



# EUROCOMMERCIAL

Retail properties portfolio 2023

# At a glance

Eurocommercial currently owns and operates 24 shopping centres in Belgium, France, Italy, and Sweden with total assets of just over €3.8 billion.

## Belgium page 6

1

Property



**47,000m<sup>2</sup>**

Gross lettable area



### Properties

Woluwe Shopping  
Brussels



## France page 8

8

Properties



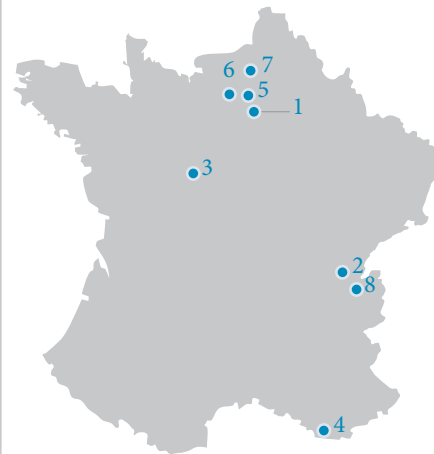
**221,120m<sup>2</sup>\***

Gross lettable area



### Properties

- |   |  |   |   |
|---|--|---|---|
| 1 | Passage du Havre<br>Paris                        | 7 | Grand A<br>Amiens (Somme)                                   |
| 2 | Val Thoiry<br>Greater Geneva<br>(Ain)            | 8 | Shopping<br>Étrembières<br>Greater Geneva<br>(Haute-Savoie) |
| 3 | Les Atlantes<br>Tours (Indre-et-Loire)           |   |   |
| 4 | Centr'Azur<br>Hyères (Var)                       |   |   |
| 5 | MoDo<br>Moisselles (Val d'Oise)                  |   |   |
| 6 | Les Portes de<br>Taverny<br>Taverny (Val d'Oise) |   |   |



\* Also includes parts of shopping centres not owned by Eurocommercial.

# Italy

page 24

8

Properties



404,869m<sup>2</sup>\*

Gross lettable area



## Properties

- |                                   |   |
|-----------------------------------|---|
| 1 I Gigli<br>Florence (Tuscany)   | 5 Il Castello<br>Ferrara (Emilia Romagna) |
| 2 Carosello<br>Milan (Lombardy)   | 6 Curno<br>Bergamo (Lombardy)             |
| 3 Fiordaliso<br>Milan (Lombardy)  | 7 Cremona Po<br>Cremona (Lombardy)        |
| 4 Collestrada<br>Perugia (Umbria) | 8 I Portali<br>Modena (Emilia Romagna)    |

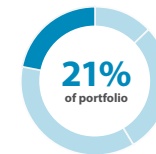
\* Also includes parts of shopping centres not owned by Eurocommercial.

# Sweden

page 40

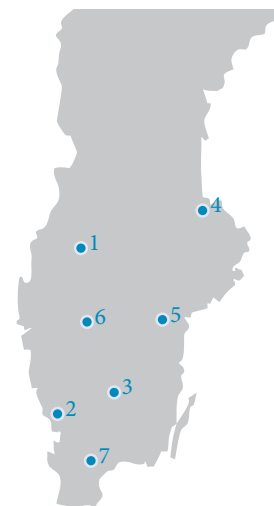
7

Properties



270,900m<sup>2</sup>\*

Gross lettable area



## Properties

- |                                      |  |
|--------------------------------------|--|
| 1 Bergvik<br>Karlstad (Värmland)     | 5 Ingelsta Shopping<br>Norrköping (Östergötland) |
| 2 Hallarna<br>Halmstad (Halland)     | 6 Elins Esplanad<br>Skövde (Västergötland)       |
| 3 Grand Samarkand<br>Växjö (Småland) | 7 C4<br>Kristianstad (Skåne)                     |
| 4 Valbo<br>Gävle (Gästrikland)       |  |

\*\* Includes all commercial areas.

# Portfolio and strategy

We buy, manage and develop well-located shopping centres in mature and prosperous markets, working in partnership with our retailer tenants to maximise the centres' values and attraction to their customers.

## Property location

Shopping centres depend on a number of factors for their success, the most important being one that cannot be changed: location. Eurocommercial's in-house research and economics team investigates every acquisition with great care. The accessibility and visibility of the site is assessed followed by a thorough investigation of the wealth and buying preferences of the catchment population.



## Active asset management

We work hard to ensure that our centres are fresh and modern through regular refurbishments and extensions that are designed to increase footfall and add further value to the property. This commitment to maintaining high-quality and well-managed shopping centres means that our properties consistently attract the best retailers for the catchment, resulting in high occupancy levels and good turnover growth.



## Understanding customers

We take great efforts to understand our customers and ensure that our centres are visited time and again. Demographic, economic and behavioural studies are tools we use to constantly improve the shopping centres in terms of their environment, services, marketing and tenant mix.



## Retailer relationships

Our leasing and management teams are in constant dialogue with the major international and local retail groups, monitoring emerging trends and often providing advice to new market entrants. By working together we are able to create successful shopping centres and better experiences for our customers.



## Green leases

Our 'Green Lease' documentation provides the opportunity to exchange ESG ambition with our tenants in order to gradually reduce the environmental footprint of our shopping centre portfolio and reduce utility and operational costs and is designed to identify and monitor activities, products and services that have a social or environmental impact.



## Awards and external recognitions



- Awarded the EPRA Gold Award for sustainability reporting for a ninth consecutive year.

85  
score in the  
2022 GRESB  
Assessment

- Achieved the highest ever score of 85 in the 2022 GRESB Assessment.



- Maintained Green Star status, receiving four GRESB stars in 2022.

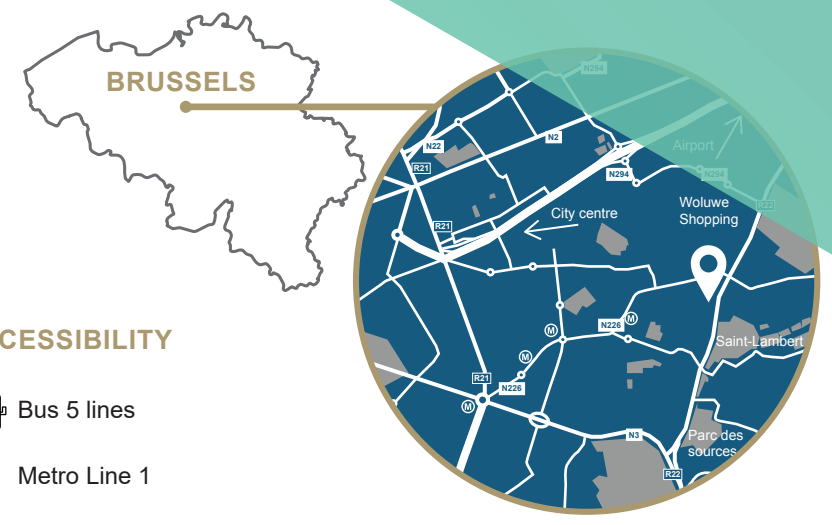


- Awarded Prime status in ISS ESG Corporate Rating.



# ESG & AWARDS BREAM®

**BRUSSELS – OPENED 1968**  
*Refurbished in 2004 and 2019*



Since it opened in 1968, Woluwe Shopping has been the best known shopping centre in Belgium and remains one of the most successful due to its solid fundamentals: a prime location, excellent accessibility, a densely populated and wealthy catchment and broad retail mix, including most international brands present in the market.

## ACCESSIBILITY

- Bus 5 lines
- Metro Line 1
- Tram Line 8
- Parking (1,910 spaces)



## SERVICES

- Free Wi-Fi
- Click & Collect
- Electric Car Charging
- Gift Card
- Welcome Desk
- Digital Signage/Advertising



TOP BRANDS



**47,000**  
Gross lettable area Gallery

**124**  
Number of stores

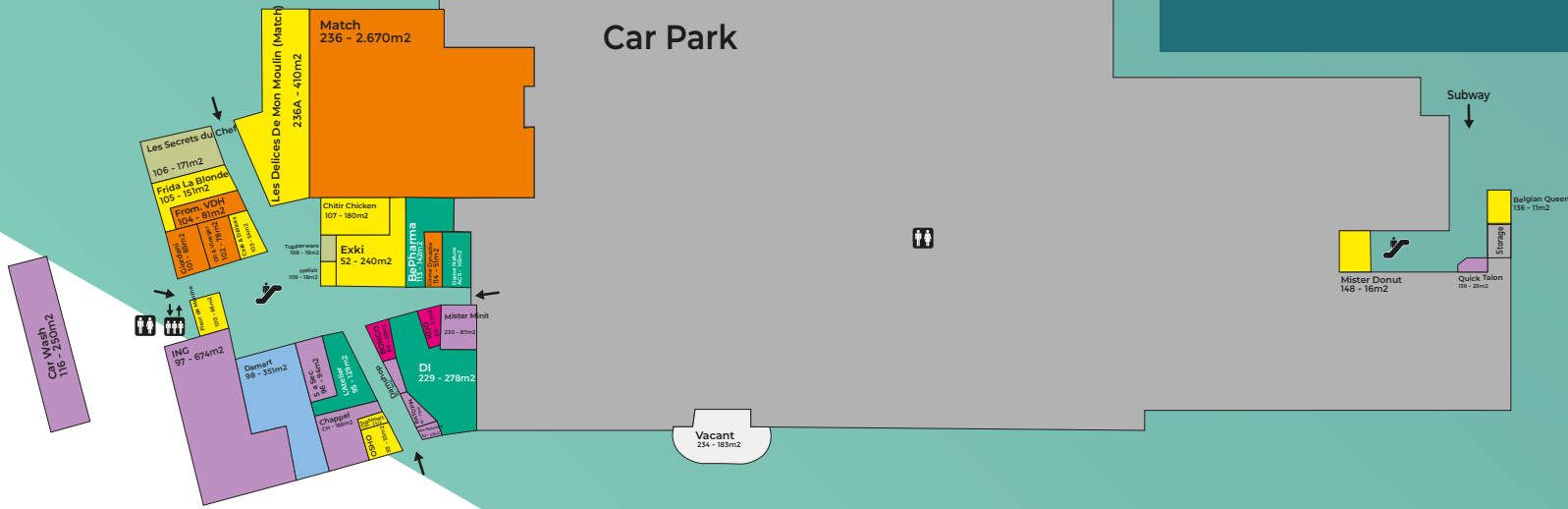
**10**      **16**  
Medium units      Restaurants

**1.6 million**  
Catchment  
(within 20 minutes)

**98%**  
Occupancy by floor area



## Ground Floor

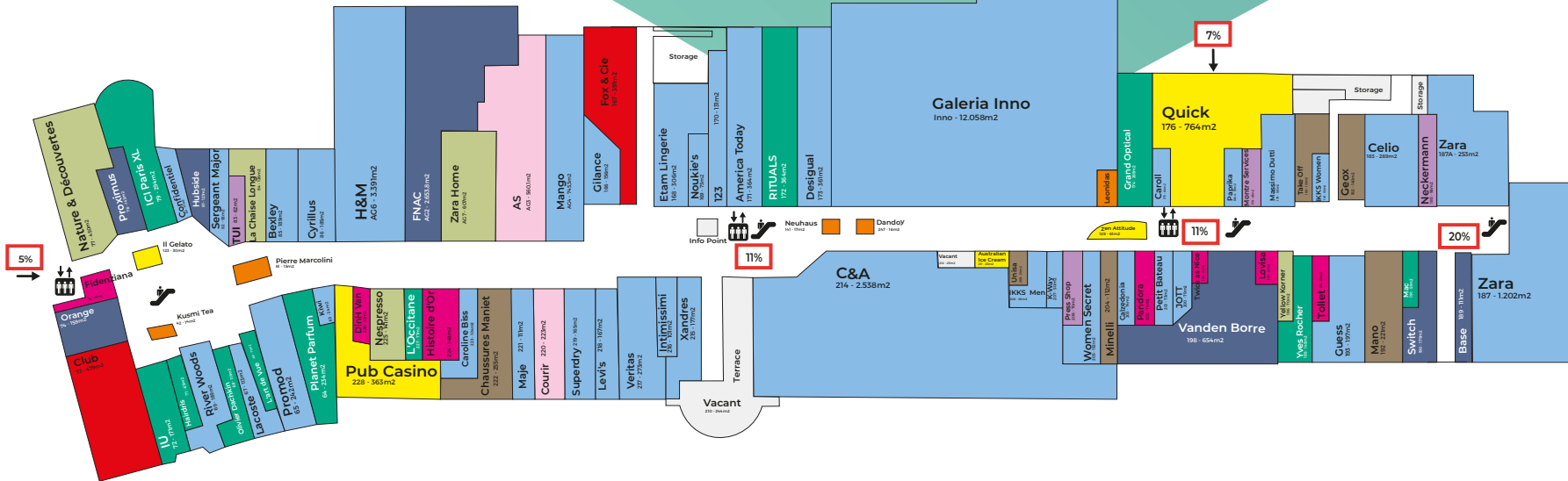


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## First Floor

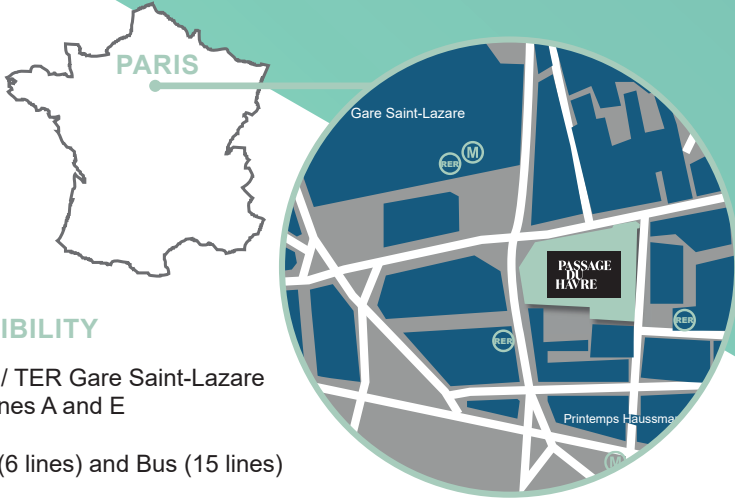


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Department Store
- Restaurants
- Services
- Sport
- Home Goods

# PASSAGE DU HAVRE

ESG & AWARDS  
**BREEM**<sup>®</sup>

PARIS – OPENED 1997  
Refurbished in 2012



The Passage du Havre is located in central Paris opposite the Gare Saint-Lazare leading to the two department stores Galerie Lafayette and Printemps situated on boulevard Haussmann. It is anchored by Fnac and sits at the heart of the Haussmann-Saint-Lazare shopping district, with excellent transport links.



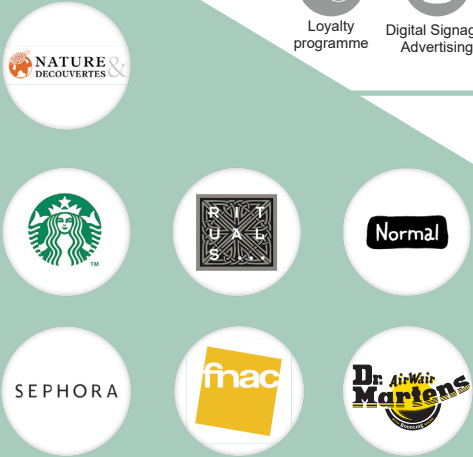
- ACCESSIBILITY**
- SNCF / TER Gare Saint-Lazare  
RER lines A and E
  - Métro (6 lines) and Bus (15 lines)
  - Parking (174 spaces)

**SERVICES**

- WIFI / Free Wi-Fi
- Gift Card
- TAX FREE
- Loyalty programme
- Digital Signage/ Advertising



TOP BRANDS



**23,900\***  
Gross lettable area

**14,000**  
GLA Gallery

**41**  
Number of stores

**2** Medium units    **5** Restaurants

**7.4 million**  
Catchment  
(within 30 minutes)

**100%**  
Occupancy by floor area

\*GLAs may not add up due to rounding. Includes external units, offices and residential areas.



