CASTELLANA
PROPERTIES

ASSETS PORTFOLIO

SEPTEMBER 2019

The Competitive Edge of Castellana Properties

SPECIALIST IN RETAIL

- Specialists in the Spanish retail sector, with 16 retail properties valued at over €1bn
- Management team formed by expert professionals, each boasting an average of over 20 years' experience
- Supported by its main shareholder which also benefits from a tried and tested track record

BUILDING ROBUST AND HEALTHY GROWTH

- Growth of the profitability in a healthy way to achieve predictable, stable and growing incomes
- Castellana Properties is one of REITs that most has grown in the last years, positioning the company as one of the main players in the market
- Selective capex & development deliver enhanced income growth

COMMITTED TO DELIVER THE HIGHEST STANDARDS

- Property company that aims to generate maximum ROI for its shareholders
- It boasts strong corporate governance and a highly experienced Board of Directors
- Its core values are integrity and transparency

HIGH QUALITY PORTFOLIO

- Market leader, allowing it to carefully handpick the properties that are in line with its 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 deliver value add is the cornerstone of its philosophy
- Highly dynamic and efficient team, able to adapt when it comes to decision-making
- Strong operational focus on integrating our assets with local communities, anticipating customers' needs and deep support to our tenants

AT THE CUTTING-EDGE OF THE NEW TRENDS

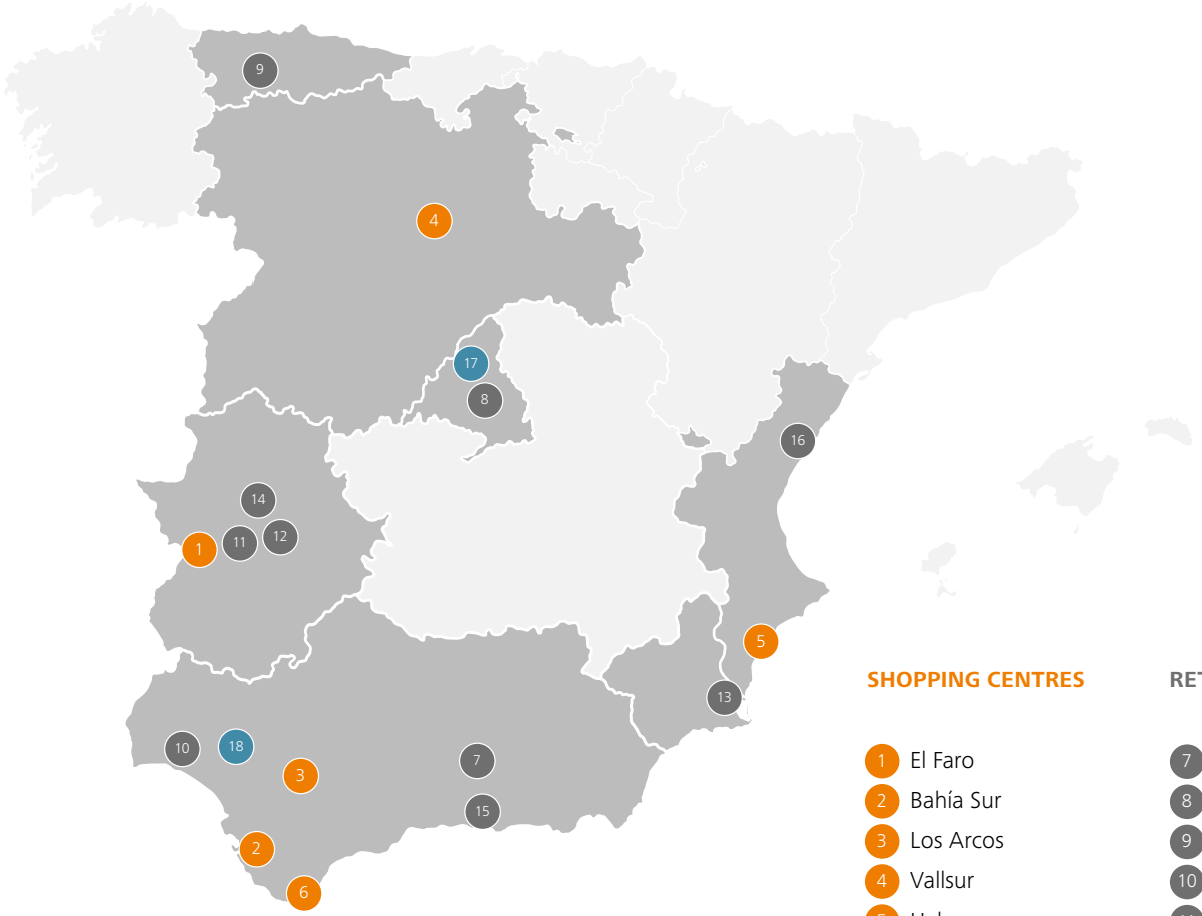
Castellana Properties actively spearheads new trends at its shopping centre:

- Omnichannel retailing
- F&B and leisure experiences
- Active technology management
- Developing innovative and disruptive projects

FOCUS ON INCOMES

- Incentivized to achieve share dividend growth
- Stable NOI with upside potential
- Competitive Dividend Yield as a focal point
- Alignment with the distribution of more than 80% of FFO

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

OFFICES

17. Ed. Alcobendas
18. Ed. Bollullos

Total Portfolio

KEY FACTS*

373,022 SQM
GLA

€921.5M
ACQUISITION PRICE**

€1,028.4M
GROSS ASSET VALUE

14.38€
AVERAGE BASE MONTHLY RENT

98.63%
OCCUPANCY RATE

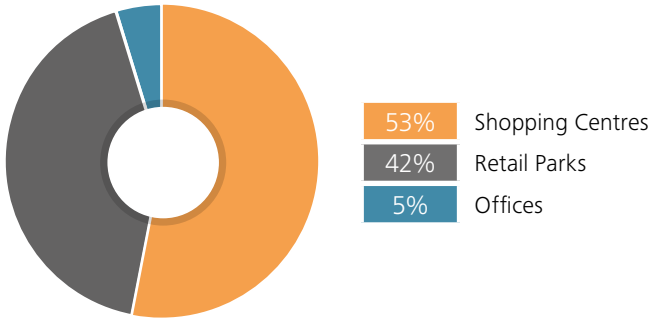
14.08 YEARS
WALE (Expiry)

4.92%
NET OPERATING COST RATIO

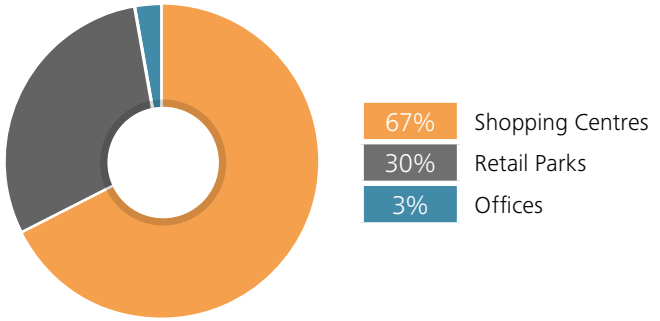
93.15%
NATIONAL & INTERNATIONAL TENANT COMPONENT

(*) Data from units owned by Castellana Properties at Sept'2019.
(**) Transaction costs not included.

PORTFOLIO SPLIT BY GLA



PORTFOLIO SPLIT BY GAV



Retail Portfolio

KEY FACTS*

356,278 SQM
GLA

€899.0M
ACQUISITION PRICE**

€1,002.1M
GROSS ASSET VALUE
(97,2% of total portfolio)

14.64€
AVERAGE BASE
MONTHLY RENT

98.55%
OCCUPANCY RATE

14.21 YEARS
WALE (Expiry)

5.08%
NET OPERATING
COST RATIO

92.78%
NATIONAL & INTERNATIONAL
TENANT COMPONENT

(*) Data from units owned by Castellana Properties at Sept'2019.

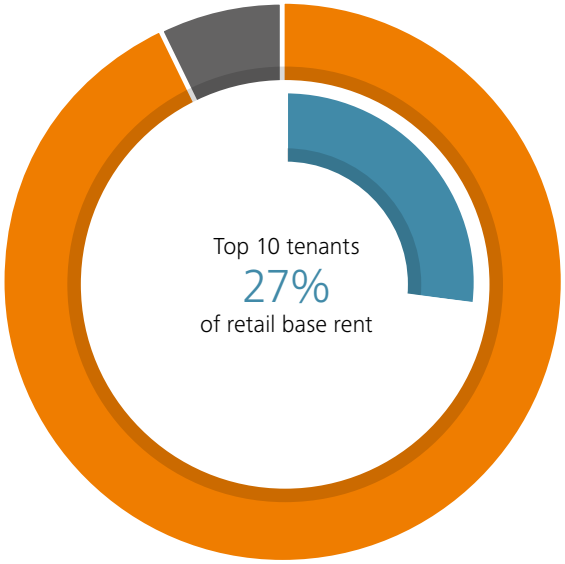
(**) Transaction costs not included.

