



# Asset Book

JUNE 2025





# Taking a step forward in retail



## BUILDING ROBUST AND HEALTHY GROWTH

- › We are long-term investors. 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.
- › We always develop long-term business plans to analyze the strengths and weaknesses of each asset. This allows us to strategically define the best approach to consolidate assets.



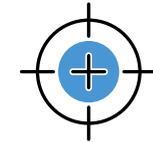
## LEADING THE SECTOR TOWARD BEST PRACTICES

- › Committed to generating maximum ROI for its shareholders.
- › All our assets hold top-tier certifications in terms of environmental sustainability.
- › Our reporting has been recognized as excellent, earning certifications and accolades such as EPRA Gold, GRESB five stars, and other distinctions.



## HIGH QUALITY PORTFOLIO

- › We specialize in enhancing the performance of our assets through our know-how, active management, and value-add projects.
- › 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.



## ESG IN AT THE CORE OF EVERYTHING

- › Environmental sustainability is integrated into all operations at Castellana Properties.
- › At Castellana Properties, we act as a social driver in the communities where we operate.
- › Transparency is the cornerstone of our operations and our ESG reporting efforts.



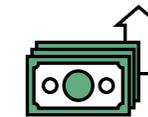
## RETAIL SPECIALISTS IN IBERIA

- › Specialists in the Iberian retail sector, with 21 assets valued at €1,734 billion.
- › The only Iberian REIT 100% focused on retail, with an in-house team specialized in active management and a proven track record of success. Our management team brings together over 100 years of industry experience.
- › We are experts in adapting to market challenges and turning them into business opportunities.
- › Supported by its anchor shareholder which also brings a tried and tested track record in retail.



## INNOVATIVE AND DATA-DRIVEN COMPANY

- › At Castellana Properties, we are paving the way for the digitalization of the retail sector in the Iberian Peninsula. Actively spearheading new trends at its shopping centres.
- › We use technology and advanced data management as a competitive advantage.
- › Omnichannel retailing.
- › We believe in innovation as a competitive advantage both in technology and in business. Digital transformation as key driver of operational efficiency.



## INCOME FOCUS

- › Providing sustainable and predictable growing income.
- › Incentivized to achieve FFO growth.
- › Stable Net Operating Income (NOI) with upside potential.
- › Competitive dividend yield as a focal point.
- › Solid financial strategy that supports our operations, growth, and expansion.

# Castellana Properties Assets

## SHOPPING CENTRES

- 1 Bonaire
- 2 El Faro
- 3 Bahía Sur
- 4 Los Arcos
- 5 Vallsur
- 6 Habaneras
- 7 Puerta Europa
- 8 Alegro Sintra
- 9 8ª Avenida
- 10 Forum Madeira
- 11 Loureshopping
- 12 RioSul

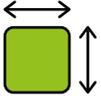
## RETAIL PARKS

- 13 Granaita
- 14 Parque Oeste
- 15 Parque Principado
- 16 Marismas del Polvorín
- 17 La Heredad
- 18 La Serena
- 19 Pinatar Park
- 20 Motril Retail Park
- 21 Ciudad del Transporte

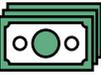


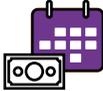
# Total Portfolio

## KEY FACTS\*

GLA  
 **561,179** SQM

ACQUISITION PRICE\*\*  
 **€1,531.1M**

GROSS ASSET VALUE\*\*\*  
 **€1,733.2M**

AVERAGE BASE MONTHLY RENT  
 **19.99** €/SQM/MONTH

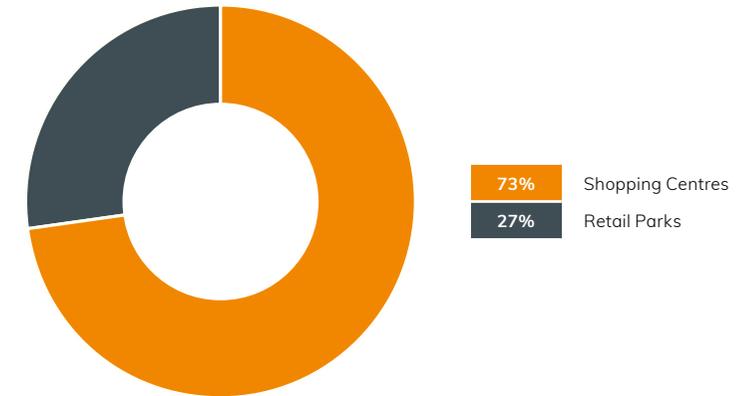
OCCUPANCY RATE  
 **98.4%**

WALE (EXPIRY)  
 **8.64** YEARS

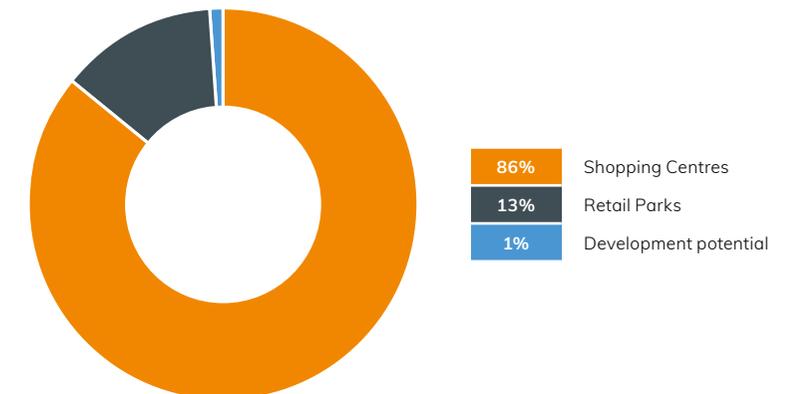
NET OPERATING COST RATIO  
 **7.79%**

NATIONAL & INTERNATIONAL TENANT COMPONENT  
 **95.47%**

## PORTFOLIO SPLIT BY GAV\*



## PORTFOLIO SPLIT BY GLA\*



(\*) Data from units owned by Castellana Properties at March 2025.

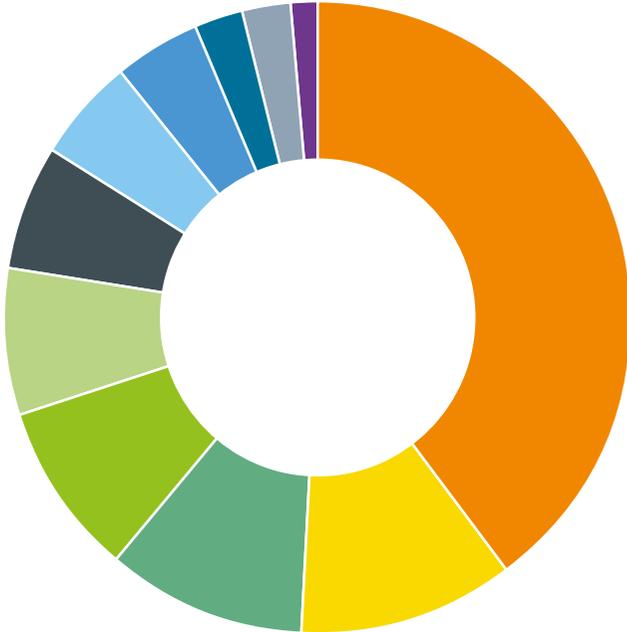
(\*\*) Transaction costs not included.

(\*\*\*) 50% Alegro Sintra.



# Retail Tenant Exposure

COMMERCIAL MIX BY RENT\*

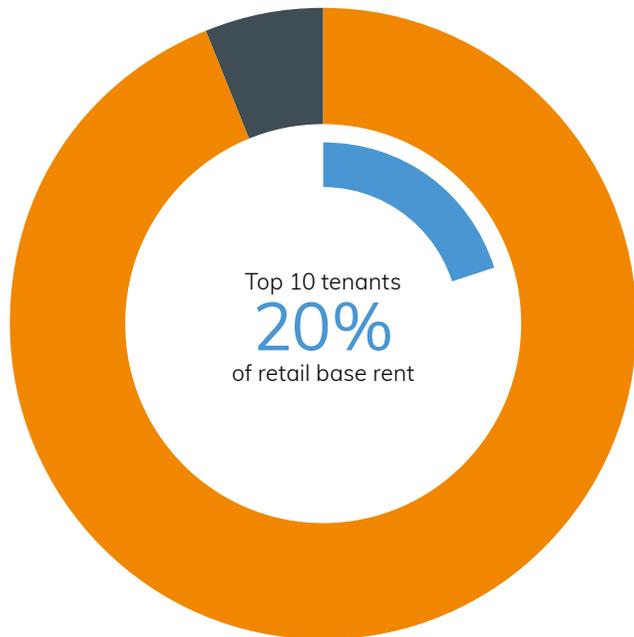


39.85%	Fashion	5.24%	Food
11.05%	Food & Beverage	4.44%	Services
10.36%	Health & Beauty	2.67%	Other Retail
8.98%	Homeware	2.38%	Non Retail
7.47%	Leisure & Entertainment	1.29%	Culture, Media & Tech
6.26%	Sports & Adventure		

(\*) Data from units owned by Castellana Properties at March 2025.

# Retail Tenant Exposure

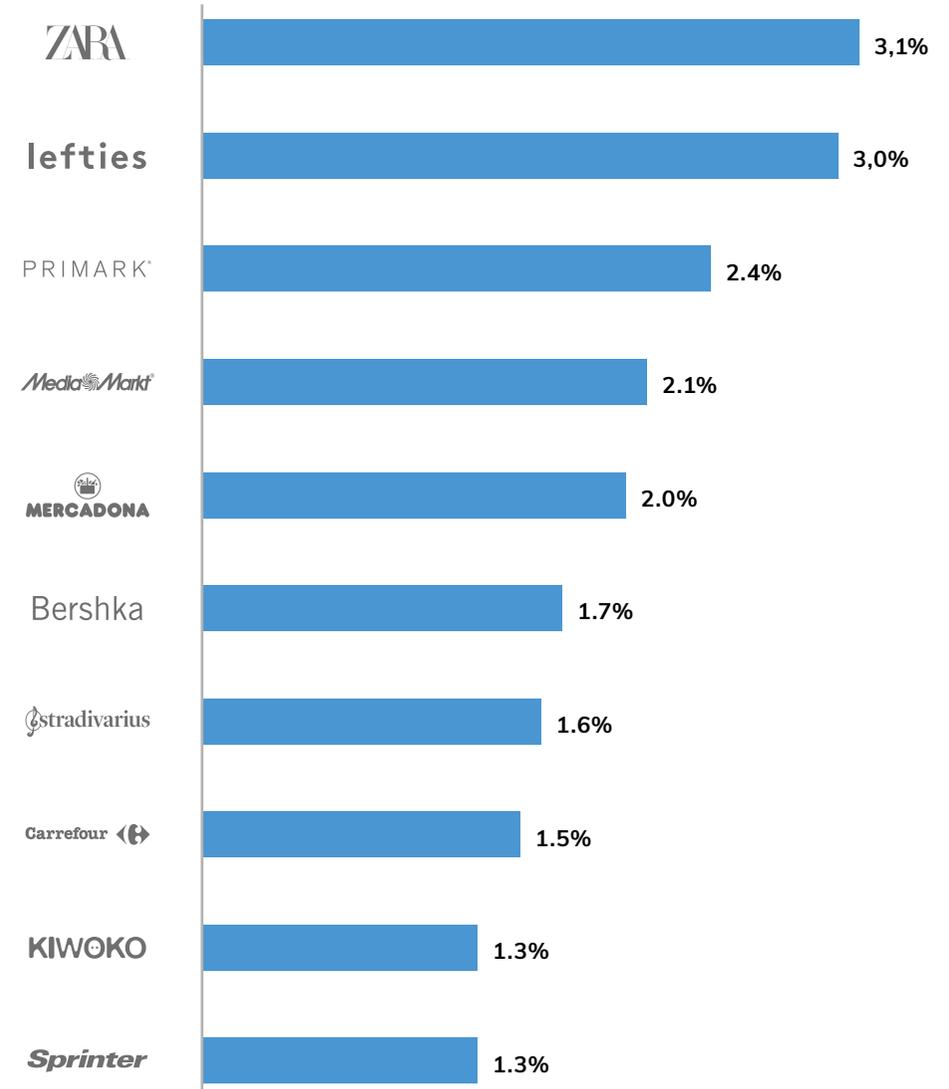
## TENANT PROFILE BY CONTRACTUAL RENT



- 95% Large national and international tenants
- 5% Local tenants
- 20% Top 10 tenants

Well diversified and low risk Retail portfolio with more than 600 tenants, 95% of them National & International.

## TOP 10 TENANTS BY RENT



# Shopping Centres

## 1 Bonaire



Location	Aldaia (Valencia)
Total GLA	78,000 sqm
Units	151
Parking spaces	5,700
Catchment area	1,500,000 inhab.

## 2 El Faro



Location	Badajoz
Total GLA	61,681 sqm
Units	121
Parking spaces	2,639
Catchment area	517,491 inhab.

## 3 Bahía Sur



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

## 4 Los Arcos



Location	Sevilla
Total GLA	35,634 sqm
Units	94
Parking spaces	1,789
Catchment area	1,499,884 inhab.

## 5 Vallsur



Location	Valladolid
Total GLA	35,075 sqm
Units	81
Parking spaces	1,751
Catchment area	477,746 inhab.

## 6 Habaneras



Location	Torreveija (Alicante)
Total GLA	24,943 sqm
Units	61
Parking spaces	789
Catchment area	531,670 inhab.

## 7 Puerta Europa



Location	Algeciras (Cádiz)
Total GLA	29,894 sqm
Units	79
Parking spaces	2,010
Catchment area	311,110 inhab.

## 8 Alegro Sintra



Location	Sintra (Lisbon)
Total GLA	58,000 sqm
Units	193
Parking spaces	2,011
Catchment area	621,000 inhab.

## 9 8ª Avenida



Location	São João da Madeira (Oporto)
Total GLA	28,923 sqm
Units	97
Parking spaces	1,700
Catchment area	247,398 inhab.

## 10 Forum Madeira



Location	Funchal (Madeira)
Total GLA	21,472 sqm
Units	58
Parking spaces	800
Catchment area	250,000 inhab.

## 11 Loureshopping



Location	Loures (Lisbon)
Total GLA	44,475 sqm
Units	107
Parking spaces	2,076
Catchment area	207,000 inhab.

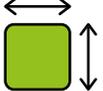
## 12 RioSul



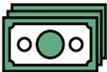
Location	Seixal (Lisbon)
Total GLA	46,006 sqm
Units	115
Parking spaces	2,237
Catchment area	460,000 inhab.

