

# SPANISH INVESTMENT REVIEW

Weekly report on Spanish Investment News  
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## Iberdrola sells half of its large renewable portfolio in Spain to the Norwegian sovereign wealth fund for 600 million

[LA RASON](#)

Iberdrola has signed a strategic alliance with the Norwegian sovereign wealth fund, managed by Norges Bank Investment Management, to co-invest in 1,265 MW of new renewable capacity in Spain (20% wind and 80% photovoltaic). In this way, the Norwegian sovereign wealth fund will disburse some 600 million euros for its 49% stake in the asset portfolio, 100% of said portfolio is valued at about 1,225 million euros. Iberdrola will have a majority percentage of 51% in the assets, which it will also control and manage, providing operation and maintenance services and other corporate services.

Both companies come together to accelerate decarbonization in Spain, an agreement that could be extended in the future to other countries, as reported by the energy group. Of the 1,265 MW, 137 MW are operational -in Castilla-La Mancha and Aragón; while the rest is under development.

As a result of this relationship, Norges Bank Bank Investment Management has decided to make its first direct investment in renewable assets in Spain with Iberdrola, the largest European electricity company by capitalization. "Iberdrola and Norges Bank Investment Management thus create a solid alliance between two preferred partners whose commitment could be extended to additional renewable opportunities in other geographies", highlighted the company chaired by Ignacio Galán.

"Iberdrola and Norges Bank Investment Management thus create a solid alliance between two preferred partners"

IGNACIO GALÁN





## Barceló foresees a historic 2023 and will invest 250 million in purchases and reforms

[EL PAIS](#)

Barceló faces 2023 with renewed optimism after a year in which it returned to profit and in which revenues doubled compared to the previous year . “We had a very favorable year after two terrible years. In 2022, the group's billing has doubled, growing 104% annually, while revenue from the hotel division has increased 74%,” said Raúl González, CEO of Barceló Hotels & Resorts , during a meeting with the press prior to the International Tourism Fair (Fitur). “We will make 2023 better than 2019 and we will achieve a historic record in the hotel division.”

The Balearic hotel chain maintains its optimism in the reservations of the first months of the year. “This year's book data is positive. People are booking at the last minute, but in those destinations where there is visibility, such as the Canary Islands and the Caribbean, the figures are better than in 2019”. Despite fears about the impact that inflation or the economic slowdown could have on the purchasing power of tourists, González believes that a paradigm shift has taken place. “ The tourist's mentality about disposable income has changed. People are willing to save in other chapters to take trips . Right now it would be unthinkable not to travel for a year, ”he assured.

The recomposition of the accounts will be accompanied by a growth in the hotel portfolio, with a focus on both reforms and acquisitions . “This year we will invest between 150 and 200 million between acquisitions and reforms. That will be the minimum.” Among the reconversions underway, he highlighted a hotel in Granada, another in Pamplona and the assets in Fez and Marrakech. “ If we generate a cash flow of 400 million and nothing goes wrong, we could have up to 250 million for investments ”, he stressed. In this scenario, he considered the possibility of addressing a corporate operation later. "If the numbers continue to accompany us, we will consider them in some time."

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RAUL GONZÁLEZ





## **Green Energy**

### **The Government accelerates and saves 15,000 million investment in renewables**

[EL ECONOMISTA](#)

The Government has stepped on the accelerator for the development of renewable energies in Spain. Over the last four months, the department headed by Teresa Ribera has processed environmental impact statements for more than 14,800 MW , which means saving more than 15,000 million in investment in Spain.

The Executive ensures that it has thus completed all the permits that it had pending before next February 25, in which Red Eléctrica will proceed to withdraw the authorizations to those promoters who do not have all the papers in order.

According to the Ministry, a total of 192 files have been processed, of which 170 have been favorable (more than 100 in the last four months), 22 have been negative, 8 have been archived and 1 has been rejected by the promoter himself.

The Government decided to grant an extension that meant granting nine more months to carry out the processing of these projects .