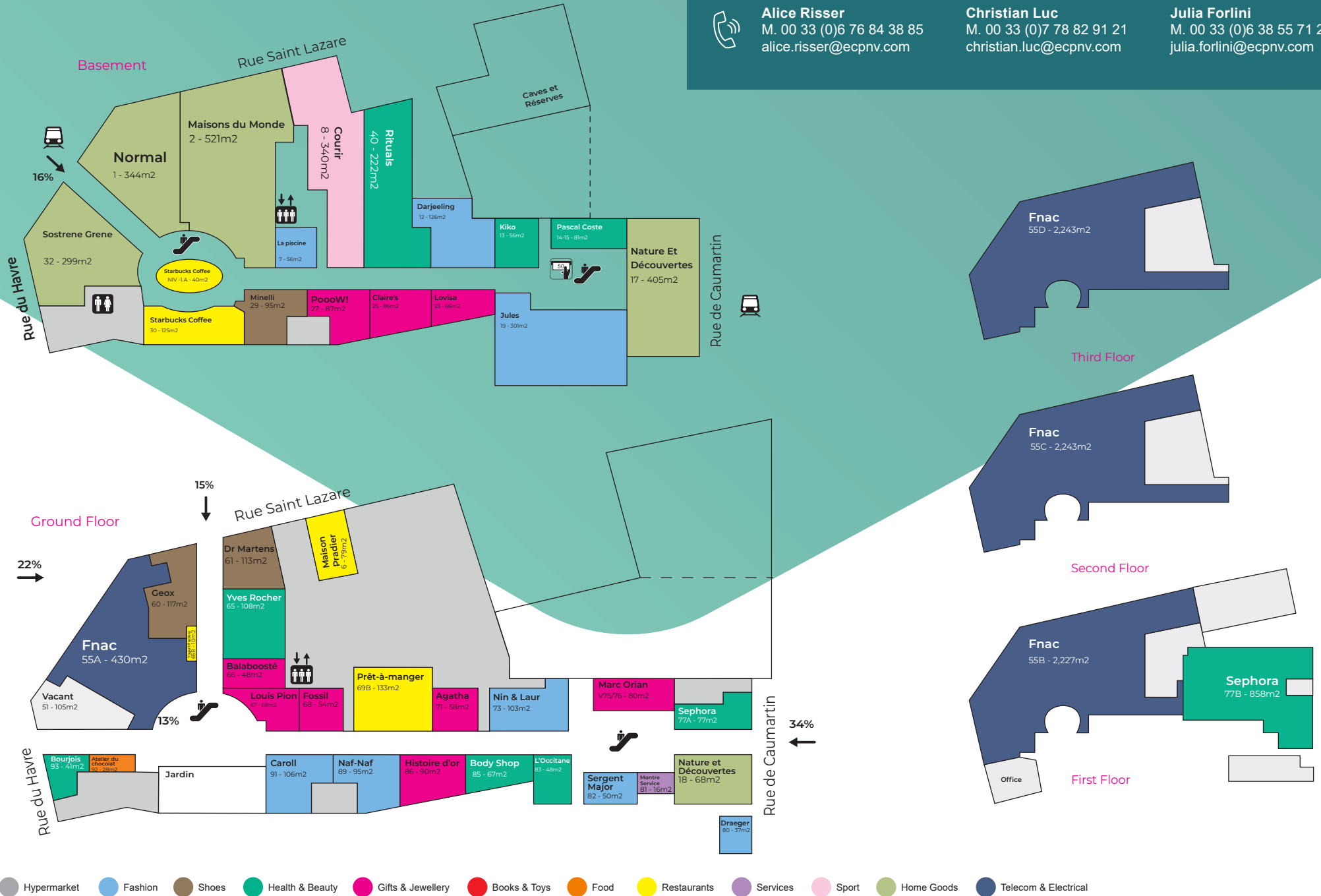
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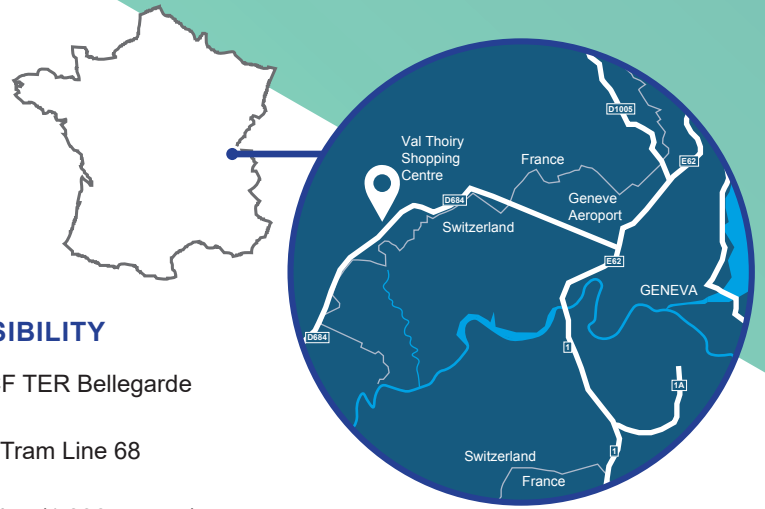


# VAL THOIRY

— SHOPPING —

ESG & AWARDS  
**BREEM**<sup>®</sup>

**GREATER GENEVA – OPENED 1993**  
*Refurbished in 2015*



The leading shopping centre in Pays de Gex with 68 shops, Val Thoiry has a very strong track record. It is easily accessible from Geneva, in a prosperous Franco-Swiss area, and is anchored by Leroy Merlin, Decathlon and Migros. The centre benefits from a strong and diversified merchandising mix with brands that reflect its international catchment. It has planning consent for a 23,500m<sup>2</sup> extension to include Primark.

**ACCESSIBILITY**

- SNCF TER Bellegarde
- Bus-Tram Line 68
- Parking (1,836 spaces)

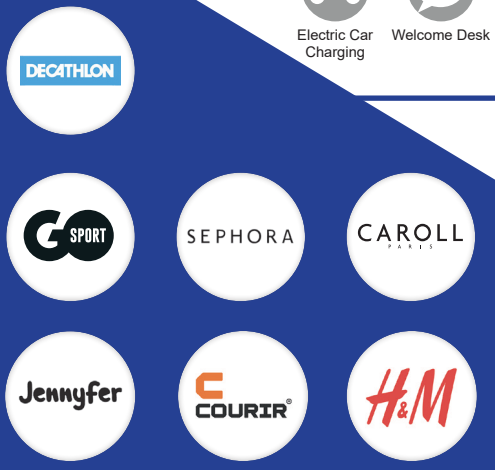
**PROJET**  
*Extension and Primark opening*

**SERVICES**

- Loyalty programme
- Free Wi-Fi
- Gift Card
- Tax Free
- Electric Car Charging
- Welcome Desk



**TOP BRANDS**



**35,800**  
Gross lettable area\*

**10,000** **24,000**  
GLA Hyper GLA Gallery

**68**  
Number of stores

**4** **5**  
Medium units Restaurants

**417,000**  
Catchment  
(within 20 minutes)

**99%**  
Occupancy by floor area

\*GLAs may not add up due to rounding.

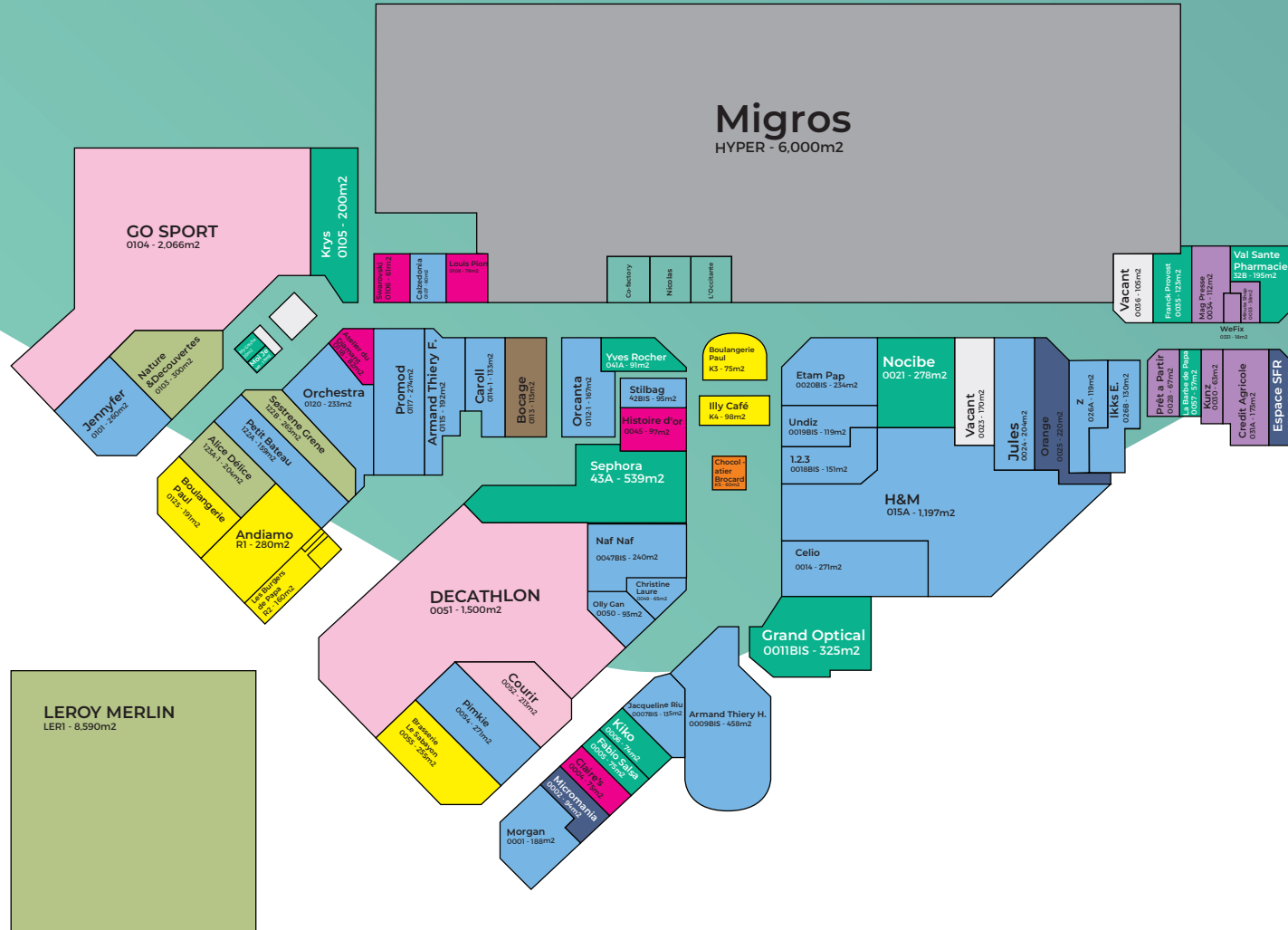
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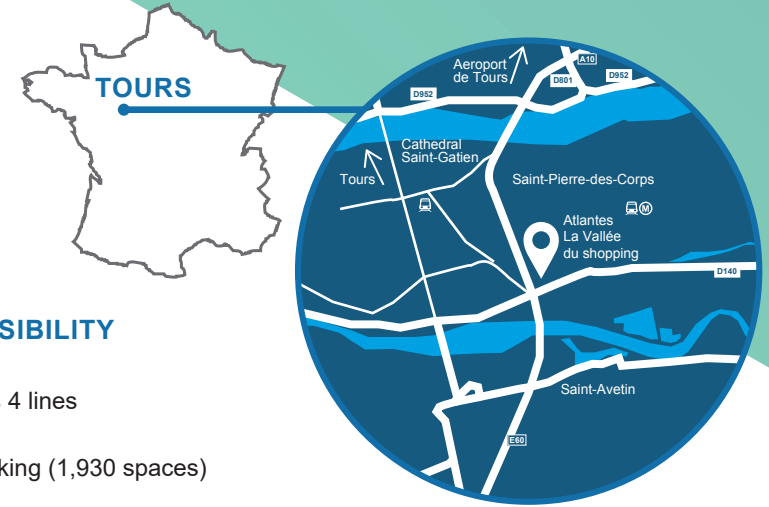


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



ESG & AWARDS  
**BREEAM®**

**TOURS – OPENED 1992**  
Refurbished in 2011



Situated alongside the A10 autoroute outside the city of Tours, Les Atlantes is the leading shopping centre in the region, with 68 stores and restaurants, and is anchored by Carrefour and adjoins IKEA. The renovation of the car park is now completed, significantly improving the traffic flow.

**ACCESSIBILITY**

- Bus 4 lines
- Parking (1,930 spaces)

**SERVICES**

- Free Wi-Fi
- Gift Card
- Welcome Desk
- Loyalty programme
- Digital Signage/Advertising



**TOP BRANDS**



**39,500**  
Gross lettable area\*  
**16,886** GLA Hyper    **23,000** GLA Gallery

**68**  
Number of stores  
**4** Medium units    **6** Restaurants

**359,000**  
Catchment

**98%**  
Occupancy by floor area

\*GLAs may not add up due to rounding.



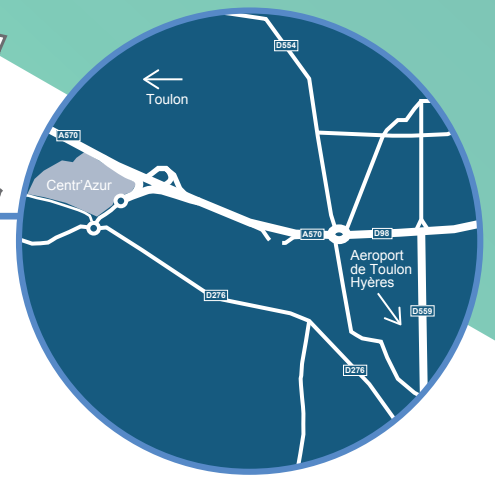


# CENTR'AZUR

ESG & AWARDS  
**BREEM**<sup>®</sup>

HYÈRES – OPENED 1993  
*Refurbished in 2013*

Located on the Côte d'Azur coast road to the west of Hyères in the south of France, this popular local shopping centre first opened in 1993 and features 54 stores. Centr'Azur is anchored by a Casino hypermarket and provides a broad mix of retail and food and beverage outlets. The shopping centre is undergoing a renovation project to improve its access and car park.



### ACCESSIBILITY

- Bus Sodev line Hyères-Toulon
- SNCF Hyères TGV
- Parking (1,460 spaces)



### SERVICES

- Free Wi-Fi
- Digital Signage/Advertising
- Electric car charging
- Gift Card
- Loyalty programme



### TOP BRANDS

SEPHORA

grandoptical

MORGAN

KIKO MILANO

CARRÉ BLANC

Etam

IKKS

24,500  
Gross lettable area\*

15,500 GLA Hyper    9,000 GLA Gallery

54  
Number of stores

6  
Restaurants

332,000  
Catchment

98%  
Occupancy by floor area

\*GLAs may not add up due to rounding.

