

Asset Book

SEPTEMBER 2020



The Competitive Edge of Castellana Properties



SPECIALISTS IN RETAIL

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

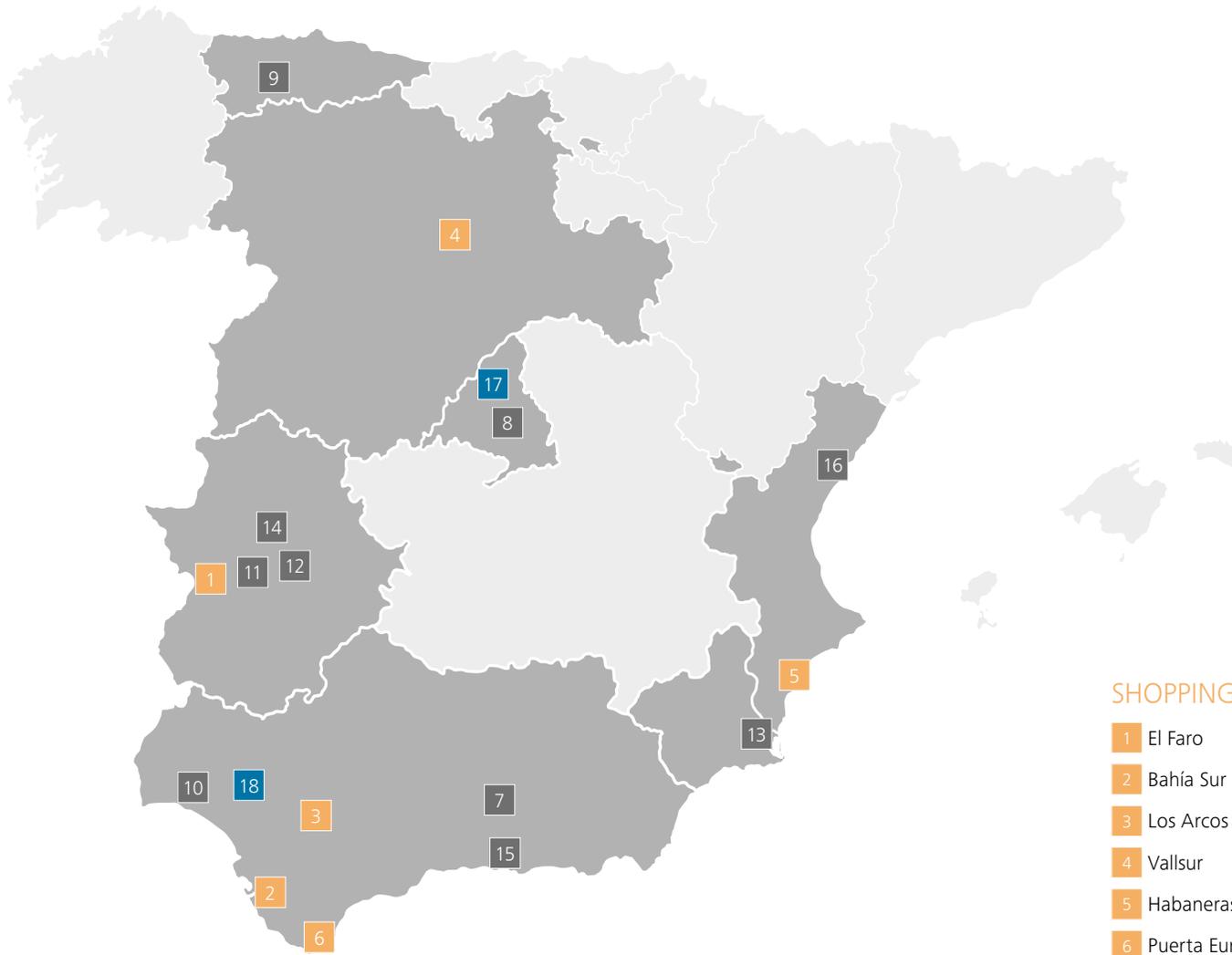
- Actively spearheading new trends at its shopping centres
 - Omnichannel retailing
 - F&B and leisure experiences
 - Active technology management
- Creating our own innovation programme, iCAST, to adapt shopping centres to emerging consumer needs



INCOME FOCUS

- Incentivised to achieve FFO growth
- Stable Net Operating Income (NOI) with upside potential
- Competitive dividend yield as a focal point
- Distribution of more than 80% of FFO

Castellana Properties Assets



SHOPPING CENTRES

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

RETAIL PARKS

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

OFFICES

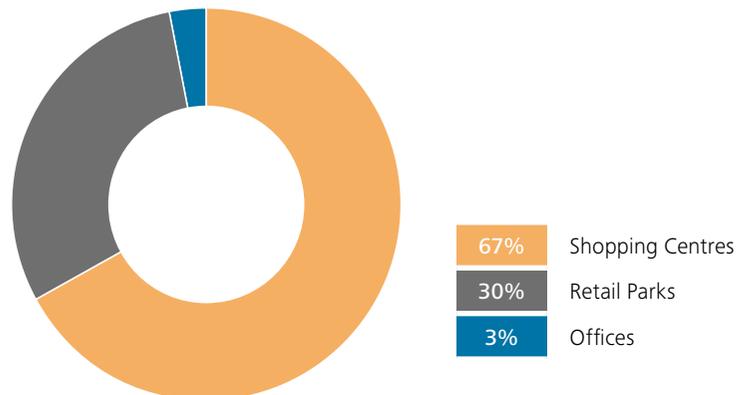
- 17 Ed. Alcobendas
- 18 Ed. Bollullos

Total Portfolio

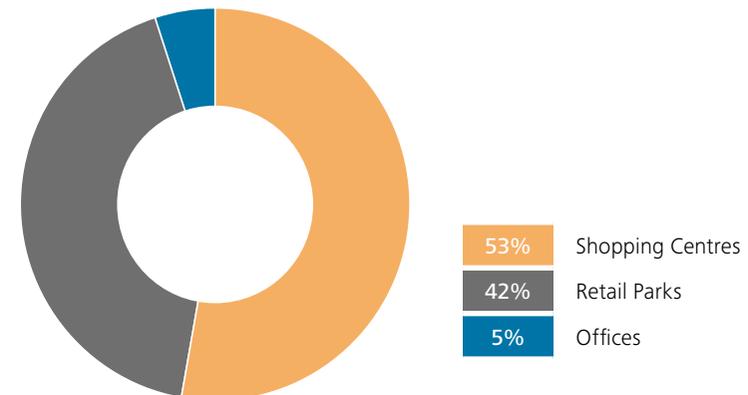
KEY FACTS*



PORTFOLIO SPLIT BY GAV*



PORTFOLIO SPLIT BY GLA*



(*) Data from units owned by Castellana Properties at September 2020.
(**) Transaction costs not included.

Retail Portfolio

KEY FACTS*

GLA
 **356,374 sqm**

ACQUISITION PRICE**
 **€899.0M**

GROSS ASSET VALUE
 **€961.2M**

AVERAGE BASE MONTHLY RENT
 **14.57€**

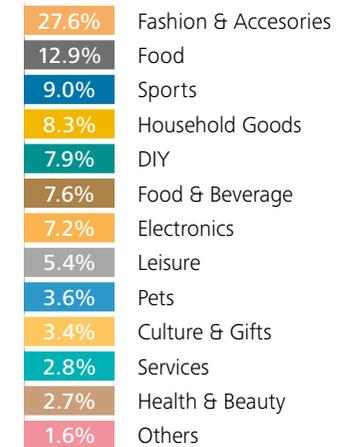
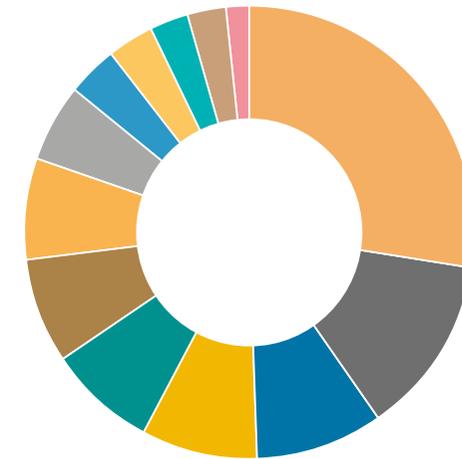
OCCUPANCY RATE
 **98.42%**

WALE (EXPIRY)
 **13.86 YEARS**

NET OPERATING COST RATIO
 **9.89%**

NATIONAL & INTERNATIONAL TENANT COMPONENT
 **92.67%**

COMMERCIAL MIX BY GLA*

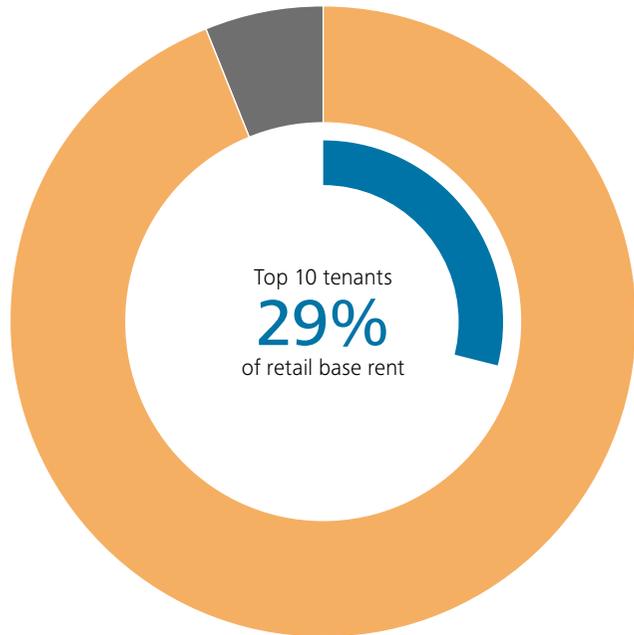


(*) Data from units owned by Castellana Properties at September 2020.

(**) Transaction costs not included.

