

NASSICA RETAIL AND LEISURE PARK, MADRID

NASSICA IS ONE OF SPAIN'S FIRST HYBRID RETAIL, ENTERTAINMENT AND FACTORY OUTLET CENTRES, HOUSING 23 RESTAURANTS, ANCHORED BY A 20-SCREEN UGC CINEMA COMPLEX AND A CARREFOUR HYPERMARKET.

It is managed by CB Richard Ellis and has been part of our Continental European property fund, PREF, since March 2004. An estimated 1.8 million people live or work within a 20-minute drive. The scheme was extended in 2008 to include a major retail store for Leroy Merlin, a DIY retailer, and an El Corte Ingles outlet. A larger proportion of the overall scheme now comprises retail space, reducing leisure exposure.

GREEN AWARD

Nassica won the British Land Award 2010 for resource management in Continental Europe.

20%

INCREASE IN VISITORS

The Park continues to perform strongly, with a 20% increase on last year. It is 98% let and has a strong catchment area which is experiencing rapid population growth.



NASSICA RETAIL AND LEISURE PARK

GOING GREEN

WE REDUCED ENERGY USE COMPARED TO LAST YEAR, SAVING OVER 40,000 KWH OF ENERGY, AN ESTIMATED €6,000 ON ENERGY BILLS AND 277 TONNES OF CARBON.

The savings were largely due to the successful implementation of our Environmental Management System, which achieved ISO:14001 certification in 2009. We have introduced a series of procedures and practices that have dramatically changed how the Centre is managed.

Our on-site team monitors electrical controls on a daily basis to optimise settings, and adjusts the timings for lighting to make the most of natural daylight at different times of year. They also zoned car parks, so that at off-peak times some areas can be temporarily closed without affecting shoppers.

Over the last few years, we have introduced a range of measures to improve energy efficiency. These include upgrading the control system for heating and cooling,

installing energy efficient lightbulbs, and fitting motion sensors so that lighting is only on when needed. We have also installed energy saving frequency controllers in lifts and escalators, as well as weight systems so that energy use is optimised according to the load.

Initiatives to raise environmental awareness include publishing an Environmental Good Practice Guide, complemented by a reader-friendly sustainability leaflet. These have been communicated to employees, retailers and suppliers, with the leaflet also available to shoppers via the information desk. Environmental messages are announced on advertising screens in the Centre. A 'green clause' is now included in all suppliers' contracts and the team recently set up an environmental suggestions box.

“We share our sustainability vision and policies with our suppliers on site and with our retailers. In a way, they are our ‘eyes and ears’ on the ground. Nobody is more aware than they are of any excesses that may occur, whether these comprise lighting left on unnecessarily, heating and cooling systems turned on without need or faulty pipes left to leak water. Being open to their suggestions and ideas also helps us to improve environmental performance further.”

Iñigo Taboada

European Asset Manager at British Land



Nassica was designed by Reid Fenwick Architecture and comprises a range of structures inspired by the Rubik's Cube®. One of the most dramatic features is a distinctive lighting system, which applies the latest technology to create light shows, synchronizing images and sound, undoubtedly one-of-a-kind in Spain.

