



El Rosal | Shopping Centre



Location & Profile

- › Leading shopping centre — the largest in the entire province of León — located in Ponferrada. Its primary catchment area is home to over 200,000 people.
- › The centre benefits from a dominant position in its catchment area, boasting excellent transport links and direct access to the A-6 motorway, attracting a large influx of customers both to the shopping centre and its petrol station.

Investment Rationale

- › As well as a superlative retail mix, the centre offers visitors a range of leisure options and a wide variety of services. Among its operators are household names like Carrefour, Zara, H&M, Group Cortefiel, Mango and Toys R Us, to name a few.
- › A comprehensive redesign has been carried out to give a fresh look to the seating areas, dining area, terrace and customer service point, all with a view to enhancing visitor comfort.
- › The centre is equipped with electric vehicle charging points and solar panels to help make it self-sufficient in terms of energy supply. It was also awarded Universal Accessibility Certification by AENOR in 2021.

Asset Characteristics

Property Name	El Rosal
Property Type	Shopping Centre
Location	León
Ownership (%)	100%
Year of Construction	2007
Year of last refurbishment	2019
GLA	50,996 sqm
Purchase Date	7 July 2015
Acquisition Price	€87.5 million
Price/sqm	€1,715 per sqm
No. of Tenants	103
WAULT	1.6 years
EPRA Vacancy Rate	7.7%