### **Enagás seeks to promote a green hydrogen transport network in Spain for 7,200 million**

[EL PAIS](#)

This year Enagás will officially present four expressions of interest for the development of four future renewable hydrogen interconnections , which will reveal an investment potential for the transport of this energy source of close to 7,200 million euros in Spain and neighboring countries.

This was the main announcement made by the company's CEO, Arturo Gonzalo, during the Enagás Hydrogen Day celebration. The Executive has advanced that the first of these samples of interest will be linked to the hydrogen transport sub-axis that will run along the Via de la Plata. In this way, the company will initiate the non-binding supply and demand matching mechanisms to optimize the development of the renewable hydrogen transport trunk network in Spain, once the Government updates the National Integrated Energy and Climate Plan (PNIEC), which is expected to do so throughout 2023.





## **LOGISTICS**

**Amazon will open two new logistics centers in Zaragoza and Girona in the first half of the year and will create 2,500 jobs**

### LA RAZON

Amazon will open two new logistics centers in Spain, one in Zaragoza in March and another in Far d'Empordà (Gerona) in April, which will generate 2,500 permanent jobs over the next three years, as announced by the commerce giant on Wednesday. In this way, Amazon continues to make progress in its commitment to have 25,000 permanent employees in Spain by the end of 2025. As part of the process of modernizing its logistics network in Spain, Amazon has announced the transfer of the activity of its center in Martorelles (Barcelona) to Zaragoza, which will mean its closure. This measure will not lead to layoffs, they say from the company, since the 800 employees of Martorelles will be relocated to the Spanish network, "guaranteeing a job for all of them." In addition, financial aid will be offered to support them in the transition.

The two new centers will come into operation during the first half of 2023.



**Azora is reaffirmed in logistics with its two investment vehicles: eight operations and more than 100 million invested since 2021**

### BRAINSRE

Azora puts the batteries in logistics. In 2021, the business group created two investment vehicles with a focus on last-mile logistics assets in Spain. Since then, the brand has closed eight operations that have raised an investment of approximately 100 million euros and a constructed area that is close to 90,000 square meters.

Azora's two logistics investment vehicles are MilePro Last Mile Logistics and PGIM Real Estate Last Mile. The first was created in September 2021 with Indosuez Wealth Management; the second, in July 2021 with PGIM Real Estate, the real estate investment division of PGIM, the company that manages the global investments of Prudential Financial Inc. The plan of both brands is to continue investing in Spain, one of the most important European logistics markets, attractive and with more room for growth.

The last of his moves? The purchase of a logistics platform of 24,685 square meters from Meridia.





## **CONSTRUCTION**

# The figures of Elysium City approved in Extremadura Siberia: 3,925 million in hotels and 1,825 in theme parks

[EL PAIS](#)

The urban operation known as Elysium City in the town of Castilblanco (Badajoz), to which the Junta de Extremadura gave the green light last week, includes investments of 3,925 million euros in hotels, 2,044 million in tertiary or 1,825 million in leisure parks . As published by Cinco Días this Saturday, the project foresees a total investment of 8,300 million , although it could skyrocket to exceed 18,000 million in later phases, according to the promoter's plans.

This project is located in the region known as Siberia Extremadura, a remote area of Badajoz next to the García de Sola reservoir and adjacent to Cáceres, Toledo and Ciudad Real. Last week, the Official Gazette of Extremadura ( DOE ) published the management plan after more than four years of work, based on what is known as Legio (Law of Large Leisure Facilities in Extremadura), which covers this action.

The promoter of this project is the small company Castilblanco Elysium Corporation.



