bankinter
investment

Report 1st Quarter 2025

Montepino

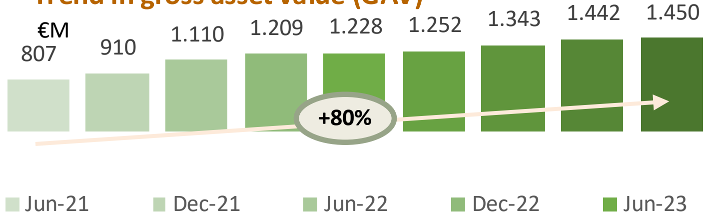
Vehicle Overview _

Target Assets Logistics Assets	Geography Spain and Portugal	Form SOCIMI
Launch date 05/2021	Capital €881 M	Bankinter Investment €56 M
Capital Invested 100%	GAV Investment €1,450 M[4]	Managing Partner €45 M
LTV Ratio 45%[1]	Vehicle term 10 years	Asset Manager Valfondo

Operative assets' main financial KPIs[2] _

	Q1 2024		Q1 2025
Annualised rent [3]	€45.9 M	+27.5%	€63.3 M
Turnover	€10.5 M	+30%	€13.7 M

Trend in gross asset value (GAV) [4]



Investor TVPI[5] Dec 2024 —— Vehicle in progress

(1) LTV ratio that considers the value of the assets in their current condition including the actual amount borrowed. Calculation method: (Amount borrowed – cash)/Investment (GAV).
(2) Unaudited figures.
(3) Annualised income from the operative assets calculated by multiplying the last monthly rent collected by 12 months. In the case of the Parla asset (the only unoccupied operative asset), the market rent for a warehouse with the same features and location has been assumed.
(4) At 31 March 2025, the GAV was €1.450 billion, which is the value of the asset portfolio as valued by Savills in December 2024 plus the investment made during the quarter.
(5) Value of the investment (aggregate distribution + NAV at the most recent valuation) / total disbursement. Not calculated for recently launched vehicles and/or vehicles in development/investment period.

Main KPIs_

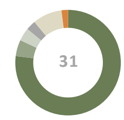
	Q1 2024	Q1 2025
Operative GLA (000 sqm)	966	1.19 M
Operative assets	26	31
Under construction	9	7
Land	16	16
Total assets	51	54

Overview of the operative portfolio

Occupancy

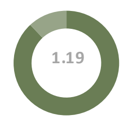
97.8%[6]

Assets by location



77% Central Area
9% Portugal
5% Catalonia
4% Zaragoza
3% Levante
2% Andalucía

GLA by property type (millions of sqm)

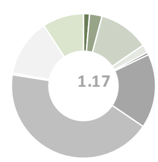


88% Big Box
12% Last Mile

WAULB / WAULT[7]

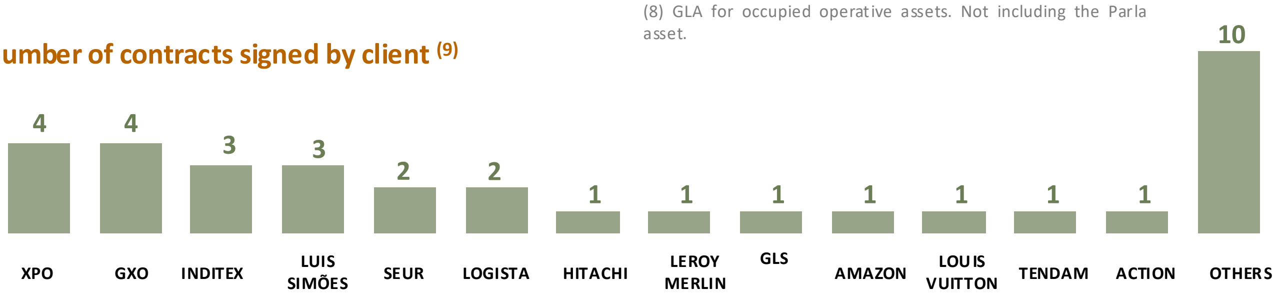
8 / 20 Years

GLA by sector (millions of sqm)[8]



(6) As a result of the termination of the Parla contract, the portfolio is currently not fully occupied.
(7) Weighted average unexpired lease term to break in the portfolio / End of contract.
(8) GLA for occupied operative assets. Not including the Parla asset.

