

## **Irish Life Investment Managers and Aberdeen acquire Nexum Retail Park from Equilis in a deal advised by Savills**

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**Madrid, April xx, 2025** - EQUILIS has announced the sale of Nexum Retail Park in Fuenlabrada, Madrid, to Irish Life Investment Managers (ILIM) and ABERDEEN Investments in a transaction advised by Savills.

This transaction represents a strategic move for both parties - reinforcing EQUILIS' commitment to sustainable and innovative retail developments while supporting ABERDEEN's expansion in the next-generation retail park segment. The acquisition marks the 7th investment made for ILIM's pan European multi sector property strategy, and reflects the diversification benefits of investing in the Retail segment.

For EQUILIS, Nexum is the second retail project in Spain following the success of the Finestrelles Shopping Centre in Barcelona. The sale of this asset underscores the attractiveness of a retail park designed to redefine consumer expectations, combining sustainability, innovation, and experience-driven retail.

Nexum Retail Park has a Gross Leasable Area (GLA) of 23.000 m<sup>2</sup>. The site comprises a variety of retail and leisure operators, as well as a hotel, and generates approximately 350 direct jobs.

The retail park attracts 2 million visitors per year and is located in a prime area of Fuenlabrada, one of the most densely populated municipalities in the Madrid metropolitan region. Its offer includes leading brands such as Supeco, Media Markt, Kiwoko, Pepco, Viva Gym, Norauto, McDonald's and Jysk.

Furthermore, Nexum houses the largest solar community in the country, with 1.350 solar panels placed on three of its rooftops, which will supply 100% renewable energy to up to 1.100 nearby homes without personal installation costs. Commitment to sustainability is one of the hallmarks of Nexum, providing 26 electric vehicle stations, including 10 ultra-fast charging points, eco-friendly building materials such as pre-cast concrete, and extensive landscaping with 200 local trees. The entire project has been certified with a Breeam 'Very Good' rating.

With this transaction, Aberdeen strengthens its presence in the Spanish real estate market, focusing on innovative and sustainable assets, while Equilis continues its expansion with new developments in Europe. Aberdeen Investments' commitment to the real estate sector began fifty years ago, and we have established ourselves in this market as a seasoned player and partner of choice for investors, like Irish Life Investment Managers.

Paul Baragwanath, Senior Fund Manager at Irish Life Investment Managers, stated about the transaction: "We are delighted with the acquisition of Nexum which is an excellent fit for ILIM's Pan-European real estate strategy. We are actively looking to deploy more capital across sectors and key gateway cities in Europe."

Etienne Allepuz, Transaction Manager at ABERDEEN, stated about the transaction: "We are delighted to announce the acquisition of Nexum for ILIM's European strategy. This project is in a prime location, with a strong catchment area in one of the most densely populated municipalities in the Madrid metropolitan area. In addition, it has a highly diversified tenant base, most of which is affordable, making this retail park accessible to a wide range of consumers. We are proud to highlight the high ESG component of this retail park, which has obtained BREEAM Very Good certification, reflecting our commitment to sustainability and responsible development'."

Xavier Pierlet, Chief Investment Officer of EQUILIS Europe, commented: "We are very pleased with this transaction, which aligns with our strategy of creating high-value, sustainable retail destinations across Europe. It hosts Spain's largest solar community, capable of powering up to 1,100 households. It positions Nexum as a forward-thinking retail park and we are delighted that ABERDEEN recognizes its long-term potential. We will pursue our development strategy in Spain in retail and residential".

Salvador González, National Director of Retail Investment, Salvador González, emphasizes: "Nexum represents a new generation of retail parks, combining traditional uses such as food, pets or electronics with leisure, restaurants and other services. EQUILIS was able to carry out an innovative proposal, and ABERDEEN has taken advantage of a unique opportunity to acquire a newly created asset in Madrid, in a market where there are practically no assets of such characteristics."

Pérez-Llorca has provided legal advice to the selling party, while on the buying side, Garrigues has acted as legal advisor, together with Arcadis as technical advisor and Knight Frank in the valuation of the asset.

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## **About Equilis**

We are EQUILIS and we build.  
We build stories.  
We create places where people build the stories of their lives.  
Love stories, business stories.  
Happy stories.

EQUILIS, set up in 2006 by Carl Mestdagh, deals with all aspects and stages of real estate development. It has diversified and broadened its portfolio to cover the entire European market. EQUILIS has offices in Belgium, France, Spain, the Netherlands, Portugal, Poland and Germany. The company develops and supports ambitious projects in a wide variety of areas, ranging from retail and residential to office, including the renovation of old industrial sites, residences for the elderly or for students, leisure spaces, car parks, cultural and public spaces, and many others.

EQUILIS, present in Spain since 2014, has five major investments already developed, such as the Finestrelles shopping centre in Barcelona (inaugurated in 2018), Nexum Retail Park in Fuenlabrada (inaugurated in 2023) and three first class residential projects in the prime area of Madrid.

In 19 years, EQUILIS has carried out more than fifty projects, representing 430,000 m<sup>2</sup>, including 1,500 housing units. EQUILIS is currently developing an additional 520,000 m<sup>2</sup>, including nearly 4,000 housing units.

## **About Irish Life Investment Managers (ILIM)**

- Irish Life Investment Managers ('ILIM') is an Irish-based, global asset management company, working with a wide range of institutional clients including insurance companies, wealth managers, pension schemes, fiduciary managers and sovereign wealth funds across Europe and North America. ILIM manages over €120bn in AUM on behalf of its clients and provides market-leading expertise to help other institutional investors design and construct products in line with their strategies.
- We are one of the largest active property investors in Ireland with strategies in Europe designed to diversify portfolios across geographies and sectors.

## **About Aberdeen**

- At Aberdeen, our ambition is to be the leading Wealth & Investments group in the UK.
- We are focused on growing our direct and advised wealth platforms and repositioning our specialist asset management business to meet client demand. We are committed to delivering excellent client service, supported by leading technology and talent.
- As of December 31, 2024, we managed and administered €477.1 billion in client assets.
- Interactive investor, the UK's second largest direct-to-consumer investment platform, enables individuals in the UK to plan, save and invest in the way that suits them best.
- Our Adviser business provides financial planning and technology solutions to UK financial advisers, enabling them to create value for their clients.

- Our investments business is a specialist asset manager focusing on areas where we have both the strength and scale to capitalize on the key themes that shape the market, whether through public markets or alternative asset classes.

### **About Savills**

For over 160 years, Savills has been helping people thrive through places and spaces, whether it's an expanding international business, an investor looking to optimise their portfolio in a sustainable way or a family looking for a new home.

Listed on the London Stock Exchange, we have over 40,000 professionals in more than 70 countries working together to provide unique coverage and expertise in real estate, commercial property and prime residential.

Our Research department is the industry benchmark for real estate advisory services. Through data analysis, innovative and tailor-made solutions in the local and global environment, we are able to provide our clients with the decision-making power that enables them to realise their goals.

Check out our news <https://www.savills.es/publicaciones/noticias.aspx>

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- *This acquisition marks the 7th investment made for ILIM's pan European multi sector property strategy, and reflects the diversification benefits of investing in the Retail segment.*
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*Y un quote de ILIM siguiente (que aparezca antes del de Etienne por favor):*

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