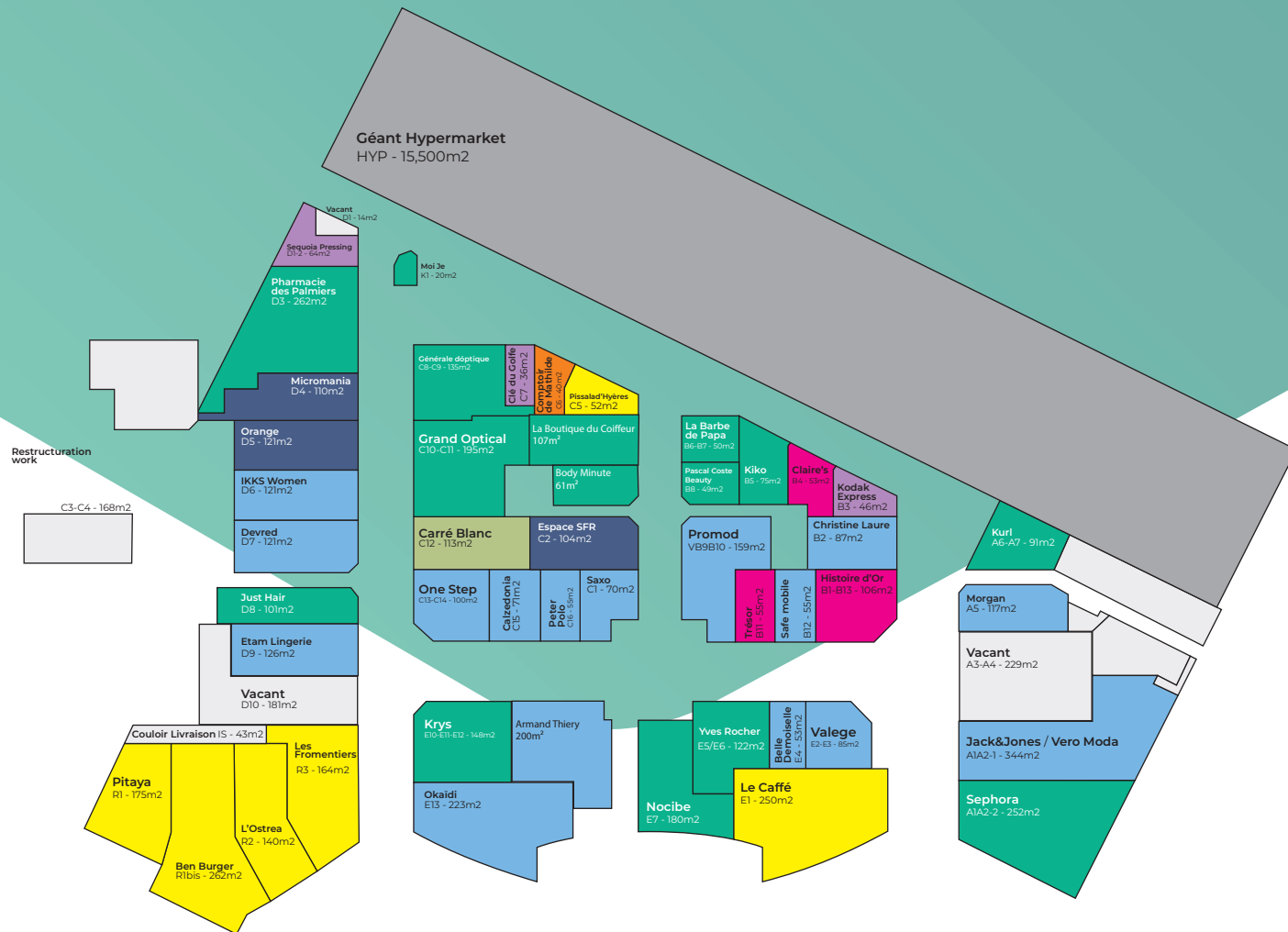
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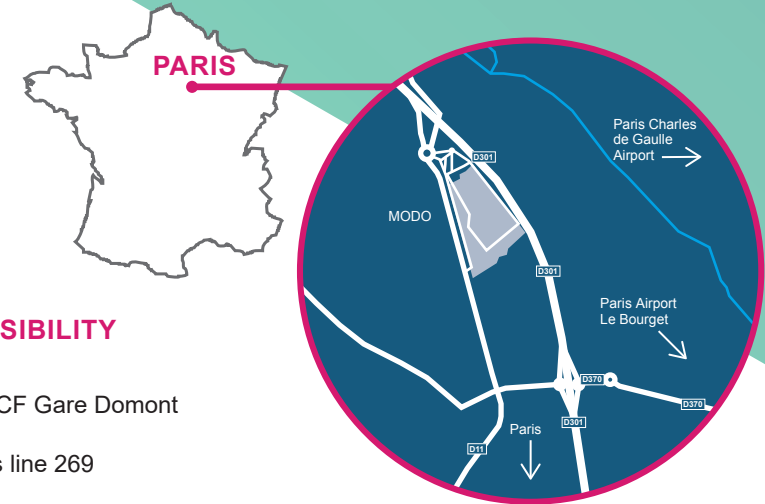


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



ESG & AWARDS  
**BREEM**<sup>®</sup>

**MOISSELLES – OPENED 1985**  
*Refurbished in 2017*



Located to the north of Paris, close to the Francilienne ring road, MoDo is anchored by the leading Leclerc hypermarket of the great Paris and is situated in a strong catchment of upper-middle class inhabitants, with significantly improved access following recent roadworks. MoDo has 58 stores and benefits from a diversified merchandising mix with national and international brands, including Mango JD sports, and GémO. A dental clinic opened at the beginning of 2022.

**ACCESSIBILITY**

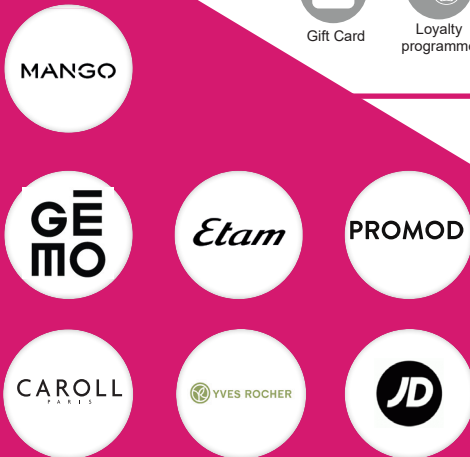
- SNCF Gare Domont
- Bus line 269
- Parking (1,585 spaces)



**SERVICES**

- Free Wi-Fi
- Electric Car Charging
- Digital Signage/Advertising
- Gift Card
- Loyalty programme

**TOP BRANDS**



**26,500**  
Gross lettable area\*

**15,000** GLA Hyper    **10,976** GLA Gallery

**58**  
Number of stores

**3** Medium units    **4** Restaurants

**298,000**  
Catchment

**99%**  
Occupancy by floor area

\*GLAs may not add up due to rounding.



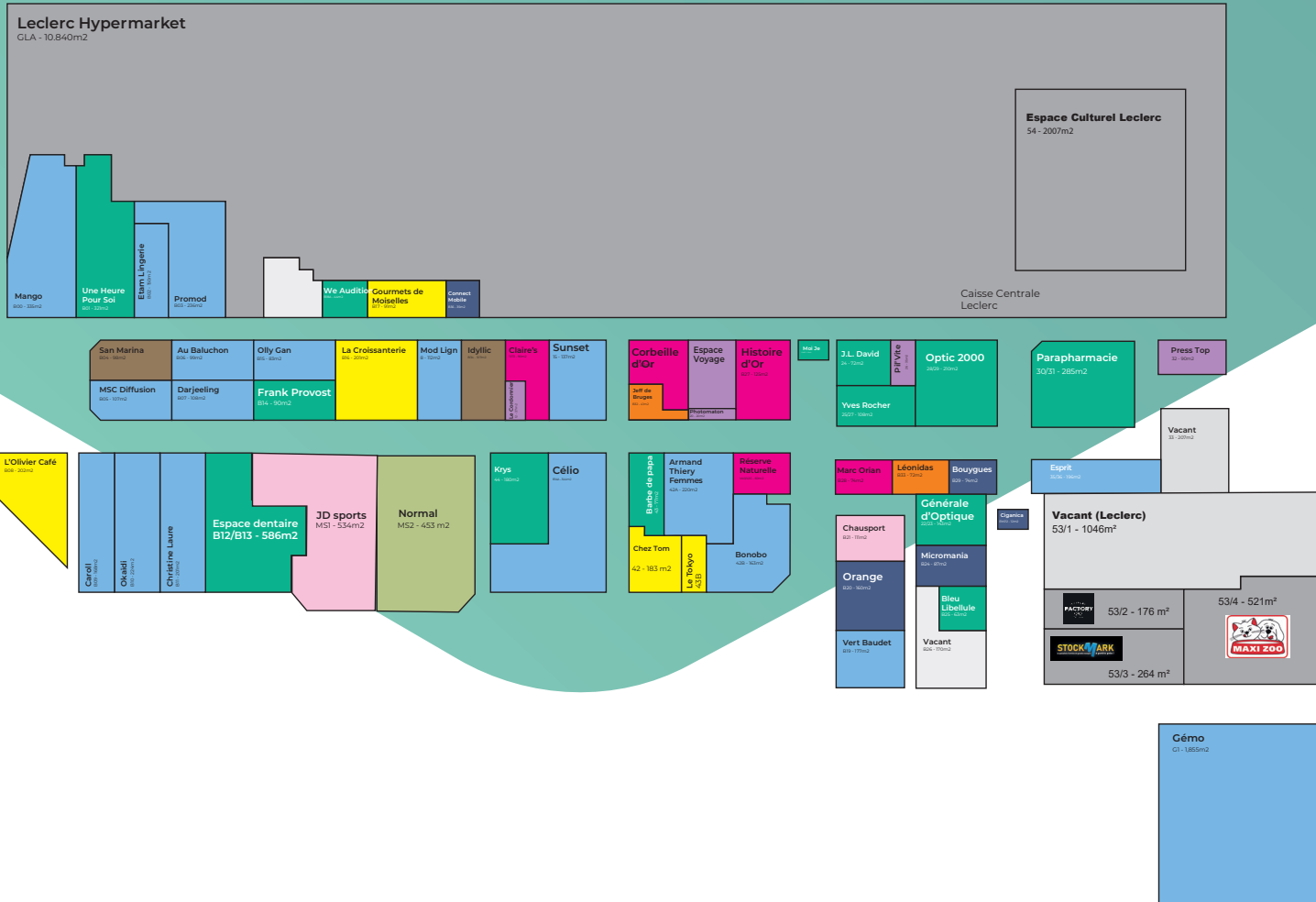
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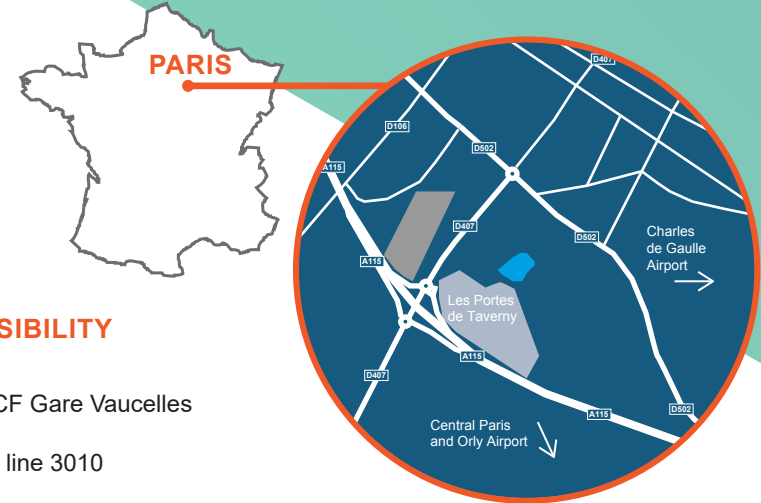


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical
- ▨ Not owned by ECP



ESG & AWARDS  
**BREEM**<sup>®</sup>

**TAVERNY – OPENED 1990**  
Refurbished in 2005 and 2014



**ACCESSIBILITY**

- SNCF Gare Vaucelles
- Bus line 3010
- Parking (1,369 spaces)

Situated alongside the A115 autoroute in Taverny, an expanding municipality in suburban Paris, this shopping centre has a wealthy catchment population. Important road access works are completed and will be followed by the construction of an adjoining Olympic swimming pool complex (2024). Taverny has 50 stores and is anchored by a strong Auchan hypermarket.



**SERVICES**

- Free Wi-Fi
- Electric Car Charging
- Digital Signage/Advertising
- Gift Card
- Loyalty programme

**TOP BRANDS**



**30,500\***  
Gross lettable area

**18,470** **5,711**  
GLA Hyper GLA Gallery

**50**  
Number of stores

**4** **3**  
Medium units Restaurants

**269,000**  
Catchment

**97%**  
Occupancy by floor area

\*GLAs may not add up due to rounding. Includes external units

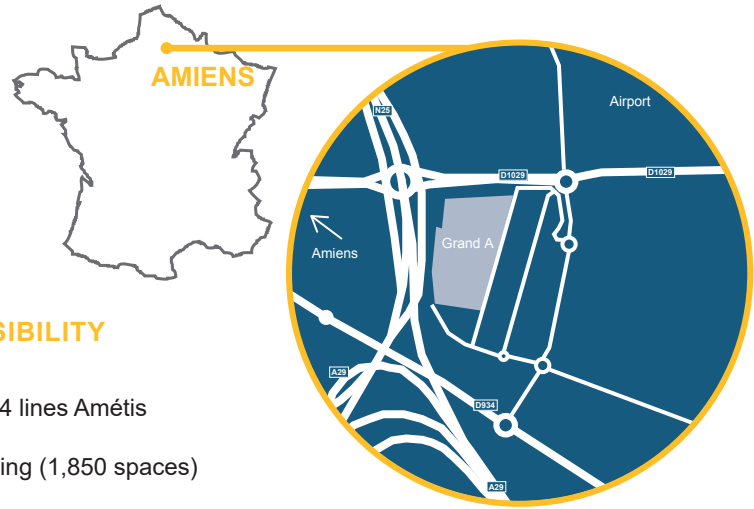






ESG & AWARDS  
**BREEM®**

**AMIENS – OPENED 1994**  
*Extended in 2017*



Located alongside the Amiens ring road to the east of the city, the shopping centre has 60 stores, including strong national and international brands such as H&M, New Yorker and Pandora. Grand A is the dominant shopping centre within the Amiens conurbation and is anchored by a Casino hypermarket.



**ACCESSIBILITY**

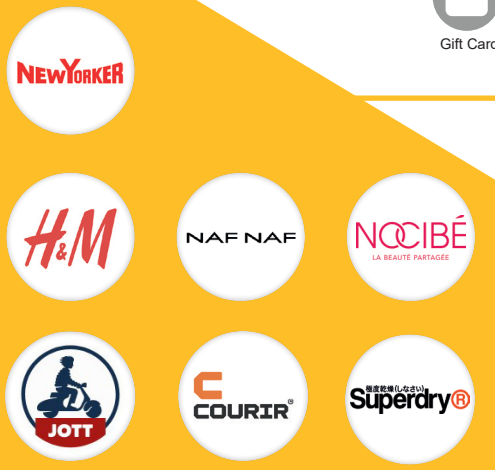
- Bus 4 lines Amétis
- Parking (1,850 spaces)

**SERVICES**

- Free Wi-Fi
- Digital Signage/Advertising
- Loyalty programme
- Gift Card



TOP BRANDS



**22,500**  
Gross lettable area\*

**11,373** GLA Hyper    **11,300** GLA Gallery

**60**  
Number of stores

**2** Medium units    **7** Restaurants

**230,000**  
Catchment

**96%**  
Occupancy by floor area

\*GLAs may not add up due to rounding.

