

ASSET BOOK

March 2022



The Competitive Edge of Castellana Properties



SPECIALISTS IN RETAIL

- Specialists in the Spanish retail sector, with 16 retail properties valued at c.€1,000M
- 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

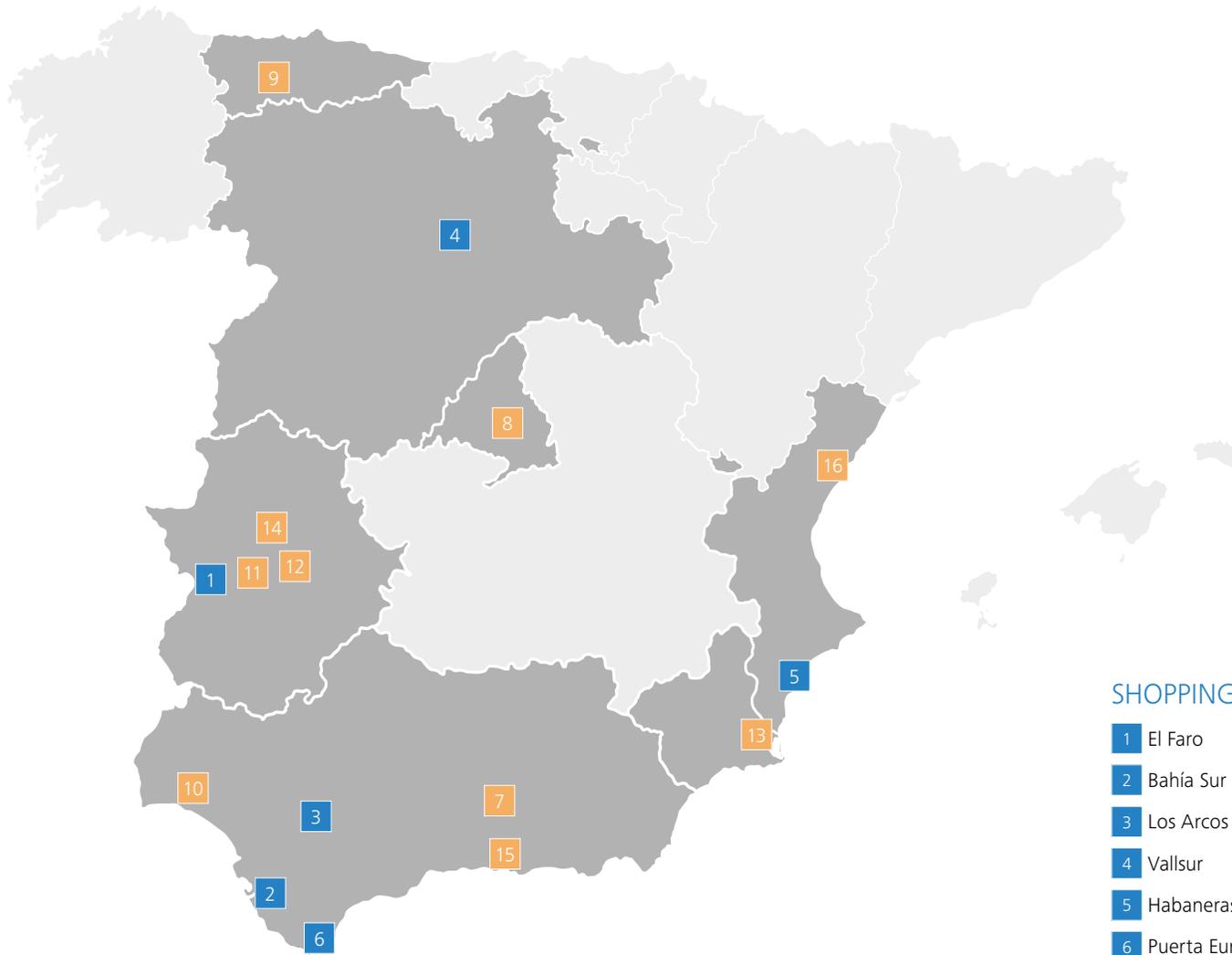
- Actively spearheading new trends at its shopping centres
 - Omnichannel retailing
 - F&B and leisure experiences
 - Active technology management
- Creating our own innovation programme, iCAST, to adapt shopping centres to emerging consumer needs



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

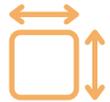
- 1 El Faro
- 2 Bahía Sur
- 3 Los Arcos
- 4 Vallsur
- 5 Habaneras
- 6 Puerta Europa

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

350,271 sqm



ACQUISITION PRICE**

€921.5M



GROSS ASSET VALUE***

€1,000.8M



AVERAGE BASE MONTHLY RENT

15.17 €/M²/MONTH



OCCUPANCY RATE

98.40%



WALE (EXPIRY)

13.22 YEARS



NET OPERATING COST RATIO

8.75%



NET OPERATING COST RATIO (WITHOUT DISCOUNTS)

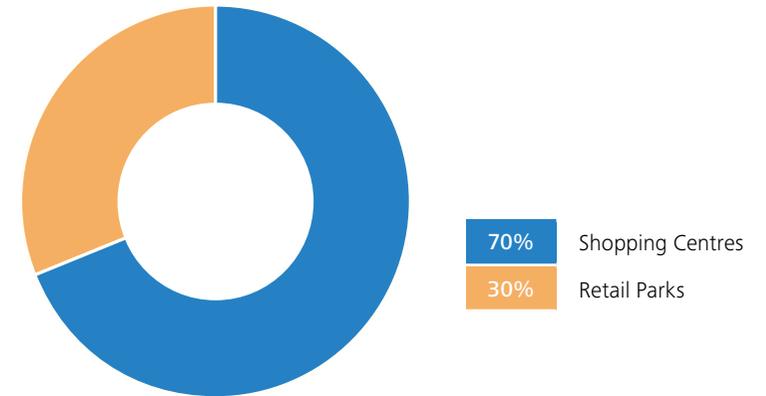
8.26%



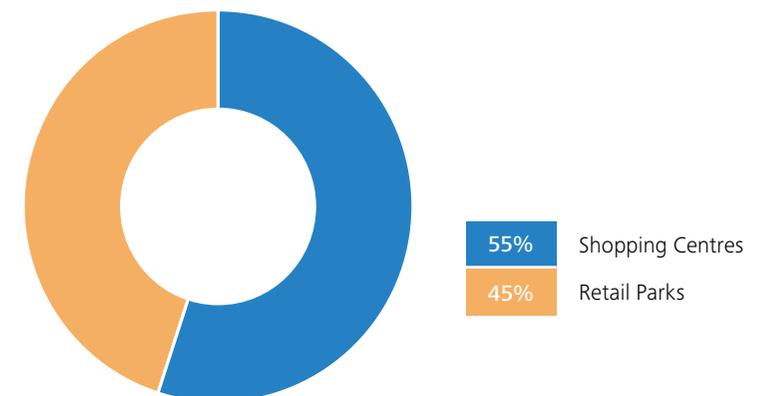
NATIONAL & INTERNATIONAL TENANT COMPONENT

93.80%

PORTFOLIO SPLIT BY GAV*



PORTFOLIO SPLIT BY GLA*



(*) Data from units owned by Castellana Properties at March 2022.

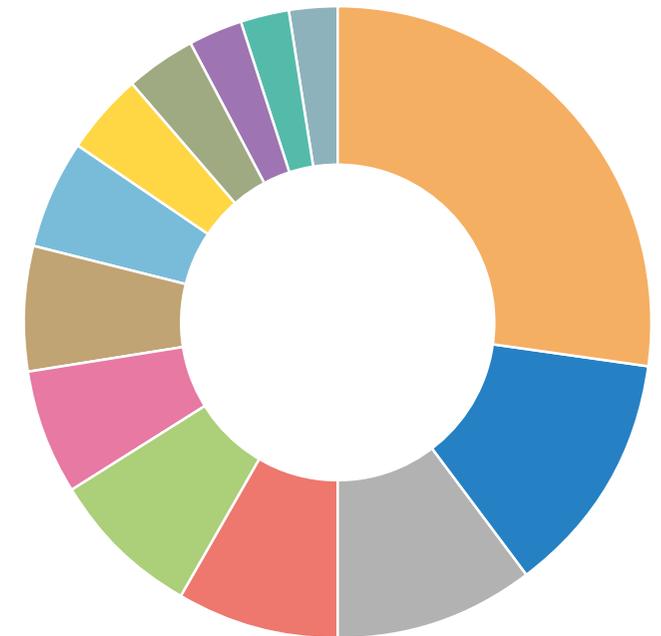
(**) Transaction costs not included.

(***) Excluding LAR ESPAÑA stake acquisition.



Retail Tenant Exposure

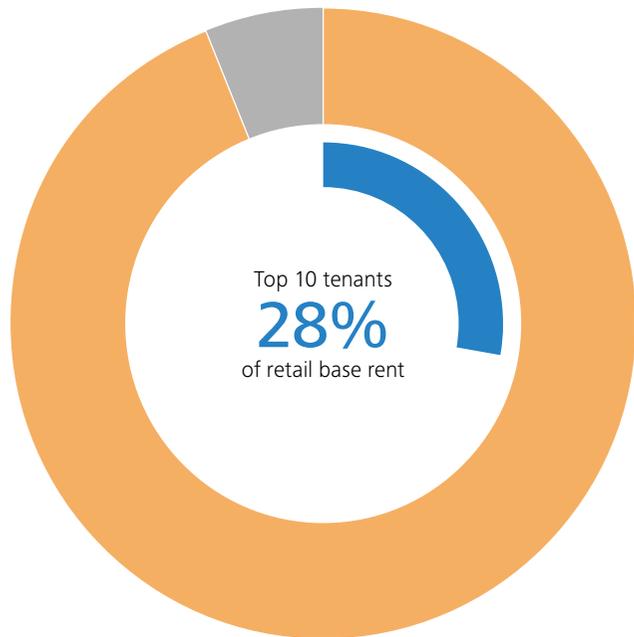
COMMERCIAL MIX BY GLA*



27.3%	Fashion & Accessories	5.5%	Leisure
12.6%	Groceries	4.0%	Others (Vacants included)
10.2%	Household Goods	3.7%	Pets
8.3%	Sports	2.9%	Culture & Gifts
8.0%	Food & Beverage	2.4%	Health & Beauty
6.4%	DIY	2.4%	Services
6.4%	Electronics		

(* Data from units owned by Castellana Properties at March 2022.