Number of contracts signed by client [9]



(9) Two more contracts were signed: one for Zaragoza 3C and one for Zaragoza 3B.

Details of Financial Figures in Q4 2024 _

Trend in Main Consolidated Financial Figures [1] _

ITEM	Unit	Mar. 2024	Mar. 2025
Turnover	€M	10.5	13.7
NOI [2]	€M	9.1	10.4
Operating expenses	€M	(3)	(1)
EBITDA [3]	€M	6.1	9.3
Financial profit [4]	€M	(5)	(6.3)
Investment property [5]	€M	1,338	1,450
LTV [6]	%	38%	45%
Financing actually borrowed	€M	536	655

Year-on-year, **turnover** rose by **+30%** and **NOI by +14%**. Operating expenses dropped by 66%, bearing witness to the improvements in operating efficiency.

This resulted in a **+52%** increase in the **EBITDA**.

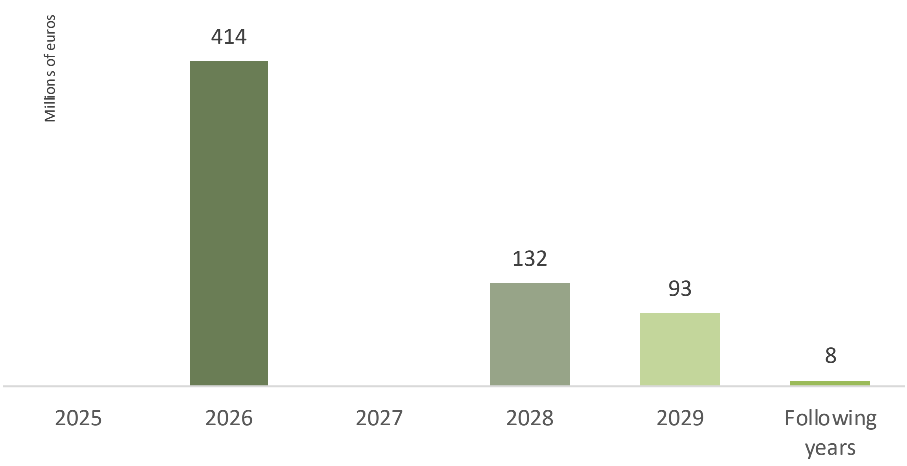
The rise in financial costs was caused by an increase in the debt absorbed and higher reference interest rates applicable to the financing.

The valuation is continuing to rise thanks to both the level of investment carried out throughout the year and the value created, primarily due to the completion of the development phase and the subsequent commissioning of each asset as it is delivered.

Indebtedness _

Financing obtained	€659 M
Arranged financing	€646 M

Details of the maturity of the financing arranged by the group are set out below by year (in thousands of euros). This does not include the maturity of the credit accounts (€13 M), as they are considered working capital financing:



The first debt to mature will do so in June 2026 and relates to the refinancing of the portfolio carried out in June 2021 through a 5-year syndicated bullet loan [7].

The other maturities relate to financing arrangements concluded with various financial institutions individually for each project.

(1) Unaudited figures
(2) The NOI figure includes rental income net of operating expenses.
(3) EBITDA calculated as operating income or loss without the impact of goodwill impairment, the change in fair value of investment property or business combination differences.
(4) Financial profit includes income and expenses from the group's financing activities.
(5) At 31 March 2025, the GAV was €1.450 billion, which is the value of the asset portfolio as valued by Savills in December 2024 plus the investment made during the quarter.
(6) LTV ratio that considers the value of the assets in their current condition including the actual amount borrowed. Calculation method: (Amount borrowed – cash)/Investment (GAV).
(7) Payment structure under which the borrower only pays interest during the term of the loan and must then repay the full principal amount at the end of the agreed period.