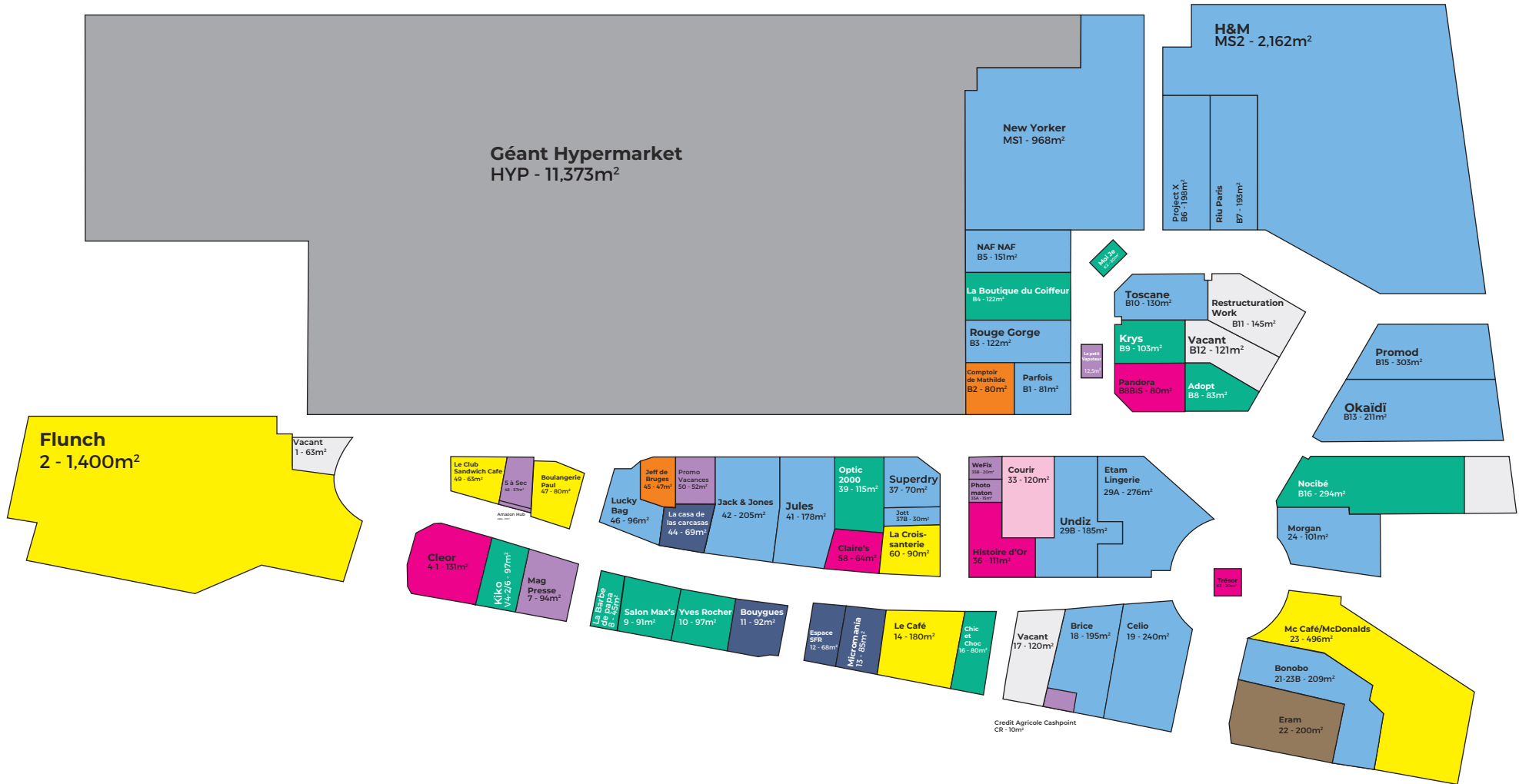
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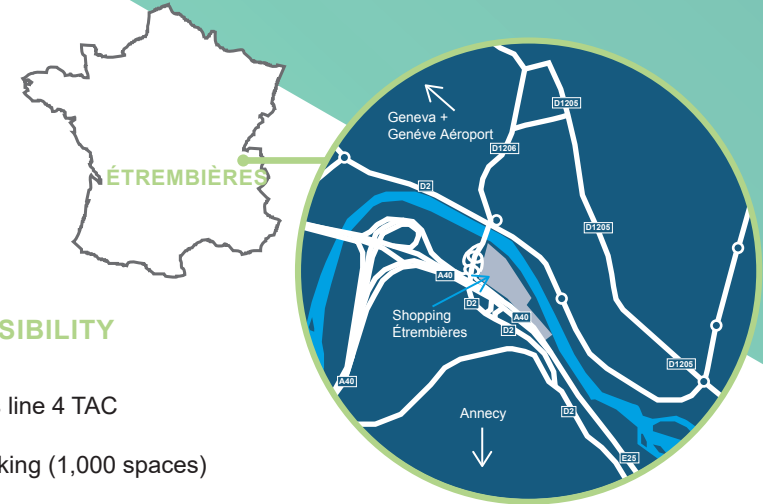
- Hypermarket
- Fashion
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- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

# SHOPPING

## ÉTREMBIÈRES

ESG & AWARDS  
**BREEM**<sup>®</sup>

**GREATER GENEVA – OPENED 1994**  
*Refurbished in 2018*



This shopping centre occupies a strategic and prominent position at the junction of the A40 (Lyon–Chamonix) and A411 (Geneva highway) autoroutes, 2km from the Swiss border to the south of Geneva. Major roadworks have significantly improved the access to the centre which has 49 shops. A new development adjoining the shopping centre opened in June and provides two new restaurants, Les 3 Brasseurs and Il Ristorante.

### ACCESSIBILITY

- Bus line 4 TAC
- Parking (1,000 spaces)



### SERVICES

- Loyalty programme
- Gift Card
- Tax Free
- Electric Car Charging
- Free Wi-Fi
- Welcome Desk



### TOP BRANDS



**18,000**  
Gross lettable area\*

**9,543** GLA Hyper    **9,00** GLA Gallery

**49**  
Number of stores

**3** Medium units    **3** Restaurant

**420,000**  
Catchment

**97%**  
Occupancy by floor area

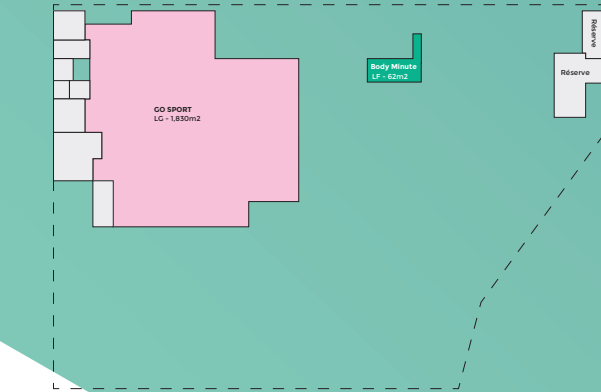
\*GLAs may not add up due to rounding.

# LEASING

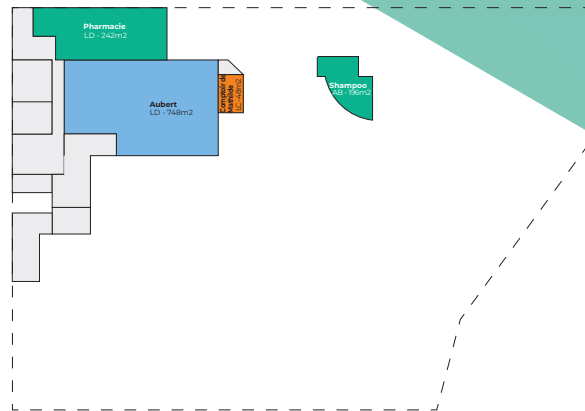


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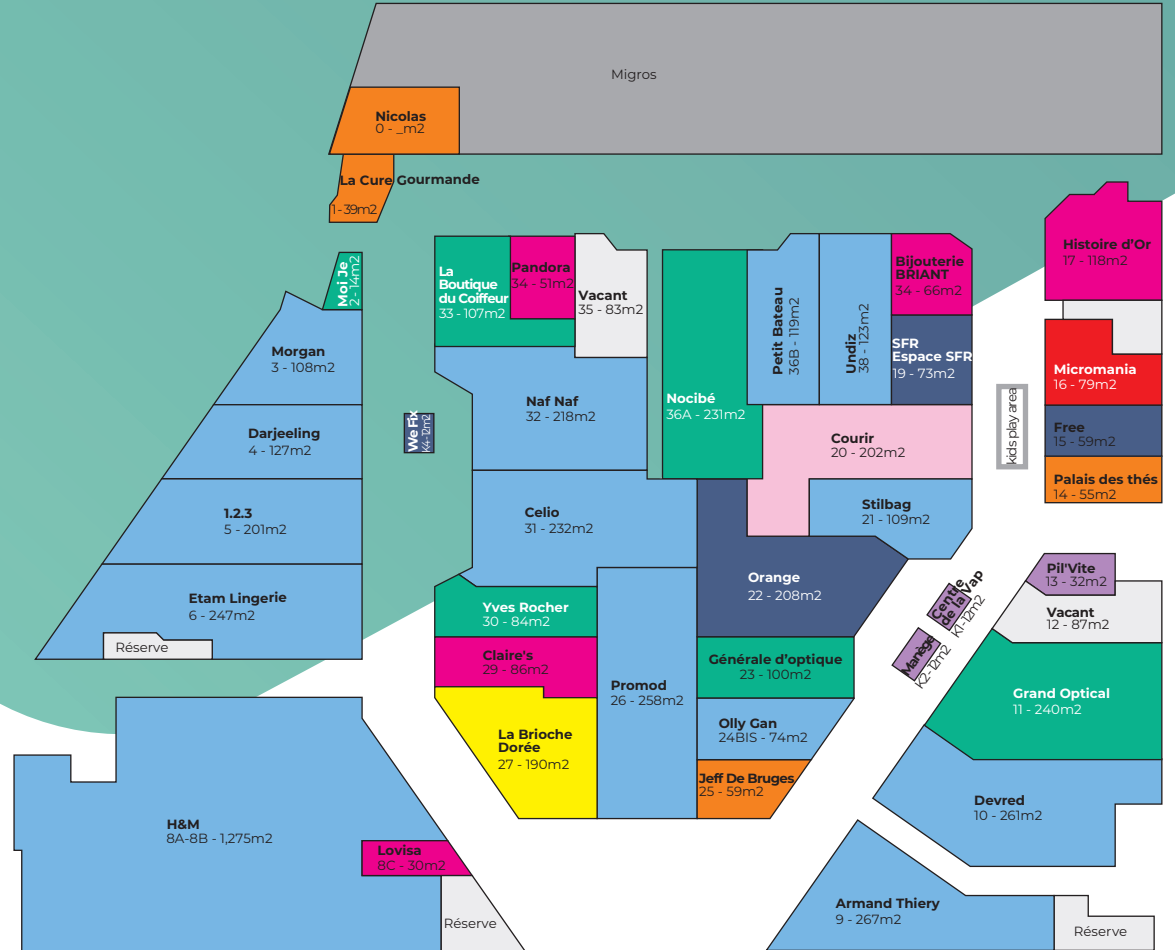
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REZ-DE-CHAUSSEE - GROUND FLOOR



NIVEAU 1 - LEVEL 1



- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

# GIGLI

Il luogo non comune.

As Tuscany's leading retail and leisure destination I Gigli is home to an exceptional mix of 140 retailers, restaurants and services, including international brands such as Primark, Inditex and H&M. Il Cammin de' Gigli links the two main piazzas on the first floor where the merchandising mix has been improved with a new lifestyle destination including Adidas, Nike and JD Sports.

### SERVICES

- Click & Collect
- Gift Card
- Loyalty Card
- Welcome Desk
- Electric Car Charging
- Digital Signage/Advertising
- Free Wi-Fi

### BRANDS

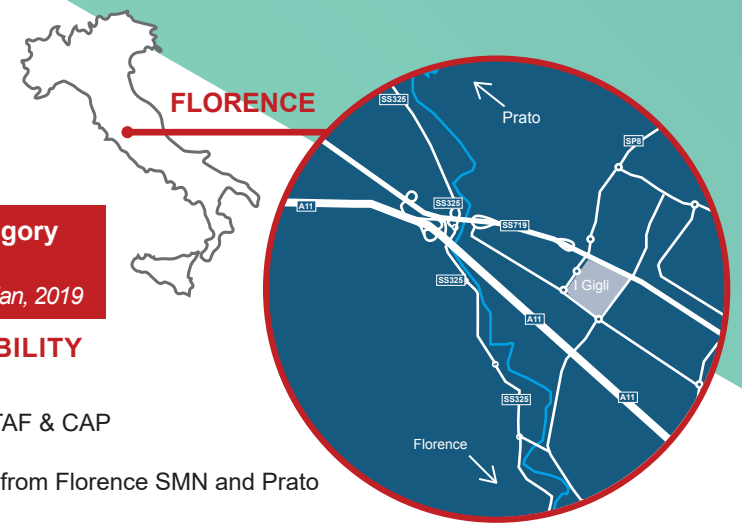


ESG & AWARDS  
**BREEAM®**

**CNCC**  
CONSIGLIO NAZIONALE DEI CENTRI COMMERCIALI  
LUOGHI PERSONE ESPERIENZE

**FLORENCE - OPENED 1997**  
Refurbished in 2017  
Extended in 2020

**CNCC – Best of category Brand awareness**  
“Lo Shopping Ganzo” – Milan, 2019



### ACCESSIBILITY

- Bus ATAF & CAP
- Trains from Florence SMN and Prato
- Parking (6,440 spaces)



87,484\*  
Gross lettable area

10,244 GLA Hyper    61,129 GLA Gallery

140  
Number of stores

18 Medium units    30 Restaurants

1.1 million  
Catchment

100%  
Occupancy by floor area

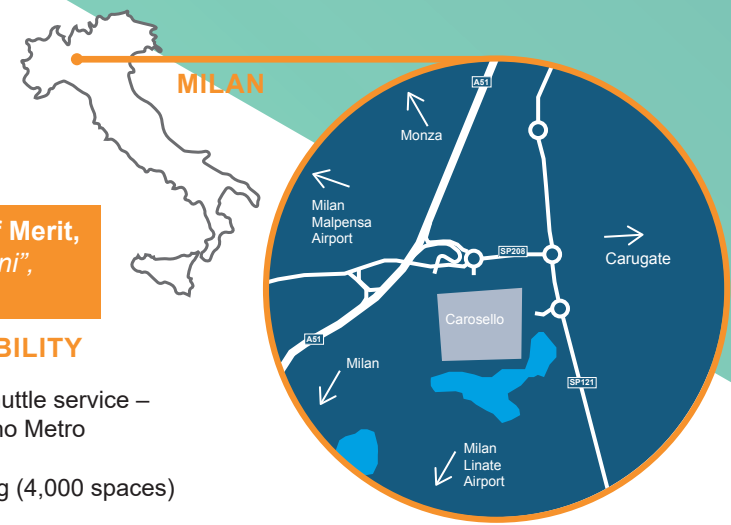
\* Includes retail park and cinema







ESG & AWARDS  
**BREEM**<sup>®</sup>



MILAN – OPENED 1997  
*Refurbished and extended in 2008*

CNCC Certificate of Merit,  
*“I Giganti degli Oceani”, Milan 2019*

One of the most important shopping centres in Lombardy and strategically located alongside Milan’s ring road, Carosello offers a unique mix of national and international retailers including Apple, Inditex, H&M and a Carrefour hypermarket and is opposite IKEA. A remodelling project of the food court was completed at the end of September 2022. Discussions are ongoing with the local municipality for a possible further extension.



**ACCESSIBILITY**

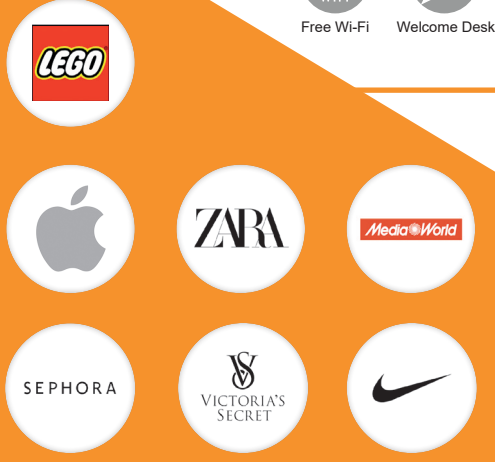
- Bus shuttle service – Cologno Metro
- Parking (4,000 spaces)

**SERVICES**

- Electric Car Charging
- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Free Wi-Fi
- Welcome Desk



**BRANDS**



**52,868\***  
Gross lettable area

**20,933** **30,616**  
GLA Hyper GLA Gallery

**119**  
Number of stores

**9** **15**  
Medium units Restaurants

**1.2 million**  
Catchment

**99%**  
Occupancy by floor area

\* Includes external units







MILAN – OPENED 1992  
Extended in 2010 and 2021  
Refurbished in 2017

CNCC Merit 2015  
“Mall4Sea” – Milan 2015

Fiordaliso, to the south of Milan, is one of the dominant shopping centres in the city with a broad mix of national and international brands. Eurocommercial co-owns the centre with leading food retailing group Finiper who have relocated to a new hypermarket adjoining the main entrance. Following the opening of Primark, a 7,000m<sup>2</sup> extension was completed and let to tenants including Adidas, Game 7, JD Sports, Bershka and New Yorker.