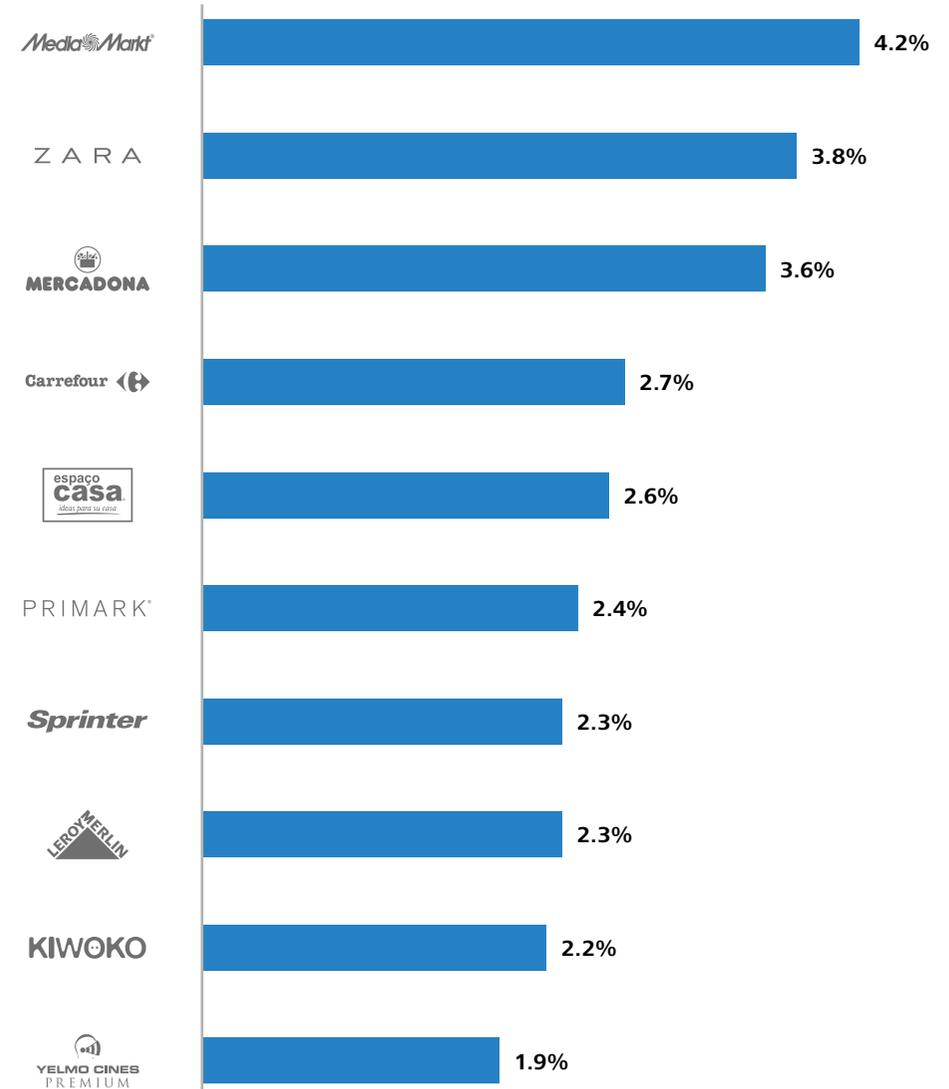
TENANT PROFILE BY CONTRACTUAL RENT



- 94% Large national and international tenants
- 6% Local tenants
- 28% 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	107
Parking spaces	2,639
Catchment area	517,491 inhab.

2 Bahía Sur



Location	San Fernando (Cádiz)
Total GLA	56,624 sqm
Units	102
Parking spaces	2,818
Catchment area	674,250 inhab.

3 Los Arcos



Location	Sevilla
Total GLA	35,634 sqm
Units	75
Parking spaces	1,800
Catchment area	1,499,884 inhab.

4 Vallsur



Location	Valladolid
Total GLA	35,770 sqm
Units	80
Parking spaces	1,870
Catchment area	477,746 inhab.

5 Habaneras



Location	Torrevieja (Alicante)
Total GLA	25,021 sqm
Units	61
Parking spaces	789
Catchment area	531,670 inhab.

6 Puerta Europa



Location	Algeciras (Cádiz)
Total GLA	29,783 sqm
Units	79
Parking spaces	1,958
Catchment area	311,110 inhab.

Shopping Centres Portfolio

KEY FACTS*

GLA
 **192,348 SQM**

ACQUISITION PRICE
 **€637.1M**

GROSS ASSET VALUE
 **€691.2M**

ANNUAL FOOTFALL**
 **31.51M**

AVERAGE BASE MONTHLY RENT
 **19.43 €/M²/MONTH**

OCCUPANCY RATE
 **97.70%**

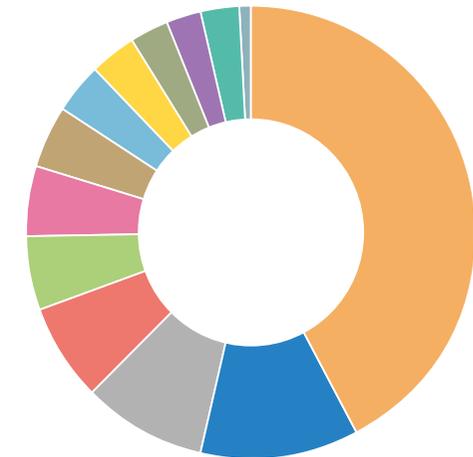
WALE (EXPIRY)
 **11.26 YEARS**

NATIONAL & INTERNATIONAL TENANT COMPONENT
 **96.34%**

NET OPERATING COST RATIO
 **9.62%**

NET OPERATING COST RATIO (WITHOUT DISCOUNTS)
 **8.94%**

COMMERCIAL MIX BY GLA*



(*) Data from units owned by Castellana Properties at March 2022.
 (**) Annual footfall 2019.

1 SHOPPING CENTRE

El Faro



LOCATION
Badajoz



TOTAL GLA
66,422 SQM



OWNED BY CASTELLANA PROPERTIES
61%



UNITS
107



ANNUAL FOOTFALL*
6.9M



PARKING SPACES
2,639

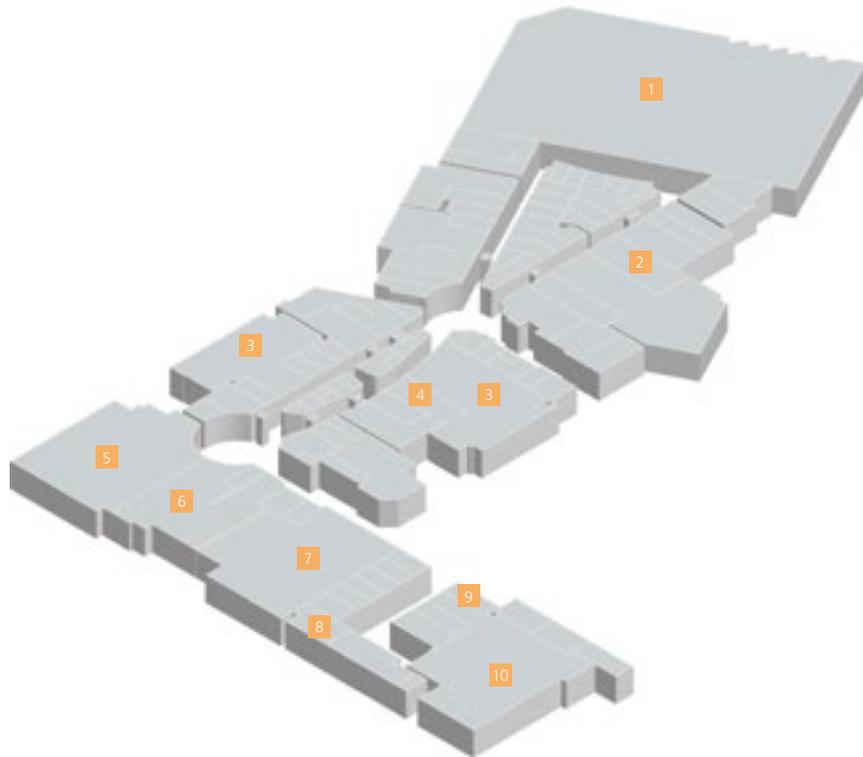


CATCHMENT AREA
517,491 inhab.

* Annual footfall 2019.



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, has a total area of 66,422 sqm of which 40,318 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 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.

The shopping center has excelled the leisure experience with 'El Patio' with more than 1 million visits since the inauguration. This new area, with an of investment of 5M, was nominated by the 2022 BREEAM Awards in the "Regional Award Western Europe" category. Customers may find a Yelmo Premium Cinema and a wide range of international restaurants like Burger King, Foster's Hollywood or Ginos among others.

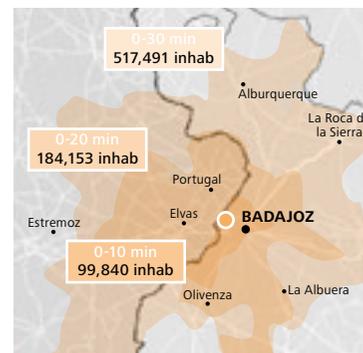
El Faro is deeply involved with the community through different initiatives and agreements with local authorities. It has the BREEAM certificate which grants the rating of Excellence in Building Management and holds the Universal Accessibility Certification (UNE 170001-2:2007) for being a commercial centre globally accessible and without architectural barriers.



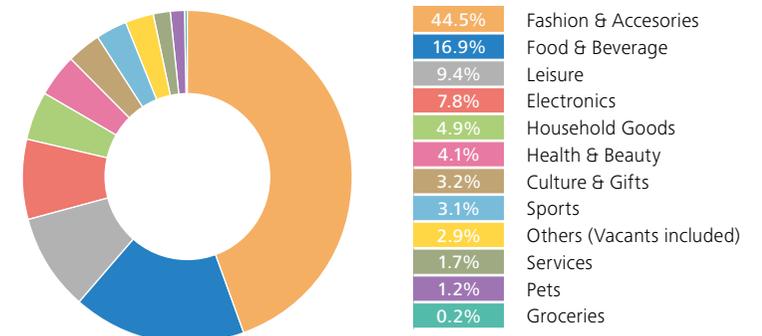
FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€152.7M
Gross Asset Value	€171.8M
Average Base Monthly Rent	20.29 €/m ² /month
Occupancy Rate	98.86%
WALE (Expiry)	9.64 years
National & International Tenant Component	96%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2022.

