



# EUROCOMMERCIAL

Retail properties portfolio 2024



# At a glance

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

## Belgium

page 6

1

Property



3.7%

Sales turnover 12M at 30 Sep 2024

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

Gross lettable area

Properties

Woluwe Shopping  
Brussels

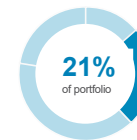


## France

page 8

8

Properties



3.3%

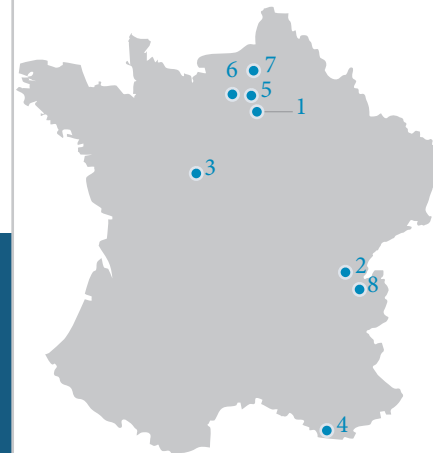
Sales turnover 12M at 30 Sep 2024

228,500m<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<br>d'Oise)               |   |   |
| 6 | Les Portes de<br>Taverny<br>Taverny (Val d'Oise) |   |   |



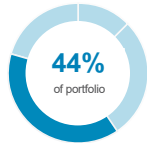
\* Also includes parts of shopping centres not owned by Eurocommercial.

# Italy

page 24

8

Properties



1.6%

Sales turnover 12M at 30 Sep 2024

407,446m<sup>2</sup>\*

Gross lettable area



Properties

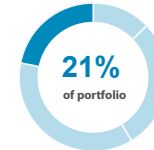
- |                                   |   |
|-----------------------------------|---|
| 1 I Gigli<br>Florence (Tuscany)   | 5 Il Castello<br>Ferrara (Emilia Romagna) |
| 2 Carosello<br>Milan (Lombardy)   | 6 Curno<br>Bergamo (Lombardy)             |
| 3 Fiordaliso<br>Milan (Lombardy)  | 7 Cremona Po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

# Sweden

page 40

7

Properties

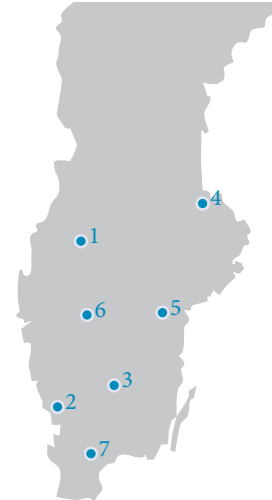


2.5%

Sales turnover 12M at 30 Sep 2024

269,900m<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)       |  |

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

\*\* 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 an eleventh consecutive year.

88  
score in the  
2024 GRESB  
Assessment

- Achieved the highest ever score of 88 in the 2024 GRESB Assessment.



- Maintained Green Star status, receiving 5 GRESB stars in 2024.



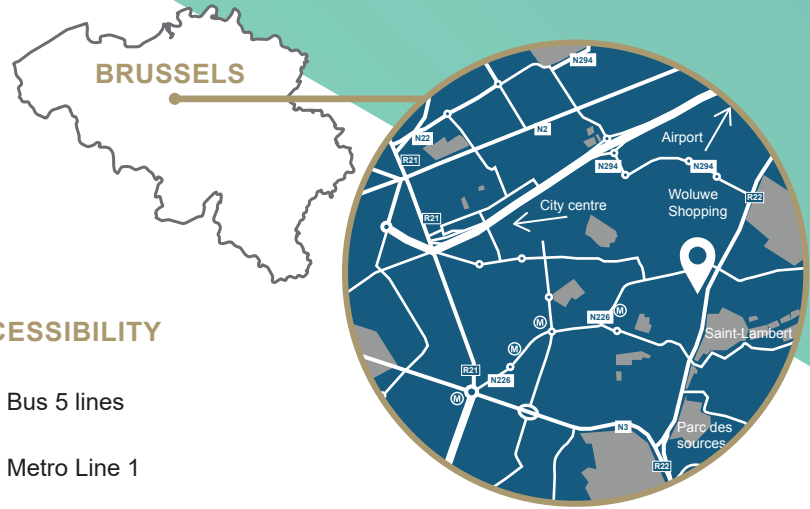
- Awarded Prime status in ISS ESG Corporate Rating.



### ESG & AWARDS

# BREEM®

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



### ACCESSIBILITY

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

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.