ACCESSIBILITY

- M Metro line M2 Abbiategrasso followed by Tram 15 Isonzo
- Bus
- Parking (4,750 spaces)



SERVICES

- Click & Collect
- Gift Card
- Loyalty Card
- Free Wi-Fi
- Electric Car Charging
- Digital Signage/Advertising



TOP BRANDS



76,339\*  
Gross lettable area

13,456 GLA Hyper    31,286 GLA Gallery

148  
Number of stores

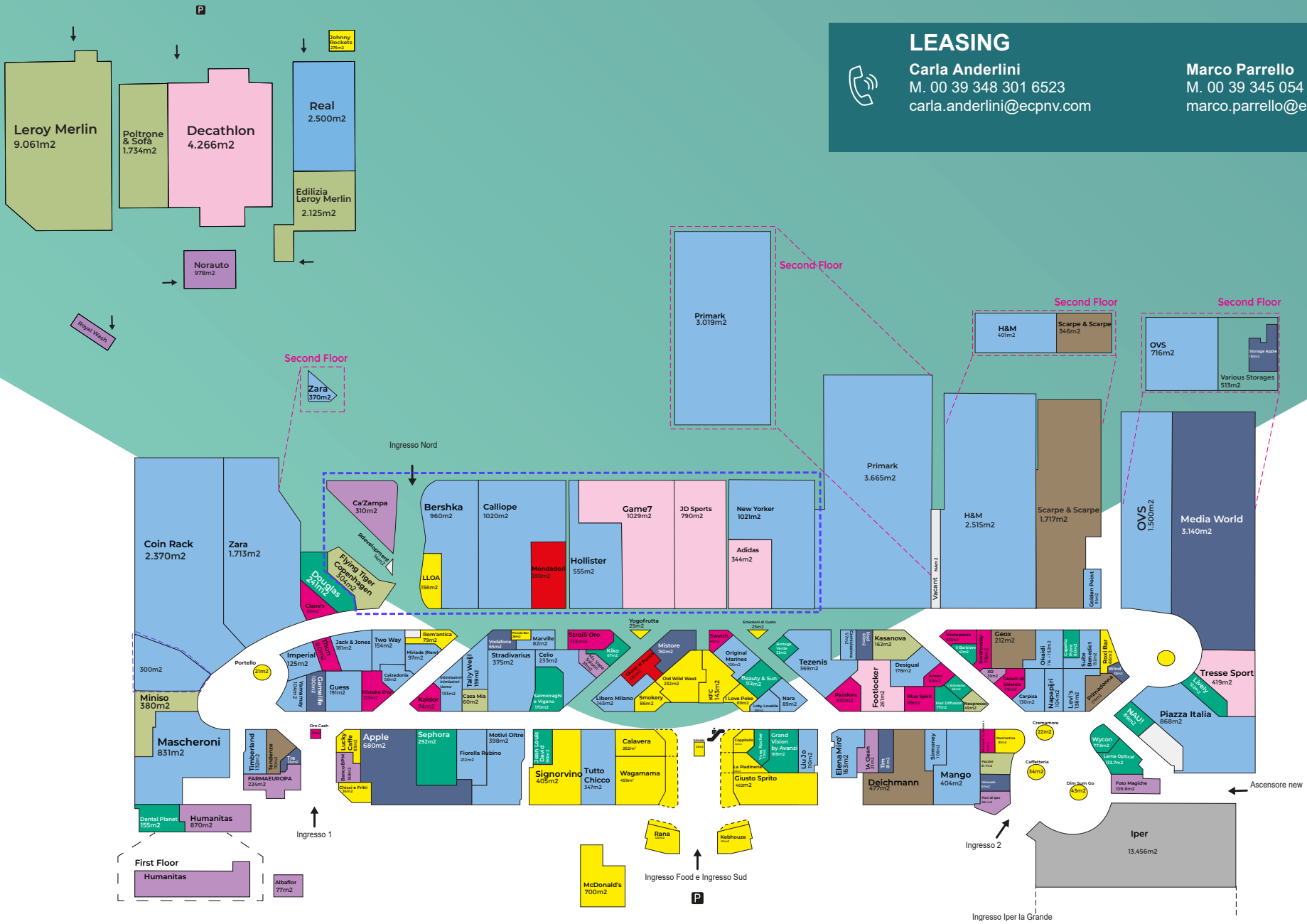
16 Medium units    28 Restaurants

1.3 million  
Catchment

99%  
Occupancy by floor area

\* Includes retail park and external units





## LEASING



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- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

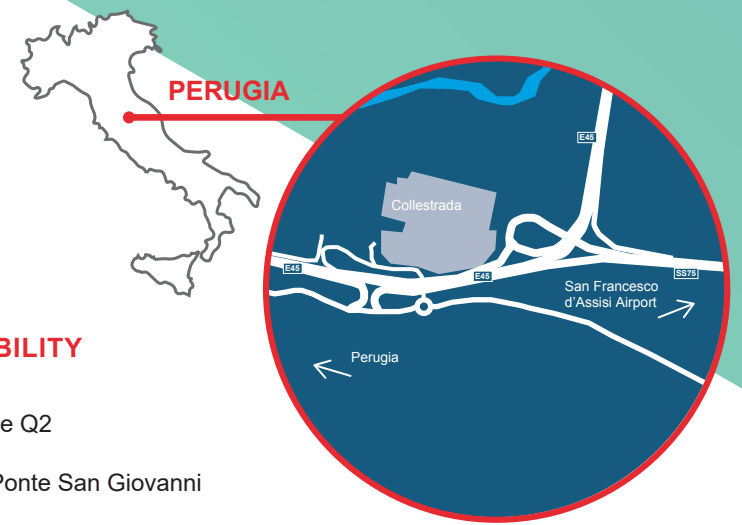
# COLLESTRADA

Collestrada, located south-east of Perugia, is the prime regional shopping centre in Umbria. With a broad tenant mix, including leading brands such as Zara, H&M and Media World, innovative services and a diverse events programme, the centre has grown in popularity with young customers over the years. Following a recent refurbishment, investigations are ongoing for an extension.

## ESG & AWARDS

# BREEM®

**PERUGIA – OPENED 1997**  
*Refurbished and extended in 2007*  
*Refurbished in 2018*



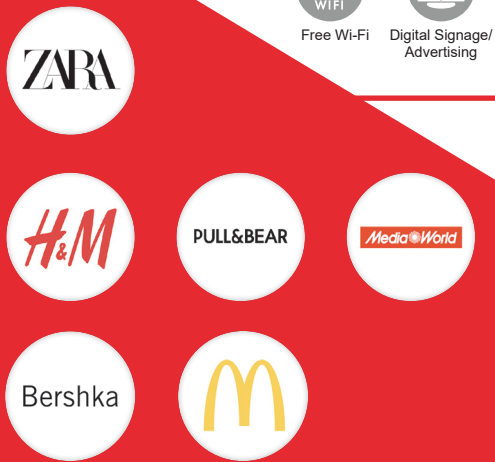
### ACCESSIBILITY

- Bus line Q2
- Train Ponte San Giovanni
- Parking (1,900 spaces)

### SERVICES

- Click & Collect
- Gift Card
- Electric Car Charging
- Free Wi-Fi
- Digital Signage/Advertising

### TOP BRANDS



**32,160**  
Gross lettable area

**11,045** **21,116**  
GLA Hyper GLA Gallery

**51**  
Number of stores

**7** **9**  
Medium units Restaurants

**487,000**  
Catchment

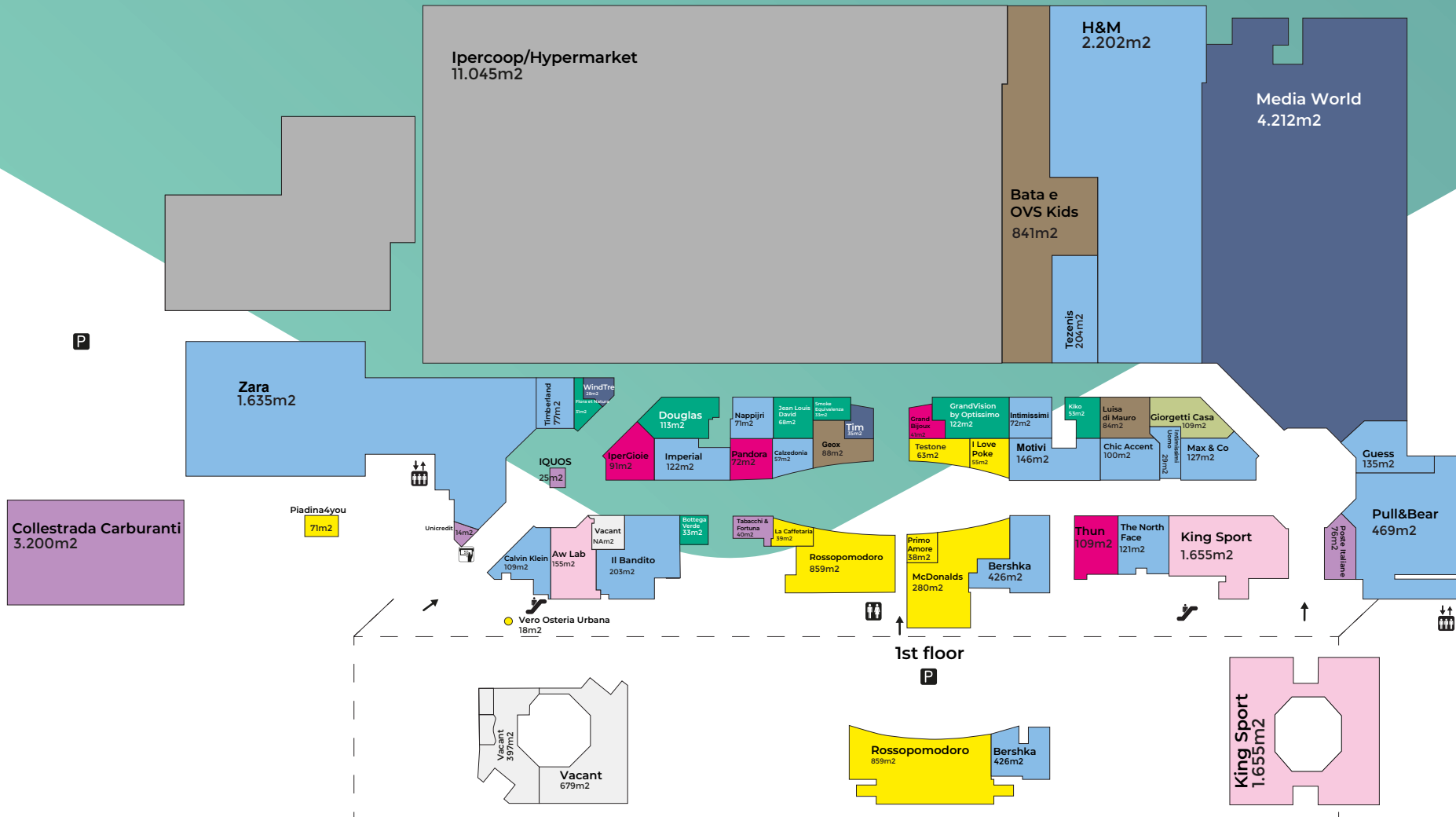
**97%**  
Occupancy by floor area

# LEASING



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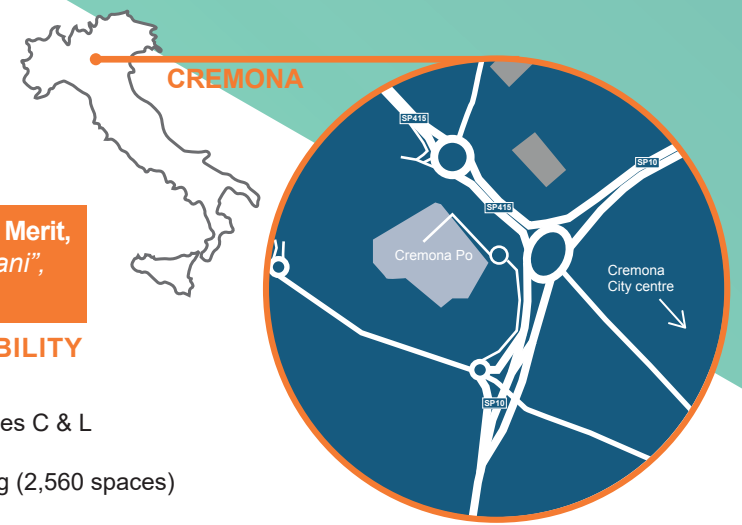


- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



ESG & AWARDS  
**BREEM**<sup>®</sup>

**CNCC**  
CONSIGLIO NAZIONALE DEI CENTRI COMMERCIALI  
LUOGHI PERSONE ESPERIENZE






**CREMONA – OPENED 2006**  
*Refurbished in 2017*  
*New retail park built in 2018*



**CNCC Certificate of Merit,**  
*"I Giganti degli Oceani",*  
*Milan 2019*

CremonaPo is located in the city of Cremona and is the largest shopping destination in the province including two adjacent retail parks. It is popular with families with its varied offer of retail and entertainment, with over 80 shops, 10 bars and restaurants, a multiplex 10-screen cinema and a wide range of family-friendly services.

**SERVICES**

-   
Click & Collect
-   
Electric Car Charging
-   
Free Wi-Fi


**ACCESSIBILITY**

-  Bus lines C & L
-  Parking (2,560 spaces)




**TOP BRANDS**

- 
- 
- 
- 
- 
- 
- 




**54,839\***  
Gross lettable area

**11,394**   **23,069**  
GLA Hyper   GLA Gallery




**82**  
Number of stores

**17**   **10**  
Medium units   Restaurants



**162,000**  
Catchment



**97%**  
Occupancy by floor area

\* Includes two retail parks and external units



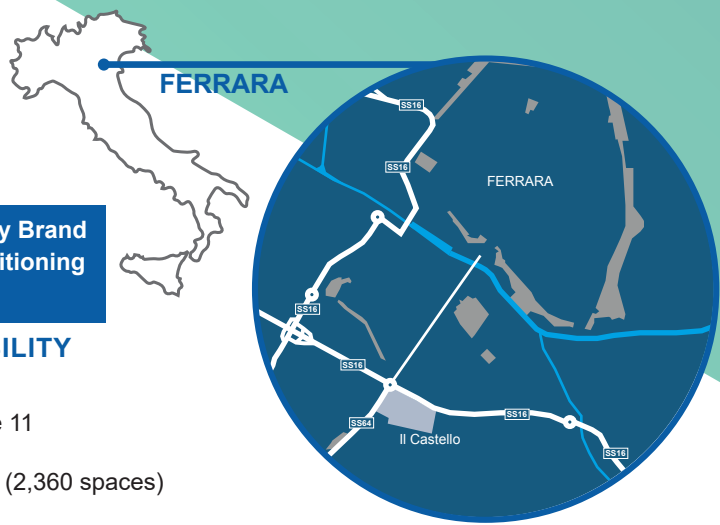


# ILCASTELLO

CENTRO COMMERCIALE

ESG & AWARDS  
**BREEM**<sup>®</sup>

**CNCC**  
CONSIGLIO NAZIONALE DEI CENTRI COMMERCIALI  
LUOGHI PERSONE ESPERIENZE



**FERRARA – OPENED 1990**  
*Extended in 1996*  
*Refurbished in 2011 and 2018*

**CNCC Best of Category Brand Awareness and Repositioning**  
*“La Vasca”, Milan 2018*

Il Castello is the leading shopping centre in the province of Ferrara with 87 stores, including the only Zara and Bershka stores in the catchment. Sephora recently opened a new store. The shopping centre is anchored by Coop hypermarket. The shopping centre has recently been connected to the newly built district heating plant which exploits an existing underground hot water basin.



