

Puerta Europa

Centro Comercial

Puerta  
Europa

  
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Centro Comercial

  
CASTELLANA  
PROPERTIES

A strategic location in  
the strait of Gibraltar

Atlantic  
Ocean

Campo de  
Gibraltar

Mediterranean  
Sea

Algeciras  
311k inhabitants



Its location has allowed the city to have the sea port with the largest transit in goods in Spain and Mediterranean Sea



OPERATION CROSSING THE STRAIT:  
3.3 Million passengers and more than  
760,000 vehicles cross every year





The feria and its beaches are the main attractions

# Competition

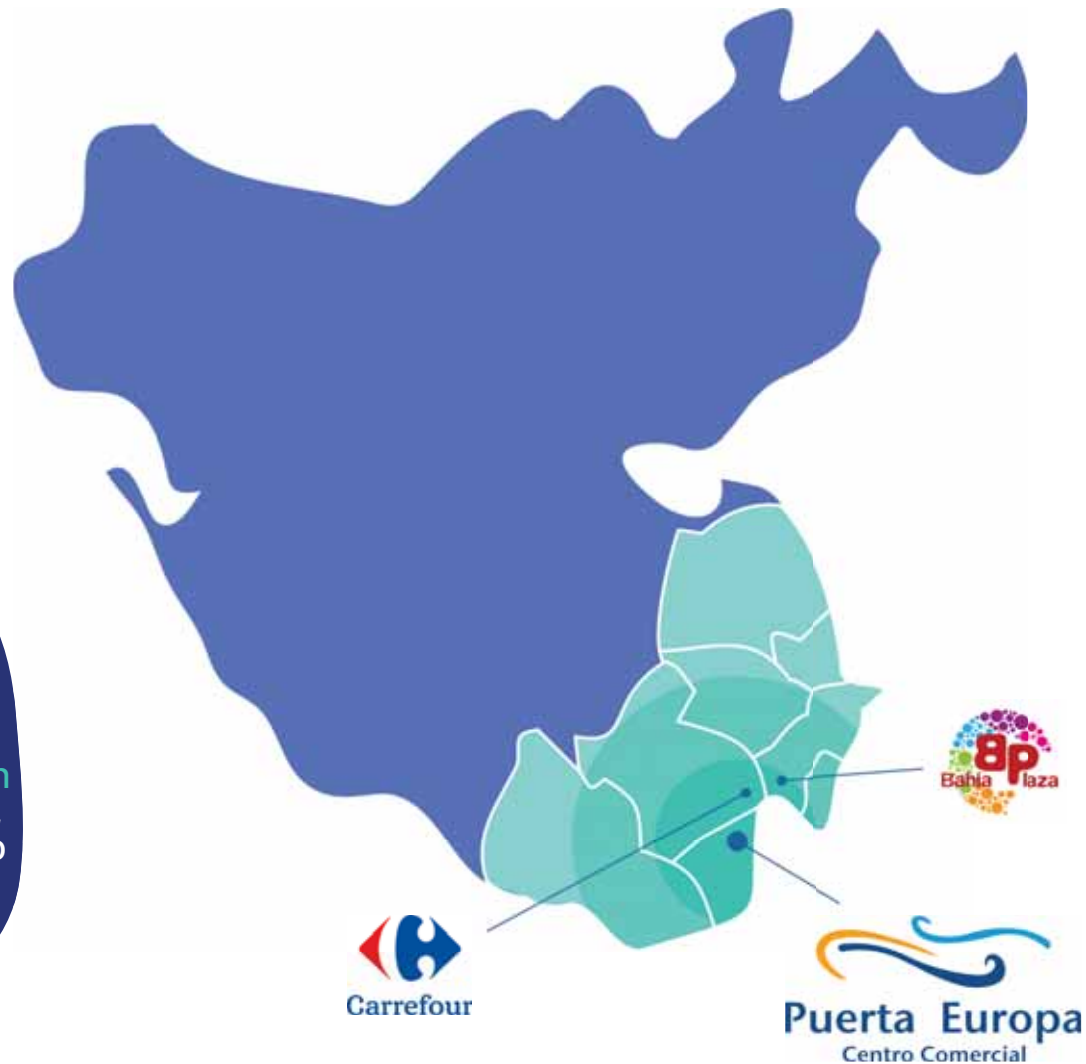
Reference shopping of reference in Campo de Gibraltar, with no relevant competition



We have the best commercial mix in a radius of more than 30km

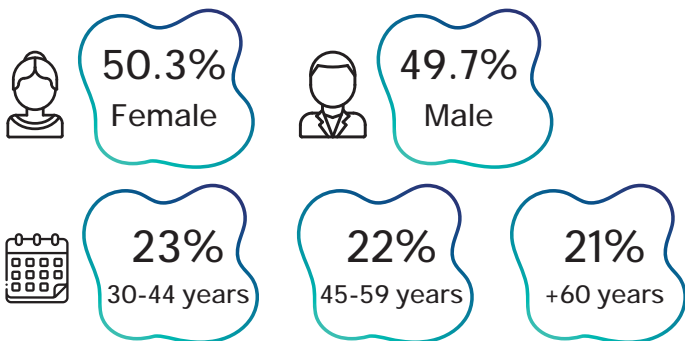


The exclusive location for the Inditex Group, Primark, H&M, Mango and Yelmo Premium Cinema