Retail Tenant Exposure

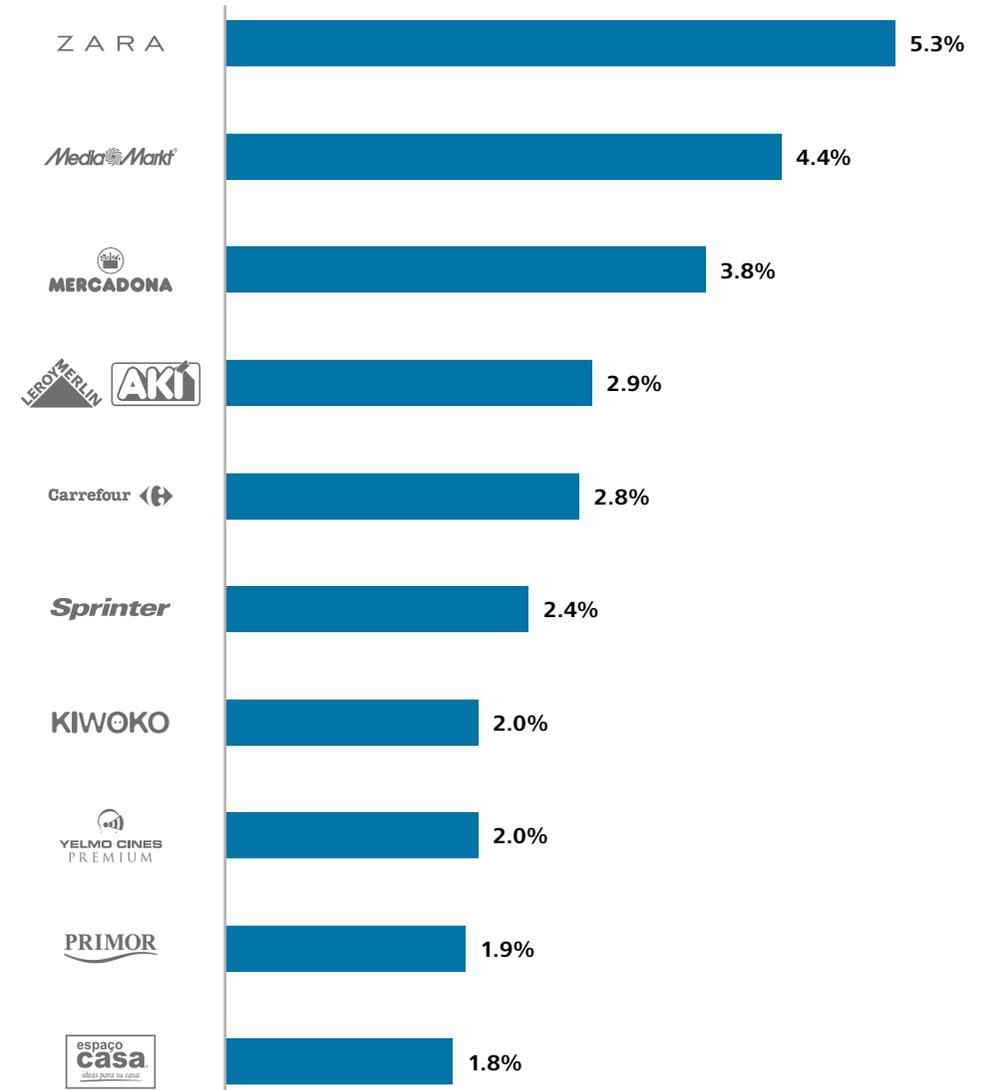
TENANT PROFILE BY CONTRACTUAL RENT



- 94% Large national and international tenants
- 29% Top 10 tenants
- 6% Local tenants

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

TOP 10 TENANTS BY RENT



Shopping Centres

1 El Faro



Location	Badajoz
Total GLA	66,422 sqm
Units	106
Parking spaces	2,840
Catchment area	517,491 inhab.

2 Bahía Sur



Location	San Fernando (Cádiz)
Total GLA	56,666 sqm
Units	86
Parking spaces	2,818
Catchment area	674,250 inhab.

3 Los Arcos



Location	Sevilla
Total GLA	35,634 sqm
Units	78
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	24,166 sqm
Units	61
Parking spaces	802
Catchment area	531,670 inhab.

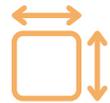
6 Puerta Europa



Location	Algeciras (Cadiz)
Total GLA	29,742 sqm
Units	72
Parking spaces	1,958
Catchment area	311,110 inhab.

Shopping Centres Portfolio

KEY FACTS*



GLA
198,890 SQM



ACQUISITION PRICE**
€637.1M



GROSS ASSET VALUE
€668.2M



ANNUAL FOOTFALL***
34.60M



AVERAGE BASE MONTHLY RENT
19.24€



OCCUPANCY RATE
97.38%



WALE (EXPIRY)
11.67 YEARS

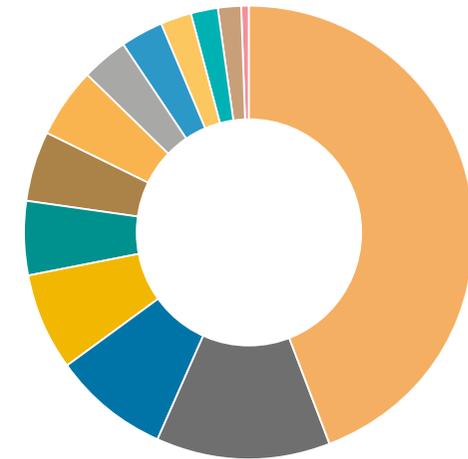


NET OPERATING COST RATIO
11.67%



NATIONAL & INTERNATIONAL TENANT COMPONENT
96.28%

COMMERCIAL MIX BY GLA*



44.4%	Fashion & Accessories
12.4%	Food
8.3%	Food & Beverage
7.0%	Leisure
5.3%	Sports
5.1%	Health & Beauty
5.0%	Culture & Gifts
3.3%	Electronics
3.0%	Services
2.4%	DIY
1.8%	Others
1.6%	Household Goods
0.5%	Pets

(*) Data from units owned by Castellana Properties at September 2020.

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

(***) 2019 visits to the SCs.

1 SHOPPING CENTRE

El Faro



LOCATION
Badajoz



TOTAL GLA
66,422 SQM



OWNED BY CASTELLANA PROPERTIES
66%



UNITS
106



ANNUAL FOOTFALL
6.9M



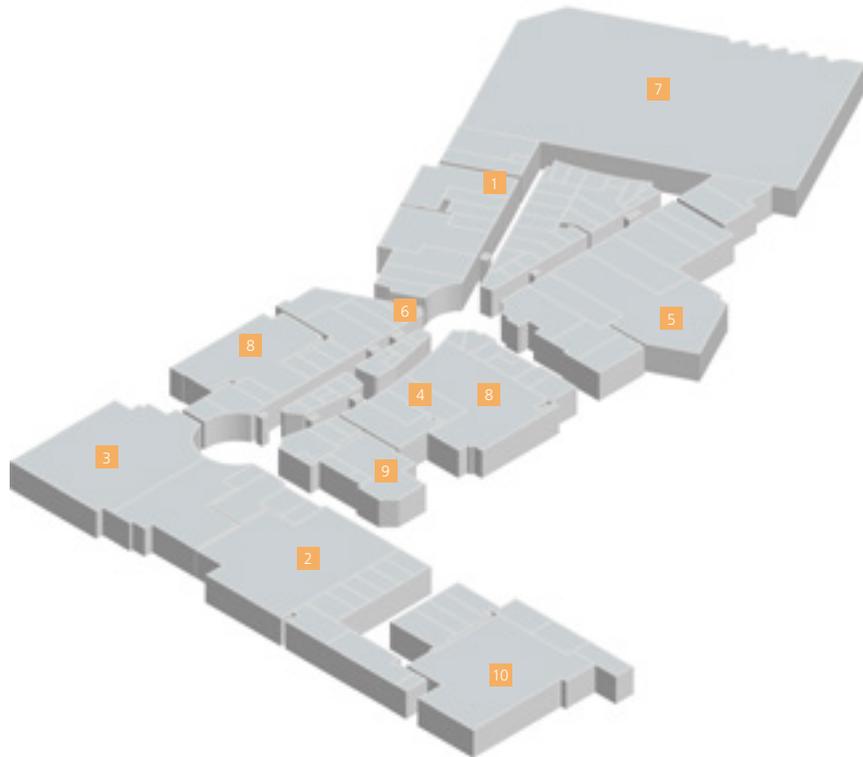
PARKING SPACES
2,840



CATCHMENT AREA
517,491 inhab.



ASSET MAP



DESCRIPTION

El Faro is the largest shopping and leisure centre of the region of Extremadura. Situated in Badajoz, the nearest city to the Portuguese border, has a total area of 66,422 sqm of which 43,593 sqm are owned by Castellana Properties. With 2,840 free parking spaces and more than 100 stores, the shopping center is the commercial reference in the Extremadura Region, with a catchment area of c. 520K inhabitants.

Among its 106 stores there are international brands such as Primark (the only store in the entire Region), Inditex Group, Media Markt, Hipercor or El Corte Inglés Outlet that, together with its wide range of restaurants, have made El Faro a commercial icon in the west of Spain and Portugal (Alentejo).

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

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

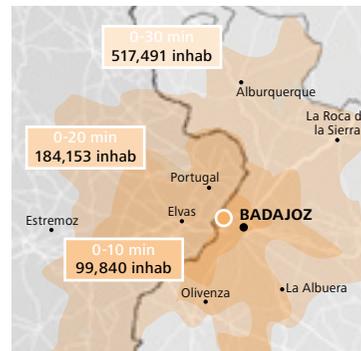


FINANCIAL DATA*

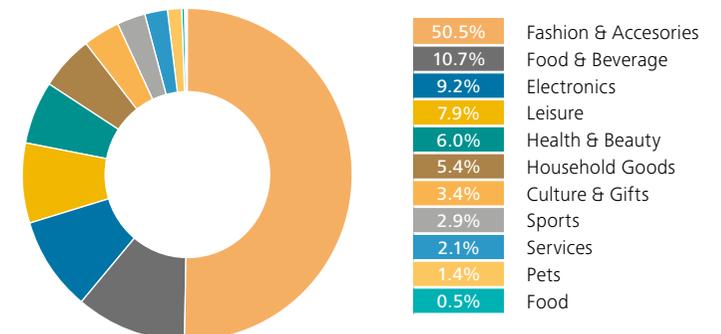
Acquisition Date	31/07/2018
Acquisition Price	€152.7M
Gross Asset Value	€159.0M
Average Base Monthly Rent	19.24 €/m ² /month
Occupancy Rate	97.46%
WALE (Expiry)	9.70 years
National & International Tenant Component	97%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Bahía Sur

 LOCATION
San Fernando (Cádiz)

 TOTAL GLA
56,666 SQM

 OWNED BY CASTELLANA PROPERTIES
64%

 UNITS
86

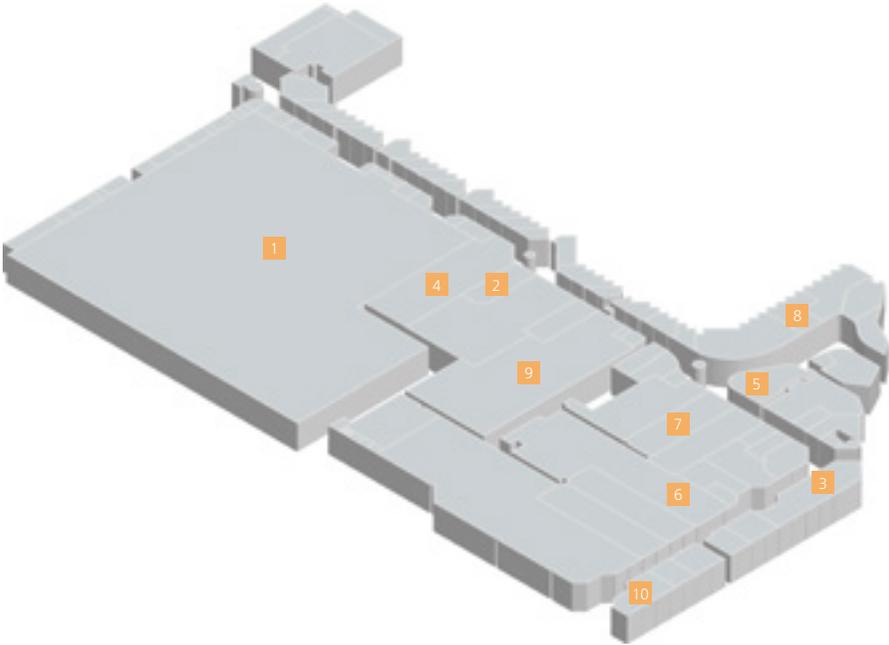
 ANNUAL FOOTFALL
6.5M

 PARKING SPACES
2,818

 CATCHMENT AREA
674,250 inhab.



