

## Lagoh | Shopping Centre



### Location & Profile

- › Shopping and leisure complex launched 26 September 2019, featuring 200 retail units already let to occupiers (97% physical occupancy rate) and open for business.
- › Thanks to an excellent location just 4 km from central Seville and within easy reach of adjacent towns and villages, its primary catchment area packs in over 2.5 million people.
- › Substantial infrastructure investment in the surrounding area has improved access and eased traffic flow, as well as enhancing the entrance routes to the shopping centre.

### Investment Rationale

- › Lagoh offers a shopping and leisure experience unique in Andalusia, combining an unrivalled retail and dining offer, extensive green space, a natural lake and a choice of entertainment to suit all tastes.
- › It also boasts a superb range of leisure and dining brands, such as Yelmo Cines, Urban Planet, Pause & Play, Muerde la Pasta, Five Guys, La Campana, Grupo Vips, TGB and 100 Montaditos.
- › A sustainability trailblazer, Lagoh is powered by a system designed to harness renewable energy sources. A rainwater harvesting system is under development, while a network of solar panels provides low-carbon electricity and geothermal technology is used to generate heat, among others.

### Asset Characteristics

Property Name	<b>Lagoh</b>
Property Type	<b>Shopping Centre</b>
Location	<b>Seville</b>
Ownership (%)	<b>100%</b>
Year of Construction	<b>2019</b>
Year of last refurbishment	<b>2019</b>
GLA	<b>69,734 sqm</b>
Purchase Date	<b>1 March 2016</b>
Land Acquisition Price	<b>€38.5 million</b>
Price/sqm	<b>N/A</b>
No. of Tenants	<b>140</b>
WAULT	<b>2.8 years</b>
EPRA Vacancy Rate	<b>3.0%</b>

Year of Constructi