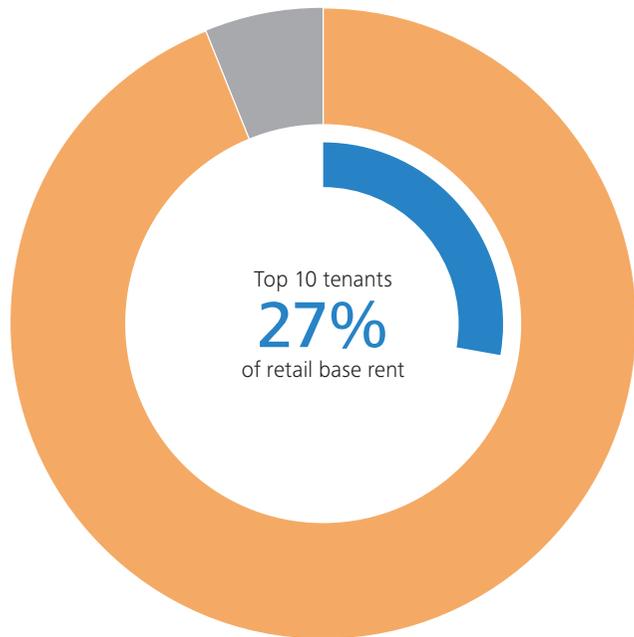
## COMMERCIAL MIX BY GLA\*



(\*) Data from units owned by Castellana Properties at March 2023.

# Retail Tenant Exposure

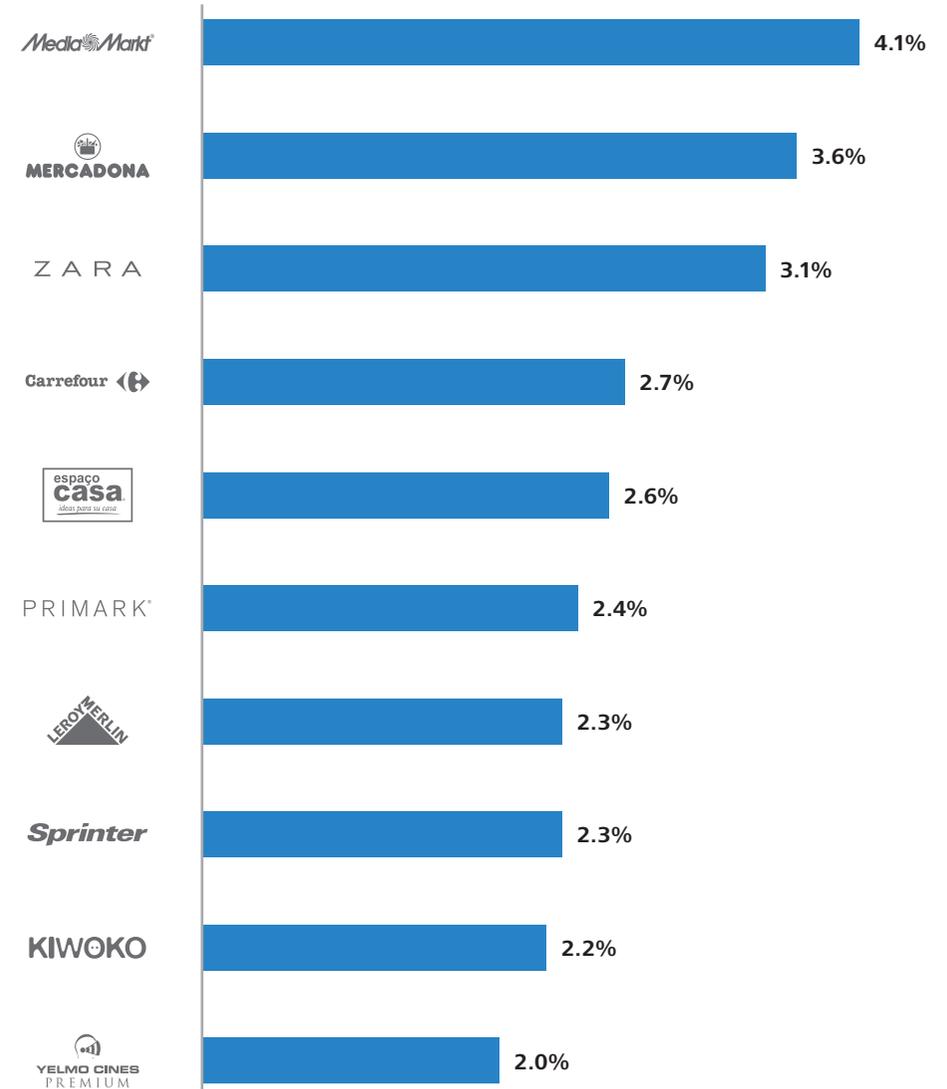
## TENANT PROFILE BY CONTRACTUAL RENT



- 94%** Large national and international tenants
- 6%** Local tenants
- 27%** Top 10 tenants

Well diversified and low risk Retail portfolio with more than 600 tenants, 94% of them National & International.

## TOP 10 TENANTS BY RENT



# Shopping Centres

## 1 El Faro



Location	Badajoz
Total GLA	66,422 sqm
Units	106
Parking spaces	2,639
Catchment area	517,491 inhab.

## 2 Bahía Sur



Location	San Fernando (Cádiz)
Total GLA	56,624 sqm
Units	94
Parking spaces	2,818
Catchment area	674,250 inhab.

## 3 Los Arcos



Location	Sevilla
Total GLA	35,634 sqm
Units	84
Parking spaces	1,800
Catchment area	1,499,884 inhab.

## 4 Vallsur



Location	Valladolid
Total GLA	35,770 sqm
Units	68
Parking spaces	1,870
Catchment area	477,746 inhab.

## 5 Habaneras



Location	Torrevieja (Alicante)
Total GLA	25,021 sqm
Units	56
Parking spaces	789
Catchment area	531,670 inhab.

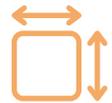
## 6 Puerta Europa



Location	Algeciras (Cádiz)
Total GLA	29,783 sqm
Units	75
Parking spaces	1,958
Catchment area	311,110 inhab.

# Shopping Centres Portfolio

## KEY FACTS\*



GLA  
**193,146 sqm**



ACQUISITION PRICE  
**€637.1M**



GROSS ASSET VALUE  
**€695.7M**



ANNUAL FOOTFALL\*\*  
**35M**



AVERAGE BASE MONTHLY RENT  
**20.84 €/M<sup>2</sup>/MONTH**



OCCUPANCY RATE  
**98.28%**



WALE (EXPIRY)  
**10.63 YEARS**

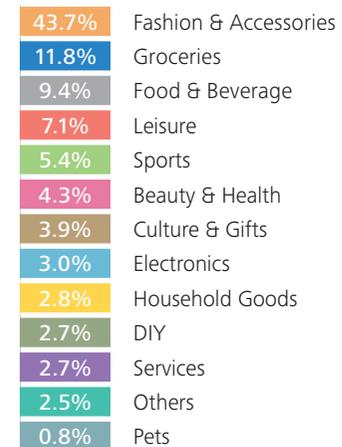
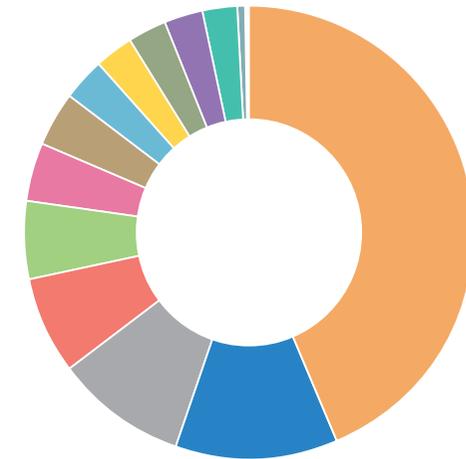


NET OPERATING COST RATIO  
**8.20%**



NATIONAL & INTERNATIONAL TENANT COMPONENT  
**92.99%**

## COMMERCIAL MIX BY GLA\*



(\*) Data from units owned by Castellana Properties at March 2023.  
(\*\*) Annual footfall 2022.

1 SHOPPING CENTRE

# El Faro



LOCATION  
**Badajoz**



TOTAL GLA  
**66,422 SQM**



OWNED BY CASTELLANA PROPERTIES  
**61%**



UNITS  
**106**



ANNUAL FOOTFALL\*  
**7.9M**



PARKING SPACES  
**2,639**

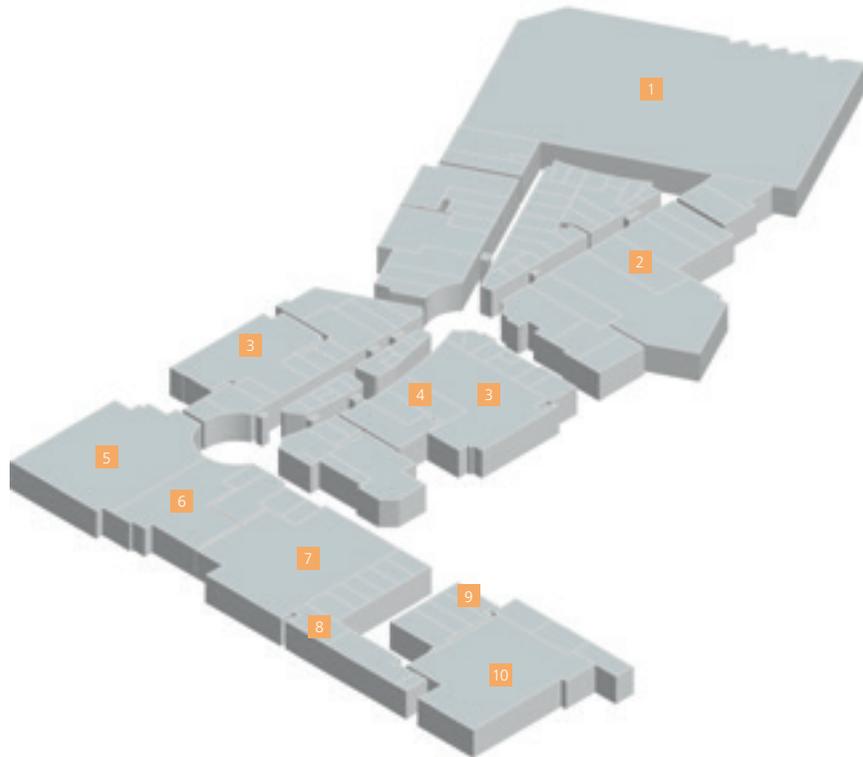


CATCHMENT AREA  
**517,491 inhab.**

\* Annual footfall 2022.



**ASSET FLOOR MAP**



**DESCRIPTION**

El Faro is the largest shopping and leisure centre of the region of Extremadura. Situated in Badajoz, the nearest city to the Portuguese border, it has a total area of 66,422 sqm of which 40,718 sqm are owned by Castellana Properties. With 2,639 free parking spaces and more than 100 stores, the shopping center is the commercial reference in the Extremadura Region, with a catchment area of c. 520K inhabitants.