ASSET MAP



DESCRIPTION

Bahía Sur is located in the city of San Fernando (Cádiz) in a unique natural environment with views to the Bay of Cadiz. It is very well connected to the city centre of Cadiz located next to the train station and the main sports resort of the county.

The shopping centre has a catchment area of c. 675K inhabitants, and it offers a modern concept of retail in which shopping, leisure and natural spaces merge to create a unique place and experience. Fashion, beauty, sports, home or hypermarket are present in over 86 stores and 56,666 sqm (of which 36,432 sqm are owned by Castellana Properties) with national and international brands like Zara, that opened recently a new flagship store. In the upcoming weeks new fashion brands will arrive, 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 shopping centre has a straightforward proposal: offer the visitor a new model of shopping in a unique space. A privileged environment with lovely sunsets where visitors can ride bicycles through its Natural Park, enjoy the views with free binoculars or take part in different entertainment activities all year long. For it, Bahía Sur has developed a program of 100 measures which guarantee and promote the protection of the environment and sustainable development. Also, the Shopping centre has the BREEAM Spain certificate, which grants the rating of Excellence in Building Management and has the ISO 14001 quality certification for waste, recycling and reuse.



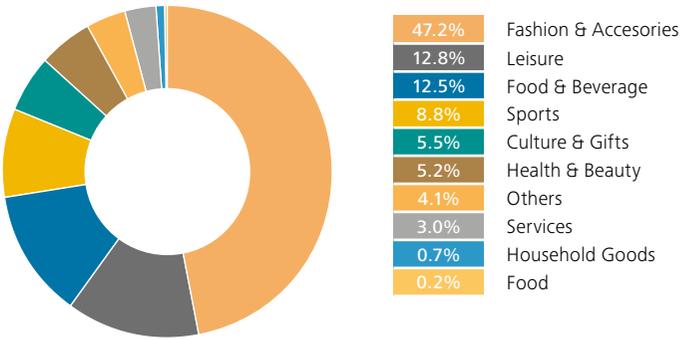
FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€132.4M
Gross Asset Value	€137.9M
Average Base Monthly Rent	24.89 €/m ² /month
Occupancy Rate	98.54%
WALE (Expiry)	10.07 years
National & International Tenant Component	96%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

Los Arcos



LOCATION
Sevilla



TOTAL GLA
35,634 SQM



OWNED BY CASTELLANA PROPERTIES
83%



UNITS
78



ANNUAL FOOTFALL
6.3M



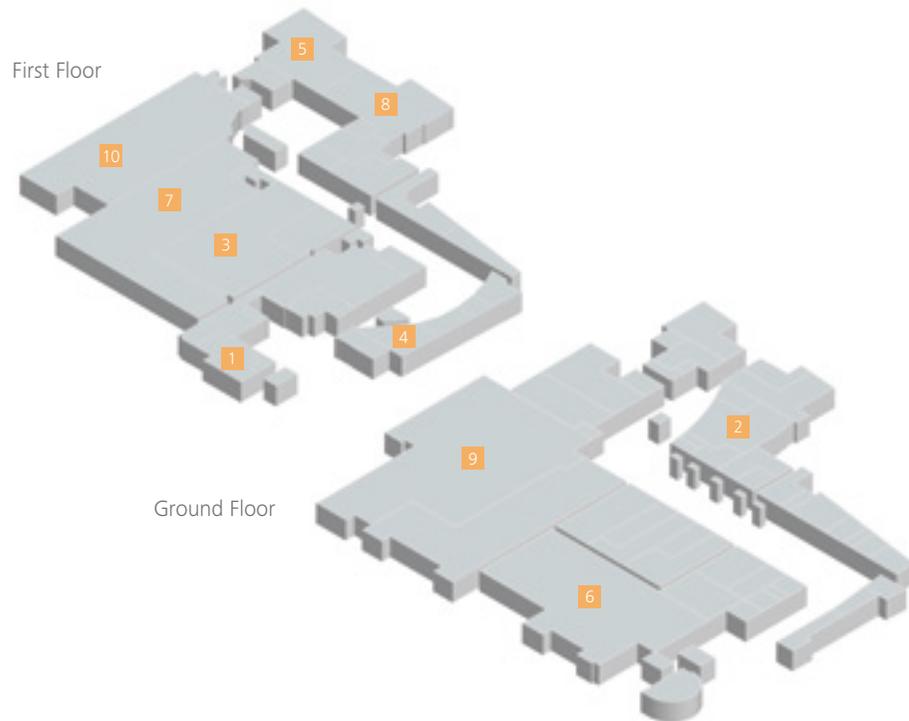
PARKING SPACES
1,800



CATCHMENT AREA
1,499,884 inhab.



ASSET MAP



DESCRIPTION

Los Arcos, located in one of the most important areas of Seville, has a total area of 35,634 sqm, of which 29,696 sqm are owned by Castellana Properties. Divided into two floors of shopping galleries, Los Arcos is one of the largest shopping centres in the city. With more than 75 brands, it is an urban reference in retail with one of the largest and widest commercial mix in the region with key brands such as Zara, Kiabi, C&A, City Cinema Union, Toys R Us, Deichmann, Primor, Bershka, Mcdonald's or Foster's Hollywood, among others. It also has a free underground parking with 1,800 parking spaces.

Opened in 1992 along with the Universal Exhibition, it was the first Shopping Centre in Seville and, since 2013 has a completely renovated image and architecture, with wide and bright corridors for a better customer experience. After the purchase of the Hypermarket surface by Castellana Properties in 2019, the Shopping Centre is improving the commercial mix on the ground floor with international and national brands like Mercadona, and the upcoming Media Markt store, as key anchors.

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



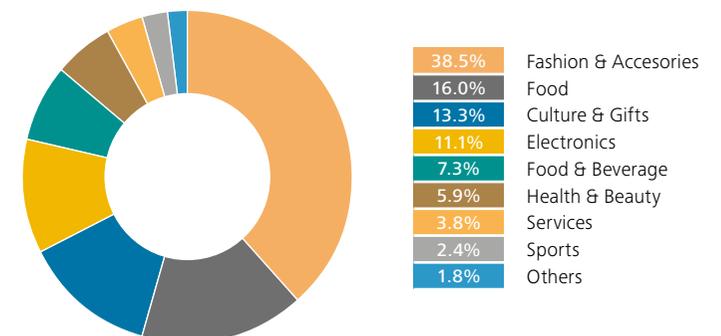
FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€125.7M
Gross Asset Value	€137.2M
Average Base Monthly Rent	26.51 €/m ² /month
Occupancy Rate	93.49%
WALE (Expiry)	14.16 years
National & International Tenant Component	98%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

Vallsur



LOCATION
Valladolid



TOTAL GLA
35,770 SQM



OWNED BY CASTELLANA PROPERTIES
98%



UNITS
80



ANNUAL FOOTFALL
5.9M



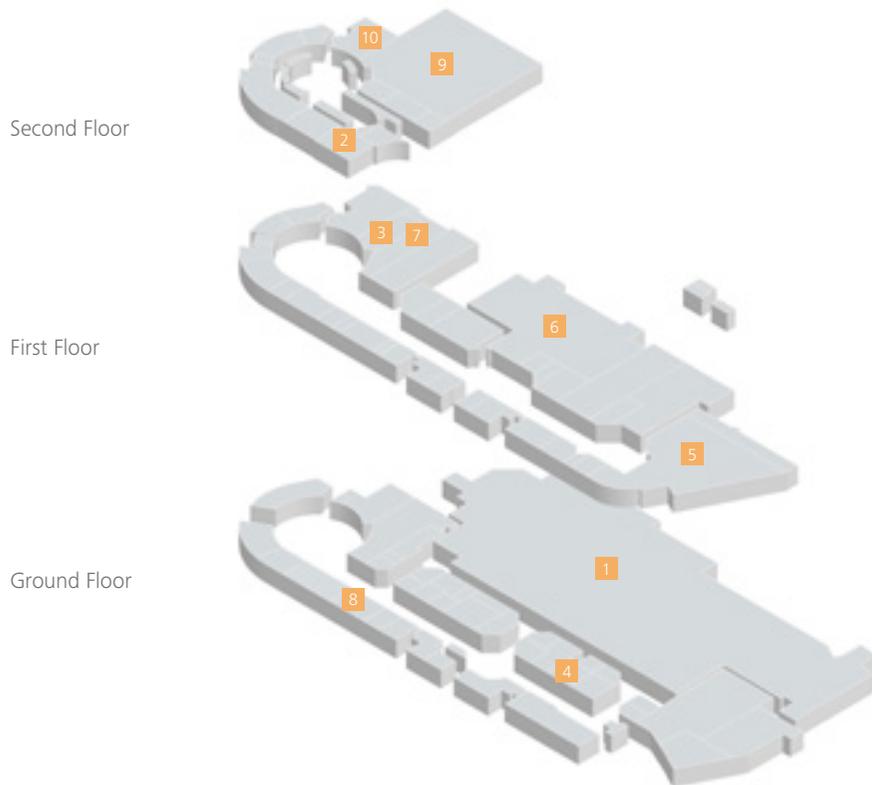
PARKING SPACES
1,870



CATCHMENT AREA
477,746 inhab.



ASSET 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 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 Inditex, H&M, Forum Sport, Foster’s Hollywood, 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.