Details of the Assets in the Portfolio _

OPERATIVE

€63.3 M(1)
Annualised income from operative assets

1.19 M sqm
Total GLA for operative assets

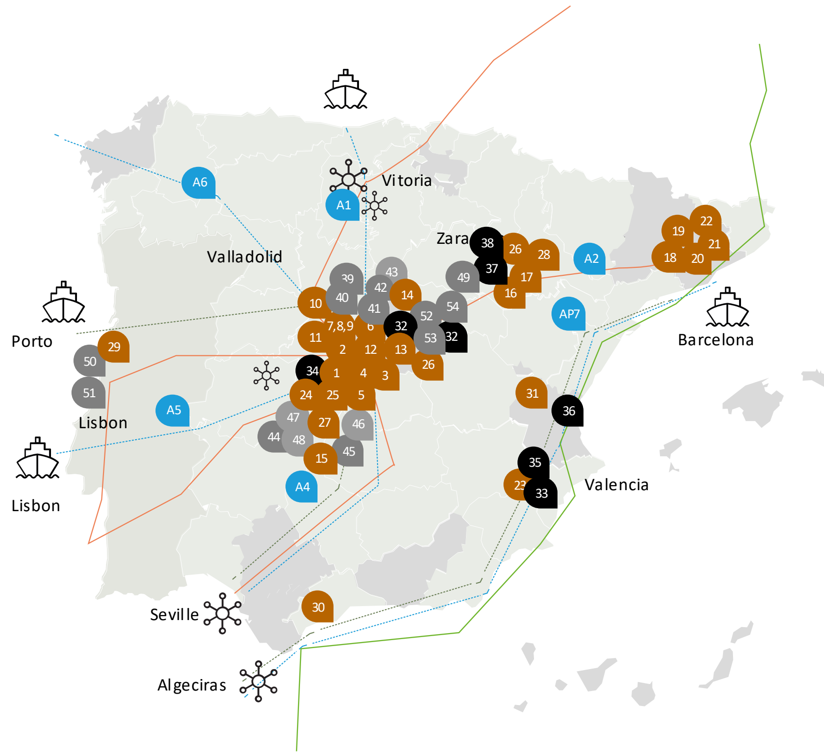
1 Coslada 1
2 Coslada 2
3 San Fernando de Henares
4 Alcobendas
5 Parla
6 Marchamalo 1
7 Guadalajara 1A
8 Guadalajara 1B
9 Guadalajara 1C
10 Marchamalo 2A
11 Marchamalo 2B
12 Marchamalo 3
13 Cabanillas
14 Torija
15 Toledo
16 Zaragoza 1
17 Zaragoza 2
18 Castellbisbal 1
19 Castellbisbal 2
20 Can Serra 1
21 Can Serra 2
22 Barberá
23 Alicante 1
24 Illescas 1A
25 Illescas 1C
26 Zaragoza 3A
27 Illescas 2
28 Zaragoza 4
29 Castanheira A
30 Malaga
31 Alaquàs 1

ASSETS UNDER CONSTRUCTION

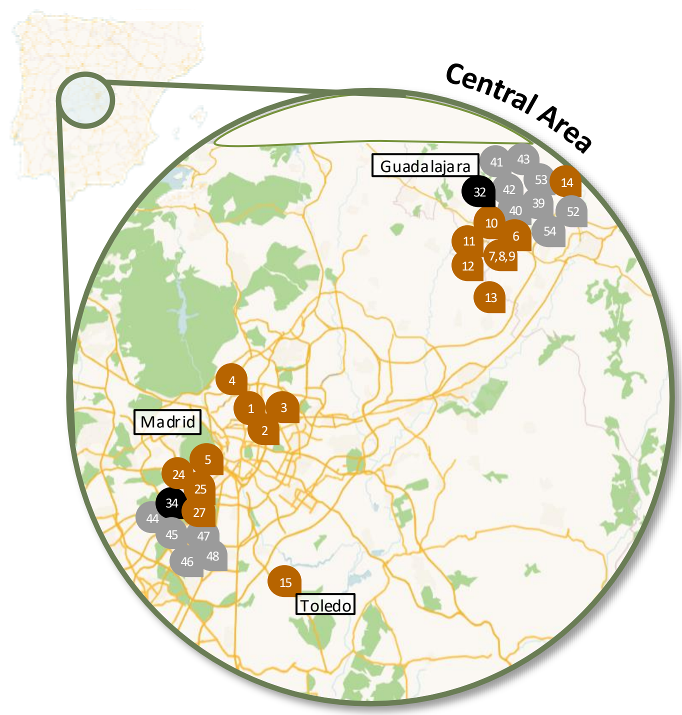
32 Guadalajara 1D
33 Alicante 2
34 Pradillos M6
35 Alicante 3
36 Alaquàs 2
37 Zaragoza 3B
38 Zaragoza 3C

