



Gran Vía | Shopping Centre



Location & Profile

- › Shopping centre located in Vigo, the largest city in Pontevedra and the most populated city in the autonomous region of Galicia.
- › It boasts an urban location and can be accessed on foot from any point of the city. It can also be easily reached by car and public transport, and features 1,740 parking spaces.
- › Its main catchment area is home to almost 300,000 people, living within 10 minutes of the centre.

Investment Rationale

- › Dominant shopping centre in its region thanks to its retail mix, premium quality and size.
- › Wide retail offering, home to leading retailers such as Zara, Massimo Dutti, H&M, Bimba y Lola, Tous, Pepe Jeans, C&A and Carrefour, with 97% physique occupancy at the end of 2021.

Asset Characteristics

Property Name	Gran Vía de Vigo
Property Type	Shopping Centre
Location	Vigo
Ownership (%)	100%
Year of Construction	2006
Year of last refurbishment	2021
GLA	41,447 sqm
Purchase Date	15 September 2016
Acquisition Price	€141.0 million
Price/sqm	€3,401 per sqm
No. of Tenants	131
WAULT	2.4 years
EPRA Vacancy Rate	2.8%