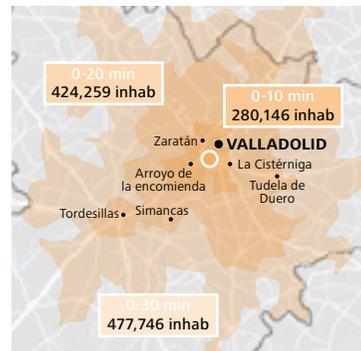
Since its inauguration, the shopping centre has a clear commitment to the environment, having implemented an environmental management system in accordance with the BREEAM Certification.



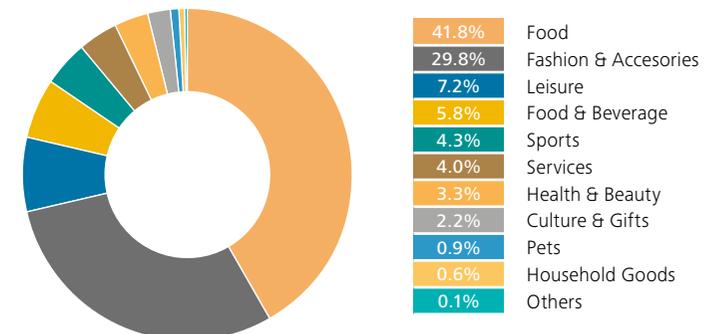
FINANCIAL DATA*

Acquisition Date	31/07/2018
Acquisition Price	€88.9M
Gross Asset Value	€90.7M
Average Base Monthly Rent	14.66 €/m ² /month
Occupancy Rate	97.07%
WALE (Expiry)	16.34 years
National & International Tenant Component	97%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

Habaneras

 LOCATION
Torreveija (Alicante)

 TOTAL GLA
24,166 SQM

 OWNED BY CASTELLANA PROPERTIES
100%

 UNITS
61

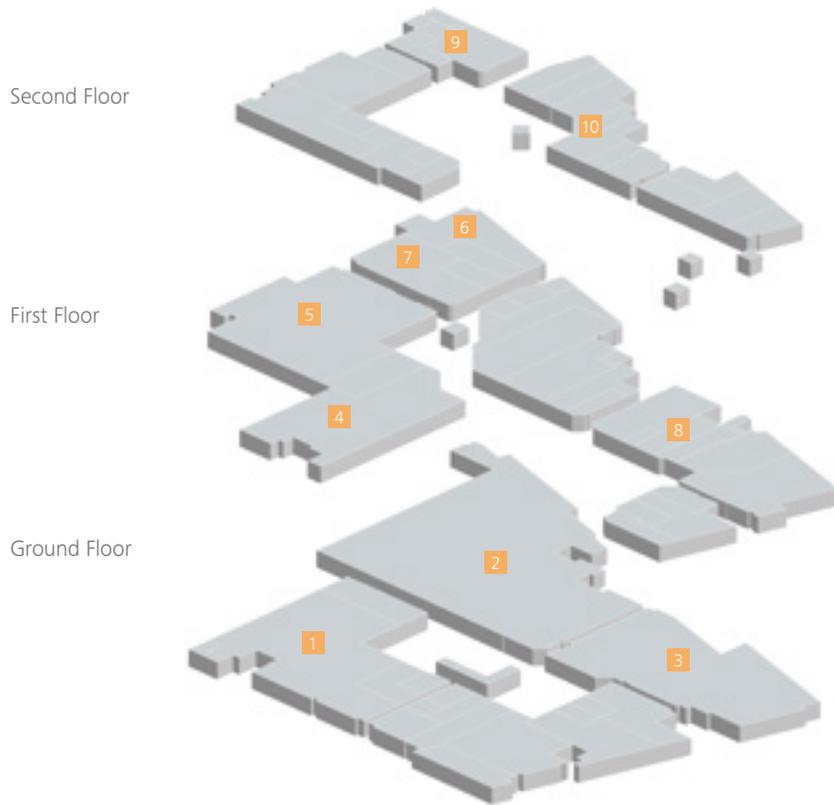
 ANNUAL FOOTFALL
4.2M

 PARKING SPACES
802

 CATCHMENT AREA
531,670 inhab.



ASSET MAP



DESCRIPTION

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

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

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



FINANCIAL DATA*

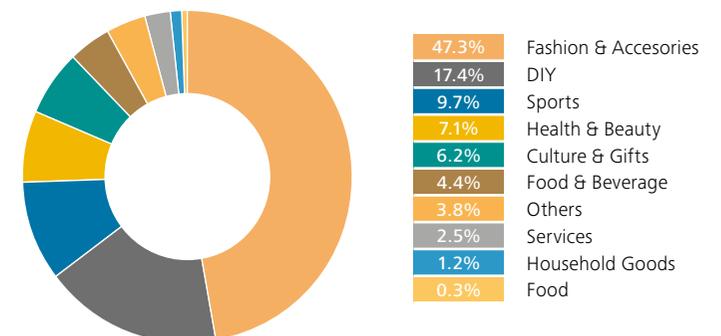
Acquisition Date	09/05/2018
Acquisition Price	€80.6M
Gross Asset Value	€84.8M
Average Base Monthly Rent	18.69 €/m ² /month
Occupancy Rate	98.27%
WALE (Expiry)	7.89 years
National & International Tenant Component	96%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Puerta Europa



LOCATION

Algeciras (Cadiz)



TOTAL GLA

29,742 SQM



OWNED BY CASTELLANA PROPERTIES

100%



UNITS

72



ANNUAL FOOTFALL

4.8M



PARKING SPACES

1,958

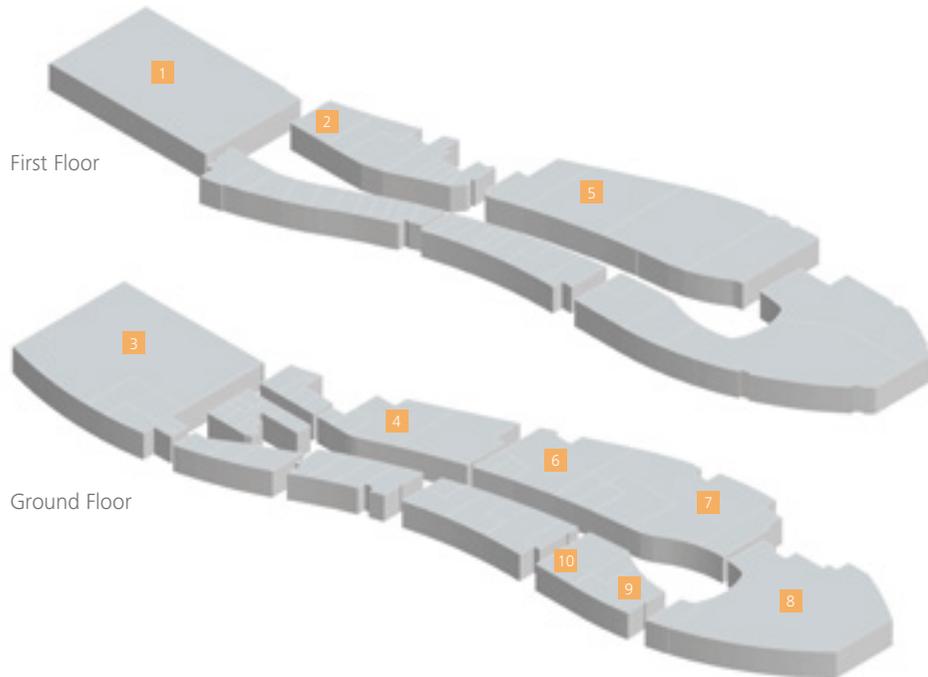


CATCHMENT AREA

311,110 inhab.



ASSET MAP



DESCRIPTION

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

The shopping center has a total area of 29,742 sqm with an occupancy of 99%, counting with important openings that has permitted to land unique brands in the region. It has a catchment area over 311,110 inhabitants, and offers a wide selection of fashion, leisure and restaurants in more than 70 units, distributed in two floors.

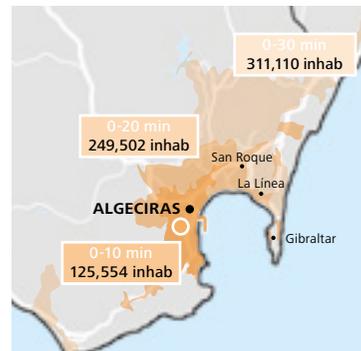
The fashion brands cover approximately 55% of the GLA , with top brands like Primark, Zara, Mango, H&M, Lefties and Sprinter, amongst others, followed by Yelmo cinema and the supermarket Mercadona with more than 3,000 sqm each. It also has a food corner with important brands as Mc Donalds, Foster’s Hollywood or Pomodoro.



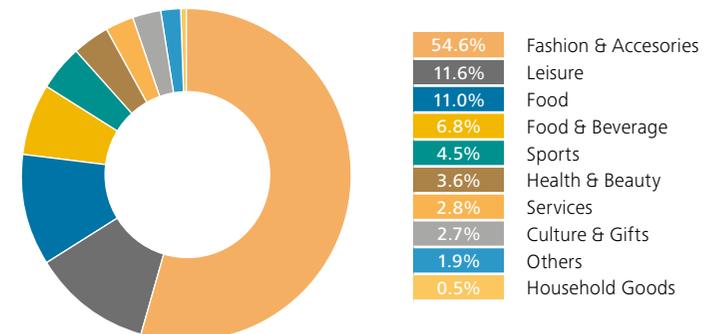
FINANCIAL DATA*

Acquisition Date	31/07/2019
Acquisition Price	€56.8M
Gross Asset Value	€64.7M
Average Base Monthly Rent	14.44 €/m ² /month
Occupancy Rate	98.95%
WALE (Expiry)	11.18 years
National & International Tenant Component	94%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

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	16,246 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	13,261 sqm
Units	12
Parking spaces	367
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
157,844 sqm



ACQUISITION PRICE**
€261.9M



GROSS ASSET VALUE
€293.0M



AVERAGE BASE MONTHLY RENT
9.44€



OCCUPANCY RATE
99.59%



WALE (EXPIRY)
16.33 YEARS

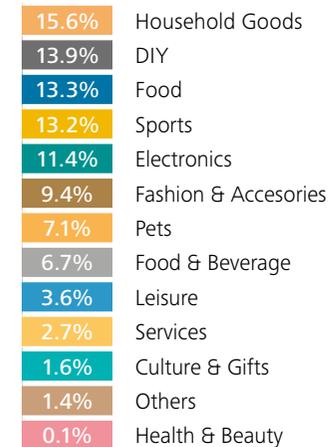
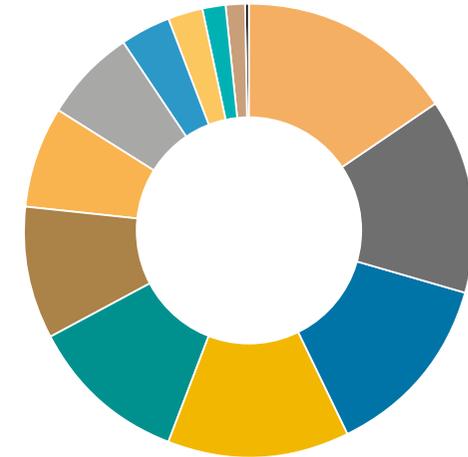


NET OPERATING COST RATIO
6.75%



NATIONAL & INTERNATIONAL TENANT COMPONENT
90.52%

COMMERCIAL MIX BY GLA*



(*) Data from units owned by Castellana Properties at September 2020.