Bahía Sur

 LOCATION
San Fernando (Cádiz)

 TOTAL GLA
56,624 SQM

 OWNED BY CASTELLANA PROPERTIES
62%

 UNITS
102

 ANNUAL FOOTFALL*
6.5M

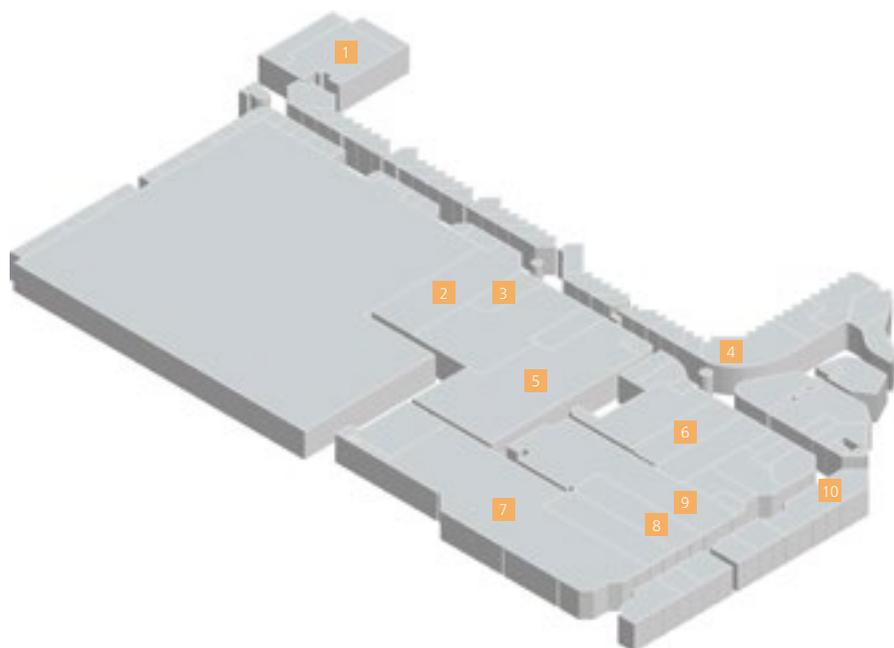
 PARKING SPACES
2,818

 CATCHMENT AREA
674,250 inhab.

* Annual footfall 2019.



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 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 102 stores and 56,624 sqm (of which 35,333 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. Restaurant offering in Bahía Sur includes American, Asian, Mexican, Italian or Mediterranean cuisine with different restaurants and coffee shops.

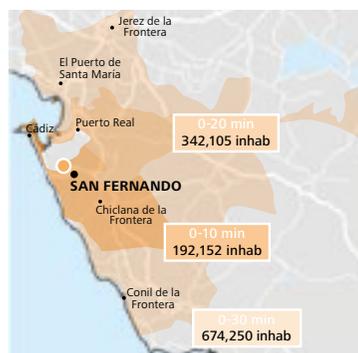
The transformation project was successfully completed in January 2022, covering different areas from bathrooms to an overall interior design restyling. This project was nominated by the 2022 BREEAM Awards in the "Commercial Project - In Use" category, and received an "Honourable mention for the best full-scale redesign" at the XVIII Conference of the Spanish Shopping Centre Association (AECC). 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. 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.



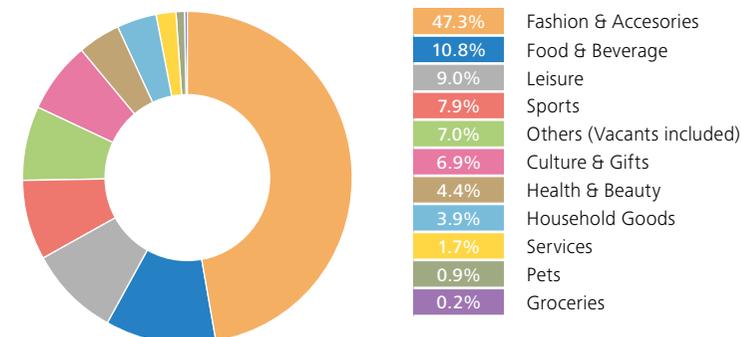
FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€132.4M
Gross Asset Value	€147.2M
Average Base Monthly Rent	22.86 €/m ² /month
Occupancy Rate	99.24%
WALE (Expiry)	11.30 years
National & International Tenant Component	96%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2022.

Los Arcos



LOCATION
Sevilla



TOTAL GLA
35,634 SQM



OWNED BY CASTELLANA PROPERTIES
75%



UNITS
75



ANNUAL FOOTFALL*
6.3M



PARKING SPACES
1,800

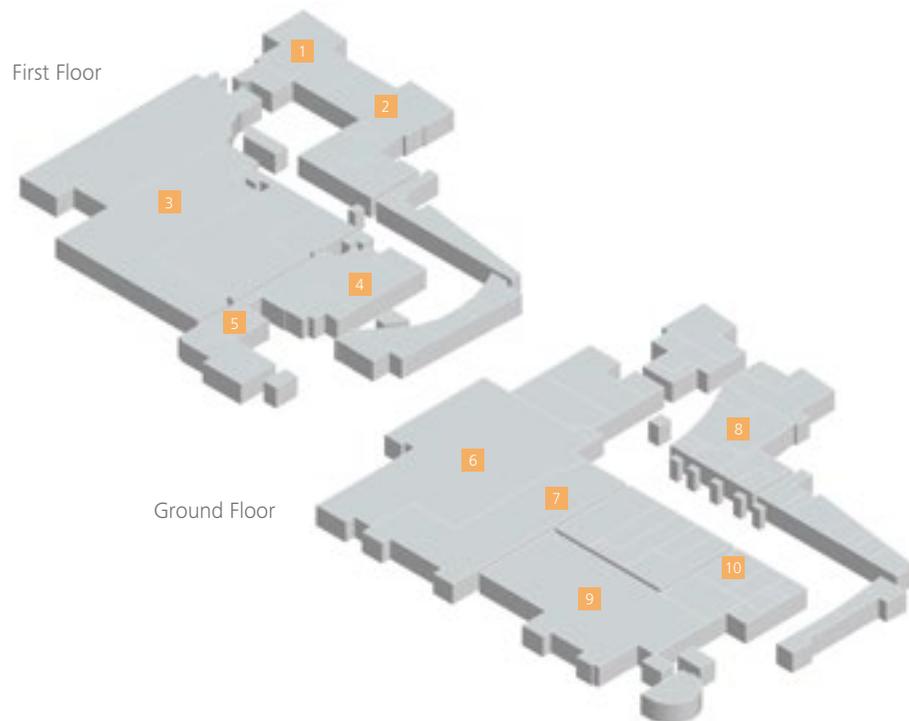


CATCHMENT AREA
1,499,884 inhab.

* Annual footfall 2019.



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 26,680 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 75 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 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 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 involves the office building adjacent to Los Arcos shopping centre, which comprises over 4,146 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, like the solar panels installed for self-supply electricity, amongst others. The shopping centre has also the BREEAM certificate which grants the rating of Excellence in Building Management.



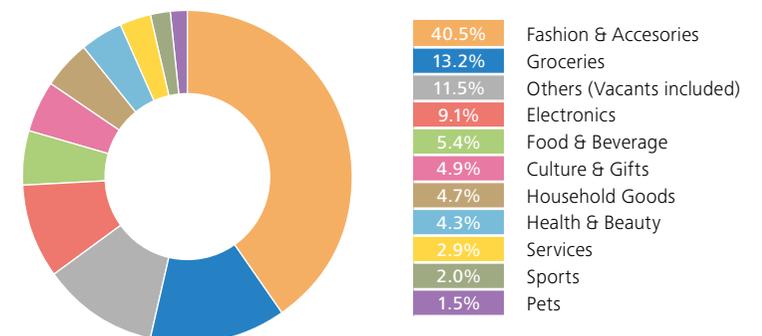
FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€125.7M
Gross Asset Value	€137.1M
Average Base Monthly Rent	23.93 €/m ² /month
Occupancy Rate	93.51%
WALE (Expiry)	13.73 years
National & International Tenant Component	98%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2022.

Vallsur



LOCATION
Valladolid



TOTAL GLA
35,770 SQM



OWNED BY CASTELLANA PROPERTIES
98%



UNITS
80



ANNUAL FOOTFALL*
5.9M



PARKING SPACES
1,870

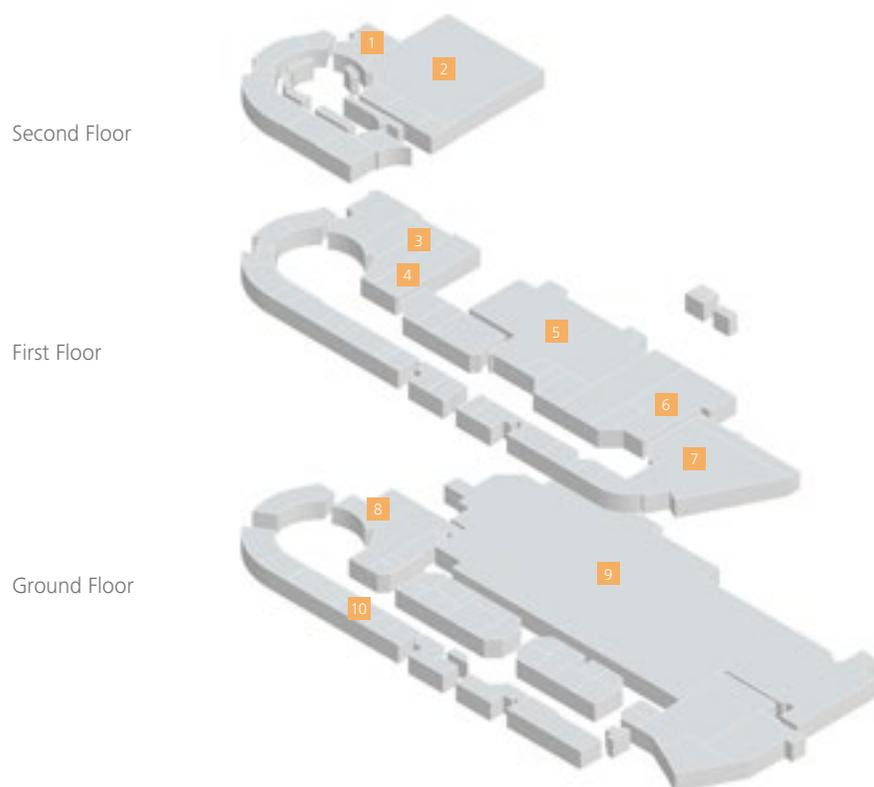


CATCHMENT AREA
477,746 inhab.