COMMERCIAL MIX BY GLA*

27.5%	Fashion & Accesories	3.9%	Pets
11.5%	Food	3.6%	Culture & Gifts
9.2%	Sports	3.6%	Leisure
8.8%	Household Goods	3.1%	Services
8.4%	DIY	2.7%	Health & Beauty
8.1%	Food & Beverage	1.7%	Others
7.8%	Electronics		

Retail Tenant Exposure

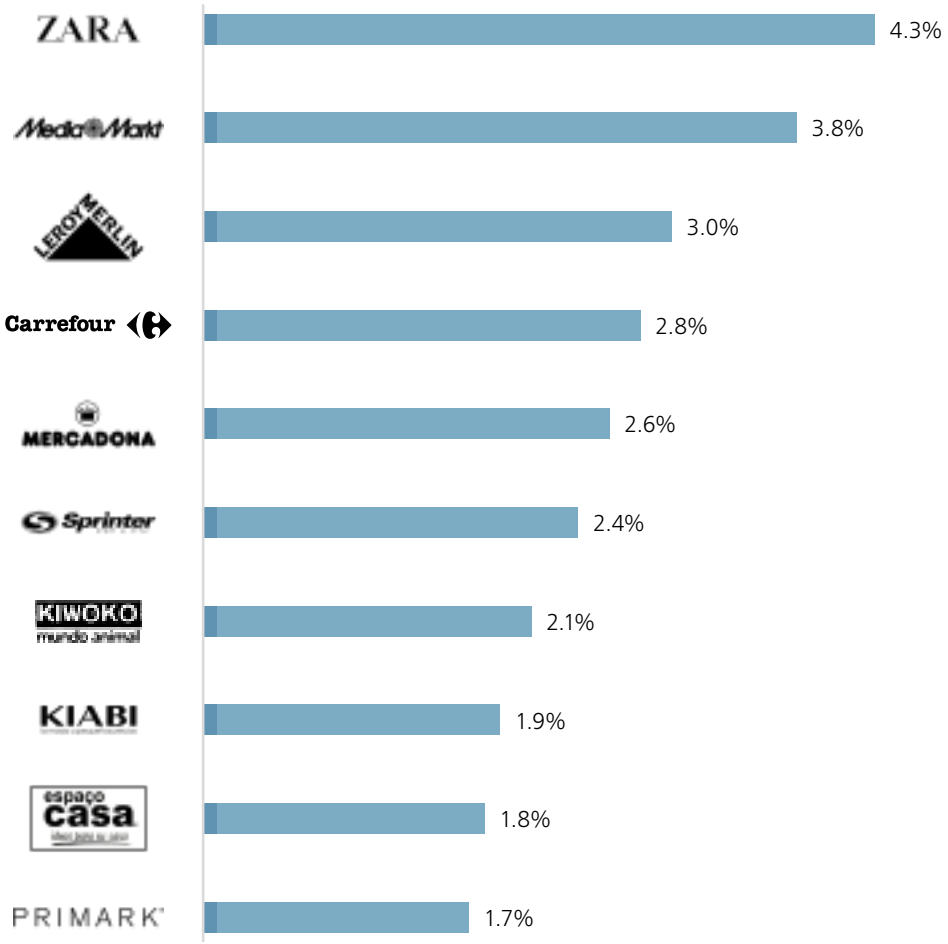
TENANT PROFILE BY CONTRACTUAL RENT



93%	Large national and international tenants
27%	Top 10 tenants
7%	Local tenants

Well diversified and low risk Retail portfolio with more than 600 tenants, 93% of them National & International.

TOP 10 TENANTS BY RENT



Shopping Centres

EL FARO

Location: Badajoz
Total GLA: 66,422 sqm
Parking: 2,840 spaces
Units: 107
Catchment area: 517,491 inhab.

BAHÍA SUR

Location: San Fernando (Cádiz)
Total GLA: 56,666 sqm
Parking: 2,818 spaces
Units: 102
Catchment area: 674,250 inhab.

LOS ARCOS

Location: Seville
Total GLA: 35,634 sqm
Parking: 1,800 spaces
Units: 104
Catchment area: 1,499,884 inhab.

VALLSUR

Location: Valladolid
Total GLA: 35,770 sqm
Parking: 1,870 spaces
Units: 100
Catchment area: 477,746 inhab.

HABANERAS

Location: Torrevieja (Alicante)
Total GLA: 24,166 sqm
Parking: 802 spaces
Units: 68
Catchment area: 531,670 inhab.

PUERTA EUROPA

Location: Algeciras
Total GLA: 29,742 sqm
Parking: 1,958 spaces
Units: 81
Catchment area: 311,110 inhab.

Shopping Centres Portfolio

KEY FACTS*

198,656 SQM
TOTAL GLA

€637.1M
ACQUISITION PRICE

€694.5M
GROSS ASSET VALUE
(67% of total portfolio)

33.30M
ANNUAL FOOTFALL**

20.05€
AVERAGE BASE
MONTHLY RENT

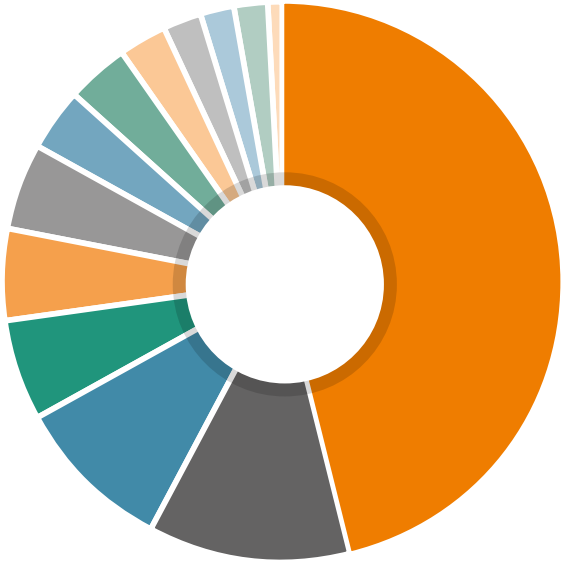
97.57%
OCCUPANCY RATE

10.79 YEARS
WALE (Expiry)

5.75%
NET OPERATING COST RATIO

95.92%
NATIONAL & INTERNATIONAL
TENANT COMPONENT

COMMERCIAL MIX BY GLA*



46.2%	Fashion & Accesories	3.5%	Services
11.6%	Food	2.7%	DIY
9.3%	Food & Beverage	2.2%	Household Goods
5.7%	Culture & Gifts	2.1%	Electronics
5.3%	Health & Beauty	2.0%	Others
5.2%	Sports	0.6%	Pets
3.6%	Leisure		

(*) Data from units owned by Castellana Properties at Sept'2019.

(**) 2018 visits to the SCs.

El Faro's Fair Value includes three adjacent land plots worth €3.28m. Los Arcos' Fair Value includes a purchase option to buy an adjacent land plot worth €2m.

1 SHOPPING CENTRE

El Faro

Badajoz
LOCATION

66,422 SQM
TOTAL GLA

65%
OWNED BY
CASTELLANA PROPERTIES

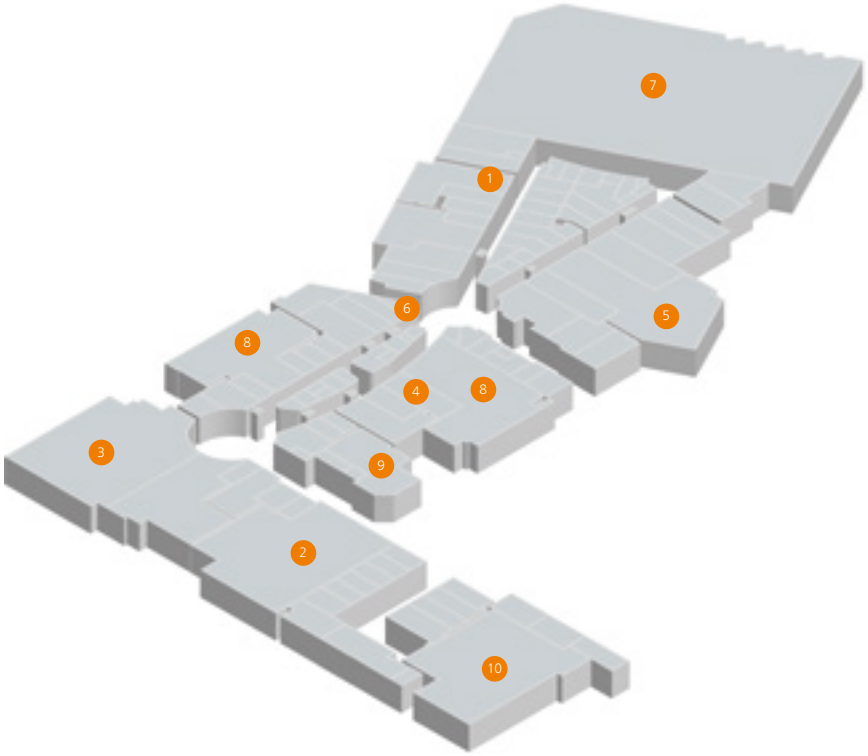
107
UNITS

6.5M
ANNUAL FOOTFALL

2,840
PARKING SPACES

517,491 inhab.
CATCHMENT AREA

ASSET 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, has a total area of 66,422 sqm of which 43,407 sqm are owned by Castellana Properties. With 2,840 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.

Among its 107 stores there are international brands such as Primark (the only store in the entire Region), Inditex Group, Media Markt, Hipercor or El Corte Inglés Outlet that, together with its wide range of restaurants, have made El Faro a commercial icon in the west of Spain and Portugal (Alentejo).

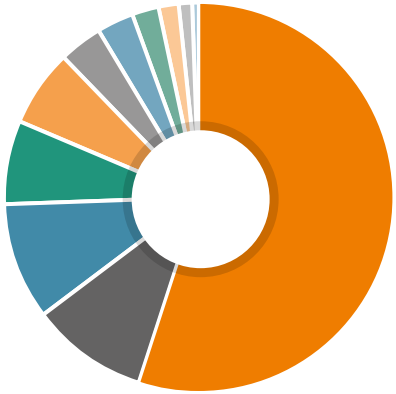
The shopping center is improving the leisure experience with a Premium Cinema, managed by one of the worldwide leaders within the cinema exhibition sector: Yelmo Cines, as well as a wide range of tasteful international restaurants in a new area. The upcoming redevelopment will transform the center preserving the very best of what El Faro has to offer.

El Faro is deeply involved with the community, through different agreements with local authorities. Likewise, the Spanish Association for Standardization and Certification (SGS) has granted El Faro with the Universal Accessibility Certification (UNE 170001-2:2007) for being a commercial centre globally accessible and without architectural barriers.

1 PRIMOR 2 MediaMarkt 3 PRIMARK 4 Massimo Dutti 5 H&M

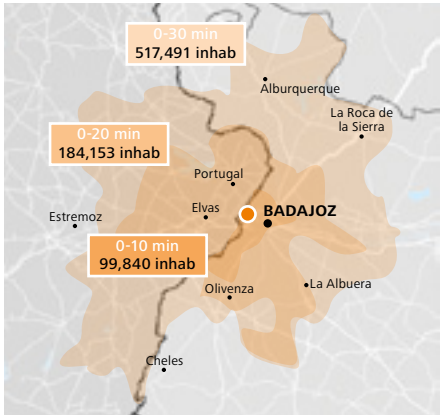
6 PANDORA 7 HIPERCOR 8 ZARA 9 Muerde La Pasta 10 YELMO CINES PREMIUM

COMMERCIAL MIX BY GLA*



55.1%	Fashion & Accesories
9.8%	Electronics
9.7%	Food & Beverage
6.8%	Household Goods
6.4%	Health & Beauty
3.6%	Culture & Gifts
3.1%	Sports
2.4%	Services
1.5%	Pets
1.1%	Others
0.5%	Food

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€152.7M
Gross Asset Value	€167.4M
Average Base Monthly Rent	20.02€/m²/month
Occupancy Rate	98.53%
WALE (Expiry)	8.60 years
National & International Tenant Component	96%

* Data from units owned by Castellana Properties.
El Faro's Fair Value includes three adjacent land plots worth €3.28m.