### ACCESSIBILITY

- Bus line 11
- Parking (2,360 spaces)

### SERVICES

- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Free Wi-Fi



### TOP BRANDS

ZARA

H&M

PULL&BEAR

Bershka

NESPRESSO

Foot Locker

OVS

39,475  
Gross lettable area

17,837 21,638  
GLA Hyper GLA Gallery


87  
Number of stores

5 11  
Medium units Restaurants

426,000  
Catchment

99%  
Occupancy by floor area

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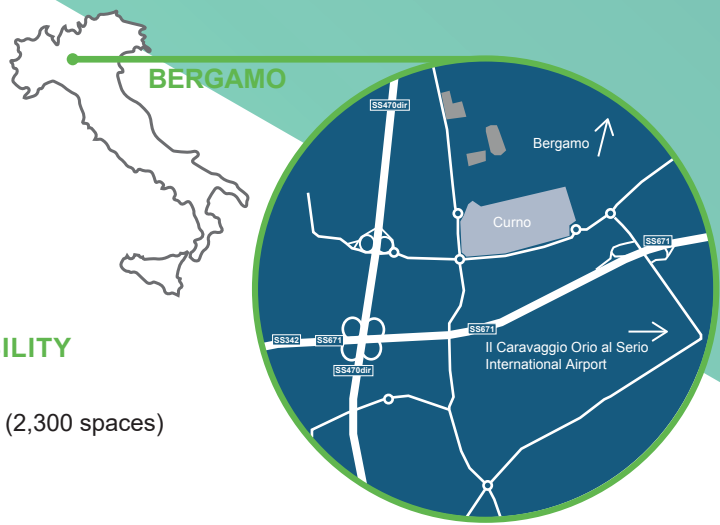
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services (excluding external units)
- Sport
- Home Goods
- Telecom & Electrical



### ESG & AWARDS

# BREEM®

**BERGAMO – OPENED 1991**  
*Refurbished in 2004*  
*Extended in 2019*



### ACCESSIBILITY

Parking (2,300 spaces)

Curno is well established in a wealthy catchment area west of Bergamo. Comprising 82 shops, it is one of the most important centres in Lombardy. It is anchored by a Spazio Conad hypermarket and 'Le Cucine di Curno', a themed dining hall providing visitors with 22 food and beverage outlets.



### SERVICES

- Click & Collect
- Loyalty Card
- Electric Car Charging
- Free Wi-Fi
- Digital Signage/Advertising

### TOP BRANDS

- 
- 
- 
- 
- 
- 
- 

**39,119**  
Gross lettable area

**18,195** **20,294**  
GLA Hyper GLA Gallery

**82**  
Number of stores

**6** **22**  
Medium units Restaurants

**485,000**  
Catchment

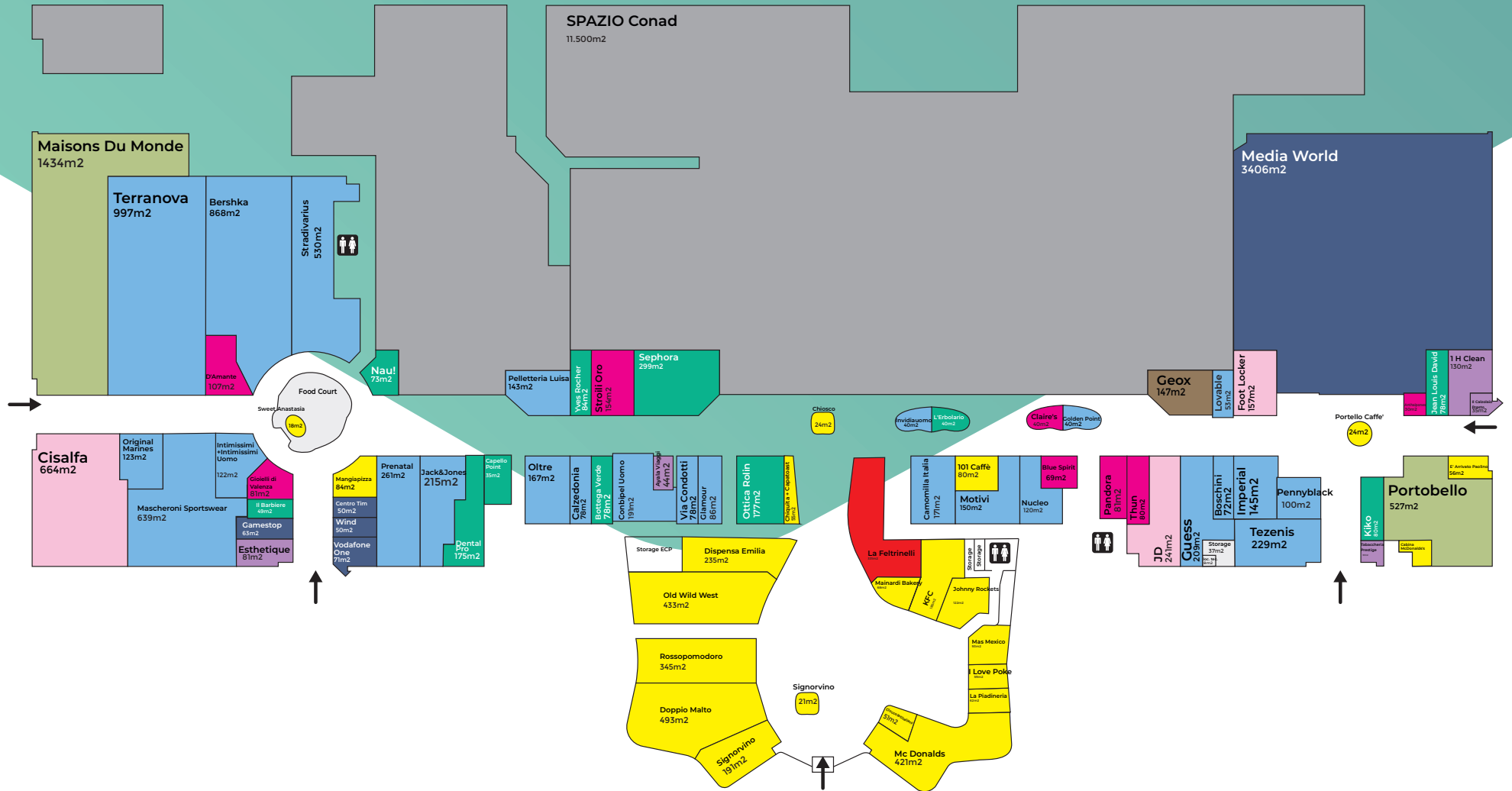
**100%**  
Occupancy by floor area

# LEASING

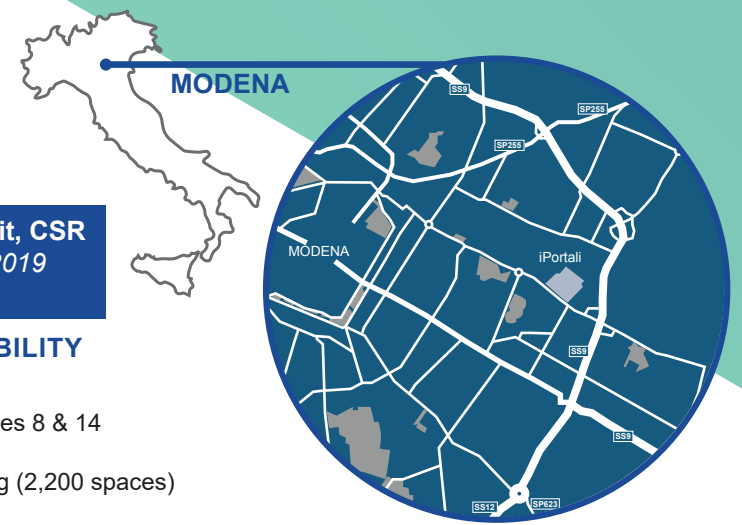


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- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services (excluding external units)
- Sport
- Home Goods
- Telecom & Electrical



**MODENA – OPENED 1998**  
Refurbished in 2015

**CNCC - Certificate of Merit, CSR**  
“Hotel degli insetti”, Milan 2019

Located close to Modena city centre, I Portali is well established in its catchment with a strong Coop anchor. Discussions are ongoing with the municipality of Modena regarding a possible extension.



**ACCESSIBILITY**

- Bus lines 8 & 14
- Parking (2,200 spaces)

**SERVICES**

- Click & Collect
- Gift Card
- Free Wi-Fi
- Electric Car Charging
- Digital Signage/ Advertising



**TOP BRANDS**



22,525  
Gross lettable area

14,658 GLA Hyper    7,867 GLA Gallery

49  
Number of stores

2 Medium units    6 Restaurants

346,000  
Catchment

99%  
Occupancy by floor area

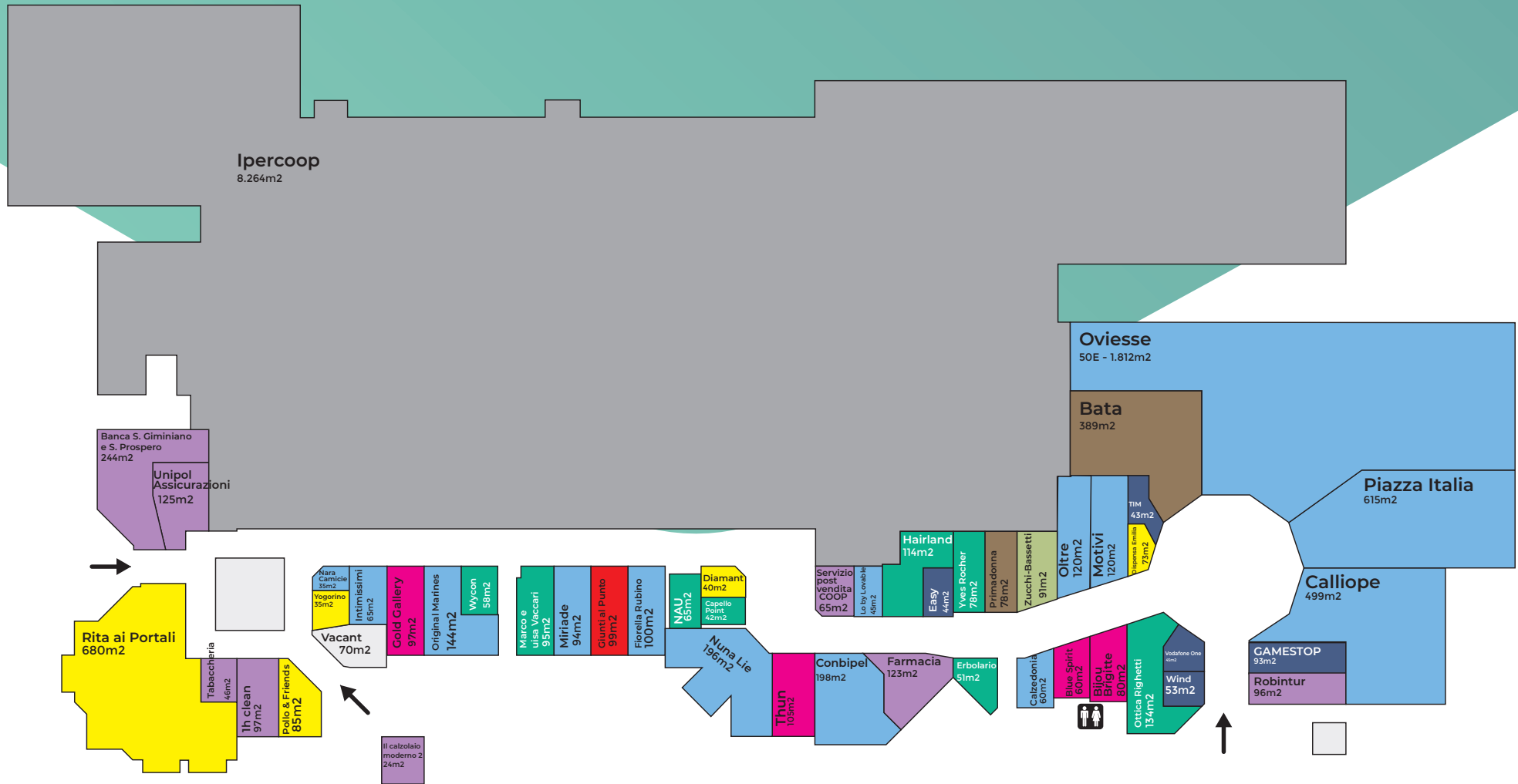


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- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

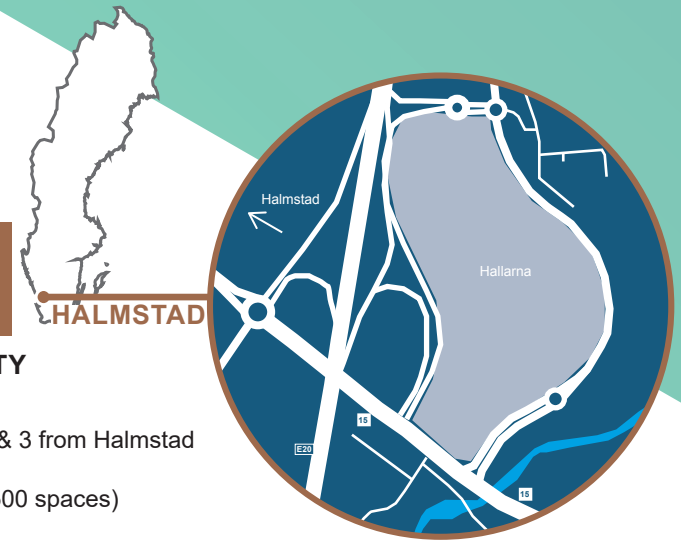


# Hallarna

ESG & AWARDS  
**BREEM**<sup>®</sup>

**HALMSTAD – OPENED 1991**  
*Refurbished and extended in 2017*

**NCSC Best Shopping Centre of the Year 2019**



Hallarna is the dominant regional shopping centre in Halland with 81 shops, restaurants and a newly renovated hotel. Hallarna is located alongside the E6 motorway outside Halmstad, a popular west coast tourist destination. A major refurbishment and 16,000m<sup>2</sup> extension recently opened fully let. Hallarna was awarded Best Shopping Centre of the year 2019 by NCSC.

## ACCESSIBILITY

- Bus lines 2 & 3 from Halmstad
- Parking (1,500 spaces)



## SERVICES

- Free Wi-Fi
- Click & Collect
- Gift Card
- Bus
- Electric Car Charging



TOP BRANDS



**41,500\***  
Gross lettable area

**5,293** **32,263**  
GLA Hyper GLA Gallery

**81**  
Number of stores

**12** **8**  
Medium units Restaurants

**270,000**  
Catchment

**93%**  
Occupancy by floor area

\* Includes hotel

[hallarna.se](http://hallarna.se)

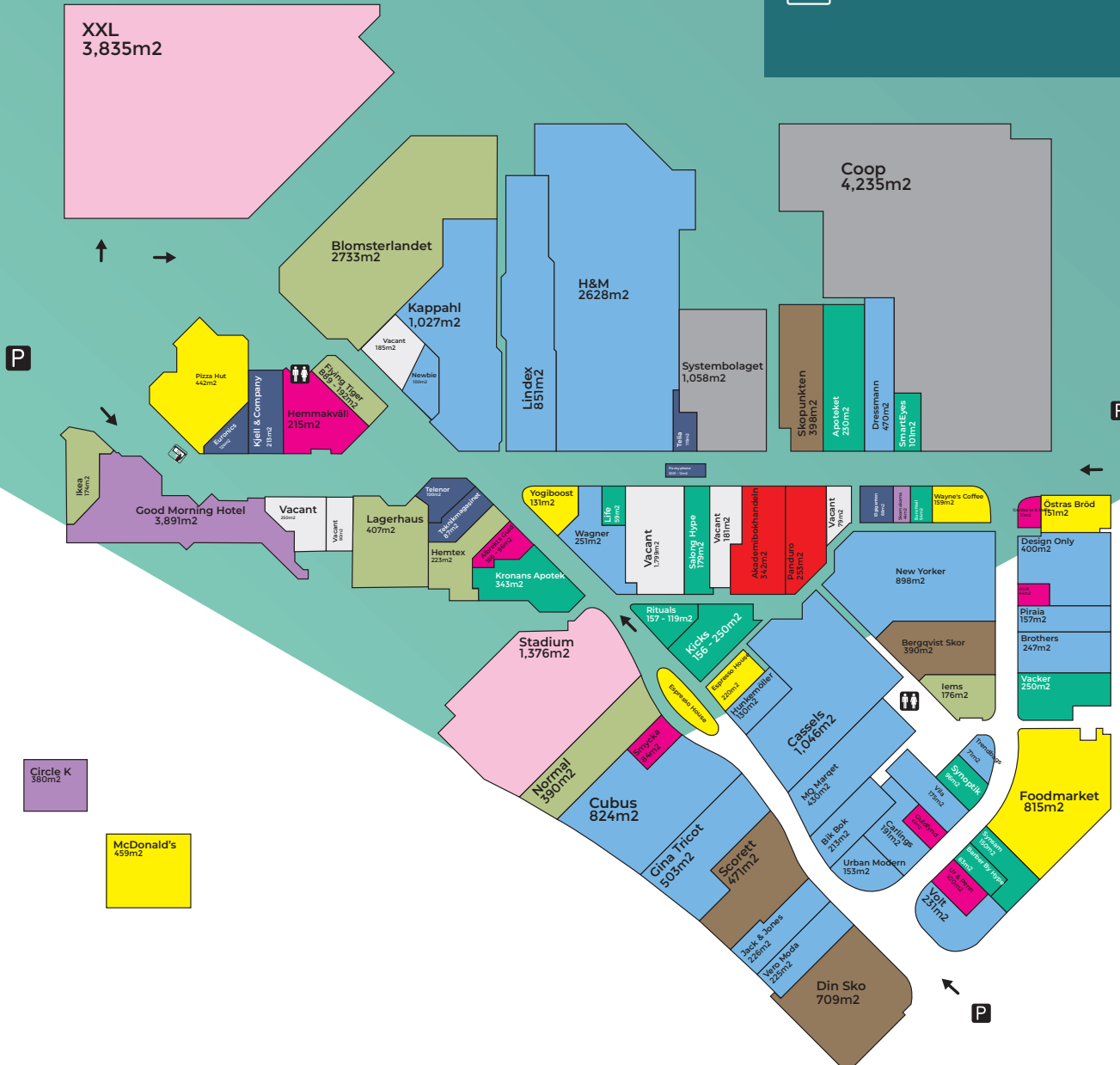




# LEASING



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- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