### SERVICES

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



TOP BRANDS



**47,000**  
Gross lettable area Gallery

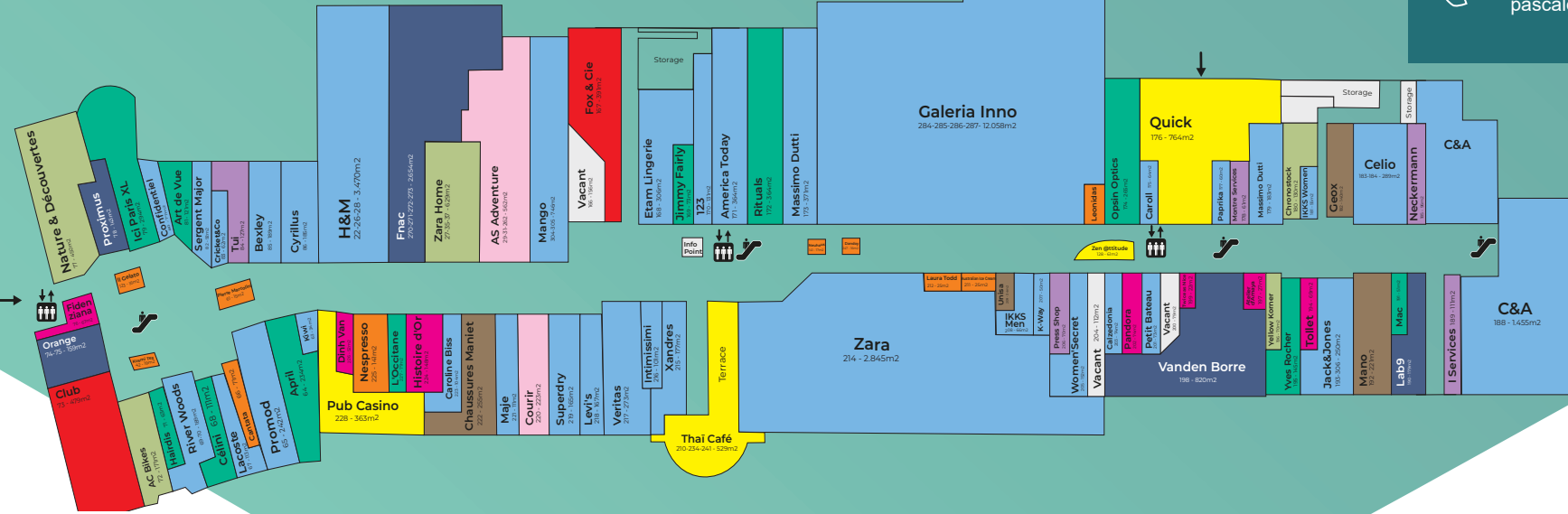
**124**  
Number of stores

**10** Medium units    **18** Restaurants

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

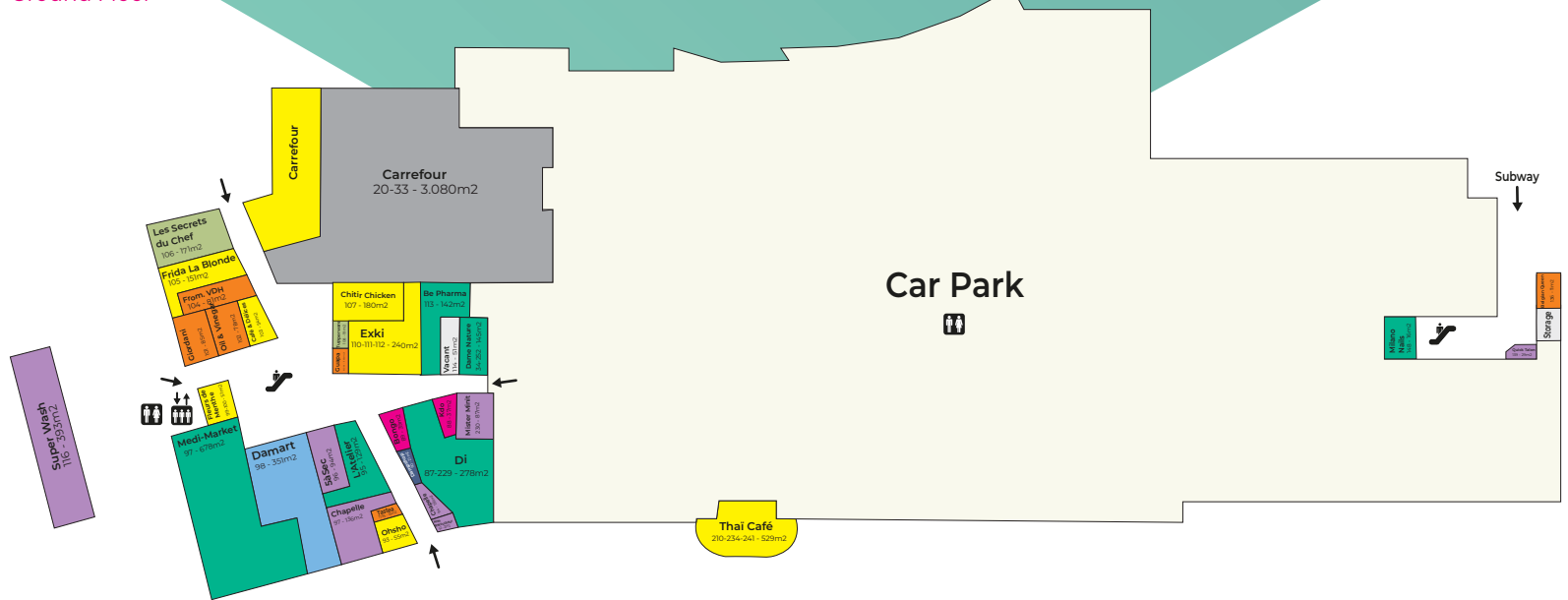


First Floor



**LEASING**  
 Pascale Govers  
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 pascale.govers@ecpnv.com

Ground Floor

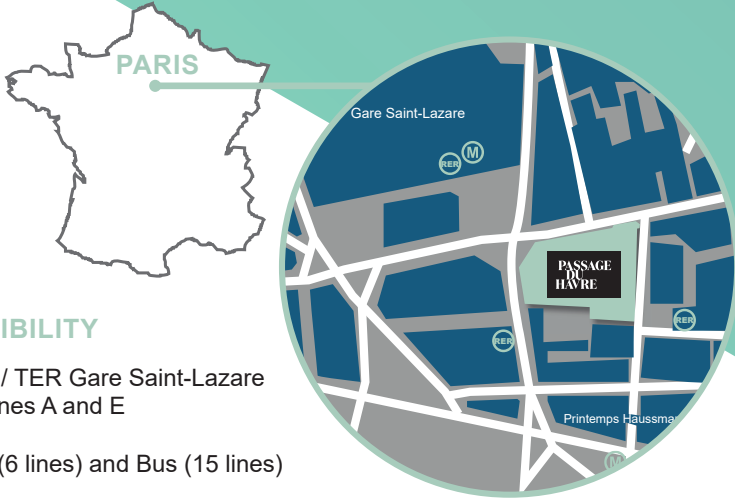


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Department Store
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

# 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.



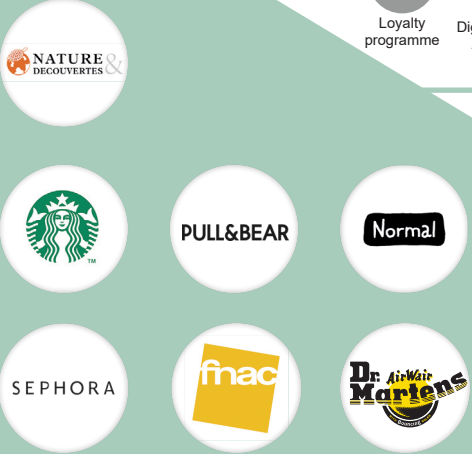