* Annual footfall 2019.



ASSET FLOOR MAP



DESCRIPTION

Vallsur shopping centre was opened in 1998 and is situated in a residential area that has been continuously 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 it received the Best Shopping Center Renovation Award given by the Spanish Association of Shopping Centers (AECC).

The shopping center has 80 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 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.

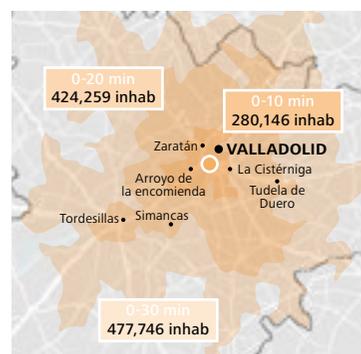


FINANCIAL DATA*

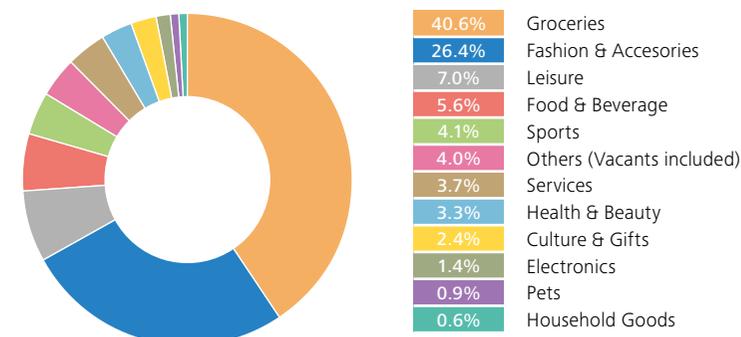
Acquisition Date	31/07/2018
Acquisition Price	€88.9M
Gross Asset Value	€83.0M
Average Base Monthly Rent	15.11 €/m ² /month
Occupancy Rate	96.10%
WALE (Expiry)	15.22 years
National & International Tenant Component	97%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Habaneras

 LOCATION
Torrevieja (Alicante)

 TOTAL GLA
25,021 SQM

 OWNED BY CASTELLANA PROPERTIES
100%

 UNITS
61

 ANNUAL FOOTFALL*
4.2M

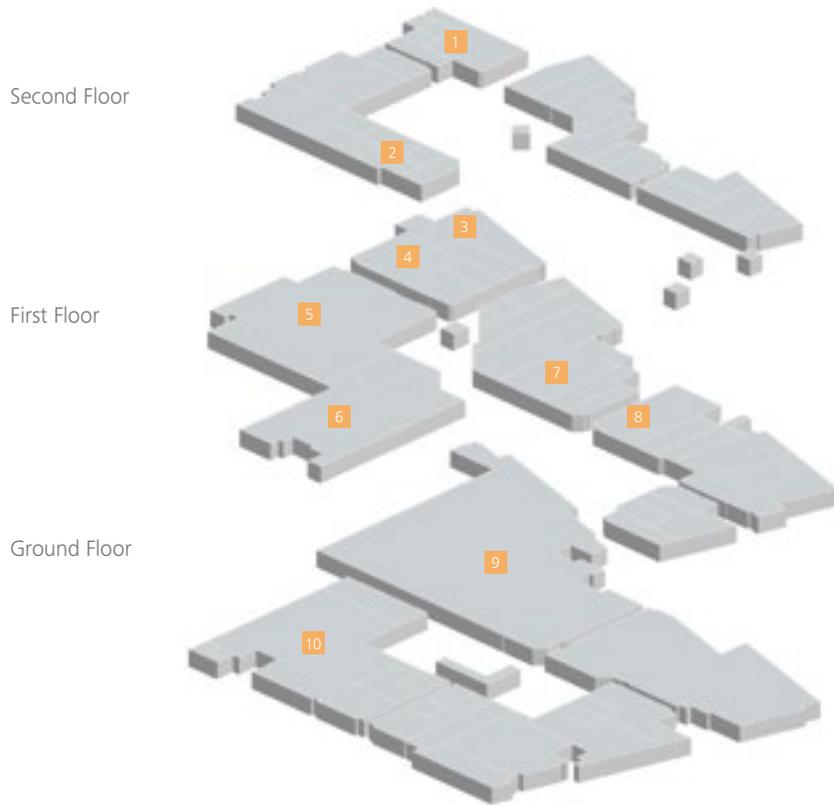
 PARKING SPACES
789

 CATCHMENT AREA
531,670 inhab.

* Annual footfall 2019.



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 population of 178K.

This modern shopping centre was built in 2005 with a total area of 25,021 sqm. It has around 61 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 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 Dealz (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 with 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*

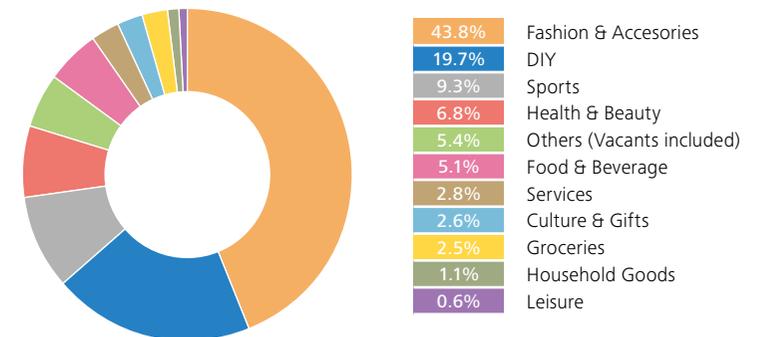
Acquisition Date	09/05/2018
Acquisition Price	€80.6M
Gross Asset Value	€86.5M
Average Base Monthly Rent	18.89 €/m ² /month
Occupancy Rate	98.28%
WALE (Expiry)	6.98 years
National & International Tenant Component	97%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Puerta Europa



LOCATION

Algeciras (Cádiz)



TOTAL GLA

29,783 SQM



OWNED BY CASTELLANA PROPERTIES

100%



UNITS

79



ANNUAL FOOTFALL*

4.8M



PARKING SPACES

1,958



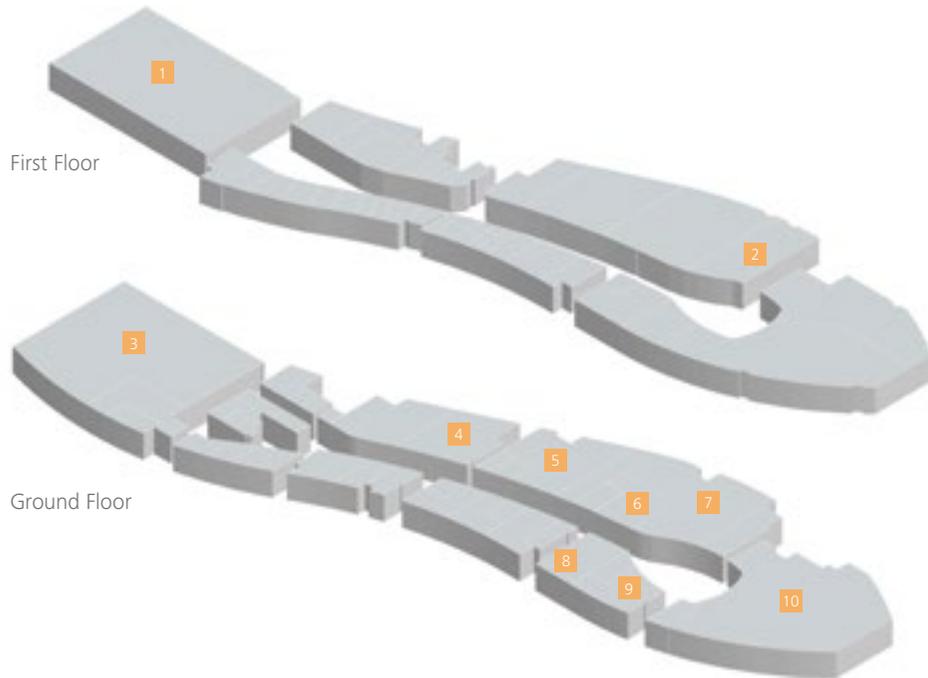
CATCHMENT AREA

311,110 inhab.

* Annual footfall 2019.



ASSET FLOOR MAP



DESCRIPTION

Puerta Europa, located in Algeciras (Cadiz), is the most important 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 offers 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 99,5%, including many 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 79 units distributed over 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 F&B court with popular brands like Mc Donalds, Foster's Hollywood or Pomodoro.

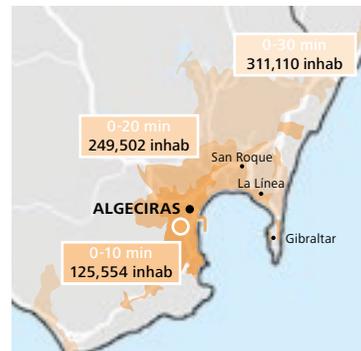
Puerta Europa has achieved the BREEAM quality certification which is a good testament to the shopping centre's evolution towards sustainability.



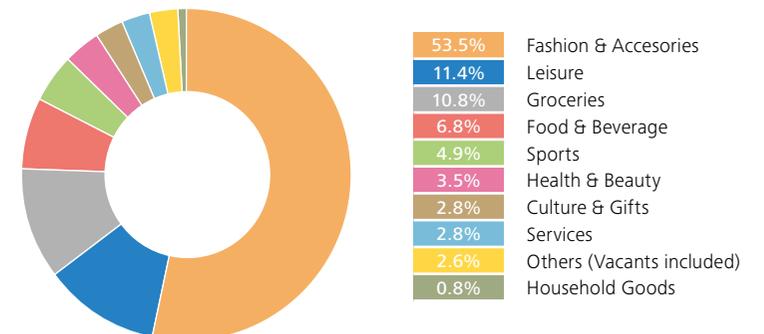
FINANCIAL DATA*

Acquisition Date	31/07/2019
Acquisition Price	€56.8M
Gross Asset Value	€71.7M
Average Base Monthly Rent	15.79 €/m ² /month
Occupancy Rate	99.45%
WALE (Expiry)	10.12 years
National & International Tenant Component	94%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2022.

Retail Parks

7 Granaita



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

8 Parque Oeste



Location	Alcorcón (Madrid)
Total GLA	32,698 sqm
Units	18
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	15
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	12
Parking spaces	285
Catchment area	158,659 inhab.

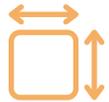
16 Ciudad del Transporte



Location	C. de la Plana (Castellón)
Total GLA	19,300 sqm
Units	12
Parking spaces	734
Catchment area	523,927 inhab.