# Shopping Centres Portfolio

## KEY FACTS\*

GLA  
 **408,656 SQM**

ACQUISITION PRICE  
 **€1,275.8M**

GROSS ASSET VALUE  
 **€1,443.2M**

ANNUAL FOOTFALL\*\*  
 **90.08M**

AVERAGE BASE MONTHLY RENT  
 **23.45 €/SQM/MONTH**

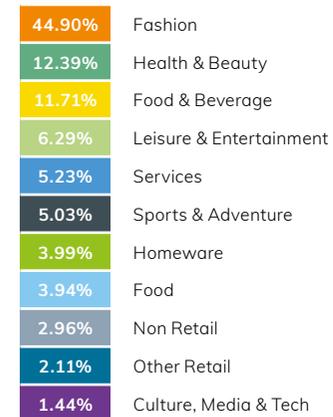
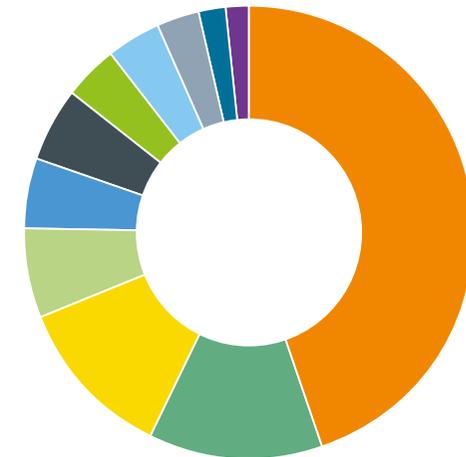
OCCUPANCY RATE  
 **98.44%**

WALE (EXPIRY)  
 **7.52 YEARS**

NET OPERATING COST RATIO  
 **7.98%**

NATIONAL & INTERNATIONAL TENANT COMPONENT  
 **95.90%**

## COMMERCIAL MIX BY RENT\*



(\*) Data from units owned by Castellana Properties at March 2025.

(\*\*) Annual footfall 2023.

1 SHOPPING CENTRE

# Bonaire



LOCATION

**Aldaia (Valencia)**



TOTAL GLA

**78,000 sqm**



OWNED BY CASTELLANA PROPERTIES

**73%**



UNITS

**151**



ANNUAL FOOTFALL\*

**11.5M**



PARKING SPACES

**5,700**



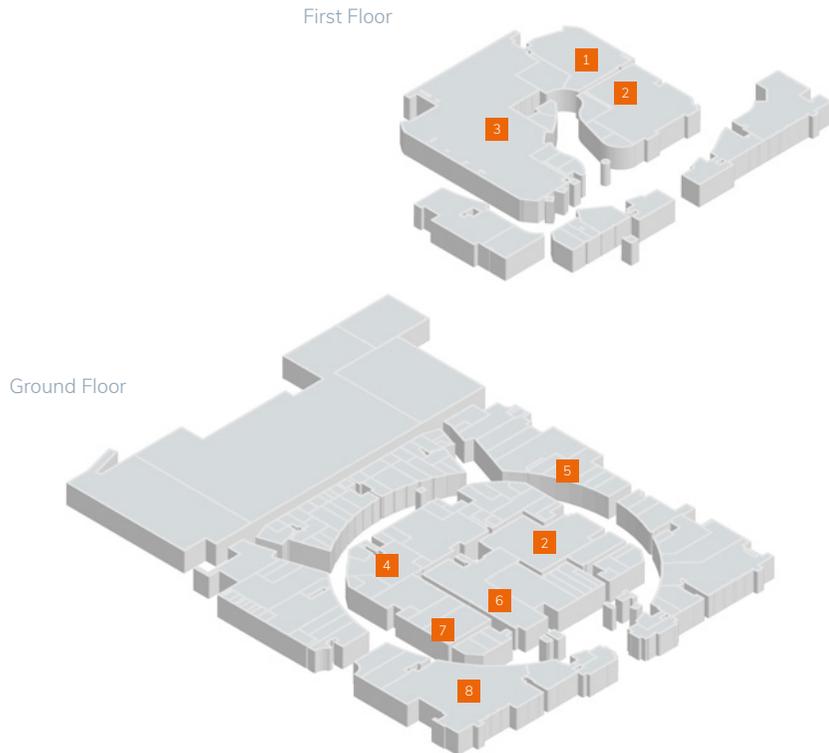
CATCHMENT AREA

**1,500,000 inhab.**

\* Annual footfall 2023.



## ASSET FLOOR MAP



## DESCRIPTION

Bonaire Shopping Centre is located in the west of the city of Valencia, Spain's third largest city and home to 10 million tourists each year. Bonaire stands out as one of the top ten shopping centres in Spain, offering a balanced mix of fashion, leisure and convenience, attracting both local residents and tourists.

Bonaire is the main shopping destination west of Valencia and reaches a catchment area of 1.5 million inhabitants. The Bonaire shopping mall has a gross lettable area (GLA) of 78,000 sqm, of which 57,000 sqm is owned by Castellana Properties and is part of a 135,000 sqm shopping complex. The retail hub houses a total of 151 brands and offers 5,700 parking spaces for the convenience of its customers. Bonaire has a wide and varied commercial mix, among which you can find top national and international brands such as Zara, Stradivarius, Pull&Bear, Fnac, the only Primark in Valencia located in a shopping centre or leading brands such as Hollister or Victoria's Secret.

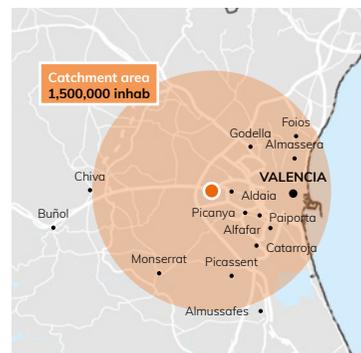
In addition, the centre has its own restaurant and leisure area 'Las Terrazas' with a wide range of up to 26 restaurants, a 12-screen Cinesa LUXE cinema, and a Strike bowling alley, making it a family destination in the whole region.



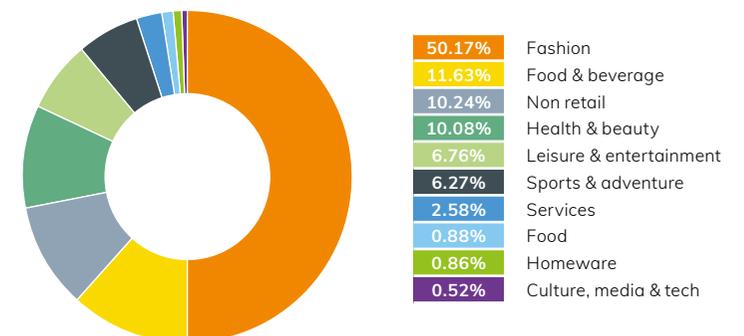
## ASSET DATA\*

Acquisition Date	13/03/2025
Acquisition Price	€305.0M
Average Base Monthly Rent	32.02 €/sqm/month
Occupancy Rate	97.40%
WALE (Expiry)	6.62 years
National & International Tenant Component	98%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

2 SHOPPING CENTRE

# El Faro



LOCATION  
**Badajoz**



TOTAL GLA  
**61,681 sqm**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**121**



ANNUAL FOOTFALL\*  
**8.0M**



PARKING SPACES  
**2,639**

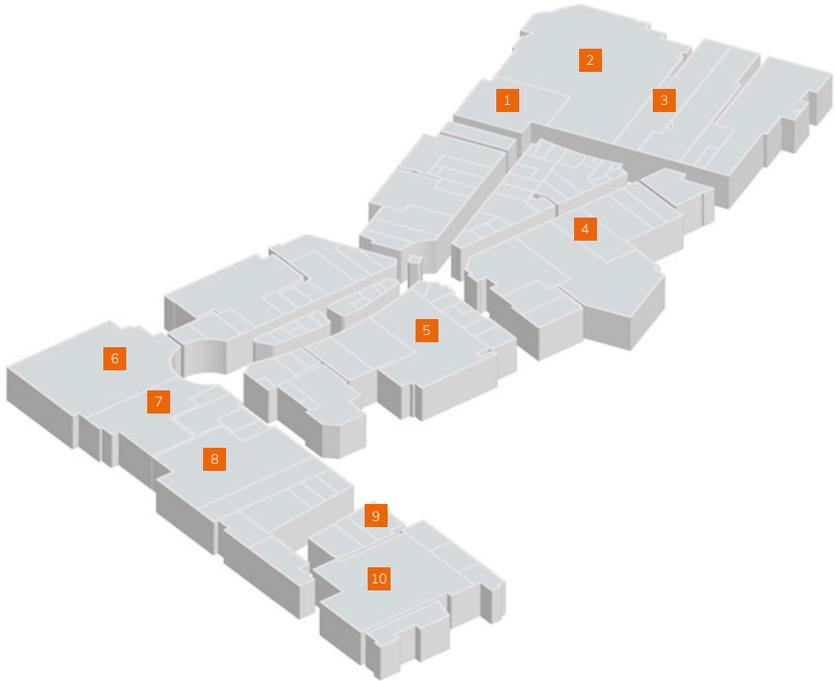


CATCHMENT AREA  
**517,491 inhab.**

\* Annual footfall 2024.



**ASSET FLOOR MAP**



**DESCRIPTION**

El Faro is the largest shopping, leisure, and dining centre in Extremadura. Located in Badajoz, less than 1 km from the border with Portugal and with direct access from the A5 highway, it covers an area of 61,681 sqm. It offers 2,639 free parking spaces and more than 120 stores, making El Faro the commercial hub of Extremadura and all of Portuguese Alentejo, with a catchment area of 517,000 residents. The shopping centre attracts customers further than 1 hour away by car, the highest in the entire portfolio.

Among its 121 stores, top brands include Primark (the only one in the region), the Inditex Group, Alvaro Moreno, Pepco, and JD Sports stand out. The shopping centre is also known for its leisure and dining options, particularly “El Patio.” This new area, which opened in 2022 after an investment of 5 million euros. Visitors can enjoy a Yelmo Premium cinema and a wide range of international restaurants, including Burger King, Foster’s Hollywood, and Gino’s, among others.

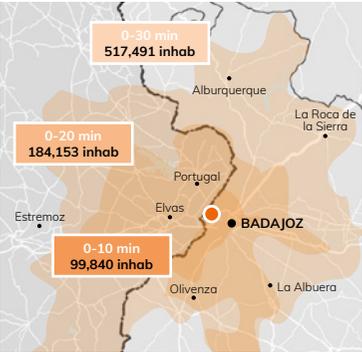
Recently, the shopping centre has also seen the transformation of 18,000 square meters of gross leasable area (GLA) with a €22M investment, after Castellana Properties purchased the space previously occupied by Hipercor. It has welcomed renowned brands such as Lefties, Mango, the biggest Álvaro Moreno in Spain, and the addition of a Fitness Park gym to its leisure offering. El Faro is firmly committed to its community through local collaborations and agreements. Notably, it has obtained the Universal Accessibility Certification (UNE 170001-2:2007), endorsed by SGS, for being a globally accessible shopping centre with no architectural barriers.



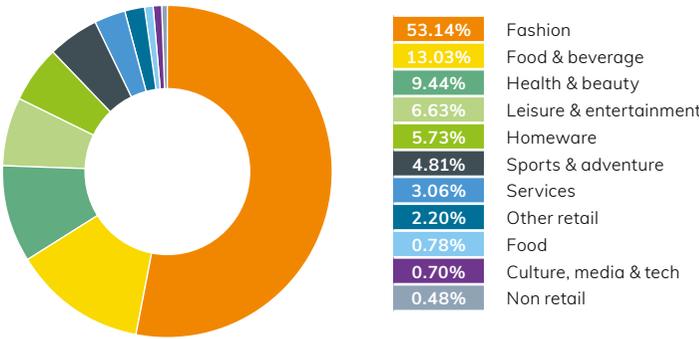
**ASSET DATA\***

Acquisition Date	31/07/2018
Acquisition Price	€159.8M
Average Base Monthly Rent	19.73 €/sqm/month
Occupancy Rate	99.11%
WALE (Expiry)	9.63 years
National & International Tenant Component	97%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2025.

3 SHOPPING CENTRE

# Bahía Sur



LOCATION

**San Fernando (Cádiz)**



TOTAL GLA

**56,624 sqm**



OWNED BY CASTELLANA PROPERTIES

**63%**



UNITS

**102**



ANNUAL FOOTFALL\*

**8.4M**



PARKING SPACES

**2,818**



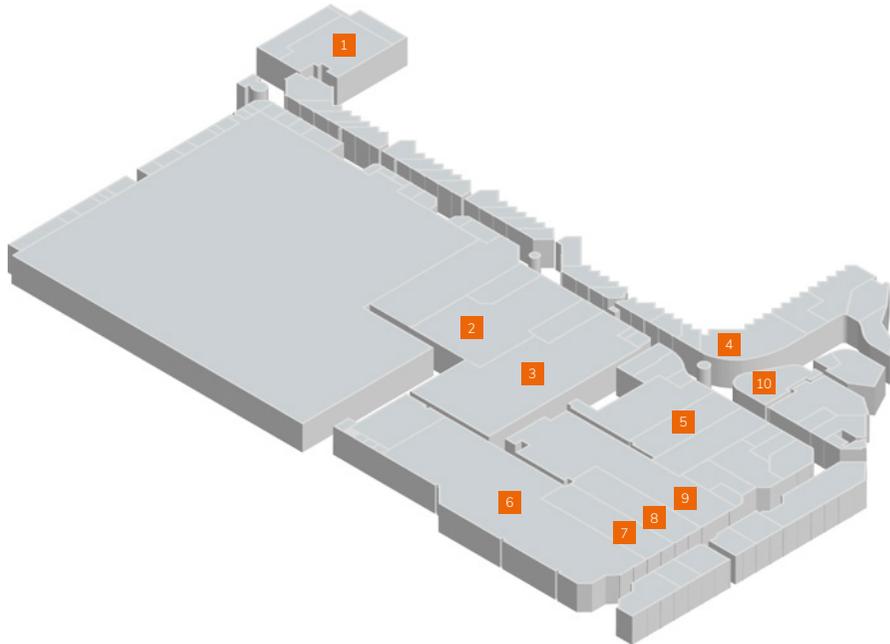
CATCHMENT AREA

**674,250 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP



## DESCRIPTION

The shopping centre is located in San Fernando, nestled in a natural setting with views of the Bay of Cádiz. It is adjacent to the national railway station, offering direct access to central Cádiz as well as direct connections to Seville, Córdoba, and Madrid.