- ACCESSIBILITY**
- SNCF / TER Gare Saint-Lazare RER lines A and E
  - Métro (6 lines) and Bus (15 lines)
  - Parking (174 spaces)

**SERVICES**

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



TOP BRANDS



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

**14 300**  
GLA Gallery

**41**  
Number of stores

**1** Medium units      **2** Restaurants

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

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





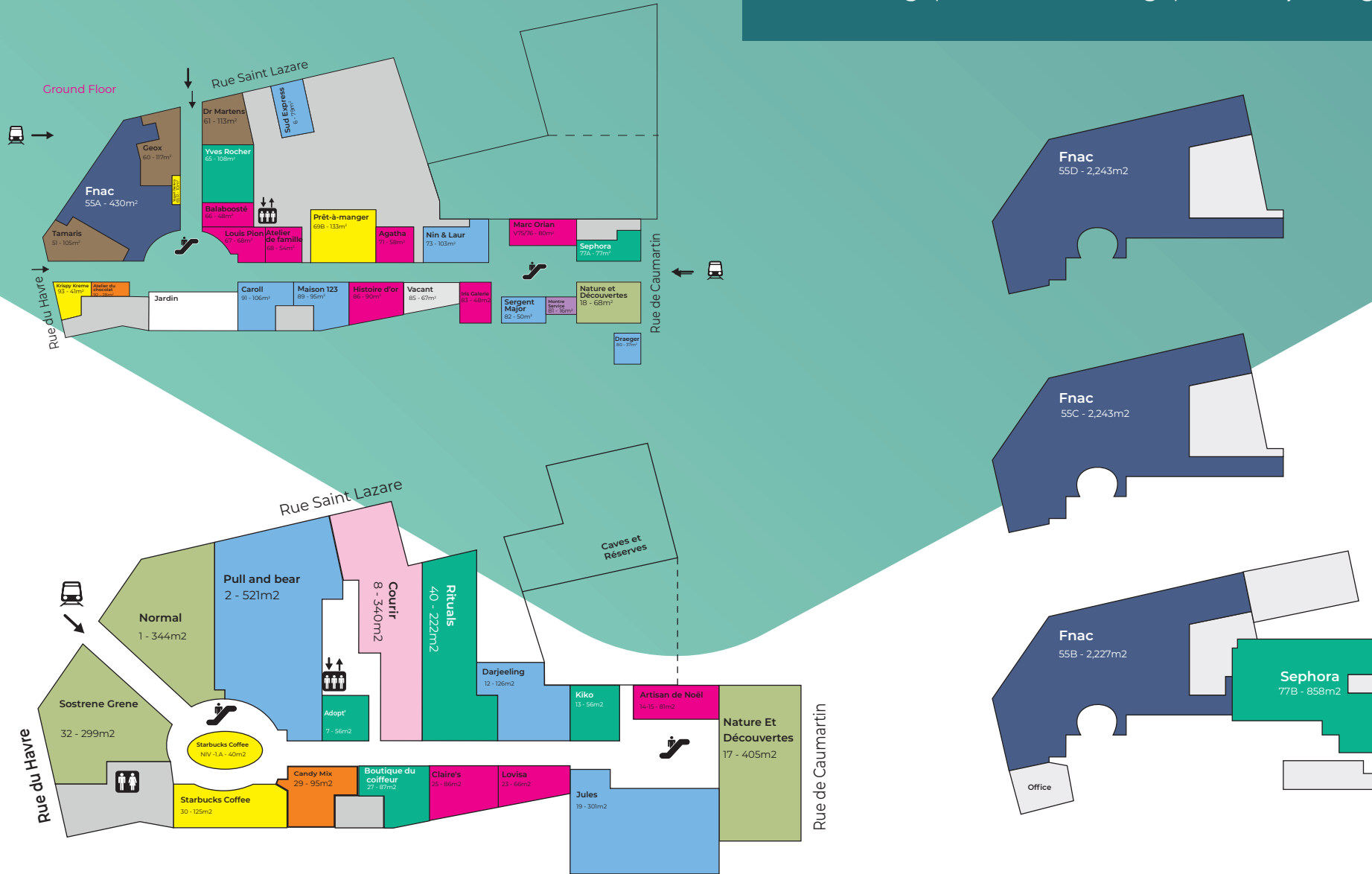
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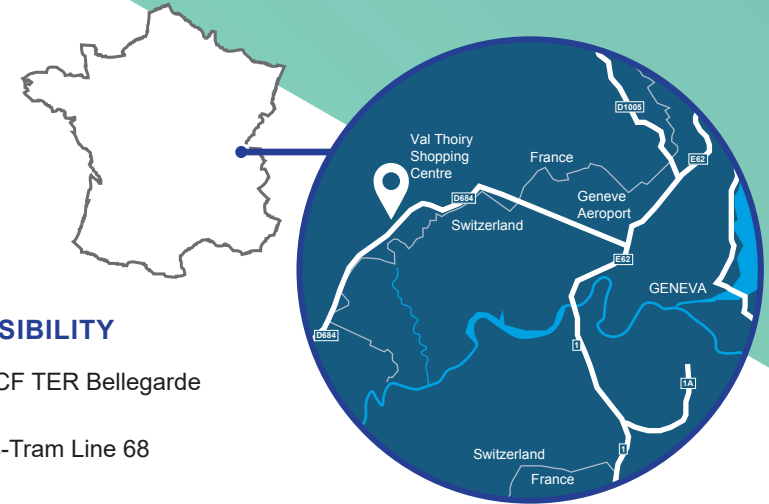
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