(**) Transaction costs not included.

Granaita

 LOCATION
Pulianas (Granada)

 TOTAL GLA
83,490 SQM

 OWNED BY CASTELLANA PROPERTIES
65%

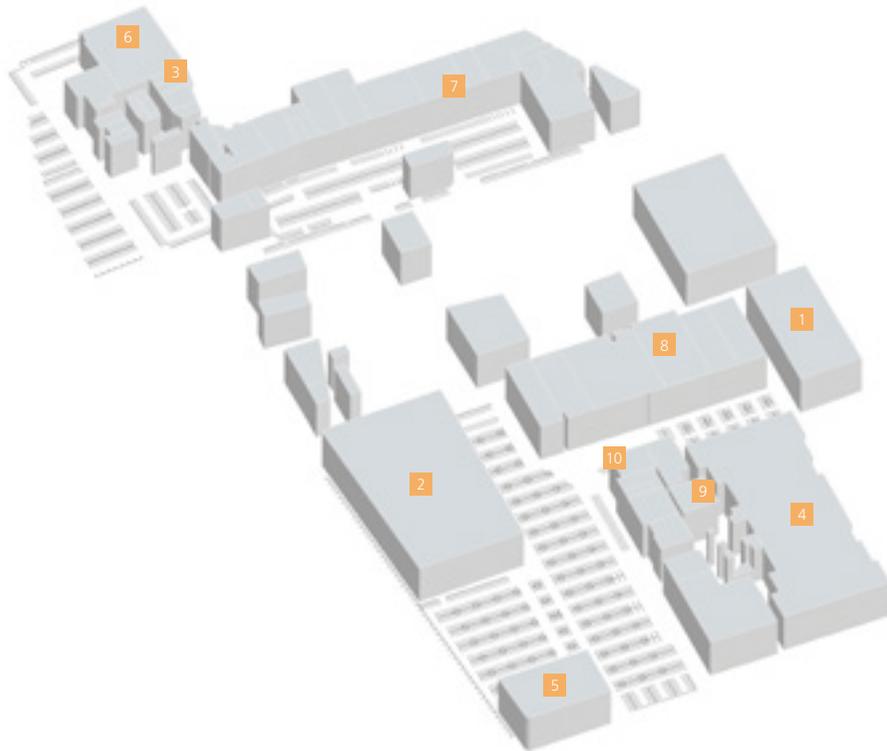
 UNITS
73

 PARKING SPACES
3,316

 CATCHMENT AREA
628,002 inhab.



ASSET MAP



DESCRIPTION

The retail park 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 embraced 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 54,571 sqm are owned by Castellana Properties, is the result of the integration of Kinopolis Park and the Alameda Shopping Center. After an investment of 5,5 million euros, it was reopened in March 2019 with a renovated image, under a unique brand and a modern and innovative design. Castellana Properties plans to invest further in the union of both commercial areas with more green and sport areas.

Granaita has become the new hub to respond the demand of entertainment, fashion and leisure for youth and families of Granada and its metropolitan areas. Moreover, due to its great location and accessibility the influence area includes cities of the western side of Granada and the near province of Jaen. Some of the main tenants are renowned brands like Mercadona, Carrefour, Burger King, Kinopolis, Decathlon, Sprinter, Aki, Kiwoko o Muerde La Pasta among others.

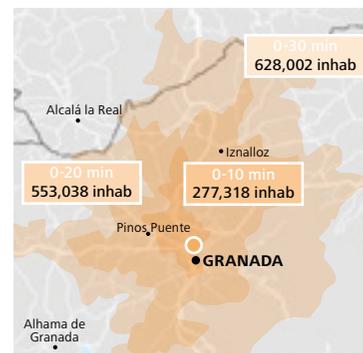


FINANCIAL DATA*

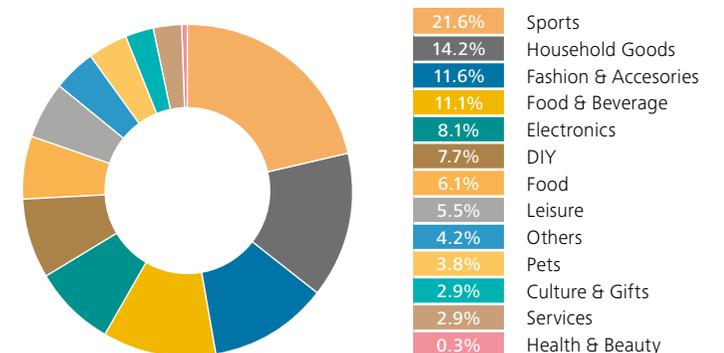
Acquisition Date	05/12/2017
Acquisition Price	€96.1M
Gross Asset Value	€109.1M
Average Base Monthly Rent	10.09 €/m ² /month
Occupancy Rate	98.81%
WALE (Expiry)	12.95 years
National & International Tenant Component	89%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Parque Oeste

 LOCATION
Alcorcón (Madrid)

 TOTAL GLA
32,698 SQM

 OWNED BY CASTELLANA PROPERTIES
42%

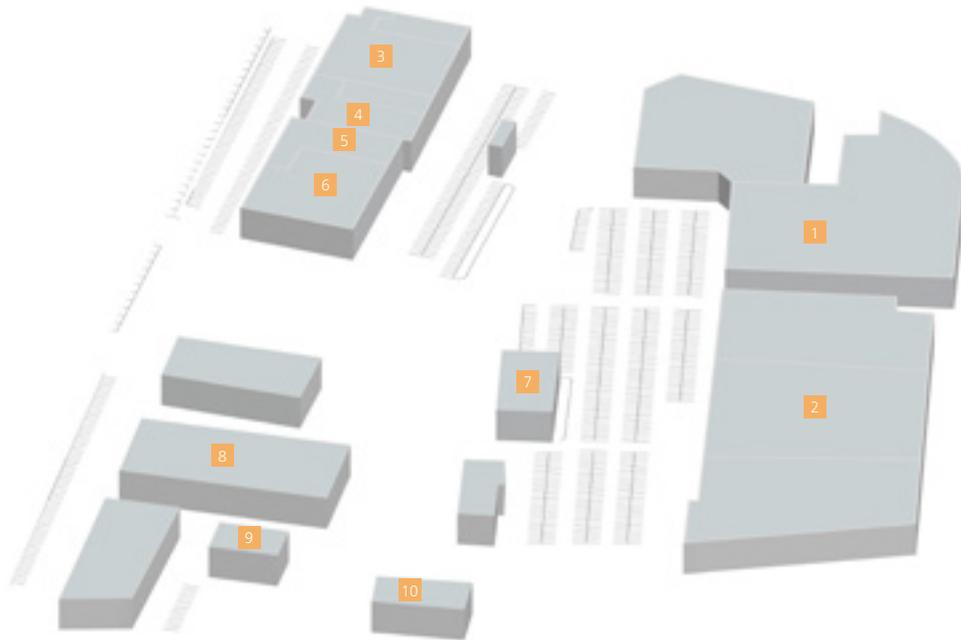
 UNITS
18

 PARKING SPACES
723

 CATCHMENT AREA
5,856,325 inhab.



ASSET MAP



DESCRIPTION

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

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

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

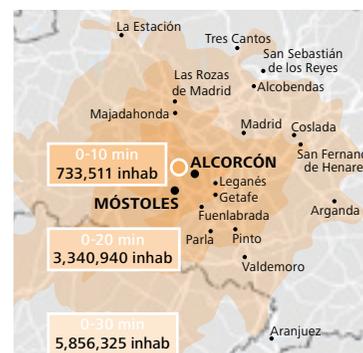


FINANCIAL DATA*

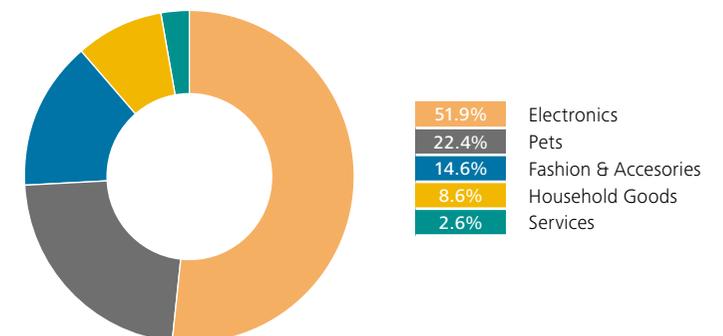
Acquisition Date	29/06/2017
Acquisition Price	€43.0M
Gross Asset Value	€49.5M
Average Base Monthly Rent	16.40 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	19.47 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Parque Principado



LOCATION
Siero (Asturias)



TOTAL GLA
16,246 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
5



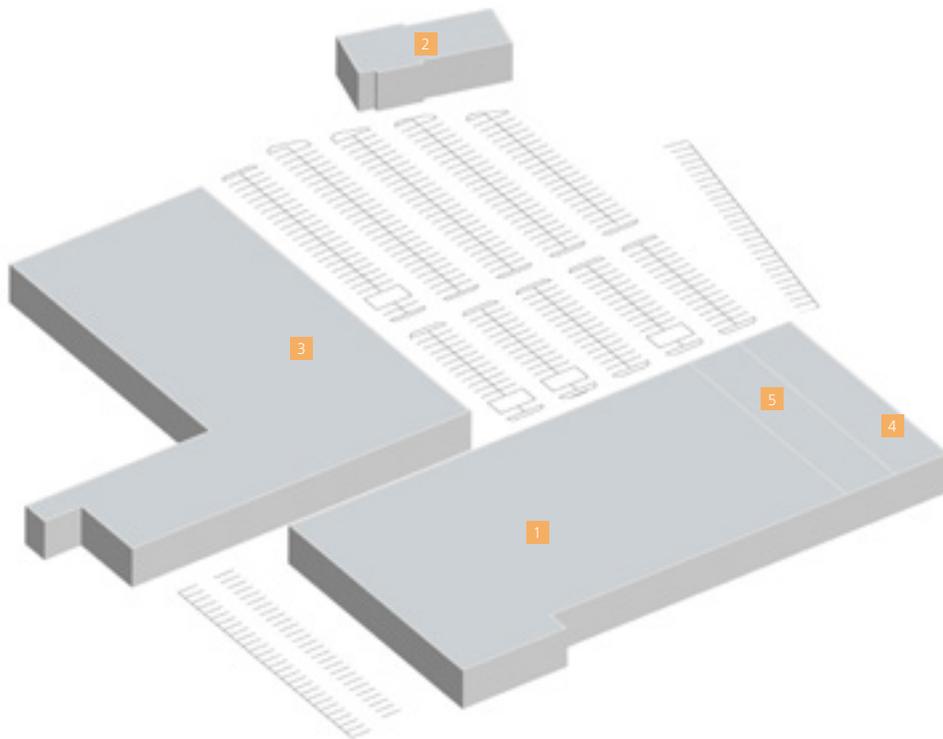
PARKING SPACES
403



CATCHMENT AREA
866,511 inhab.