LAND

39 Guadalajara 2
40 Guadalajara 3
41 Guadalajara 4
42 Marchamalo 4
43 Marchamalo Common Areas
44 Illescas 1B
45 Pradillos M2
46 Pradillos M3
47 Pradillos M4
48 Pradillos M5
49 Zaragoza 3D
50 Castanheira 1B
51 Castanheira 1C
52 Ruiseñor 2(2)
53 Guadalajara 1E
54 Ruiseñor 1



Main roads & Motorways
Logistics Routes
Atlantic Corridor
Mediterranean Corridor
New acquisitions
Port
Logistics hub



★ Changes between 4T 2024 and Q1 2025

(1) Annualised income from the operative assets calculated by multiplying the last monthly rent collected by 12 months. In the case of the Parla asset (the only unoccupied operative asset), the market rent for a warehouse with the same features and location has been assumed.
(2) The asset has been reclassified to land due to restructuring.

1 2025

Recent Market Trends_

SPAIN

Investment in the logistics sector will reach EUR 1.4 billion by the end of 2024. At 21% of the 2023 figure, this is in line with the historical average for the last decade.

Over 40% of this demand is from investment funds. In terms of the origin of investors, more than 80% is foreign capital and over 45% is exclusively from the United States.

As for return, yields remained unchanged at 5.35% throughout the year 2024. However, the sector's sound foundations, added to falling interest rates, led to a year-end figure of 5.20%, and transactions are expected to approach yields of 5% in 2025.

Central Area

5.20%	€6.85	€5.20	334k sqm
Prime yield	Prime rent	Average rent	Take-up in Q4
10.6%	3-5 years(1)	250k sqm	15.9 M sqm
Vacancy rate	Standard contract term	New stock	Total stock

Take-up in the central area surpassed 1 million sqm, representing an increase of 10% more than in 2023. A total of 84 transactions were carried out, and 38% of demand was for turnkey products. Prime rents remained at €6.85/sqm/month, following an annual increase of 5.4%.

Catalonia

5.20%	€9	€6.33	210k sqm
Prime yield	Prime rent	Average rent	Take-up in Q4
5.03%	3+2years(1)	129k sqm	11.7k sqm
Vacancy rate	Standard contract term	New stock	Total stock

Catalonia, in 2024, accounted for a total of 710,000 sqm, well above the historical average. A total of 64 transactions were carried out, in 2024, although the ongoing shortage of land in the first rings hindered the progress of new projects under construction. The combination of limited availability and high demand once again drove up prime rents to €9/sqm/month at 2024 year-end.

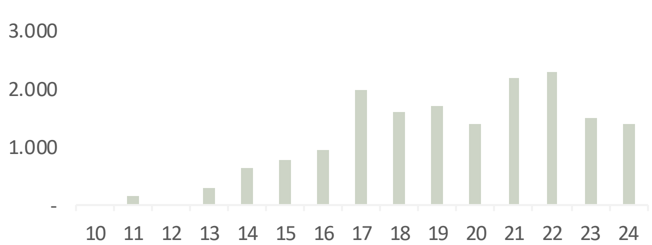
Other logistics hubs

Demand for logistics space in other regions surpassed 780,000 sqm in 2024, accounting for 30% of total demand.

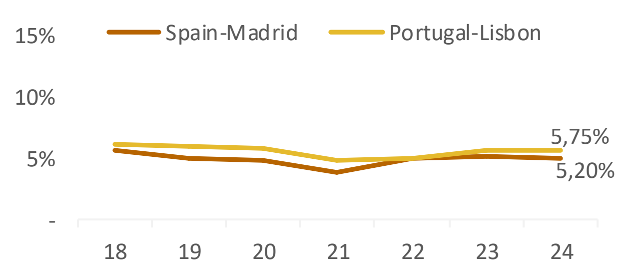
Valencia retained its position as the third largest market, closely followed by Zaragoza.

Rents generally remained stable, with the exception of Zaragoza, where they increased to up to €4.30/sqm/month. At €6.50/sqm/month, the highest rents were still in Bilbao, followed by Valencia, Seville and Málaga at €5.50/sqm/month.

Investments in logistics assets in Spain (€M)



Trend in prime yield in Iberia %



Source: Quarterly reports published by CBRE. Q4 2024

(1) The contract term expressly includes a mandatory minimum term of 3 to 5 years.

