

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

# Retail Snapshot

Q3 2022

## RETAIL NEW OPENINGS



MADRID

VICIO  
Carretas 9  
**550 sq m**

NOON  
Ayala 26  
**450 sq m**

CHICO CASTIZO & CHINGÓN  
Santa Engracia 54  
**220 sq m**



BARCELONA

FLORENCIA  
LAS RAMBLAS 140  
**1,200 sq m**

POLESTAR  
P° de Gracia 84  
**200 sq m**

AWWG  
P° de Gracia 67  
**169 sq m**

## Situation in Spain

According to the latest data, the amount of people affiliated to Social Security has reached 20 M people, which is 3% more than in September 2021.

The rise in electricity and gas, among other items, will significantly affect households.

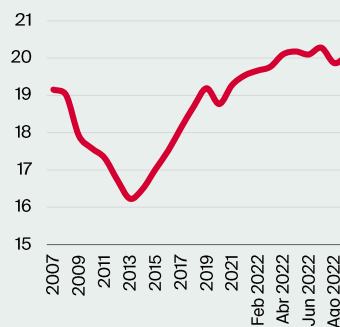
Household consumption is expected to be €80 billion by 2022, slightly lower than in 2021 but still above pre-pandemic levels, almost 5% higher than in 2019.

Despite the inflationary situation and how it might have affected travel intentions, the number of international tourists during the summer has continued to recover compared to the last two years, with the figure for the first eight months of the year rising to more than 48 million people, up more than 200% compared to 2020 and 2021.

Average spending per person has continued to rise, with August's figure standing at €1,276, 12% more than to the same month last year.

### Social security affiliates

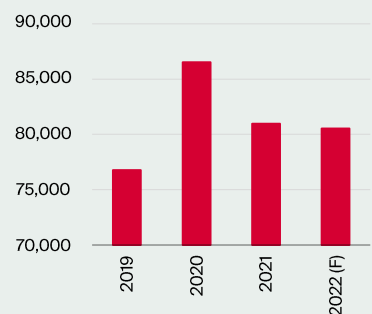
Millions of persons. 2007 - sep 2022



Source: Ministerio del Empleo

### Household consumption

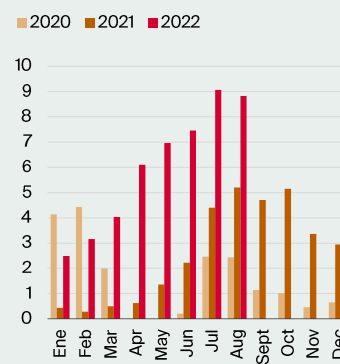
2019 - 2022 (F). M€.



Source: Kantar

### International tourists

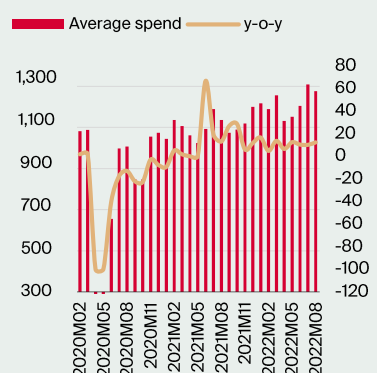
Millions of persons. 2019 - Aug 2022



Source: INE

### Average spend per person

2020 - August 2022. €. %



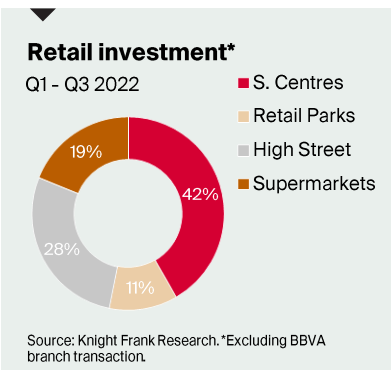
Source: INE

## Retail investment in Spain

The 3<sup>rd</sup> quarter of the year has registered an investment volume of +€520 M, giving a cumulative figure for the year so far exceeding €3.3 bn. During Q3 a purchase of a portfolio of branches was also completed, for €300 M, which represents almost 60% of the quarter's investment. Excluding these operations, the accumulated investment volume is +30% than in the same period of 2021, €1,050 M.