ASSET 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 16,246 sqm owned entirely by Castellana Properties, it has 5 units and 403 outdoor parking spots..

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

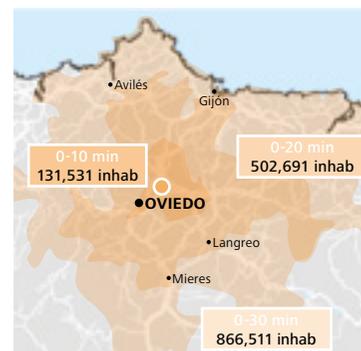


FINANCIAL DATA*

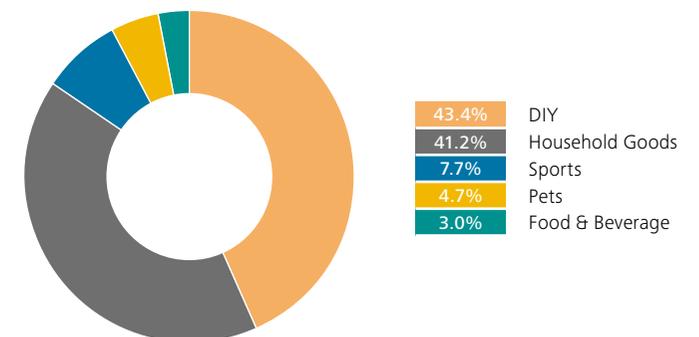
Acquisition Date	29/06/2017
Acquisition Price	€30.0M
Gross Asset Value	€33.5M
Average Base Monthly Rent	9.64 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	11.52 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Marismas del Polvorín



LOCATION
Huelva



TOTAL GLA
18,220 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
10



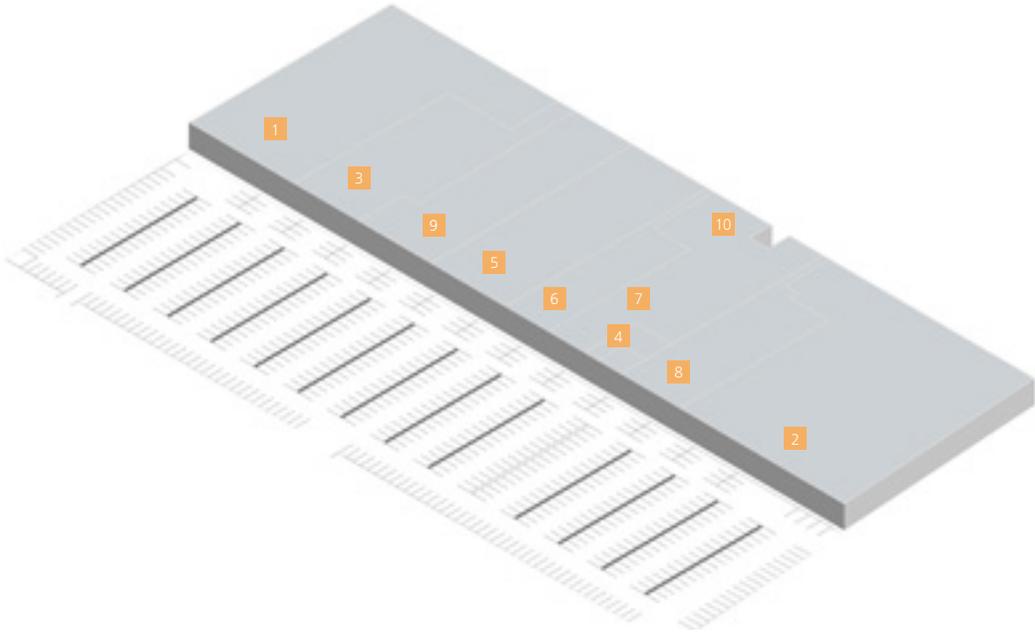
PARKING SPACES
623



CATCHMENT AREA
318,213 inhab.



ASSET 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.

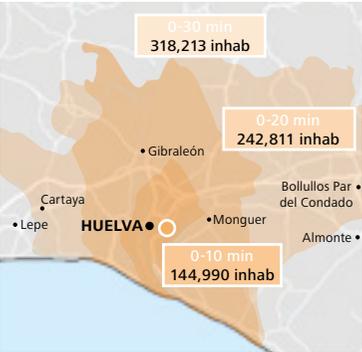
The retail park has 10 units and more than 620 outdoor parking spots to the visitor’s convenience. Some of the main tenants are Media Markt, Espaço Casa, C&A, Mercadona, among others.



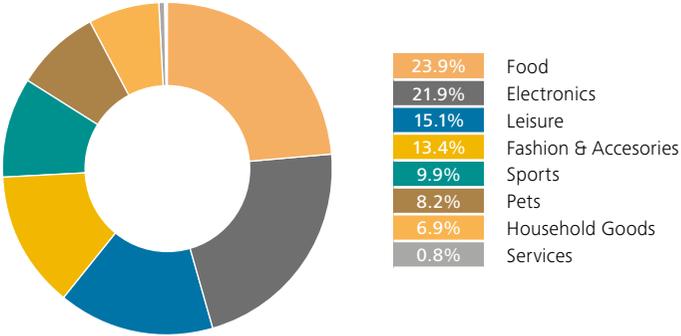
FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€25.0M
Gross Asset Value	€27.0M
Average Base Monthly Rent	7.77 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	21.01 years
National & International Tenant Component	100%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

La Heredad



LOCATION
Mérida (Badajoz)



TOTAL GLA
13,447 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
11



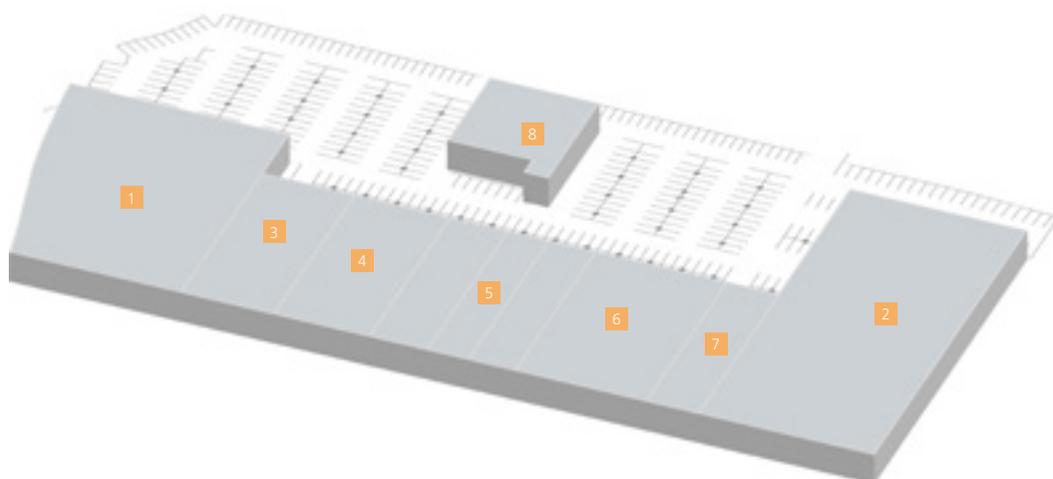
PARKING SPACES
400



CATCHMENT AREA
218,912 inhab.



ASSET 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, Dealz, Leroy Merlin, Espaço Casa, Sprinter, Kiwoko, and Burger King, among others.

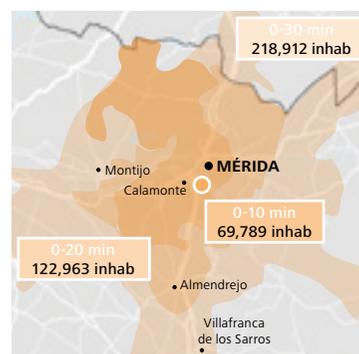


FINANCIAL DATA*

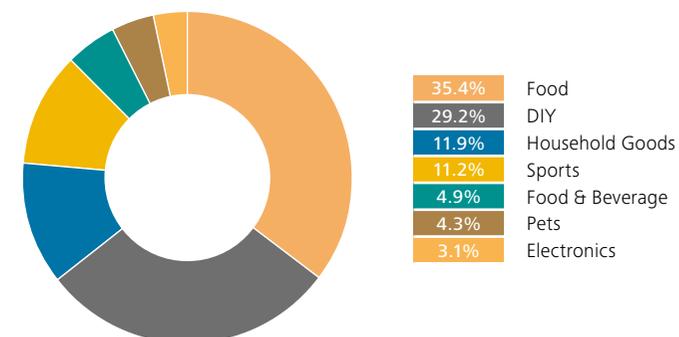
Acquisition Date	29/06/2017
Acquisition Price	€17.5M
Gross Asset Value	€19.3M
Average Base Monthly Rent	7.86 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	20.01 years
National & International Tenant Component	92%

* Data from units owned by Castellana Properties at September 2020.

