

Market Study - Retail Parks Spain

Asset	#	Name	Location	Year	SBA (sqm)	Volume	sqm	Exit Yield (%)	Units
Parque comercial	0	Navia	Vigo	2026	10,484	20,246,415 €	1,931€/m ²	8.00%	11
Parque comercial	0	Arlanzón	Burgos	2026	8,946	14,904,754 €	1,666€/m ²	8.00%	10
Parque comercial	1	Connecta Córdoba	Córdoba	2025	14,883	15,300,000 €	1,028€/m ²	8.00%	9
Parque comercial	2	Vistalegre	Zamora	2024	16,047	20,000,000 €	1,246€/m ²	8.00%	15
Parque comercial	3	La Dehesa	Alcalá de Henares	2024	10,132	14,000,000 €	1,382€/m ²	7.60%	7
Parque comercial	4	Mazarrón Park	Murcia	2024	10,085	13,000,000 €	1,289€/m ²	7.25%	10
Parque comercial	5	Lanbarren	San Sebastián	2024	11,500	14,000,000 €	1,217€/m ²	6.70%	2
Parque comercial	6	Mejostilla	Cáceres	2024	7,317	9,000,000 €	1,230€/m ²	7.00%	7
Media					11,174m ²	15,056,396 €	1,347€/m ²	7.57%	9 uds.

*Study conducted on 06/11/2025. Prices exclude VAT.

Important clarifications: the information shown has been prepared by Urbanitae based on information available estimated by the manager, and has not been audited or subject to professional verification by a third party. Neither Urbanitae nor its collaborators give any guarantee (express or implied) or accept any responsibility or obligation in relation to the accuracy or adequacy of the information contained in this document. Statements or declarations with future projections refer exclusively to the date on which they were made and do not constitute any guarantee of future results. The crowdfunding projects published by Urbanitae on its website are not subject to authorization or supervision by the Spanish National Securities Market Commission or the Bank of Spain. Therefore, none of the information provided by the developer in relation to the projects has been reviewed by them.