With a catchment area of 674,250 residents, Bahía Sur offers a modern retail concept where shopping, leisure, and nature converge to create a unique experience. Spanning over 56,624 sqm of gross leasable area (35,297 sqm of which are owned by Castellana Properties), the centre is home to more than 100 stores. Visitors can find a wide selection of fashion, beauty, sports, homeware, and supermarket brands, including national and international names such as Zara, Mango, JD Sports, Primark, Lefties, and Kiwoko. The centre also features a Yelmo Premium cinema covering 3,000 sqm, as well as a diverse dining area offering American, Asian, Mexican, Italian, and Mediterranean cuisine.

A major transformation project was completed in January 2022, encompassing various improvements from restroom upgrades to a full interior redesign. As part of its ongoing evolution, the centre is embracing its bayside location with the upcoming launch of a new restaurant area, "La Tajería," set to open in early July 2025. Bahía Sur aims to deliver a new model of shopping within a distinctive setting, offering year-round activities and entertainment. Visitors can enjoy stunning sunsets, rent bicycles, or use binoculars to explore the surrounding Natural Park. The centre is firmly committed to environmental protection and sustainable development, and holds both the BREEAM certification for infrastructure excellence and ISO 14001 certification for waste management.



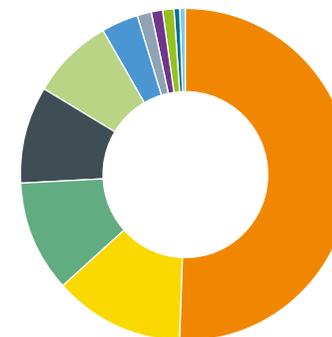
## ASSET DATA\*

Acquisition Date	31/07/2018
Acquisition Price	€132.4M
Average Base Monthly Rent	26.48 €/sqm/month
Occupancy Rate	99.90%
WALE (Expiry)	9.07 years
National & International Tenant Component	96%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

4 SHOPPING CENTRE

# Los Arcos



LOCATION  
**Sevilla**



TOTAL GLA  
**35,634 SQM**



OWNED BY CASTELLANA PROPERTIES  
**75%**



UNITS  
**94**



ANNUAL FOOTFALL\*  
**6.5M**



PARKING SPACES  
**1,789**

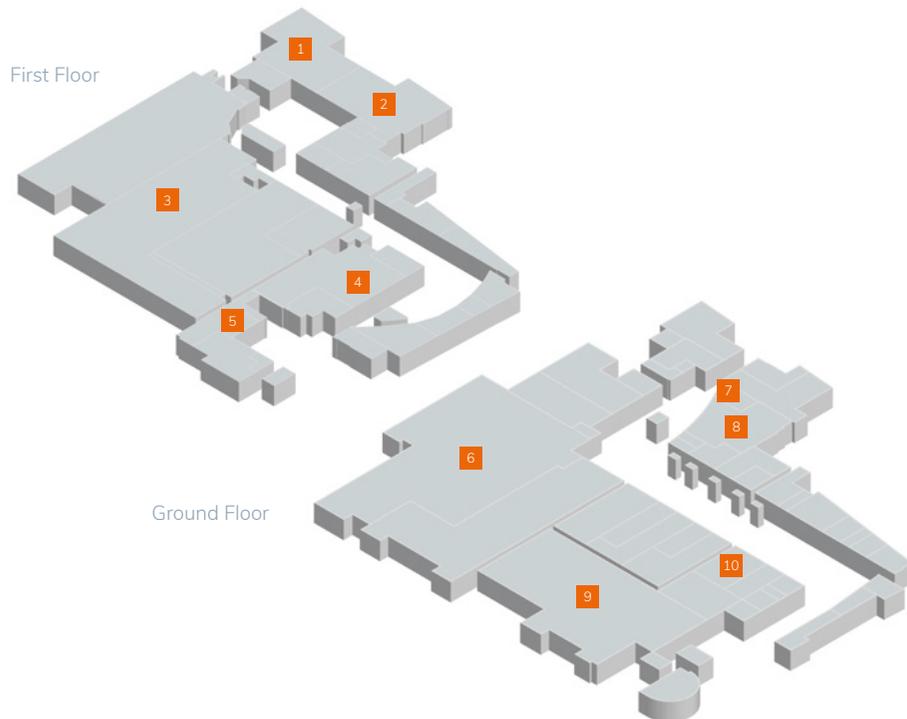


CATCHMENT AREA  
**1,499,884 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP



## DESCRIPTION

Located in one of the key areas of Seville, Los Arcos has a total gross leasable area of 35,634 sqm, of which 26,577 sqm are owned by Castellana Properties. Divided into two floors of commercial gallery, Los Arcos is currently one of the largest shopping centres in the city of Seville. With over 90 brands, it has become a prominent urban retail destination in Seville, featuring leading brands such as Pull&Bear, Kiabi, C&A, Unión Cine Ciudad, Lefties, Deichmann, Primor, Bershka, McDonald's, and Foster's Hollywood, among others. Additionally, Los Arcos offers free underground parking with almost 1,800 spaces.

Opened in 1992 as part of the Universal Exposition, Los Arcos was the first shopping centre in the city. It underwent a complete renovation in 2013, featuring spacious and well-lit corridors to enhance the customer experience. In 2018, Castellana Properties acquired the centre, and in 2019, the hypermarket located on the ground floor was removed, paving the way for a renewed commercial mix. The floor was revitalized with the addition of well-known brands such as Mercadona, Pepco, MediaMarkt, or Juguettos. This recent transformation was recognised as the "Best Small Renovation" at the 18th Spanish Congress of Shopping Centres and Retail Parks. The current expansion project, with a capex of c. €25M, includes the integration of the office building adjacent to Los Arcos, adding 4,600 sqm of GLA. This space will be repurposed to expand a highly anticipated leisure and dining area, further strengthening its position as a retail leader in Seville.

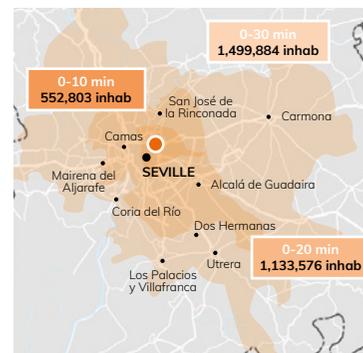
As part of Castellana Properties, Los Arcos is deeply committed to aligning business growth with environmental sustainability. The shopping centre actively supports local economic development and social initiatives, while promoting the use of clean energy sources, such as photovoltaic panels for self-consumption, among other efforts.



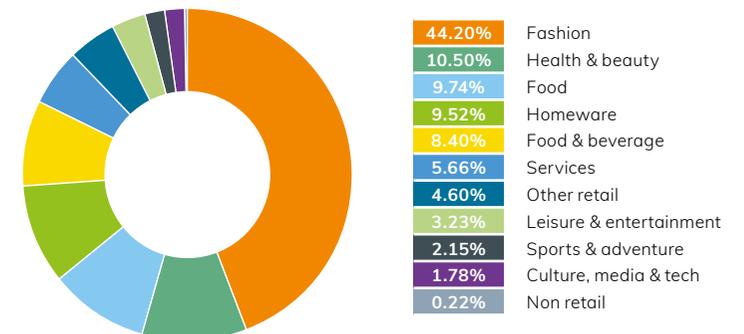
## ASSET DATA\*

Acquisition Date	31/07/2018
Acquisition Price	€125.8M
Average Base Monthly Rent	27.74 €/sqm/month
Occupancy Rate	97.62%
WALE (Expiry)	10.96 years
National & International Tenant Component	97%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

# Vallsur



LOCATION  
**Valladolid**



TOTAL GLA  
**35,075 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**81**



ANNUAL FOOTFALL\*  
**5.7M**



PARKING SPACES  
**1,751**



CATCHMENT AREA  
**477,746 inhab.**

\* Annual footfall 2024.

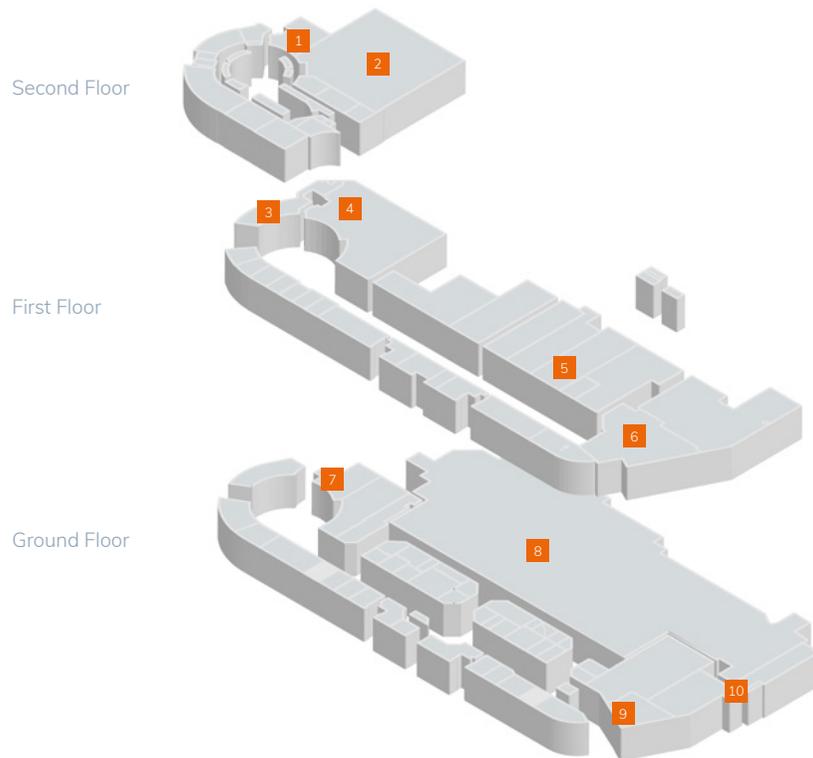


LAS MEJORES  
PARA CU

DRUNI

YVES ROCHER

## ASSET FLOOR MAP



## DESCRIPTION

Vallsur Shopping Centre, which opened in 1998, benefits from a prime urban location with excellent access by both public and private transport. Its strategic position has made it a year-round shopping destination for thousands of Valladolid residents. With a gross leasable area of 35,075 sqm, Vallsur hosts around 81 brands offering a broad mix of food, fashion, footwear, and accessories. Notable brands include Primor, Álvaro Moreno, Fifty Factory or Carrefour. The centre also features a Yelmo Premium cinemas – opened in 2018 and among the first of their kind in Spain.

In 2023, a refurbishment project was launched on the first floor, structured in two phases. The first phase was completed in December 2023 with the opening of La Chismería, a new leisure and dining area featuring 12 establishments. Standout additions include Vips, Juanchó's, Urban Poke, Pepe Taco, Reyna Istanbul, SantaGloria, and Ozone Bowling – a leading brand in bowling and arcade entertainment. The second phase is currently underway and focuses on reconfiguring the remaining half of the floor, primarily dedicated to fashion. Completion is expected by the end of 2025, and will include the introduction of a unique children's attraction – unlike anything previously seen in Valladolid or the entire Castilla y León region.

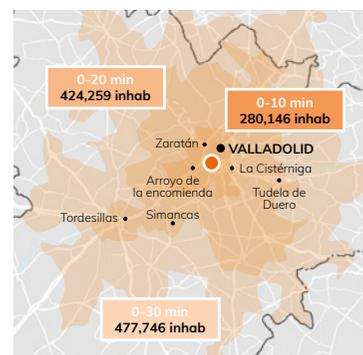
Since opening, Vallsur has maintained a strong commitment to environmental sustainability. It operates under a certified environmental management system (BREEAM), as well as ISO 14001 and ISO 50001 standards. Among its 1,870 parking spaces, the centre offers numerous spots for electric vehicles, people with disabilities, and families – ensuring a more convenient and inclusive experience for all visitors.



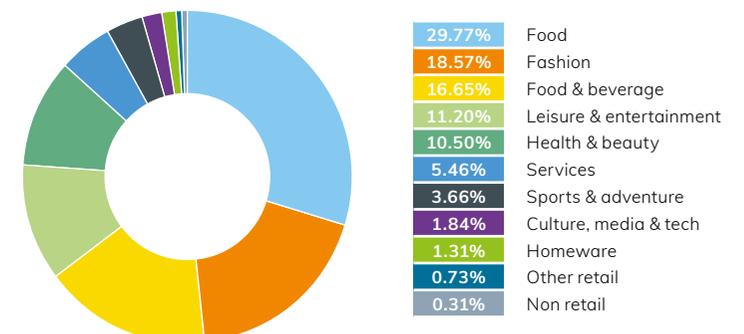
## ASSET DATA\*

Acquisition Date	31/07/2018
Acquisition Price	€92.3M
Average Base Monthly Rent	17.13 €/sqm/month
Occupancy Rate	98.44%
WALE (Expiry)	12.83 years
National & International Tenant Component	96%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

# Habaneras



LOCATION  
**Torrevieja (Alicante)**



TOTAL GLA  
**24,943 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**61**



ANNUAL FOOTFALL\*  
**4.8M**



PARKING SPACES  
**789**

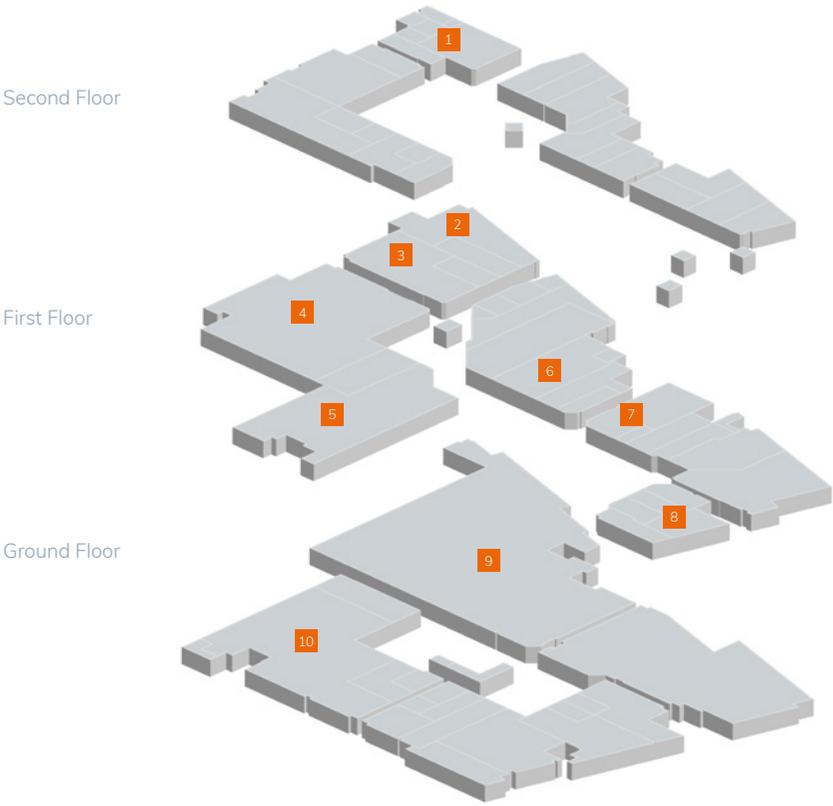


CATCHMENT AREA  
**531,670 inhab.**

\* Annual footfall 2024.