# Arcano buys land from a development abandoned 20 years ago in the city of Cádiz

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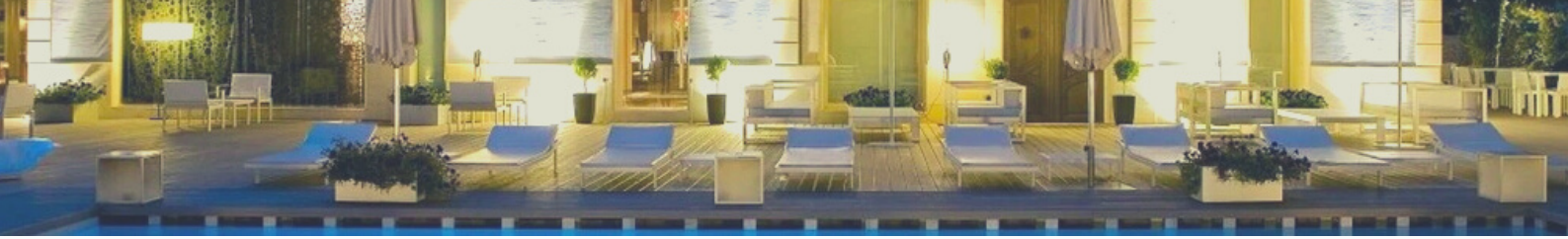
Buyers affected for around 20 years by a ghost development in the area popularly known as Los Chinchorros in the city of Cádiz have seen how in recent weeks they began to receive their apartments. Now, the second phase of that development has passed to a new owner, the Arcano real estate fund.

This company has acquired the land and the work in progress from Coral Homes , the company that has owned it up to now and which, since it took over the plot, has cleared the tortuous path for those affected who have not enjoyed their home for years and has built the first floors.

This promotion, located in the area outside the walls of the capital of Cádiz, is located next to the already closed San José cemetery, which will become a green area according to the municipal plans of the council governed by Adelante Cádiz.

That urban plot, one of the few in the capital of Cadiz due to the impossibility of extending the municipality beyond its current limits.





## HOSPITALITY

### Palladium will enter the hotel elite this year with a turnover of 1,000 million euros

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Palladium, the hotel chain founded in the Balearic Islands by the Matutes family, is going to enter the select club of companies with a turnover of more than 1,000 million euros this year. The CEO of Palladium Hotel Group, Jesús Sobrino, advanced in Fitur that the company will exceed this volume of business for the first time after 2022 in which pre-crisis sales have been greatly exceeded. "In the last edition of Fitur I said that we were going to surpass the results of 2019 this year and many considered me daring in the middle of the wave of Ómicron. Well, we've gotten over it." Of the 752 million that the company billed before the coronavirus crisis, it went to another 948 million in 2022, thanks to the recovery in demand in 2022. "Last year we managed to far exceed the pre-pandemic figures and the forecasts we handle for this year, despite the challenges facing the sector, are positive," he assured.

Faced with the overwhelming optimism of the rest of the hotel companies that have rendered financial accounts at Fitur, Palladium's position is conservative and even somewhat pessimistic.



### Restaurant chains invested 320 million to open 700 stores in 2022

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The branded restaurant sector closed 2022 in Spain with more than 700 new stores, which represents an increase of 9% compared to 2021, after having made a global investment of more than 320 million euros, according to data from a survey carried out among the current 45 companies that are part of the business association Marcas de Restauración (MdR).

Specifically, the sector has specified that in the absence of concluding in detail the data from the census of the number of establishments operated by all of these chains, but the aggregate figures show a result that shows the strength in the growth and consolidation of the 'food service' in Spain.

In this way, some brands such as Alsea opened 50 restaurants including Starbucks, Domino's or VIPS last year, while Food Delivery Brands opened 19 Telepizza stores in Spain, all of them franchises; Avanza Food grew with 12 new franchised locations from Carls Jr and Tony Roma's; KFC closed the year with 30 new openings and Aloha Poke opened five more locations last year.





## HEALTHCARE

### The KKR fund signs the purchase of IVI for 3,000 million after eleven months of waiting

[EL PAIS](#)

KKR is already the new owner of IVI. The US fund signed this week the acquisition of the Spanish company, world leader in infertility treatments, eleven months after the transaction was announced, according to financial sources. The venture capital giant has agreed to pay 3,000 million euros.

KKR won in February of last year in a close bid for IVI-RMA . The fund put 3,000 million euros on the table and ousted the other finalist funds, Cinven, which was in alliance with the American Amulet Capital, and Nordic Cap. But in the auction, which was organized by Morgan Stanley, a large group of the largest private equities operating in Spain participated , such as Carlyle, CVC, Permira or PAI.

