



Rivas Futura | Retail Park



Location & Profile

- › The property is located in the municipality of Rivas, just ten minutes from central Madrid, in the metropolitan area's fastest-growing locality in terms of population, urban development and business activity.
- › It boasts excellent road connections, with easy access to the M-30, M-40, M-45 and M-50 motorways and to Calle de O'Donnell, one of the city's main arterial roads. A metro station (line 9) and numerous bus routes running from Madrid provide further transport options.
- › It is the third-largest retail complex in Madrid and the ninth-largest in Spain.
- › Almost 400,000 people live within a 20-minute radius of the site.

Investment Rationale

- › The property is highly liquid due to its prime location, prestigious tenants, lease lengths and retail mix.
- › With an occupancy rate of 100% at the end of 2021, its extensive retail offering includes big-name brands such as El Corte Inglés, Media Markt, Conforama, Maisons du Monde, Kiabi and Norauto.
- › In 2021, the centre obtained the Universal Accessibility Certification awarded by the Spanish Association for Standardisation and Certification (AENOR), in accordance with UNE standard 170001.

Asset Characteristics

Property Name	Rivas Futura
Property Type	Retail Park
Location	Madrid
Ownership (%)	75%
Year of Construction	2006
Year of last refurbishment	2021
GLA	36,447 sqm
Purchase Date	6 February 2018
Acquisition Price	€61.6 million
Price/sqm	€1,677 per sqm
No. of Tenants	27
WAULT	2.8 years