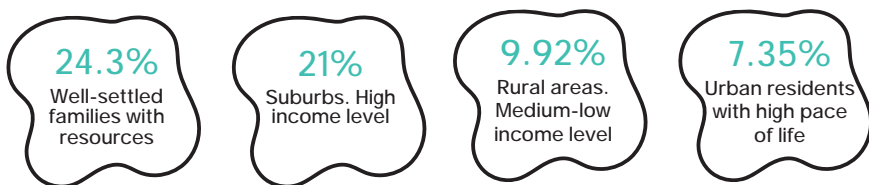


# Our customer profile

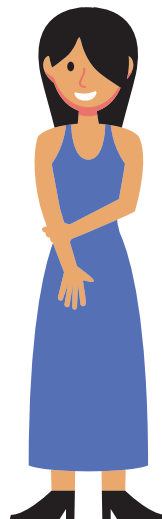
## • Age & Gender



## • Segmentation



## • Shopper profile



- 37 year old woman
- Lives in Algeciras & Los Barrios
- Lives in a family household with good income level, and in the suburbs
- Favourite brands:

 **MERCADONA** PRIMARK' Bershka **PULL&BEAR**

- Behaviour in our center:



# Shopping Centre kpis



**29,783**  
sqm Total GLA



**1,958**  
free parking spaces



**79**  
different brands



**311,110**  
inhabitants in the  
catchment area



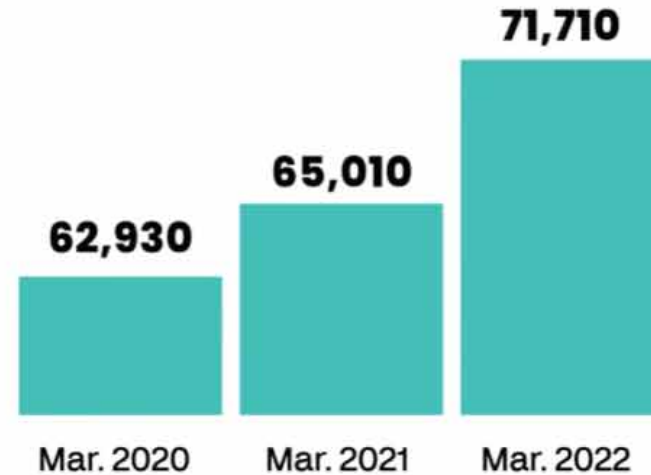
# Current kpis

Acquisition price: 56.8m€\*

WAULT by rent: 8.4 years

WAULB by rent: 2.5 years

FAIR VALUE var. ('000€):



\*Transaction costs not included

## Key Tenants:

PRIMARK, YELMO,  
MERCADONA, ZARA, LEFTIES,  
H&M, BERSHKA, PULL&BEAR

## Base Rentals (€/m2):

€15.7

## Occupancy:

99.4%

Large National and  
International Tenants:

94%

## OCR:

9%



**96%**  
OCCUPANCY RATE  
2018

**99.4%**  
OCCUPANCY RATE  
2022



**A FULLY LET**  
SHOPPING CENTRE

# Recovery index 2022 vs 2019

99.4%

JANUARY 2022

107.5%

FEBRUARY 2022

96.7%

MARCH 2022

99.9%

APRIL 2022

FOOTFALL

90.9%

JANUARY 2022

104.3%

FEBRUARY 2022

93.7%

MARCH 2022

114.8%

APRIL 2022

SALES

# ESG: Environmental & social performance

## Environmental certifications



### Energy efficiency:

- Energy consumption: Label D (291.65 kWh/m<sup>2</sup>/year)
- CO<sub>2</sub> emissions: Label D (72.57 kgCO<sub>2</sub>/m<sup>2</sup>/year)



### BREEAM:

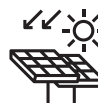
- Building: 63.71% Very Good
- Management: 80.72% Excellent

## Social certifications



PET FRIENDLY

## Energy projects



### PV plant project:

- Power capacity: 2,013 kWp (between roof and carports)
- Production: 3,543,341 kWh (49% of estimated on-site energy demand)
- Up to 262,500 €/year income from energy sales



### Electric vehicles charge points:

- 28 chargers will be installed, according to mandatory regulations, at no cost
- Rent income of 16,800 €/year + 10% revenue share

## Energy performance



- 2,033,112 kWh off-site renewable energy consumption (100% of common areas consumption)
- Carbon footprint baseline calculated (524,543 kgCO<sub>2</sub>eq) to establish a decarbonization strategy
- A monitoring software tool is being implemented to collect real-time consumption data

# ESG-SOCIAL:

A Shopping Center fully committed to our community

+ Portfolio actions and campaigns:



The background is a solid dark blue color. It is decorated with several light blue, thin-lined wavy lines that flow across the frame. Interspersed among these waves are several light blue ovals of varying sizes and orientations, some appearing as if they are floating or contained within the waves.

And what  
comes next?

# Restyling of the shopping centre

## 1st Phase



Works to develop a new Corporate Identity for the shopping center are currently undergoing.

An internal renovation of lighting and painting is currently being executed and will be completed in July 2022.



