



Ànec Blau | Shopping Centre



Location & Profile

- › Located in Castelfells, Catalonia's premier tourist destination. Just 18 km south of Barcelona, reached via the C-32 motorway.
- › The shopping centre is nestled in an exclusive enclave just 10 minutes from El Prat airport.
- › Its main catchment area is home to 400,000 people.

Investment Rationale

- › Medium-sized shopping centre and the top shopping destination in its catchment area.
- › The centre boasts such prestigious operators as Zara, Massimo Dutti, Pull & Bear, Levis, H&M and Mercadona (Spain's leading distribution company; this unit was recently extended and remodelled in line with its new retail concept).
- › The full-scale refurbishment project has now been completed, incorporating a new food court, leisure area, outdoor garden and premium cinema with junior room. Ànec Blau has been fully renovated, giving the centre a new and modern look, and offering customers a better experience than ever before.
- › The shopping centre already has a new, completely redeveloped fashion court, home to the largest Zara store found in any Catalan shopping centre. This has helped consolidate Ànec Blau's position as a standout destination for fashion, leisure and dining.

Asset Characteristics

Property Name	Ànec Blau
Property Type	Shopping Centre
Location	Barcelona
Ownership (%)	100%
Year of Construction	2006
Year of last refurbishment	2020
GLA	29,084 sqm
Purchase Date	31 July 2014
Acquisition Price	€80.0 million
Price/sqm	€2,797 per sqm
No. of Tenants	91
WAULT	3.6 years