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

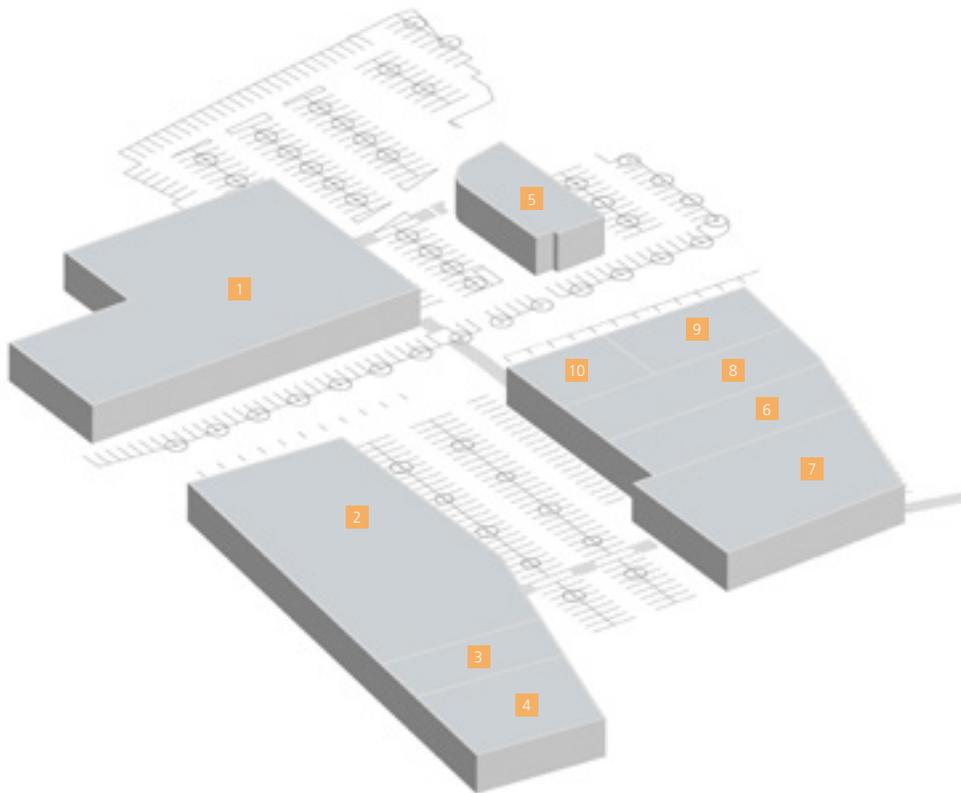


CATCHMENT AREA

114,848 inhab.



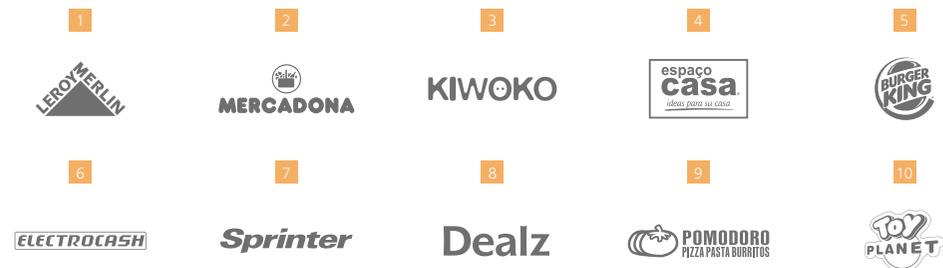
ASSET MAP



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.

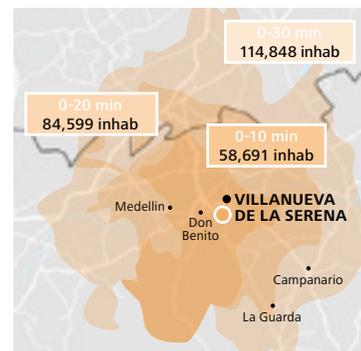
The park has now 10 units and a total area of 12,405 sqm, entirely owned by Castellana Properties. It has 614 outdoor parking spots and some of the main tenants are Leroy Merlin, Mercadona, Dealz, Sprinter, Burger King and Pomodoro.



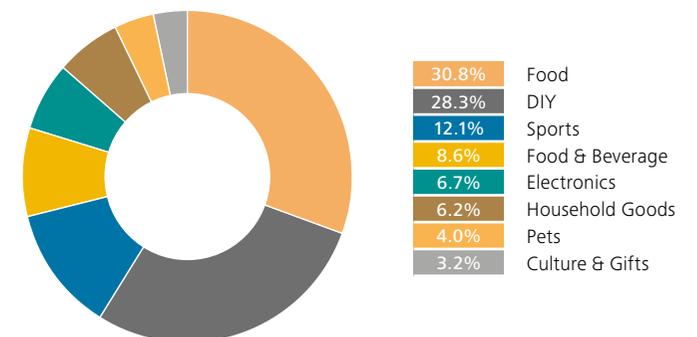
FINANCIAL DATA*

Acquisition Date	16/06/2017
Acquisition Price	€14.0M
Gross Asset Value	€15.5M
Average Base Monthly Rent	7.20 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	19.30 years
National & International Tenant Component	93%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

Pinatar Park



LOCATION

**San Pedro del Pinatar
(Murcia)**



TOTAL GLA

13,261 SQM



OWNED BY CASTELLANA PROPERTIES

100%



UNITS

12



PARKING SPACES

367

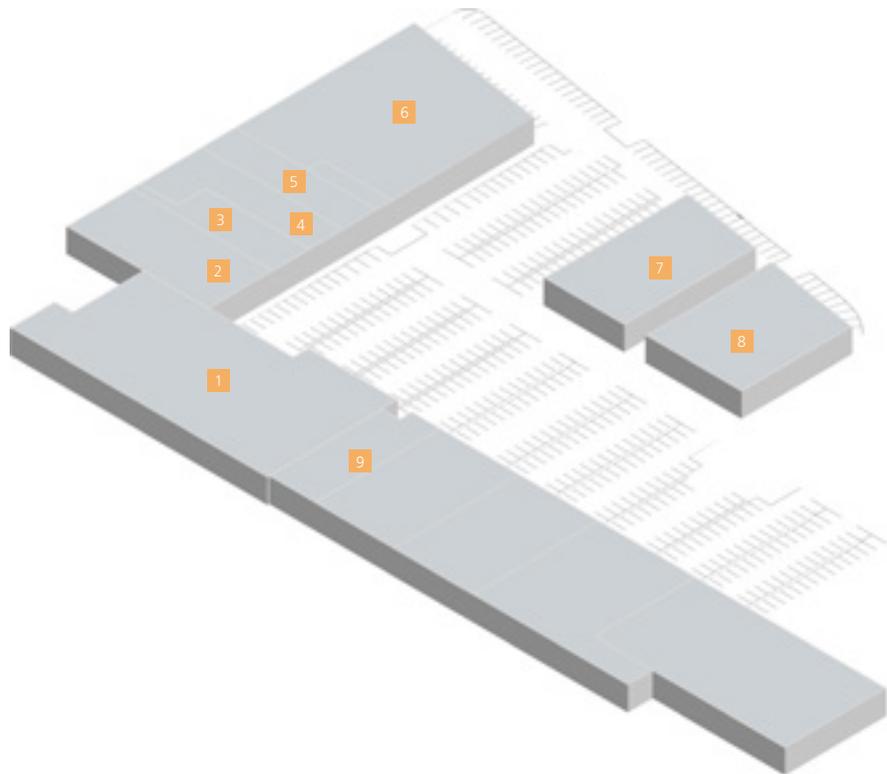


CATCHMENT AREA

711,475 inhab.



ASSET MAP



DESCRIPTION

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

The park has a total area of 13,261 sqm and 12 tenants, including Leroy Merlin, Kiwoko and Burger King. The park has been extended in 2019 adding 2,624 sqm and 3 new tenants.

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



FINANCIAL DATA*

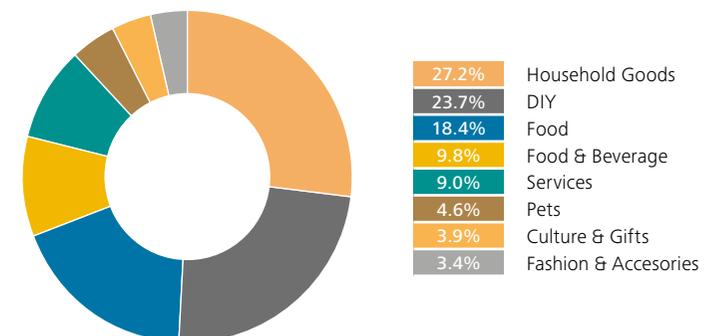
Acquisition Date	05/12/2017
Acquisition Price	€14.3M
Gross Asset Value	€15.2M
Average Base Monthly Rent	6.74 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	22.49 years
National & International Tenant Component	64%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Mejostilla



LOCATION
Cáceres



TOTAL GLA
7,281 SQM



OWNED BY CASTELLANA PROPERTIES
100%



UNITS
7



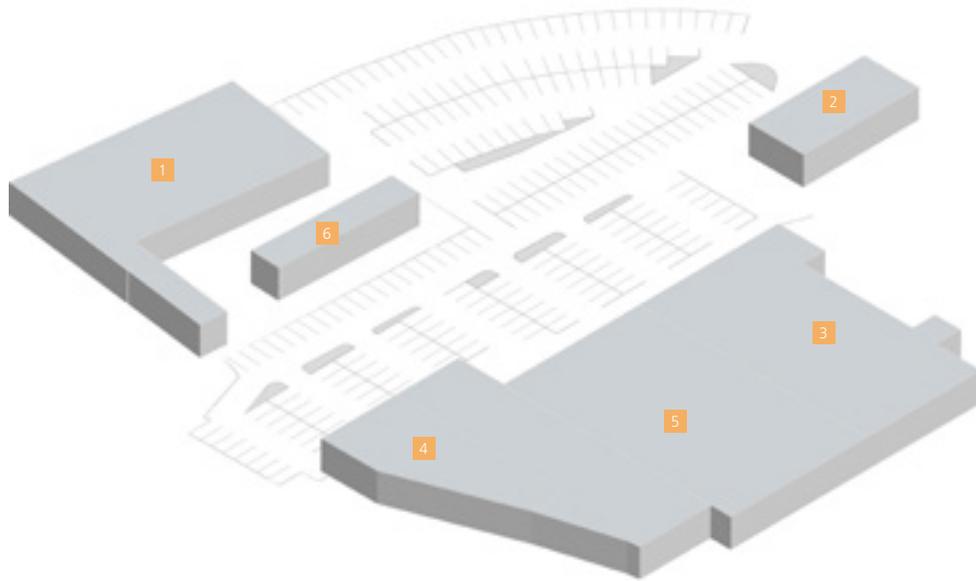
PARKING SPACES
225



CATCHMENT AREA
133,871 inhab.



ASSET 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.

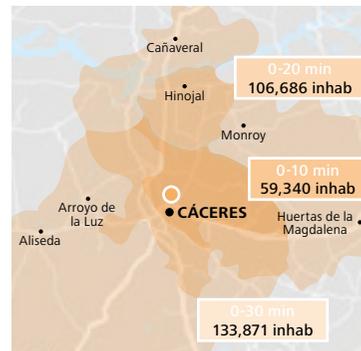
The park has 7 units and 225 outdoor parking spots. Some of the main tenants are Sprinter, Merkal, Burger King, and Aldi.