El Faro is a commercial icon in the west of Spain and Portugal (Alentejo). Among its 106 stores there are international brands such as Primark (the only store in the entire region), Inditex Group, Media Markt, Hipercor and El Corte Inglés Outlet. The shopping center has also enhanced the leisure experience with 'El Patio', bringing hundreds of thousands of visitors every year. Customers can find a Yelmo Premium Cinema, the leader in the region and the primary and unique premium cinema in the entire Extremadura region. Restaurant offerings in El Faro include American, Asian, Mexican, Italian or Mediterranean cuisine along with interesting speciality coffee shops.

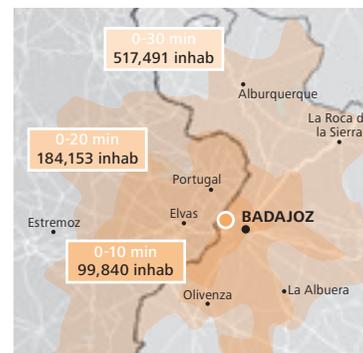
El Faro is deeply involved with its community through various initiatives and agreements with local authorities. It holds the BREEAM certification which granted a rating of Excellence in Building Management. The centre also holds the Pet-Friendly certification and the Universal Accessibility Certification (UNE 170001-2:2007) for being a commercial centre that is globally accessible and without architectural barriers.



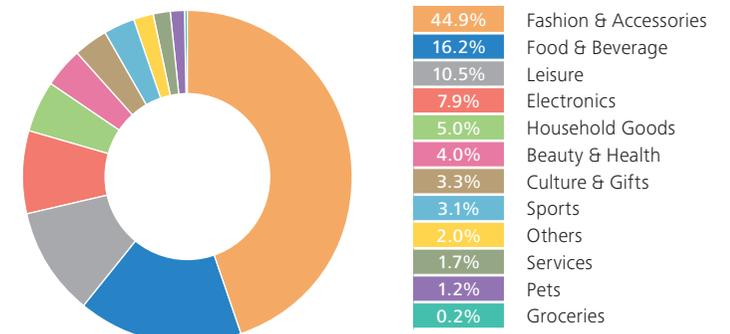
**FINANCIAL DATA\***

Acquisition Date	31/07/2018
Acquisition Price	€152.7M
Average Base Monthly Rent	21.47 €/m <sup>2</sup> /month
Occupancy Rate	98.20%
WALE (Expiry)	9.29 years
National & International Tenant Component	97%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Bahía Sur

 LOCATION  
**San Fernando (Cádiz)**

 TOTAL GLA  
**56,624 SQM**

 OWNED BY CASTELLANA PROPERTIES  
**62%**

 UNITS  
**94**

 ANNUAL FOOTFALL\*  
**7.6M**

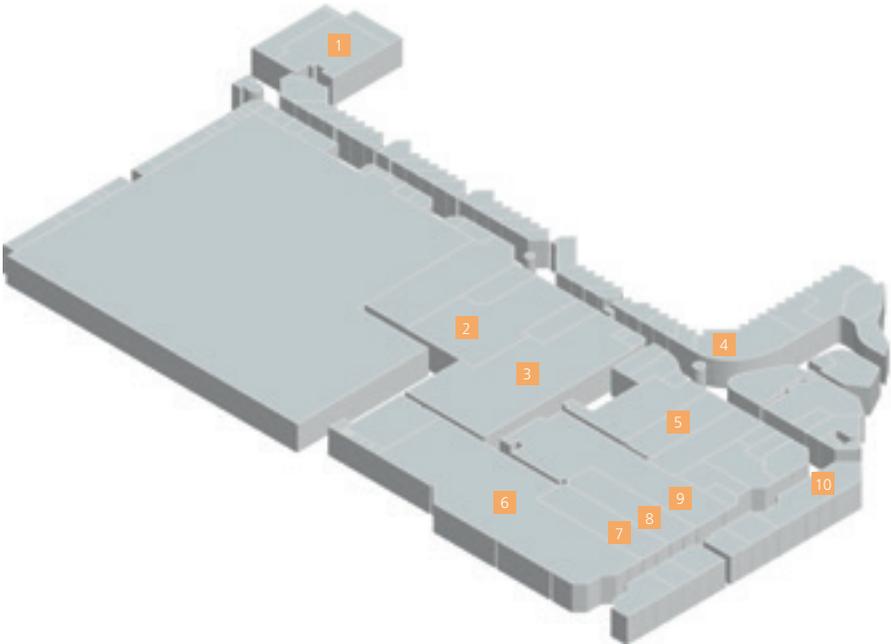
 PARKING SPACES  
**2,818**

 CATCHMENT AREA  
**674,250 inhab.**

\* Annual footfall 2022.



**ASSET FLOOR MAP**



**DESCRIPTION**

Bahía Sur is located in the city of San Fernando (Cádiz) in a unique natural environment with views to the Bay of Cadiz. It is exceptionally well connected to the city centre of Cadiz located next to the train station and the main sports resort of the area. The shopping centre has a catchment area of c. 675K inhabitants, and it offers a modern concept of retail in which shopping, leisure and natural spaces merge to create a unique place and experience.

Fashion, beauty, sports, home or hypermarket are present in over 94 stores and 56,624 sqm (of which 35,297 sqm are owned by Castellana Properties) with national and international brands like Zara, Mango or JD Sports. Primark and other brands like Lefties, Kiwoko or Espaço Casa arrived recently, along with a new Premium Yelmo Cinemas with the latest technology in a space of 3,000 sqm.

The transformation project was successfully completed in January 2022, covering a multitude of areas from restrooms to an overall interior design restyling. The project received an "Honourable mention for the best full-scale redesign" at the XVIII Conference of the Spanish Association of Shopping Centres (AECC).

The shopping centre has a straightforward proposal: to offer the visitor a new model of shopping in a unique space. A privileged environment with lovely sunsets where visitors can ride bicycles through its Natural Park, enjoy the views with free binoculars or take part in different entertainment activities all year long. The Shopping centre has the BREEAM certificate which grants the rating of Excellence in Building Management, the Pet-Friendly certification, and the ISO 14001 quality certification for waste, recycling and reuse.

1 <b>Sprinter</b>	2 <b>ZARA</b>	3 <b>YELMO CINES PREMIUM</b>	4 <b>Bershka</b>	5 <b>PRIMOR</b>
6 <b>PRIMARK*</b>	7 <b>JD</b>	8 <b>espaco casa</b> <small>¡todo para tu casa!</small>	9 <b>lefties</b>	10 <b>stradivarius</b>

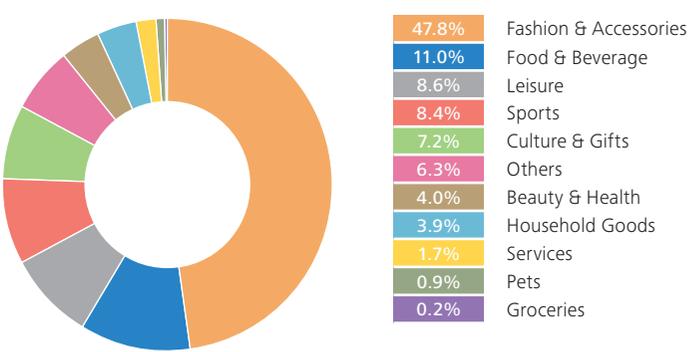
**FINANCIAL DATA\***

Acquisition Date	31/07/2018
Acquisition Price	€132.4M
Average Base Monthly Rent	24.55 €/m <sup>2</sup> /month
Occupancy Rate	98.85%
WALE (Expiry)	10.62 years
National & International Tenant Component	96%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Los Arcos



LOCATION  
**Sevilla**



TOTAL GLA  
**35,634 SQM**



OWNED BY CASTELLANA PROPERTIES  
**75%**



UNITS  
**84**



ANNUAL FOOTFALL\*  
**5.8M**



PARKING SPACES  
**1,800**

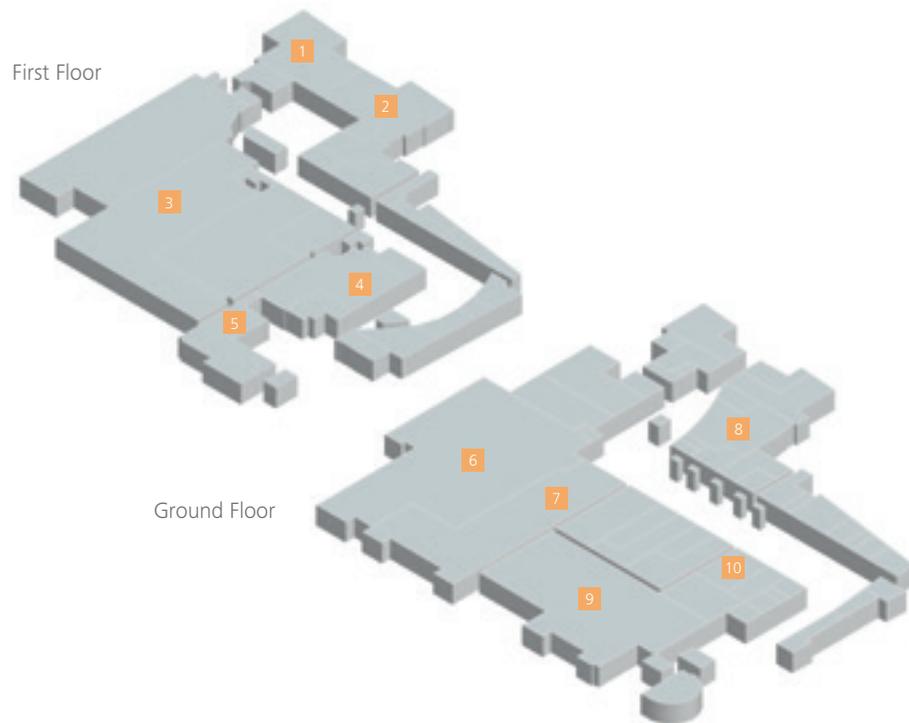


CATCHMENT AREA  
**1,499,884 inhab.**

\* Annual footfall 2022.



**ASSET FLOOR MAP**



**DESCRIPTION**

Los Arcos, located in one of the most important areas of Seville, has a total area of 35,634 sqm, of which 26,577 sqm are owned by Castellana Properties. Divided into two floors of shopping galleries, Los Arcos is one of the largest shopping centres in the city. With more than 84 brands, it is an urban reference in retail with one of the largest and widest commercial mixes in the region with key brands such as Pull&Bear, Kiabi, C&A, City Cinema Union, Lefties, Deichmann, Primor, Bershka, McDonald’s or Foster’s Hollywood, among others. It also has a free underground parking with 1,800 parking spaces.