2 SHOPPING CENTRE

Bahía Sur

San Fernando
(Cádiz)
LOCATION

56,666 SQM
TOTAL GLA

64%
OWNED BY
CASTELLANA PROPERTIES

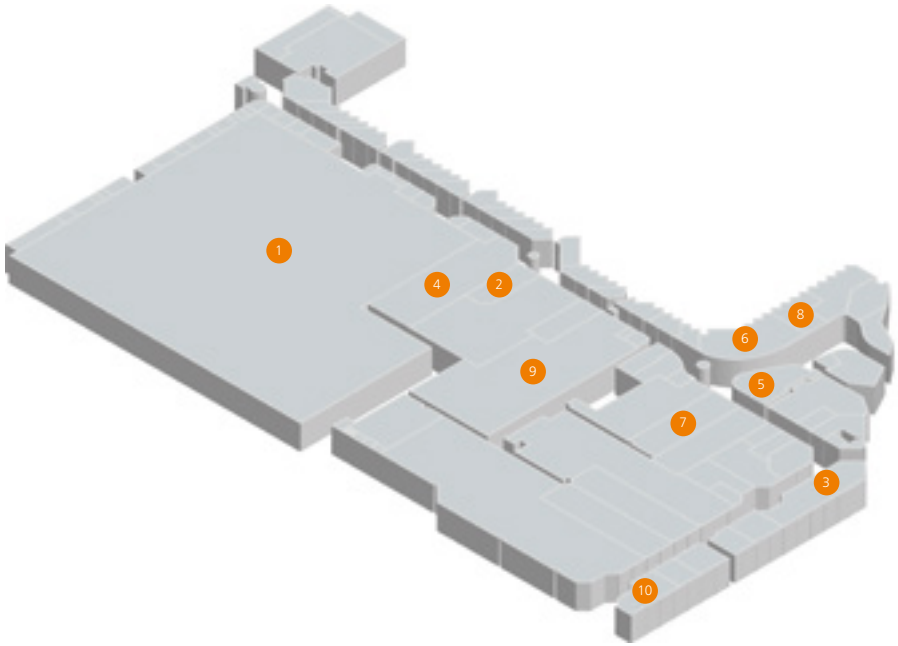
102
UNITS

6.9M
ANNUAL FOOTFALL

2,818
PARKING SPACES

674,250 inhab.
CATCHMENT AREA

ASSET 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 very well connected to the city centre of Cadiz located next to the train station and the main sports resort of the county.

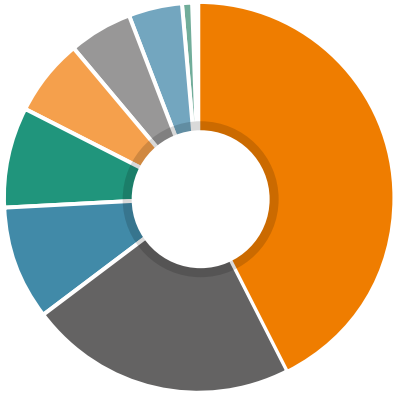
The shopping centre has a catchment area of c. 675K inhabitants, and it offers a modern concept of retail in which shopping, leisure and natural spaces merge to create a unique place and experience. Fashion, beauty, sports, home or hypermarket are present in over 100 stores and 56,666 sqm (of which 36.433 sqm are owned by Castellana Properties) with national and international brands like Carrefour, Disney Store or Zara. Restaurant offering in Bahía Sur includes American, Asian, Mexican, Italian or Mediterranean cuisine with different restaurants and cafés. In the upcoming months new 14 fashion brands will arrive, along with a new Premium Yelmo Cinemas with the latest technology in a space of 3,000 sqm.

The shopping centre has a straightforward proposal: 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. For it, Bahía Sur has developed a program of 100 measures which guarantee and promote the protection of the environment and sustainable development. Also, the Shopping centre has the BREEAM Spain certificate, which grants the rating of Excellence in Building Management and has the ISO 14001 quality certification for waste, recycling and reuse.

1 Carrefour 2 Disney Store 3 Stradivarius 4 ZARA 5 MANGO

6 Bershka 7 PRIMOR 8 Foster's Hollywood 9 Yelmo Cines Premium 10 Burger King

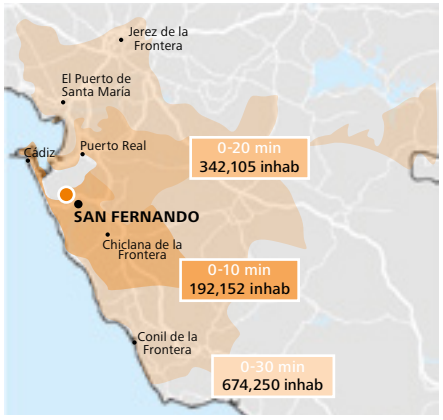
COMMERCIAL MIX BY GLA*



42.6%	Fashion & Accesories
22.2%	Food & Beverage
9.7%	Sports
8.1%	Culture & Gifts
6.4%	Others
5.4%	Health & Beauty
4.4%	Services
1.0%	Household Goods
0.3%	Food

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€132.4M
Gross Asset Value	€142.0M
Average Base Monthly Rent	31.12€/m²/month
Occupancy Rate	97.64%
WALE (Expiry)	6.41 years
National & International Tenant Component	91%

3 SHOPPING CENTRE

Los Arcos

Seville
LOCATION

35,634 SQM
TOTAL GLA

83%
OWNED BY
CASTELLANA PROPERTIES

104
UNITS

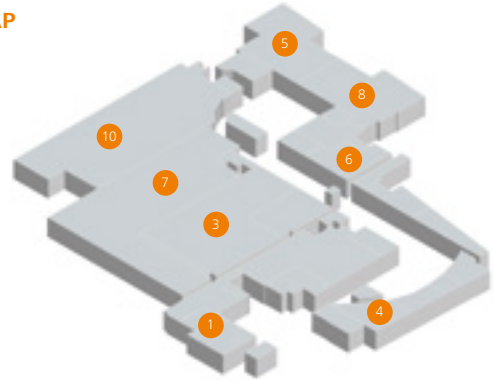
6.7M
ANNUAL FOOTFALL

1,800
PARKING SPACES

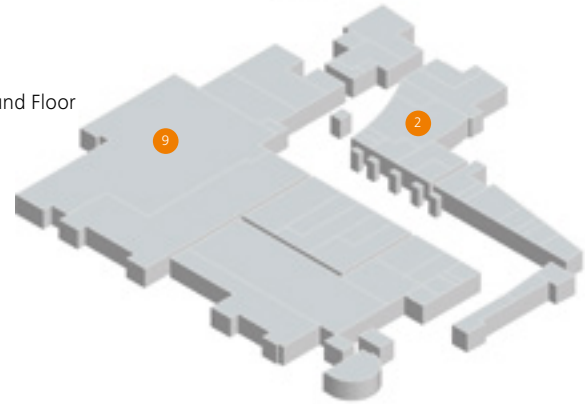
1,499,884 inhab.
CATCHMENT AREA

ASSET MAP

First Floor



Ground Floor



DESCRIPTION

Los Arcos, located in one of the most important areas of Seville, has a total area of 35,634 sqm, of which 29,696 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 100 brands, it is an urban reference in retail with one of the largest and widest commercial mix in the region with key brands such as Zara, Kiabi, C&A, City Cinema Union, Toys R Us, Deichmann, Primor, Bershka, Mcdonald's or Foster's Hollywood, among others. It also has a free underground parking with 1,800 parking spaces.

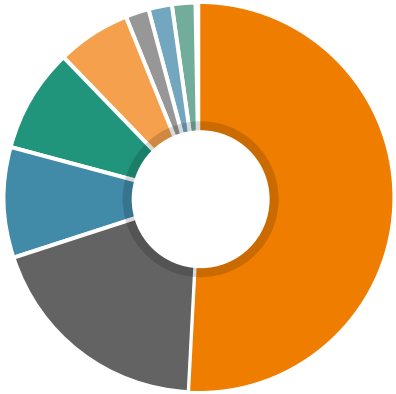
Opened in 1992 along with the Universal Exhibition, it was the first Shopping Centre in Seville and, since 2013 has a completely renovated image and architecture, with wide and bright corridors for a better customer experience. After the purchase of the Hypermarket surface by Castellana Properties in 2019, the Shopping centre will have a new and better commercial mix on the ground floor. The upcoming redevelopment will transform Los Arcos with Mercadona as key anchor and 14 new international and national brands.

As part of Castellana Properties, business growth and environmental sustainability are interrelated in Los Arcos and they constitute a strategic thrust. Therefore, the shopping centre is committed to sustainable initiatives like supporting the local economy and promoting clean energy sources, like the solar panels installed for self-supply electricity, amongst others.

1 FOSTER'S HOLLYWOOD 2 stradivarius 3 KIABI 4 PRIMOR 5 Sfera

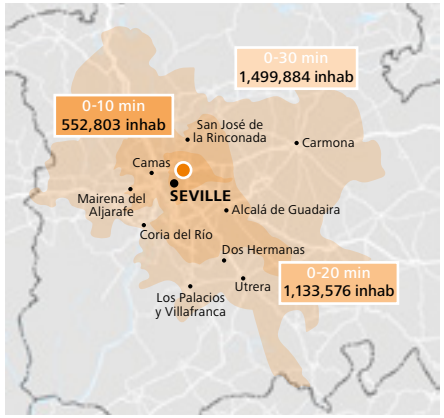
6 DEICHMANN 7 TOYS 'R' US 8 ZARA 9 MERCADONA 10 C&A

COMMERCIAL MIX BY GLA*



51.1%	Fashion & Accesories
18.9%	Culture & Gifts
9.3%	Food & Beverage
8.5%	Health & Beauty
6.1%	Services
2.1%	Sports
2.0%	Others
1.9%	Household Goods
0.1%	Food

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€125.7M
Gross Asset Value	€139.4M
Average Base Monthly Rent	32.19€/m²/month
Occupancy Rate	95.46%
WALE (Expiry)	9.25 years
National & International Tenant Component	95%

* Data from units owned by Castellana Properties.
Los Arcos' Fair Value includes a purchase option to buy an adjacent land plot worth €2m.

