

Iberian Asset Book

Index

Forum Coimbra	01.
Alegro Montijo	02.
H2O	03.
Alcalá Magna	04.
Espai Gironès	05.
Salera	06.
Torrecárdenas	07.



Forum Coimbra

Asset
Overview



Forum Coimbra is the main retail scheme in Portugal’s Center Region. It dominates the catchment area through exclusive tenants, prime location and excellent accessibility to Coimbra and the surrounding motorway network

Year Built
2006

Occupancy
99.8%

Effort Rate (%)
10.2
2024

Retail Area
33,934
SQM GLA (EXCLUDING
HYPERMARKET)

Average Rent
35.17
€ / SQM / MONTH
YTD Q1 2024

Average Sales
5120
€ / SQM / YEAR (2024)

Number of Units
145
UNITS (EXCLUDING
HYPERMARKET)

WAULT to Break/Expire
3.8 / 4.7

Footfall
8.6M
2024

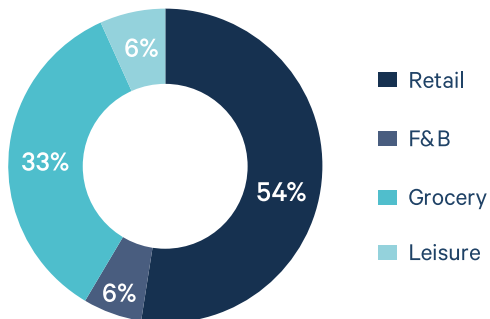
Parking Spaces
2,579

Valuation
€197.5M



GLA SQM DISTRIBUTION

(INCLUDING HYPERMARKET – 17,700 SQM)



Catchment Area



Colour	Driving distance (minutes)	Total No. of inhabitants	Av. Income per capita
●	15'	27,425	€ 13,035
●	15' – 30'	150,000	
		430,000	

Source: Calibrate powered by CBRE

Footfall

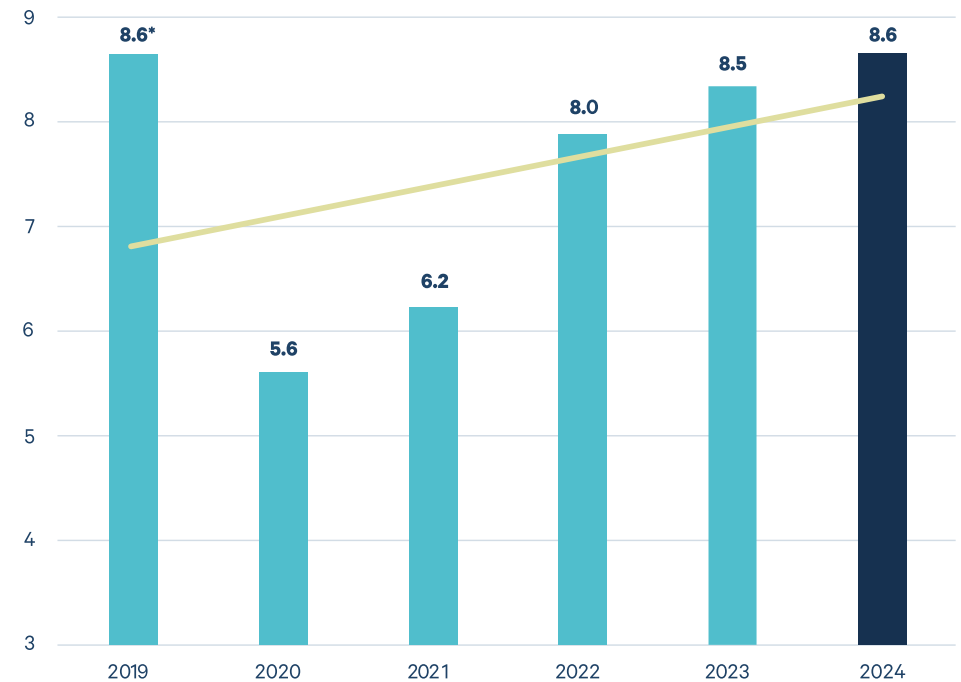
2024 VS 2023:
+0.6

2024 VS 2022:
+6.9%

** Highest recorded footfall since opening*

ANNUAL FOOTFALL

Millions of visitors



Gross Total Sales

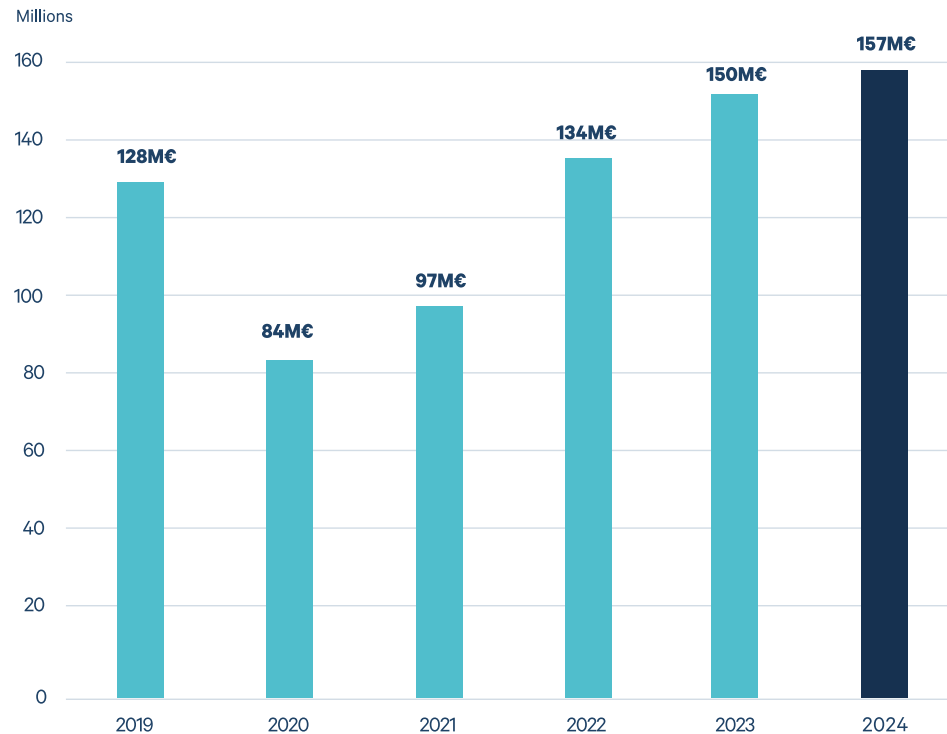
Total Gross sales 2024 VS 2023:

+5.0%

Total Gross sales 2024 VS 2022:

+17.0%

SALES PER YEAR (M€)



Leasing

2024 & 2025

47 operations

signed in 2024 and 2025



New leases:

904 sqm

Relocations, Extensions and Renewals:

5,038 sqm

Total signed in 2024 and 2025 represent

5,942 sqm (11.2%) and €2.4 Mn of Annual MGR (9.3% of 2024 Total Minimum Guaranteed Rent)

TENANTS ENTERING FORUM COIMBRA IN THE LAST 2 YEARS

STRADIVARIUS

snipes

PRIMOR

THE NORTH FACE

GANT

REFURBISHMENT/EXTENSION OF UNITS IN FORUM COIMBRA

In Forum Coimbra 35 tenants have presented new and improve images of their stores

McDonald's

ZARA

Levi's

RITUALS

lefties

ORO VIVO JEWELRY

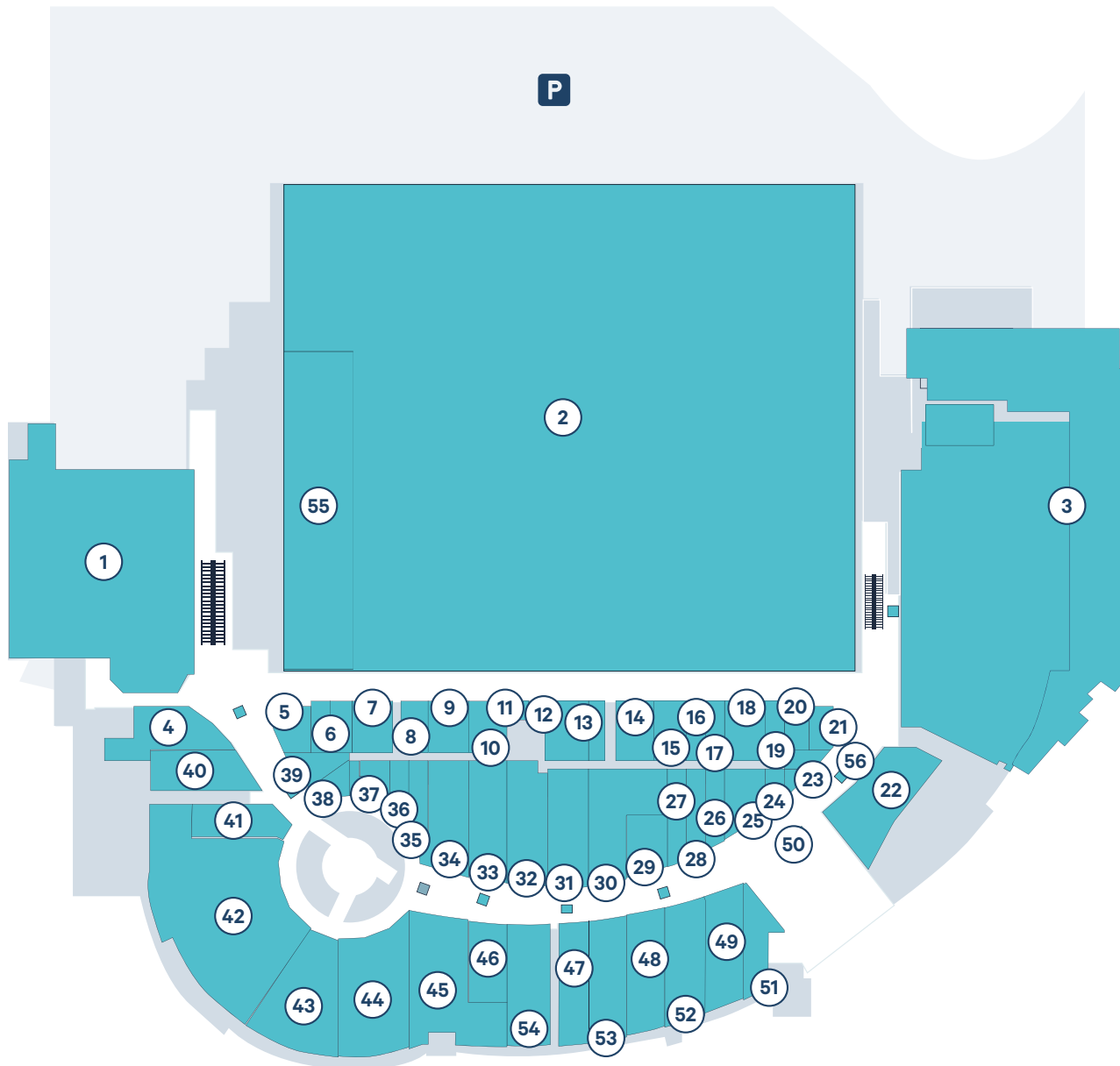
STRADIVARIUS

PRIMARK

PULL&BEAR

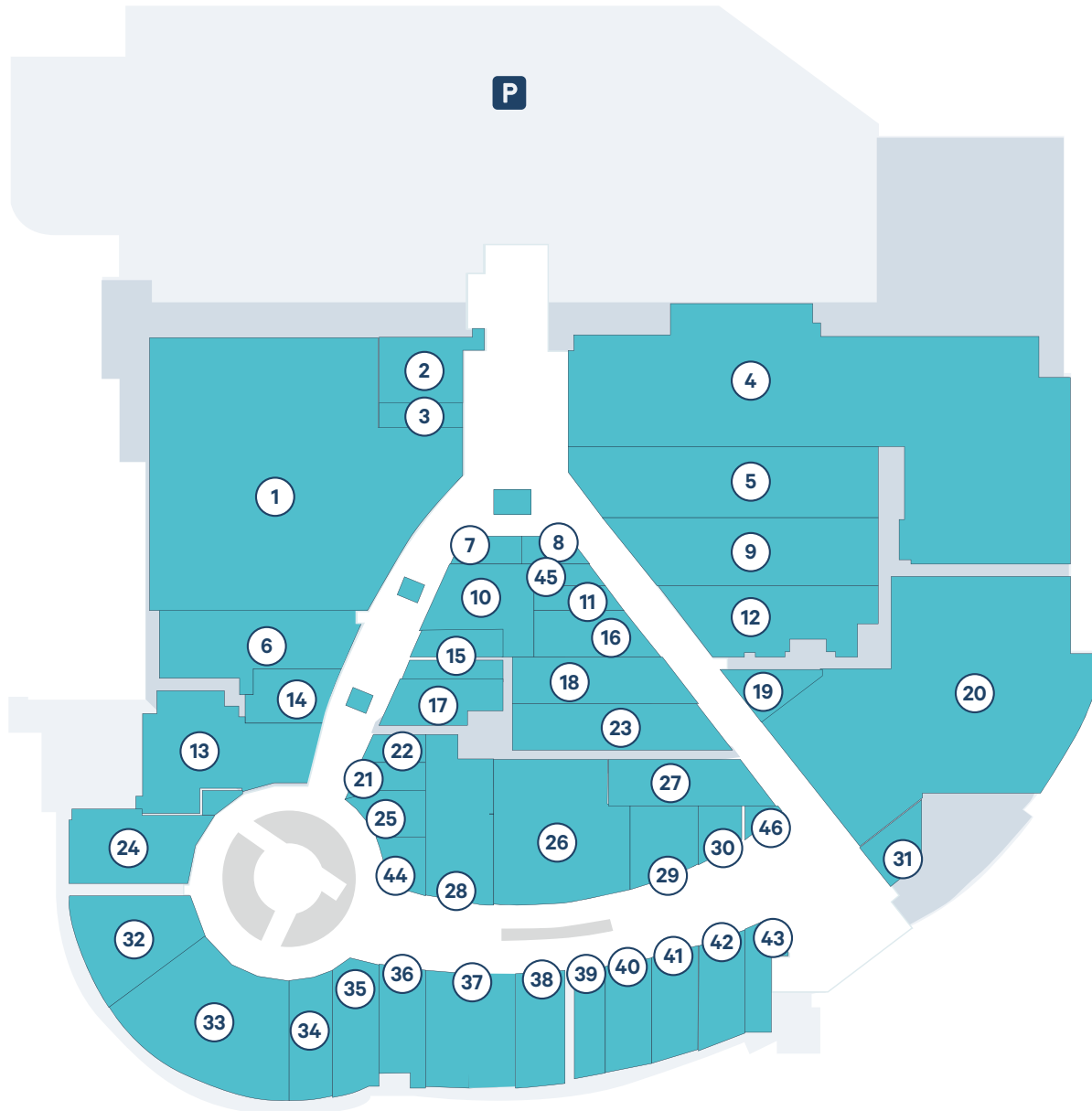
JD

Floor Plans - Level 0



- | | |
|----------------------|--------------------------|
| 1. Lefties | 29. Lugar Joia |
| 2. Continente | 30. Douglas |
| 3. Primark | 31. Tezenis |
| 4. Farmácia do Forum | 32. Mais Óptica |
| 5. Oro Vivo | 33. Livraria Bertrand |
| 6. Meo | 34. Tutto Chicco |
| 7. Xiaomi | 35. Misako |
| 8. 5ÁSEC 5 ÀFIL | 36. Hussel |
| 9. Calzedonia | 37. Arcádia |
| 10. Nos | 38. Rituals |
| 11. Minit | 39. Viagens Abreu |
| 12. Oboticário | 40. Xtreme |
| 13. Celeiro | 41. MultiOpticas |
| 14. Jean Louis David | 42. Lefties |
| 15. Pluri Cosmetic | 43. Clínica ST. Madalena |
| 16. Cortes de L. | 44. Tiffosi |
| 17. Vodafone | 45. Zippy |
| 18. Samsung | 46. Natura |
| 19. Flormar | 47. Ikea |
| 20. Atabacaria | 48. i-store |
| 21. Nova Câmbios | 49. Ericeira |
| 22. Seaside | 50. SICAL |
| 23. Milenium BCP | 51. Skechers |
| 24. Intimissimi UOMO | 52. Fuxia |
| 25. Intimissimi | 53. The North Face |
| 26. IKEA | 54. Flying Tiger |
| 27. The Body Shop | 55. Worten |
| 28. Triumph | 56. Sunglass Hut |

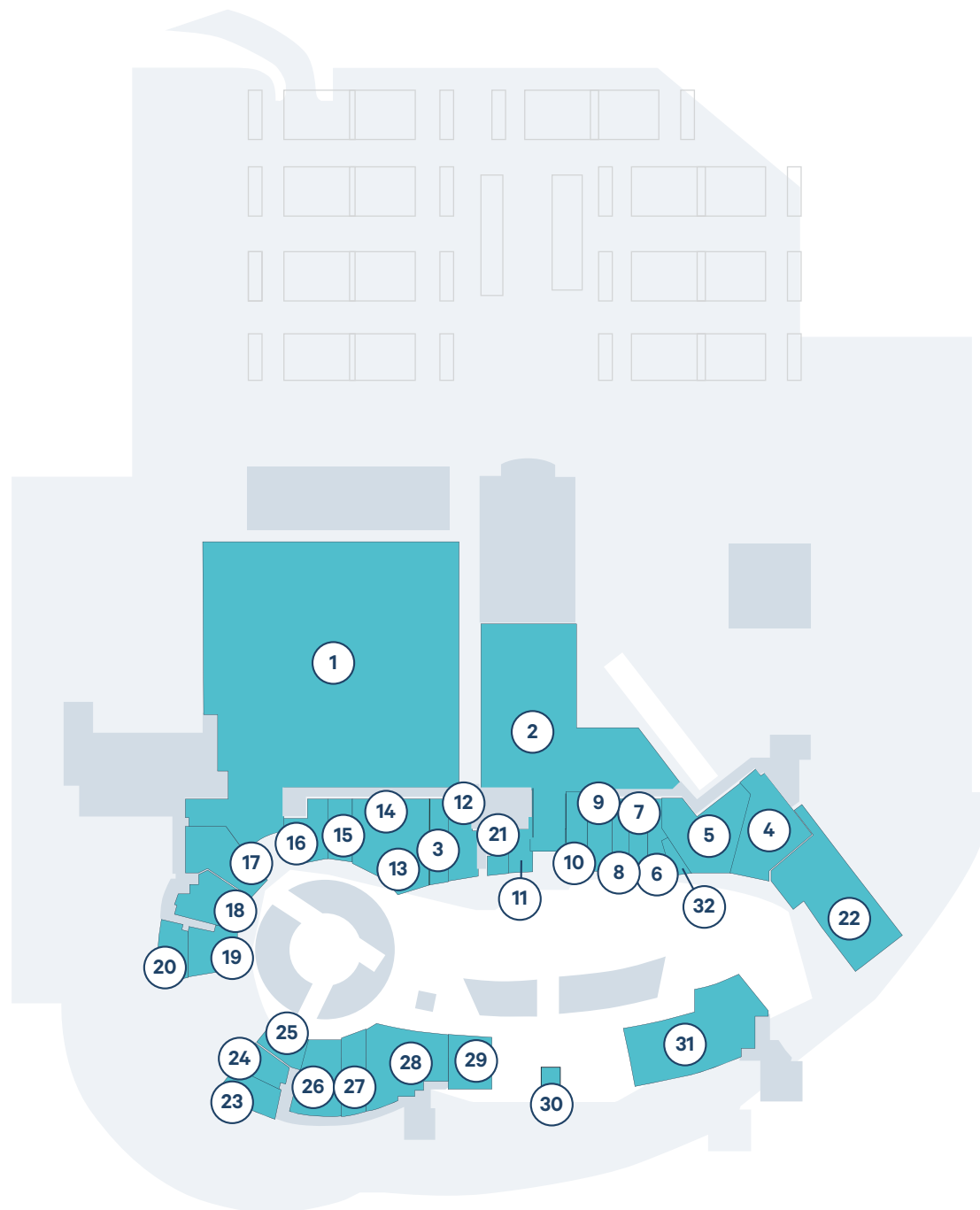
Floor Plans - Level 1



- | | |
|--------------------------|---------------------------|
| 1. ZARA | 24. Springfield |
| 2. Mau Feito | 25. BijouBrigit |
| 3. Vein | 26. Massimo Dutti |
| 4. Fnac | 27. Courir |
| 5. Cortefiel | 28. JD Sports |
| 6. Stradivarius | 29. Tiember Land |
| 7. Hawkers | 30. Nespresso |
| 8. Gois Joalhe | 31. Lion of Porches |
| 9. Benetton | 32. Punto Roma |
| 10. Zara home | 33. Bershka |
| 11. Vicios Urban | 34. Sacoor Broth |
| 12. Perfumes e Companhia | 35. Women's secret |
| 13. Pull&Bear | 36. Guess |
| 14. VACANT | 37. Primor |
| 15. Suits INC | 38. Pepe Jeans |
| 16. Gant | 39. TOUS |
| 17. Parfois | 40. Bimba y Lola |
| 18. Adidas | 41. Samsonite |
| 19. Lacoste | 42. Mau Feitio |
| 20. H&M | 43. Levi's |
| 21. Pandora | 44. Boutique dos Relogios |
| 22. Claires | 45. Swarovski |
| 23. MANGO | 46. Dreams For You |