Opened in 1992 along with the Universal Exhibition, it was the first Shopping Centre developed in Seville and, since 2013 boasts a completely upgraded image and architecture, with wide and bright corridors allowing for a better customer experience. After the purchase of the Hypermarket area by Castellana Properties in 2019, the Shopping Centre has improved the commercial mix on the ground floor with international and national brands like Mercadona, Media Markt, and Espaço Casa as key anchors. This recent upgrade received the “Award for best small-scale refurbishment” at the XVIII Conference of the Spanish Shopping Centre Association (AECC). The upcoming refurbishment project includes the office building adjacent to Los Arcos shopping centre, which comprises over 4,600 sqm GLA and is arranged over four floors. The building will be transformed to increase the leisure and food offering of Los Arcos, that will further cement its leading position in the city of Seville.

In addition, the shopping centre is committed to sustainable initiatives like supporting the local economy and promoting clean energy sources, such as the solar panels installed for self-supply electricity, amongst others. The shopping centre also holds the BREEAM certificate which grants the rating of Excellence in Building Management.



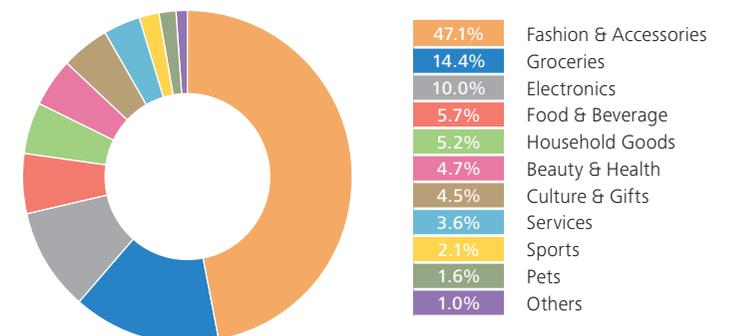
**FINANCIAL DATA\***

Acquisition Date	31/07/2018
Acquisition Price	€125.7M
Average Base Monthly Rent	25.71 €/m <sup>2</sup> /month
Occupancy Rate	94.89%
WALE (Expiry)	13.53 years
National & International Tenant Component	98%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Vallsur



LOCATION  
**Valladolid**



TOTAL GLA  
**35,770 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**68**



ANNUAL FOOTFALL\*  
**4.9M**



PARKING SPACES  
**1,870**

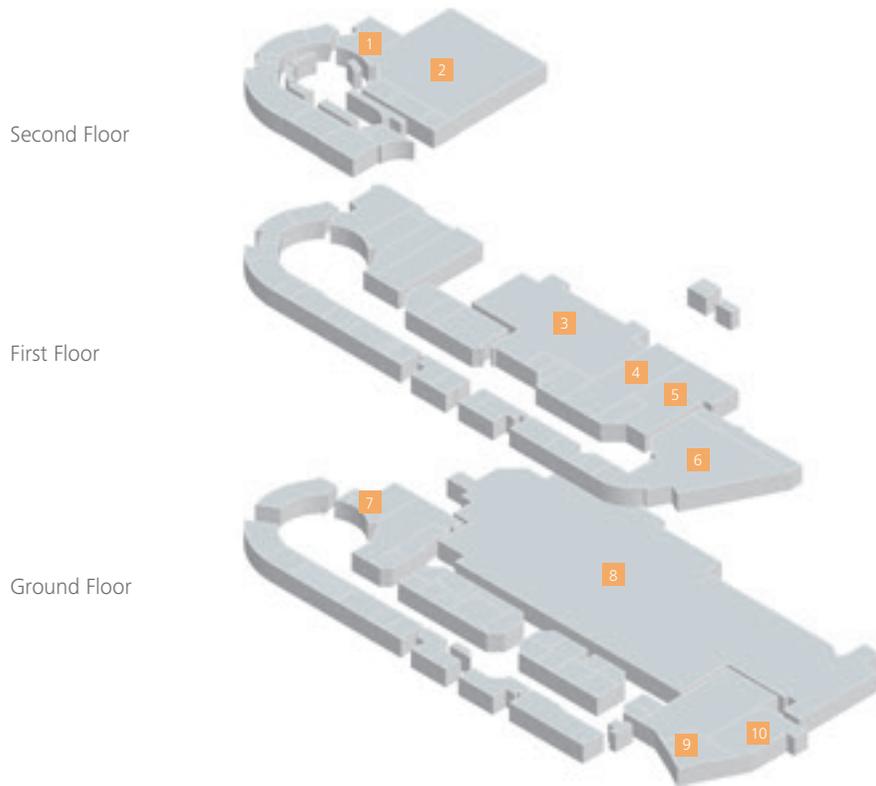


CATCHMENT AREA  
**477,746 inhab.**

\* Annual footfall 2022.



**ASSET FLOOR MAP**



**DESCRIPTION**

Vallsur shopping centre was opened in 1998 and is situated in a residential area that has been continuously upgraded since then. Its unbeatable location makes Vallsur the place chosen by thousands of citizens to shop throughout the year. In 2014, the centre received the Best Shopping Center Renovation Award given by the Spanish Association of Shopping Centres (AECC), a year after the refurbishment project that involved an extension of 3,000 sqm. Now it boasts a total area of 35,770 sqm with 1,870 parking spaces.

The shopping centre has 68 units that create a compelling offer of fashion, shoes, accessories and restaurants, with brands like Zara, H&M, Forum Sport, Foster’s Hollywood, Druni, Xiaomi or KFC among others. In 2018, Yelmo Cinema opened the second Premium cinema in Spain with 8 top-quality screens, often with a “Sold Out” sign hanging above its doors.

Currently, the project on the first floor has already started re-envisioning and reinforcing the experiential and F&B offering. The new floor is scheduled to open in the first half of 2024.

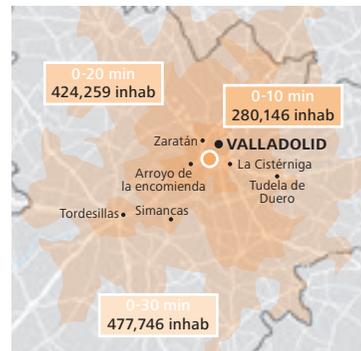
Alongside this, the shopping centre has a clear commitment to the environment since the inauguration, having implemented an environmental management system in accordance with the BREEAM Certification.



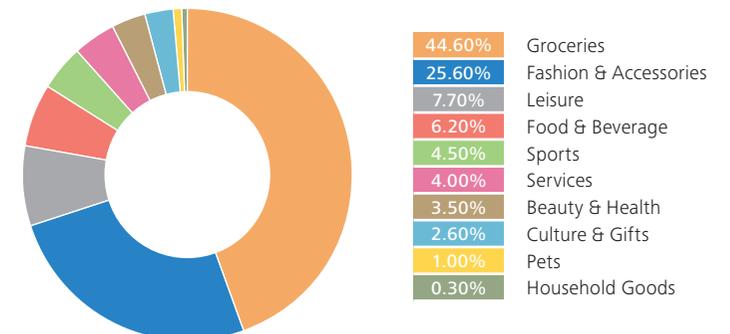
**FINANCIAL DATA\***

Acquisition Date	31/07/2018
Acquisition Price	€88.9M
Average Base Monthly Rent	16.16 €/m <sup>2</sup> /month
Occupancy Rate	98.92%
WALE (Expiry)	14.00 years
National & International Tenant Component	98%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Habaneras

 LOCATION  
**Torrevieja (Alicante)**

 TOTAL GLA  
**25,021 SQM**

 OWNED BY CASTELLANA PROPERTIES  
**100%**

 UNITS  
**56**

 ANNUAL FOOTFALL\*  
**4.1M**

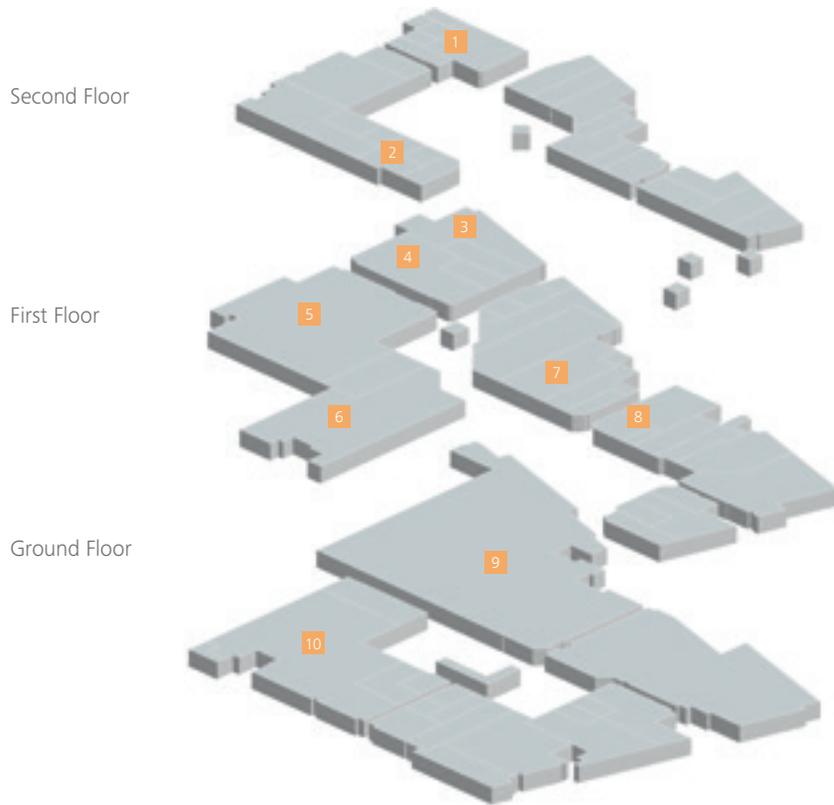
 PARKING SPACES  
**789**

 CATCHMENT AREA  
**531,670 inhab.**

\* Annual footfall 2022.



**ASSET FLOOR MAP**



**DESCRIPTION**

The shopping centre is located in the city of Torrevieja in the Alicante province, halfway between Alicante and Murcia. Its catchment area comprises 530K citizens in a 30-minute drive radius with an added transient tourist population of 178K.

This modern shopping centre was built in 2005 with a total area of 25,021 sqm. It has around 56 stores distributed over 3 floors. Two floors sit above ground level, and another floor underground that combines shopping stores and parking. Habaneras is a centre of open-air Mediterranean architecture, where you can wander peacefully and enjoy the pleasant temperatures of southeastern Spain. The shopping centre sits within a retail park alongside complementary superstores like Carrefour, Lidl, Mercadona, and other attractions such as a bowling and an eight-screen IMF cinema. The parking area has 789 free parking spots, 698 underground and 91 at ground level with direct access from the street. Fashion retailers, including market leaders like the Inditex Group, are particularly well represented. Amongst the anchor brands are Pepco (577 sqm), Forum Sport (2,000 sqm), Zara (1,895 sqm), H&M (1,407 sqm), and the refurbished store of Leroy Merlin (4,940 sqm).