4 SHOPPING CENTRE

Vallsur

Valladolid
LOCATION

35,770 SQM
TOTAL GLA

98%
OWNED BY
CASTELLANA PROPERTIES

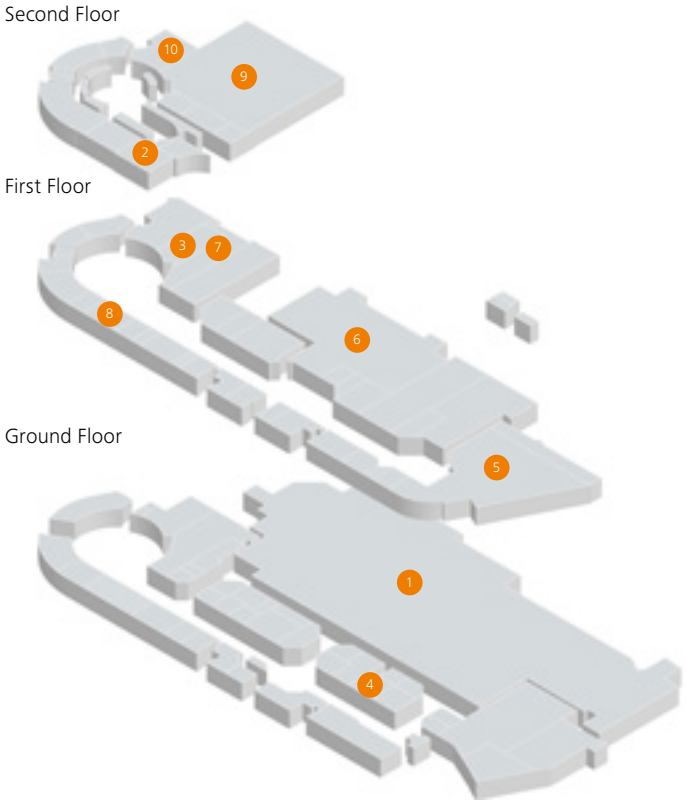
100
UNITS

5.3M
ANNUAL FOOTFALL

1,870
PARKING SPACES

477.746 inhab.
CATCHMENT AREA

ASSET MAP



DESCRIPTION

Vallsur shopping centre was opened in 1998 and is situated in a residential area that has been continuosly developed since then. Its unbeatable location makes Vallsur the place chosen by thousands of citizens to shopping throughout the year.

With 35,770 sqm (of which 35,212 sqm are owned by Castellana Properties) and 1,870 parking spaces, the shopping centre was extended 3,000 sqm and was refurbished in 2013. In 2014 received the Best Shopping Center Renovation Award given by the Spanish Association of Shopping Centers (AECC).

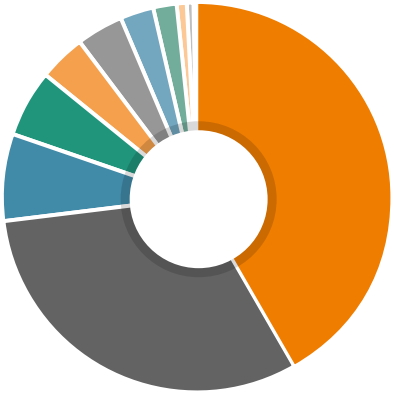
The shopping center has 100 units that create a compelling offer of fashion, shoes, accessories and restaurants, with brands like Inditex, H&M, Forum Sport, Foster´s Hollywood or KFC among others. In 2018, Yelmo Cines opened in the shopping centre the second Premium cinemas in Spain with 8 top-quality screens.

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

1 Carrefour 2 GINOS 3 stradivarius 4 YVES ROCHER 5 ZARA

6 H&M 7 MANGO 8 women'secret 9 YELMO CINES PREMIUM 10 BURGER KING

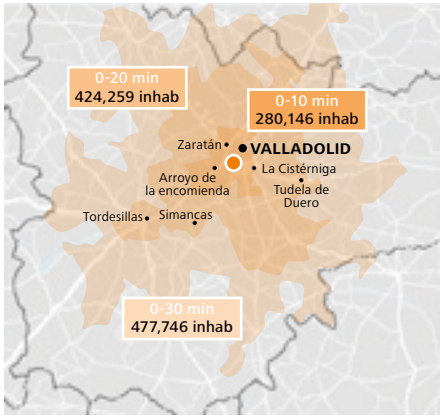
COMMERCIAL MIX BY GLA*



41.9%	Food
31.2%	Fashion & Accesories
7.1%	Leisure
5.8%	Food & Beverage
3.9%	Services
3.8%	Sports
2.8%	Health & Beauty
1.8%	Culture & Gifts
0.9%	Pets
0.6%	Household Goods
0.1%	Others

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€88.9M
Gross Asset Value	€93.4M
Average Base Monthly Rent	14.42€/m²/month
Occupancy Rate	96.79%
WALE (Expiry)	17.12 years
National & International Tenant Component	97%

5 SHOPPING CENTRE

Habaneras

Torrevieja
(Alicante)
LOCATION

24,166 SQM
TOTAL GLA

100%
OWNED BY
CASTELLANA PROPERTIES

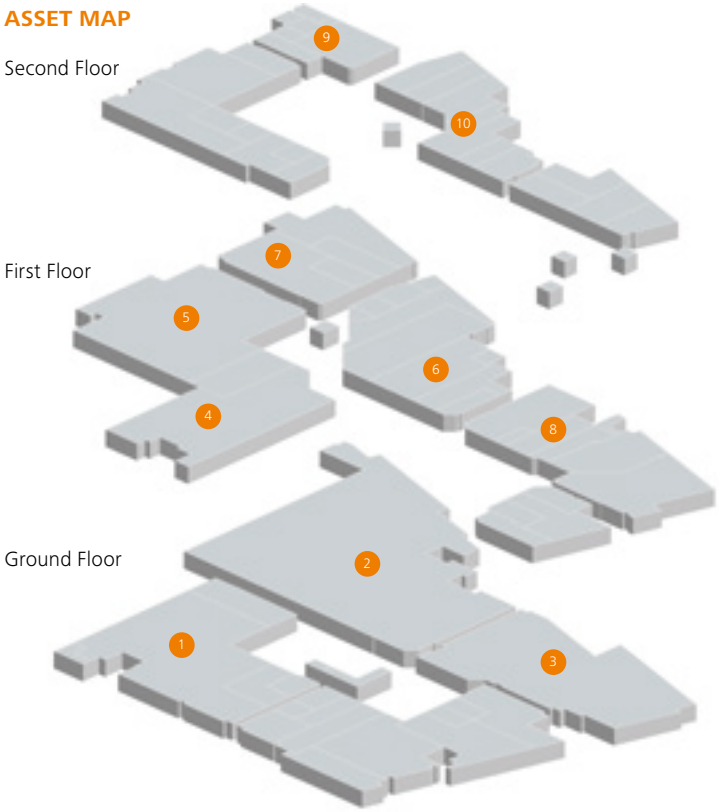
68
UNITS

4.1M
ANNUAL FOOTFALL

802
PARKING SPACES

531,670 inhab.
CATCHMENT AREA

ASSET 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 population of 178K.

This modern shopping centre was built in 2005 with a total area of 24,166 sqm. It has around 68 stores distributed in 3 floors. Two floors 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 stroll peacefully and enjoy the pleasant temperatures of south eastern Spain. The shopping centre sits within a retail park alongside complementary attractions such as a Carrefour superstore and an eight-screen IMF cinema.The parking area has 802 free parking spots, 700 underground and 102 at ground level with direct access from the street. Fashion retailers, including market leaders like the Inditex Group, C&A and H&M, are particularly well represented and are the main draws for customers, along with big-name stores like Aki Bricolaje (4,000 sqm), Forum Sport (2,000 sqm), Zara (1,895 sqm) and H&M (1,407 sqm), among others.

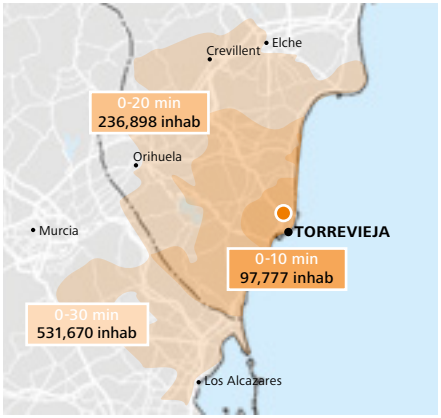
Habaneras is also fully committed with the sustainability of its facilities. The shopping centre has a strict policy to save and increase the efficiency of energy consumption, as well as the production of renewable energy in the building. For this purpose, the Shopping centre has reached the ISO 14001 and BREEAM quality certifications.

1 C&A 2 Leroy Merlin 3 Forum sport 4 H&M 5 ZARA
6 Bershka 7 Massimo Dutti 8 women'secret 9 Foster's Hollywood 10 IKEA

COMMERCIAL MIX BY GLA*

44.6%	Fashion & Accesories
17.7%	DIY
9.9%	Sports
7.2%	Health & Beauty
7.2%	Food & Beverage
6.8%	Culture & Gifts
2.7%	Others
2.5%	Services
1.2%	Household Goods
0.3%	Food

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	09/05/2018
Acquisition Price	€80.6M
Gross Asset Value	€89.8M
Average Base Monthly Rent	18.80€/m²/month
Occupancy Rate	97.93%
WALE (Expiry)	8.21 years
National & International Tenant Component	98%

* Data from units owned by Castellana Properties.