**ASSET FLOOR MAP**



**DESCRIPTION**

Habaneras shopping centre is located in the municipality of Torrevieja, in the province of Alicante, strategically positioned between the provincial capital and the region of Murcia. With a catchment area of approximately 530,000 residents – plus an additional floating population of 178,440 – Habaneras serves a significant and diverse customer base.

Opened in 2005, Habaneras is a modern shopping centre with a gross leasable area of 24,943 sqm. It comprises 61 retail units across three levels: two dedicated to commercial activity, and one level that combines retail space with parking. The centre features open-air Mediterranean-style architecture, allowing visitors to enjoy the region’s pleasant climate as they shop. It is also part of a broader retail hub that includes major stores such as Carrefour, Lidl, Mercadona, a bowling alley, and eight IMF cinema screens.

Habaneras offers a total of 789 free parking spaces – approximately 698 across an underground level and 91 surface-level spaces with direct street access. The centre hosts a strong mix of fashion retailers, including leading brands from the Inditex Group. Key anchor tenants include Dealz, Forum Sport, or Tienda Animal among others.

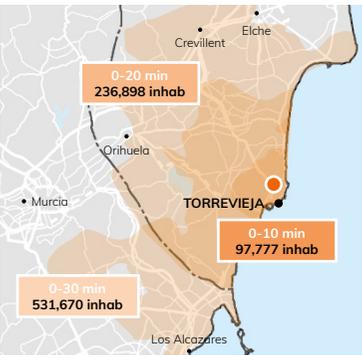
Demonstrating a strong commitment to sustainability, Habaneras actively promotes energy efficiency, responsible consumption, and sustainable development across its operations. The centre holds a BREEAM certification, underscoring the quality and environmental performance of its infrastructure.



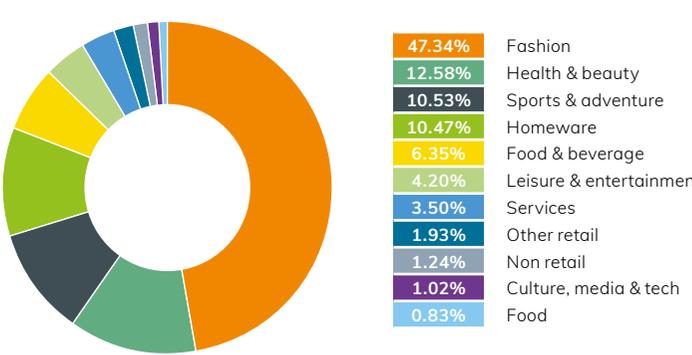
**ASSET DATA\***

Acquisition Date	09/05/2018
Acquisition Price	€80.6M
Average Base Monthly Rent	20.69 €/sqm/month
Occupancy Rate	96.74%
WALE (Expiry)	7.79 years
National & International Tenant Component	95%

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



\* Data from units owned by Castellana Properties at March 2025.

# Puerta Europa



LOCATION

**Algeciras (Cádiz)**



TOTAL GLA

**29,894 SQM**



OWNED BY CASTELLANA PROPERTIES

**100%**



UNITS

**79**



ANNUAL FOOTFALL\*

**5.0M**



PARKING SPACES

**2,010**



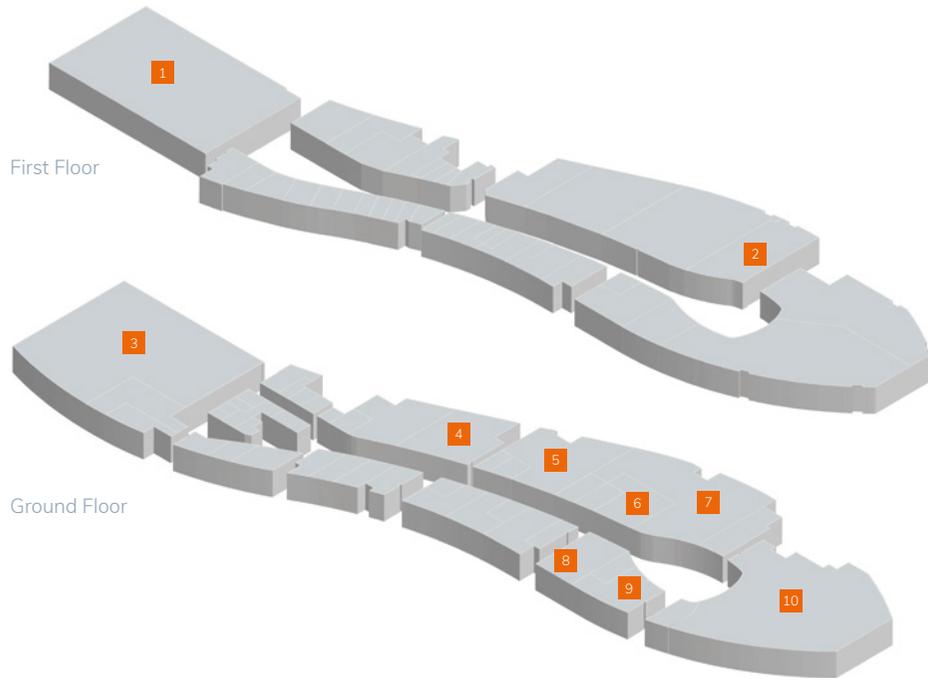
CATCHMENT AREA

**311,110 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP



## DESCRIPTION

Puerta Europa is located in Algeciras (Cádiz), adjacent to the A-7 motorway, in a strategic position just 15 minutes by car from the port and within walking distance of Algeciras city centre.

The shopping centre offers 2,100 free parking spaces and boasts a gross lettable area of 29,894 sqm, with an occupancy rate of 100%. As the leading shopping destination in the Campo de Gibraltar region – serving a catchment area of over 311,000 residents – Puerta Europa is the preferred location for top brands to open their latest concept stores.

The centre features 79 retail units across two floors, offering a diverse mix of fashion, leisure, and dining. Fashion occupies approximately 55% of the total GLA, with flagship brands such as Primark, Zara, Álvaro Moreno, Lefties, Primor, or Sprinter. Notable anchors also include Yelmo Premium cinemas and a 3,000 sqm Mercadona. The dining offer includes popular restaurants such as McDonald's, Foster's Hollywood, and Pomodoro.

Committed to environmental responsibility, Puerta Europa holds BREEAM certification, demonstrating its ongoing efforts toward sustainability and efficient resource management.

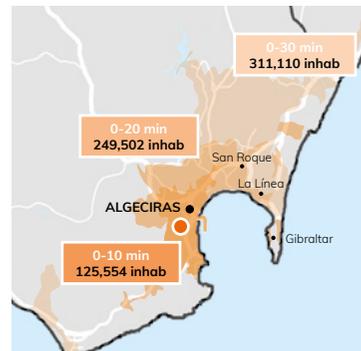


## ASSET DATA\*

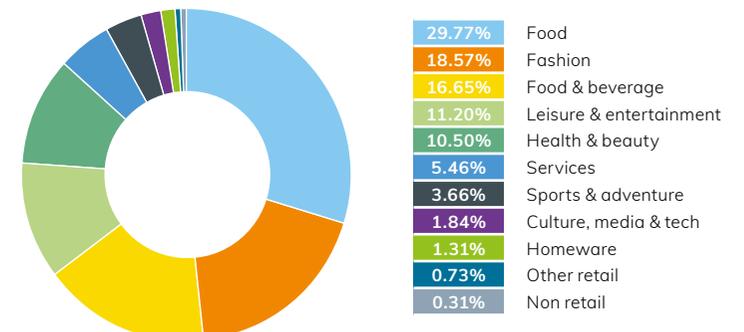
Acquisition Date	31/07/2019
Acquisition Price	€56.8M
Average Base Monthly Rent	18.47 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	8.71 years
National & International Tenant Component	90%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Alegro Sintra



LOCATION  
**Sintra (Lisbon)**



TOTAL GLA  
**58,283 SQM**



OWNED BY CASTELLANA PROPERTIES  
**36%**



UNITS  
**193**



ANNUAL FOOTFALL\*  
**8.9M**



PARKING SPACES  
**2,011**

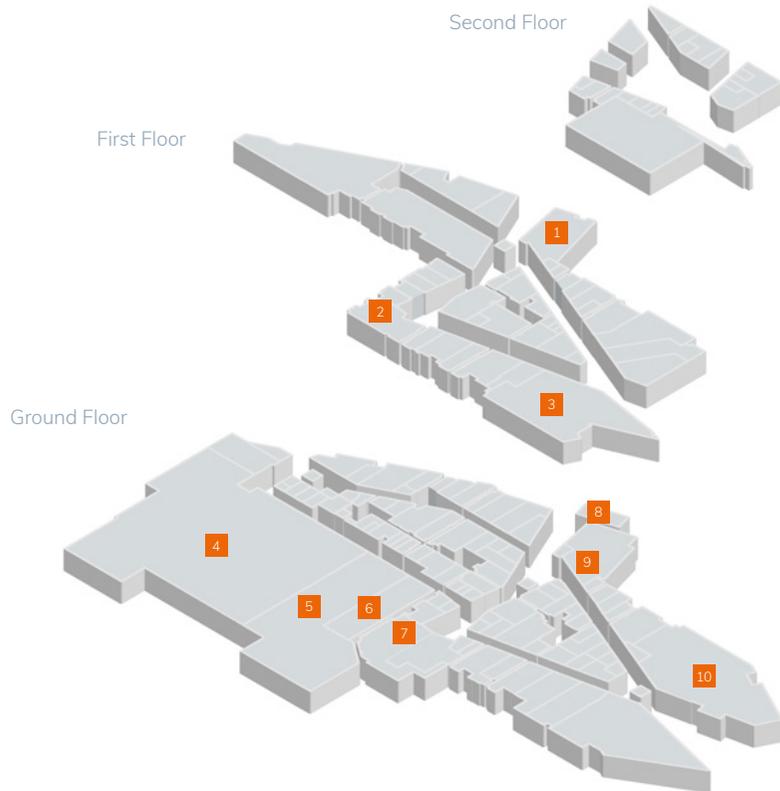


CATCHMENT AREA  
**621,000 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP



## DESCRIPTION

Alegro Sintra, which opened in 2011, is located in the western area of Lisbon and offers a gross leasable area of 58,283 sqm. Situated in the historic and picturesque city of Sintra, the centre enjoys a prime location with excellent accessibility via the IC19—the main road linking Sintra to Lisbon. It is also well-served by public transport, with 2,500 parking spaces, multiple bus routes, and a nearby train station, allowing it to serve a wide catchment area that includes Sintra, Amadora, and the northern zones of Oeiras and Cascais.

Distributed over two levels, the shopping centre features 193 stores, including leading international brands such as Zara, Fnac, Primark, Lefties, and Normal. In addition to retail, Alegro Sintra offers unique amenities, including a medical clinic, the Dreamfly indoor skydiving tunnel, and a vibrant dining area with more than 25 restaurants. It stands as a true benchmark for shopping and entertainment in the region. Driven by continuous growth and a strong commitment to the local community, Alegro Sintra remains a dynamic meeting point—offering the best in fashion, leisure, and family-friendly activities.

Castellana Properties purchased a 50% stake in the entity owning this high-performance asset in Lisbon for €46.4 million, marking a new milestone in its growth across the Iberian Peninsula. The deal establishes a joint venture with Ceetrus, which retains the remaining 50%, with Nhood's Capital Markets team advising on the transaction.

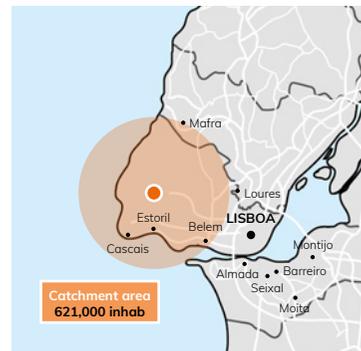


## ASSET DATA\*

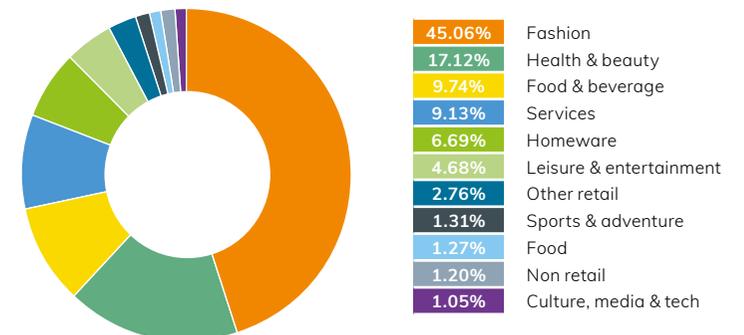
Acquisition Date	19/12/2025
Acquisition Price	€83.3M
Average Base Monthly Rent	25.64 €/sqm/month
Occupancy Rate	99.54%
WALE (Expiry)	5.75 years
National & International Tenant Component	93%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



9 SHOPPING CENTRE

# 8ª Avenida



LOCATION

**São João da Madeira  
(Oporto)**



TOTAL GLA

**28,923 SQM**



OWNED BY CASTELLANA PROPERTIES

**73%**



UNITS

**97**



ANNUAL FOOTFALL\*

**6.3M**



PARKING SPACES

**1,700**



CATCHMENT AREA

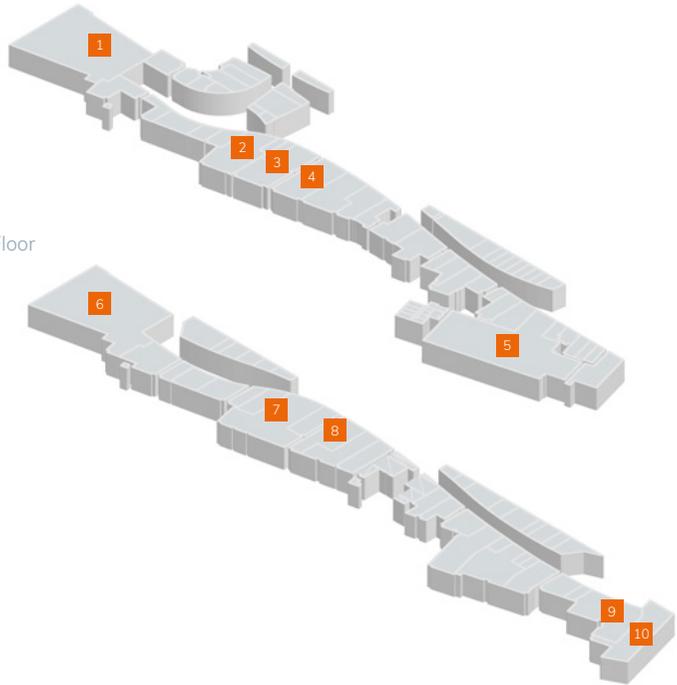
**247,398 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP

First Floor



Ground Floor

## DESCRIPTION

Inaugurated in September 2007, 8ª Avenida is the only shopping centre in São João da Madeira, located south of Porto. With a gross leasable area of 28,923 sqm – 21,170 sqm of which is owned by Castellana Properties – the centre hosts 97 establishments and offers 1,700 free parking spaces for visitors' convenience.