Retail Parks Portfolio

KEY FACTS*



GLA
157,923 sqm



ACQUISITION PRICE**
€261.9M



GROSS ASSET VALUE
€303.6M



AVERAGE BASE MONTHLY RENT
10.07 €/M²/MONTH



OCCUPANCY RATE
99.23%



WALE (EXPIRY)
15.60 YEARS



NET OPERATING COST RATIO
7.16%

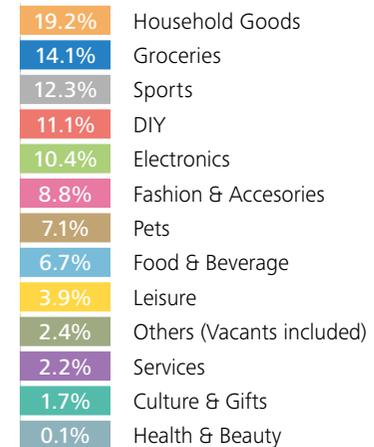
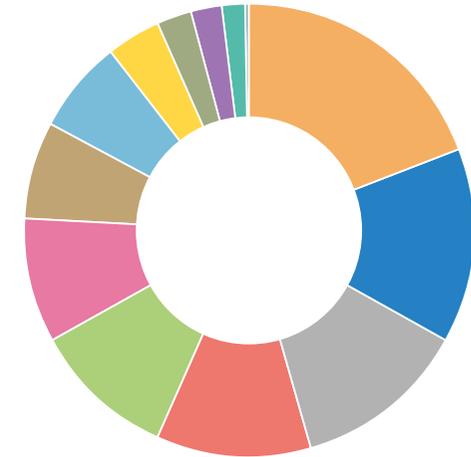


NET OPERATING COST RATIO (WITHOUT DISCOUNTS)
6.96%



NATIONAL & INTERNATIONAL TENANT COMPONENT
90.76%

COMMERCIAL MIX BY GLA*



(*) Data from units owned by Castellana Properties at March 2022.
(**) Transaction costs not included.

7 RETAIL PARK

Granaita



LOCATION
Pulianas (Granada)



TOTAL GLA
83,490 SQM



OWNED BY CASTELLANA PROPERTIES
66%



UNITS
73



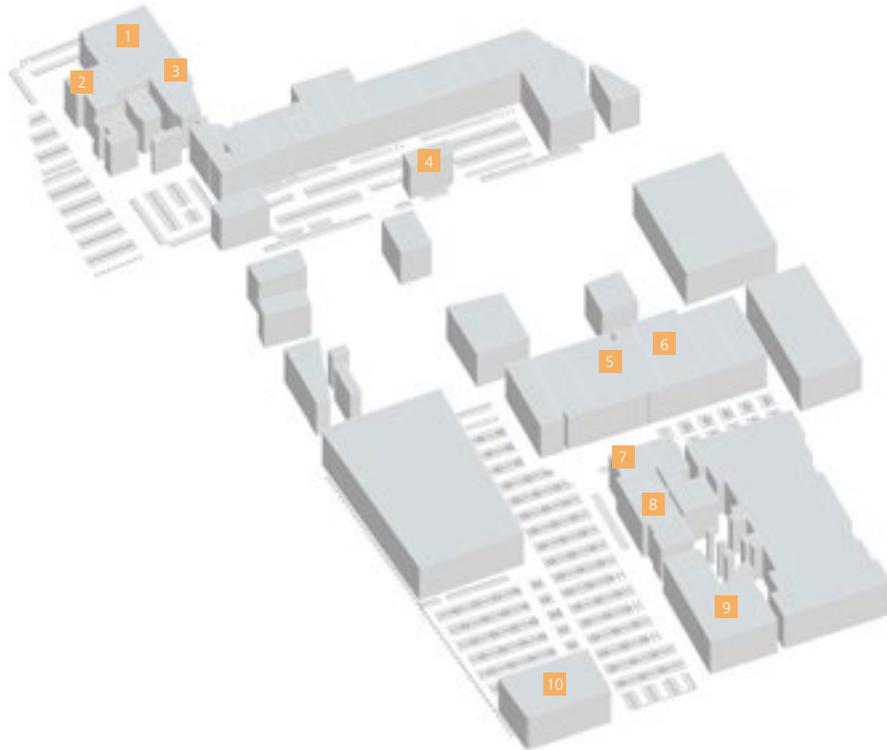
PARKING SPACES
3,316



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 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 located in 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 5,5M euros, it was reopened in March 2019 with a renovated image, under a unique brand and a modern and innovative design.

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, and Castellana Properties plans to invest further in the union of both commercial areas with more sport and green areas. Due to its great location and accessibility the influence area includes cities of the western side of Granada and the near province of Jaen.

The main tenants are renowned brands like Mercadona, Burger King, Kinopolis, Decathlon, Sprinter and Pepco. The retail park has also the BREEAM certificate which grants the rating of Excellence in Building Management.

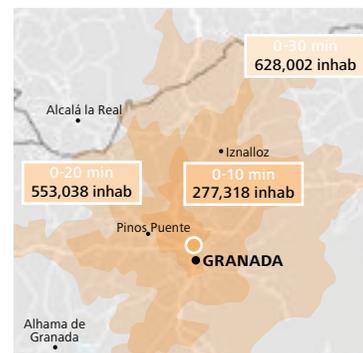


FINANCIAL DATA*

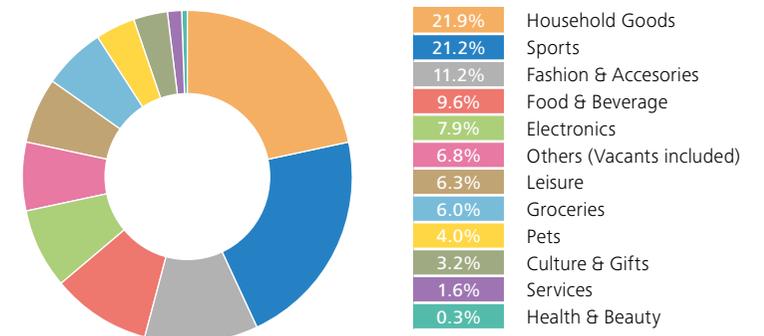
Acquisition Date	05/12/2017
Acquisition Price	€96.1M
Gross Asset Value	€107.2M
Average Base Monthly Rent	10.86 €/m ² /month
Occupancy Rate	97.79%
WALE (Expiry)	13.13 years
National & International Tenant Component	90%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Parque Oeste

 LOCATION
Alcorcón (Madrid)

 TOTAL GLA
32,698 SQM

 OWNED BY CASTELLANA PROPERTIES
42%

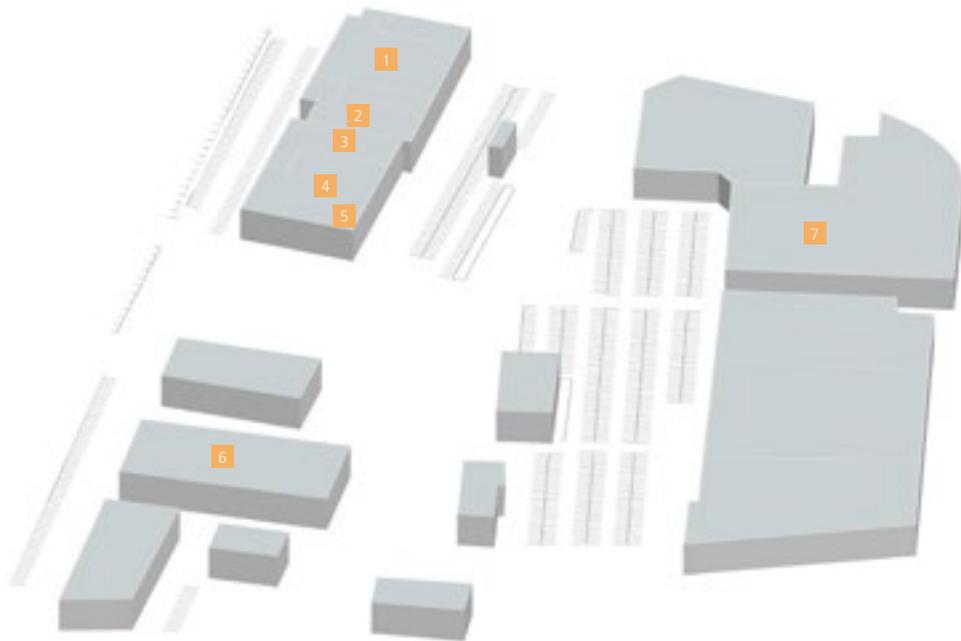
 UNITS
18

 PARKING SPACES
723

 CATCHMENT AREA
5,856,325 inhab.



ASSET FLOOR MAP



DESCRIPTION

This 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, Aldi and Espaço Casa are part of the offer.

Parque Oeste 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 Decathlon, Ikea, Leroy Merlin and Alcampo, among others. Furthermore, there are independent restaurants that complete the offer.