6 SHOPPING CENTRE

Puerta Europa

Algeciras
LOCATION

29,742 SQM
TOTAL GLA

100%
OWNED BY
CASTELLANA PROPERTIES

81
UNITS

3.8M
ANNUAL FOOTFALL

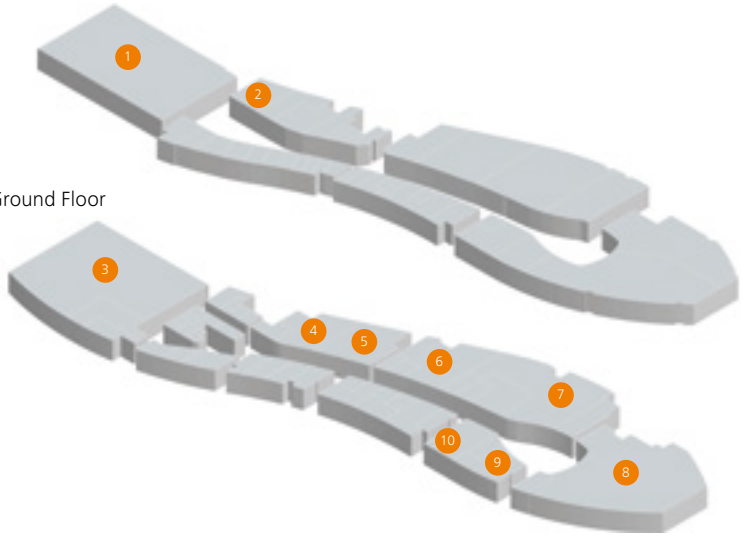
1,958
PARKING SPACES

311,110 inhab.
CATCHMENT AREA

ASSET MAP

First Floor

Ground Floor



DESCRIPTION

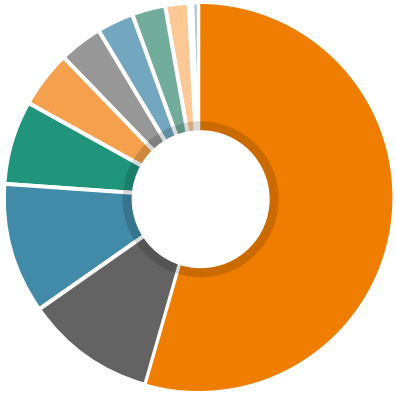
Puerta Europa, located in Algeciras (Cadiz), is the most important shopping centre of Gibraltar area. It is located next to the A7 highway with easy access at only 15 minutes distance by car from the city's harbour. It is also accesible by foot and public transport. The shopping center counts with 1,958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

The shopping center has a total area of 29,742 sqm with an occupancy of 97%, counting with important openings that has permitted to land 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 80 units, distributed in two floors.

The fashion brands cover approximately 55% of the GLA , with top brands like Primark, Zara, 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 a food corner with important brands as Mc Donalds, Foster's Hollywood or Pomodoro.

1 YELMO CINES PREMIUM
2 BURGER KING
3 MERCADONA
4 Sprinter
5 Bershka
6 H&M
7 ZARA
8 PRIMARK
9 stradivarius
10 PULL&BEAR

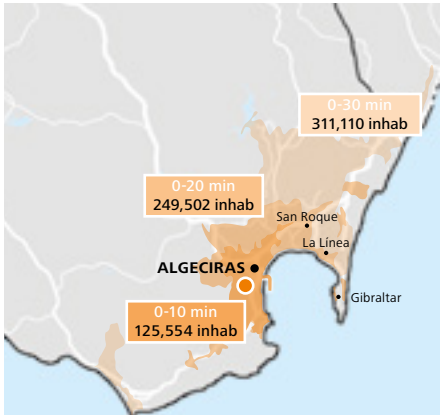
COMMERCIAL MIX BY GLA*



54.6%	Fashion & Accesories
10.8%	Leisure
10.8%	Food
7.0%	Food & Beverage
4.6%	Sports
3.6%	Health & Beauty
3.0%	Services
2.9%	Culture & Gifts
1.8%	Others
0.5%	Household Goods
0.3%	Pets

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	31/07/2019
Acquisition Price	€56.8M
Gross Asset Value	€62.6M
Average Base Monthly Rent	14.18€/m²/month
Occupancy Rate	97.97%
WALE (Expiry)	11.32 years
National & International Tenant Component	97%

Retail Parks

GRANAITA

Location: Pulianas (Granada)
Total GLA: 83,490 sqm
Parking: 3,316 spaces
Units: 73
Catchment area: 628,002 inhab.

PARQUE OESTE

Location: Alcorcón (Madrid)
Total GLA: 32,698 sqm
Parking: 723 spaces
Units: 18
Catchment area: 5,856,325 inhab.

PARQUE PRINCIPADO

Location: Siero (Asturias)
Total GLA: 16,246 sqm
Parking: 403 spaces
Units: 6
Catchment area: 866,511 inhab.

MARISMAS DEL POLVORíN

Location: Huelva
Total GLA: 18,079 sqm
Parking: 623 spaces
Units: 11
Catchment area: 318,213 inhab.

LA HEREDAD

Location: Mérida (Badajoz)
Total GLA: 13,447 sqm
Parking: 400 spaces
Units: 12
Catchment area: 218,912 inhab.

LA SERENA

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

PINATAR PARK

Location: San Pedro del Pinatar (Murcia)
Total GLA: 13,261 sqm
Parking: 367 spaces
Units: 12
Catchment area: 711,475 inhab.

MEJOSTILLA

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

MOTRIL RETAIL PARK

Location: Motril (Granada)
Total GLA: 9,165 sqm
Parking: 285 spaces
Units: 12
Catchment area: 158,659 inhab.

CIUDAD DEL TRANSPORTE

Location: Castellón de la Plana
Total GLA: 19,300 sqm
Parking: 880 spaces
Units: 12
Catchment area: 523,927 inhab.

Retail Parks Portfolio

KEY FACTS*

157,622 SQM
GLA

€261.9M
ACQUISITION PRICE**

€307.6M
GROSS ASSET VALUE
(30% of total portfolio)

9.36€
AVERAGE BASE
MONTHLY RENT

99.54%
OCCUPANCY RATE

17.55 YEARS
WALE (Expiry)

3.71%
NET OPERATING
COST RATIO

89.73%
NATIONAL & INTERNATIONAL
TENANT COMPONENT

(*) Data from units owned by Castellana Properties at Sept'2019.

(**) Transaction costs not included.

COMMERCIAL MIX BY GLA*

15.2%	Household Goods	7.1%	Pets
14.0%	DIY	6.9%	Food & Beverage
13.4%	Electronics	3.7%	Leisure
13.2%	Sports	2.8%	Services
11.3%	Food	1.6%	Culture & Gifts
9.4%	Fashion & Accesories	1.4%	Others

7 RETAIL PARK

Granaita

Pulianas
(Granada)
LOCATION

83,490 SQM
TOTAL GLA

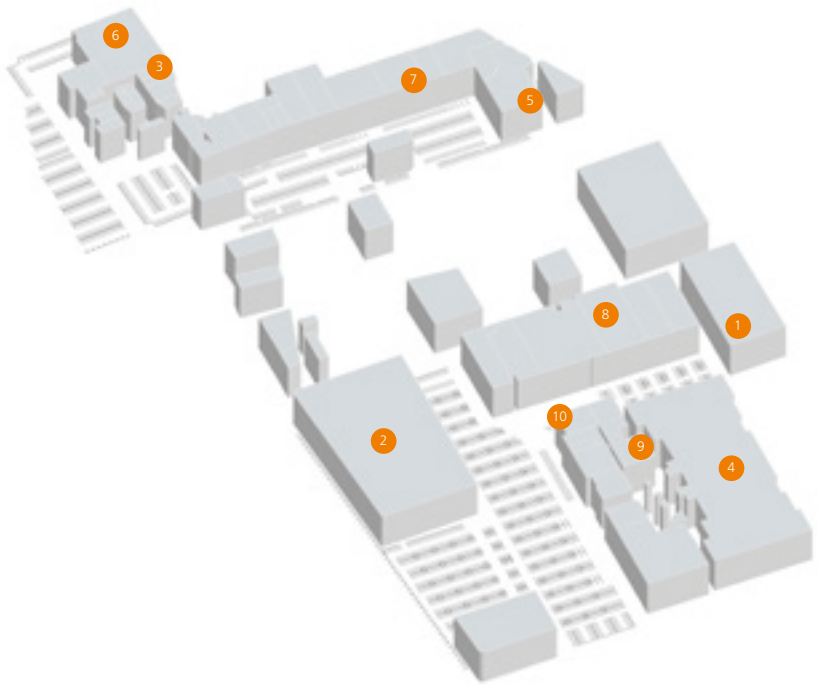
65%
OWNED BY
CASTELLANA PROPERTIES

73
UNITS

3,316
PARKING SPACES

628,002 inhab.
CATCHMENT AREA

ASSET MAP



DESCRIPTION

The retail park is located in Pulianas, a suburbian town that surrounds the northern part of the city of Granada. This location is considered strategic because it has easy access from the highways A44 y A92 that connects Madrid and Seville respectively, as well as the N432 road connecting with Cordoba and Badajoz.

The retail park is embraced in a larger retail hub of more than 100,000 sqm GLA forming the largest of the region. Granaíta Retail Park, with a total area of 83,490 sqm of which 54,490 sqm are owned by Castellana Properties, is the result of the integration of Kinepolis Park and the Alameda Shopping Center. After an investment of 5,5 million euros, it was reopened in March 2019 with a renovated image, under a unique brand and a modern and innovative design. Castellana Properties plans to invest further in the union of both commercial areas with more green and sport areas.

Granaita has become the new hub to respond the demand of entertainment, fashion and leisure for youth and families of Granada and its metropolitan areas. Moreover, due to its great location and accessibility the influence area includes cities of the western side of Granada and the near province of Jaen.

Some of the main tenants are renowned brands like Mercadona, Carrefour, Burger King, Kinepolis, Decathlon, Maison du Monde, Aki, Kiwoko o Muerde La Pasta among others.