8ª Avenida features a strong lineup of anchor tenants, including major Inditex brands, C&A, Cineplace cinemas, Continente hypermarket, and Trofa Saúde Hospital. The shopping experience is complemented by a bright and inviting food court, filled with natural light and designed with a variety of ambiances to enhance comfort and enjoyment.

The centre is firmly committed to sustainable growth, actively supporting and promoting initiatives that foster environmental responsibility and community well-being.



## ASSET DATA\*

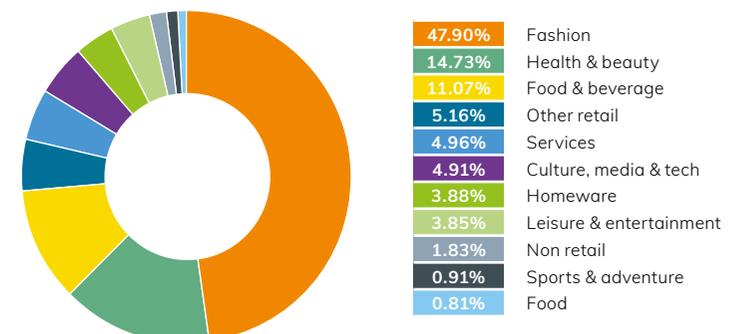
Acquisition Date	01/10/2024
Acquisition Price	€46.3M
Average Base Monthly Rent	20.40 €/sqm/month
Occupancy Rate	97.86%
WALE (Expiry)	3.72 years
National & International Tenant Component	94%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Forum Madeira



LOCATION  
**Funchal (Madeira)**



TOTAL GLA  
**21,472 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**58**



ANNUAL FOOTFALL\*  
**5.7M**



PARKING SPACES  
**800**

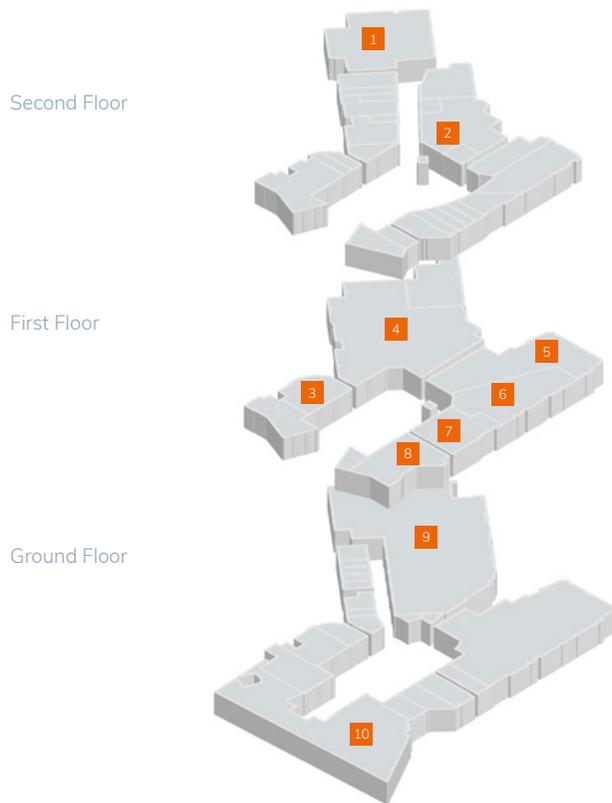


CATCHMENT AREA  
**250,000 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP



## DESCRIPTION

Forum Madeira is located in the western part of Funchal, the capital of Madeira Island, and stands out as the island's leading retail destination. It is the only shopping centre in Madeira offering a well-balanced and high-performing tenant mix, anchored by Pingo Doce – one of Portugal's top supermarket chains – and complemented by a strong portfolio of international retailers, including all Inditex Group brands.

The centre comprises a Gross Leasable Area (GLA) of 21,472 sqm across three levels and maintains 100% occupancy. It also offers 800 paid parking spaces. Forum Madeira attracts approximately 5.4 million visits each year and serves a primary catchment area of around 250,000 residents, along with over 2.3 million annual tourists.

In addition to its retail offering, Forum Madeira features a leisure zone with cinemas and a food court with 10 restaurants, making it a key destination for both local residents and tourists seeking shopping, dining, and entertainment in one place.



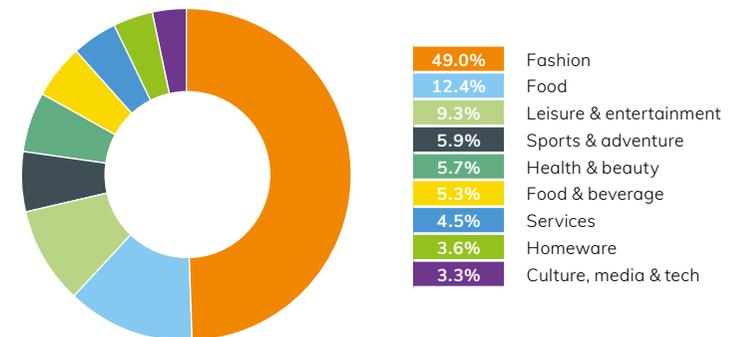
## ASSET DATA\*

Acquisition Date	30/04/2025
Acquisition Price	€63.3M
Average Base Monthly Rent	22.60 €/sqm/month
Occupancy Rate	98.09%
WALE (Expiry)	4.42 years
National & International Tenant Component	99%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

# Loureshopping



LOCATION  
**Loures (Lisbon)**



TOTAL GLA  
**44,745 SQM**



OWNED BY CASTELLANA PROPERTIES  
**66%**



UNITS  
**107**



ANNUAL FOOTFALL\*  
**6.1M**



PARKING SPACES  
**2,076**



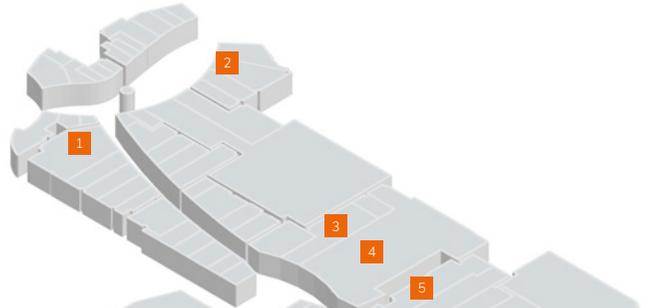
CATCHMENT AREA  
**207,000 inhab.**

\* Annual footfall 2024.

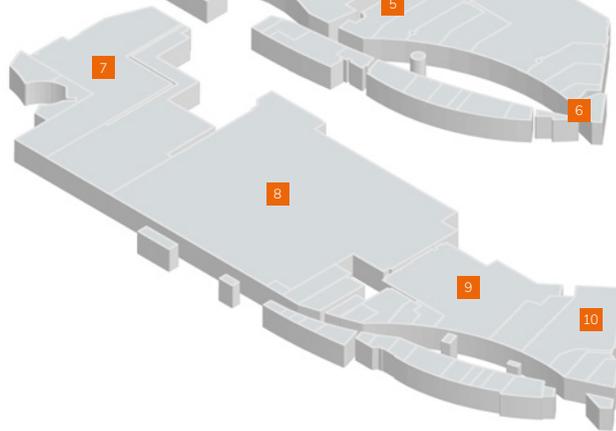


## ASSET FLOOR MAP

First Floor



Ground Floor



## DESCRIPTION

LoureShopping is located in the city of Loures – a vibrant and growing community just 15 minutes from central Lisbon. Known for its unique blend of tradition, modernity, and nature, Loures has seen significant population growth in recent years, attracting many families and young residents. Strategically positioned next to the A8 motorway, LoureShopping serves as the main commercial hub for the region. The centre stands out for its excellent accessibility and strong integration with the surrounding city, offering five bus lines, a dedicated bike lane, and 2,076 parking spaces.

Looking ahead, connectivity will be further enhanced by the opening of a new metro station next to the shopping centre in 2026, which will link LoureShopping even more closely with Lisbon. Also, there is an area in development for the construction of new housing near the shopping centre, expected to attract over 8,000 people.

The shopping centre features a gross leasable area of 44,745 sqm – 29,398 sqm of which is owned by Castellana Properties – and is home to more than 100 stores. It is also the only shopping centre in Portugal to offer a 50,000 sqm outdoor green park, providing a unique space for recreation and family enjoyment. LoureShopping is a popular meeting point for local residents. With over 118 retailers, the centre hosts top brands such as Zara, Continente, Normal, Worten, JD Sports, and the exclusive “Mission to Escape” experience. It also includes the Trofa Saúde Hospital, offering visitors a comprehensive mix of retail, leisure, and essential services. The centre is strongly committed to sustainable growth, actively supporting initiatives that promote environmental stewardship and community wellbeing.

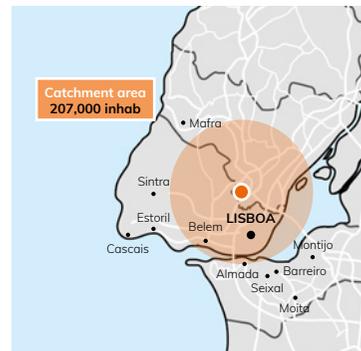


## ASSET DATA\*

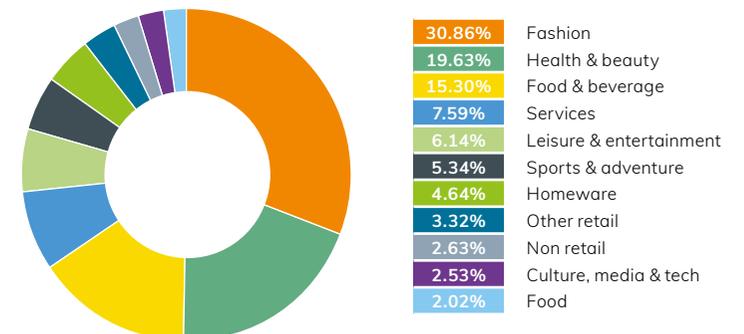
Acquisition Date	01/10/2024
Acquisition Price	€55.2M
Average Base Monthly Rent	20.77 €/sqm/month
Occupancy Rate	97.11%
WALE (Expiry)	4.58 years
National & International Tenant Component	98%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# RioSul



LOCATION  
**Seixal (Lisbon)**



TOTAL GLA  
**46,006 SQM**



OWNED BY CASTELLANA PROPERTIES  
**51%**



UNITS  
**115**



ANNUAL FOOTFALL\*  
**7.8M**



PARKING SPACES  
**2,237**

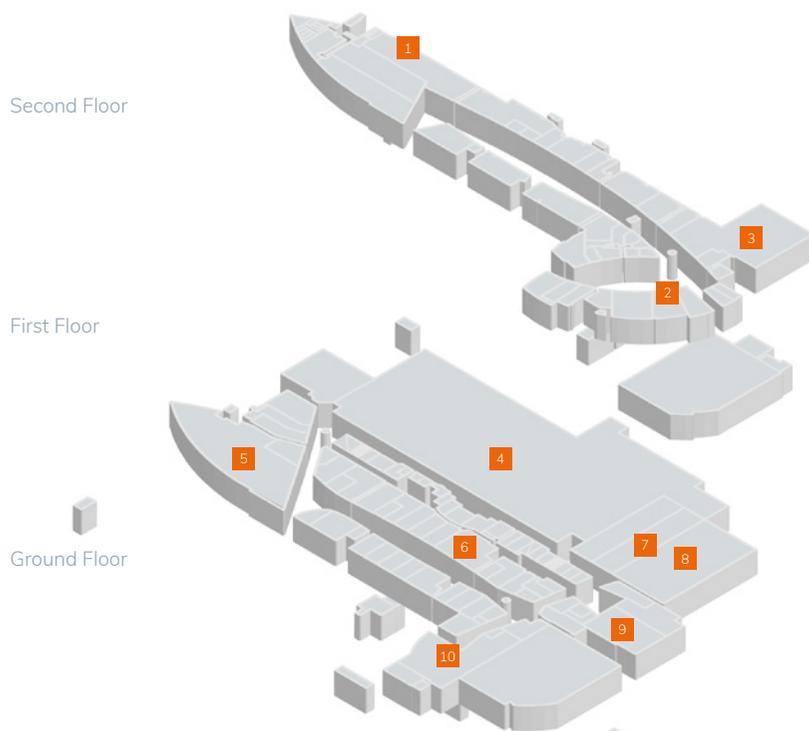


CATCHMENT AREA  
**460,000 inhab.**

\* Annual footfall 2024.



## ASSET FLOOR MAP



## DESCRIPTION

Located in Seixal – a rapidly growing city strategically positioned south of Lisbon – RioSul Shopping benefits from excellent land and sea connections. With over 160,000 residents in Seixal and a total catchment area of up to 460,000 people within a 30-minute drive, the centre is a key retail destination in the region.

Exceptionally well-connected, RioSul offers direct access from the A2, EN10, and N378 roads, is just a two-minute walk from Fogueiteiro train station, and is served by nine bus lines. It also provides 2,237 free parking spaces for added convenience.

The shopping centre spans a total area of 46,006 sqm, with 23,515 sqm owned by Castellana Properties, and is home to 115 establishments. RioSul offers a well-curated mix of retailers, including leading international brands such as Continente hypermarket, Worten, Zara, Stradivarius, Primor, JD Sports, and Bershka – designed to meet the diverse needs of its customers.

RioSul Shopping is firmly committed to sustainable growth, as reflected in its BREEAM certification. Additionally, the centre plays an active role in the local community, consistently supporting and promoting social initiatives and causes.