# 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, Migros and H&M. 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.

### ACCESSIBILITY

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

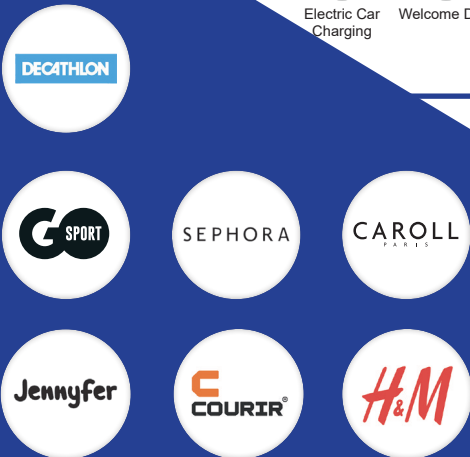


### SERVICES

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



TOP BRANDS



36,600

Gross lettable area\*

10,000  
GLA Hyper

25,500  
GLA Gallery



68

Number of stores

4  
Medium units

5  
Restaurants



417,000

Catchment  
(within 20 minutes)

\*GLAs may not add up due to rounding.



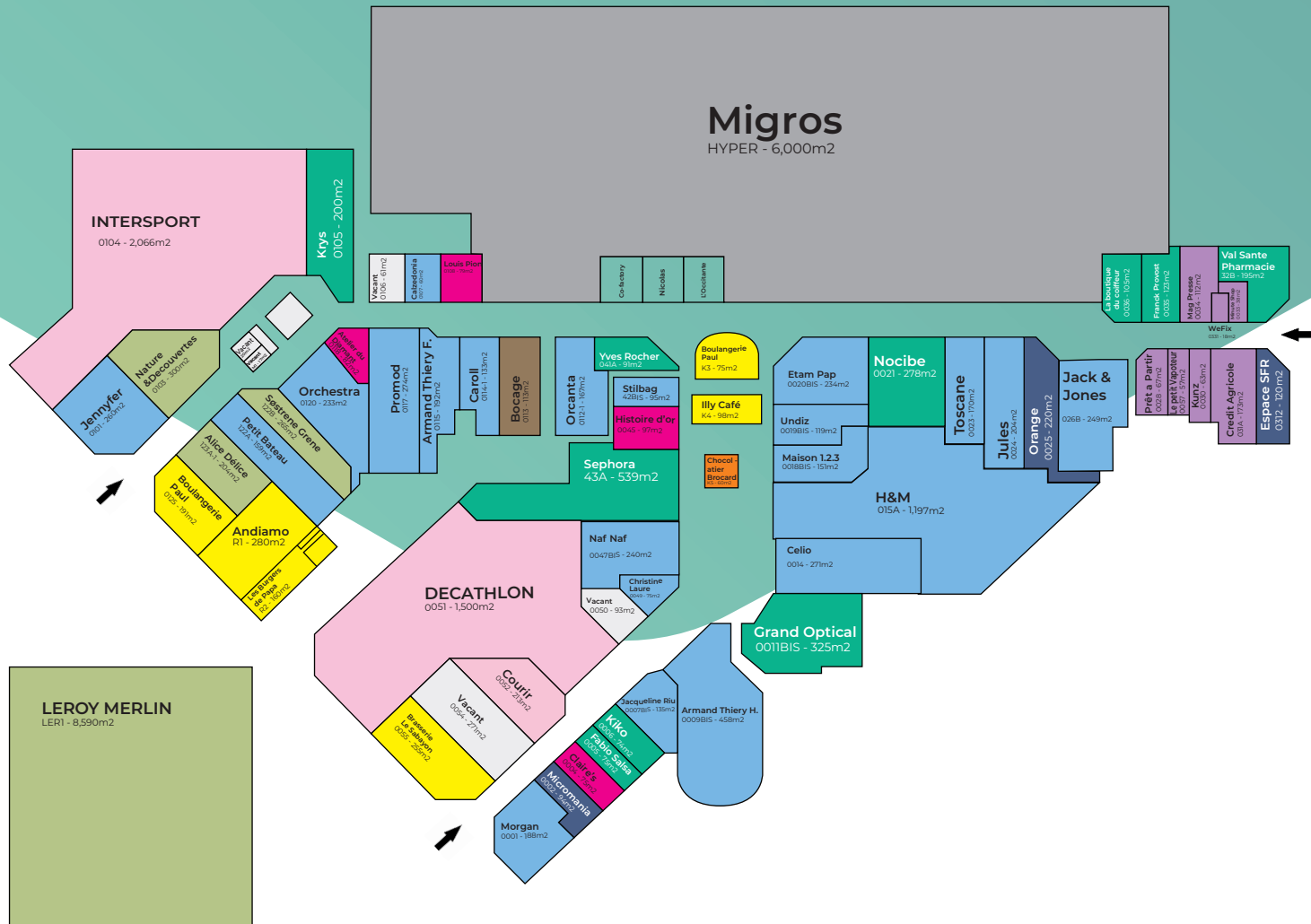
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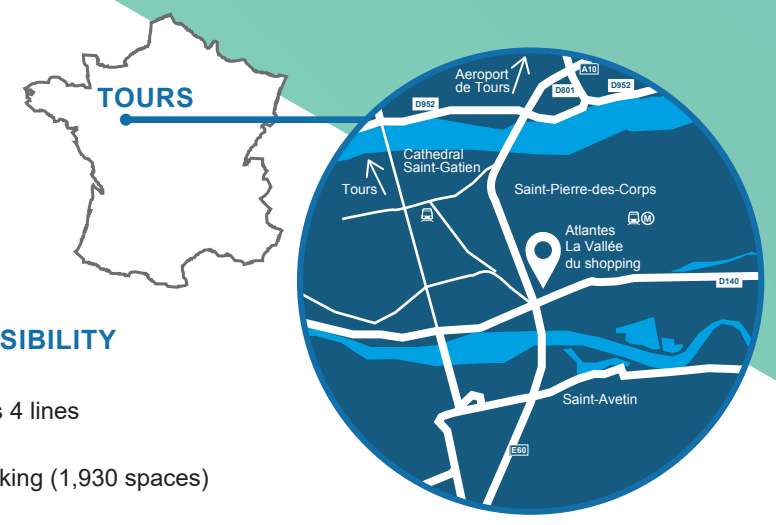