Floor Plans - Level 2

- | | |
|----------------------|----------------------|
| 1. Cinemas NOS | 20. BIFANAS VENDSA |
| 2. Kalorias | NOVAS |
| 3. Monte Fuji | 21. Mania Poke Bowls |
| 4. Brasil AO PE | 22. KFC |
| 5. Sr. Frang o D. | 23. Hanami Sushi |
| 6. Subway | 24. VACANT |
| 7. TOMATINO | 25. Work to walk |
| 8. BITOQUE NO PONTO | 26. ALENTEJO |
| 9. VITAMINAS | 27. JOSHUA SHOAR |
| 10. PORTUGALIA | 28. Mc. Donalds |
| 11. INVEJA KEBAB | 29. Pans & Company |
| 12. COMPANHIA | 30. Nicola |
| 13. Pizza-Hut | 31. Chimarrao |
| 14. Burger King | 32. Olá |
| 15. Sopas & Sopas | |
| 16. H3 | |
| 17. Taco Bell | |
| 18. Tun Fon | |
| 19. Italian Republic | |



Retail landscape in Coimbra

OTHER RETAIL VENUES IN COIMBRA



Coimbra Retail Park	
3020/497 Coimbra	
Type:	Retail Park
Year Opened:	2003
GLA:	13,228
Nº of units:	13
Parking spaces:	-



Parque Mondego	
Estada de Condeixa 3045-504	
Type:	Retail Park
Year Opened:	2002
GLA:	31,000
Nº of units:	21
Parking spaces:	-

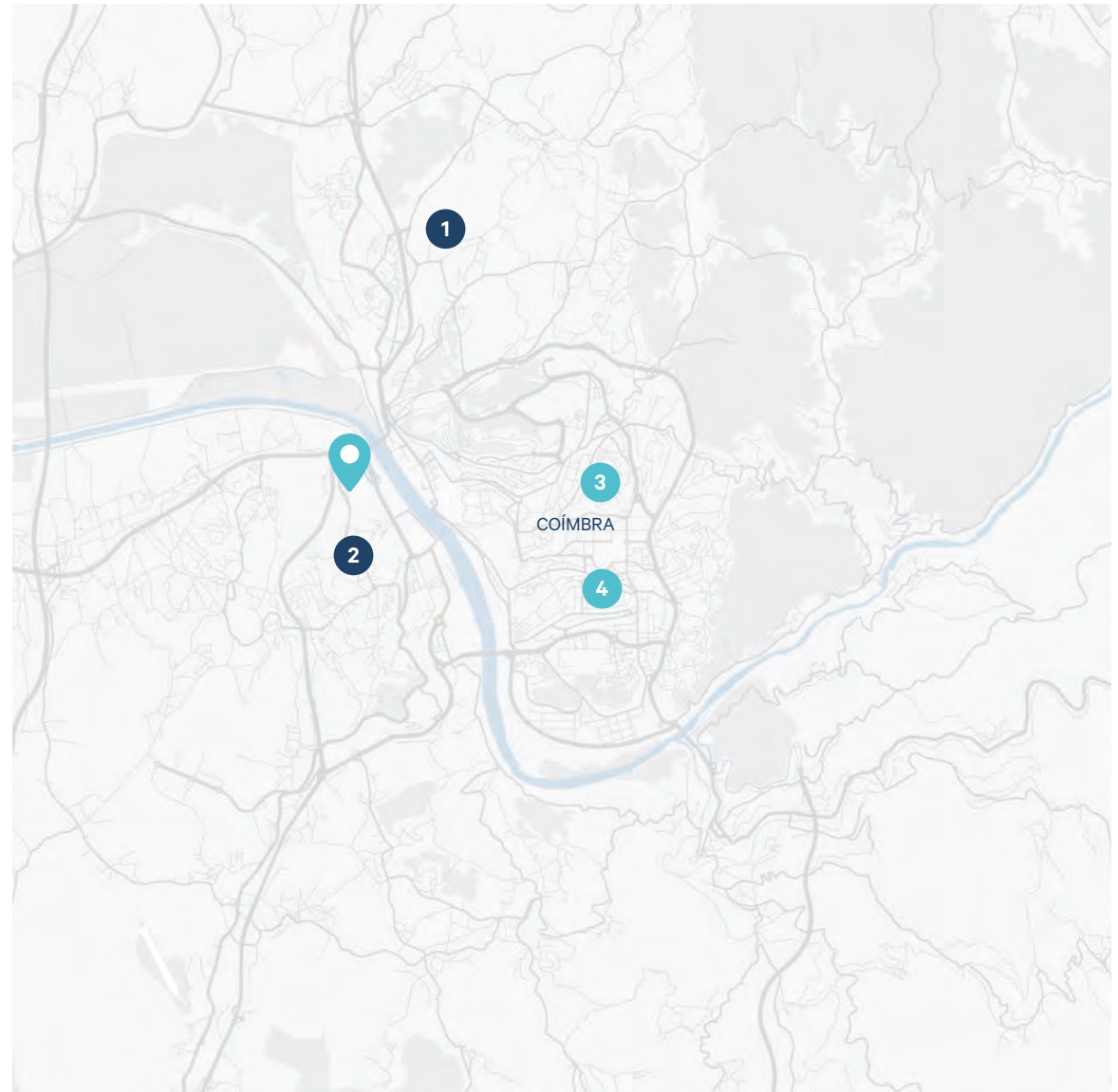


Alma Shopping	
Humberto Delgado 202/211	
Type:	Shopping Centre
Year Opened:	2005
GLA:	40,840
Nº of units:	114
Parking spaces:	-



Coimbra Shopping	
Menendes Silva 3030 – 193	
Type:	Shopping Centre
Year Opened:	1993
GLA:	26,482
Nº of units:	55
Parking spaces:	-

Forum Coimbra Shopping Centre
 Retail Park
 Shopping Centre



Forum Coimbra Extension

Project cost

EUR 12 million

Yield

7.5%

Primark extension

2,782m² to 4,066m²

Zara extension

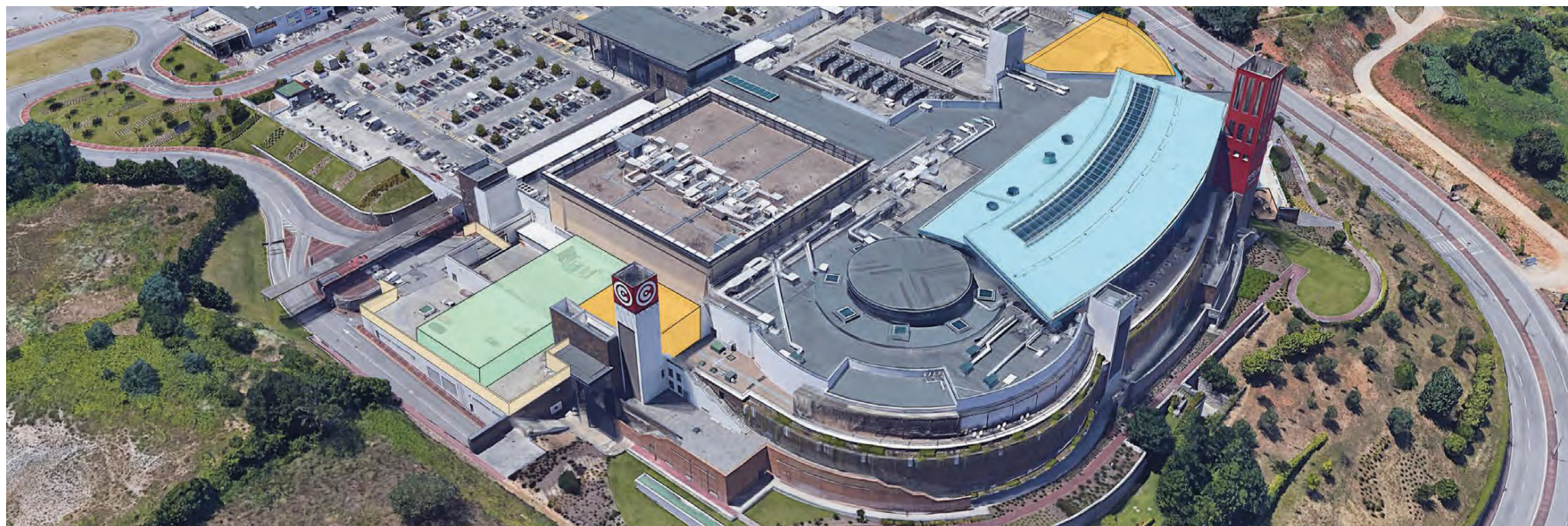
2,202m² to 3,688m²

Expansion of
Stradivarius and Pull&Bear

are part of the project

Project status

- Permit received
- Lease agreements with Primark and Zara are signed
- Completion: Q3 2026









Alegro Montijo

Asset
Overview



Alegro Montijo is a regional shopping mall located in the municipality of Montijo, a region benefiting from strong infrastructure and excellent connectivity to Lisbon, with the mall situated just 12 km from the planned new international Lisbon airport. It is the dominant retail destination in its catchment area, offering a diverse and robust tenant mix.

Year Built
2003

Retail Area
45,177
SQM GLA (EXCLUDING
HYPERMARKET)

Number of Units
141
UNITS (EXCLUDING
HYPERMARKET)

Parking Spaces
3,757

Occupancy
100%

Average Rent
23.93
€ / SQM / MONTH
YTD Q1 2024

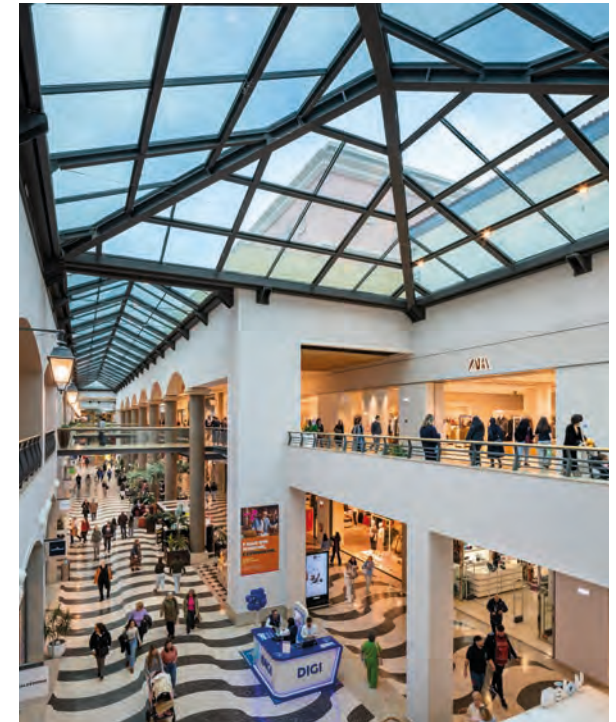
WAULT to Break/Expire
5.6/5.6

Valuation
€ 183.7M

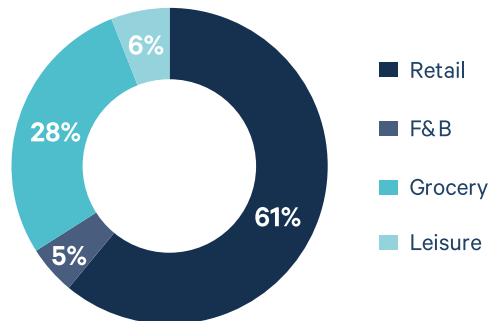
Effort Rate (%)
11.4%
2024

Average Sales
3,590
€ / SQM / YEAR (2024)

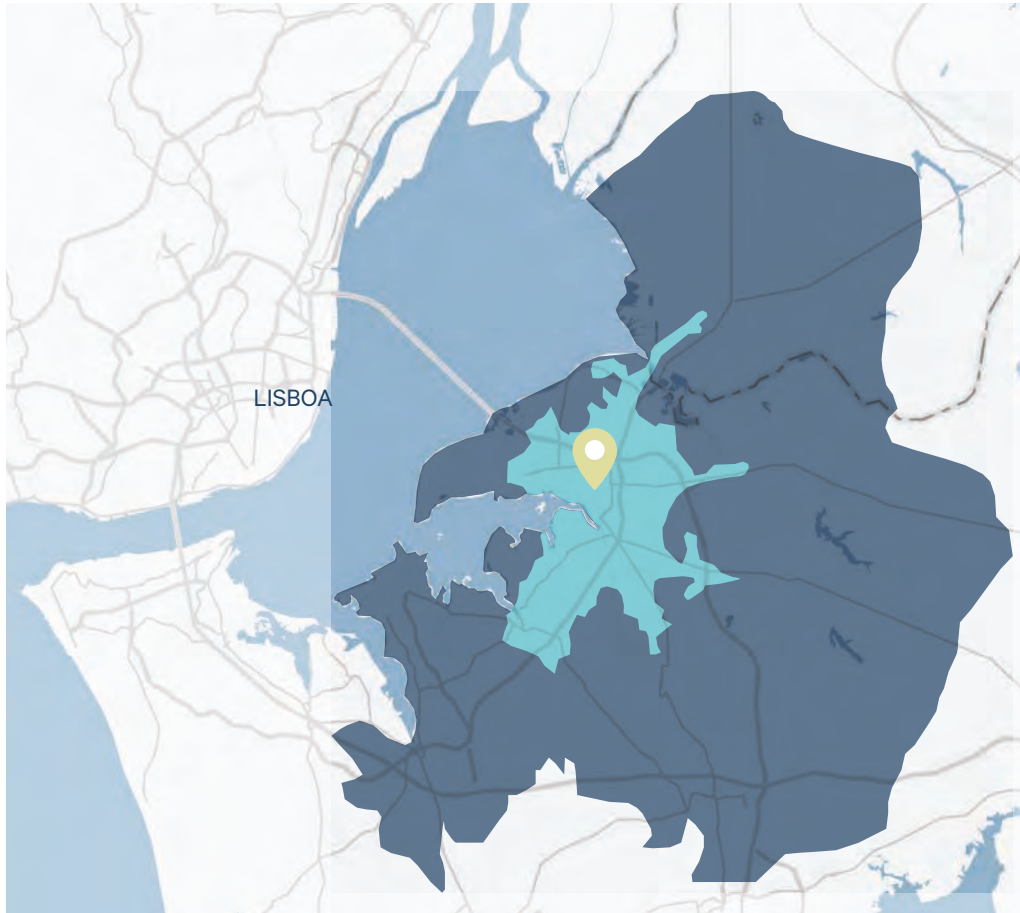
Footfall
7.9M
2024



GLA SQM DISTRIBUTION
(INCLUDING ALCAMPO – 16,964 SQM)



Catchment Area



Colour	Driving distance (minutes)	Total No. of inhabitants	Purchasing Power Index
●	10'	213,370	106
●	20'	54,890	101

Portugal Purchasing Power: 100

Source: Geoblink & INE

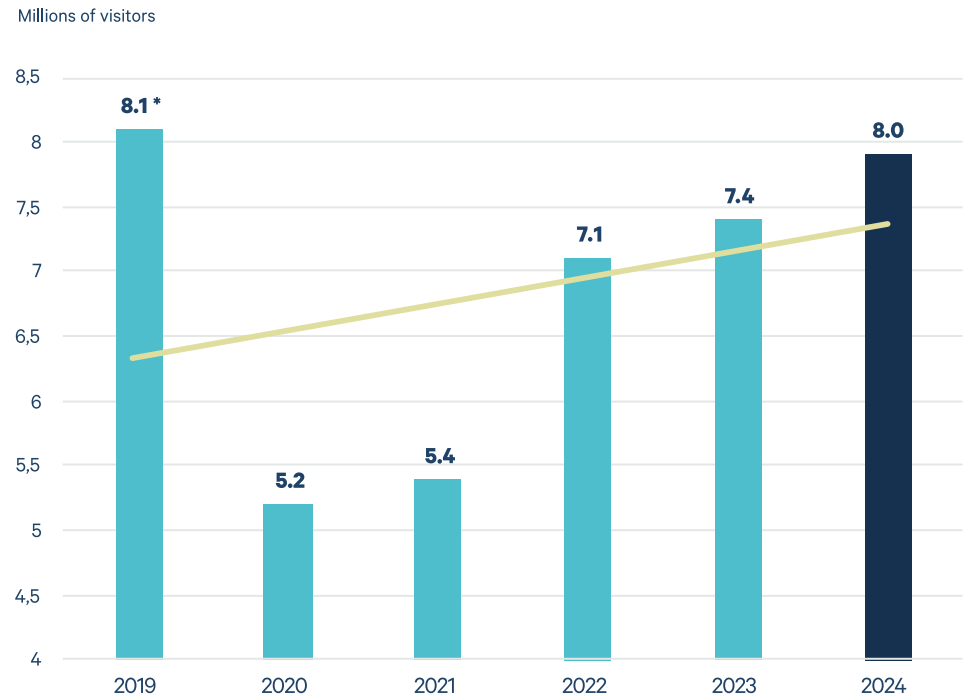
Footfall

2024 VS 2023:
+7.6%

2024 VS 2022:
+12.0%

** Highest recorded footfall since opening*

ANNUAL FOOTFALL



Gross Total Sales

Total Gross sales 2024 VS 2023:

+7.3%

Total Gross sales 2024 VS 2022:

+18.7%

SALES PER YEAR (M€)



Leasing

2024 & 2025

33 operations

signed in 2024 and 2025



New leases:

8,387 sqm

Relocations, Extensions and Renewals:

8,167 sqm

Total signed in 2024 and 2025 represent **16,553 sqm (26.6%)** and **€3.1 Mn of Annual MGR (23.6% of 2024 Total Minimum Guaranteed Rent)**