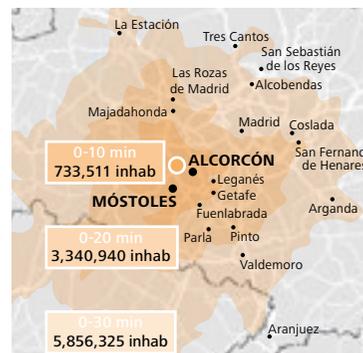


FINANCIAL DATA*

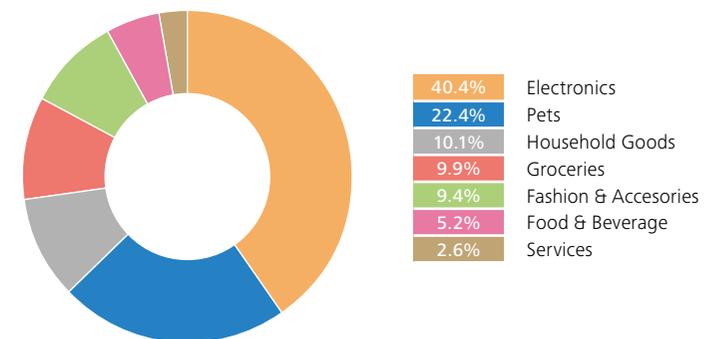
Acquisition Date	29/06/2017
Acquisition Price	€43.0M
Gross Asset Value	€52.0M
Average Base Monthly Rent	17.45 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	20.91 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



9 RETAIL PARK

Parque Principado



LOCATION
Siero (Asturias)



TOTAL GLA
16,090 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
5



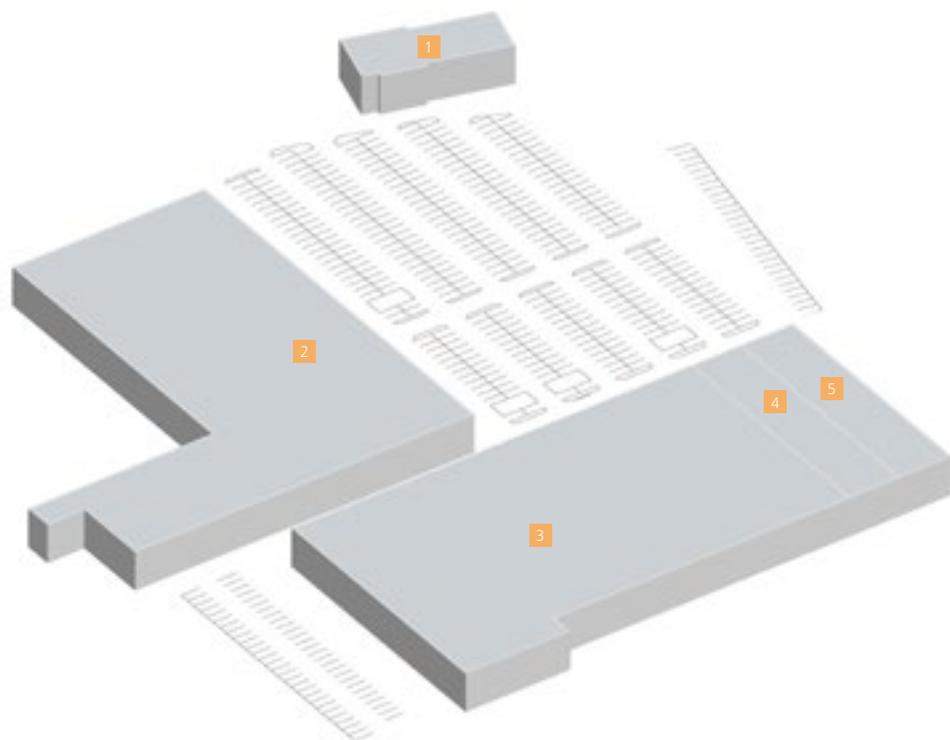
PARKING SPACES
403



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 16,090 sqm owned entirely by Castellana Properties, it has 5 units and 403 outdoor parking spots.

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

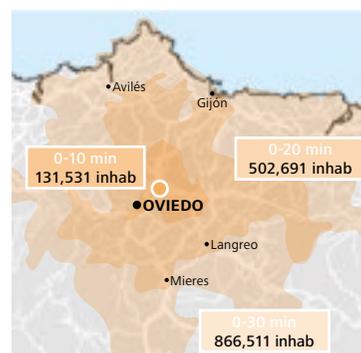


FINANCIAL DATA*

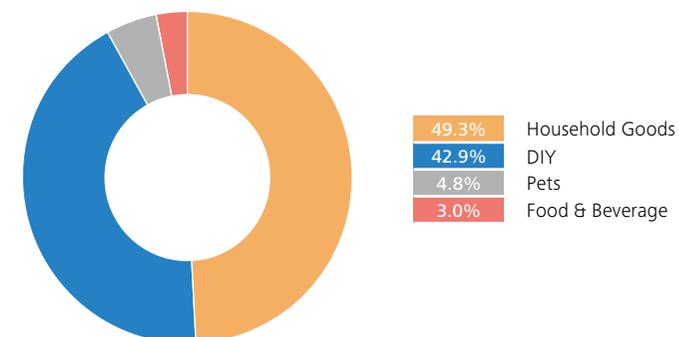
Acquisition Date	29/06/2017
Acquisition Price	€30.0M
Gross Asset Value	€37.2M
Average Base Monthly Rent	10.43 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	10.50 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Marismas del Polvorín



LOCATION
Huelva



TOTAL GLA
18,220 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
10



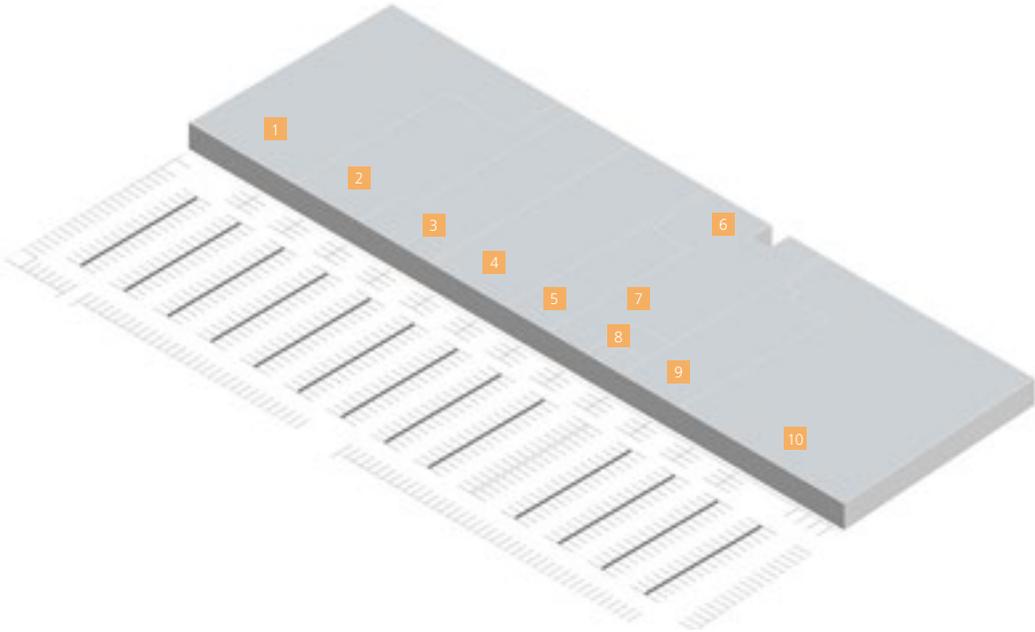
PARKING SPACES
623



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.

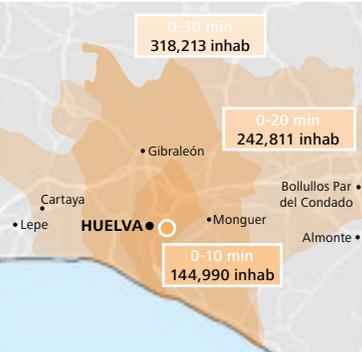
The retail park has 10 units and more than 620 outdoor parking spots to the visitor’s convenience. Some of the main tenants are Media Markt, Espaço Casa, C&A, Mercadona, among others.



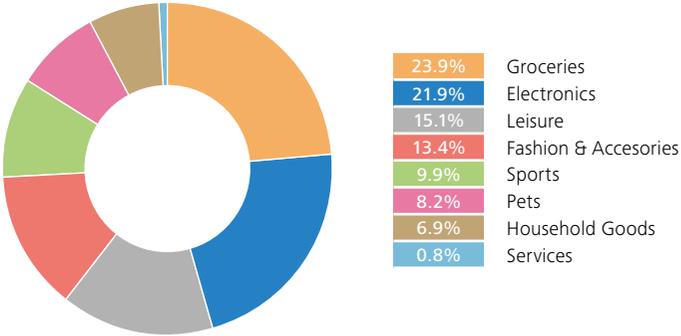
FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€25.0M
Gross Asset Value	€28.1M
Average Base Monthly Rent	8.17 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	19.66 years
National & International Tenant Component	100%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2022.

La Heredad



LOCATION
Mérida (Badajoz)



TOTAL GLA
13,447 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
11



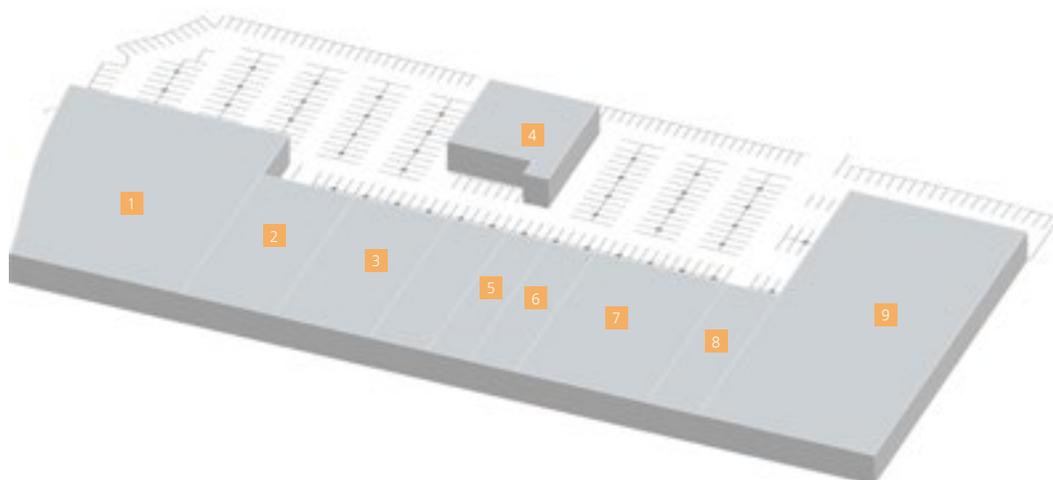
PARKING SPACES
400



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.