IVI's valuation has been heating up in an extraordinary way of late. In 2018, the company already explored the sale of a minority stake in 2018, as a step prior to going public, with a valuation of just over 1,000 million.



### Otsuka: "Pharmacological control of medicines is carried out from Spain for half the world"

[EL ECONOMISTA](#)

The Japanese laboratory Otsuka makes Spain its main subsidiary in Europe . The reasons are that the Spanish subsidiary is the one that offers the most bills, jobs and projects. The company, which arrived in Spain 42 years ago, has a quality control laboratory in the country that supports all of Europe and a large part of Asia. In the words of its general director, José Manuel Regueiro, to this medium, "from Spain the evaluations and pharmacological control of medicines are made for half the world."

Spain participates in the clinical development of all the medicines developed by the company and there are currently more than 25 Spanish centers (universities, research centers) collaborating in this field. Among its medium-term objectives are the expansion to Portugal. The company hopes to have a legal entity in the Portuguese country next year to carry out the first Spain-Portugal operations by 2025. But in recent years they have also been investing significantly in the company's digital area, especially focused on psychiatry.





## **OFFICES**

### **Madrid and Barcelona register record absorption figures in logistics**

#### **BRAINSRE**

The cities of Madrid and Barcelona registered record absorption figures in logistics in 2022, as reported this Thursday by the real estate consultancy Cushman & Wakefield.

Specifically, the capital of Spain registered a record absorption with 1.3 million square metres, which represents an increase of 30% compared to the previous year. These figures translate into 111 operations, which is also another record. In addition, prime rent stood at 6.1 euros per square meter per month in December 2022, exceeding the pre-pandemic level at the end of 2019 (5.25 euros) thanks to the dynamic activity of the rental market. For 2023, a future available offer of about 800,000 square meters is expected.

in the office segment , Madrid registered a total absorption of 515,000 square meters, which represents an increase of 30% compared to 2021. Madrid registered a total of 405 operations, in line with the years prior to the coronavirus. Prime rent stood at 37 euros per square meter per month.



## **DEVELOPMENT**

### **Cívitás, the sponsor of the Metropolitan, will give its name to Puerto Banús**

#### **EL PAIS**

Puerto Banús, the super-exclusive port complex in Marbella (Málaga), will be renamed Cívitás Puerto Banús. In this way, the real estate developer extends the formula of naming infrastructures, as it already signed last year with the Atlético de Madrid Metropolitan Stadium.

In addition, the Extremaduran real estate company chaired by Alejandro Ayala is going to invest 80 million euros in five years to build homes on the Costa del Sol. The first of these will be a development of ultra-luxury villas on land adjacent to the port, acquired from Puerto Banús , as reported by the companies on Tuesday in a joint statement.

According to these two companies, Cívitás Puerto Banús will be the first marina sponsored by a company , as is happening more and more frequently in sports stadiums, such as the Spotify Camp Nou or the Cívitás Metropolitano itself in Spain.

The promoter takes over the rights to the name of Puerto Banús for five years.







## AQ Acentor buys three plots in Malaga to develop 120 homes

[BRAINSRE](#)

AQ Acentor has bought three plots to develop around 120 homes in the Zeta District of the city of Malaga , as reported by the real estate developer.

The development of the three promotions will generate some 500 direct and indirect jobs, "favoring the hiring of local collaborators as a lever for the economic and social growth of the area of influence", they indicate from the company.

With this new investment of more than 30 million euros in the west of the town, AQ Acentor exceeds 430 million in turnover in the province of Malaga .