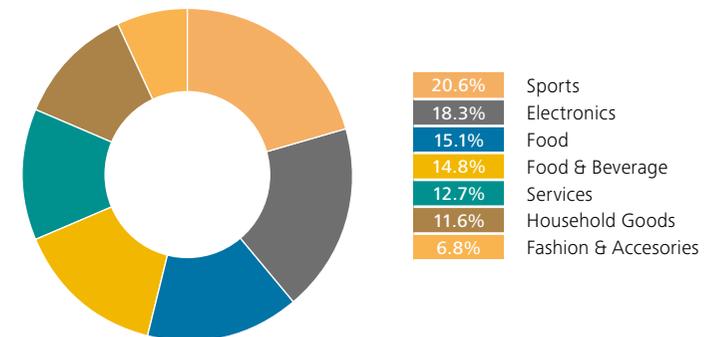
FINANCIAL DATA*

Acquisition Date	29/06/2017
Acquisition Price	€8.0M
Gross Asset Value	€8.5M
Average Base Monthly Rent	6.73 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	13.94 years
National & International Tenant Component	70%

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



* Data from units owned by Castellana Properties at September 2020.

Motril Retail Park



LOCATION

Motril (Granada)



TOTAL GLA

9,165 SQM



OWNED BY CASTELLANA PROPERTIES

61%



UNITS

12



PARKING SPACES

285

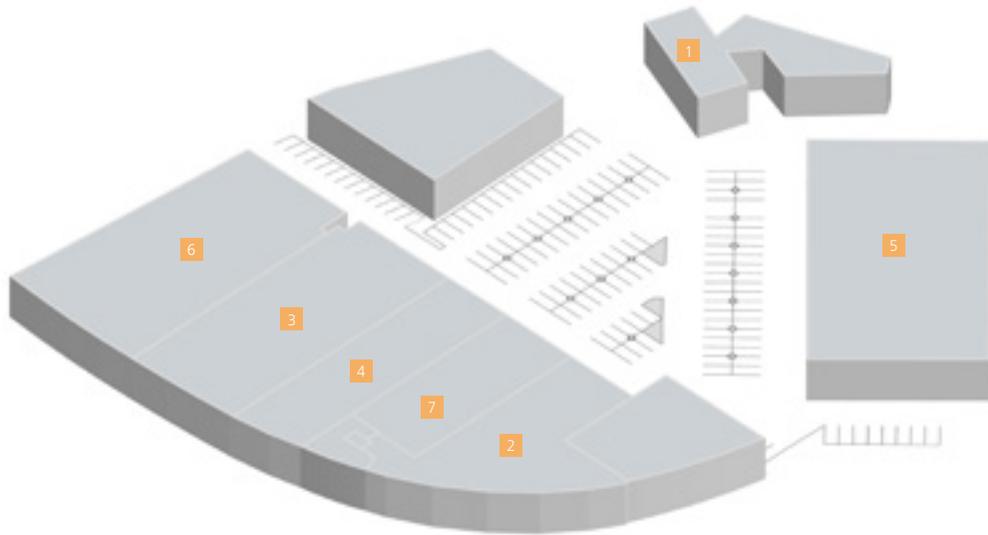


CATCHMENT AREA

158,659 inhab.



ASSET MAP

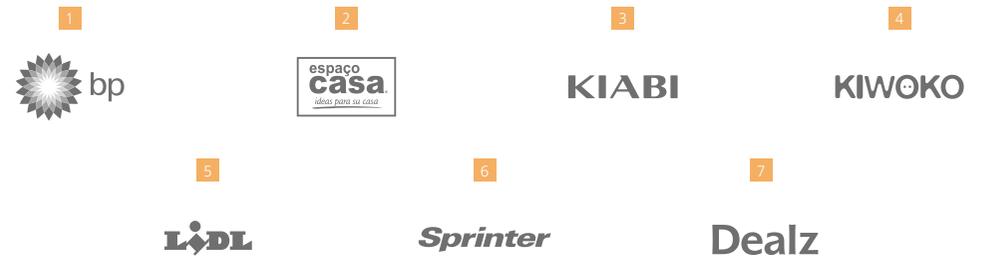


DESCRIPTION

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 Espaço Casa, Dealz, Kiwoko and Kiabi.

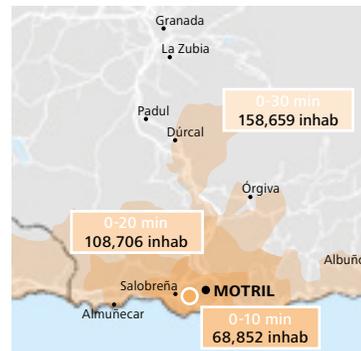


FINANCIAL DATA*

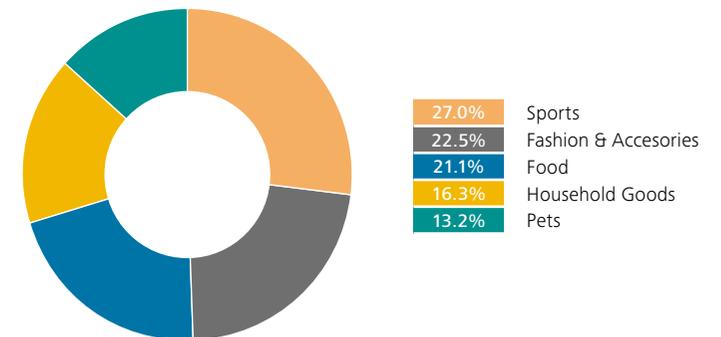
Acquisition Date	29/06/2017
Acquisition Price	€7.5M
Gross Asset Value	€8.5M
Average Base Monthly Rent	8.78 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	15.85 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at September 2020.

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



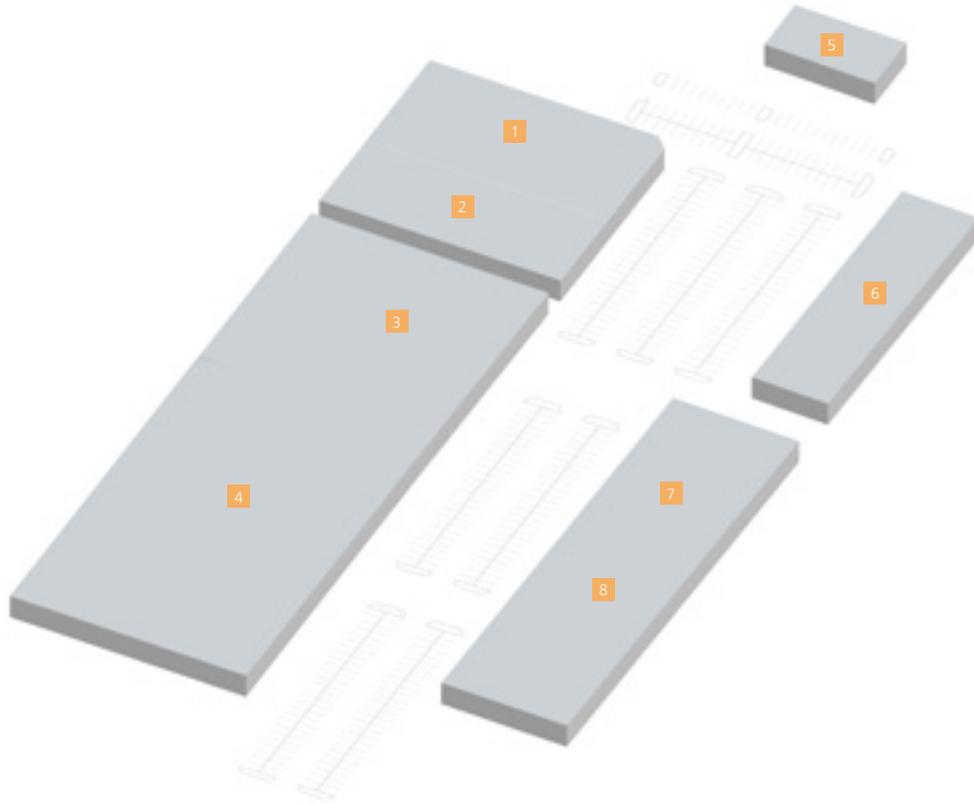
PARKING SPACES
734



CATCHMENT AREA
523,927 inhab.



ASSET 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.

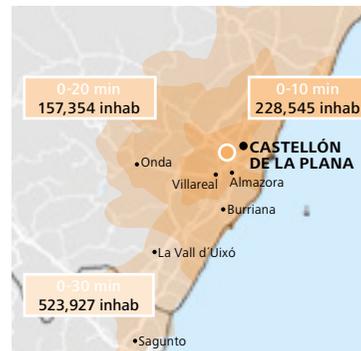


FINANCIAL DATA*

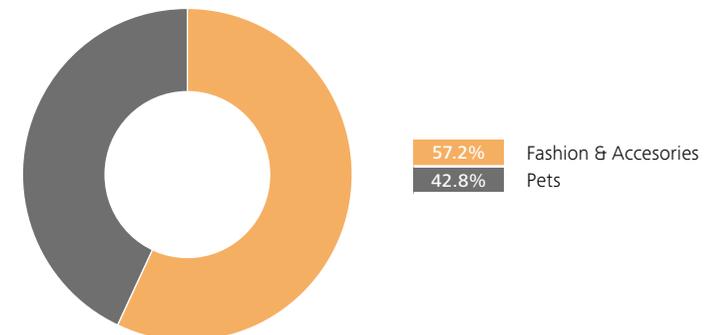
Acquisition Date	29/06/2017
Acquisition Price	€6.5M
Gross Asset Value	€7.0M
Average Base Monthly Rent	11.18 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	12.24 years
National & International Tenant Component	100%

* Data from units owned by Castellana Properties at September 2020.

CATCHMENT AREA



COMMERCIAL MIX BY GLA*



Edificio Alcobendas



LOCATION
Madrid



TOTAL GLA
16,055 SQM



OWNED BY CASTELLANA PROPERTIES
69%



UNITS
1



PARKING SPACES
113

DESCRIPTION

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



Konecta

FINANCIAL DATA

Acquisition Date	30/05/2016
Acquisition Price	€17.0M
Gross Asset Value	€20.7M
Average Base Monthly Rent	11.21 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	10.67 years

Edificio Bollullos



LOCATION
Sevilla



TOTAL GLA
10,870 SQM



OWNERSHIP %
52%



UNITS
1



PARKING SPACES
174

DESCRIPTION

Edificio Bollullos was built in 2007 with a total area of 10,870 sqm, and a total gross area for rent of 5,698 sqm. The building has two floors, and an outdoor parking with 174 spots.

Konecta



FINANCIAL DATA

Acquisition Date	30/05/2016
Acquisition Price	€5.5M
Gross Asset Value	€5.8M
Average Base Monthly Rent	7.31 €/m ² /month
Occupancy Rate	100%
WALE (Expiry)	10.67 years



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