TENANTS ENTERING ALEGRO MONTIJO IN THE LAST 2 YEARS

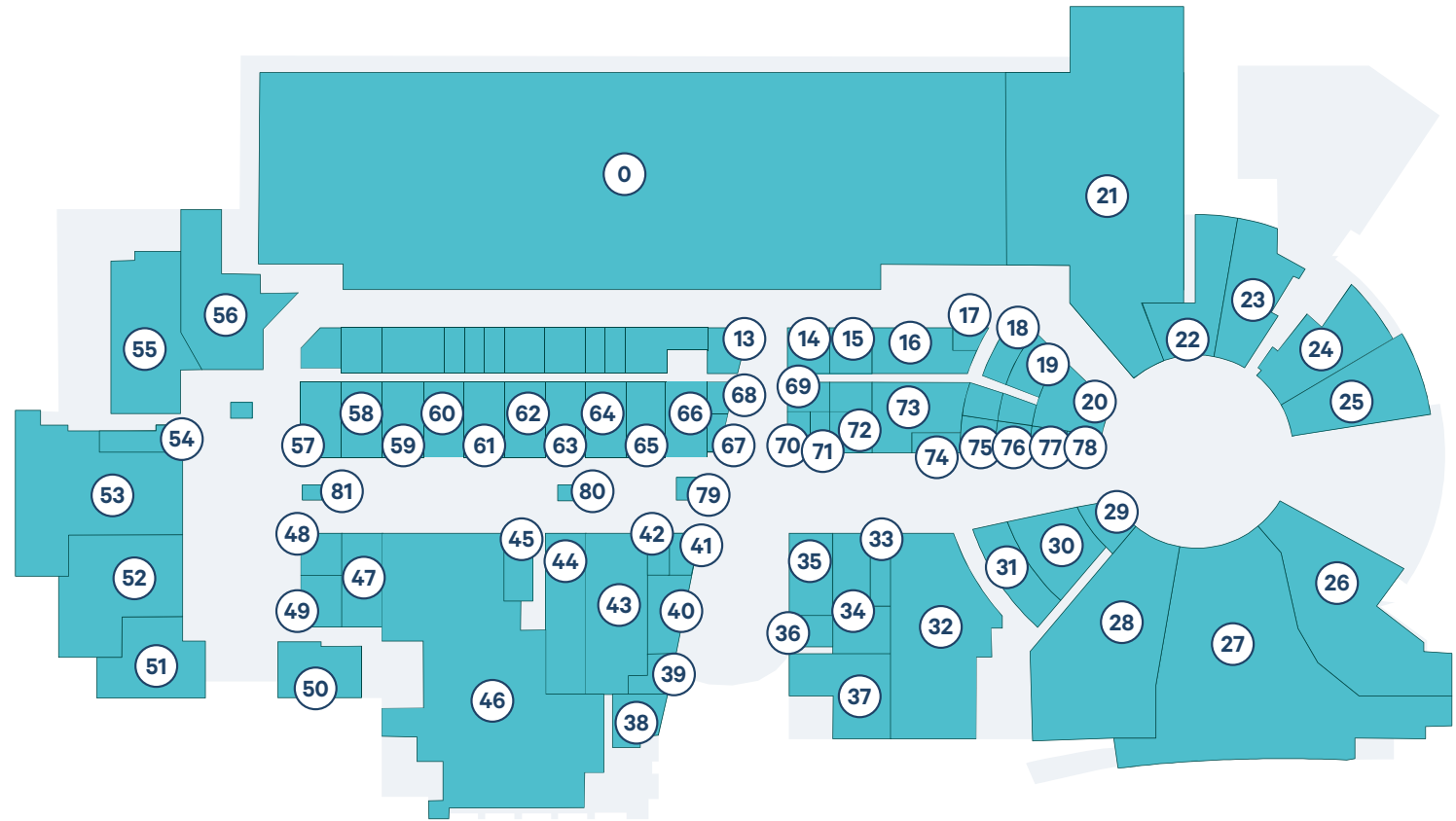
PRIMARK®

REFURBISHMENT/EXTENSION OF UNITS IN ALEGRO MONTIJO 2024 & 2025

KIKO MILANO

Floor Plans - Level 0

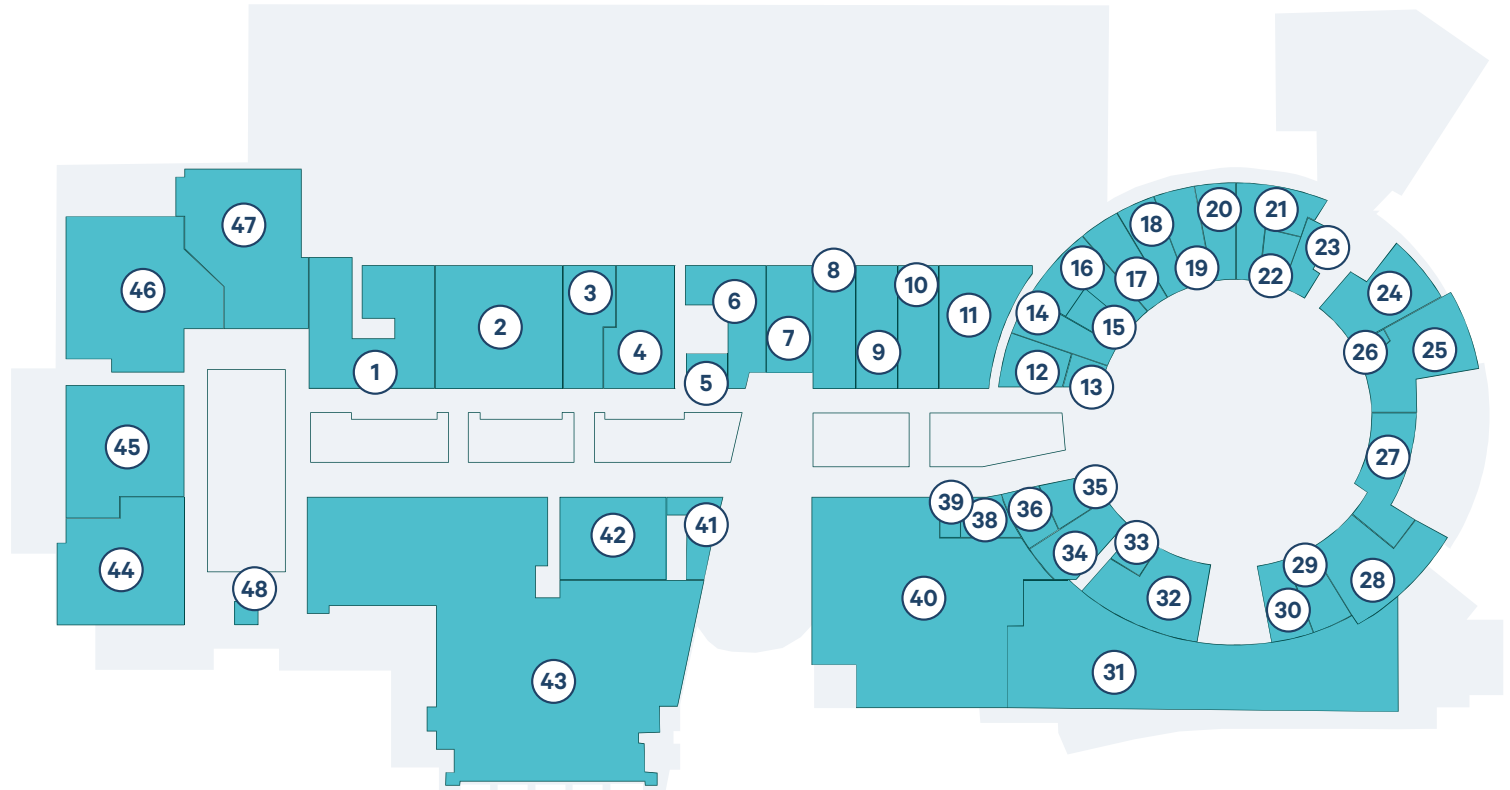
- 0. Continente
- 1. Pluricosmetica
- 2. 5 A Sec - 5 A Self
- 3. Jean Louis David
- 4. Wink
- 5. Guarujá Esotérico
- 6. The Barber Company
- 7. CEX
- 8. Iservices
- 9. The Hair Shop
- 10. Equivalenza
- 11. NOS
- 12. FotoSport
- 13. O Boticário
- 14. Ouro Vivo
- 15. Vodafone
- 16. Celeiro
- 17. Mister Minit
- 18. Gleba
- 19. Presselinha
- 20. Meo
- 21. Primark
- 22. MultiOpticas
- 23. Livraria Bertrand
- 24. Centroxogo
- 25. Zara Home
- 26. Seaside
- 27. Sportzone
- 28. New Yorker
- 29. Tous
- 30. Parfois
- 31. LPoint
- 32. Gato Preto
- 33. Carrozza
- 34. Chicco
- 35. GMS
- 36. Real Transfer
- 37. Farmácia Alegro
- 38. Tiendanimal
- 39. Viva Natura
- 40. Timberland
- 41. Boutique dos Relógios
- 42. Merrell
- 43. Perfumaria Douglas
- 44. Foot Locker
- 45. Rituals
- 46. C&A
- 47. Paco Martinez
- 48. Rogério Joalheiro
- 49. Rocks
- 50. Opticalia
- 51. JD Sports
- 52. Deichmann
- 53. Fnac
- 54. Undercolors of Benetton
- 55. Calçado Guimarães
- 56. Zippy Kidstore
- 57. Calzedonia
- 58. Quebramar
- 59. Mayoral
- 60. Triumph
- 61. Natura
- 62. FlyingTiger
- 63. Colchão Net
- 64. Giovanni Galli
- 65. Aldo
- 66. Intimissimi
- 67. Top Atlântico
- 68. Worten Mobile
- 69. Nowo
- 70. Atlantis Ourivesaria
- 71. Intimissimi Uomo
- 72. The Body Shop
- 73. Tezenis
- 74. Pandora
- 75. Lanidor
- 76. Kiko Milano
- 77. Viagens Abreu
- 78. Flores no Cais
- 79. Vacant kiosk
- 80. Padaria do Bairro (Quiosque)
- 81. Yolé (Quiosque)
- 82. Just Nails (Quiosque)



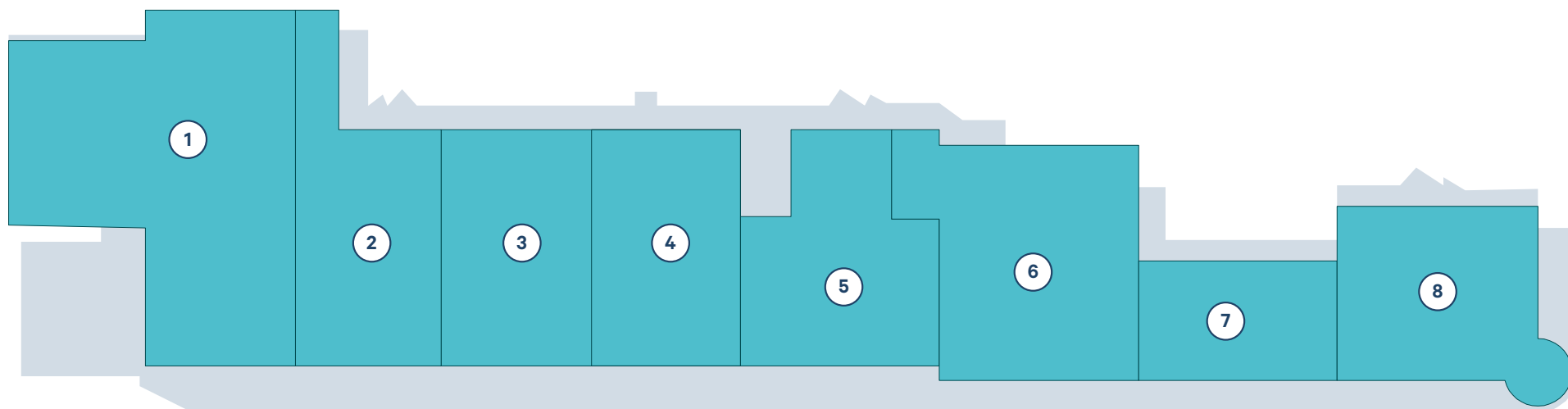
Floor Plans - Level 1

- 1. Sfera
- 2. Cortefiel
- 3. Inside
- 4. Vilanova
- 5. Claire's
- 6. Perfumes e Companhia
- 7. Tramas
- 8. Women'Secret
- 9. Salsa
- 10. Sacoor Blue
- 11. Punt Roma
- 12. Pateo
- 13. Abbraccio
- 14. H 3
- 15. Nood
- 16. Taco Bell
- 17. Bifanas de Vendas Novas
- 18. Hong Sha Long Sushi
- 19. Burger King
- 20. Giorno Pasta e Pizza
- 21. KFC
- 22. Vitaminas
- 23. Companhia
- 24. Pizza Hut
- 25. Portugália
- 26. Los Takitos
- 27. Italian Republic
- 28. Chimarrão
- 29. Doner Kebab
- 30. Pan's & Company

- 31. Clínica Santa Madalena
- 32. McDonald's
- 33. Dim Sum
- 34. Wok to Walk
- 35. Olá
- 36. A100
- 37. Delta Espresso
- 38. Bijou Brigitte
- 39. Mr. Blue
- 40. H&M
- 41. Cinemas NOS
- 42. Springfield
- 43. Zara
- 44. Stradivarius
- 45. Pull & Bear
- 46. Bershka
- 47. Tiffosi
- 48. Sical (Quiosque)



Floor Plans - Retail



1. Hôma
2. Element
3. Clinica Médica Affídea
4. J y s k
5. Norauto
6. Rádio Popular
7. Casa
8. Kiwoko

Retail landscape in Lisbon region

OTHER RETAIL VENUES IN LISBON AREA



Alegro Setúbal

Setúbal

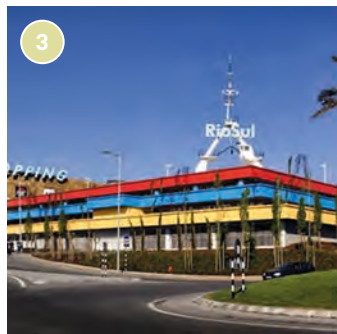
Type:	Shopping Centre
Year Opened:	2014
GLA:	44,500
Travel Time:	20 min
Travel Distance:	25 Km



Almada Forum

Almada

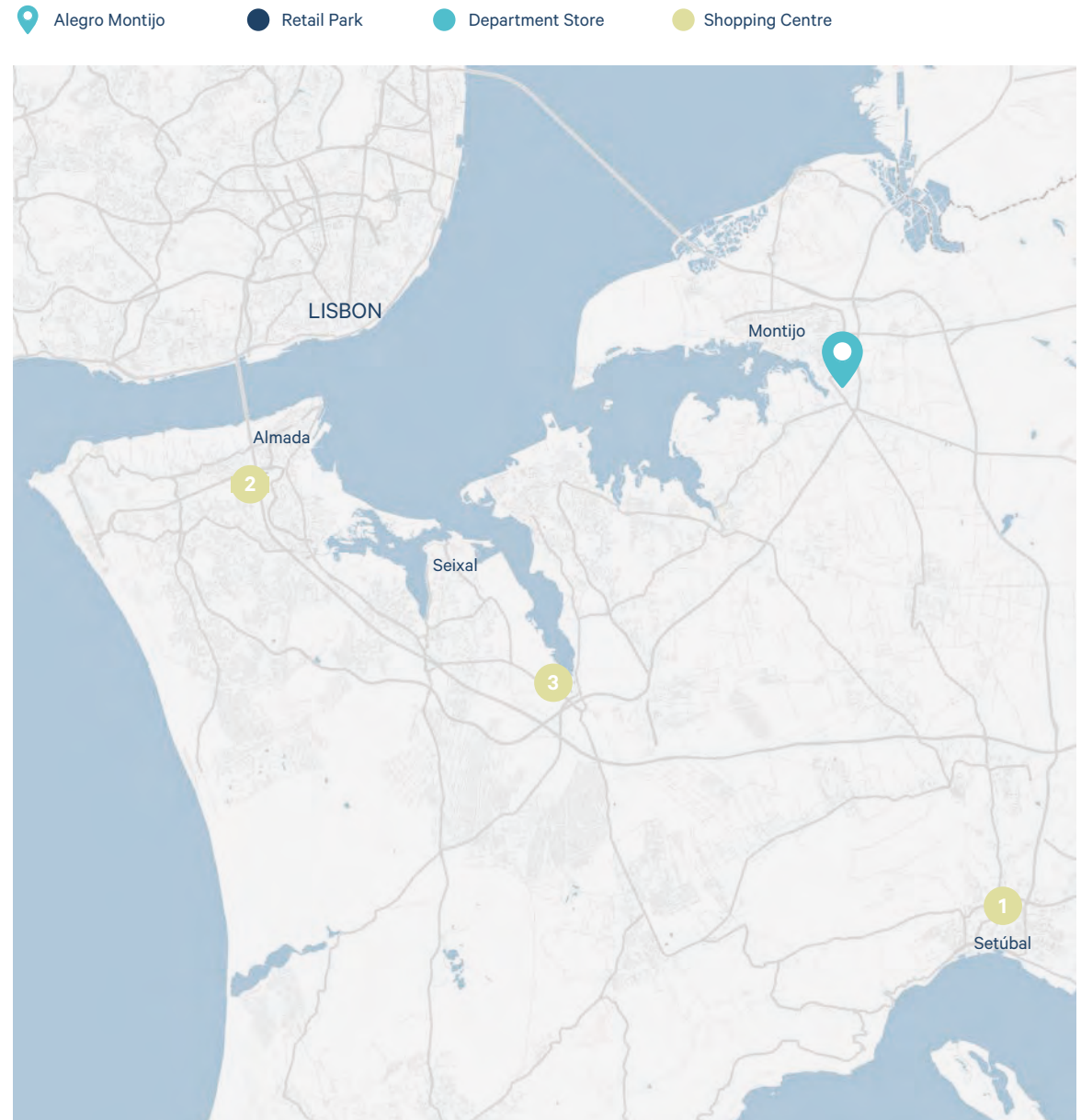
Type:	Shopping Centre
Year Opened:	2002
GLA:	82,000
Travel Time:	25 min
Travel Distance:	35 Km



Rio Sul Shopping

Seixal

Type:	Shopping Centre
Year Opened:	2006
GLA:	44,000
Travel Time:	20 min
Travel Distance:	25 Km







H2O

Asset Overview

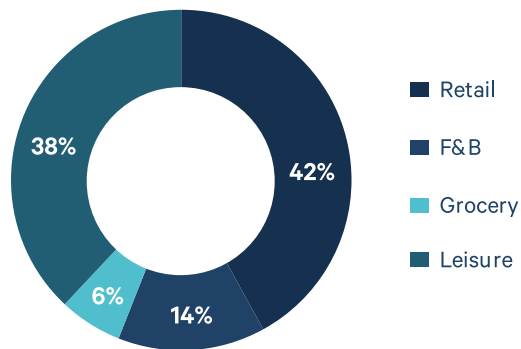


H2O is a top performing shopping centre, leader in the southeast area of Madrid. Its attractive commercial mix combined with the potential of its outdoor areas with an iconic lake, provides a superior appeal to the scheme. 100% owned by Lighthouse, the asset has a strong focus on family & leisure.