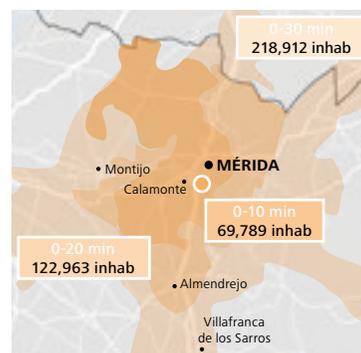


FINANCIAL DATA*

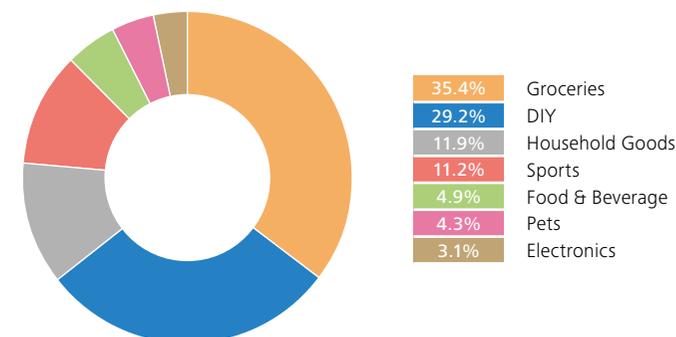
Acquisition Date	29/06/2017
Acquisition Price	€17.5M
Gross Asset Value	€21.1M
Average Base Monthly Rent	8.36 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	18.64 years
National & International Tenant Component	92%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



La Serena



LOCATION

**Villanueva de la Serena
(Badajoz)**



TOTAL GLA

12,405 SQM



OWNED BY CASTELLANA PROPERTIES

100%



UNITS

10



PARKING SPACES

614

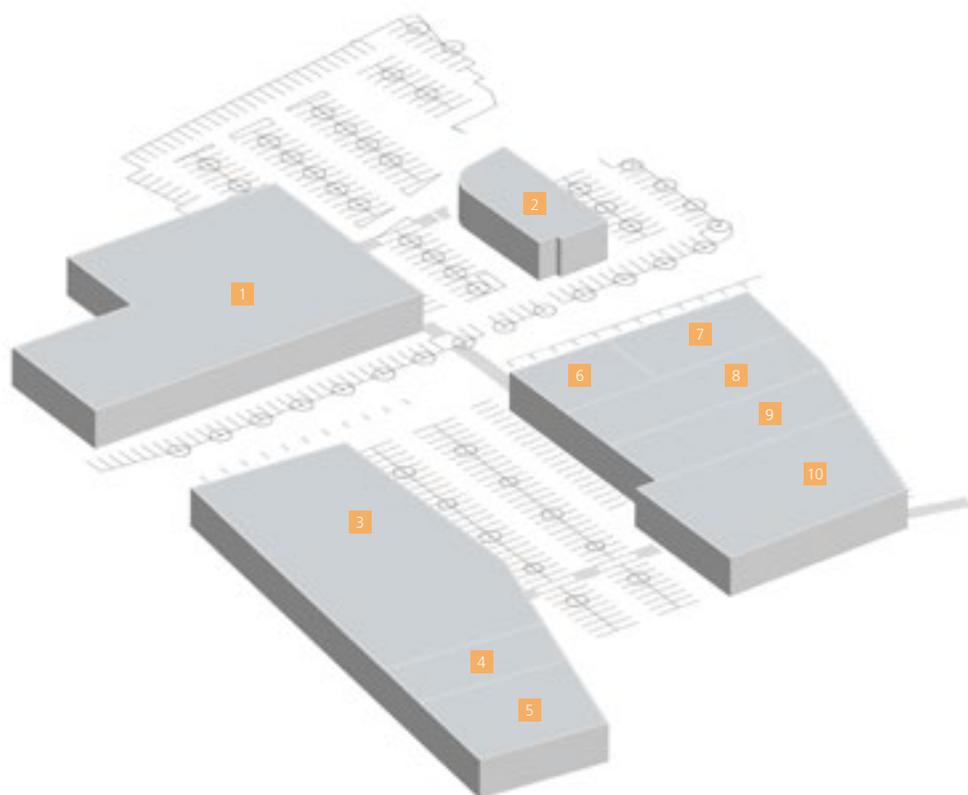


CATCHMENT AREA

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.

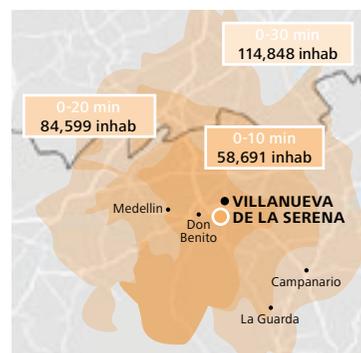
The park has now 10 units and a total area of 12,405 sqm, entirely owned by Castellana Properties. It has 614 outdoor parking spots and some of the main tenants are Leroy Merlin, Mercadona, Dealz, Sprinter, Burger King and Pomodoro.



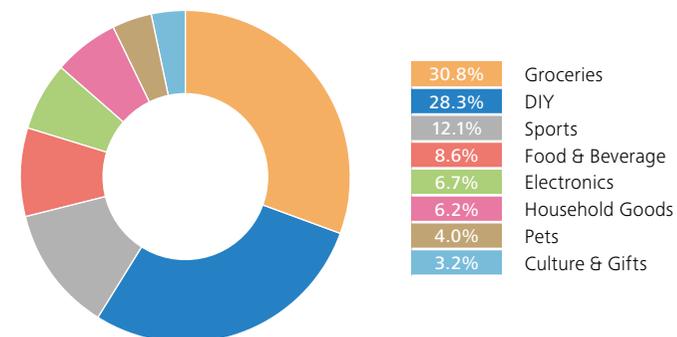
FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€14.0M
Gross Asset Value	€16.6M
Average Base Monthly Rent	7.53 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	17.92 years
National & International Tenant Component	93%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at March 2022.

Pinatar Park



LOCATION

**San Pedro del Pinatar
(Murcia)**



TOTAL GLA

16,426 SQM



OWNED BY CASTELLANA PROPERTIES

81%



UNITS

15



PARKING SPACES

453

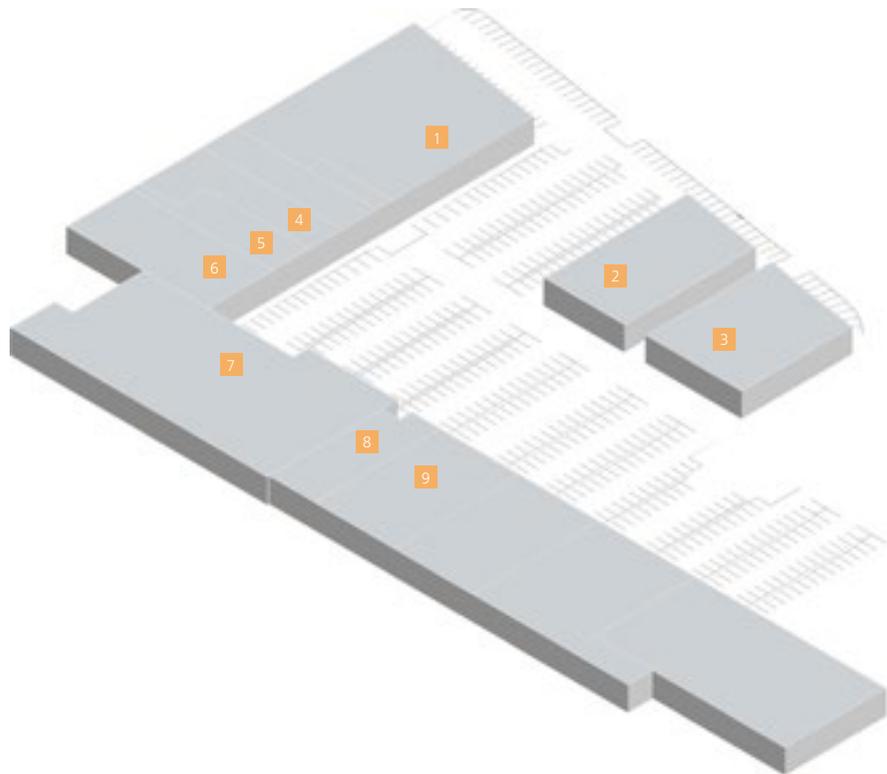


CATCHMENT AREA

711,475 inhab.



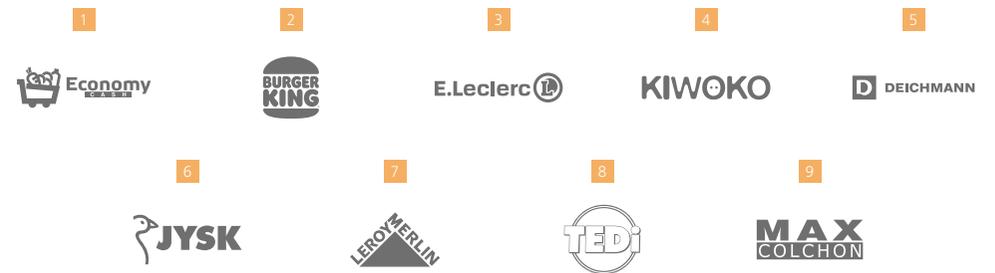
ASSET FLOOR MAP



DESCRIPTION

The retail park opened in December 2016 and is located in San Pedro del Pinatar, a coastal 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 16,426 sqm, from which 13,261 sqm are owned by Castellana Properties. Amongst the 12 tenants are Leroy Merlin, Jysk, Kiwoko, and Burger King.

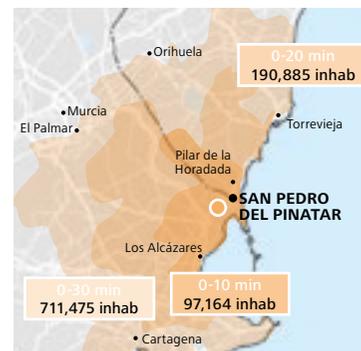


FINANCIAL DATA*

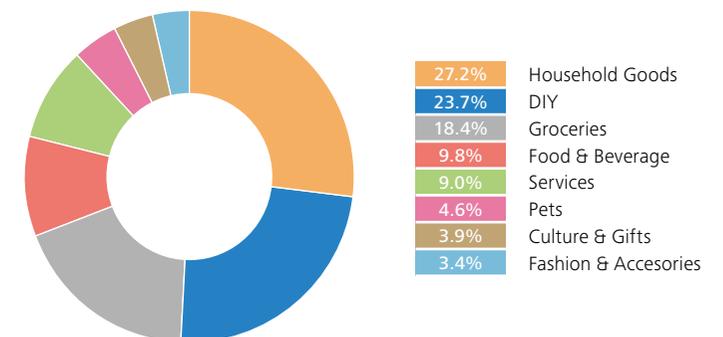
Acquisition Date	05/12/2017
Acquisition Price	€14.3M
Gross Asset Value	€16.3M
Average Base Monthly Rent	7.19 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	18.84 years
National & International Tenant Component	64%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Mejostilla



LOCATION
Cáceres



TOTAL GLA
7,281 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
7



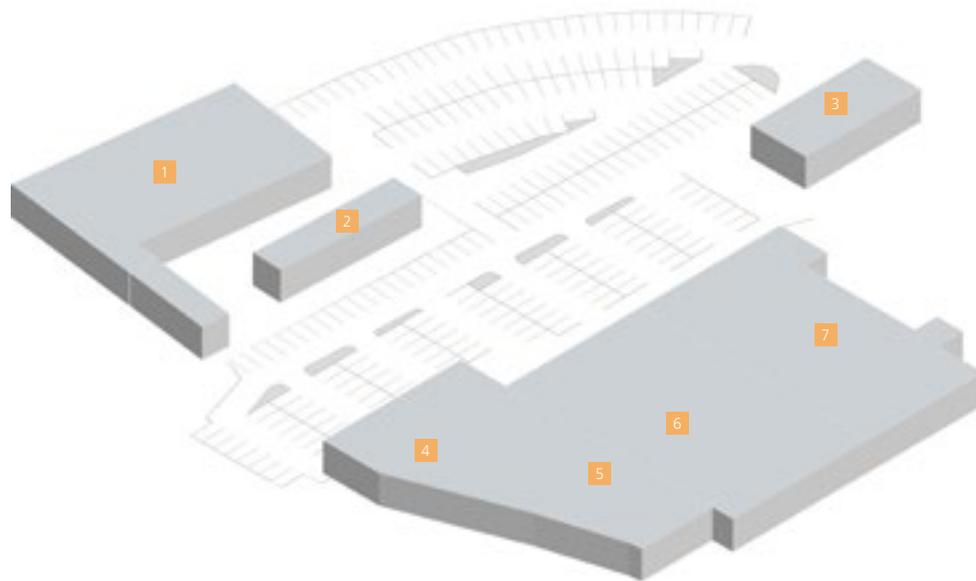
PARKING SPACES
225



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.