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

# atlantes

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. The centre now features a new façade along with a brand-new logo.

### ACCESSIBILITY

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



### SERVICES

- Click & Collect
- Free Wi-Fi
- Gift Card
- Welcome Desk
- Electric car charging
- Loyalty programme
- Digital Signage Advertising

### TOP BRANDS



**39,800**  
Gross lettable area\*

**16,886** GLA Hyper    **23,000** GLA Gallery



**68**  
Number of stores

**15** Medium units    **4** Restaurants



**359,000**  
Catchment

\*GLAs may not add up due to rounding.



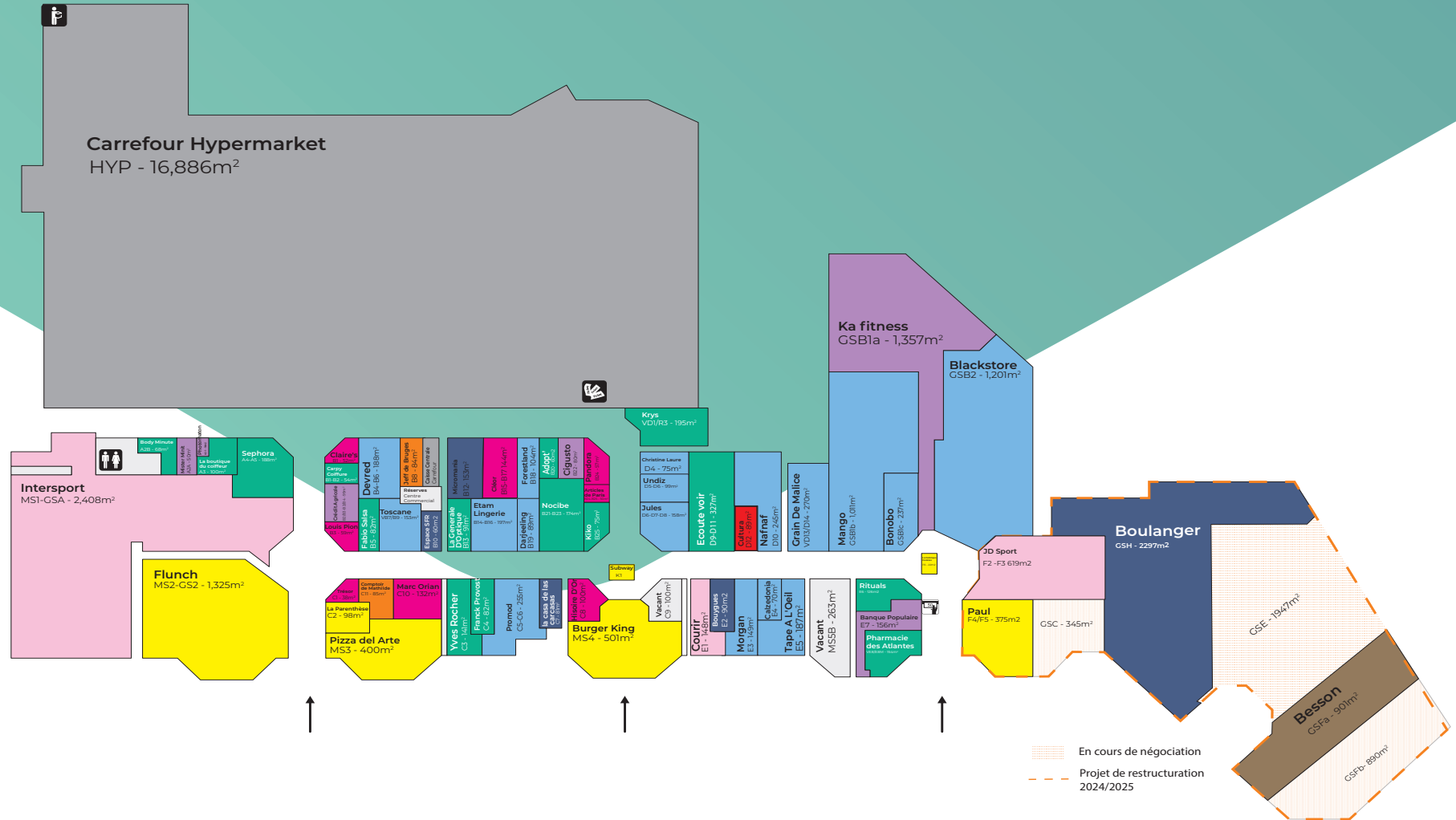
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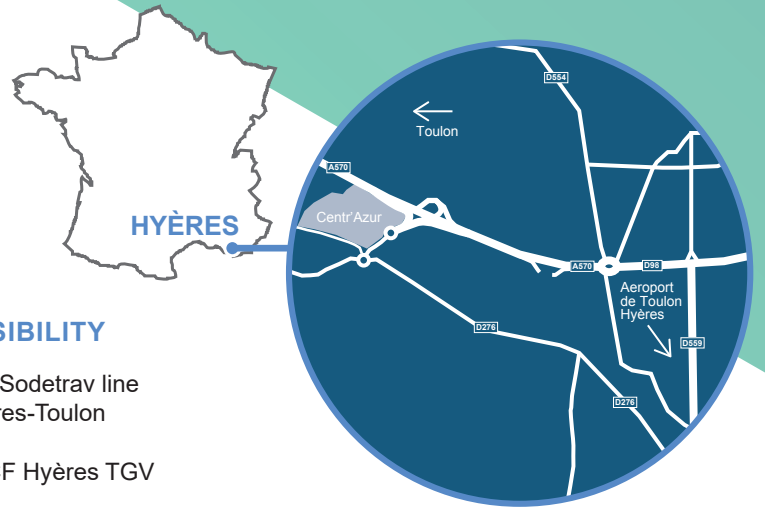


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

# 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. Intermarché is now the hypermarket since May 2024. The centre provides a broad mix of retail and food and beverage. 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

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