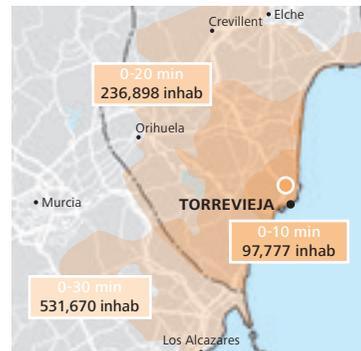
Habaneras is also fully committed to the sustainability of its facilities, which is evidenced by the BREEAM quality certification. The shopping centre has a strict policy to save and increase the efficiency of energy consumption, as well as the production of renewable energy in the building.



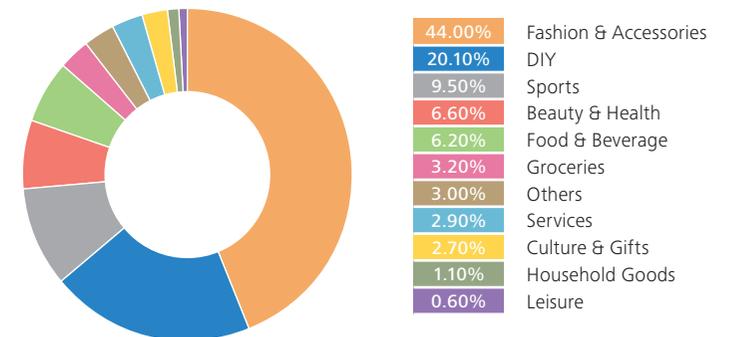
**FINANCIAL DATA\***

Acquisition Date	09/05/2018
Acquisition Price	€80.6M
Average Base Monthly Rent	19.81 €/m <sup>2</sup> /month
Occupancy Rate	98.56%
WALE (Expiry)	6.44 years
National & International Tenant Component	77%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Puerta Europa



LOCATION

**Algeciras (Cádiz)**



TOTAL GLA

**29,783 SQM**



OWNED BY CASTELLANA PROPERTIES

**100%**



UNITS

**75**



ANNUAL FOOTFALL\*

**4.6M**



PARKING SPACES

**1,958**



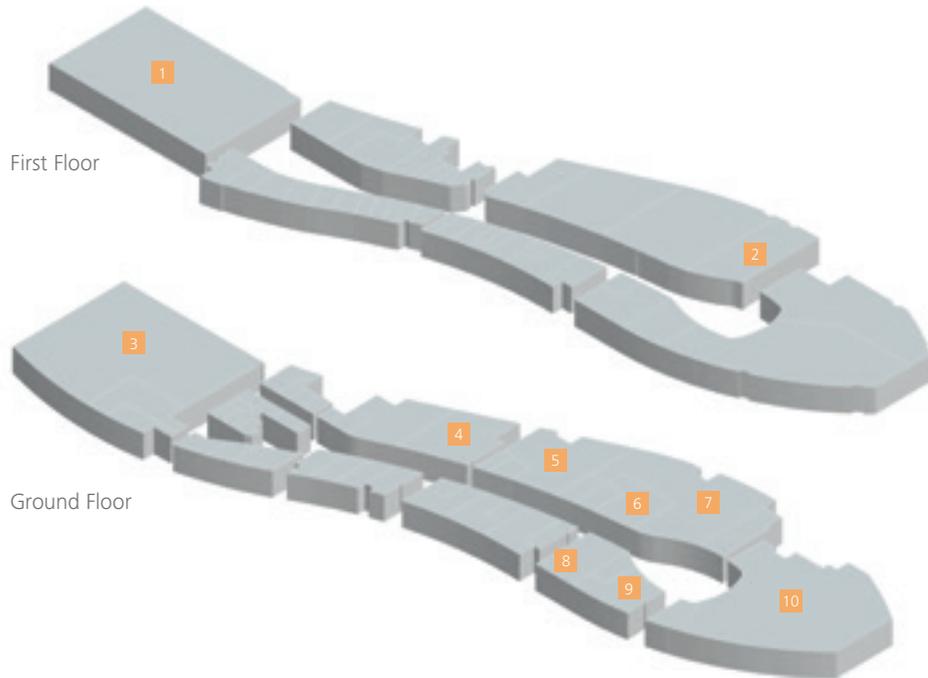
CATCHMENT AREA

**311,110 inhab.**

\* Annual footfall 2022.



## ASSET FLOOR MAP



## DESCRIPTION

Puerta Europa, located in Algeciras (Cadiz), is the most dominant shopping centre in the Gibraltar area. It is located next to the A7 highway with easy access at only 15 minutes distance by car from the city's harbour. It comes with 1,958 free parking spots and is also accessible by foot and public transport.

The shopping center has a total area of 29,783 sqm with an occupancy of 99%, securing important openings that has allowed the entrance of unique brands in the region. It has a catchment area over 311,110 inhabitants, and offers a wide selection of fashion, leisure and restaurants in more than 75 units distributed in two floors.

The fashion brands cover approximately 54% of the GLA, with top brands like Primark, Zara, Mango, H&M, Lefties and Sprinter, amongst others, followed by Yelmo cinema and the supermarket Mercadona with more than 3,000 sqm each. It also has an exciting food corner with important brands as Mc Donalds, Foster's Hollywood or Pomodoro.

Puerta Europa has reached the BREEAM quality certification which is a good proof of the shopping centre's evolution towards sustainability.

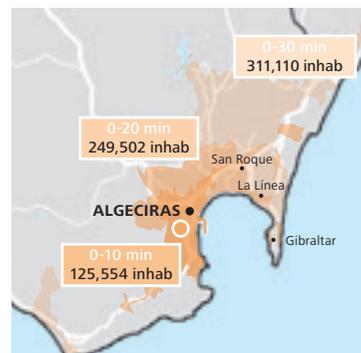


## FINANCIAL DATA\*

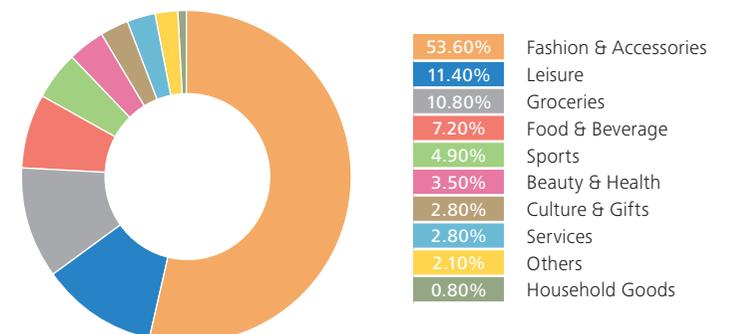
Acquisition Date	31/07/2019
Acquisition Price	€56.8M
Average Base Monthly Rent	17.41 €/m <sup>2</sup> /month
Occupancy Rate	99.91%
WALE (Expiry)	9.30 years
National & International Tenant Component	94%

\* Data from units owned by Castellana Properties at March 2023.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Retail Parks

## 7 Granaita



Location	Pulianas (Granada)
Total GLA	83,490 sqm
Units	69
Parking spaces	3,316
Catchment area	628,002 inhab.

## 8 Parque Oeste



Location	Alcorcón (Madrid)
Total GLA	32,698 sqm
Units	11
Parking spaces	723
Catchment area	5,856,325 inhab.

## 9 Parque Principado



Location	Siero (Asturias)
Total GLA	16,090 sqm
Units	5
Parking spaces	403
Catchment area	866,511 inhab.

## 10 Marismas del Polvorín



Location	Huelva
Total GLA	18,220 sqm
Units	10
Parking spaces	623
Catchment area	318,213 inhab.

## 11 La Heredad



Location	Mérida (Badajoz)
Total GLA	13,447 sqm
Units	11
Parking spaces	400
Catchment area	218,912 inhab.

## 12 La Serena



Location	Villanueva de la Serena (Badajoz)
Total GLA	12,405 sqm
Units	10
Parking spaces	614
Catchment area	114,848 inhab.

## 13 Pinatar Park



Location	San Pedro del Pinatar (Murcia)
Total GLA	16,426 sqm
Units	14
Parking spaces	453
Catchment area	711,475 inhab.

## 14 Mejostilla



Location	Cáceres
Total GLA	7,281 sqm
Units	7
Parking spaces	225
Catchment area	133,871 inhab.

## 15 Motril Retail Park



Location	Motril (Granada)
Total GLA	9,165 sqm
Units	5
Parking spaces	285
Catchment area	158,659 inhab.

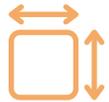
## 16 Ciudad del Transporte



Location	C. de la Plana (Castellón)
Total GLA	19,300 sqm
Units	2
Parking spaces	734
Catchment area	523,927 inhab.

# Retail Parks Portfolio

## KEY FACTS\*



GLA  
**157,779 sqm**



ACQUISITION PRICE\*\*  
**€261.9M**



GROSS ASSET VALUE  
**€309.6M**



AVERAGE BASE MONTHLY RENT  
**10.56 €/M<sup>2</sup>/MONTH**



OCCUPANCY RATE  
**99.20%**



WALE (EXPIRY)  
**14.93 YEARS**

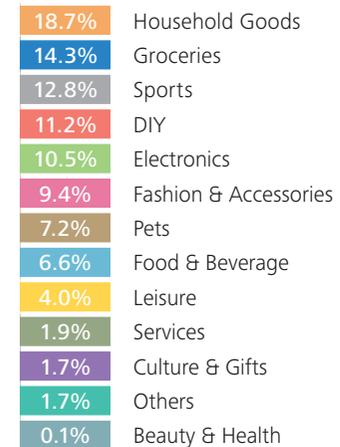
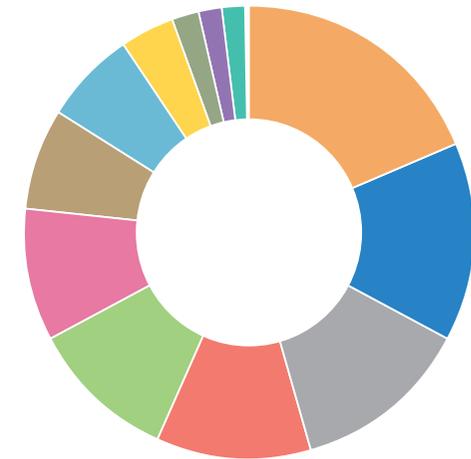


NET OPERATING COST RATIO  
**7.65%**



NATIONAL & INTERNATIONAL TENANT COMPONENT  
**91.17%**

## COMMERCIAL MIX BY GLA\*



(\*) Data from units owned by Castellana Properties at March 2023.  
(\*\*) Transaction costs not included.