1 AKI 2 Carrefour 3 DECATHLON 4 KINEPOLIS 5 MAISONS DU MONDE

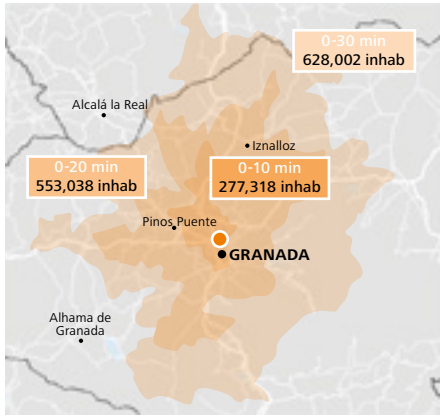
6 MERCADONA 7 JYSK 8 KIABI 9 Muerde La Pasta 10 BURGER KING

COMMERCIAL MIX BY GLA*

22.9%	Sports
22.5%	DIY
20.9%	Electronics
17.0%	Fashion & Accesories
6.6%	Household Goods
6.1%	Culture & Gifts
3.9%	Services

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	05/12/2017
Acquisition Price	€96.1M
Gross Asset Value	€114.9M
Average Base Monthly Rent	10.18€/m²/month
Occupancy Rate	99.30%
WALE (Expiry)	15.40 years
National & International Tenant Component	88%

8 **RETAIL PARK**

Parque Oeste

Alcorcon (Madrid)

LOCATION

32,698 SQM

TOTAL GLA

42%

OWNED BY
CASTELLANA PROPERTIES

18

UNITS

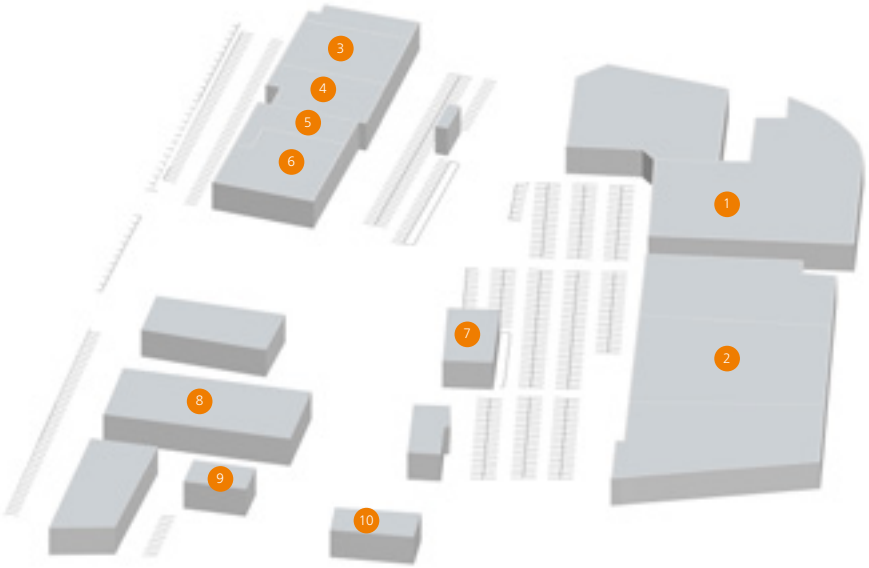
723

PARKING SPACES

5,856,325 inhab.

CATCHMENT AREA

ASSET MAP



DESCRIPTION

The retail park is one of the main commercial areas in Madrid. With 18 units, Castellana Properties owns 13,604 sqm of 32,698 sqm total area. Well known brands such as Media Markt, Kiwoko and Espaço Casa are part of the offer.

The retail park is embraced in a larger retail hub of more than 125,000 sqm GLA developed in two phases in 1994 and 1996. At only 10 minutes from the retail park there is a big population close to 750,000 inhabitants, and it reaches more than 5,000,000 citizens 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 Kiabi, Decathlon, Ikea, Leroy Merlin and Alcampo, among others. Furthermore, there are independent restaurants that complete the offer.

1 MediaMarkt 2 LIDL 3 Prénatal 4 merkal calzados 5 espaço casa

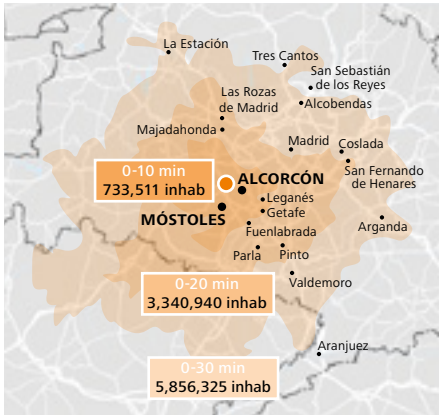
6 worten 7 VIPS 8 KIWOKO mundo animal 9 McDonald's 10 MAISONS DU MONDE

COMMERCIAL MIX BY GLA*

53.2%	Electronics
23.0%	Pets
15.0%	Fashion & Accesories
8.8%	Household Goods

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€43.0M
Gross Asset Value	€51.8M
Average Base Monthly Rent	16.00€/m²/month
Occupancy Rate	97.36%
WALE (Expiry)	20.57 years
National & International Tenant Component	100%

9 RETAIL PARK

Parque Principado

Siero (Asturias)
LOCATION

16,246 SQM
TOTAL GLA

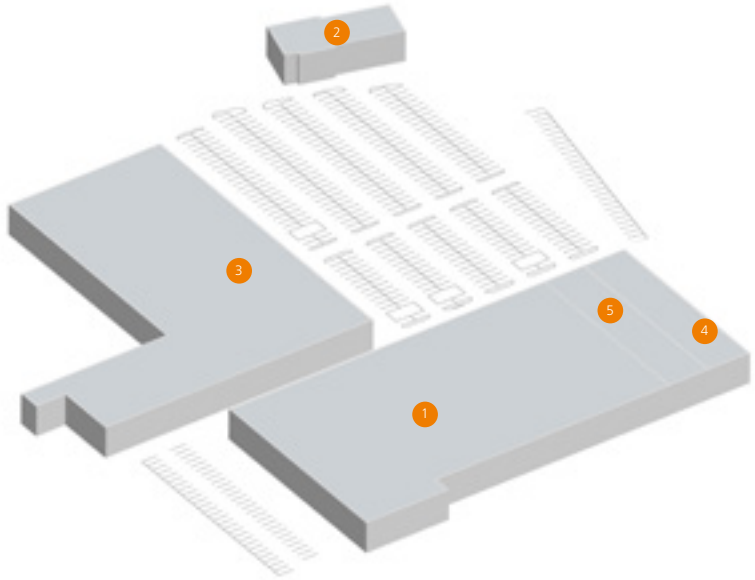
100%
OWNED BY
CASTELLANA PROPERTIES

6
UNITS

403
PARKING SPACES

866,511 inhab.
CATCHMENT AREA

ASSET MAP



DESCRIPTION

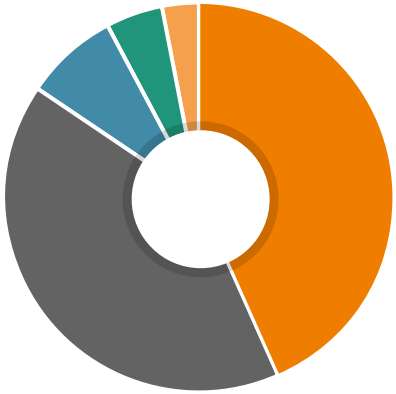
The retail park is located in the town of Sieros in Asturias next to the shopping center Intu Asturias, the largest shopping center of the region, with a large influence area due to its location. It constitutes a perfect complementary offer to the large shopping centre.

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 16,246 sqm owned entirely by Castellana Properties, it has 6 units and 403 outdoor parking spots.

Some of the main tenants are Bricomart, Conforama, Intersport, Burger King, and Kiwoko.

1 BRICOMART 2 BURGER KING 3 Conforama 4 INTERSPORT 5 KIWOKO mundo animal

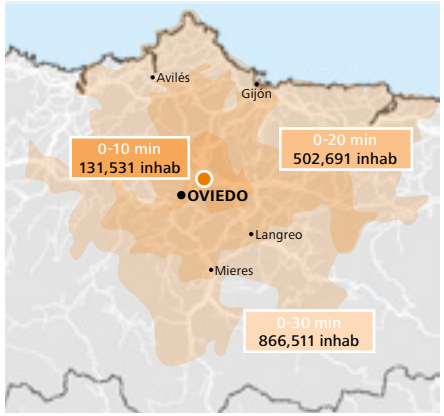
COMMERCIAL MIX BY GLA*



43.4%	DIY
41.2%	Household Goods
7.7%	Sports
4.7%	Pets
3.0%	Food & Beverage

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€30.0M
Gross Asset Value	€34.7M
Average Base Monthly Rent	9.57€/m²/month
Occupancy Rate	100%
WALE (Expiry)	11.89 years
National & International Tenant Component	100%

10 RETAIL PARK

Marismas del Polvorín

Huelva
LOCATION

18,079 SQM
TOTAL GLA

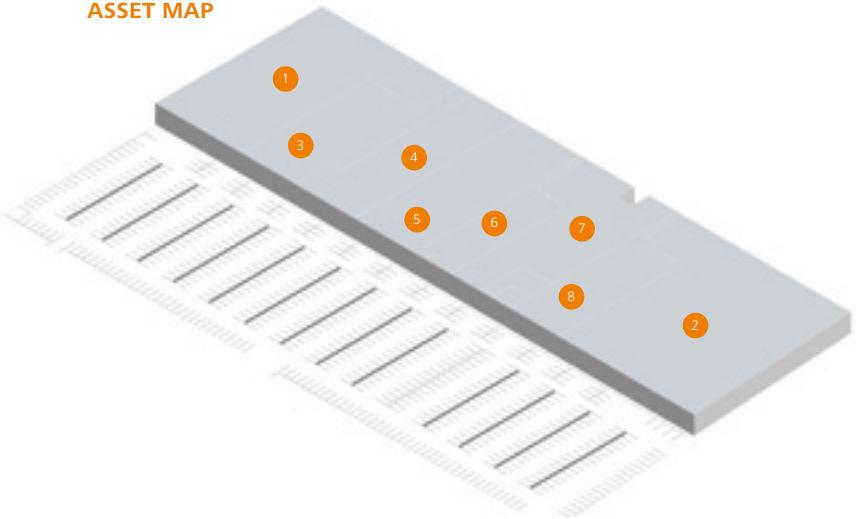
100%
OWNED BY
CASTELLANA PROPERTIES

11
UNITS

623
PARKING SPACES

318,213 inhab.
CATCHMENT AREA

ASSET 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 18,079 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.