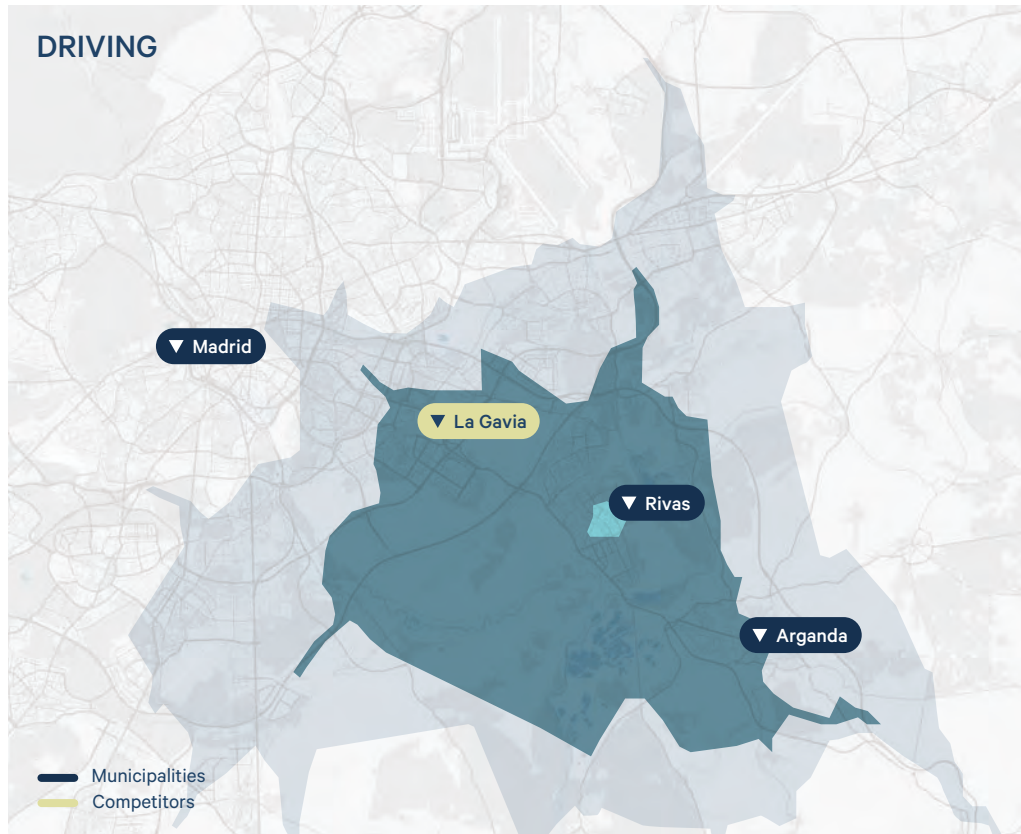
Year Built 2007	Retail Area 52,596 SQM GLA	Number of Units 113 UNITS	Parking Spaces 2,679
Occupancy 97.4%	Average Rent 16.85 € / SQM / MONTH 2024	WAULT to Break/Expire 1.87 / 7.89	Valuation €125.6M 2024
Effort Rate (%) 9.1% 2024	Average Sales 2,376 € / SQM / YEAR 2024	Footfall 8.2M 2024	



GLA SQM DISTRIBUTION
(INCLUDING SUPERMARKET – 3,111 SQM)



Catchment Area



Colour	Driving distance (minutes)	No. of inhabitants	Av. Income per household
●	5'	8,380	€ 41,150
●	15'	256,270	€ 39,000
●	20'	1,388,600	€ 35,550

2024 Spain's average € 31,000

Source: Geoblink & INE

Footfall

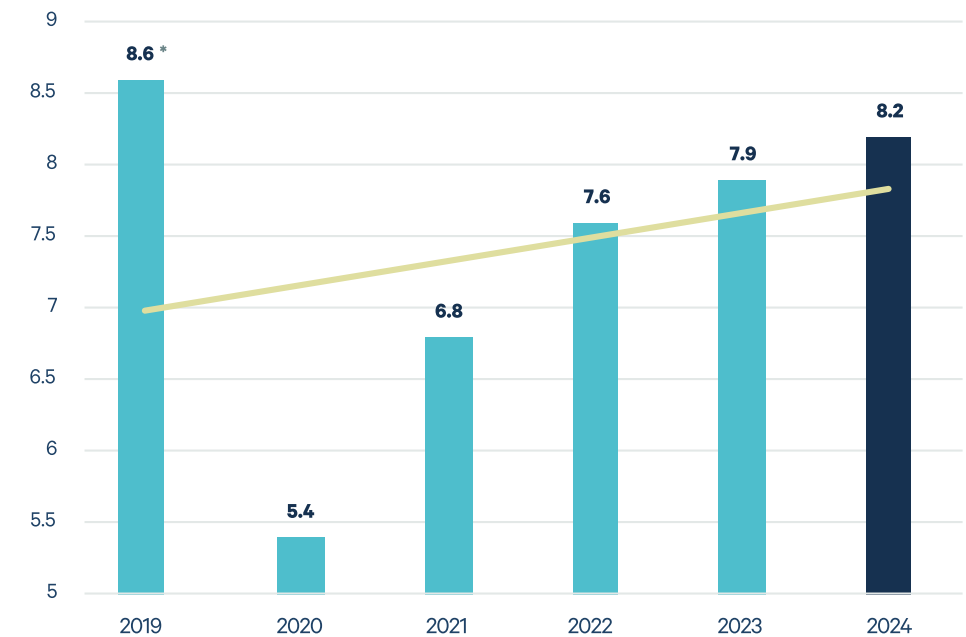
2024 VS 2023:
+3.7%

2024 VS 2022:
+8.7%

* Highest recorded footfall since opening

ANNUAL FOOTFALL

Millions of visitors



Gross Total Sales

Gross sales 2024 VS 2023:

+10.1%

Gross sales 2024 VS 2022:

+19.3%

SALES PER YEAR (M€)



Leasing

2024 & 2025

17 operations

signed in 2024 and 2025:



New leases:

1,456 sqm

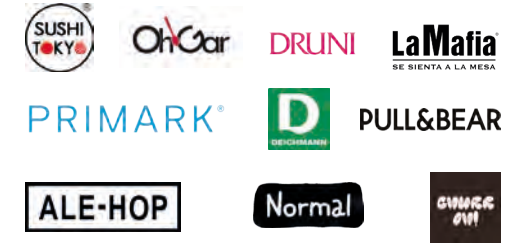
Relocations, Extensions and Renewals:

3,609 sqm

Total signed in 2024 and 2025 represent

5,065 sqm (9.4%)
and €1.0Mn of Annual MGR (10.0% of 2024 Total Minimum Guaranteed Rent)

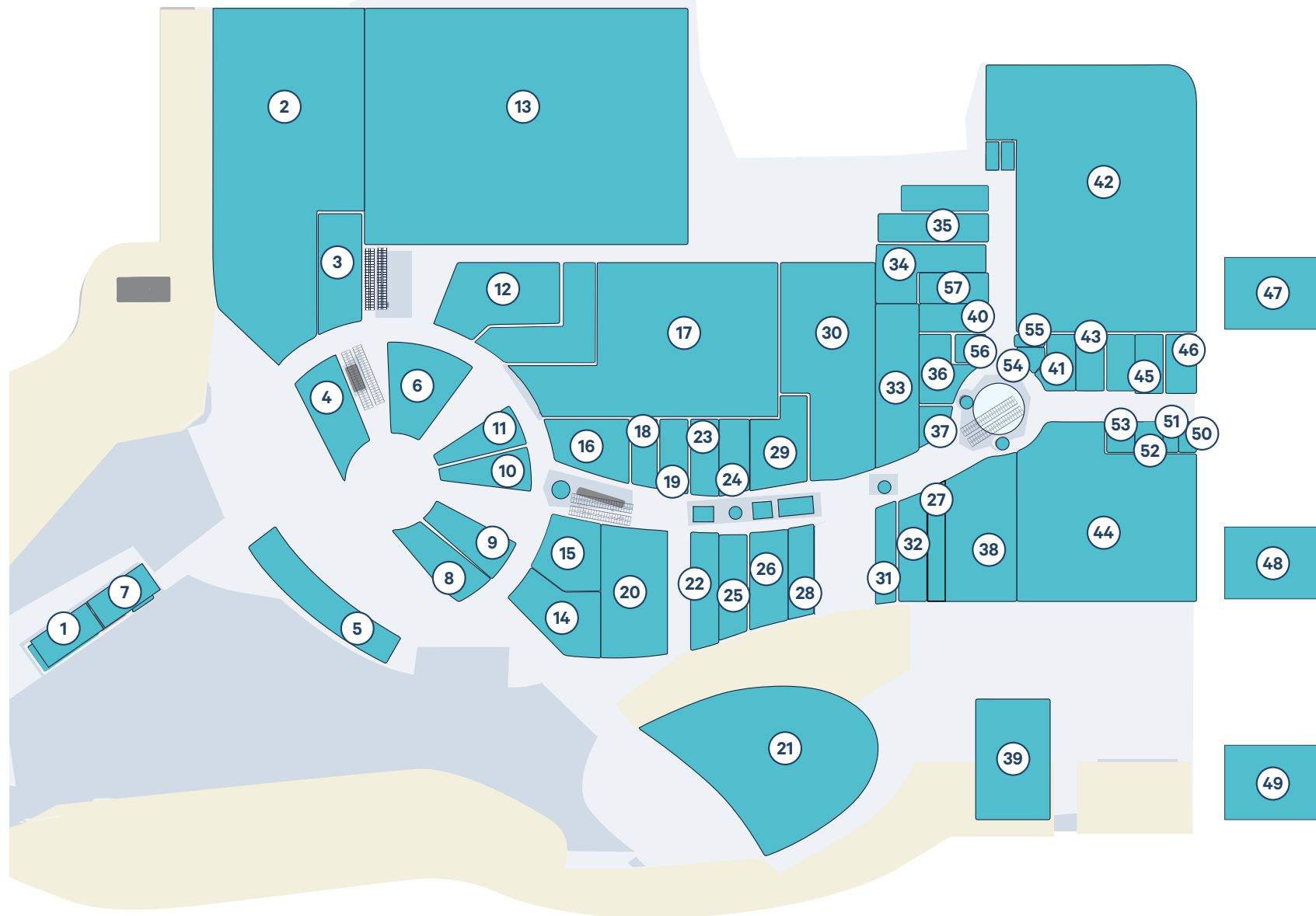
TENANTS ENTERING H20 IN THE LAST 2 YEARS



RECENT REFURBISHMENTS & NEW IMAGE

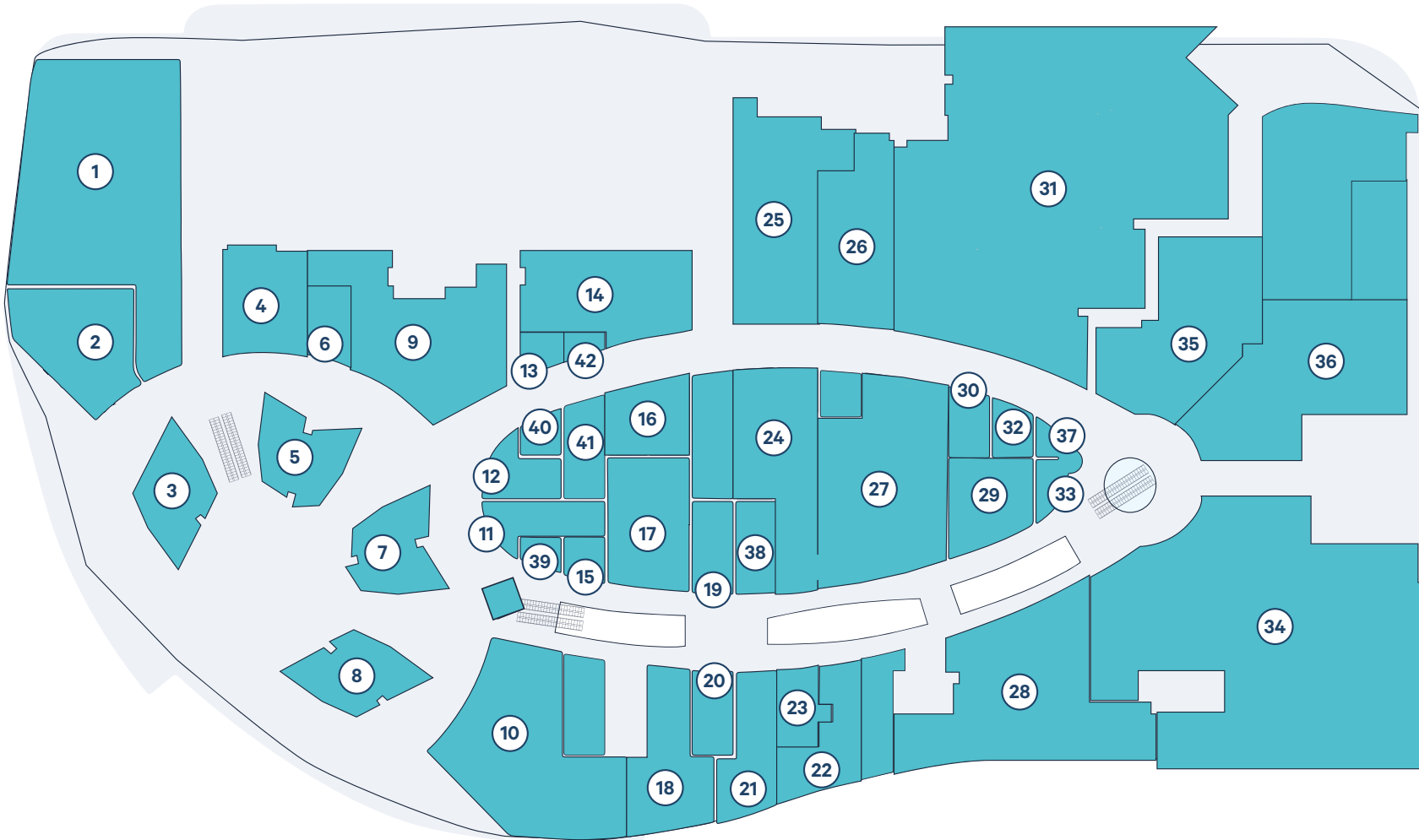


Floor Plans - Level 0



- 1. La Mafia
- 2. Vacant
- 3. Sushi Tokyo
- 4. Fridays
- 5. Anubis
- 6. La Tagliatella
- 7. La Ramona
- 8. KFC
- 9. 100 Montaditos
- 10. Carl's Jr.
- 11. Vacant
- 12. Burger King
- 13. Yelmo Cines
- 14. Vacant
- 15. ALE-HOP
- 16. Jack&Jones
- 17. Omagic Bowling
- 18. TEZENIS
- 19. Soloptical
- 20. Vacant
- 21. NIKE
- 22. Calzedonia
- 23. Parfois
- 24. Hug&Clau
- 25. Primor
- 26. Decimas
- 27. Vacant
- 28. KIKO
- 29. JD
- 30. Sfera
- 31. Rituals
- 32. GAME
- 33. Unit
- 34. Vacant
- 35. JUGUETTOS
- 36. Multiopticas
- 37. Swarovski
- 38. ZARA
- 39. Taco Bell
- 40. Finca 98
- 41. Sergio & cono
- 42. Mercadona
- 43. Orange
- 44. C&A
- 45. Movistar
- 46. Pharmacie
- 47. Fresh Cars
- 48. Tienda Animal
- 49. Foster's Hollywood
- 50. Carlos Conde
- 51. Herbolarios Sonia
- 52. Vodafone
- 53. Churroh
- 54. Bob
- 55. El Guardian del Tesoro
- 56. Roselin
- 57. MoonLight

Floor Plans - Level 1



- 1. Muerde la Pasta
- 2. Goiko
- 3. Goiko
- 4. Casa Carmen
- 5. Ginos / Vips
- 6. Reyna Istanbul
- 7. Panther
- 8. Fun Factory
- 9. Ginos / Vips
- 10. Cortefiel
- 11. Padhaiwak
- 12. Starbuks
- 13. Jean Louis David
- 14. Halcon
- 15. Timeroad
- 16. Tramas
- 17. Springfield
- 18. Casa del Libro
- 19. INSIDE
- 20. TOUS
- 21. Primor
- 22. Punto Roma
- 23. Vacant
- 24. Druni
- 25. PEPCO
- 26. Deichmann
- 27. Pull&Bear
- 28. ZARA
- 29. Women's secret
- 30. MISAKO
- 31. Primark
- 32. La Casa de las Carcasas
- 33. Oro Vivo
- 34. H&M
- 35. Stradivarius
- 36. Bershka
- 37. Aromas
- 38. RKS
- 39. Arte y Plata de Mexico
- 40. Vacant
- 41. Vacant
- 42. TeaShop

H2O Refurbishment

Project cost

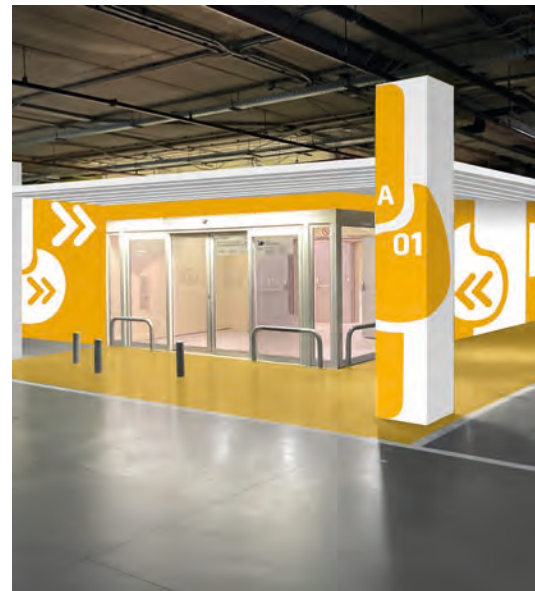
€ 10 million

Yield

7.5%

Project status

- Works ongoing
- Completion: Q4 2025





H2O Shopping Centre - Competition

NOTABLE SHOPPING CENTRES IN THE AREA



Rivas Futura	
C. Isaac Peral 2	
Type:	Retail Park
Year Opened:	2006
GLA:	59,130
Nº of units:	28
Parking spaces:	3,169



Parque Rivas	
Av. De la Técnica	
Type:	Retail Park
Year Opened:	1999
GLA:	37,005
Nº of units:	58
Parking spaces:	2,370



La Gavia	
C. Adolfo Bioy Casares 2	
Type:	Shopping Centre
Year Opened:	2008
GLA:	89,176
Nº of units:	174
Parking spaces:	4,797



Madrid Sur	
Av. De Pablo Neruda 91	
Type:	Shopping Centre
Year Opened:	1998
GLA:	24,301
Nº of units:	58
Parking spaces:	1,240



Albufera Plaza	
Av. De La Albufera 153	
Type:	Shopping Centre
Year Opened:	1991
GLA:	9,975
Nº of units:	14
Parking spaces:	206

📍 H2O Shopping Centre
 ● Retail Park
 ● Shopping Centre





Alcalá Magna

Asset
Overview

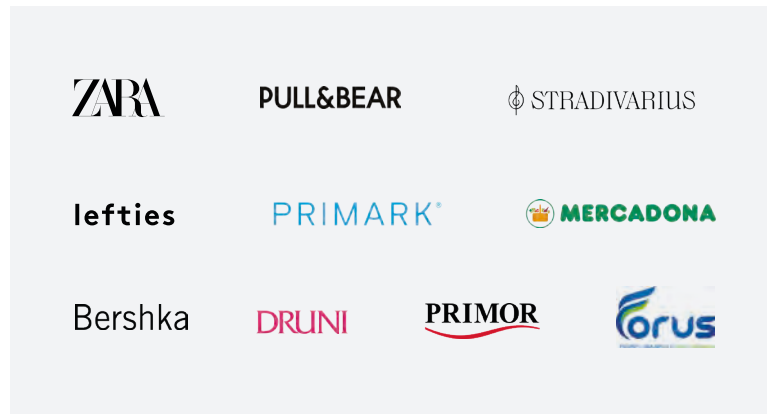
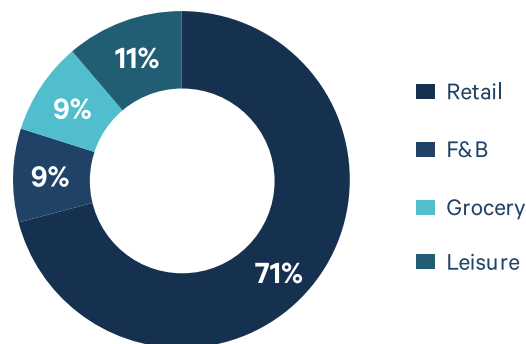


Located in Alcalá de Henares, Alcalá Magna is a dominant retail destination in the region offering excellent connectivity via the A-2 motorway. In 2018-2019 the centre underwent a refurbishment that significantly improved its image. The recent entry of retailers such as PRIMARK and LEFTIES have positioned it with excellent footfall and sales KPIs in 2024.