7 RETAIL PARK

# Granaita



LOCATION  
**Pulianas (Granada)**



TOTAL GLA  
**83,490 SQM**



OWNED BY CASTELLANA PROPERTIES  
**65%**



UNITS  
**69**



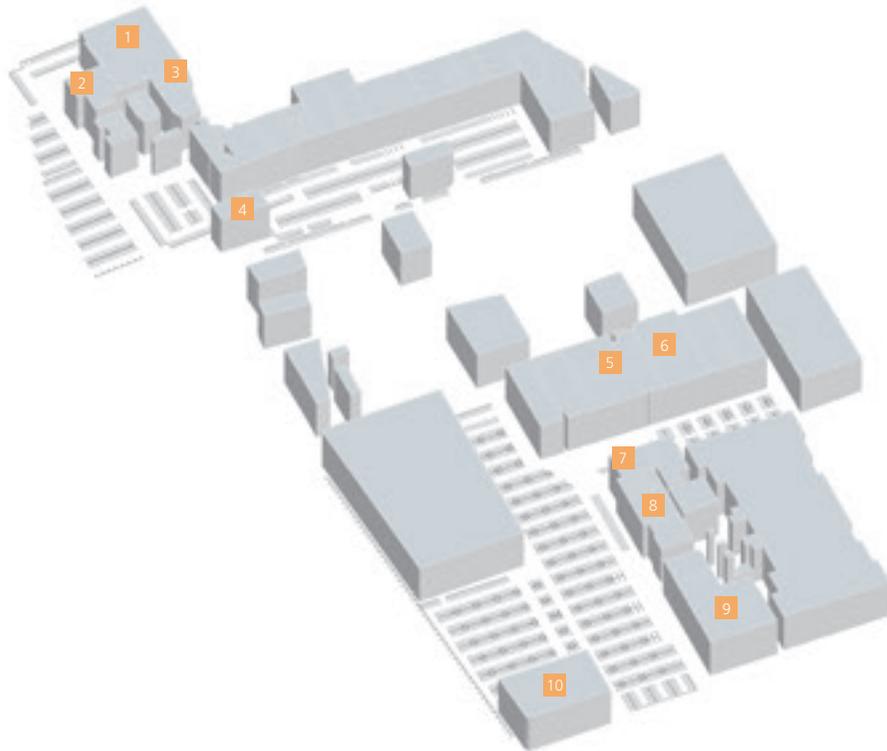
PARKING SPACES  
**3,316**



CATCHMENT AREA  
**628,002 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

Granaita is located in Pulianas, a suburban town that surrounds the northern part of the city of Granada. This location is considered strategic because it has easy access from the A44 and A92 highways that connect Madrid and Seville, as well as the N432 road that links to Cordoba and Badajoz.

The retail park forms part of a larger retail hub of more than 80,000 sqm GLA forming the largest of the region. Granaita Retail Park, with a total area of 83,490 sqm of which 54,807 sqm are owned by Castellana Properties, is the result of the integration of Kinopolis Park and the Alameda Shopping Center. After an investment of €5,5 million, it was reopened in March 2019 with a renovated image, under a unique brand with a modern and innovative design.

Granaita has become the new hub to respond to the demand for entertainment, fashion and leisure amongst young people and families of Granada and its metropolitan areas, and Castellana Properties plans to invest further in the union of both commercial areas with more green and sport areas. Due to its great location and accessibility the catchment area includes cities of the western side of Granada and the province of Jaen.

The main tenants are renowned brands like Mercadona, Burger King, Kinopolis, Decathlon, Sprinter, Pepco and Carl's Jr. The retail park also holds the BREEAM certification with the rating of Excellence in Building Management.

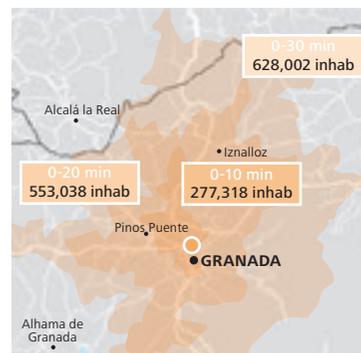


**FINANCIAL DATA\***

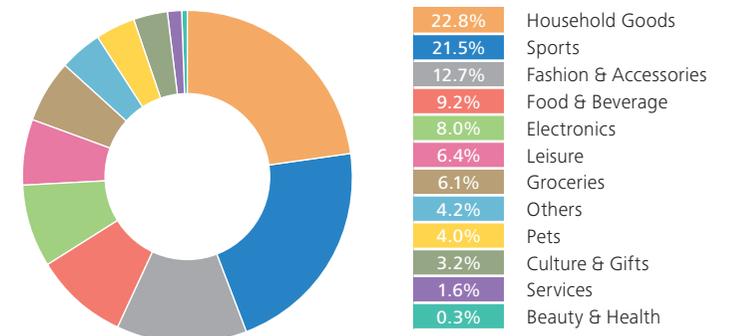
Acquisition Date	05/12/2017
Acquisition Price	€96.1M
Average Base Monthly Rent	11.14 €/m <sup>2</sup> /month
Occupancy Rate	99.37%
WALE (Expiry)	12.54 years
National & International Tenant Component	90%

\* Data from units owned by Castellana Properties at March 2023.

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



# Parque Oeste

 LOCATION  
**Alcorcón (Madrid)**

 TOTAL GLA  
**32,698 SQM**

 OWNED BY CASTELLANA PROPERTIES  
**42%**

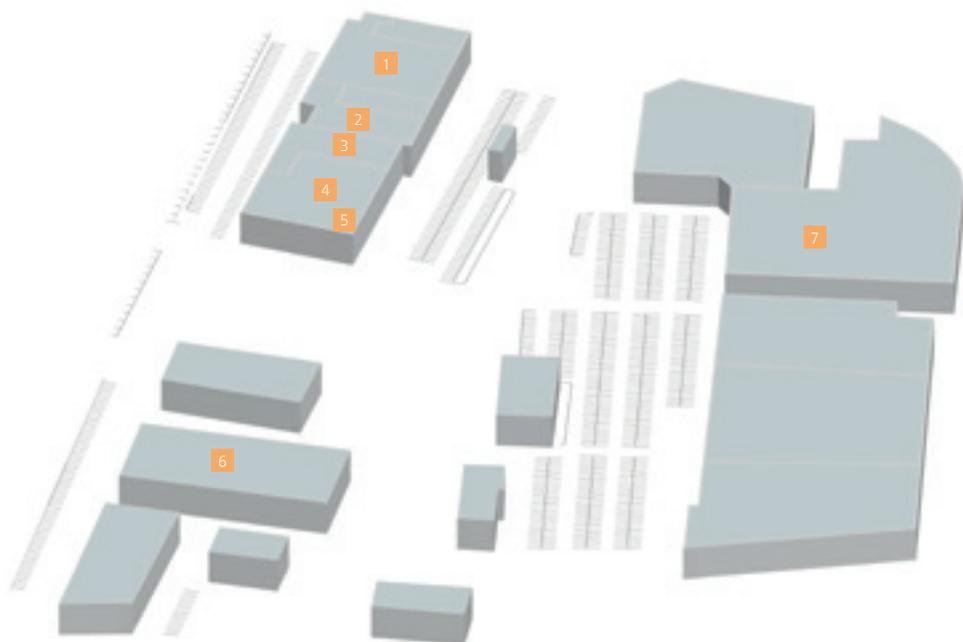
 UNITS  
**11**

 PARKING SPACES  
**723**

 CATCHMENT AREA  
**5,856,325 inhab.**



### ASSET FLOOR MAP



### DESCRIPTION

The retail park is one of the main commercial areas in Madrid. With 11 units, Castellana Properties owns 13,604 sqm of 32,698 sqm total area. Well known brands such as Media Markt, Aldi and Espaço Casa are part of the offer.

Parque Oeste is within a larger retail hub of more than 125,000 sqm GLA developed in two phases in 1994 and 1996. Within only 10 minutes from the retail park there is a big population of close to 750,000 inhabitants, and it reaches more than 5,000,000 people in the whole catchment area.

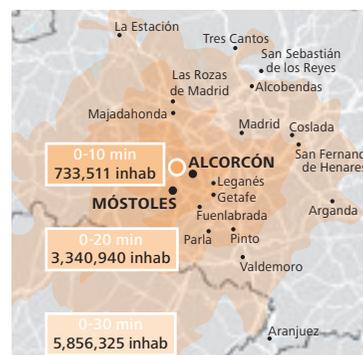
The retail hub is one of the biggest in the country and is distributed along two main streets where each tenant has its own parking area. Other brands available in the hub include Decathlon, Ikea, Leroy Merlin and Alcampo, amongst others. Furthermore, there are independent restaurants that complete the offer.



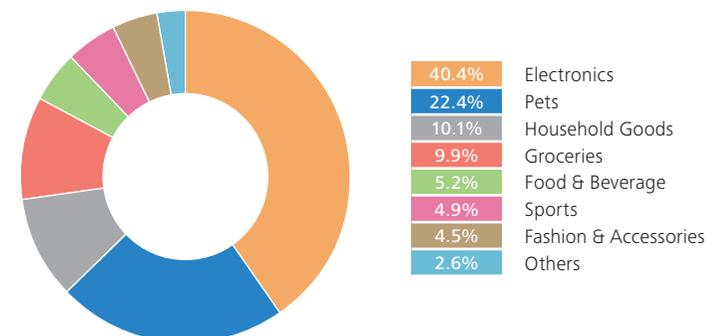
### FINANCIAL DATA\*

Acquisition Date	29/06/2017
Acquisition Price	€43.0M
Average Base Monthly Rent	18.09 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	21.12 years
National & International Tenant Component	100%

### CATCHMENT AREA



### COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2023.

9 RETAIL PARK

# Parque Principado



LOCATION  
**Siero (Asturias)**



TOTAL GLA  
**16,090 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**5**



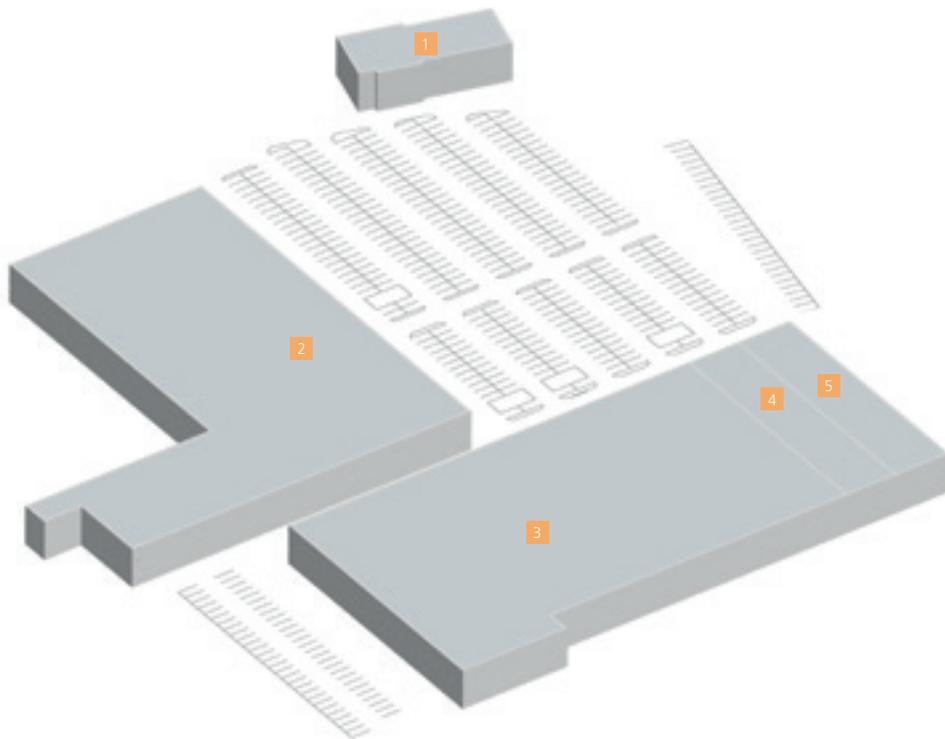
PARKING SPACES  
**403**



CATCHMENT AREA  
**866,511 inhab.**



### ASSET FLOOR MAP



### DESCRIPTION

The retail park is located in the town of Siero in Asturias next to the shopping center Parque Principado, the largest shopping center of the region, with a large influence area due to its location. It constitutes a perfect complementary offer to the large shopping centre.