1 2025

Recent Market Trends_

PORTUGAL

Portugal had a logistics occupancy rate of 197,179 sqm in Q4, almost tripling the Q3 figure. In 2024, the country reached an all-time high in the logistics sector Take up of 431,600 sqm, marking a 37% year-on-year increase and making 2024 an exceptional year for this segment.

Total industrial and logistics investment in Portugal reached €85 million, accounting for 4% of all investment in 2024 and reflecting an approximate growth of 17% of the value of industrial and logistics investment in 2023. Prime yields in the industrial and logistics sector remained stable since the previous quarter: 5.75% in Lisbon and 6% in Porto.

€5.25 Big Box prime rent	€6.75 Last Mile prime rent	161.5k sqm Take-up T4
3.5% Vacancy rate	3.1 M sqm Total stock	135k sqm Expected delivery of new stock

Lisbon

Lisbon saw a logistics occupancy of 161,530 sqm in Q4, making this the strongest quarter of the year following a fivefold increase since Q3. Once again, prime rents rose by €0.25/sqm/month in some areas, including Montijo-Alcochete, Palmela Setúbal and Sintra-Cascais, which had the highest rate at €6.75/sqm/month.

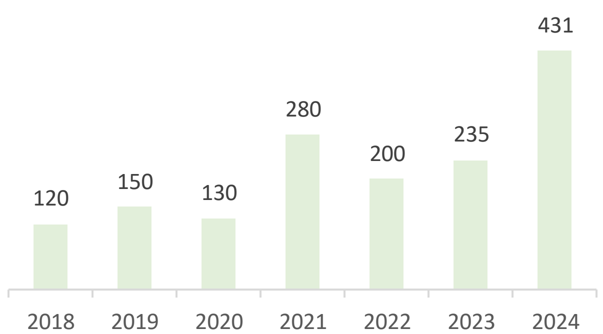
€5.5 Big Box prime rent	€6.50 Last Mile prime rent	61.9k sqm Take-up T4
1% Vacancy rate	1.5 M sqm Total stock	110.6k sqm Expected delivery of new stock

Porto

In Q4, 35,649 sqm of Porto's logistics space was occupied, 3% less than the previous quarter. This contributed to a cumulative total of 97,600 sqm in 2024 (a 27% year-on-year increase). Over 105,000 sqm of logistics space was added over the course of 2024. Despite being a significant addition in a total stock of around 1.7 million sqm of logistic space, this added stock had little to no impact on the total vacancy rate. As a result of this limited availability, prime rents continued to rise.

Rent (€/sqm/month) and prime yield trends in Portugal

Take-up in Lisbon and Porto (thousands of sqm)



Source: Quarterly reports published by CBRE. Q3 2024

1 2025

Main Developments in the Portfolio
until March 2025 _

The most outstanding events involving the company's **assets** in Q4 are summarised below:

OPERATIVE

#	Asset	New developments since the last report
1	**Parla**	The final consignment of supplies and aid for those affected by the DANA weather event in Valencia was dispatched on 30 March 2025. This was the last action in our partnership with the Central Government's Office in Madrid Autonomous Region, which had been requested by the Spanish Ministry of Territorial Policy. After embarking on a co-exclusive partnership with two leading firms – Knight Frank and Savills – several operators expressed a firm interest in the space.
2	**Castanheira 1**	The warehouse has been fully operational since its handover in Q4 2024 and is now the largest logistics platform in Portugal.
3	**Malaga**	The warehouse is running at full capacity, and it achieved its most significant milestone – the first official dispatch of a parcel – on 6 February 2025.
4	**Illescas 1A**	Work on the second phase of construction of the mezzanine floors has begun and is expected to be completed in June 2025.
5	**Toledo**	Work on the silo was completed in March 2025, and the tenant is currently carrying out the final test runs with a view to starting operations here in April 2025.

ASSETS UNDER CONSTRUCTION

1	**Valencia – Alaquàs 2**	Following the resolution of the problems caused by the DANA weather event in Valencia, the asset is expected to be handed over in Q2 2025.
2	**Illescas M6**	The project is making progress as per the schedule, and its completion date remains unchanged at Q3 2025.
3	**Zaragoza 3C**	The bidding process with the construction firms is currently in progress, and completion is expected in Q1 2026.
4	**Guadalajara 1D**	A contract has been signed with the construction company. Work will begin in May 2025 and is expected to be completed in Q1 2026.
5	**Zaragoza 3B**	The bidding process with the construction firms is currently in progress, and completion is expected in Q2 2026.