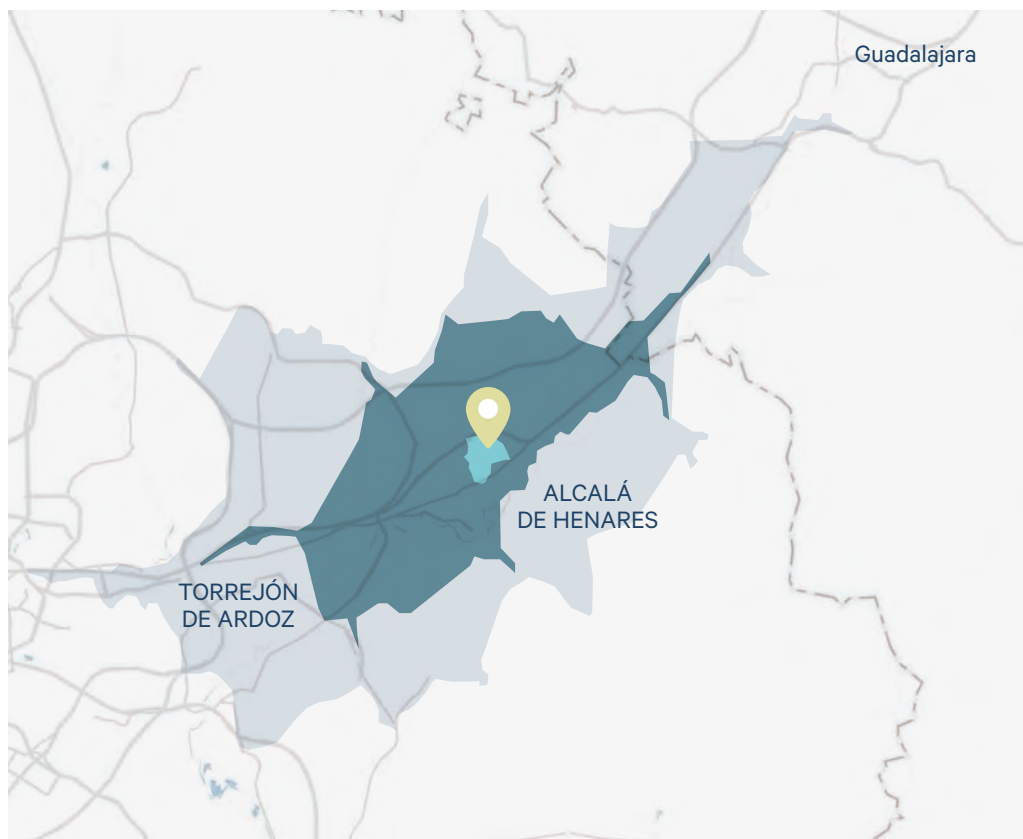
Year Built 2007	Retail Area 32,728 SQM GLA	Number of Units 82 UNITS	Parking Spaces 1,172
Occupancy 100%	Average Rent 18.74 € / SQM / MONTH 2024	WAULT to Break/Expire 2.5/8.2	Valuation €95.0M 2024
Effort Rate (%) 9.2% 2024	Average Sales 3706 € / SQM / YEAR	Footfall 7.0M 2024	



GLA SQM DISTRIBUTION
(INCLUDING MERCADONA – 2,894 SQM)



Catchment Area



Colour	Driving distance (minutes)	No. of inhabitants	Av. Income per household
●	5'	28,160	€ 41,550
●	15'	248,390	€ 36,200
●	20'	464,760	€ 35,750

2024 Spain's average € 31,000

Source: Geoblink & INE

Footfall

2024 VS 2023:

+16.8%

2024 VS 2022:

+28.4%

* Highest recorded footfall since opening

ANNUAL FOOTFALL

Millions of visitors



Gross Total Sales

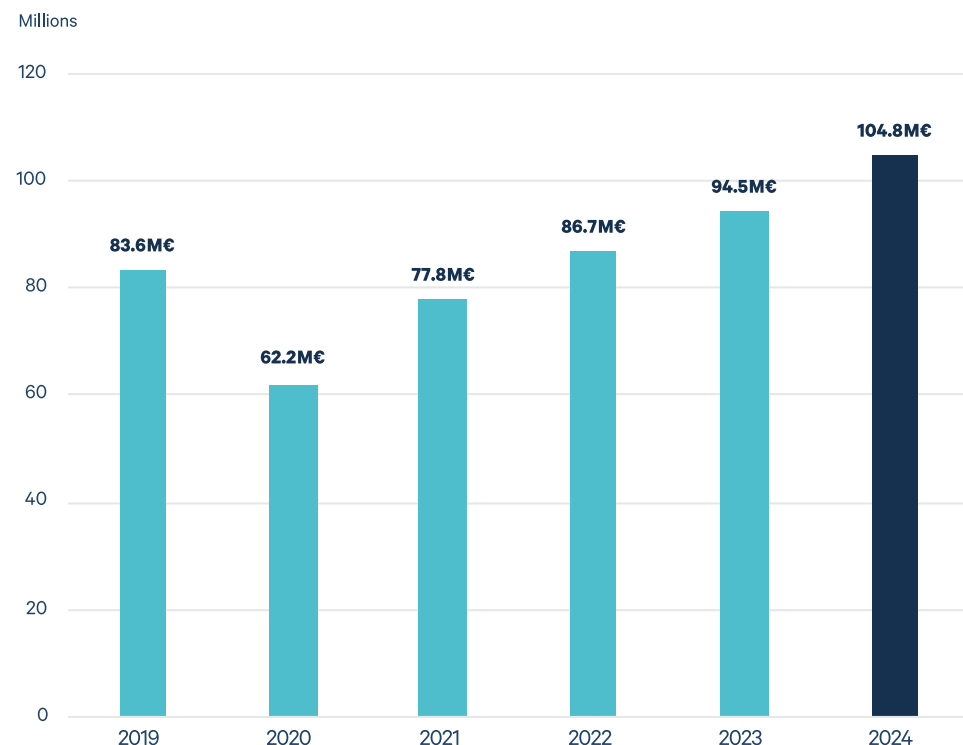
Gross Total sales 2024 VS 2023:

+10.9%

Total Gross sales 2024 VS 2022:

+20.9%

SALES PER YEAR (M€)



Leasing

2024 & 2025

16 operations

signed in 2024 and 2025:



New leases:

1,138 sqm

Relocations, Extensions and Renewals:

2,727 sqm

Total signed in 2024 and 2025 represent **4,045sqm (12.4%)** and **€1.1 Mn of Annual MGR (14.9% of 2024 Total Minimum Guaranteed Rent)**

TENANTS ENTERING ALCALÁ MAGNA IN THE LAST 2 YEARS

signed in 2024 and 2025:

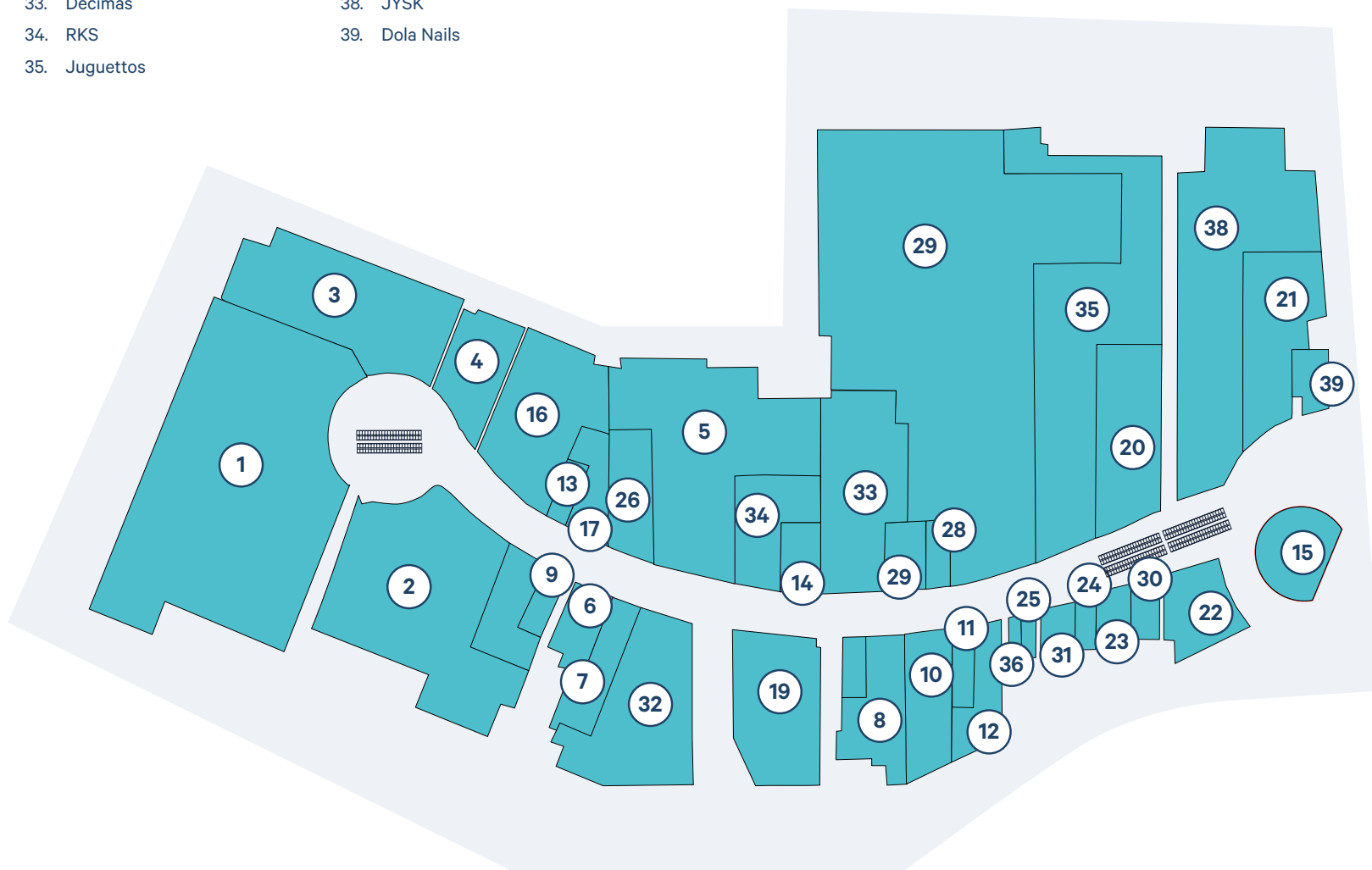


REFURBISHMENT/EXTENSION OF UNITS IN ALCALÁ MAGNA 2024-2025



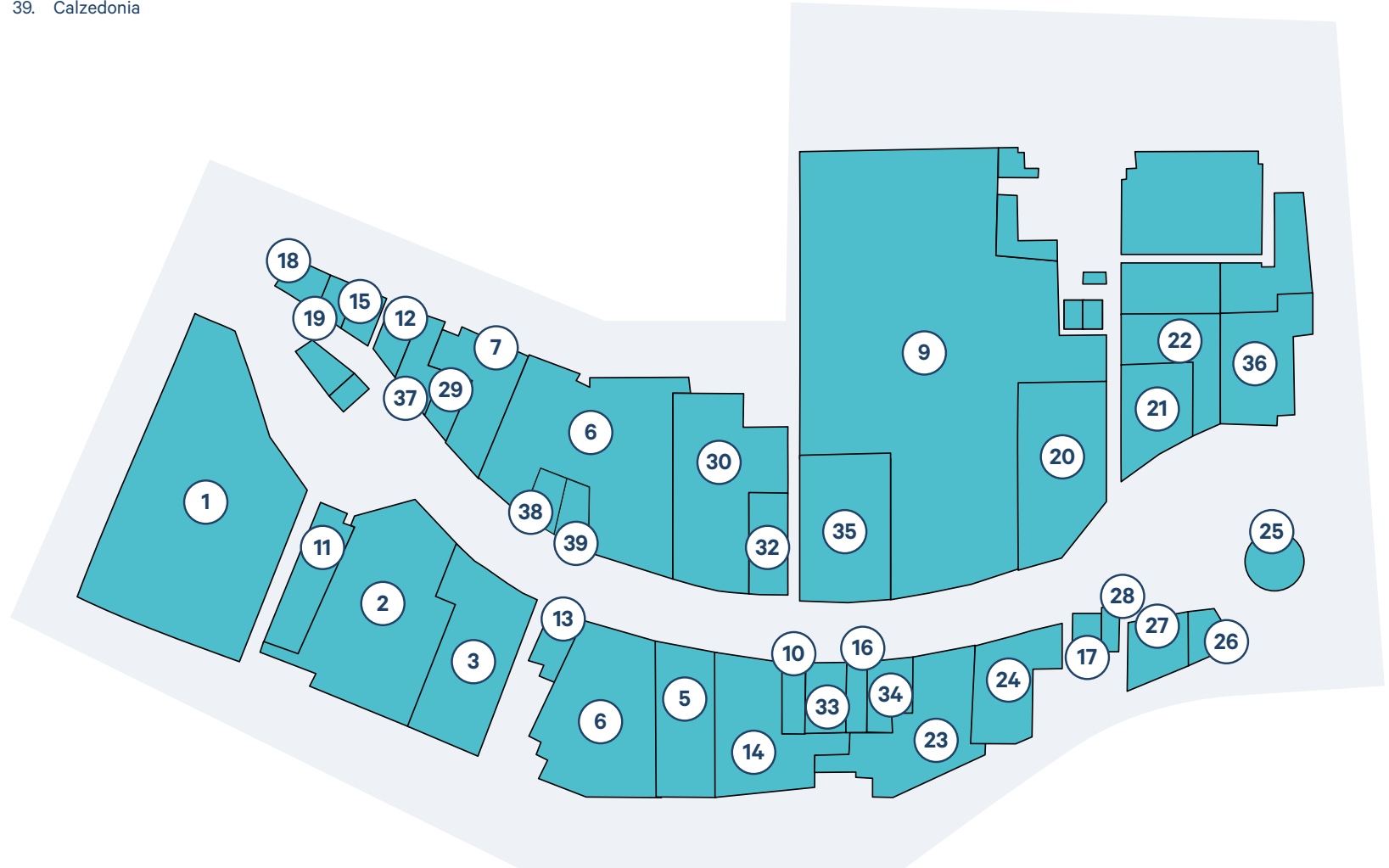
Floor Plans - Ground floor

- | | | |
|------------------------------|---------------|------------------------------------|
| 1. Primark | 31. Belros | 36. Jean Louis David |
| 2. Zara | 32. JD Sports | 37. Loterías y apuestas del Estado |
| 3. Mango | 33. Décimas | 38. JYSK |
| 4. Mango Teen | 34. RKS | 39. Dola Nails |
| 5. Sfera | 35. Juguettos | |
| 6. Mayoral | | |
| 7. United Colors of Benetton | | |
| 8. Punt Roma | | |
| 9. Oldei | | |
| 10. Roberto Botticelli | | |
| 11. Misako | | |
| 12. Parfois | | |
| 13. Roselin | | |
| 14. Marypaz | | |
| 15. Bombon Boss | | |
| 16. Druni | | |
| 17. KIKO | | |
| 18. Multiópticas | | |
| 19. Primor | | |
| 20. La casa del libro | | |
| 21. Farmacia Alcalá Magna | | |
| 22. Casa Móvil | | |
| 23. Vodafone | | |
| 24. Movistar | | |
| 25. Yoigo | | |
| 26. Soloptical | | |
| 27. Orange | | |
| 28. La casa de las carcasas | | |
| 29. Mercadona | | |
| 30. Herbs & Co | | |



Floor Plans - First floor

- | | |
|-------------------------------------|----------------|
| 1. Primark | 37. Vacant |
| 2. Zara | 38. Mazuelas |
| 3. Pull & Bear | 39. Calzedonia |
| 4. Bershka | |
| 5. Springfield | |
| 6. Stradivarius | |
| 7. Women 'secret | |
| 8. Calzedonia | |
| 9. Lefties | |
| 10. Hug&Clau | |
| 11. Koroshi | |
| 12. Time Road | |
| 13. Claire 's | |
| 14. Deichmann | |
| 15. Beauty boutique | |
| 16. Macho Sports Barbershop | |
| 17. Papizza | |
| 18. Loops & Coffee | |
| 19. Llao Llao | |
| 20. Vips | |
| 21. TGB | |
| 22. Pomodoro | |
| 23. Rib 's La casa de las costillas | |
| 24. La Tagliatella | |
| 25. Canel Rolls. Cinnamon Rolls | |
| 26. Cervecería 100 montaditos | |
| 27. Pure & Bowl | |
| 28. DK Kebab | |
| 29. Old School Nutrition | |
| 30. Sprinter | |
| 31. Mazuelas Shop | |
| 32. GAME | |
| 33. CEX | |
| 34. Tramas+ | |
| 35. Normal | |
| 36. KFC | |



Floor Plans - Second Floor

1. Forus



Alcalá Magna Shopping Centre - Competition

NOTABLE SHOPPING CENTRES IN THE AREA



La Dehesa	
A-2, 34, Alcalá de Henares	
Type:	Retail Park
Year Opened:	1991
GLA:	88,738
Nº of units:	76
Parking spaces:	3,386



Quadernillos	
Av. Don Juan Tenorio s/n	
Type:	Retail Park
Year Opened:	2005
GLA:	29,596
Nº of units:	36
Parking spaces:	1,980



Oasis Madrid	
Av. De Pablo Neruda 91	
Type:	Shopping Centre
Year Opened:	2021
GLA:	90,000
Nº of units:	124
Parking spaces:	3,600



Parque Corredor	
Av. De Pablo Neruda 91	
Type:	Shopping Centre
Year Opened:	1995
GLA:	123,380
Nº of units:	170
Parking spaces:	3,500

📍 Alcalá Magna Shopping Centre
 ● Retail Park
 ● Shopping Centre







Espai Gironès

Asset
Overview



“Espai Gironès is a key retail asset in Girona, a growing city within the Catalonia region. Strategically situated with proximity to the AP-7 motorway linking France to the greater Barcelona metropolitan area. Its prime location reinforces its position as a dominant regional shopping destination. Espai Gironès is the only significant mall offering in the greater Girona region.”