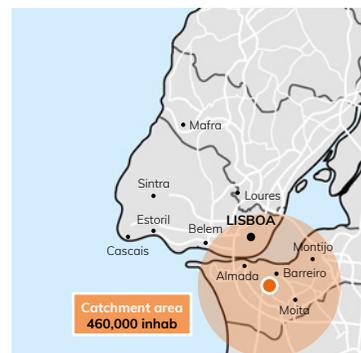


## ASSET DATA\*

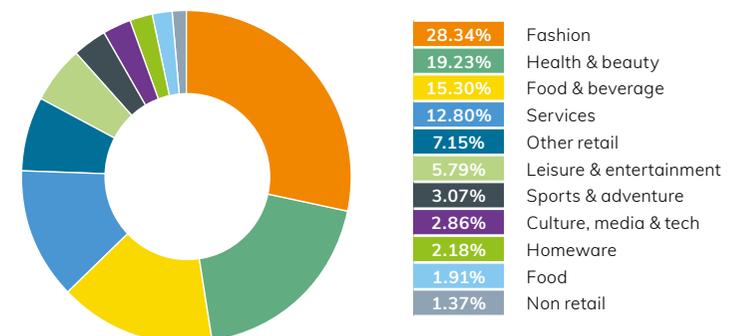
Acquisition Date	01/10/2024
Acquisition Price	€75.0M
Average Base Monthly Rent	24.27 €/sqm/month
Occupancy Rate	98.85%
WALE (Expiry)	4.33 years
National & International Tenant Component	94%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Retail Parks

13 Granaita



Location	Pulianas (Granada)
Total GLA	83,490 sqm
Units	82
Parking spaces	3,316
Catchment area	628,002 inhab.

14 Parque Oeste



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

15 Parque Principado



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

16 Marismas del Polvorín



Location	Huelva
Total GLA	19,052 sqm
Units	9
Parking spaces	623
Catchment area	318,213 inhab.

17 La Heredad



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

18 La Serena



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

19 Pinatar Park



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

20 Motril Retail Park



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

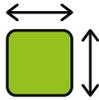
21 Ciudad del Transporte



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

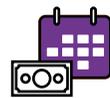
# Retail Parks Portfolio

## KEY FACTS\*

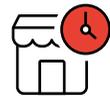
GLA  
 **152,523 SQM**

ACQUISITION PRICE\*\*  
 **€255.3M**

GROSS ASSET VALUE  
 **€290.1M**

AVERAGE BASE MONTHLY RENT  
 **11.30 €/SQM/MONTH**

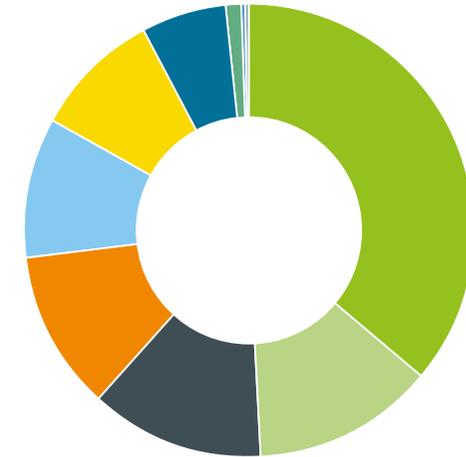
OCCUPANCY RATE  
 **98.34%**

WALE (EXPIRY)  
 **13.49 YEARS**

NET OPERATING COST RATIO  
 **7.07%**

NATIONAL & INTERNATIONAL TENANT COMPONENT  
 **92.84%**

## COMMERCIAL MIX BY GLA\*



36.12%	Homeware
13.05%	Leisure & Entertainment
12.68%	Sports & Adventure
11.33%	Fashion
9.98%	Food
9.22%	Food & Beverage
6.02%	Other Retail
1.19%	Health & Beauty
0.36%	Services
0.05%	Non Retail

(\*) Data from units owned by Castellana Properties at March 2025.

(\*\*) Transaction costs not included.

# Granaita



LOCATION  
**Pulianas (Granada)**



TOTAL GLA  
**83,490 SQM**



OWNED BY CASTELLANA PROPERTIES  
**67%**



UNITS  
**82**



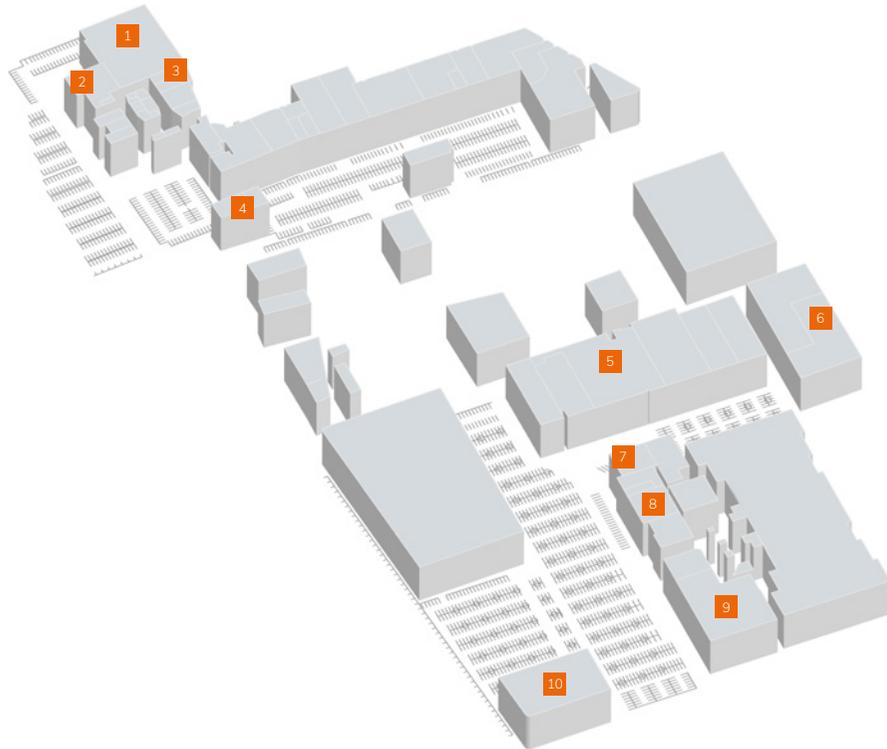
PARKING SPACES  
**3,316**



CATCHMENT AREA  
**628,002 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

Granaita Retail Park is located in Pulianas, a suburban area that borders the northern part of the city of Granada. Its strategic position provides excellent accessibility via the A44 and A92 motorways, which connect Granada to Madrid and Seville, as well as the N432, linking to Córdoba and Badajoz.

Granaita is part of a wider retail hub offering over 83,000 sqm of gross leasable area (GLA), of which Castellana Properties owns 55,854 sqm. Granaita has established itself as a key hub for fashion, leisure, and entertainment, catering especially to young people and families in Granada and its metropolitan area. Thanks to its prime location and excellent connectivity, the catchment area extends across the western part of Granada and into the neighbouring province of Jaén.

Key tenants include major national and international brands such as Mercadona, Burger King, Kinopolis, Decathlon, Sprinter, Pepco, and Carl's Jr. Granaita also holds a BREEAM certification, with an "Excellent" rating in Building Management – reflecting its commitment to sustainable development and operational efficiency.

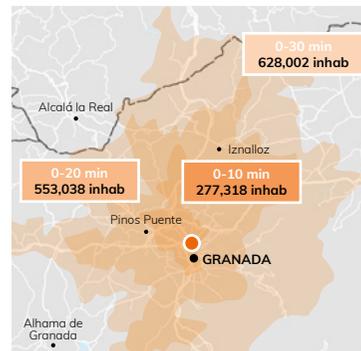


## ASSET DATA\*

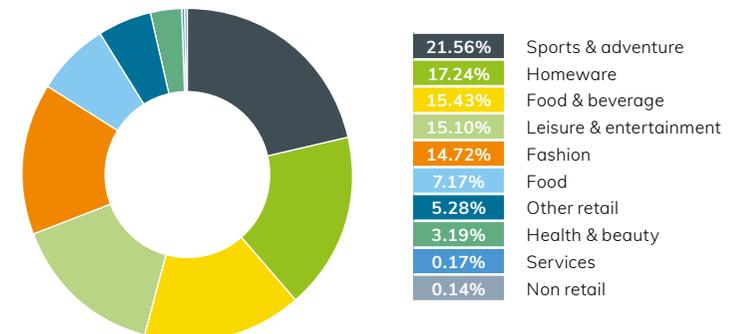
Acquisition Date	05/12/2017
Acquisition Price	€97.3M
Average Base Monthly Rent	11.86 €/sqm/month
Occupancy Rate	95.34%
WALE (Expiry)	11.91 years
National & International Tenant Component	88%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Parque Oeste



LOCATION  
**Alcorcón (Madrid)**



TOTAL GLA  
**32,698 SQM**



OWNED BY CASTELLANA PROPERTIES  
**42%**



UNITS  
**11**



PARKING SPACES  
**723**



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



**KIABI**

MUJER  
ENCAMIA  
PREMIANA  
TALLAS GRANDES  
HOMBRE  
JUNIOR  
NIÑO/NIÑA  
BEBÉ

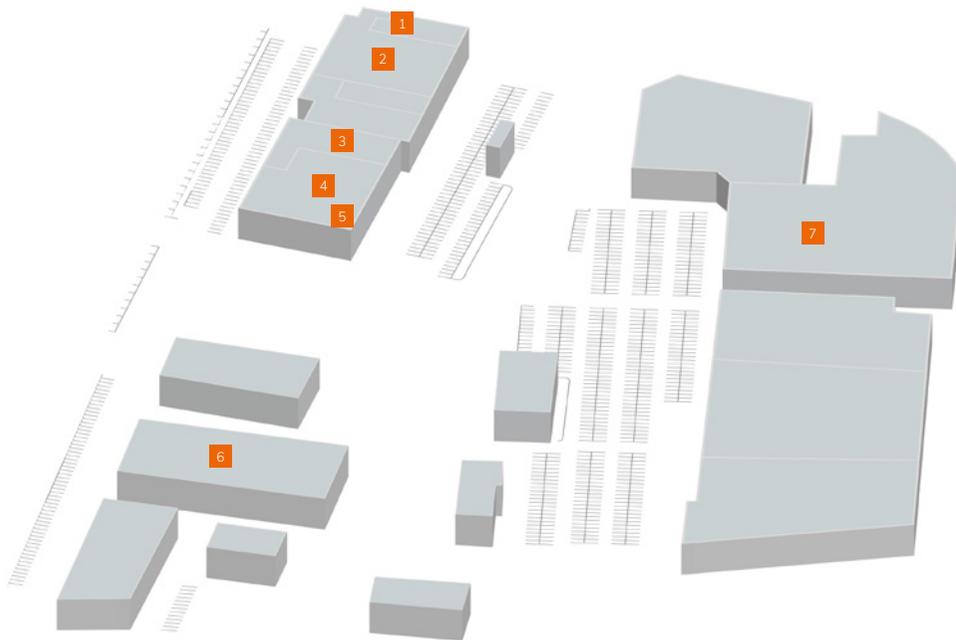
Media Markt  
**SERVICE**

Las mejores ofertas para que no pagues de más  
Móvil  
La mejor calidad de los productos

CONGA  
7090  
El poder de la  
Inteligencia artificial  
BOYAMA  
Media Markt

STOP&GO Media Markt  
RECÓGIDA COMPRA ONLINE  
RECÓGIDA COMPRA ONLINE

## ASSET FLOOR MAP



## DESCRIPTION

Parque Oeste is one of the main retail destinations in the Madrid metropolitan area. Castellana Properties owns 13,604 sqm of its total 32,698 sqm across 11 units, with major tenants including MediaMarkt, Aldi, and Espaço Casa.

The retail park is part of a larger commercial hub encompassing over 125,000 sqm of gross lettable area, developed in two phases in 1994 and 1996. Strategically located, Parque Oeste benefits from a dense surrounding population – nearly 750,000 residents live within a 10-minute drive, and the wider catchment area exceeds 5 million people.

As one of the largest retail zones in Spain, the hub is laid out along two main streets, with each store featuring its own dedicated parking area for customer convenience. It hosts a wide range of well-known brands, including Decathlon, IKEA, Leroy Merlin, and Alcampo, among others. The offer is further complemented by a selection of standalone restaurants, creating a comprehensive and convenient shopping and leisure experience.

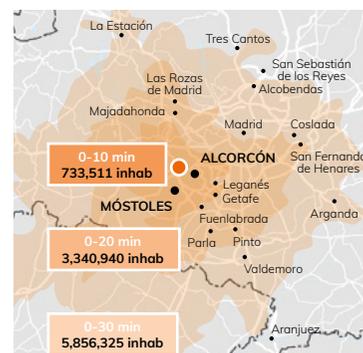


## ASSET DATA\*

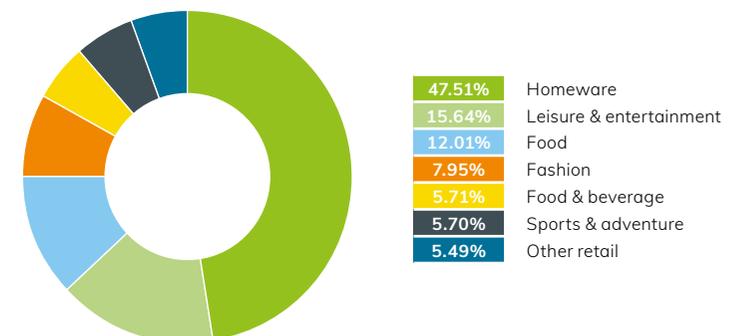
Acquisition Date	29/06/2017
Acquisition Price	€43.0M
Average Base Monthly Rent	18.85 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	17.99 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Parque Principado



LOCATION  
**Siero (Asturias)**



TOTAL GLA  
**16,090 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**5**



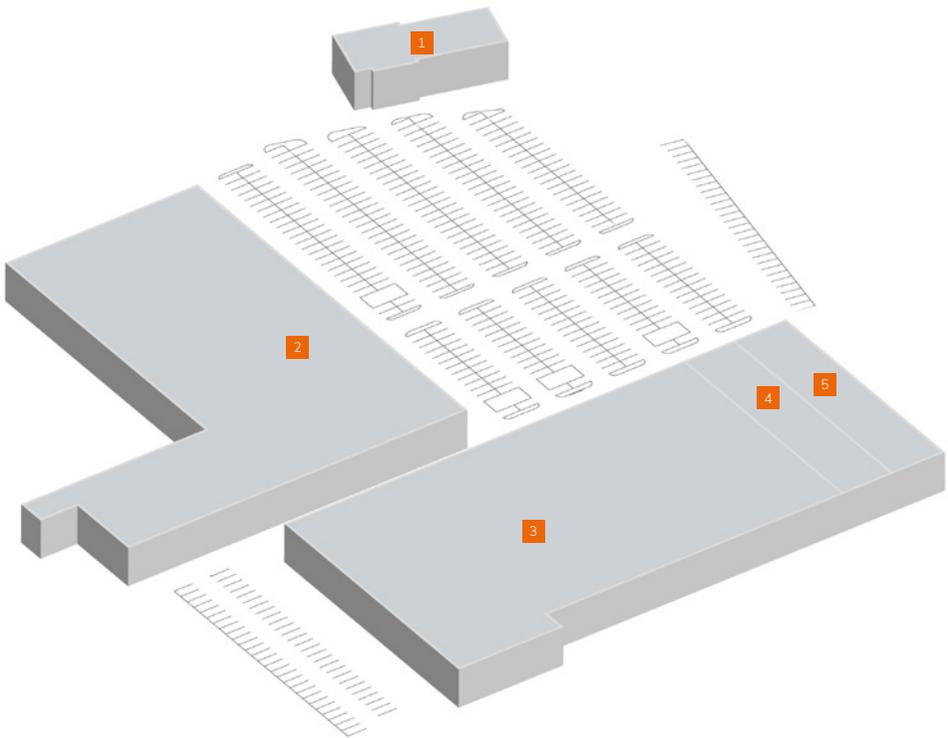
PARKING SPACES  
**403**



CATCHMENT AREA  
**866,511 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

Parque Principado Retail Park is located in the town of Siero, Asturias, adjacent to Parque Principado – the largest shopping centre in the region. Thanks to its strategic location, the retail park benefits from a broad catchment area and serves as a perfect complementary offering to the neighbouring shopping centre.