1

2025

Summary of projects in progress

GLA pending delivery (sqm)

+100,000 sqm

ALAQUAS 2

Q2 **2025**

ILLESCAS M6

Q3 **2025**

ZARAGOZA 3C

Q1 **2026**

GUADALAJARA 1D

Q1 **2026**

ZARAGOZA 3B

Q2 **2026**

Bankinter Investment_

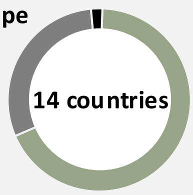
The largest manager of Alternative Investment savings in Spain and Portugal

Consolidated figures

+ €5,000 M	**+ €7,400 M**
Committed capital	Capital invested
+€1,200 M	**>14,000**
Aggregate distribution	Investors

Global and diverse team

Investment portfolio



- 11 sectors
- 363 assets
- 14 countries

27 investment vehicles

Helia, Helia II, Helia III, Helia IV, Temper, ecualia, titan, titan 2, Ores Socimi, Ores Portugal, Ores Alemania, Atrium Saldanha, V Student, mvbfund, ATOM, Victoria, rhea, Pza. Cataluña, Montepino, Palatino, Puerta del Sol, Serrano 53, bankinter investment Inversión Alternativa I, LANDA, Horizon Estate, orion, Ontígola Capital

Bankinter Investment News

- **Launch of Ontígola:** investment vehicle aimed at the development and leasing of logistics warehouses under turnkey contracts in Ontígola (Spain). In this project, we once again count on Valfondo as a strategic partner, in the second logistics fund that we jointly promote.
- **Individual SCRs:** one of our strategic lines focused on the structuring and management of venture capital investment vehicles under a delegated management model, through Bankinter Investment SGEIC. These structures are designed in a personalized manner, adapting to the investment objectives and preferences of their shareholders, primarily family estates.
- **New investment opportunities:** We continue to actively identify and analyze new initiatives, some of which are in advanced stages of study, in areas such as student residences, venture capital, and real estate assets, among other strategic sectors. For more information about any of these opportunities, you can contact your banker or your Bankinter agent.

If you would like any further information, please contact your banker or your Bankinter agent.

Annex: Details of the Portfolio _

Operative assets

1 Coslada 1 logistics hub

04 / 2018	13,905 sqm
Cross-dock	11 / 28
Coslada (Madrid)	Gold
Last Mile	

2 Coslada 2 logistics hub

03 / 2022	4,427 sqm
Distribution Centre	5 / 14
Coslada (Madrid)	Platinum
Last Mile	

3 San Fernando de Henares logistics hub

05 / 2021	7,937 sqm
Cross-dock	3 / 7
San Fernando de Henares (Madrid)	Gold
Last Mile	

4 Alcobendas logistics hub

09 / 2018	6,241 sqm
Distribution Centre	3 / 13
Alcobendas (Madrid)	Certificate
Last Mile	

5 Parla logistics hub

06 / 2021	25,363 sqm
Distribution Centre	N/A
Parla (Madrid)	Platinum
Big Box (XXL)	

6 Marchamalo 1 logistics hub

10 / 2018	186,157 sqm
E-Commerce	2 / 18
Marchamalo (Guadalajara)	Silver
Big Box (XXL)	

Delivery date · Logistics activity · Location · Type of property · Leasable area · Environmental certificate · WAULB / WAULT

Annex: Details of the Portfolio _

Operative assets

7 **Guadalajara A** logistics hub

03 / 2020
Distribution Centre
Guadalajara
Big Box (XXL)
32,632 sqm
11 / 21
Silver

8 **Guadalajara B** logistics hub

04 / 2019
Distribution Centre
Guadalajara
Big Box (XXL)
30,036 sqm
11 / 21
Gold

9 **Guadalajara C** logistics hub

04 / 2019
Distribution Centre
Guadalajara
Big Box (XXL)
28,931 sqm
2 / 21
Silver

10 **Marchamalo 2 – Warehouse A** logistics hub

12 / 2020
Distribution Centre
Marchamalo (Guadalajara)
Big Box (XXL)
50,317 sqm
5 / 5
Gold

11 **Marchamalo 2 – Warehouse B** logistics hub

02 / 2022
Distribution Centre
Marchamalo (Guadalajara)
Big Box (XXL)
54,168 sqm
3 / 5
Gold