Year Built
2005

Retail Area
40,342
SQM GLA

Number of Units
116
UNITS

Parking Spaces
2,318

Occupancy
99.5%

Average Rent
24.91
€ / SQM / MONTH
2024

WAULT to Break/Expire
4.8 / 8.3

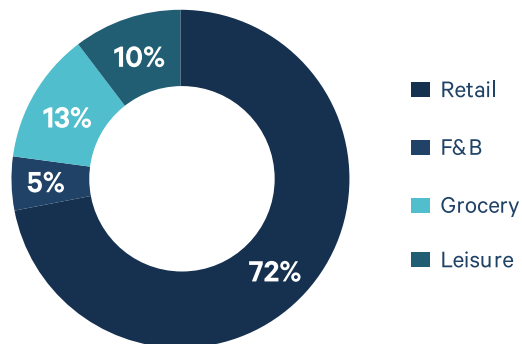
Valuation
€172.3M

Effort Rate (%)
9.9%
2024

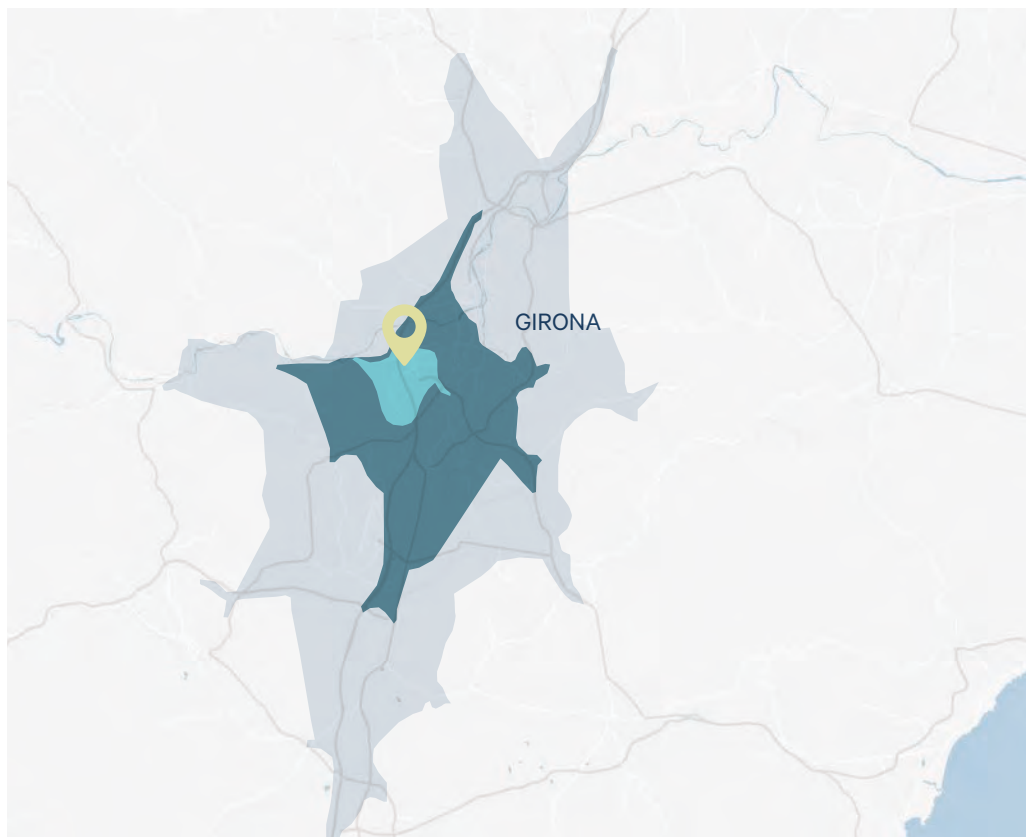
Average Sales
3,997
€ / SQM / YEAR

Footfall
6.5M
2024

GLA SQM DISTRIBUTION
(INCLUDING ALCAMPO – 4,963 SQM)



Catchment Area



Colour	Driving distance (minutes)	No. of inhabitants	Av. Income per household
●	5'	23,870	€ 30,650
●	15'	123,170	€ 38,000
●	20'	174,630	€ 38,400

2024 Spain's average € 31,000

Source: Geoblink & INE

Footfall

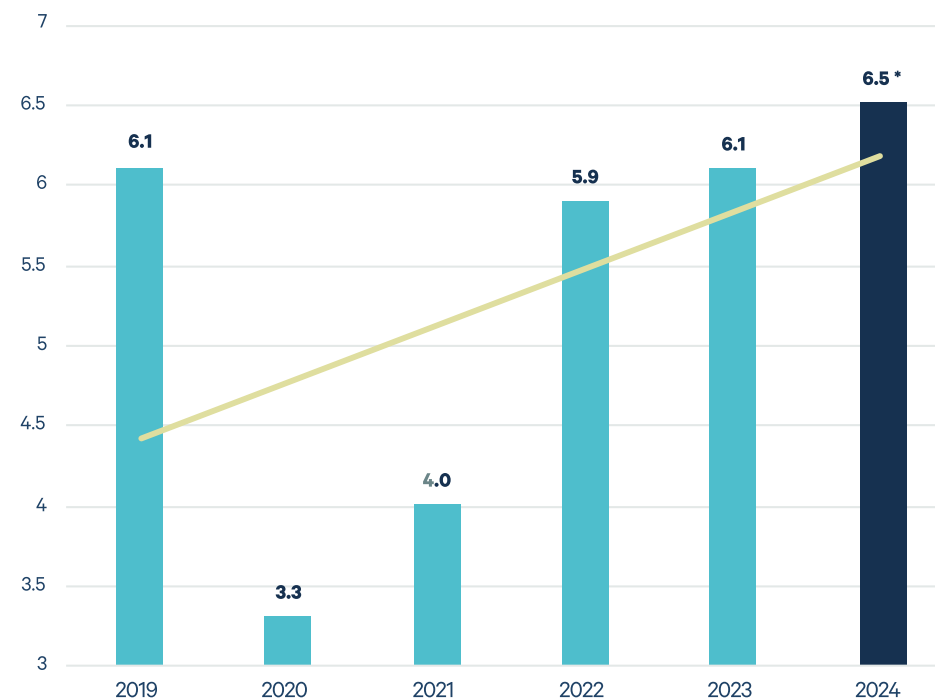
2024 VS 2023:
+7.2%

2024 VS 2022:
+17.1%

** Highest recorded footfall since opening*

ANNUAL FOOTFALL

Millions of visitors



Gross Total Sales

Gross Total sales 2024 VS 2023:

+13.8%

Total Gross sales 2024 VS 2022:

+16.4%

SALES PER YEAR (M€)



Leasing

2024 & 2025

15 operations

signed in 2024 and 2025:



New leases:

5,756 sqm

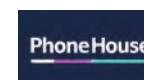
Relocations, Extensions and Renewals:

1,214 sqm

Total signed in 2024 and 2025 represent

6,970sqm (17.2%)
and **€1.6 Mn of Annual MGR (12.9% of 2024 Total Minimum Guaranteed Rent)**

TENANTS ENTERING ESPAI GIRONÈS IN THE LAST 2 YEARS



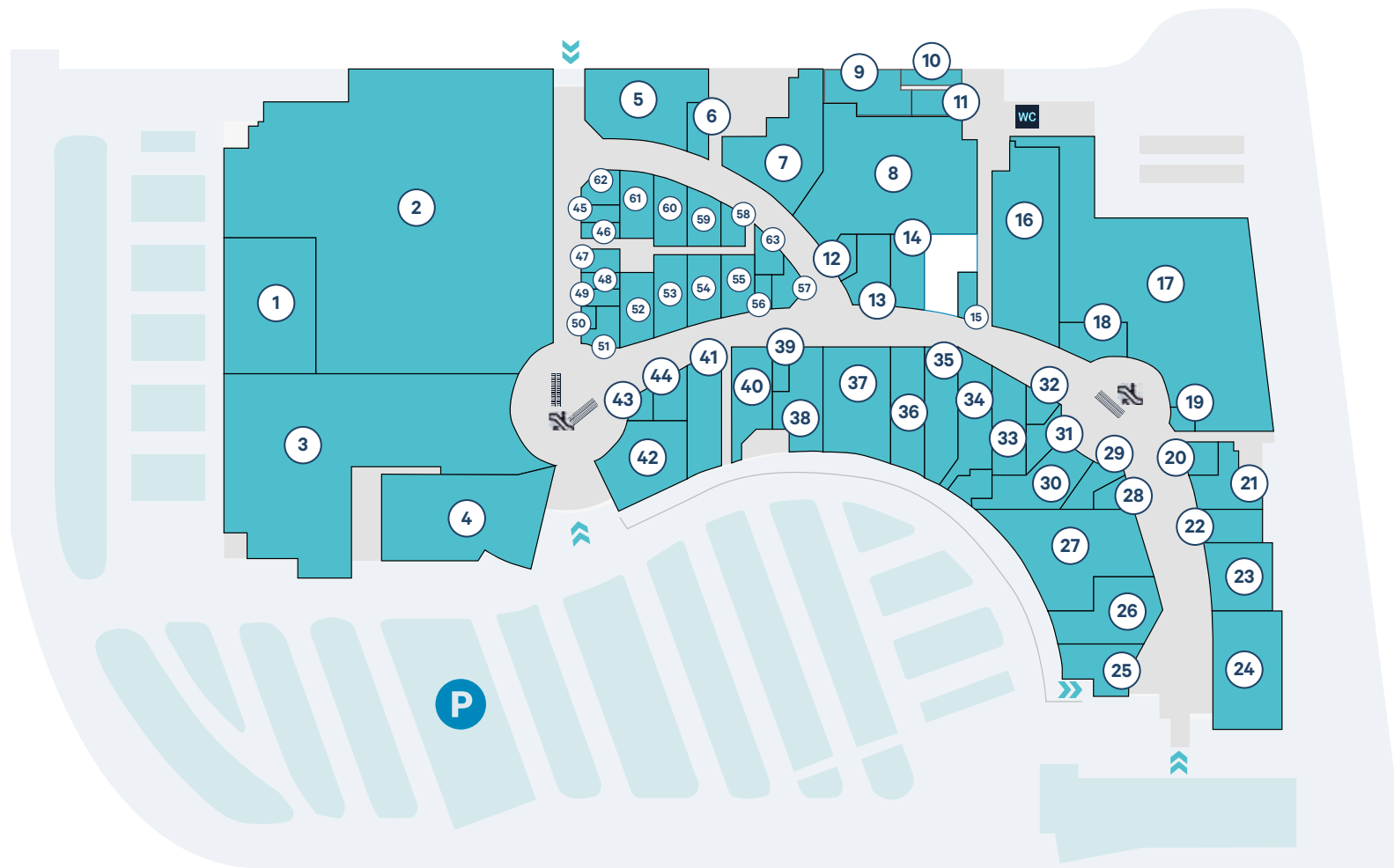
RECENT REFURBISHMENTS & NEW IMAGE



Floor Plans - Level 0

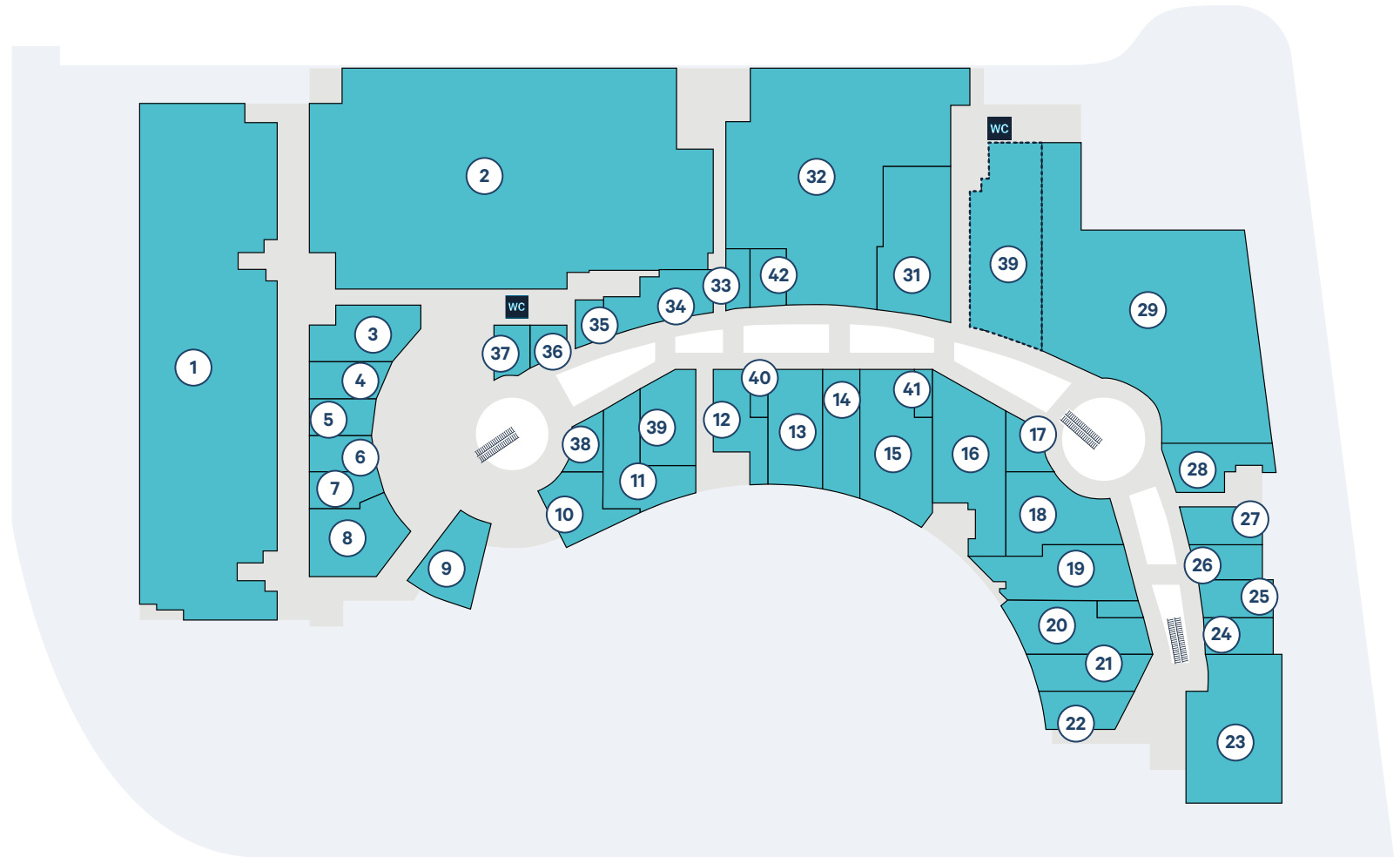
- 1. Feu Vert
- 2. Alcampo
- 3. Primark
- 4. Drim
- 5. Deichmann
- 6. Phone House
- 7. H&M
- 8. Sprinter
- 9. A3 - Storage
- 10. A1 - Storage
- 11. A2 - Storage
- 12. Tecnogallery
- 13. Etam
- 14. Polinesia
- 15. Misako
- 16. Fnac
- 17. C&A
- 18. Munich
- 19. Alain Afflelou
- 20. Jose Luis
- 21. Okaidi
- 22. Cex
- 23. RKS
- 24. Restaurant Xines
- 25. Golden Park
- 26. Juguetos
- 27. Primor
- 28. Greenwich
- 29. Equivalenza
- 30. Tiger
- 31. Kiko
- 32. Time Out
- 33. Celio
- 34. Bata
- 35. Alice
- 36. Rituals...

- | | | | |
|--------------------|--------------------|---------------|-----------------|
| 37. JD | 44. Bijou Brigitte | 51. Belros | 58. Movistar |
| 38. Decimas | 45. Yoigo | 52. Parfois | 59. Game |
| 39. Adopt | 46. Halcon Viajes | 53. Aw Lab | 60. Orange |
| 40. General Optica | 47. Espai Café | 54. Claire's | 61. La Sirena |
| 41. BS Farma | 48. Nice Nails | 55. Tramasmas | 62. Fina García |
| 42. Druni | 49. Mister Minit | 56. Koroshi | 63. Vodafone |
| 43. Dino | 50. Iagurt | 57. JL | |



Floor Plans - Level 1

- 1. Primark
- 2. Odeon Multicines
- 3. Foster's Hollywood
- 4. Taco Bell
- 5. Lizarran
- 6. La Stagione
- 7. La temporada
- 8. Mcdonald's
- 9. Burger King
- 10. König
- 11. Snipes
- 12. Women's Secret
- 13. Springfield
- 14. Atalaya
- 15. Stradivarius
- 16. Pull&Bear
- 17. Tous
- 18. Zara Home
- 19. Punt Roma
- 20. Jack & Jones
- 21. Bershka
- 22. Jack & Jones Storage
- 23. Mango
- 24. Levi's
- 25. Koröshi
- 26. B Shop
- 27. OKEY
- 28. Alpasó
- 29. Zara
- 30. Zara
- 31. Bershka
- 32. H&M
- 33. Calzedonia
- 34. Tezenis
- 35. Brighty & Co
- 36. Doughnuts & Coffee
- 37. Starbucks
- 38. TOC
- 39. MS Mode
- 40. Intimissimi
- 41. Pandora
- 42. Bosanova



Espai Gironès Shopping Centre - Competition

NOTABLE SHOPPING CENTRES IN THE AREA



Gran Jonquera (Outlet Centre)

Avinguda de Galícia, La Jonquera, Spain

Type:	Shopping Centre
Year Opened:	2013
GLA:	21,400
N° of units:	59
Parking spaces:	1,500

📍 Espai Gironès Shopping Centre
 ● Shopping Centre
 ● Hypermarket





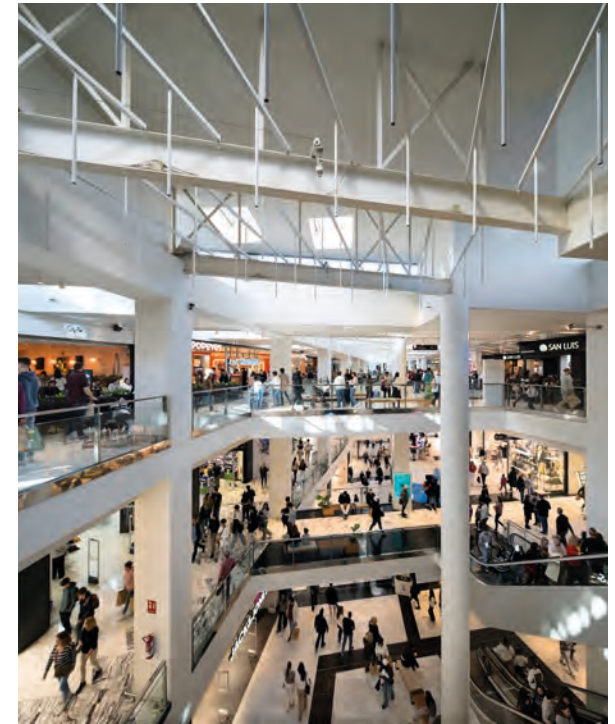
Salera

Asset Overview

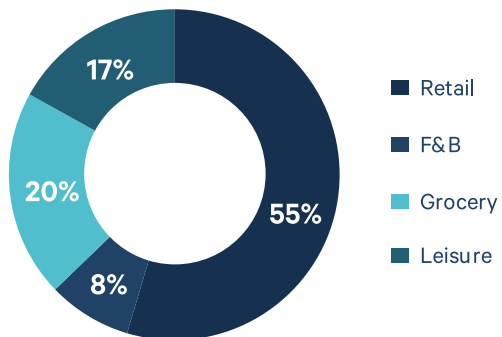


Salera is a dominant shopping centre with the most outstanding brands. Its catchment area extends throughout the province. In addition, in 2018 the asset was repositioned by increasing its commercial area. The asset is located in Castellón and its owners are Lighthouse and Resilient.