Just 10 minutes from Oviedo, the park has an influence area of approximately 860,000 residents. Opened in 2003, it offers a Gross Lettable Area (GLA) of 16,090 sqm, fully owned by Castellana Properties. The park comprises five retail units and provides 403 outdoor parking spaces for customer convenience.

Current tenants include well-established brands such as Obramat, Conforama, JYSK, Burger King, and Kiwoko – delivering a well-balanced mix of home improvement, furnishings, pet care, and food & beverage options.

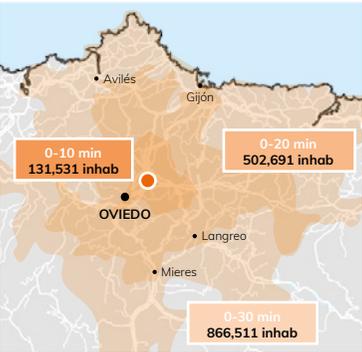


**ASSET DATA\***

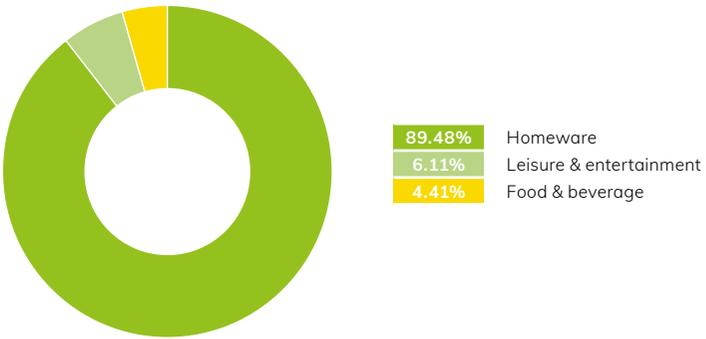
Acquisition Date	29/06/2017
Acquisition Price	€30.0M
Average Base Monthly Rent	11.57 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	7.61 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2025.

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



# Marismas del Polvorín



LOCATION  
**Huelva**



TOTAL GLA  
**19,052 SQM**



OWNED BY CASTELLANA PROPERTIES  
**100%**



UNITS  
**9**



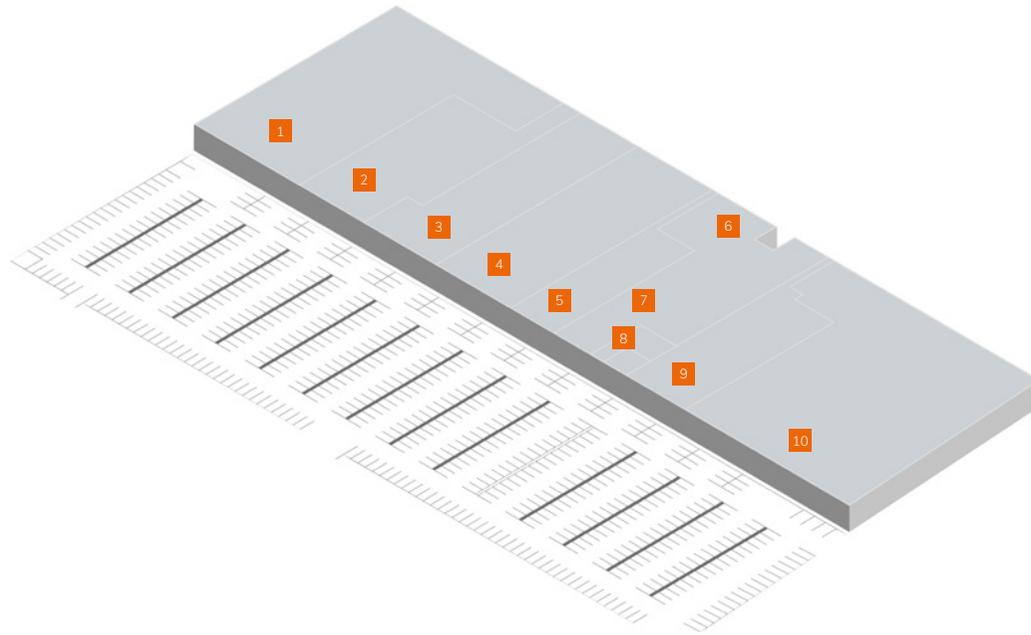
PARKING SPACES  
**623**



CATCHMENT AREA  
**318,213 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

Marismas del Polvorín retail park is located in Huelva and serves a catchment area of over 318,000 residents. Inaugurated in 2008, it spans a total area of 19,052 sqm distributed across two floors.

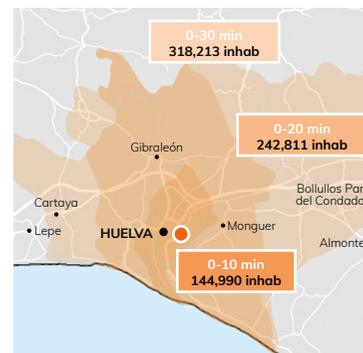
The park comprises 9 retail units and offers more than 620 outdoor parking spaces, ensuring convenience for visitors. Key tenants include well-known brands such as MediaMarkt, Espaço Casa, C&A, and Mercadona, among others – providing a diverse and comprehensive retail offering to meet a wide range of customer needs.



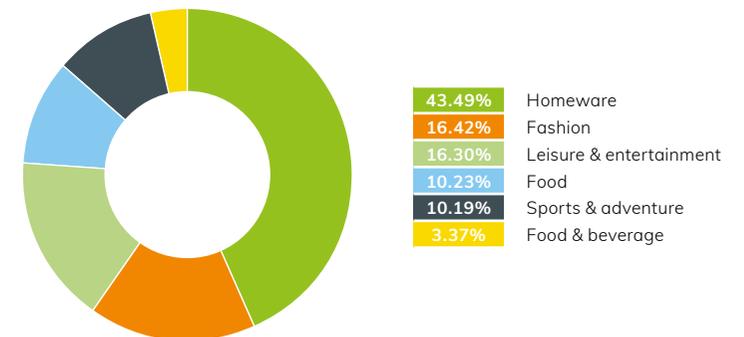
## ASSET DATA\*

Acquisition Date	29/06/2017
Acquisition Price	€25.0M
Average Base Monthly Rent	9.09 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	16.43 years
National & International Tenant Component	100%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

# La Heredad



LOCATION

**Mérida (Badajoz)**



TOTAL GLA

**13,447 SQM**



OWNED BY CASTELLANA PROPERTIES

**100%**



UNITS

**11**



PARKING SPACES

**400**

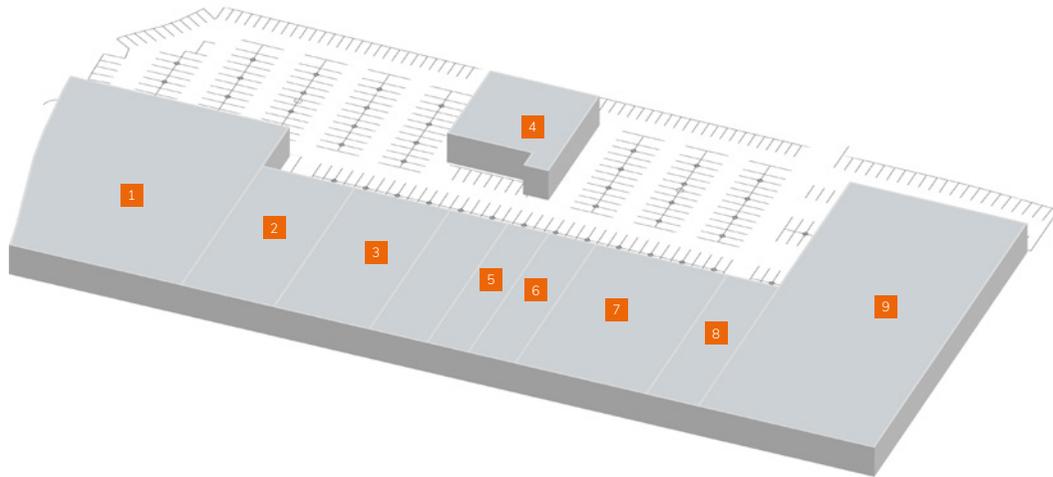


CATCHMENT AREA

**218,912 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

La Heredad Retail Park is strategically located in Mérida (Badajoz) and serves a catchment area of approximately 218,000 residents. Opened in October 2011, the park spans a total area of 13,447 sqm and includes 11 retail units, all fully owned by Castellana Properties.

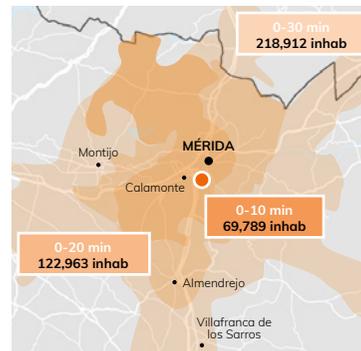
The park offers 400 outdoor parking spaces, providing convenient access for visitors. Its tenant mix includes leading national and international brands such as Mercadona, Leroy Merlin, Espaço Casa, Sprinter, Kiwoko, and Burger King, among others – delivering a well-rounded and attractive retail offering for the region.



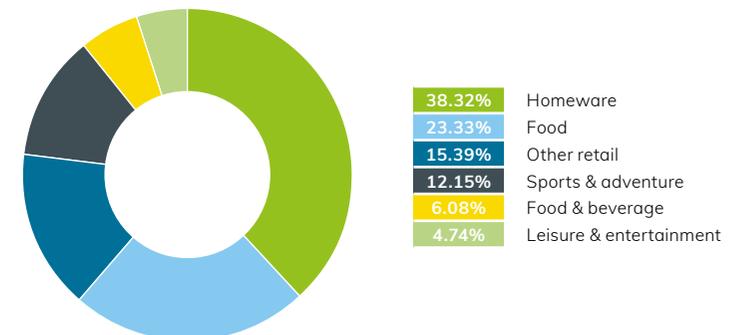
## ASSET DATA\*

Acquisition Date	29/06/2017
Acquisition Price	€17.5M
Average Base Monthly Rent	9.34 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	15.55 years
National & International Tenant Component	92%

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



\* Data from units owned by Castellana Properties at March 2025.

# La Serena



LOCATION

**Villanueva de la Serena  
(Badajoz)**



TOTAL GLA

**12,405 SQM**



OWNED BY CASTELLANA PROPERTIES

**100%**



UNITS

**10**



PARKING SPACES

**614**

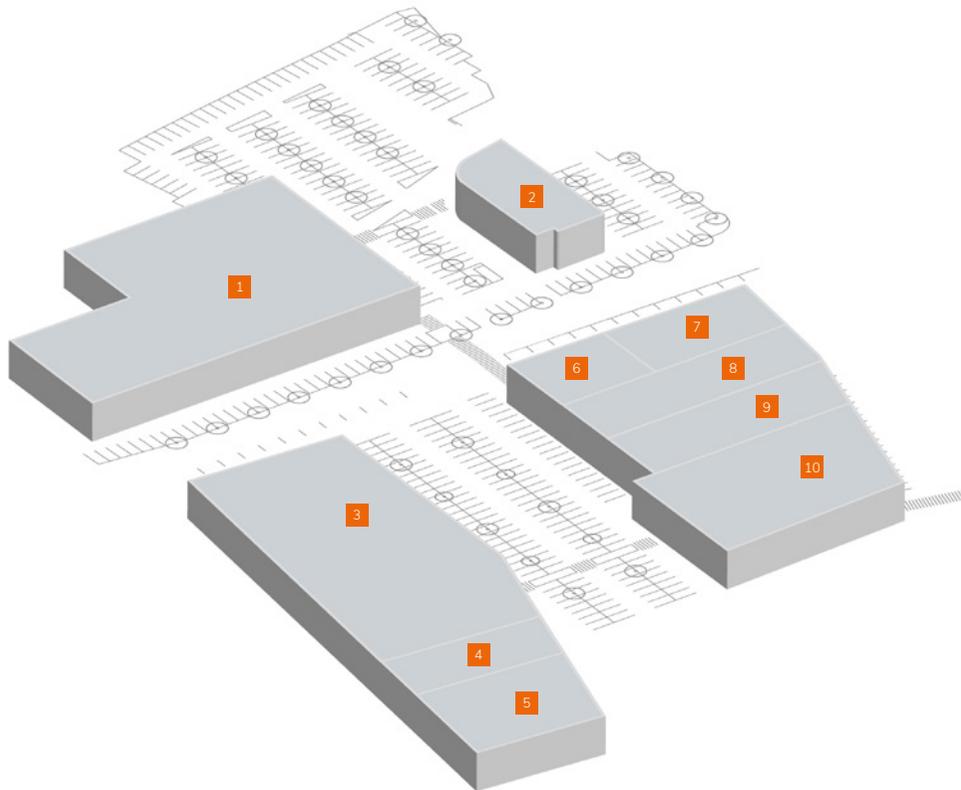


CATCHMENT AREA

**114,848 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

La Serena Retail Park is located in the most dynamic commercial area serving Villanueva de la Serena and Don Benito, in the province of Badajoz. Opened in April 2009 and expanded in 2010, it stands as the primary retail offering in the region.

The retail park comprises 10 units across a total area of 12,405 sqm, fully owned by Castellana Properties. It provides 614 outdoor parking spaces, ensuring easy and convenient access for visitors. Key tenants include well-known brands such as Leroy Merlin, Mercadona, Pepco, Sprinter, Burger King, and Pomodoro – offering a comprehensive mix of retail, home improvement, fashion, and dining options for the local community.