### TOP BRANDS



**25,000**  
Gross lettable area\*

**15,500** GLA Hyper    **11,265** GLA Gallery

**54**  
Number of stores

**6**  
Restaurants

**332,000**  
Catchment (within 20 minutes)

\*GLAs may not add up due to rounding.

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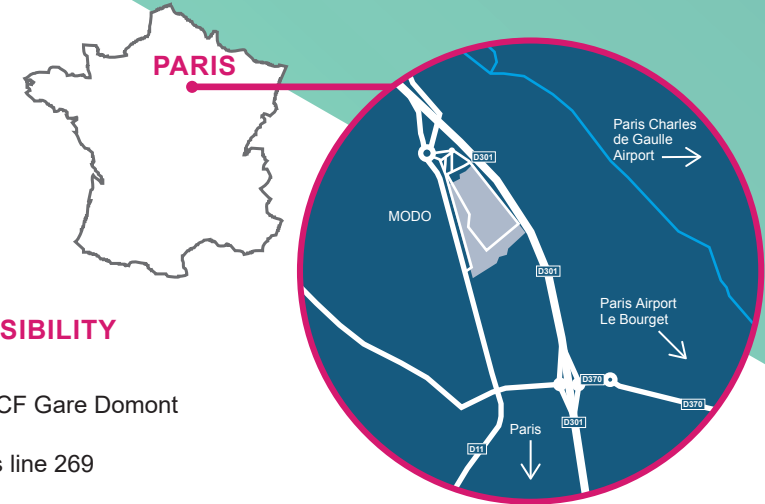


- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



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, Normal, JD Sports, and Gémo.

**ACCESSIBILITY**

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

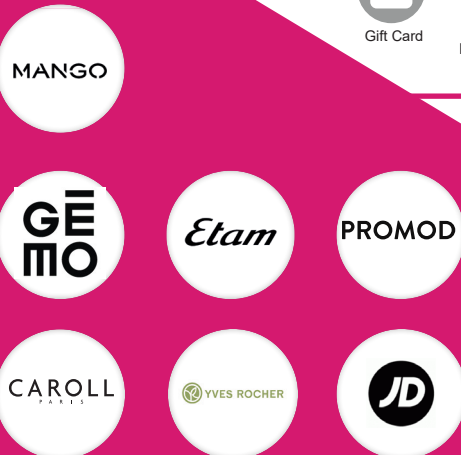


**SERVICES**

- Free Wi-Fi
- Electric Car Charging
- Gift Card
- Loyalty programme



**TOP BRANDS**



**25,700**  
Gross lettable area\*

**15,000** GLA Hyper    **12,322** GLA Gallery

**58**  
Number of stores

**2** Medium units    **4** Restaurants

**298,000**  
Catchment

\*GLAs may not add up due to rounding.