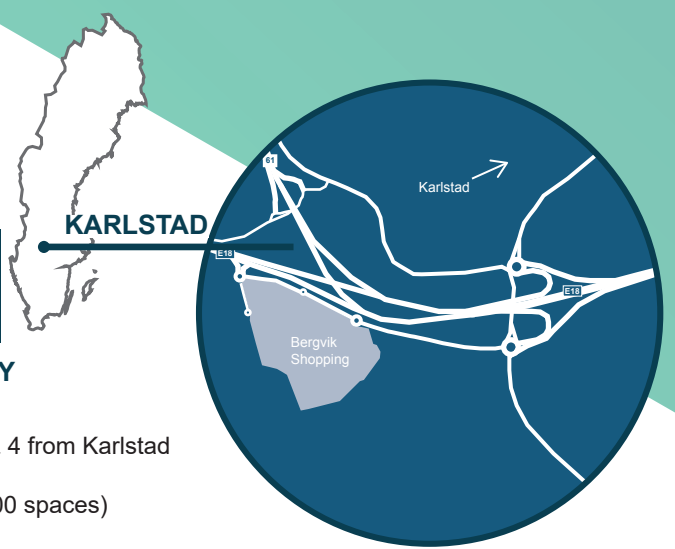


# Bergvik

ESG & AWARDS  
**BREEM**<sup>®</sup>

**KARLSTAD – OPENED 1982**  
*Refurbished and extended in 2003, 2015 and 2016*

**Sweden's Best Shopping Centre 2018 & 2019**



Bergvik was refurbished and extended in 2015 and comprises 68 shops and two hypermarkets and adjoins an IKEA. Bergvik fronts the E18 motorway to the west of Karlstad and serves a regional catchment of around 270,000 people.



### ACCESSIBILITY

- Bus lines 1 & 4 from Karlstad
- Parking (2,200 spaces)

### SERVICES

- Free Wi-Fi
- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Electric Car Charging



### TOP BRANDS



**48,000\***  
Gross lettable area

**19,537** **23,518**  
GLA Hyper GLA Gallery

**68**  
Number of stores

**8** **9**  
Medium units Restaurants

**277,000**  
Catchment

**99%**  
Occupancy by floor area

\* Includes external units

[bergvik.se](http://bergvik.se)





# C4

ESG & AWARDS  
**BREEM**<sup>®</sup>

**KRISTIANSTAD –  
OPENED 2018**



**KRISTIANSTAD**



## ACCESSIBILITY

- Bus lines 545, 551 & 558 from Kristianstad
- Parking (1,700 spaces)

C4 comprises a new shopping centre and an adjoining City Gross hypermarket located alongside the E22 motorway outside Kristianstad and serves a regional catchment of 300,000. An adjoining retail park and new residential developments strengthen the retail zone which has attracted most of Sweden's important retailers.



## SERVICES

- Free Wi-Fi
- Click & Collect
- Gift Card
- Bus
- Electric Car Charging



## TOP BRANDS



**39,700**  
Gross lettable area

**8,764** **30,700**  
GLA Hyper GLA Gallery

**88**  
Number of stores

**13** **10**  
Medium units Restaurants

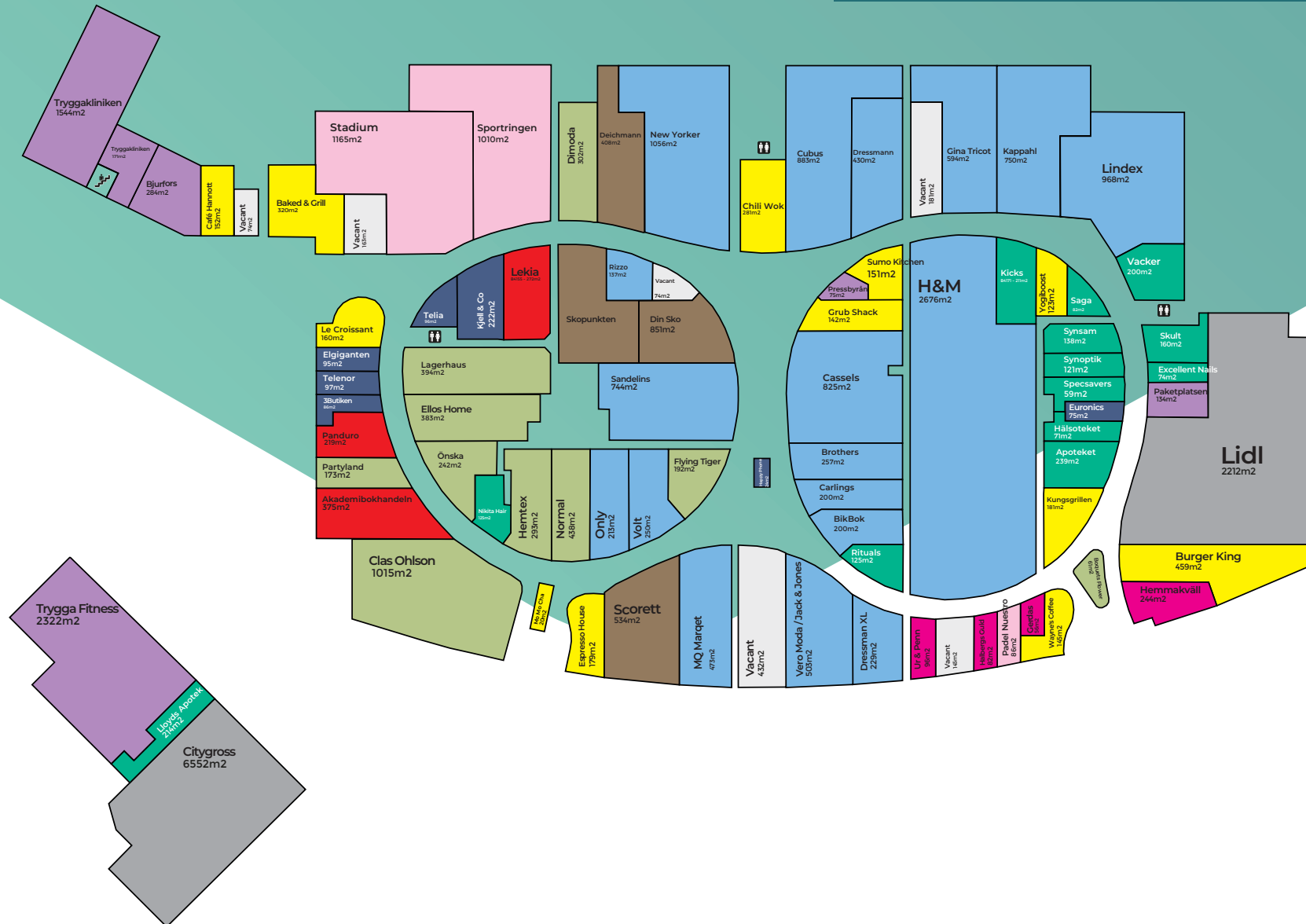
**291,000**  
Catchment

**98%**  
Occupancy by floor area

# LEASING



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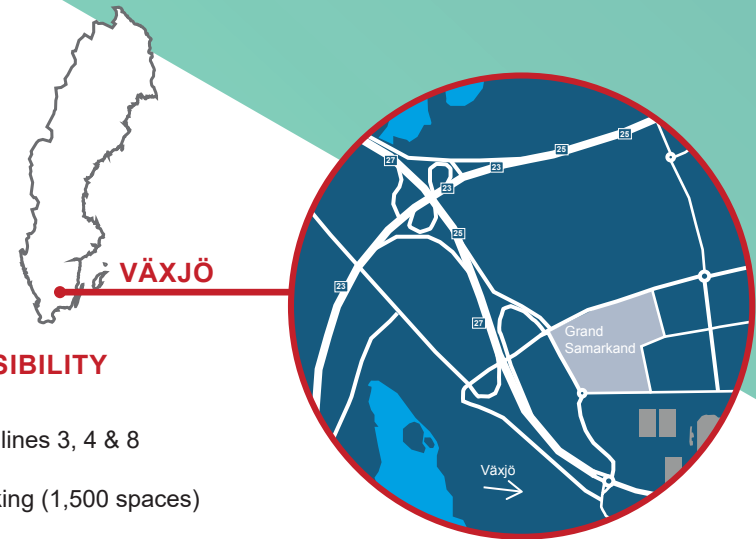
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# GRAND SAMARKAND

## ESG & AWARDS BREAM®

VÄXJÖ – OPENED 1973  
Refurbished and extended in 2011



### ACCESSIBILITY

- Bus lines 3, 4 & 8
- Parking (1,500 spaces)

Grand Samarkand is located in the main external retail zone of Växjö and is the most popular shopping destination in Småland. The shopping centre was recently redeveloped to provide 63 shops and restaurants and adjoins an ICA hypermarket.



### SERVICES

- Free Wi-Fi
- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Electric Car Charging

### TOP BRANDS



**35,400\***  
Gross lettable area

**11,753** **22,718**  
GLA Hyper GLA Gallery

**63**  
Number of stores

**9** **9**  
Medium units Restaurants

**236,000**  
Catchment

**100%**  
Occupancy by floor area

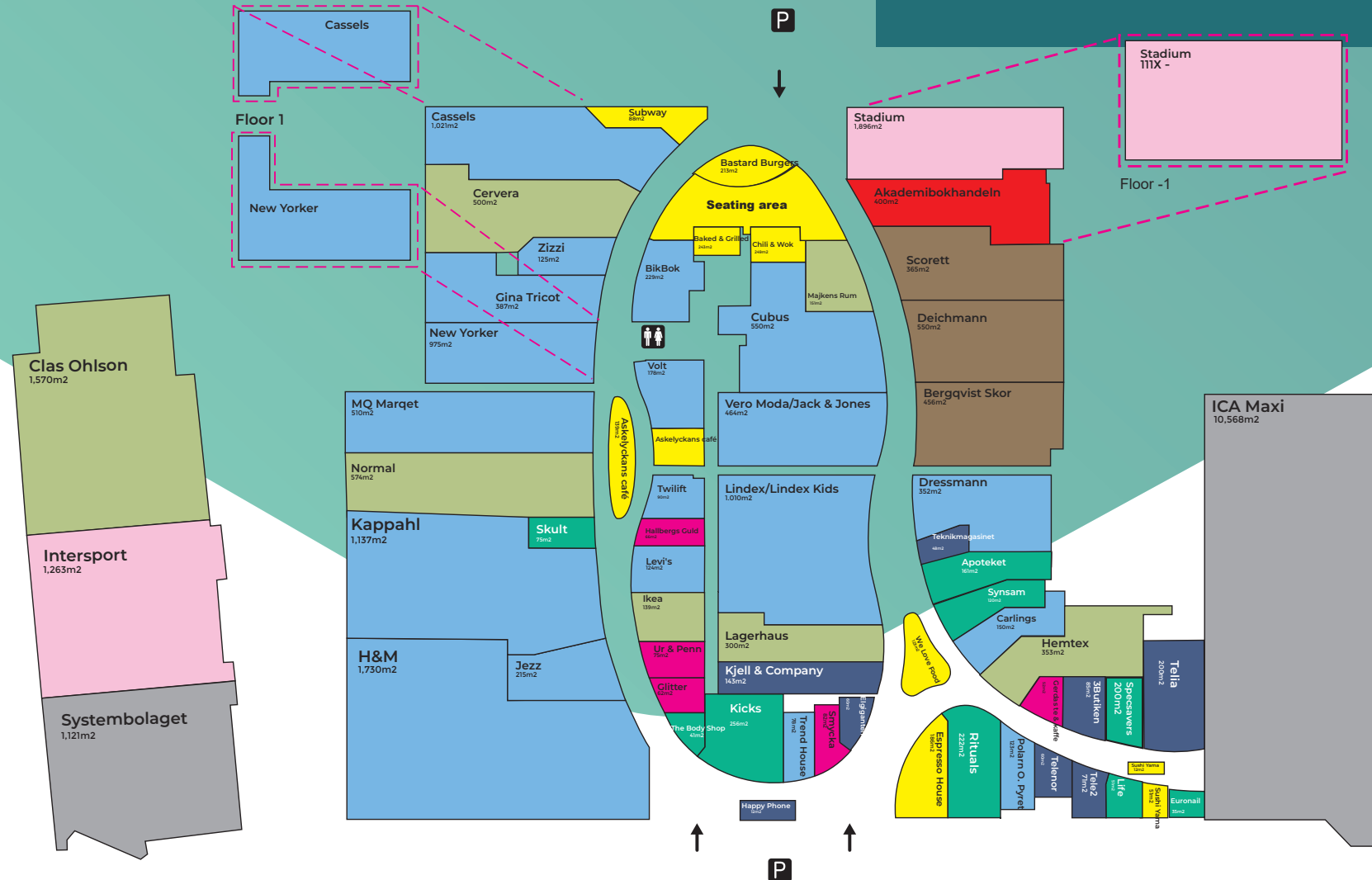
\* Includes external units



# LEASING



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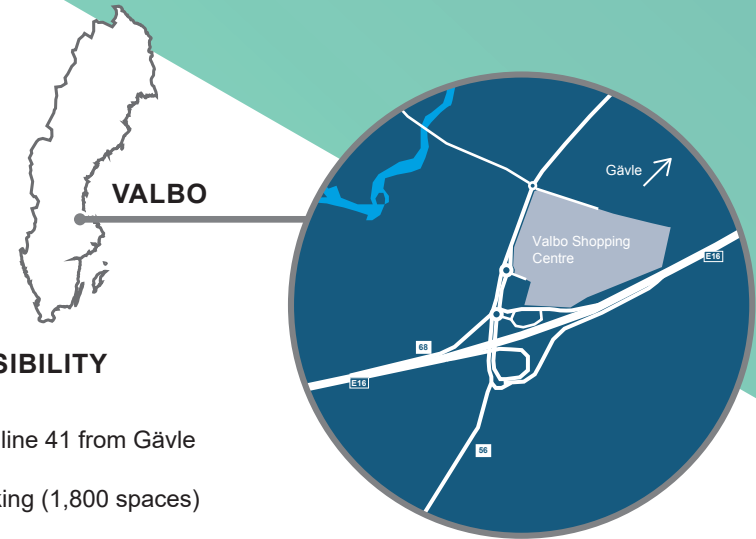
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# VALBO

ESG & AWARDS  
**BREEM**<sup>®</sup>

GÄVLE – OPENED 1970  
Refurbished in 2020



Valbo is located on the E16 motorway to the west of Gävle and is an established regional shopping centre having been inaugurated in 1970. Valbo comprises 37,000m<sup>2</sup> and is let to 69 retailers including a Coop hypermarket and part of the adjoining IKEA. An adjoining retail park further strengthens the retail zone. A major refurbishment and improvement to the masterplan was recently completed to include new stores for New Yorker, Hemtex and a full-concept H&M.