12 **Marchamalo 3** logistics hub

03 / 2021
Distribution Centre
Marchamalo (Guadalajara)
Big Box (XXL)
36,727 sqm
3 / 11
Gold[1]

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio _

Operative assets

13 **Cabanillas** logistics hub

01 / 2019	21,598 sqm
Distribution Centre	2 / 18
Cabanillas (Guadalajara)	Silver
Big Box (XXL)	

14 **Torija** logistics hub

03 / 2022	53,275 sqm
E-commerce / Dist. Centre	2 / 3
Torija (Guadalajara)	Gold
Big Box (XXL)	

15 **Toledo** logistics hub

03 / 2019	92,027 sqm
E-commerce / Dist. Centre	3 / 19
Toledo	Silver
Big Box (XXL)	

16 **Zaragoza 1** logistics hub

11 / 2010	15,834 sqm
Distribution Centre	2 / 5
Zaragoza	Gold
Other	

17 **Zaragoza 2** logistics hub

07 / 2012	13,304 sqm
Hi Tech	6 / 18
Zaragoza	Certificate
Other	

18 **Castellbisbal 1** logistics hub

01 / 2021	12,830sqm
Cross-dock	6 / 31
Castellbisbal (Barcelona)	Gold
Last Mile	

Delivery date · Location · Leasable area · WAULB / WAULT
Logistics activity · Type of property · Environmental certificate

(1) Environmental certification goal

Annex: Details of the Portfolio _

Operative assets

19 Castellbisbal 2 logistics hub

12 / 2022
Distribution Centre
Castellbisbal (Barcelona)
Last Mile
27,560 sqm
14 / 19
Gold

20 Can Serra 1 logistics hub

03 / 2021
Distribution Centre
Sant Esteve (Barcelona)
Last Mile
6,167 sqm
6 / 16
Gold

21 Can Serra 2 logistics hub

12 / 2020
Distribution Centre
Sant Esteve (Barcelona)
Last Mile
6,856 sqm
6 / 6
Gold

22 Barberà logistics hub

04 / 2022
Distribution Centre
Barberà del Vallés (Barcelona)
Last Mile
6,202 sqm
3 / 13
Gold

23 Alicante 1 logistics hub

09 / 2022
Distribution Centre
Alicante
Last Mile
4,935 sqm
4 / 7
Gold

24 Illescas 1A logistics hub

11/2023
Distribution Centre
Illescas (Toledo)
Big Box (XXL)
140,737 sqm
5 / 20
Platinum

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio _

Operative assets

25 **Illescas 1C** logistics hub

11/2023	78,422 sqm
Distribution Centre	15 / 40
Illescas (Toledo)	Platinium
Big Box (XXL)	

26 **Zaragoza 3A** logistics hub

03/2024	9,317 sqm
Distribution Centre	6/9
Zaragoza	Platinum
Last Mile	

27 **Illescas 2** logistics hub

08/2024	58,821 sqm
Distribution Centre	13 / 30
Illescas (Toledo)	Gold[1]
Big Box (XXL)	

28 **Zaragoza 4** logistics hub

09/2024	13,230 sqm
Distribution Centre	11/21
Zaragoza	Gold[1]
Last Mile	

29 **Castanheira 1.A** logistics hub

11/2024	108,495 sqm
E-Commerce	21 / 29
Lisbon	Gold[2]
Big Box (XXL)	

30 **Málaga** logistics hub

12/2024	16,786 sqm
E-commerce / Dist. Centre	15 / 25
Malaga	Gold[2]
Last Mile	

Delivery date — Location — Leasable area — WAULB / WAULT

Logistics activity — Type of property — Environmental certificate

(1) Environmental certification goal

Annex: Details of the Portfolio _

Operative assets

38 Alaquàs 1 logistics hub

12/2024	31,456 sqm
Distribution Centre	11 / 21
Valencia	Gold[1]
Last Mile	

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio _
Assets under Construction

32 Guadalajara 1 D logistics hub

Distribution Centre | 50,184 sqm
Guadalajara | 12 / 22
Big Box (XXL) | Gold[2]

33 Alicante 2 logistics hub

Distribution Centre | 4,371 sqm
Alicante | N/A
Last Mile | Gold[1]

34 Pradillos M6 logistics hub

Distribution Centre | 15,372.44 sqm
Illescas (Toledo) | 5 / 15
Last Mile | Gold[1]