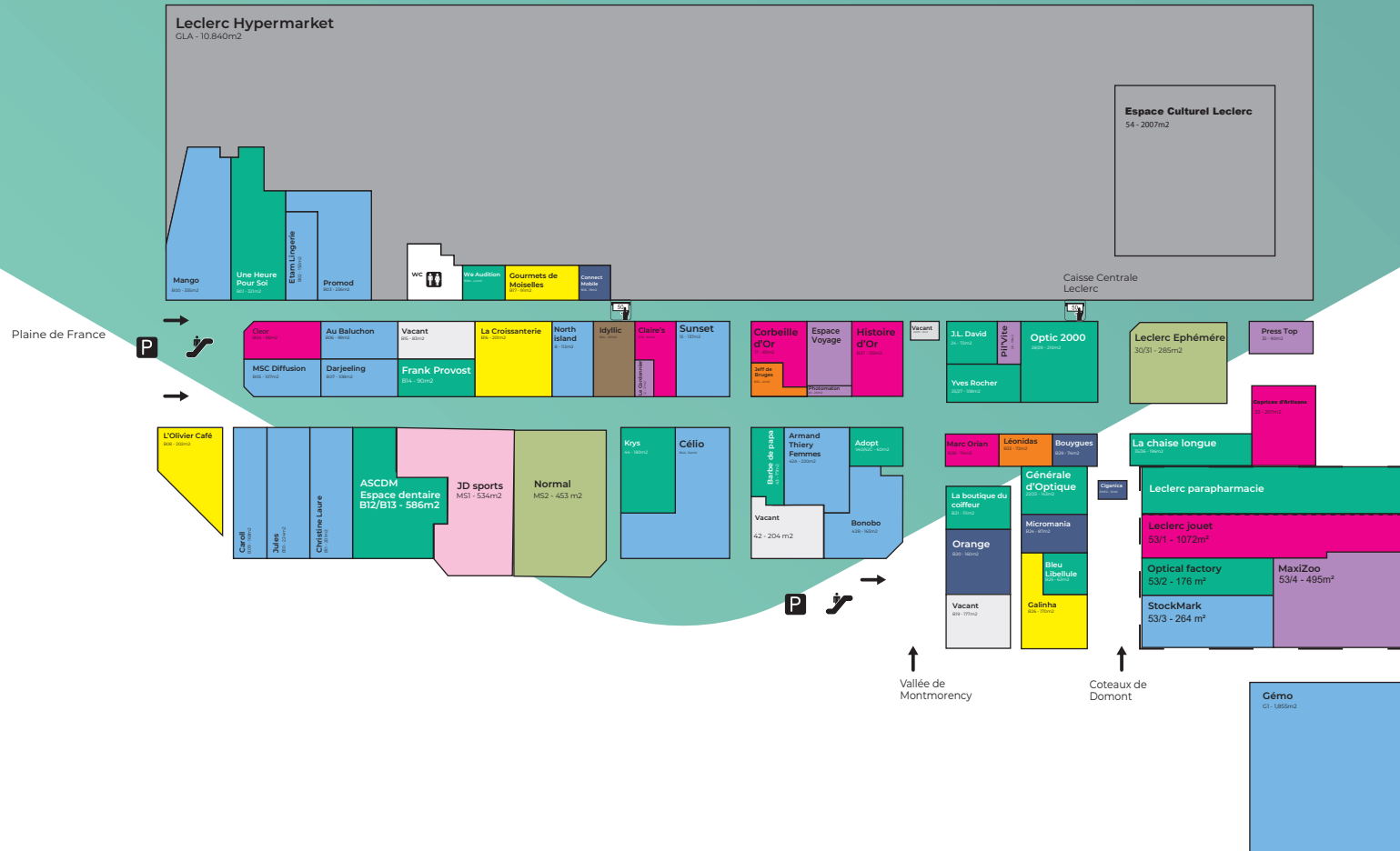
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- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical
- ▨ Not owned by ECP

# LES PORTES DE TAVERNY

## ESG & AWARDS BREAM®

TAVERNY – OPENED 1990  
Refurbished in 2005 and 2014

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 as well as the construction of an adjoining Olympic swimming pool complex and the renovation of the car park were all completed by June 2024. Taverny has 50 stores and is anchored by a strong Auchan hypermarket.