Shopping Centers continue to account for the largest fraction of the investment, with a volume of more than 40%, exceeding by more than 840% the investment volume in shopping centers in the first nine months of the previous year. They are followed by retail transactions with almost 30% of the total investment.

Prime yield remained stable in the second quarter of the year.



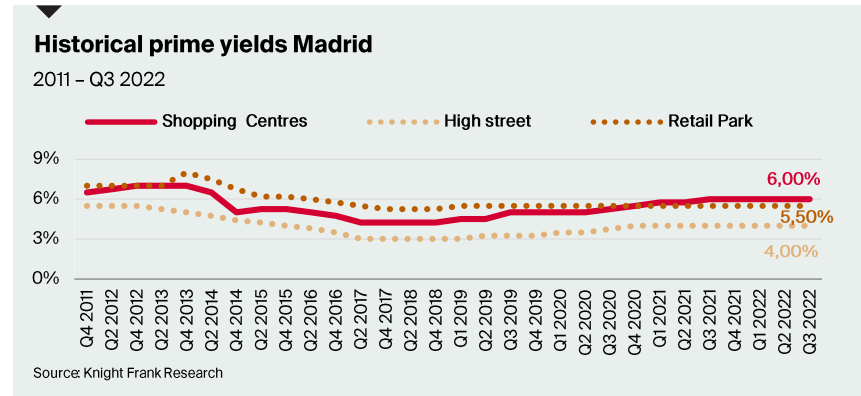
## TOP 3 DEALS T3 2022

**VARIOUS**  
380 BRANCHES PORTFOLIO  
VENDOR: AXA IM  
PURCHASER: SANTANDER  
**€300 M** n.a €/sq m  
Source: BrainsRe

**CARTAGENA**  
PARQUE MEDITERRÁNEO  
VENDOR: CONFIDENCIAL  
PURCHASER: FREY INVEST  
**€83 M** 1,300 €/sq m  
Source: Idealistanews

**VARIOUS**  
14 BRANCHES PORTFOLIO  
VENDOR: CONFIDENCIAL  
PURCHASER: IBI LION  
**€33 M** n.d €/sq m  
Source: El InmobiliarioMes a Mes

Among the most significant transactions during the second quarter of the year was Banco Santander bought back 380 branches owned by AXA IM, with an investment of €300 million. Also noteworthy was the purchase by the french fund manager Frey of Parque Mediterráneo (Cartagena) for €83 million, which has a surface area of 66,000 sq m.



## EUROPA PRIME YIELDS

LATEST AVAILABLE DATA Q3 2022	SHOPPING CENTRE	RETAIL PARK	HIGH STREET
FRÁNCFORT*	n.d	n.d	↓3,40
LONDRES	n.d	n.d	↑4,00
BERLÍN	↑4,65	↑4,55	↑3,10
DUBLÍN*	=5,50	=5,75	=4,75
PARIS	=4,50	↑5,25	=3,00

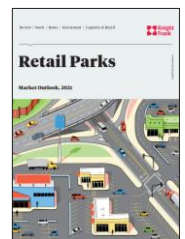
Source: Knight Frank Research. \*Q12022 data

**COVID-19:** Across Europe and beyond, market activity is being impacted in all sectors due to the Novel Coronavirus (COVID-19) outbreak. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes, in providing our opinions on the market. Given the unknown future impact that COVID-19 might have on the real estate market and limited recent comparable data, this report is meant to provide market insights as we see them at this time but we wish to highlight the material uncertainty which may cause swift changes in the market. Please get in touch with our team if you would like to discuss in further detail or receive an update regarding market conditions.

## Recent Publications



Retail Property Outlook, 2022



Retail Parks, 2021

## Retail

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