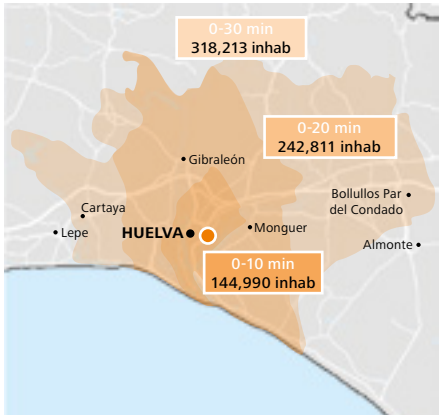
1 MERCADONA
2 MediaMarkt
3 KIWOKO mundo animal
4 MAX COLCHON
5 Sprinter
6 merkal calzados
7 C&A
8 espaço casa

COMMERCIAL MIX BY GLA*

24.1%	Food
22.1%	Electronics
15.2%	Leisure
13.5%	Fashion & Accesories
10.0%	Sports
8.3%	Pets
6.9%	Household Goods

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€25.0M
Gross Asset Value	€28.5M
Average Base Monthly Rent	7.61€/m²/month
Occupancy Rate	100%
WALE (Expiry)	21.82 years
National & International Tenant Component	100%

11 RETAIL PARK

La Heredad

Mérida
(Badajoz)
LOCATION

13,447 SQM
TOTAL GLA

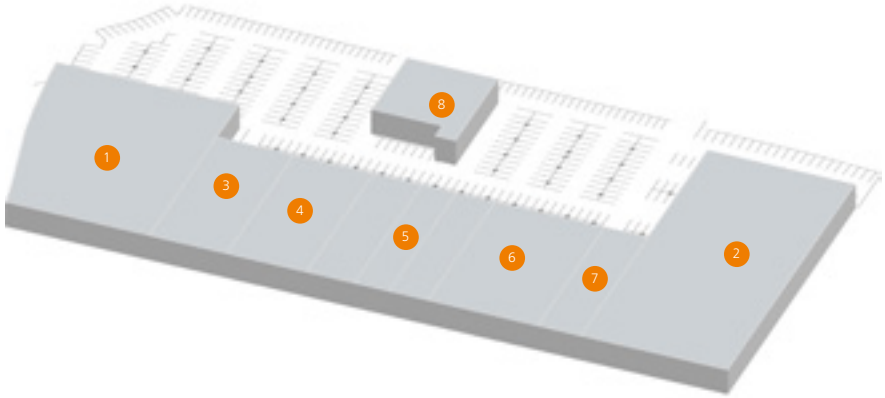
100%
OWNED BY
CASTELLANA PROPERTIES

12
UNITS

400
PARKING SPACES

218,912 inhab.
CATCHMENT AREA

ASSET 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. It has a total area of 13,447 sqm and 12 units owned entirely by Castellana Properties.

It offers 400 outdoor parking spots. The main tenants are Mercadona, Dealz, Leroy Merlin, Espaço Casa, Sprinter, Kiwoko, and Burger King, among others. Aki will be transform to Leroy Merlin in the following months.

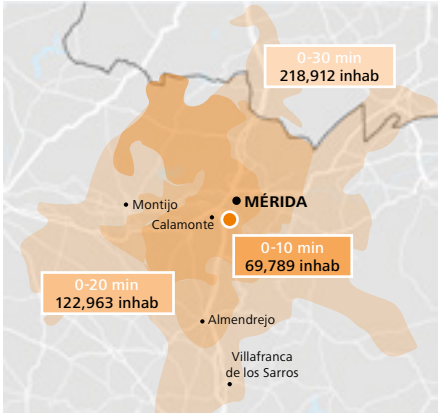
1 MERCADONA
2 LEROY MERLIN
3 espaço casa
4 Dealz
5 ELECTROCASH
6 Sprinter
7 KIWOKO mundo animal
8 BURGER KING

COMMERCIAL MIX BY GLA*

29.2%	DIY
27.3%	Food
11.3%	Electronics
11.2%	Sports
7.9%	Household Goods
4.9%	Food & Beverage
4.3%	Pets
4.0%	Services

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€17.5M
Gross Asset Value	€20.3M
Average Base Monthly Rent	7.68€/m²/month
Occupancy Rate	100%
WALE (Expiry)	21.18 years
National & International Tenant Component	88%

12 RETAIL PARK

La Serena

Villanueva de la Serena
(Badajoz)

LOCATION

12,405 SQM

TOTAL GLA

100%

OWNED BY CASTELLANA PROPERTIES

10

UNITS

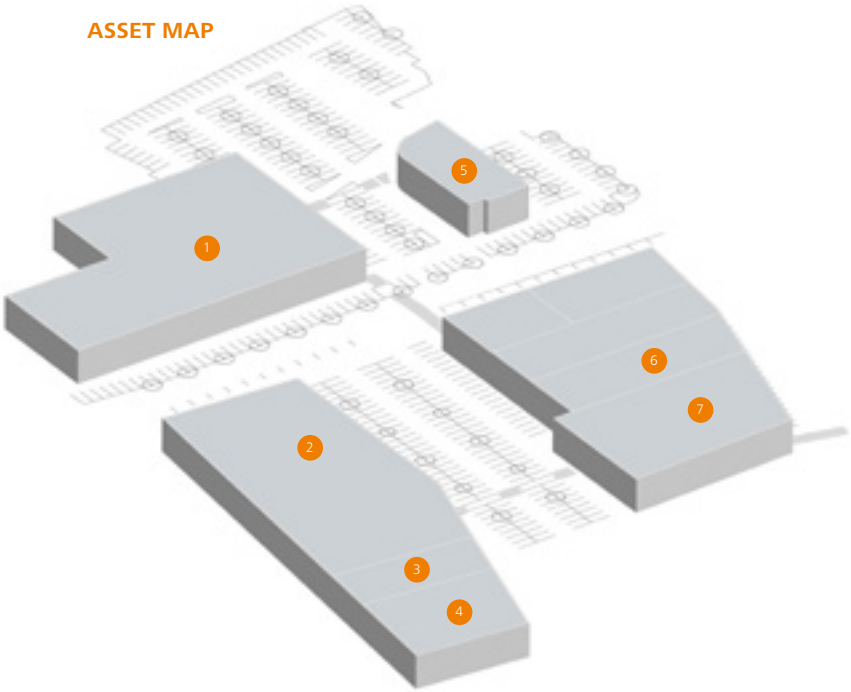
614

PARKING SPACES

114,848 inhab.

CATCHMENT AREA

ASSET 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 Aki, Mercadona, Sprinter, Burger King and Pomodoro. Aki store will be transformed to Leroy Merlin in the upcoming months.

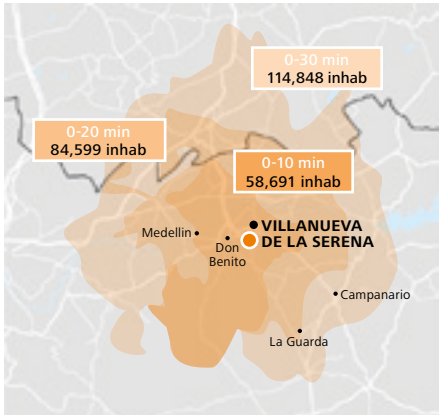
1 LEROY MERLIN
2 MERCADONA
3 KIWOKO mundo animal
4 espaço casa
5 BURGER KING
6 ELECTROCASH
7 Sprinter

COMMERCIAL MIX BY GLA*

28.3%	DIY
24.2%	Food
13.3%	Electronics
12.1%	Sports
8.6%	Food & Beverage
6.2%	Household Goods
4.0%	Pets
3.2%	Culture & Gifts

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	16/06/2017
Acquisition Price	€14.0M
Gross Asset Value	€16.5M
Average Base Monthly Rent	7.07€/m²/month
Occupancy Rate	100%
WALE (Expiry)	19.32 years
National & International Tenant Component	93%

13 RETAIL PARK

Pinatar Park

San Pedro del Pinatar
(Murcia)
LOCATION

13,261 SQM
TOTAL GLA

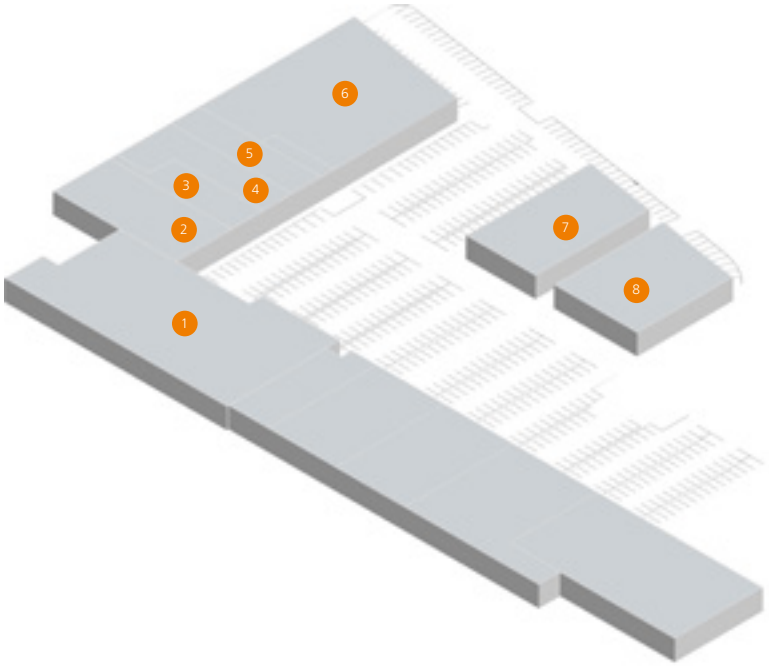
100%
OWNED BY
CASTELLANA PROPERTIES

12
UNITS

367
PARKING SPACES

711,475 inhab.
CATCHMENT AREA

ASSET MAP



DESCRIPTION

The retail park opened in December 2016 and is located in San Pedro del Pinatar, a coastal holidays 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 13,261 sqm and 12 tenants, including Aki, Kiwoko and Burger King. Aki store is currrently under refurbishment and will be reopened as Leroy Merlin at the end of 2019. The park has been extended in 2019 adding 2,624 sqm and 3 new tenants (Tedi, Max Colchon and OKSÍ Multihogar).

Additionally, the park has two more areas of 2,374 sqm.