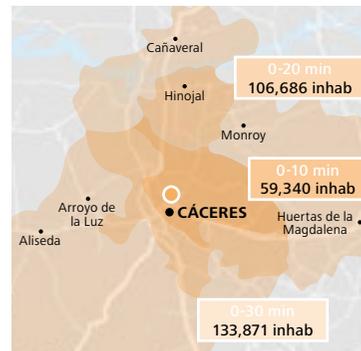


FINANCIAL DATA*

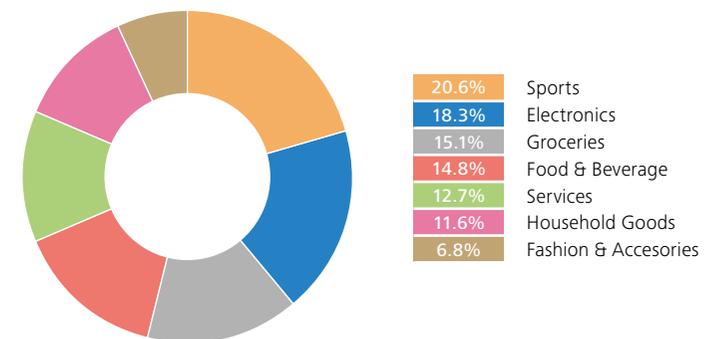
Acquisition Date	29/06/2017
Acquisition Price	€8.0M
Gross Asset Value	€8.6M
Average Base Monthly Rent	7.02 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	12.79 years
National & International Tenant Component	70%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Motril Retail Park



LOCATION

Motril (Granada)



TOTAL GLA

9,165 SQM



OWNED BY CASTELLANA PROPERTIES

61%



UNITS

12



PARKING SPACES

285

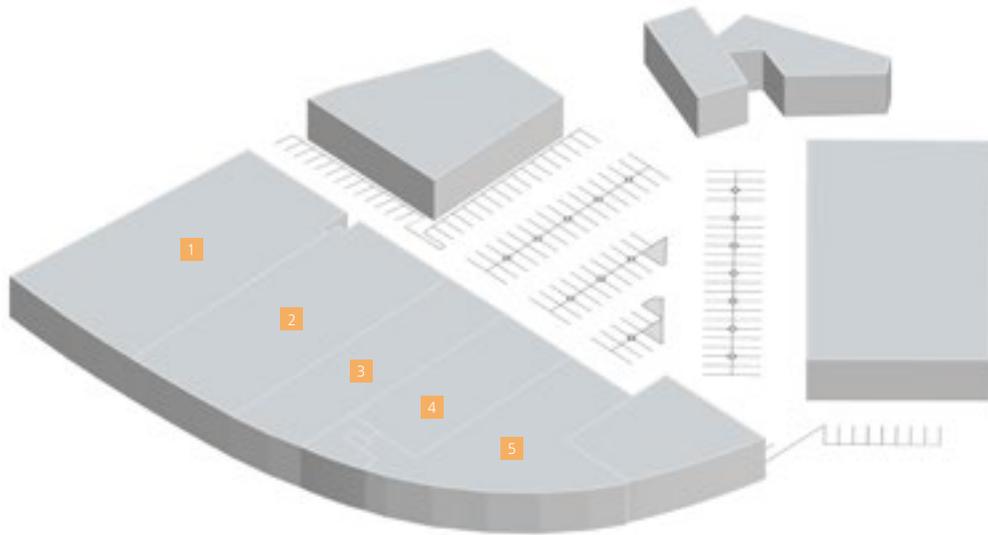


CATCHMENT AREA

158,659 inhab.



ASSET FLOOR 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 (5 units) 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 Dealz, Kiwoko, Sprinter and Kiabi.

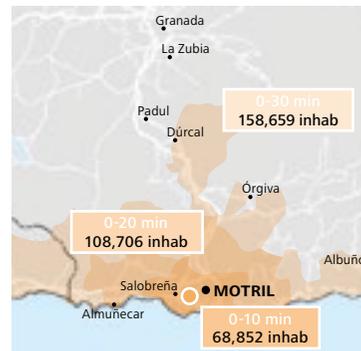


FINANCIAL DATA*

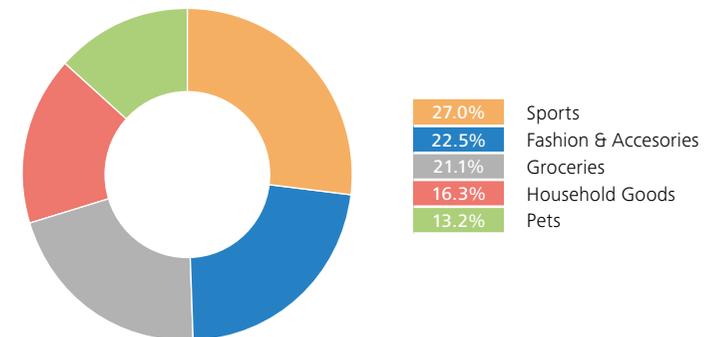
Acquisition Date	29/06/2017
Acquisition Price	€7.5M
Gross Asset Value	€9.0M
Average Base Monthly Rent	9.29 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	14.70 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at March 2022.

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
12



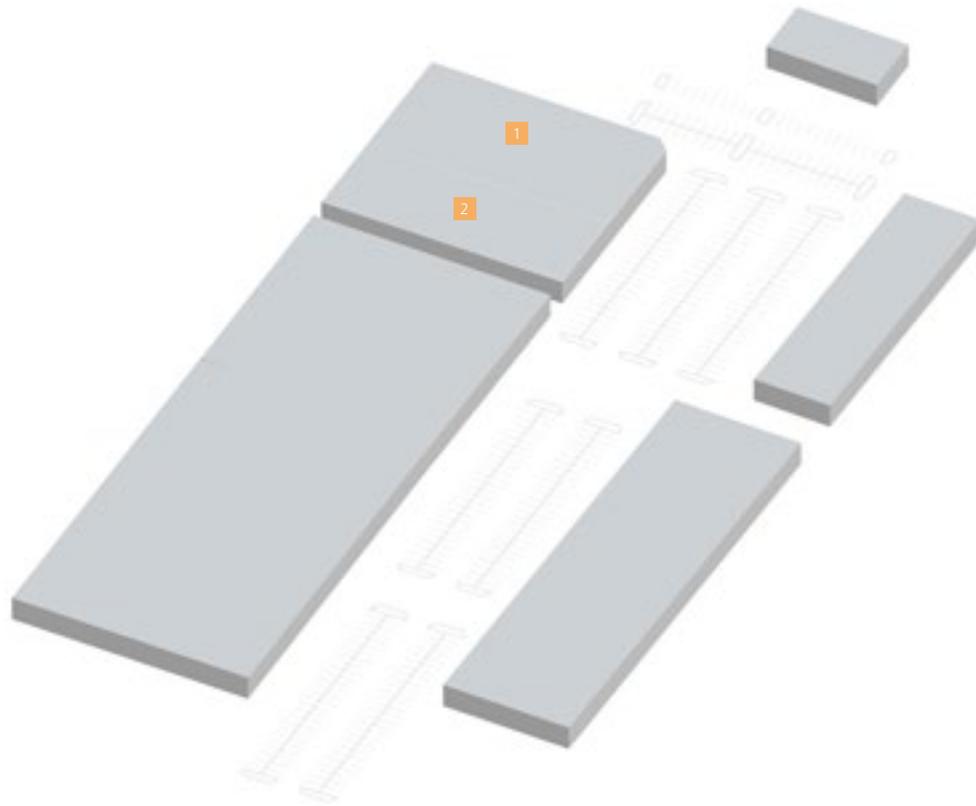
PARKING SPACES
734



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 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.

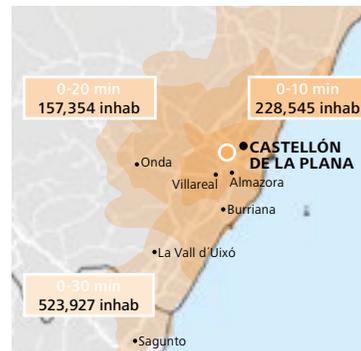


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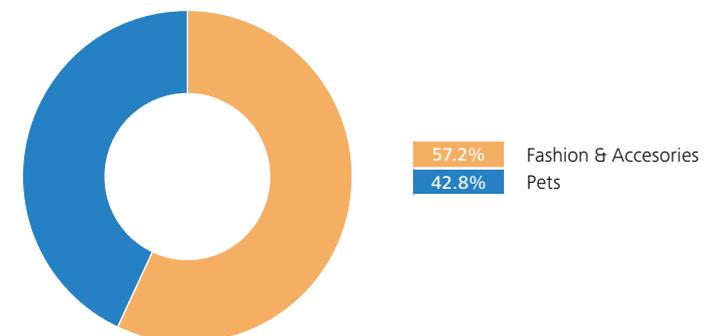
Acquisition Date	29/06/2017
Acquisition Price	€6.5M
Gross Asset Value	€7.4M
Average Base Monthly Rent	11.85 €/m ² /month
Occupancy Rate	100.00%
WALE (Expiry)	10.74 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at March 2022.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*





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