Year Built 2006	Retail Area 53,502 SQM GLA (EXCLUDING HYPERMARKET)	Number of Units 147 UNITS	Parking Spaces 3,484
Occupancy 99.9%	Average Rent 21.37 € / SQM / MONTH 2024	WAULT to Break/Expire 4.9 / 7.2	Valuation €184.6M 2024
Effort Rate (%) 10.6% 2024	Average Sales 2,766 € / SQM / YEAR 2024	Footfall 9.1 2024	



GLA SQM DISTRIBUTION
(INCLUDING ALCAMPO – 13,997 SQM)



Catchment Area



Colour	Minutes away	No. of inhabitants	Av. Income per household
●	15'	268,830	31,550 €
●	45'	1,186,660	31,950 €
●	Province	587,060	29,800 €

2024 Spain's average € 31,000

Source: Geoblink & INE

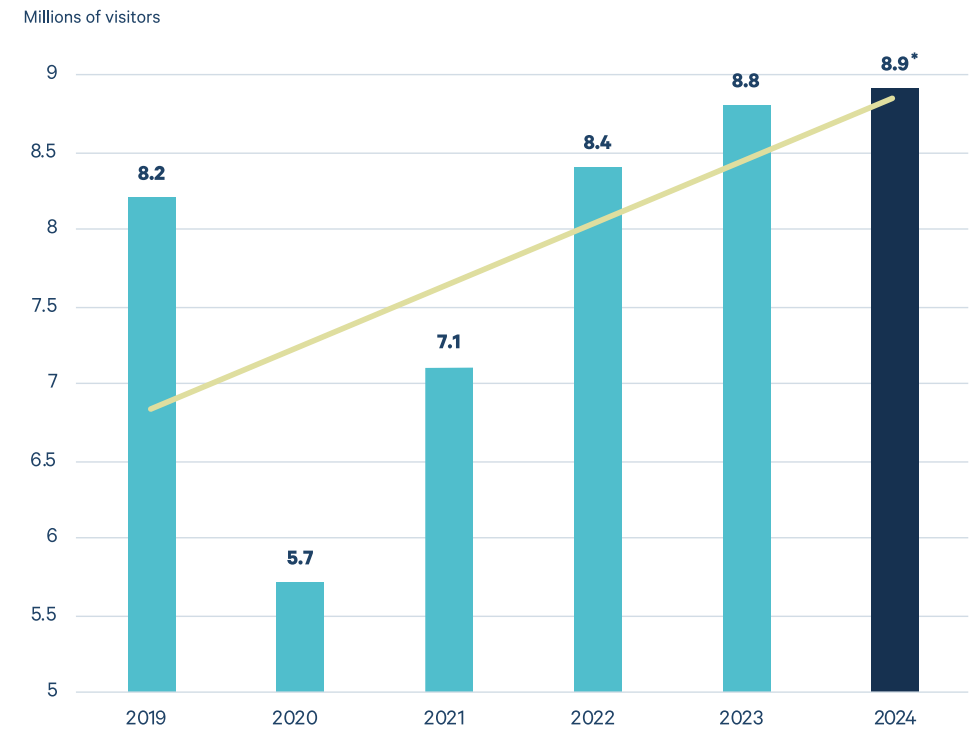
Footfall

2024 VS 2023:
+3.0%

2024 VS 2022:
+7.8%

* Highest recorded footfall since opening

ANNUAL FOOTFALL



Gross Total Sales

Gross sales 2024 VS 2023:

+12.2%

Total Gross sales 2024 VS 2022:

+24.8%

SALES PER YEAR (M€)



Leasing

2024 & 2025

17 operations

signed in 2024 and 2025:



New leases:

1,233 sqm

Relocations, Extensions and Renewals:

4,944 sqm

Total signed in 2024 and 2025 represent **6,177sqm (8.9%)** and **€0.95 Mn of Annual MGR (7.0% of 2024 Total Minimum Guaranteed Rent)**

TENANTS ENTERING SALERA IN THE LAST 2 YEARS



REFURBISHMENT/EXTENSION OF UNITS IN SALERA

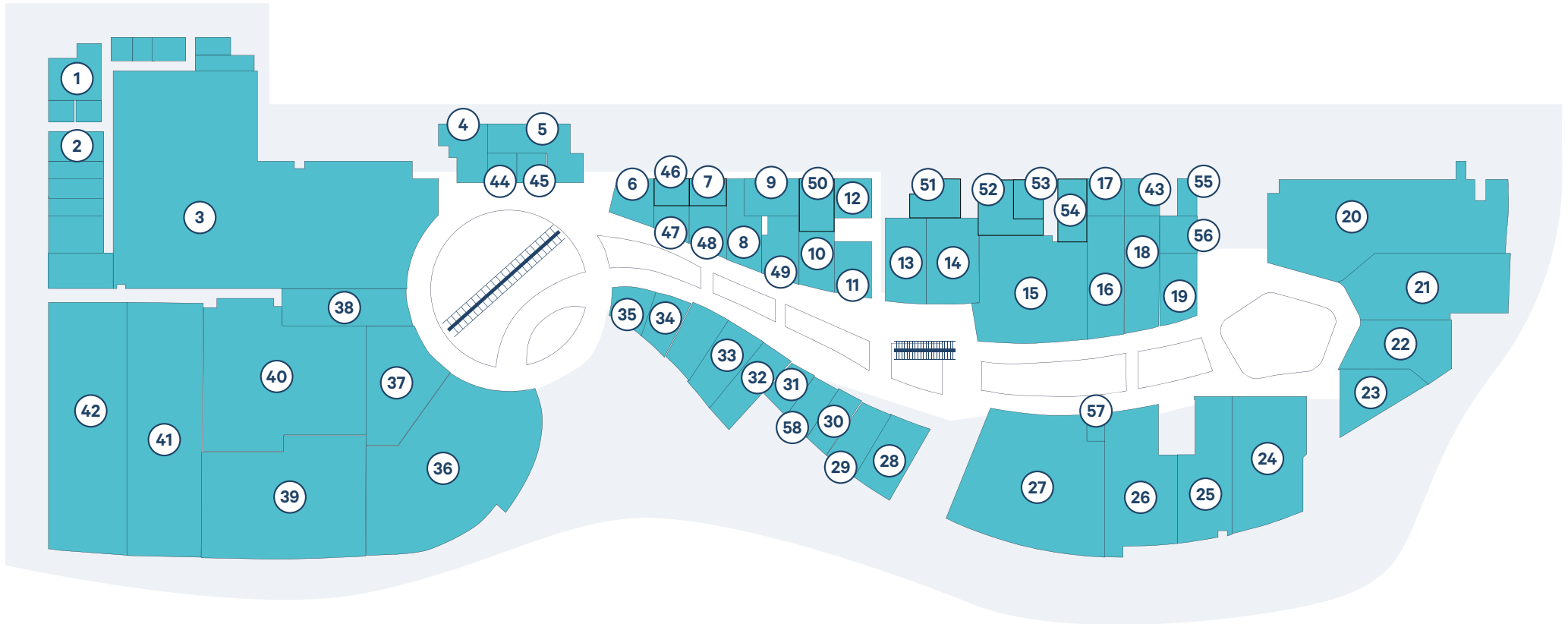


Floor Plans - Level 0



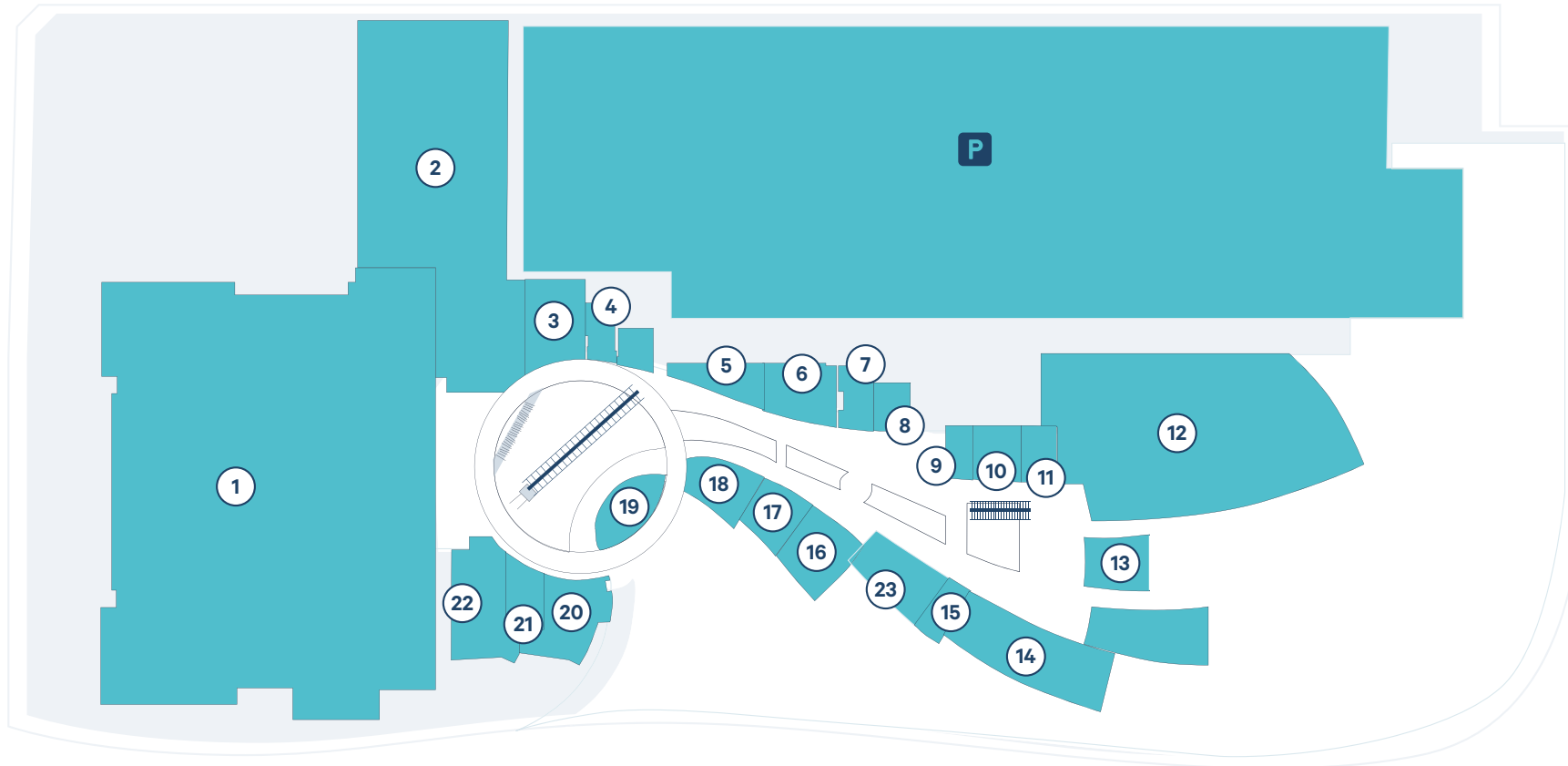
- | | | | | |
|------------------|--------------------|--------------------------------|--------------------|---------------------|
| 1. H&M | 10. Women's secret | 19. Aw Lab | 28. Natura | 37. MISAKO |
| 2. Mango | 11. Bershka | 20. Sports Direct | 29. Pull&Bear | 38. Multiópticas |
| 3. Rituals | 12. Boticelli | 21. Zara | 30. Tezenis | 39. DRUNI |
| 4. Stradivarius | 13. Polinesia | 22. United Colours of Benetton | 31. Celio | 40. Decimas |
| 5. Oysho | 14. Calcedonia | 23. C&A | 32. Jack and Jones | 41. Snipes |
| 6. KIKO | 15. Pull&Bear | 24. Levi's | 33. ZARA | 42. Ulanka |
| 7. Massimo Dutti | 16. Stradivarius | 25. Normal | 34. B41 | 43. Primark |
| 8. Desigual | 17. Cool | 26. Etam | 35. Zara Home | 44. Joya Diseño Oro |
| 9. Springfield | 18. Punto Roma | 27. Inside | 36. Time Road | |

Floor Plans - Level 1



- | | | | | | |
|--------------------|---------------|--------------------|--------------------|------------------------|-----------------------------|
| 1. IKEA | 11. Parfois | 21. Primor | 31. Perfumarte | 41. Juguetos | 51. Movistar |
| 2. ZARA | 12. Vodafone | 22. FOOTLOCKER | 32. ALE-HOP | 42. KYOKA | 52. Móvil Store |
| 3. Lefties | 13. Mayocal | 23. BOMBON BOSS | 33. BOSTON | 43. Centros Único | 53. Alain Afflelou |
| 4. IKEA | 14. Primichi | 24. DEICHMAN | 34. Bijou Brigitte | 44. Joyerías Siglo XXI | 54. BioTech USA |
| 5. SAXO | 15. JD | 25. Courir | 35. Jose Luis | 45. Singularu | 55. Mister Minit |
| 6. BELROS | 16. Sketchers | 26. Casa del libro | 36. Pepco | 46. The Phone House | 56. La Casa de las Carcasas |
| 7. Miniññas | 17. Panaria | 27. SPRINTER | 37. Navarro | 47. Tea Shop | 57. Hawkers |
| 8. pablochoa.shoes | 18. K&S | 28. Soloptical | 38. Golden Park | 48. Greenwich | 58. Nuñez de Arenas |
| 9. Orange | 19. TOUS | 29. Paco Martínez | 39. JYSK | 49. Claire's | 59. |
| 10. Roberto Martín | 20. FNAC | 30. Centro Mail | 40. PRIMARK | 50. Carlos Conde | 60. |

Floor Plans - Level 2



- | | | |
|-------------------|-----------------------|--------------------|
| 1. CINESA | 10. UDON | 19. 100 MONTADITOS |
| 2. Ilusiona | 11. Lemon Grass | 20. Burger King |
| 3. TGB | 12. VIVA GYM | 21. DONER |
| 4. HD | 13. Don G. | 22. Mc Donalds |
| 5. Spartan | 14. Giuliani's | 23. Popeyes |
| 6. La Tagliatella | 15. Tasty Poke | |
| 7. Taco Bell | 16. Fosters Hollywood | |
| 8. San Luis | 17. Vinella | |
| 9. UDON | 18. 100 MONTADITOS | |

Retail landscape in Castellón de la Plana

OTHER RETAIL VENUES IN CASTELLÓN DE LA PLANA



Ciudad del Transporte	
C. Grecia	
Type:	Retail Park
Year Opened:	1998
GLA:	19,300
Nº of units:	12
Parking spaces:	734



EstePark	
Av. Enrique Gimeno, 101	
Type:	Retail Park
Year Opened:	2018
GLA:	30,412
Nº of units:	27
Parking spaces:	1,085

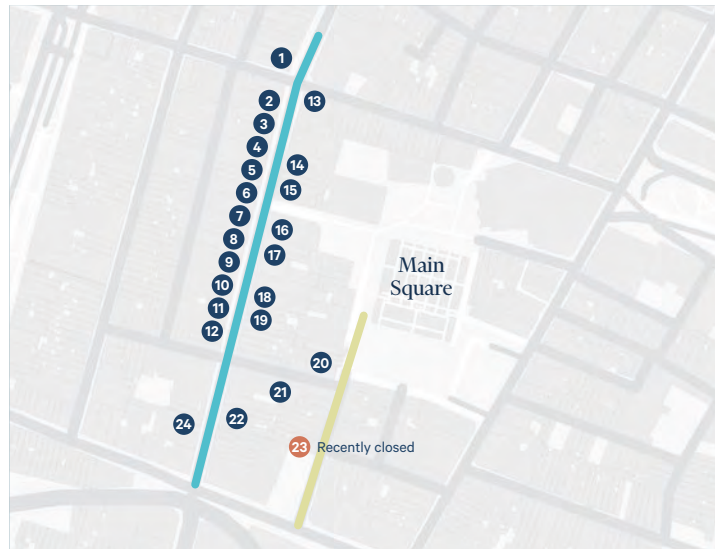


El Corte Inglés Castellón	
P.º de, Passeig de Morella, 1	
Type:	Department Store
Year Opened:	2005
GLA:	28,522
Nº of units:	N/A
Parking spaces:	> 1000



Carrefour Castellón	
Avda. del Mar s/n	
Type:	Hypermarket
Year Opened:	1985
GLA:	17,095
Nº of units:	21
Parking spaces:	1,296

● Salera Shopping Centre
 ● Retail Park
 ● Department Store
 ● Hypermarket



OLD TOWN AND HIGH STREET

- | | |
|-------------------|------------------|
| 1. MANGO | 13. Nespresso |
| 2. SCALPERS | 14. Flying tiger |
| 3. Punto Roma | 15. Calzedonia |
| 4. MARYPAZ | 16. Cortefiel |
| 5. Bimba y Lola | 17. Pull&Bear |
| 6. Intimissimi | 18. OYSHO |
| 7. Pepe Jeans | 19. Natura |
| 8. TEZENIS | 20. Claire's |
| 9. PARFOIS | 21. Decimas |
| 10. Massimo Dutti | 22. Guess |
| 11. Stradivarius | 23. ZARA |
| 12. MISAKO | 24. Benetton |

— Enmedio Street
— Vera Street





Torrecárdenas

Asset
Overview

TORRECÁRDENAS
centro comercial

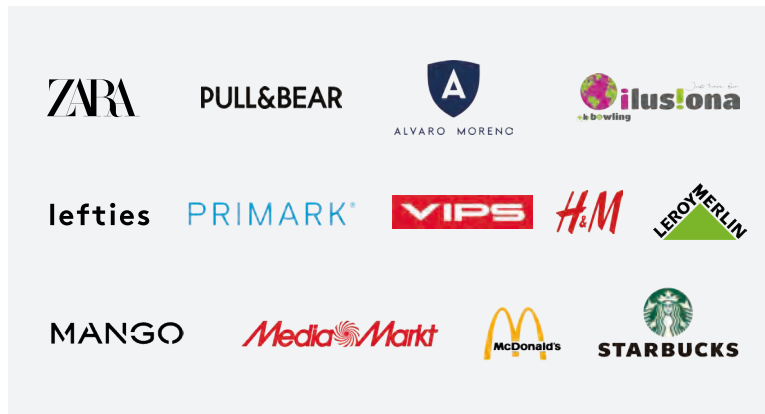
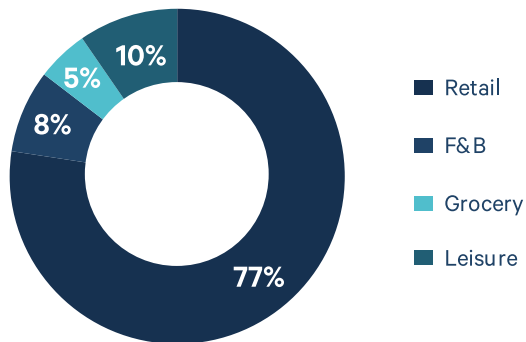


“A space where exceptional experiences and unique stores meet to offer something truly special. We are the community gathering place where unforgettable moments are created. At Torrecárdenas, experiences go beyond shopping!”