Situated at 10 minutes from Oviedo, the park has an influence area of 860K citizens. It was inaugurated in 2003 and has a GLA of 16,090sqm owned entirely by Castellana Properties, it has 5 units and 403 outdoor parking spots.

Currently, the tenants are Obramat, Conforama, Jysk, Burger King, and Kiwoko.

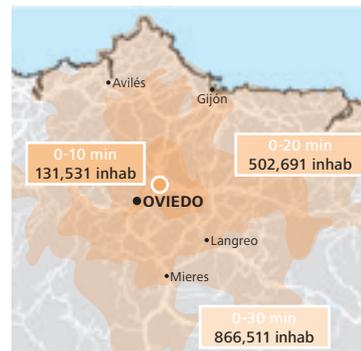


### FINANCIAL DATA\*

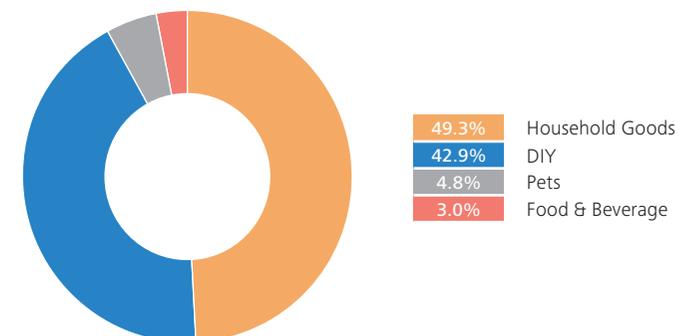
Acquisition Date	29/06/2017
Acquisition Price	€30.0M
Average Base Monthly Rent	11.21 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	9.50 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2023.

### CATCHMENT AREA



### COMMERCIAL MIX BY GLA\*



# Marismas del Polvorín



LOCATION  
**Huelva**



TOTAL GLA  
**18,220 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**10**



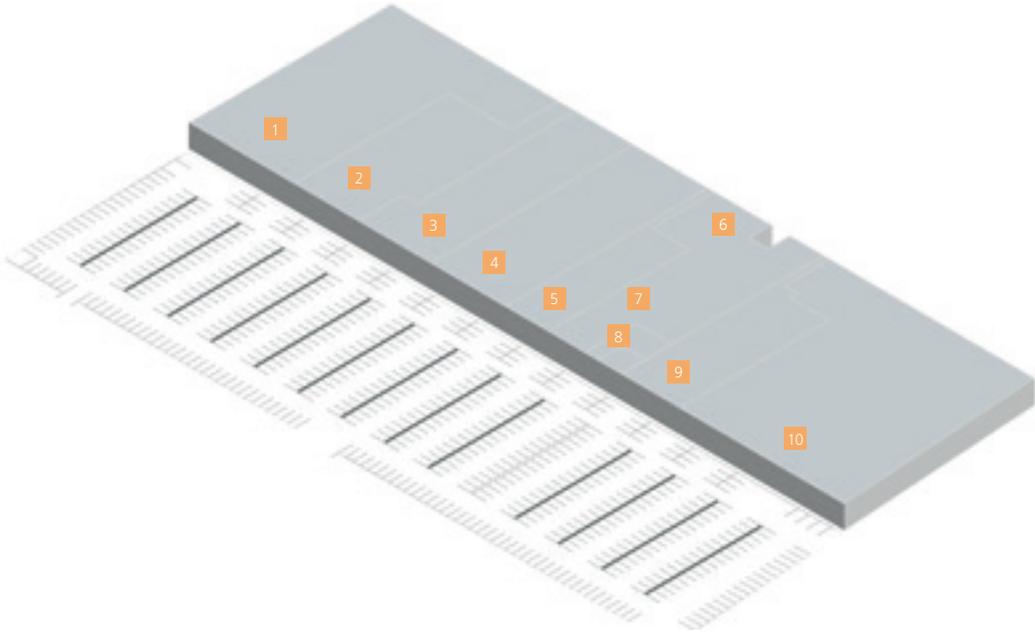
PARKING SPACES  
**623**



CATCHMENT AREA  
**318,213 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

The park is located in Huelva and has an influence area of more than 318,000 citizens. It was inaugurated in 2008, and it has a total area of 18,220 sqm in two floors.

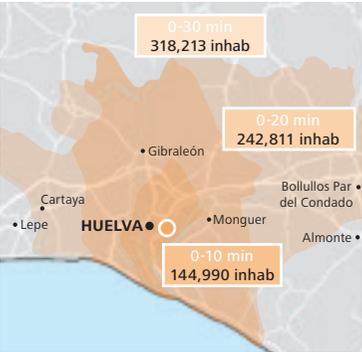
The retail park has 10 units and more than 620 outdoor parking spots to the visitor’s convenience. Some of the main tenants are Media Markt, Espaço Casa, C&A, Mercadona, among others.



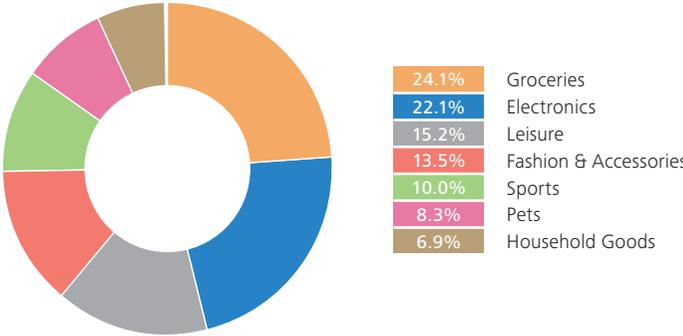
**FINANCIAL DATA\***

Acquisition Date	29/06/2017
Acquisition Price	€25.0M
Average Base Monthly Rent	8.64 €/m <sup>2</sup> /month
Occupancy Rate	99.23%
WALE (Expiry)	18.56 years
National & International Tenant Component	100%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# La Heredad



LOCATION  
**Mérida (Badajoz)**



TOTAL GLA  
**13,447 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**11**



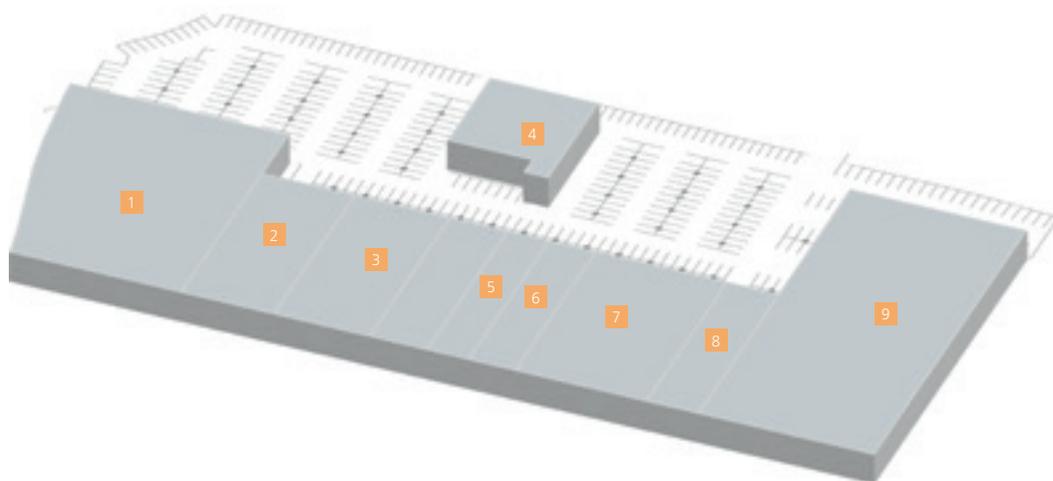
PARKING SPACES  
**400**



CATCHMENT AREA  
**218,912 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

This retail park has a great location in Merida (Badajoz), and an influence area of 218,000 citizens. The park was opened in October 2011, and it has a total area of 13,447 sqm and 11 units owned entirely by Castellana Properties.

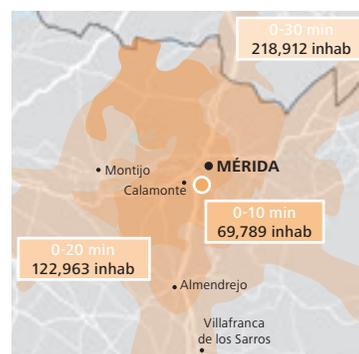
It offers 400 outdoor parking spots. The main tenants are Mercadona, Leroy Merlin, Espaço Casa, Sprinter, Kiwoko, and Burger King, among others.



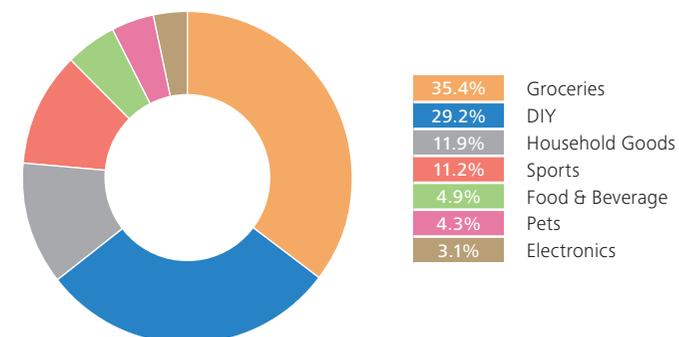
## FINANCIAL DATA\*

Acquisition Date	29/06/2017
Acquisition Price	€17.5M
Average Base Monthly Rent	8.85 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	17.64 years
National & International Tenant Component	92%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2023.