35 Alicante 3 logistics hub

Distribution Centre | 6,853 sqm
Alicante | N/A
Last Mile | Gold[1]

36 Alaquàs 2 logistics hub

Cross-dock | 6,197 sqm
Valencia | 9 / 19
Last Mile | Gold[1]

37 Zaragoza 3C logistics hub

Distribution Centre | 8,386 sqm
Zaragoza | 11 / 21
Land | Gold[1]

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio _

Assets under Construction

39 **Zaragoza 3B** logistics hub

Distribution Centre

Zaragoza

Land

22,430 sqm

11 / 27

Gold[1]

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio _
Land

39 Guadalajara 2 logistics hub

Distribution Centre
Guadalajara
Land

125,220 sqm
N/A
Gold[1]

40 Guadalajara 3 logistics hub

Distribution Centre
Guadalajara
Land

47,920 sqm
N/A
Gold[1]

41 Guadalajara 4 logistics hub

Distribution Centre
Guadalajara
Land

14,695 sqm
N/A
Gold[1]

42 Marchamalo 4 logistics hub

Distribution Centre
Marchamalo (Guadalajara)
Land

44,137 sqm
N/A
Gold[1]

43 Marchamalo logistics hub **Common Areas**

Common Areas
Marchamalo (Guadalajara)
Land

24,876 sqm
N/A
Gold[1]

44 Illescas 1B logistics hub

Distribution Centre
Illescas (Toledo)
Land

28,290 sqm
N/A
Gold[1]

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio _
Land

45 Pradillos M2 logistics hub

Distribution Centre | 27,591 sqm
Illescas (Toledo) | N/A
Land | Gold[1]

46 Pradillos M3 logistics hub

Distribution Centre | 8,389 sqm
Illescas (Toledo) | N/A
Land | Gold[1]

47 Pradillos M4 logistics hub

Distribution Centre | 41,881 sqm
Illescas (Toledo) | N/A
Land | Gold[1]

48 Pradillos M5 logistics hub

Distribution Centre | 21,348 sqm
Illescas (Toledo) | N/A
Land | Gold[1]

49 Castanheira 1B logistics hub

Distribution Centre | 21,881 sqm
Lisbon | N/A
Land | Gold[1]

50 Castanheira 1C logistics hub

Distribution Centre | 7,338 sqm
Lisbon | N/A
Land | Gold[1]

Delivery date | Location | Leasable area | WAULB / WAULT
Logistics activity | Type of property | Environmental certificate

(1) Environmental certification goal

Annex: Details of the Portfolio _
Land

51 Ruiseñor 1 logistics hub

Distribution Centre
Guadalajara
Land

87,901sqm
N/A
Gold[1]

52 Zaragoza 3D logistics hub

Distribution Centre
Zaragoza
Land

34,628 sqm
N/A
Gold[1]

53 Guadalajara 1E logistics hub

Distribution Centre
Guadalajara
Land

14,940 sqm
N/A
Gold[1]

54 Ruiseñor 2 logistics hub

Distribution Centre
Guadalajara
Big Box (XXL)

42,710 sqm
N/A
Gold[1]

Delivery date
Logistics activity
Location
Type of property
Leasable area
Environmental certificate
WAULB / WAULT

(1) Environmental certification goal

Annex: Glossary of Terms and Definitions_

CAPEX: Capital expenditures.

Take-up: The property leasing rate in the market in a given period, measured in square metres.

Ring: In the logistics market, rings are the areas into which the main cities are divided. In Madrid, for example, the first ring is the area inside the circular areas formed by the M-30/M-40 ring road. The second ring is between the first ring and the boundary of the region (20-30 km). Finally, the third ring starts from the second ring (30 km) and ends at 70 km.

Early Access: Early access to the warehouse before its handover date.

GAV: Gross Asset Value.

Prime: This refers to locations or products that are deemed outstanding for buying or renting purposes.

Rent: The amount of money paid on a regular basis to rent a property. It can be stated as a monthly or annual amount and is expressed as the rent per sqm/month.

Stock: Vacant or unoccupied square metres in the market that are available for rent.

Occupancy/Vacancy Rate: This refers to the percentage of property in the market that is occupied/unoccupied.

TVPI: Total Value Paid-In.

Yield : The rate of return on an investment property.

WAULB: Weighted average unexpired lease break.

WAULT: Weighted average unexpired lease term.

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