## ACCESSIBILITY

- Bus line 41 from Gävle
- Parking (1,800 spaces)



## SERVICES

- Free Wi-Fi
- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Electric Car Charging



## TOP BRANDS



**54,500\***  
Gross lettable area

**7,018** GLA Hyper    **29,935** GLA Gallery

**69**  
Number of stores

**11** Medium units    **8** Restaurants

**241,000**  
Catchment

**99%**  
Occupancy by floor area

\* Includes retail park and external units

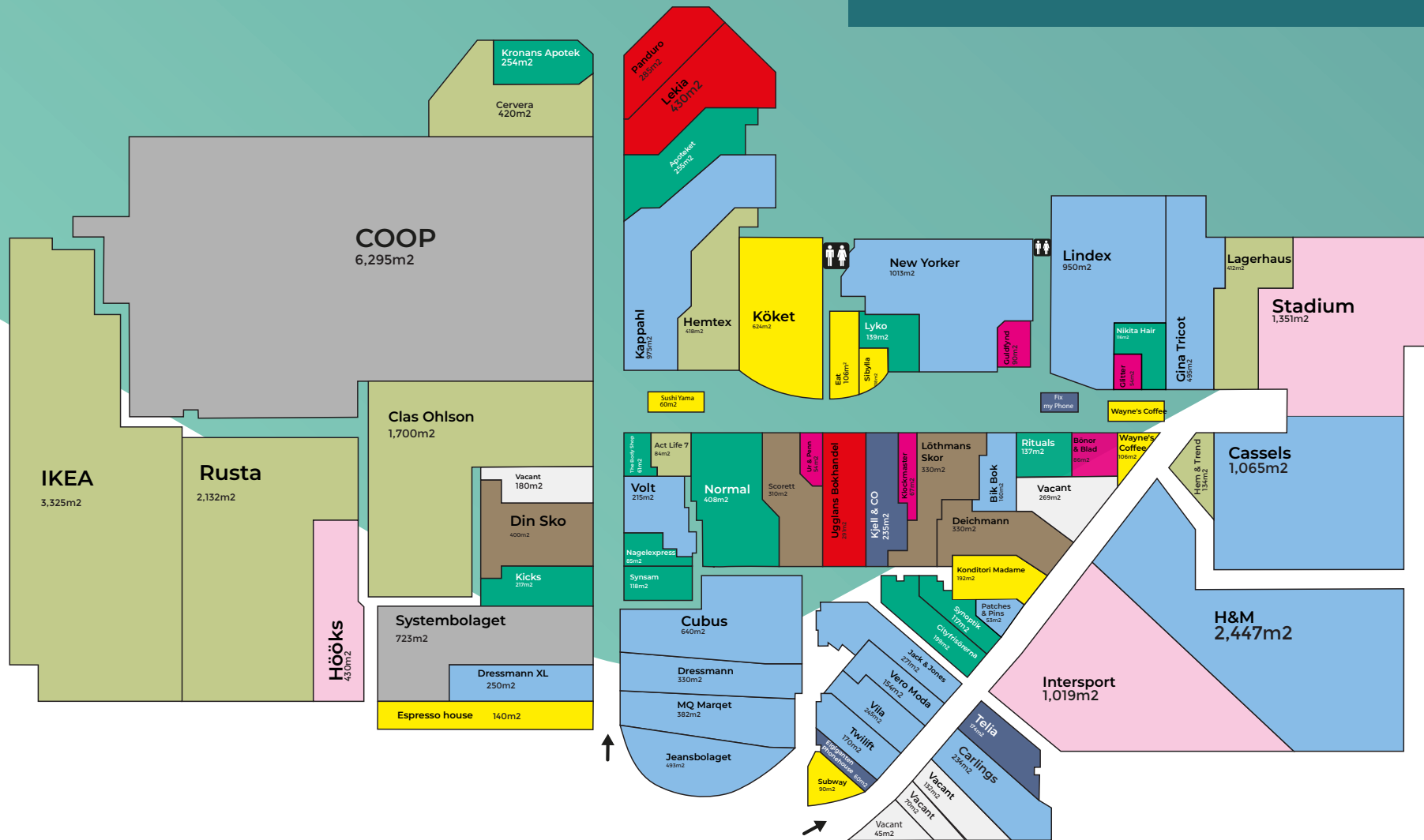




# LEASING



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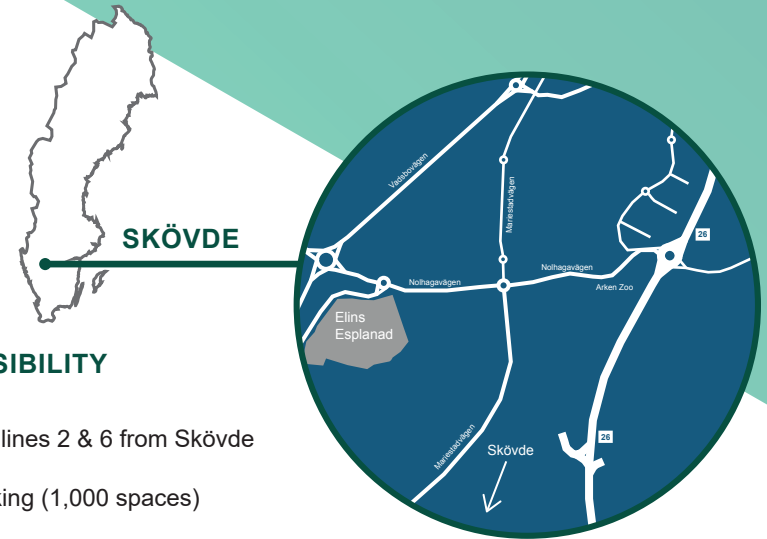
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# ELINS ESPLANAD

## ESG & AWARDS BREEAM®

SKÖVDE – OPENED 1997  
Refurbished and extended in 2020



### ACCESSIBILITY

- Bus lines 2 & 6 from Skövde
- Parking (1,000 spaces)

Elins Esplanad provides 38 shops and an ICA hypermarket and is the first shopping choice in Skövde, with a catchment of 240,000 people. Most recent store openings include H&M, Cassels and a Nordic Wellness gym. Planning approval for a further 5,000m<sup>2</sup> GLA has been obtained and could provide 13 additional shops and restaurants.



### SERVICES

- WiFi  
Free Wi-Fi
- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Electric Car Charging

### TOP BRANDS



26,500  
Gross lettable area

9,244 GLA Hyper    17,701 GLA Gallery

38  
Number of stores

10 Medium units    5 Restaurants

189,000  
Catchment

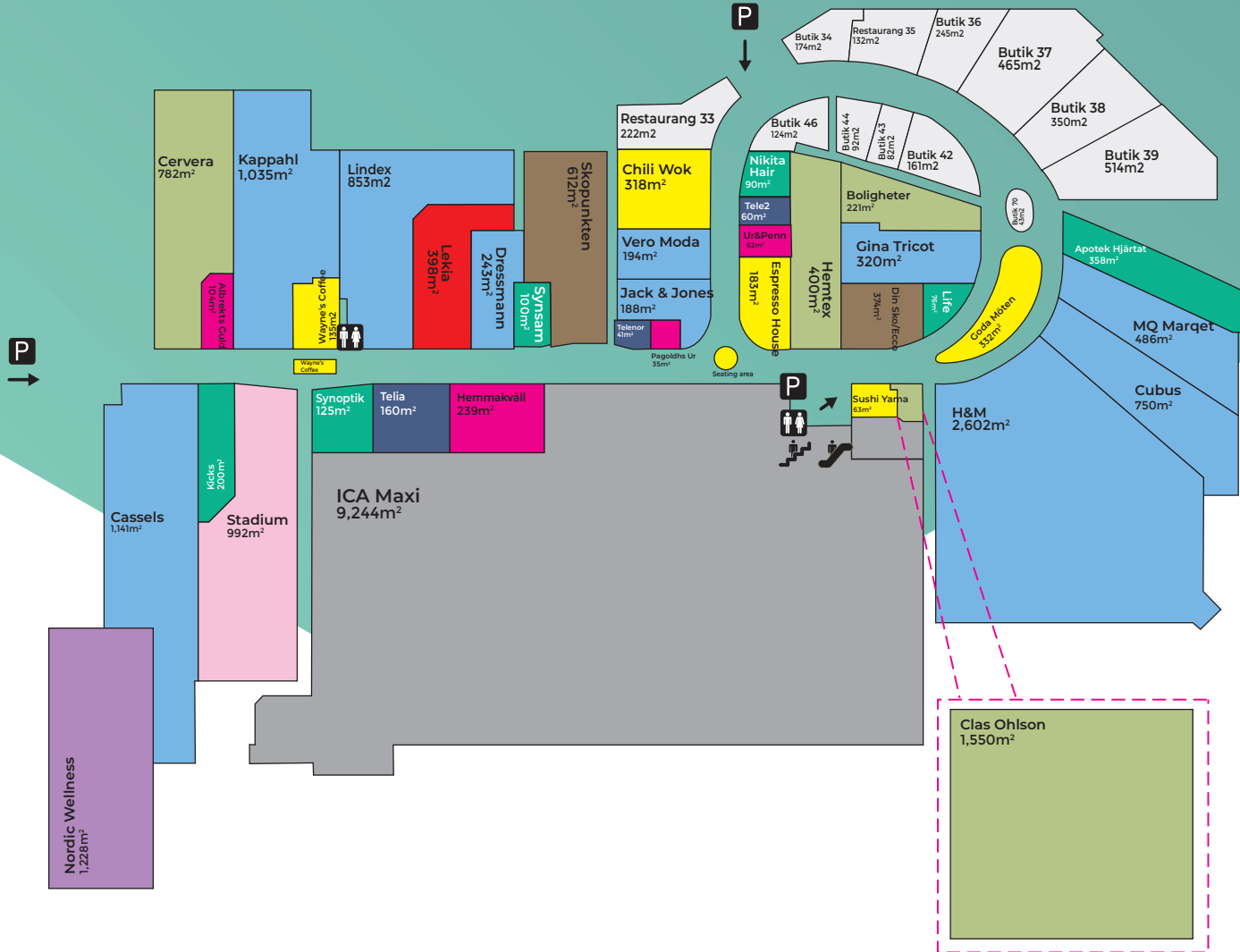
100%  
Occupancy by floor area



# LEASING



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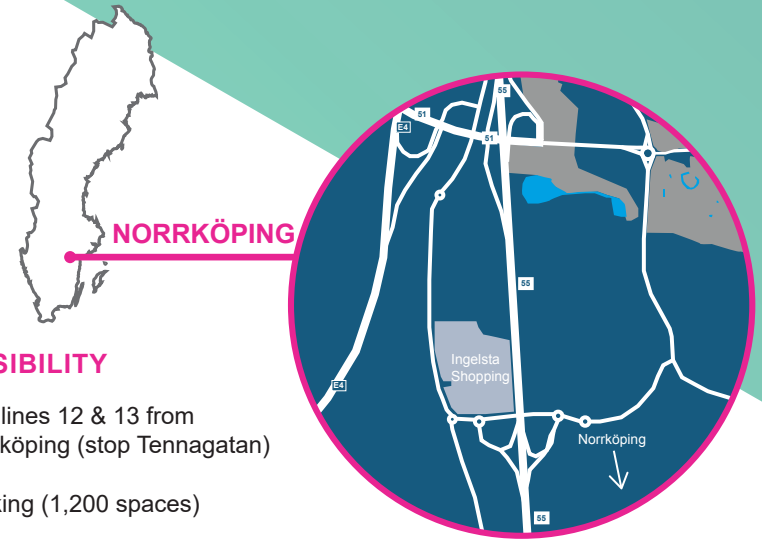
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical
- Project



# ingelsta shopping

## ESG & AWARDS BREEAM®

**NORRKÖPING – OPENED 1994**  
Refurbished in 2009  
Extended in 2008 and 2018



Ingelsta Shopping is located in the main external retail area of Norrköping at the city's northern entrance from the E4 motorway. Ingelsta Shopping was recently refurbished and extended and comprises an ICA hypermarket and 50 shops and a recently renovated food court.

### ACCESSIBILITY

- Bus lines 12 & 13 from Norrköping (stop Tennagatan)
- Parking (1,200 spaces)



### SERVICES

- Free Wi-Fi
- Click & Collect
- Gift Card
- Digital Signage/Advertising
- Electric Car Charging

### TOP BRANDS



**25,300\***  
Gross lettable area

**9,581** GLA Hyper    **15,519** GLA Gallery

**50**  
Number of stores

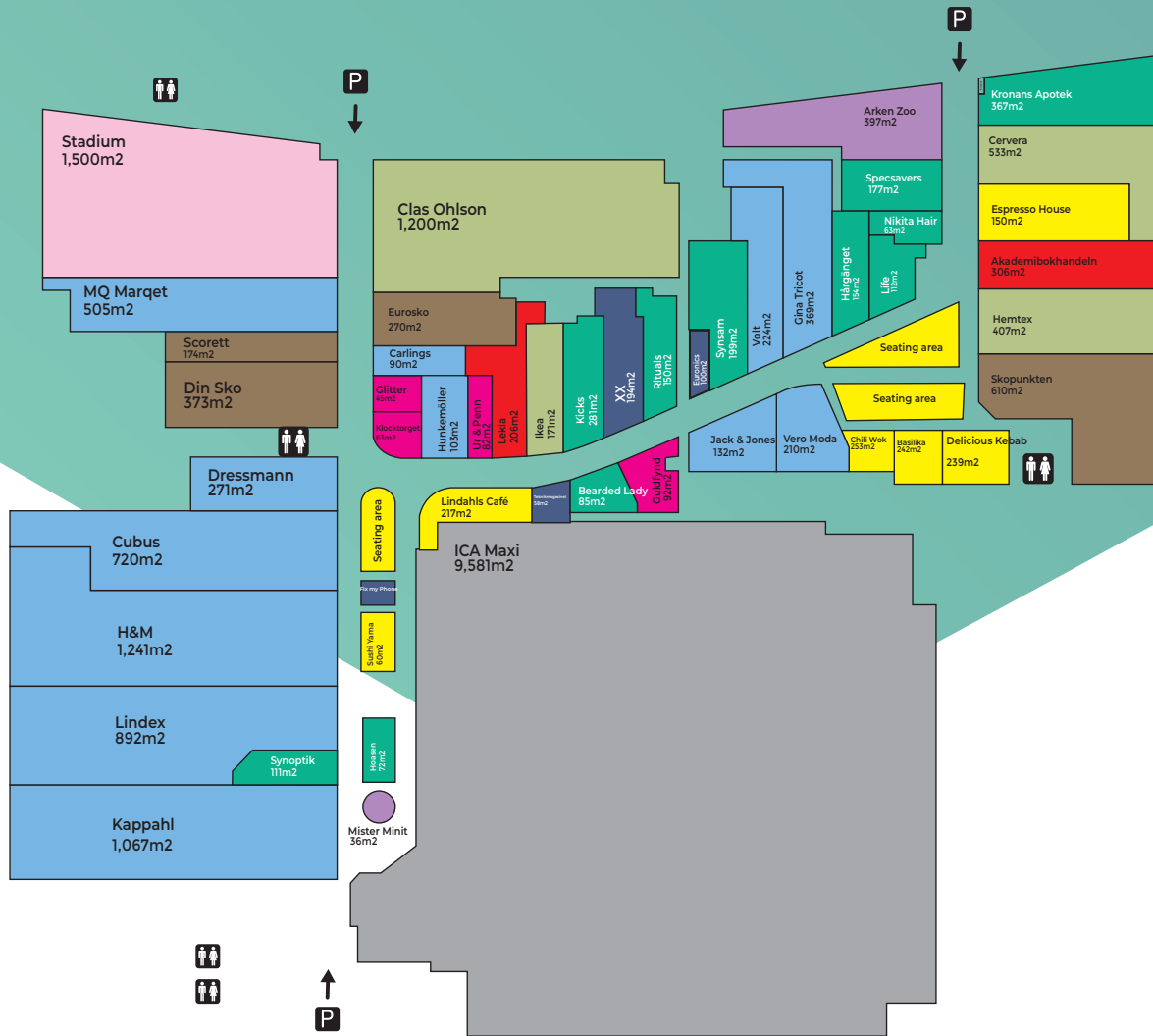
**7** Medium units    **6** Restaurants

**284,000**  
Catchment

**100%**  
Occupancy by floor area

\* Includes external units





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