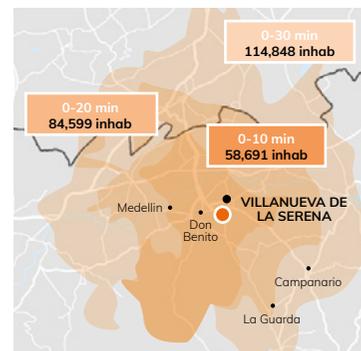


## ASSET DATA\*

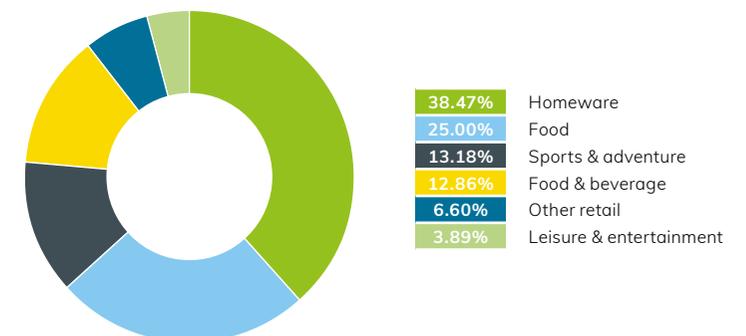
Acquisition Date	29/06/2017
Acquisition Price	€14.0M
Average Base Monthly Rent	8.96 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	14.87 years
National & International Tenant Component	96%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Pinatar Park



LOCATION

**San Pedro del Pinatar  
(Murcia)**



TOTAL GLA

**16,426 SQM**



OWNED BY CASTELLANA PROPERTIES

**81%**



UNITS

**14**



PARKING SPACES

**453**

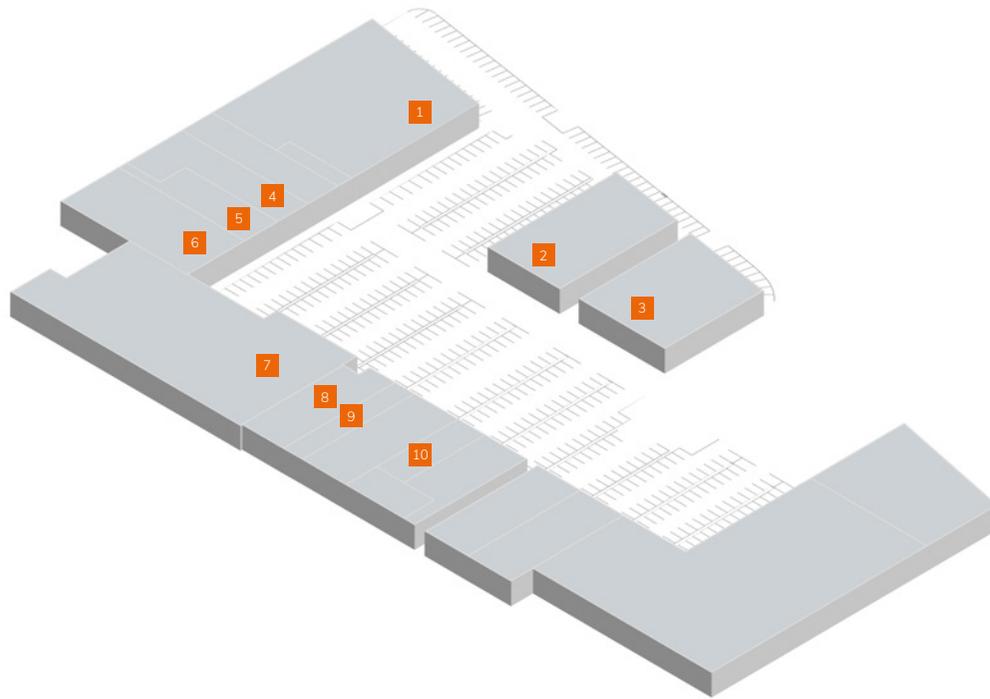


CATCHMENT AREA

**711,475 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

Pinatar Park Retail Park opened in December 2016 and is located in San Pedro del Pinatar – a popular coastal holiday destination just 35 km south of Murcia. Strategically positioned along the N-332 road, the park sits next to the Dos Mares shopping centre and enjoys excellent connectivity with the city of Murcia.

The retail park spans a total area of 16,426 sqm, with 13,261 sqm owned by Castellana Properties. It is home to 14 retail units, featuring prominent tenants such as Leroy Merlin, JYSK, Kiwoko, and Burger King – offering a balanced mix of home improvement, furnishings, pet care, and dining options.



## ASSET DATA\*

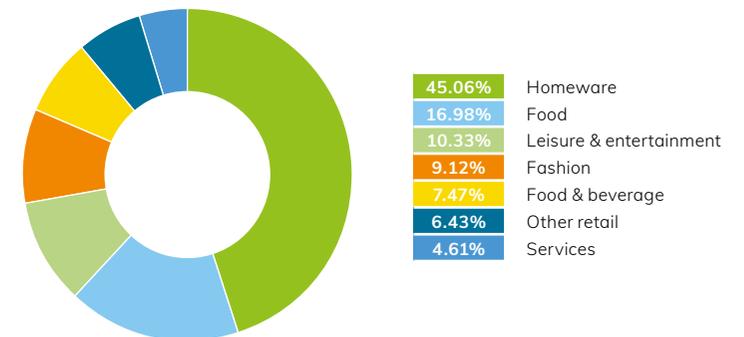
Acquisition Date	29/06/2017
Acquisition Price	€14.5M
Average Base Monthly Rent	8.10 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	16.13 years
National & International Tenant Component	72%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



# Motril Retail Park



LOCATION

**Motril (Granada)**



TOTAL GLA

**9,165 SQM**



OWNED BY CASTELLANA PROPERTIES

**61%**



UNITS

**5**



PARKING SPACES

**285**

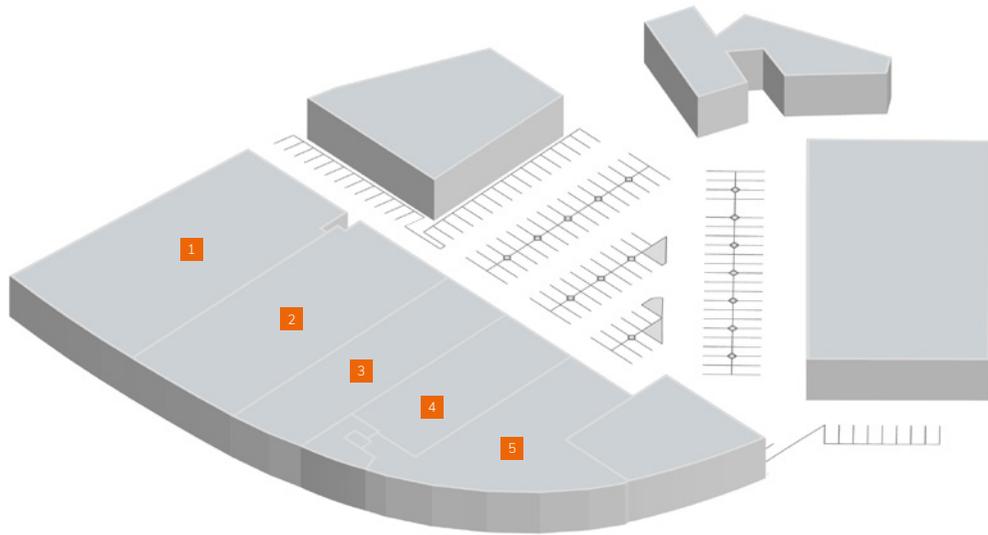


CATCHMENT AREA

**158,659 inhab.**



**ASSET FLOOR MAP**



**DESCRIPTION**

Motril Retail Park is located in the coastal town of Motril, a well-known and attractive tourist destination in Granada. Opened in 2011, the retail park plays a key role in the area's retail offering.

The retail park features 12 units across a total area of 9,165 sqm, with 5,559 sqm – distributed across 5 units – owned by Castellana Properties. It serves a catchment area of approximately 160,000 residents and offers 285 parking spaces, 60% of which are outdoor and 40% underground, ensuring easy and flexible access for visitors.

Key tenants include popular brands such as Pepco, Kiwoko, Sprinter, and Kiabi, providing a well-rounded mix of fashion, sporting goods, and pet care to meet local demand.

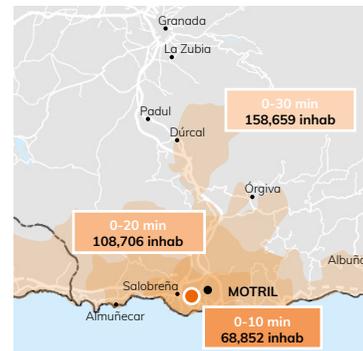


**ASSET DATA\***

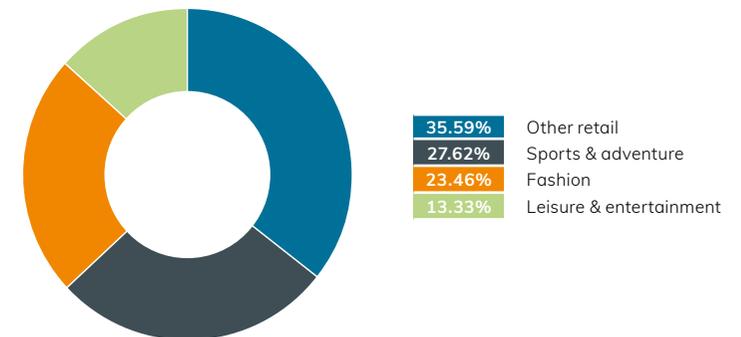
Acquisition Date	29/06/2017
Acquisition Price	€7.5M
Average Base Monthly Rent	10.64 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	13.12 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2025.

**CATCHMENT AREA**



**COMMERCIAL MIX BY GLA\***



# Ciudad del Transporte



LOCATION

**Castellón de la Plana**



TOTAL GLA

**19,300 SQM**



OWNED BY CASTELLANA PROPERTIES

**17%**



UNITS

**2**



PARKING SPACES

**734**

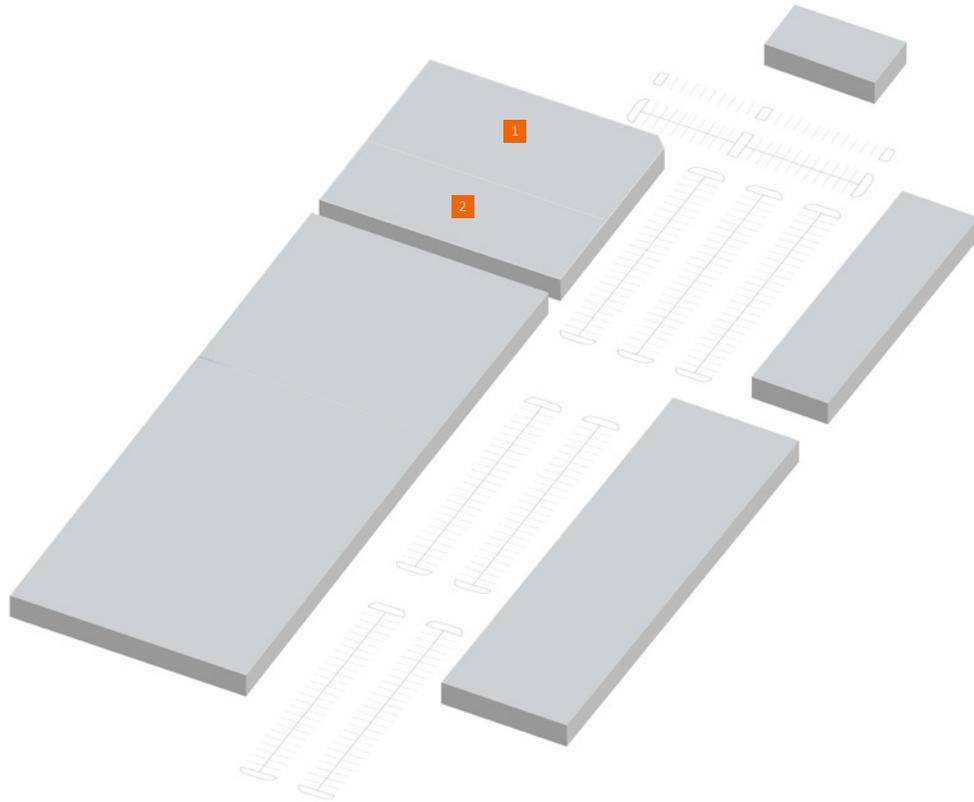


CATCHMENT AREA

**523,927 inhab.**



## ASSET FLOOR MAP



## DESCRIPTION

Ciudad del Transporte Retail Park, located in Castellón, in the Valencian Community was inaugurated in 1998 and has since undergone two expansions – in 2001 and 2006 – establishing itself as a key retail destination in the region.

The park comprises a total area of 19,300 sqm. Castellana Properties owns two units within the complex, with a combined Gross Lettable Area (GLA) of 3,250 sqm, currently occupied by Tiendanimal and Kiabi. The wider retail park features a strong tenant mix, including well-known brands such as Conforama, MediaMarkt, Foster’s Hollywood, McDonald’s, and Feuvert – offering a diverse range of retail, dining, and automotive services to meet the needs of a broad customer base.

1

**KIABI**

2

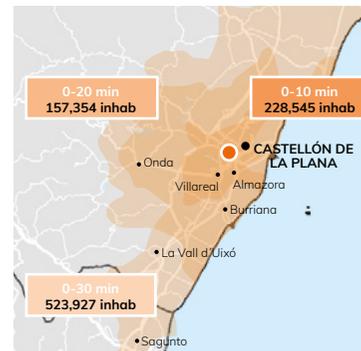
**Tiendanimal**

## ASSET DATA\*

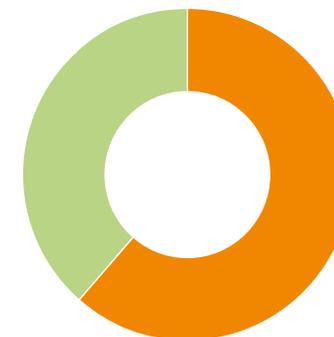
Acquisition Date	29/06/2017
Acquisition Price	€6.5M
Average Base Monthly Rent	13.27 €/sqm/month
Occupancy Rate	100.00%
WALE (Expiry)	7.77 years
National & International Tenant Component	100%

\* Data from units owned by Castellana Properties at March 2025.

## CATCHMENT AREA



## COMMERCIAL MIX BY GLA\*



61.41% Fashion  
38.59% Leisure & entertainment







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