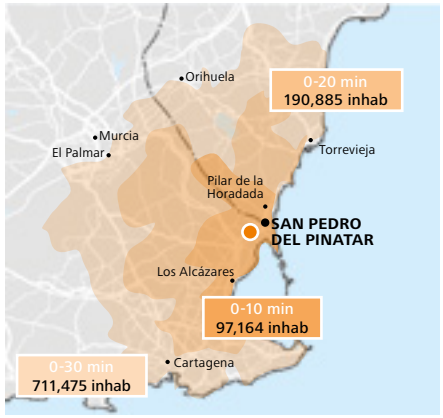
1 LEROY MERLIN
2 JYSK
3 DEICHMANN
4 KIWOKO mundo animal
5 JUGUETES Fanre
6 Economy
7 BURGER KING
8 E.Leclerc

COMMERCIAL MIX BY GLA*

27.2%	Household Goods
23.7%	DIY
18.4%	Food
9.8%	Food & Beverage
9.0%	Services
4.6%	Pets
3.9%	Culture & Gifts
3.4%	Fashion & Accesories

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	05/12/2017
Acquisition Price	€14.3M
Gross Asset Value	€15.7M
Average Base Monthly Rent	6.71€/m²/month
Occupancy Rate	100%
WALE (Expiry)	23.42 years
National & International Tenant Component	64%

14 RETAIL PARK

Mejostilla

Cáceres
LOCATION

7,281 SQM
TOTAL GLA

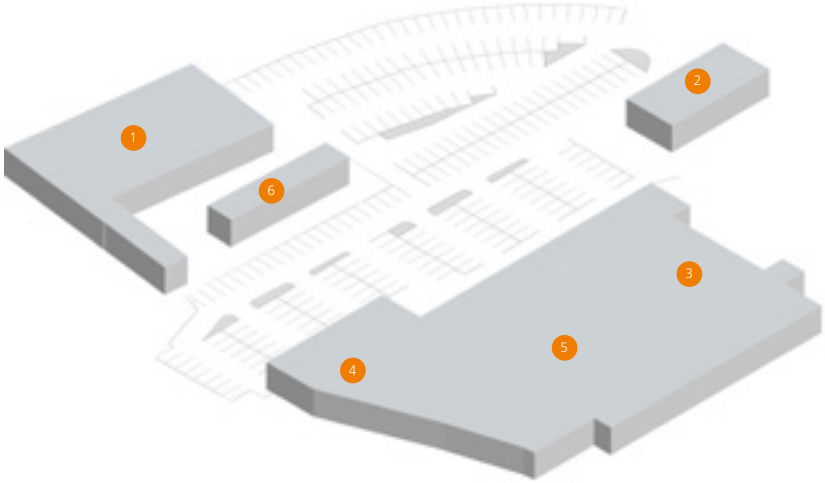
100%
OWNED BY
CASTELLANA PROPERTIES

7
UNITS

225
PARKING SPACES

133,871 inhab.
CATCHMENT AREA

ASSET 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.

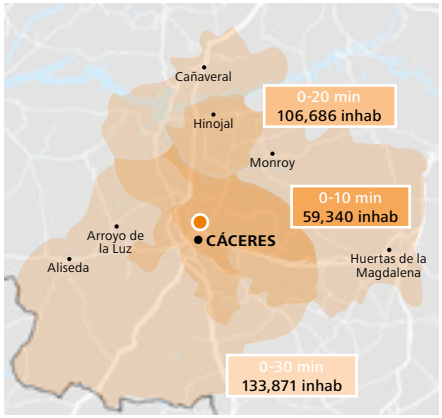
1 ALDI
2 BURGER KING
3 ELECTROCASH
4 merkal calzados
5 Sprinter
6 Elefanteazul

COMMERCIAL MIX BY GLA*

20.6%	Sports
18.3%	Electronics
15.1%	Food
14.8%	Food & Beverage
12.7%	Services
11.6%	Household Goods
6.8%	Fashion & Accesories

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€8.0M
Gross Asset Value	€8.9M
Average Base Monthly Rent	6.71€/m²/month
Occupancy Rate	100%
WALE (Expiry)	14.71 years
National & International Tenant Component	70%

15 RETAIL PARK

Motril Retail Park

Motril
(Granada)
LOCATION

9,165 SQM
TOTAL GLA

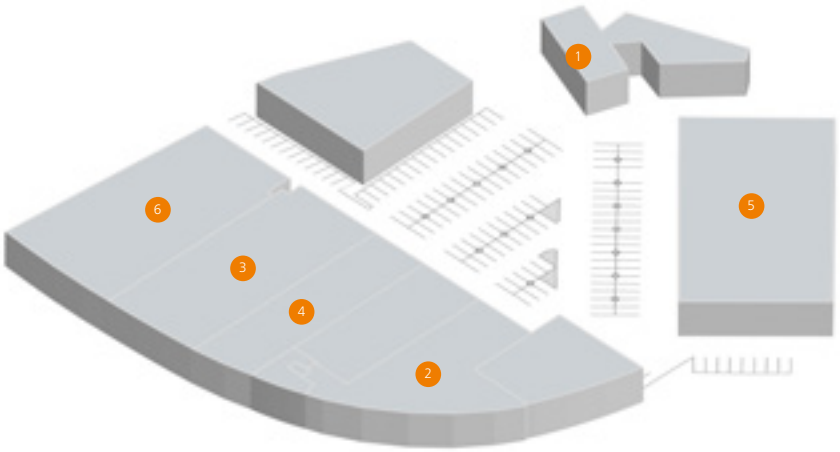
61%
OWNED BY
CASTELLANA PROPERTIES

12
UNITS

285
PARKING SPACES

158,659 inhab.
CATCHMENT AREA

ASSET MAP



DESCRIPTION

The retail park is located in Motril, a very touristic city. It was inaugurated in 2011. It has 12 units and a total area of 9,165 sqm from which 5,559 sqm are owned by Castellana Properties.

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

Amongst the main tenants there are Espaço Casa, Kiwoko, Lidl and Kiabi.

1 bp 2 espaço casa 3 KIABI 4 KIWOKO mundo animal

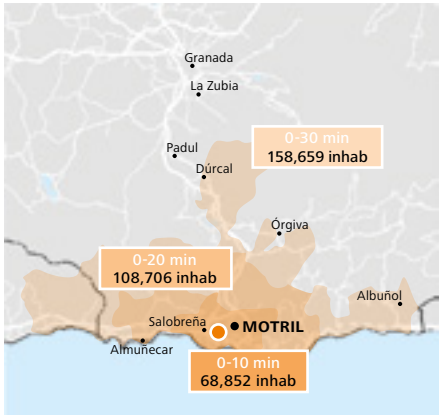
5 LIDL 6 Sprinter

COMMERCIAL MIX BY GLA*

27.0%	Sports
22.5%	Fashion & Accesories
21.1%	Electronics
16.3%	Household Goods
13.2%	Pets

* Data from units owned by Castellana Properties.

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€7.5M
Gross Asset Value	€8.9M
Average Base Monthly Rent	8.74€/m²/month
Occupancy Rate	100%
WALE (Expiry)	13.69 years
National & International Tenant Component	100%

16 RETAIL PARK

Ciudad del Transporte

Castellón de la Plana

LOCATION

19,300 SQM

TOTAL GLA

17%

OWNED BY CASTELLANA PROPERTIES

12

UNITS

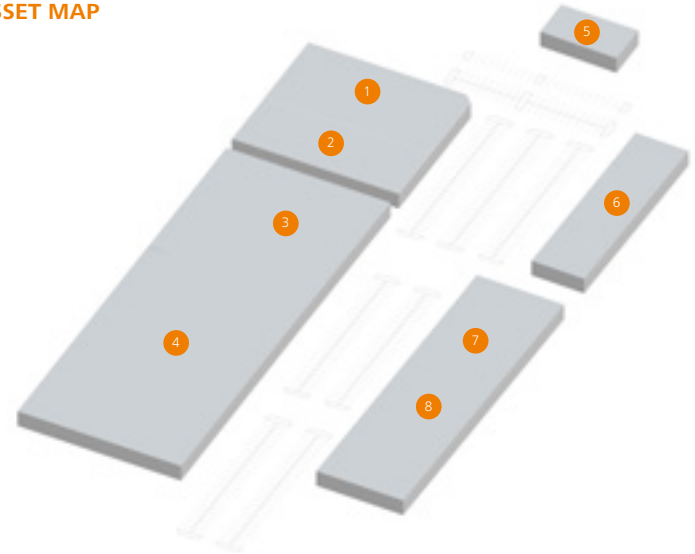
734

PARKING SPACES

523,927 inhab.

CATCHMENT AREA

ASSET MAP



DESCRIPTION

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

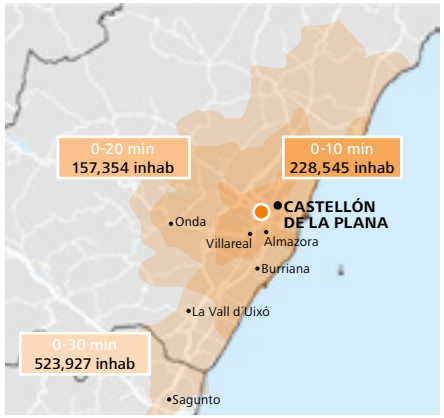
The retail park has a total area of 19,300 sqm of which Castellana Properties owns 2 units with a GLA of 3,250 sqm: Tiendanimal and Kiabi. Other retailers in the same park are Conforama, Media Markt, Foster's Hollywood, Mc Donald's and Feuvert.

1 KIABI
2 Tiendanimal
3 MediaMarkt
4 Conforama
5 McDonald's
6 KASMANI
7 FeuVert
8 FOSTER'S HOLLYWOOD

COMMERCIAL MIX BY GLA*

57.2% Fashion & Accesories
42.8% Pets

CATCHMENT AREA



FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€6.5M
Gross Asset Value	€7.4M
Average Base Monthly Rent	10.72€/m²/month
Occupancy Rate	100%
WALE (Expiry)	12.01 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties.

17 OFFICES

Edificio Alcobendas

Madrid
LOCATION

16,055 SQM
TOTAL GLA

69%
OWNED BY CASTELLANA PROPERTIES

1
UNITS

113
PARKING SPACES

DESCRIPTION

The office building is located in Alcobendas, Madrid. It has a GLA of 16,055 sqm, of which 11,046 sqm are owned by Castellana Properties. The building has 113 parking spots, distributed at ground level and underground. It also complies with the ISO 14001:2015 standard, for an effective environmental management system.

FINANCIAL DATA

Acquisition Date	30/05/2016
Acquisition Price	€17.0M
Gross Asset Value	€20.6M
Average Base Monthly Rent	10.89€/m²/month
Occupancy Rate	100%
WALE (Expiry)	11.67 years

18 OFFICES

Edificio Bollullos

Seville
LOCATION

10,870 SQM
TOTAL GLA

52%
OWNED BY
CASTELLANA PROPERTIES

1
UNITS

174
PARKING SPACES

DESCRIPTION

Edificio Bollullos was built in 2007 with a total area of 10,870 sqm, and a total gross area for rent of 5,674 sqm. The building has two floors, and an outdoor parking with 174 spots.

FINANCIAL DATA

Acquisition Date	30/05/2016
Acquisition Price	€5.5M
Gross Asset Value	€5.7M
Average Base Monthly Rent	7.10€/m²/month
Occupancy Rate	100%
WALE (Expiry)	11.67 years

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