# La Serena



LOCATION

**Villanueva de la Serena  
(Badajoz)**



TOTAL GLA

**12,405 SQM**



OWNED BY CASTELLANA PROPERTIES

**100%**



UNITS

**10**



PARKING SPACES

**614**

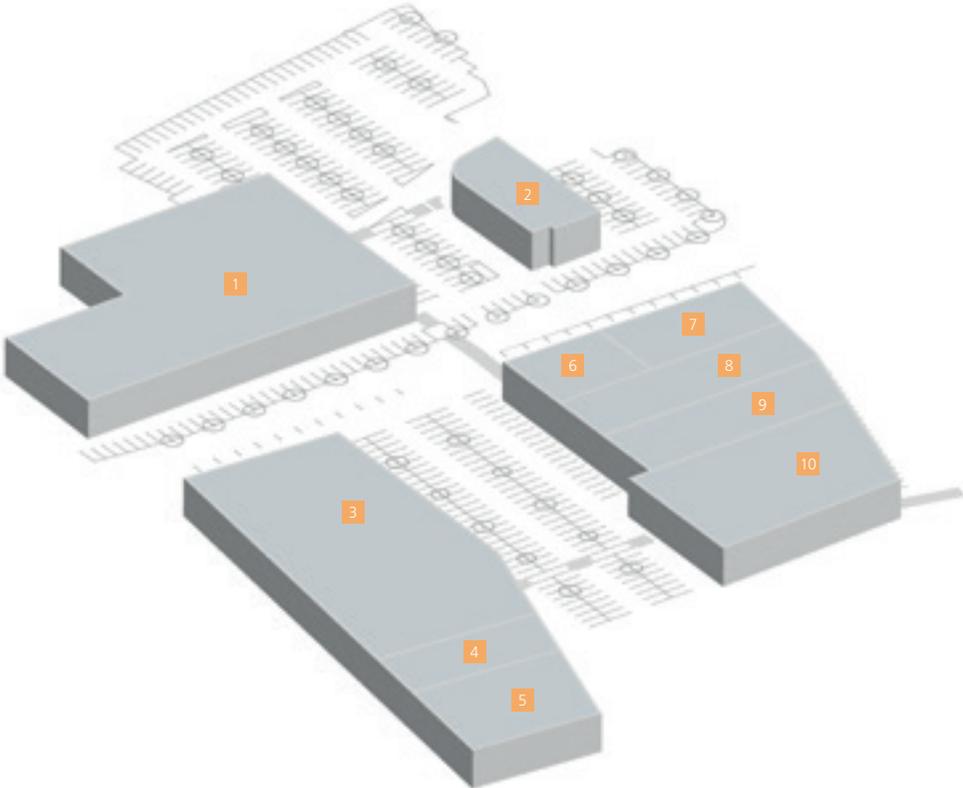


CATCHMENT AREA

**114,848 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

The retail park is located in the most dynamic shopping area in Villanueva de la Serena and Don Benito, in the province of Badajoz. It was opened in April 2009, went through an extension in 2010 and is the main offer of retail in the county.

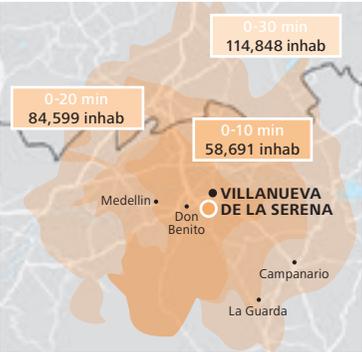
The park has now 10 units and a total area of 12,405 sqm, entirely owned by Castellana Properties. It has 614 outdoor parking spots and some of the main tenants are Leroy Merlin, Mercadona, Pepco, Sprinter, Burger King and Pomodoro.



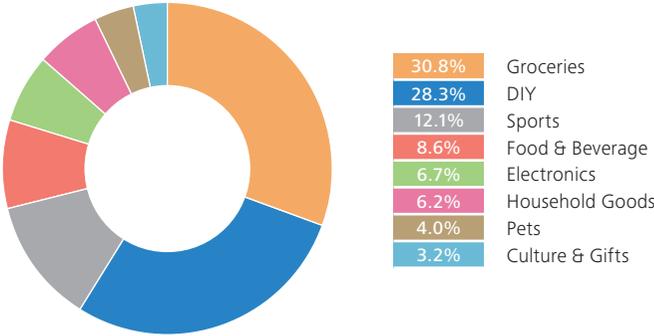
**FINANCIAL DATA\***

Acquisition Date	29/06/2017
Acquisition Price	€14.0M
Average Base Monthly Rent	8.85 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	16.92 years
National & International Tenant Component	96%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Pinatar Park



LOCATION

**San Pedro del Pinatar  
(Murcia)**



TOTAL GLA

**16,426 SQM**



OWNED BY CASTELLANA PROPERTIES

**81%**



UNITS

**14**



PARKING SPACES

**453**

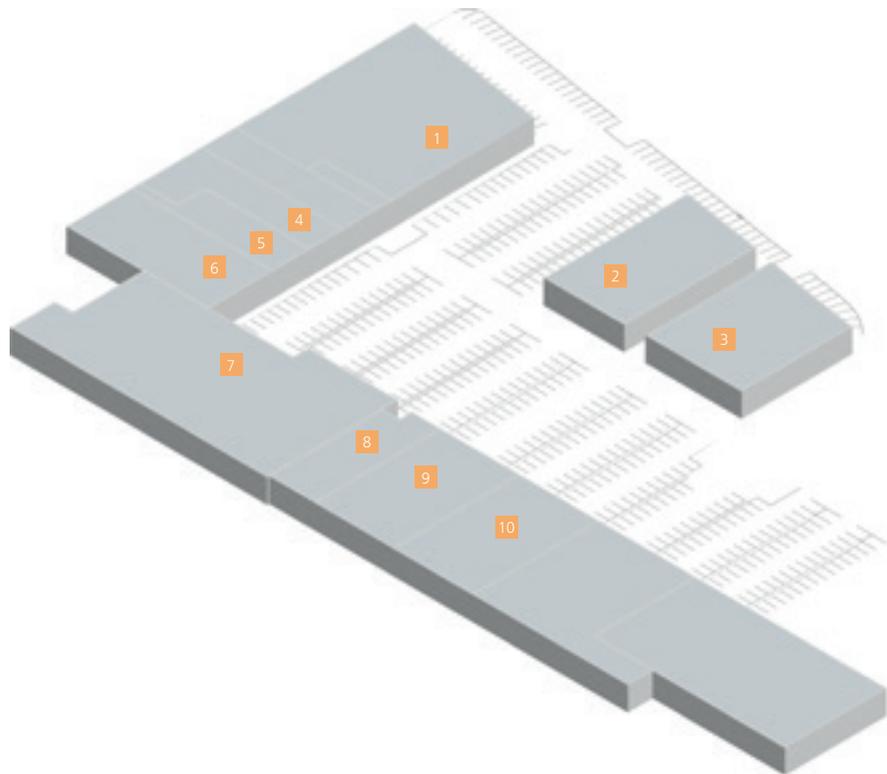


CATCHMENT AREA

**711,475 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

The retail park opened in December 2016 and is located in San Pedro del Pinatar, a coastal holiday destination town 35 km south of Murcia. The park is situated on the road N-332 next to the shopping centre Dos Mares, connecting with Murcia city.

The park has a total area of 16,426 sqm, from which 13,261 sqm are owned by Castellana Properties. Amongst the 14 tenants are Leroy Merlin, Jysk, Kiwoko, and Burger King.

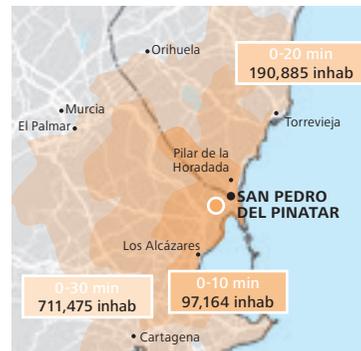


## FINANCIAL DATA\*

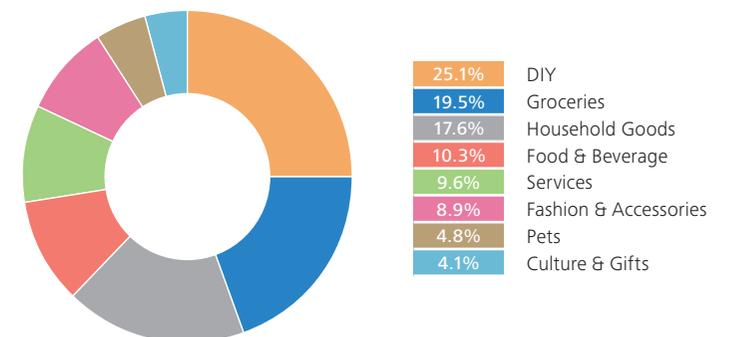
Acquisition Date	05/12/2017
Acquisition Price	€14.3M
Average Base Monthly Rent	7.66 €/m <sup>2</sup> /month
Occupancy Rate	94.21%
WALE (Expiry)	18.66 years
National & International Tenant Component	75%

\* Data from units owned by Castellana Properties at March 2023.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Mejostilla



LOCATION  
**Cáceres**



TOTAL GLA  
**7,281 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**7**



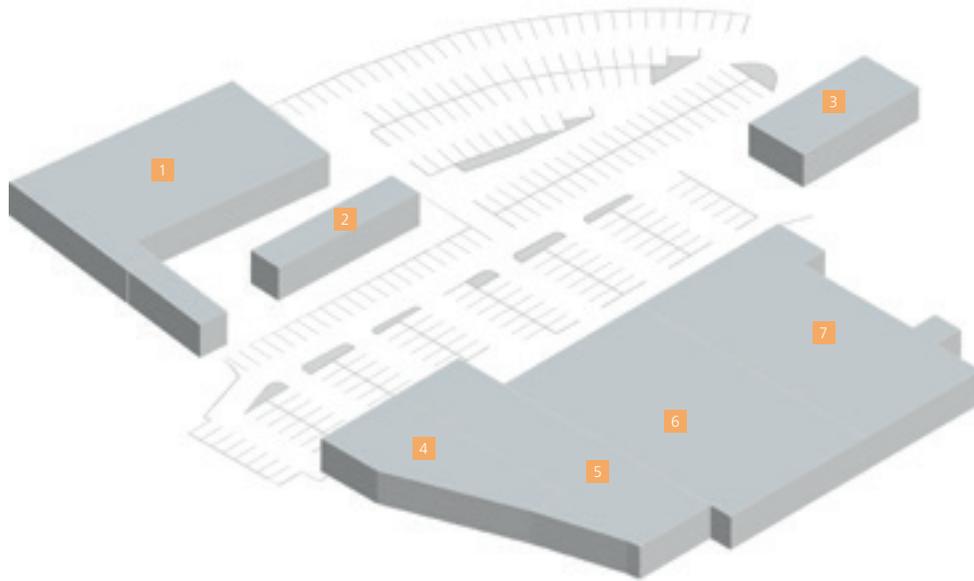
PARKING SPACES  
**225**



CATCHMENT AREA  
**133,871 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

The retail park is situated in Caceres and has a catchment area of 133,871 citizens. It was opened in 2007 with a total area of 7,281 sqm entirely owned by Castellana Properties.