Sergio Gálvez , CEO of AQ Acentor , has said that "the whole team is tremendously happy with this new investment." « Malaga is and will be a preferred area for our real estate development, both residential and logistical », he added. «Distrito Zeta brings together, thanks to the great work carried out by the Urbania team, all the principles on which we base our company strategy, such as innovation, environmental sustainability or energy efficiency», Gálvez pointed out. «For us, it is a privilege to be able to participate in the residential consolidation of the Zeta District»



## RETAIL

## Aldi will boost its growth in Spain with 50 new openings in 2023

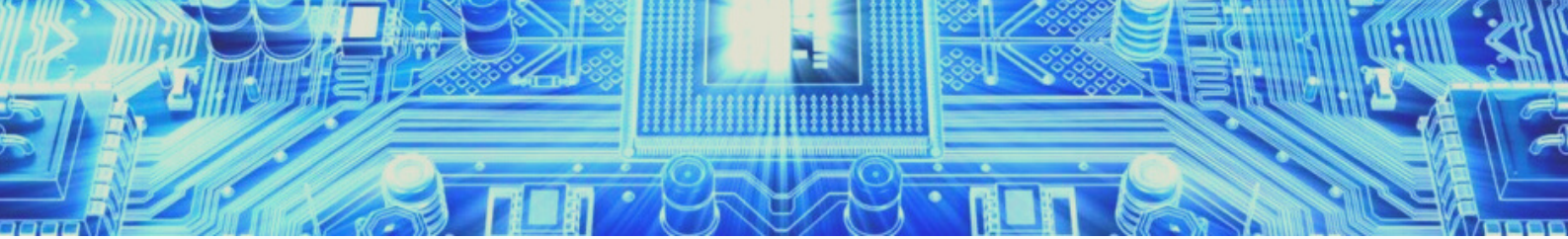
[EL PAIS](#)

Aldi will continue during 2023 with its strong commitment to growth in the Spanish market. The German supermarket company, which currently has 394 stores in Spain, plans to open 50 new stores this year, which will mean a new leap in its strategy, with which it aims to accelerate its growth in market share .

It will do so after carrying out 40 inaugurations in 2022, among which its landing in the Canary Islands stood out , where it already has 9 stores, and also in Asturias. Little by little, Aldi has been covering the entire national territory, something that it will continue to do in 2023. For this year, the company plans to open its first store in Melilla . When it does, only Ceuta will remain to be in all the regions and autonomous cities of Spain, a fundamental point for its growth in share.

This currently stands at 1.4%, according to data from Kantar. "We know that it will continue to expand because our ambitious expansion plan will continue to be very active in the coming years ," Aldi sources explain to CincoDías .





## **TECHNOLOGY**

### **Amazon will open two new robotic centers in Zaragoza and Girona**

[EL PAIS](#)

The electronic commerce giant Amazon has announced this Wednesday the upcoming opening in Spain of two new state-of-the-art robotic logistics centers that are expected to generate some 2,500 jobs in the next three years. In March it is expected that a logistics center will open in Zaragoza, in the jargon of the sector what is known as inbound cross dock, which is expected to generate more than 1,000 jobs by 2026. In April it will be the turn for the opening of another robotic logistics center in Far d'Empordà (Girona), which will lead to the creation of another 1,400 jobs in the same period.

The opening of these two new facilities is preceded by the closure of the center that the multinational had until now in the Barcelona town of Martorelles, one of the oldest in the network and where 800 people worked, who will be relocated by Amazon. Its activity will be transferred to Zaragoza. For this reason, the company has begun conversations with the workers' representatives to establish the conditions of the transfer



### **VW buys for 63.6 million the plot where it will build its battery plant in Sagunto**

[EL PAIS](#)

The president of the Generalitat, Ximo Puig, has announced this Monday the sale of a plot of Parc Sagunt II to PowerCo, the battery company of the Volkswagen Group, in which the German company will build the gigafactory of battery cells, which will be its reference plant in southern Europe.

The operation has been closed after approval by the Board of Directors of Espais Econòmics i Empresarials (EEE), a public company owned 50% by the Generalitat and 50% by Sepides, and the subsequent signing of the deed of sale between the management company of Parc Sagunt and PowerCo, as reported by the Generalitat in a statement.

The plot, the first to be sold in the context of the development of Parc Sagunt II, covers nearly 1.3 million square meters and the transaction has been closed for an amount of 63.66 million euros. This project will mean the creation of more than 3,000 direct jobs, as well as a reinforcement of the country's industrial and business competitiveness.