Year Built 2018	Retail Area 61,173 SQM GLA	Number of Units 95 UNITS	Parking Spaces 3,000
Occupancy 99.8%	Average Rent 16.97 € / SQM / MONTH 2024	WAULT to Break/Expire 7.49 / 13.44	Valuation €173.2M
Effort Rate (%) 10.1% 2024	Average Sales 3,188 € / SQM / YEAR 2024	Footfall 7.4M 2024	



GLA SQM DISTRIBUTION
(INCLUDING SUPERMARKET – 2,913 SQM)



Catchment Area



Colour	Driving distance (minutes)	No. of inhabitants	Av. Income per household
●	5'	20,050	€ 31,400
●	10'	156,090	€ 29,300
●	15'	220,730	€ 29,750

2024 Spain's average € 31,000

Source: Geoblink & INE

Footfall

Q1 2024 VS Q1 2023:

+6.4%

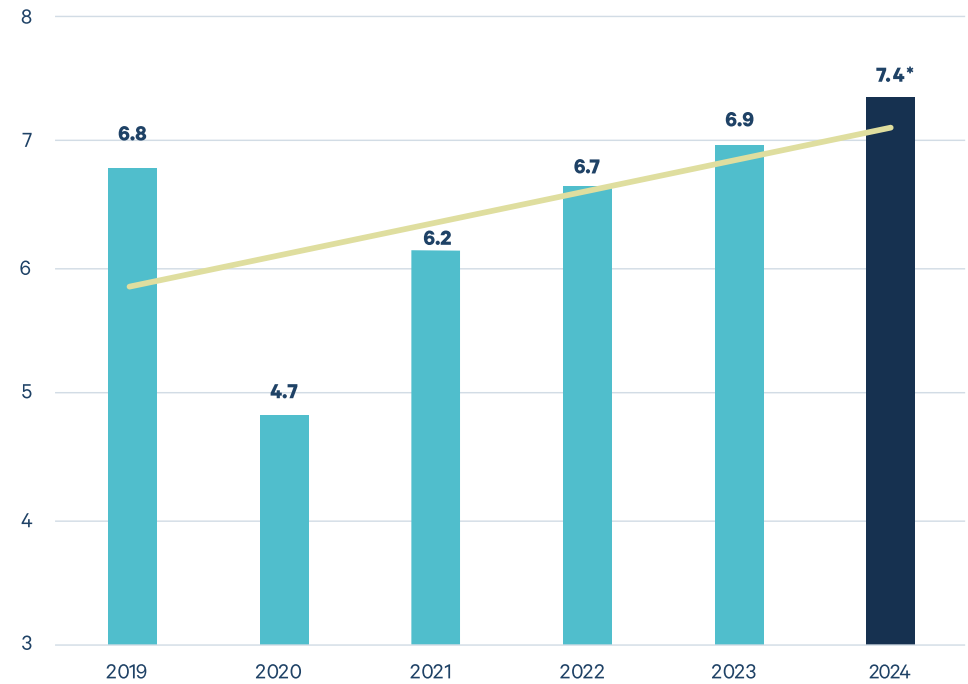
2023 VS 2022:

+11.0%

** Highest recorded footfall since opening*

ANNUAL FOOTFALL

Millions of visitors



Gross Total Sales

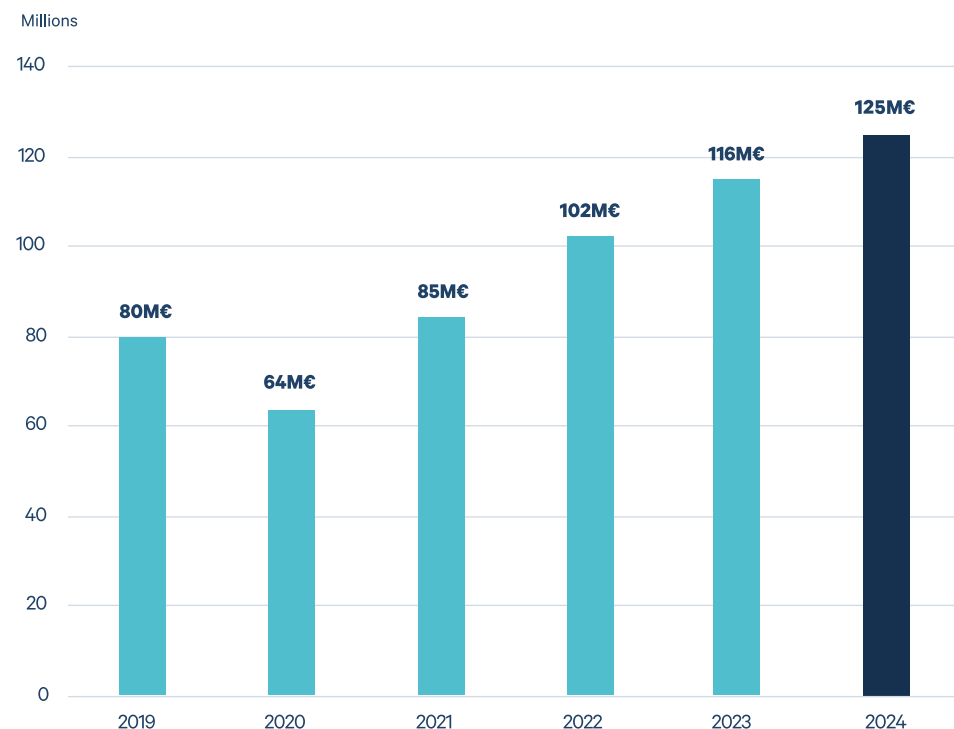
Gross sales 2024 VS 2023:

+8.5%

Gross sales 2024 VS 2022:

+23.0%

SALES PER YEAR (M€)



Leasing

2024 & 2025

2 deals

signed in 2023 and 2024:



New Leases:

591 sqm

Relocations, Extensions and Renewals:

71 sqm

Total signed in 2024 and 2025 represent **662 sqm (1.0%)** and **€0.2 Mn of Annual MGR (1.4% of 2024 Total Minimum Guaranteed Rent)**

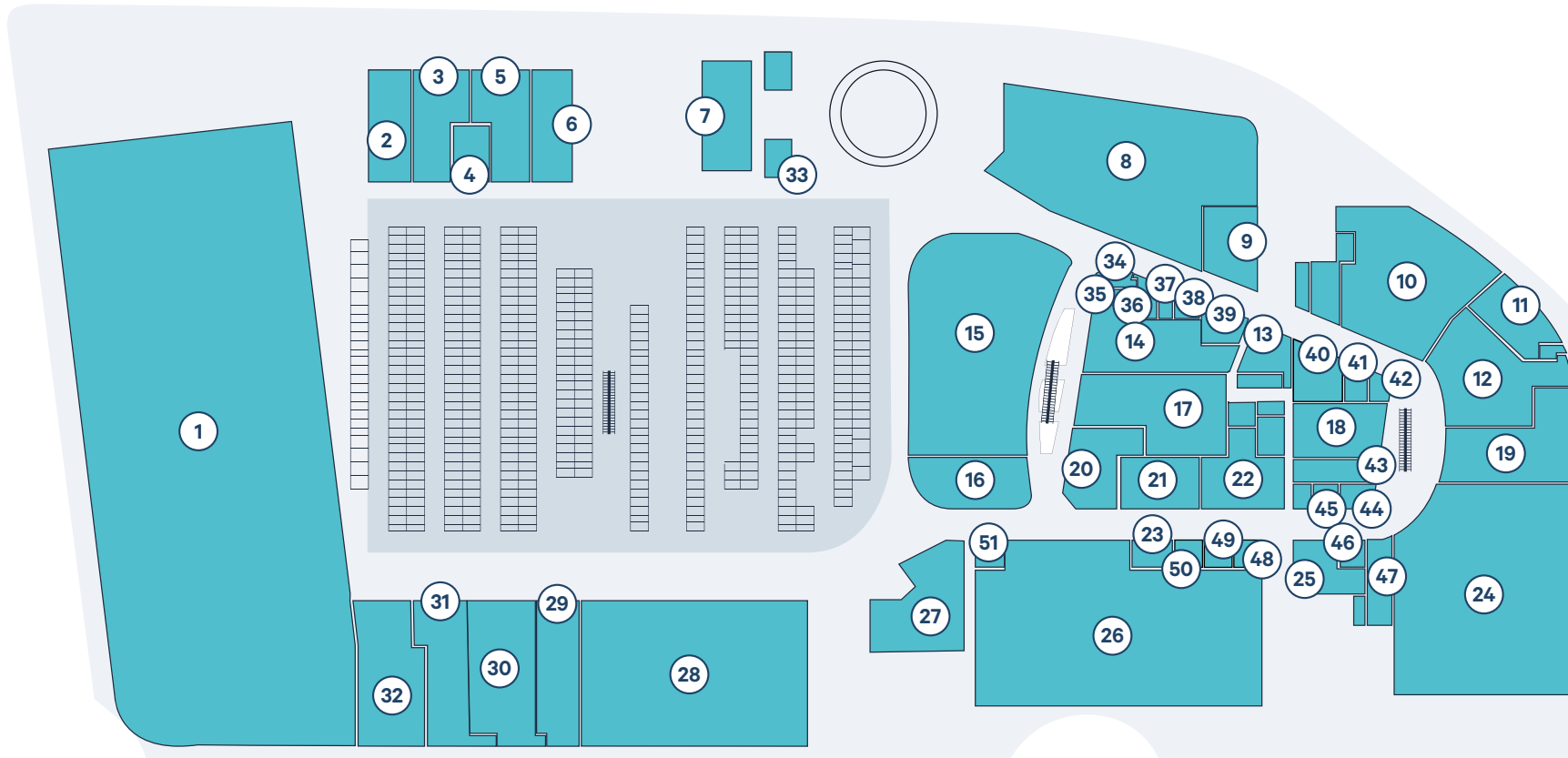
TENANTS ENTERING TORRECÁRDENAS IN THE LAST 2 YEARS



REFURBISHMENT/EXTENSION OF UNITS IN TORRECÁRDENAS

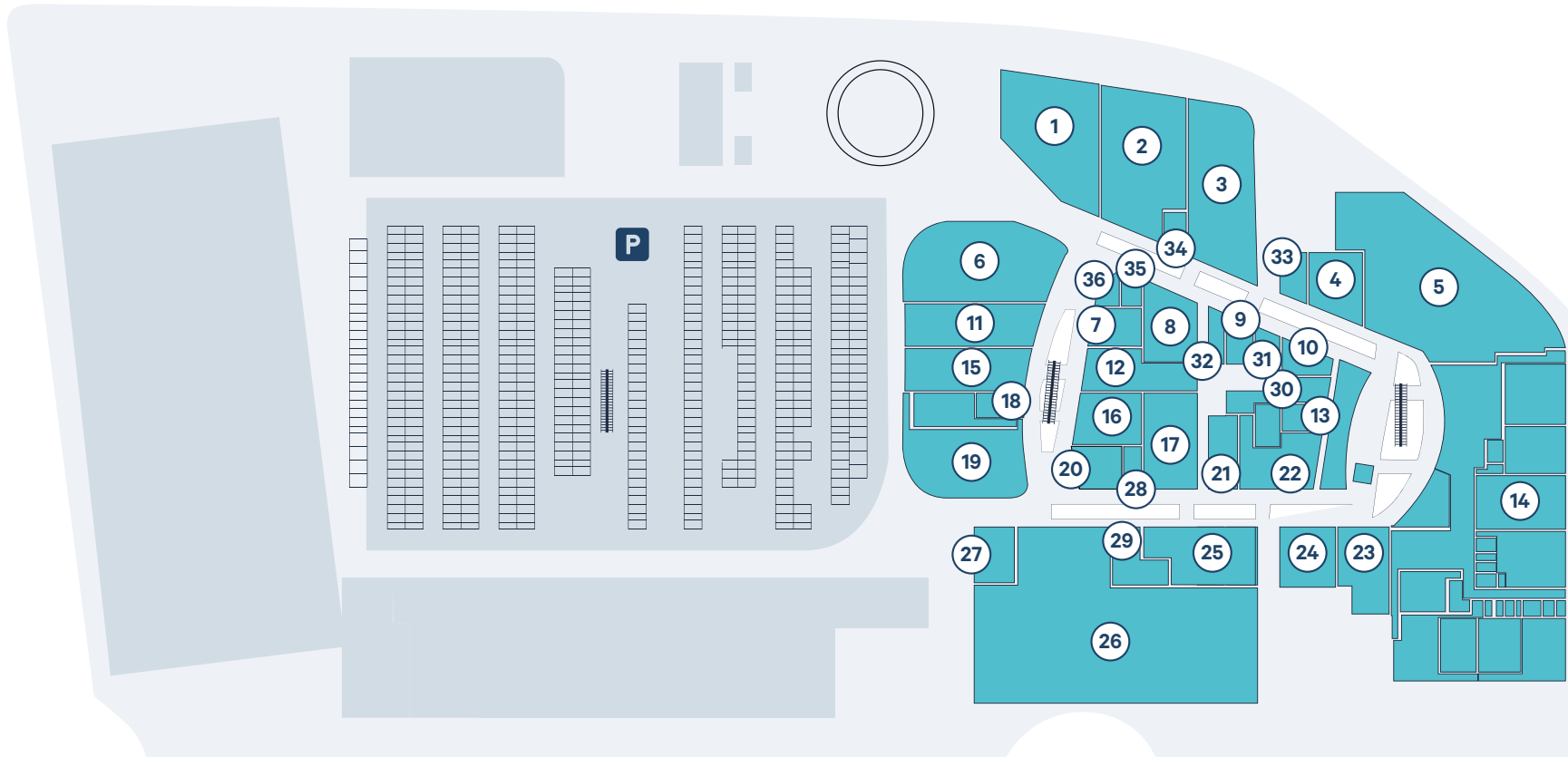


Floor Plans - Level 0



- | | | | | | |
|-----------------------|-------------------|----------------|---------------------|-------------------|-----------------------|
| 1. Leroy Merlin | 10. Lefties | 19. Sprinter | 28. MediaMarkt | 37. Yoigo | 46. The Phone House |
| 2. Eggo | 11. Vacant | 20. Oysho | 29. Casa | 38. Bombon Boss | 47. Soloptical |
| 3. Jugettos | 12. Mango | 21. Adidas | 30. Milbby | 39. Vodafone | 48. Centros Unico |
| 4. MAX Colchón | 13. Starbucks | 22. JD | 31. Merkal | 40. Parfois | 49. Hollywood Bubbles |
| 5. Mi Factory | 14. Massimo Dutti | 23. Lovit | 32. Kiwoko | 41. MrWonderful | 50. TimeRoad |
| 6. VIPS | 15. ZARA | 24. Mercadona | 33. 100 Montaditos | 42. Dunkin Coffee | 51. Salon Gil |
| 7. Foster's Hollywood | 16. ZARA Home | 25. Punto Roma | 34. Calzedonia | 43. Women Secret | |
| 8. H&M | 17. Sfera | 26. Primark | 35. Singular Jewels | 44. Regaliz | |
| 9. RKS | 18. Primor | 27. Sushi Coco | 36. Intimissimi | 45. Jose Luis | |

Floor Plans - Level 1



- 1. Muerde la Pasta
- 2. Pull&Bear
- 3. Deporte Blanes
- 4. La Tagliatella
- 5. Ilusiona
- 6. Bershka
- 7. Jack&Jones

- 8. Inside
- 9. Game
- 10. TGB
- 11. Decimas
- 12. Springfield
- 13. UDON
- 14. Yelmo Cines

- 15. Druni
- 16. Foot Locker
- 17. Deichmann
- 18. Mayoral
- 19. Stradivarius
- 20. Tramas
- 21. General Optica

- 22. Mc. Donalds
- 23. KFC
- 24. Taco Bell
- 25. Alvaro Moreno
- 26. Primark
- 27. Pomodoro
- 28. Claire's

- 29. Encuentro Modas
- 30. Krunch
- 31. Kebab
- 32. Friking
- 33. La Dulce Alianza
- 34. Misako
- 35. Hawkers

- 36. La Casa de las Medias

Retail landscape in Almería

OTHER RETAIL VENUES IN ALMERÍA



Parque Comercial Cemar

C. Nacional 340

Type:	Retail Park
Year Opened:	2020
GLA:	19,673
Nº of units:	11
Parking spaces:	846



Mediterráneo Shopping

Av. Del Mediterráneo

Type:	Shopping Centre
Year Opened:	1998
GLA:	43,600
Nº of units:	111
Parking spaces:	1,800

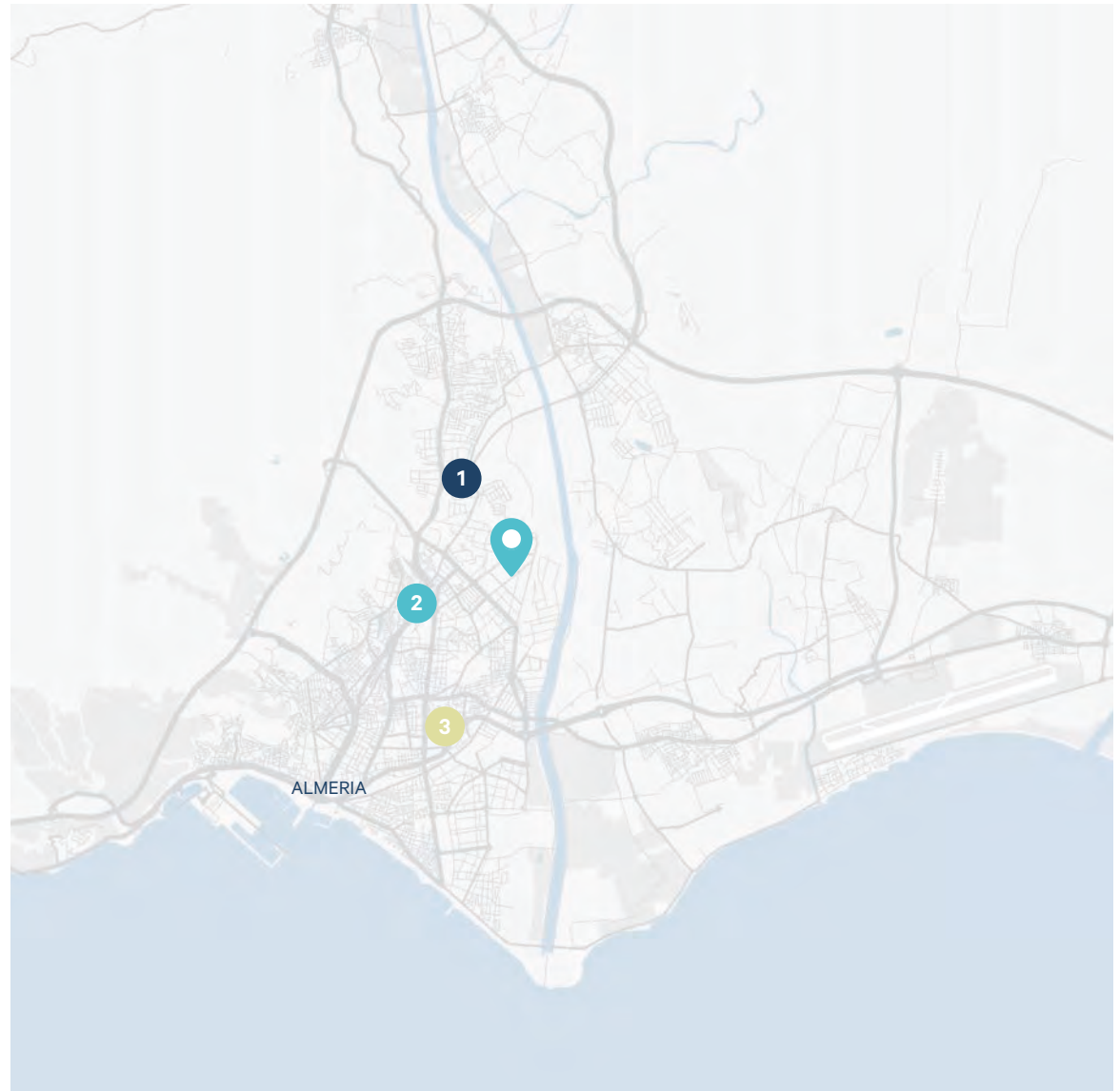


Carrefour Almería

Av. Del Mediterráneo 244

Type:	Hypermarket
Year Opened:	1987
GLA:	16,030
Nº of units:	24
Parking spaces:	1,200

📍 Torrecárdenas Shopping Centre
 ● Retail Park
 ● Shopping Centre
 ● Hypermarket





Thank you!