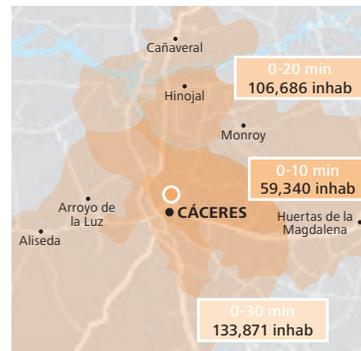
The park has 7 units and 225 outdoor parking spots. Some of the main tenants are Sprinter, Merkal, Burger King, and Aldi.



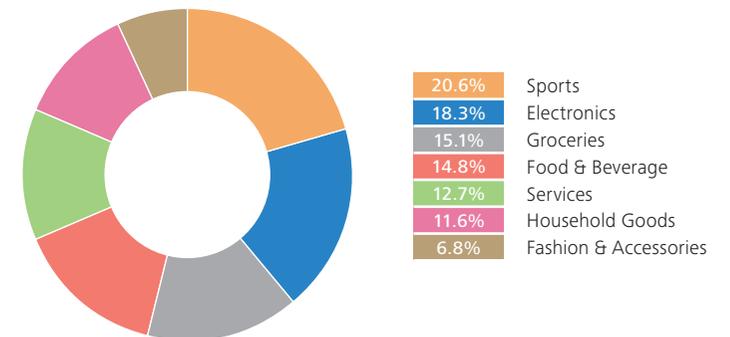
**FINANCIAL DATA\***

Acquisition Date	29/06/2017
Acquisition Price	€8.0M
Average Base Monthly Rent	7.53 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	12.38 years
National & International Tenant Component	70%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2023.

# Motril Retail Park



LOCATION

**Motril (Granada)**



TOTAL GLA

**9,165 SQM**



OWNED BY CASTELLANA PROPERTIES

**61%**



UNITS

**5**



PARKING SPACES

**285**

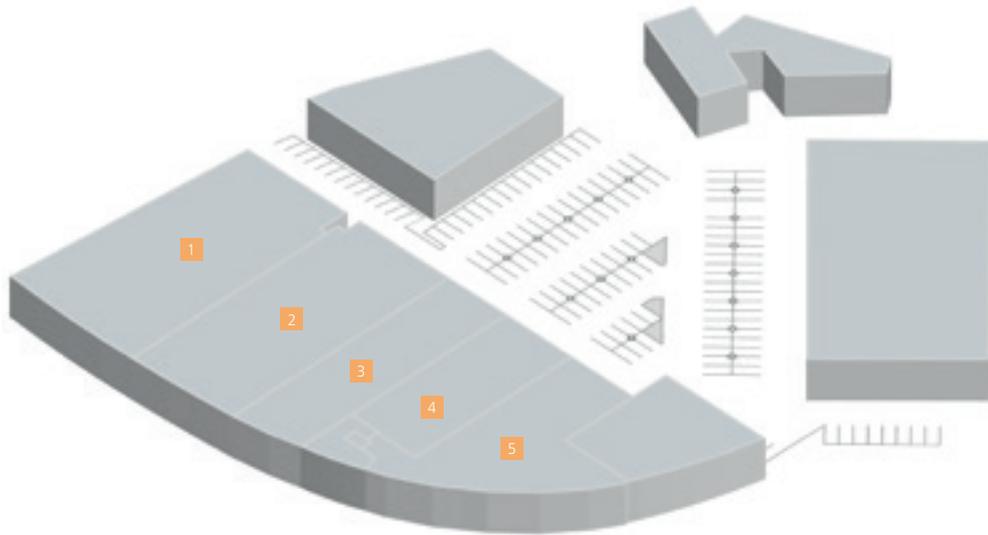


CATCHMENT AREA

**158,659 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

The retail park is located in Motril, an attractive and popular tourism destination. It was inaugurated in 2011. It has 12 units and a total area of 9,165 sqm from which 5,559 sqm (5 units) are owned by Castellana Properties.

The park has a catchment area of 160,000 citizens, and 285 parking spots of which 60% are outdoor, and 40% underground.

Amongst the main tenants are Pepco, Kiwoko, Sprinter and Kiabi.

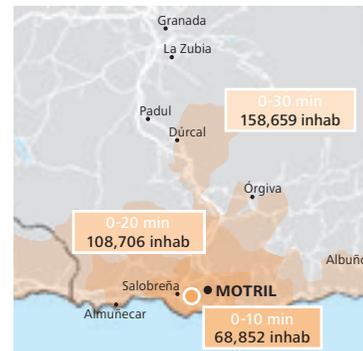


**FINANCIAL DATA\***

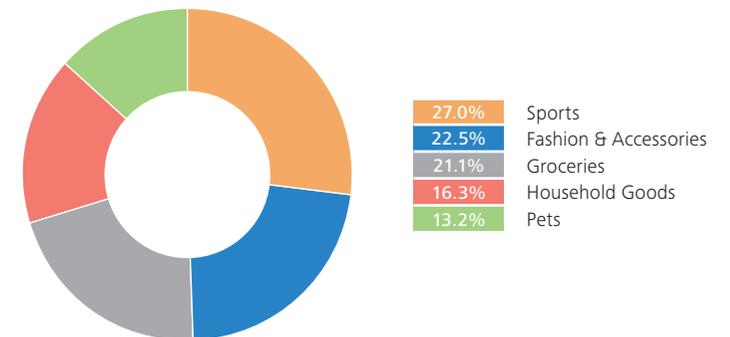
Acquisition Date	29/06/2017
Acquisition Price	€7.5M
Average Base Monthly Rent	10.07 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	13.66 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2023.

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



# Ciudad del Transporte



LOCATION  
**Castellón de la Plana**



TOTAL GLA  
**19,300 SQM**



OWNED BY CASTELLANA PROPERTIES  
**17%**



UNITS  
**2**



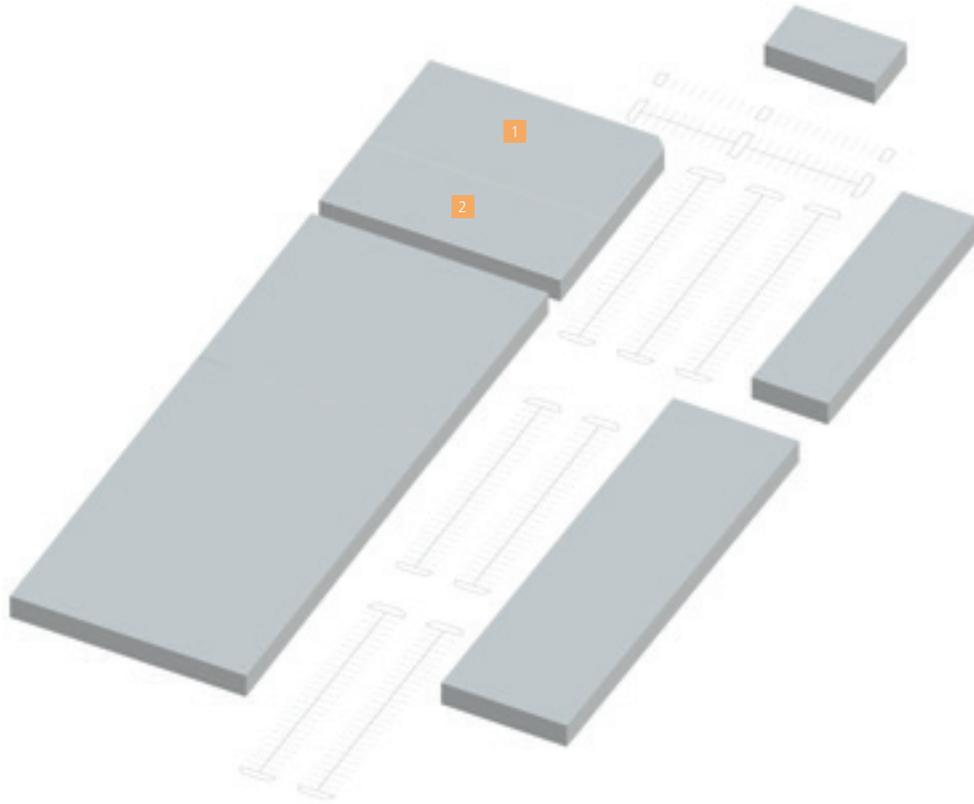
PARKING SPACES  
**734**



CATCHMENT AREA  
**523,927 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

The park, located in Castellón, was inaugurated in 1998 and since then it has been extended twice, in 2001 and 2006.

The retail park has a total area of 19,300 sqm of which Castellana Properties owns 2 units with a GLA of 3,250 sqm: Tiendanimal and Kiabi. Other retailers in the same park are Conforama, Media Markt, Foster's Hollywood, Mc Donald's and Feuvert.

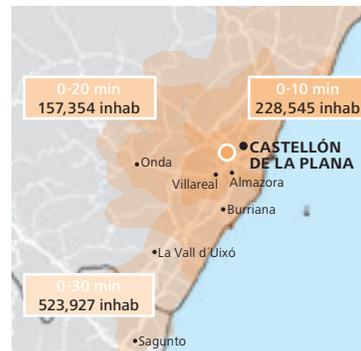


**FINANCIAL DATA\***

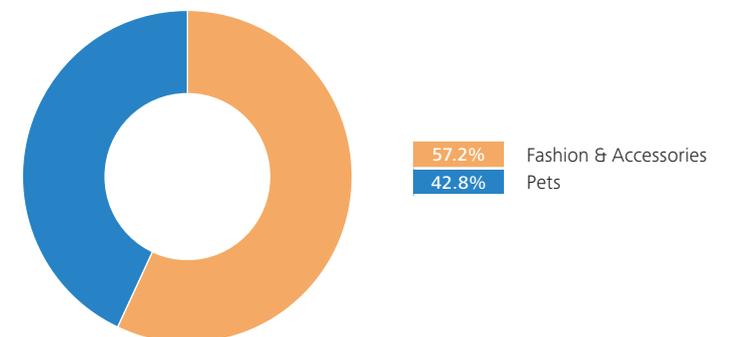
Acquisition Date	29/06/2017
Acquisition Price	€6.5M
Average Base Monthly Rent	12.52 €/m <sup>2</sup> /month
Occupancy Rate	100.00%
WALE (Expiry)	9.74 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2023.

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***





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