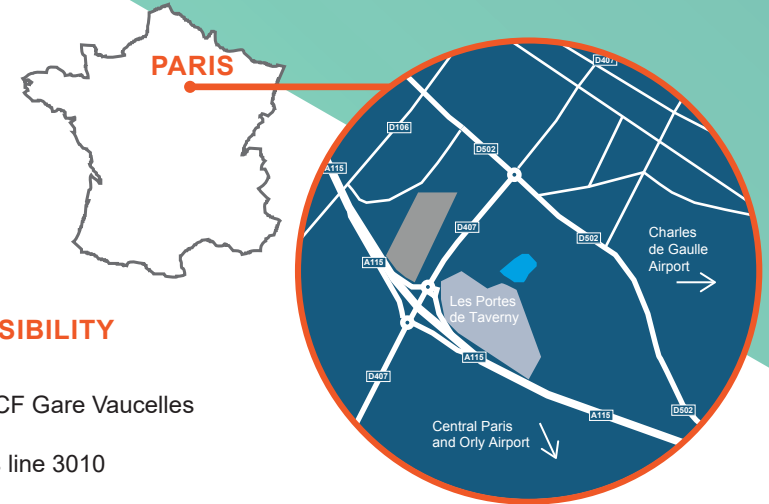
### SERVICES

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

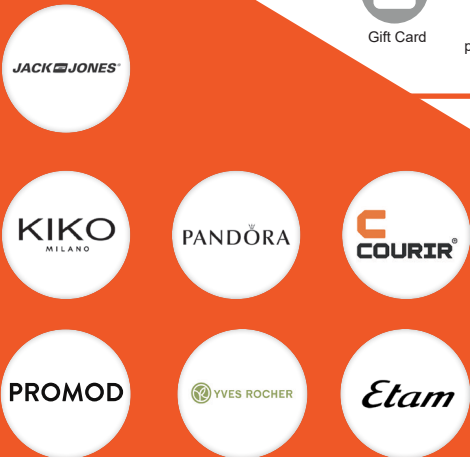


### ACCESSIBILITY

- SNCF Gare Vaucelles
- Bus line 3010
- Parking (1,335 spaces)



### TOP BRANDS



<p>31,800* Gross lettable area</p>	<p>50 Number of stores</p>	<p>269,000 Catchment</p>
<p>18,470 GLA Hyper</p> <p>6,066 GLA Gallery</p>	<p>6 Medium units</p> <p>3 Restaurants</p>	

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

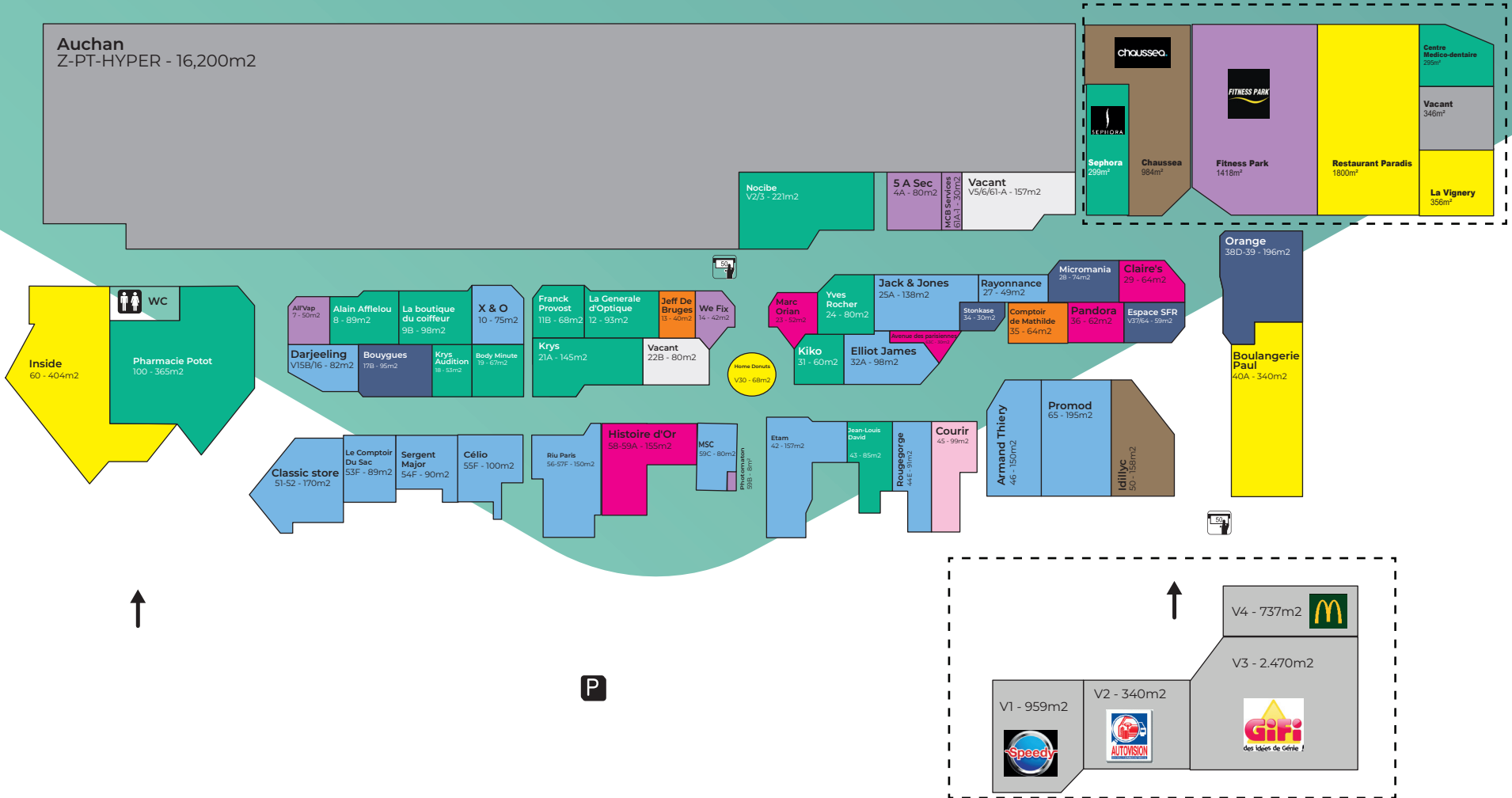
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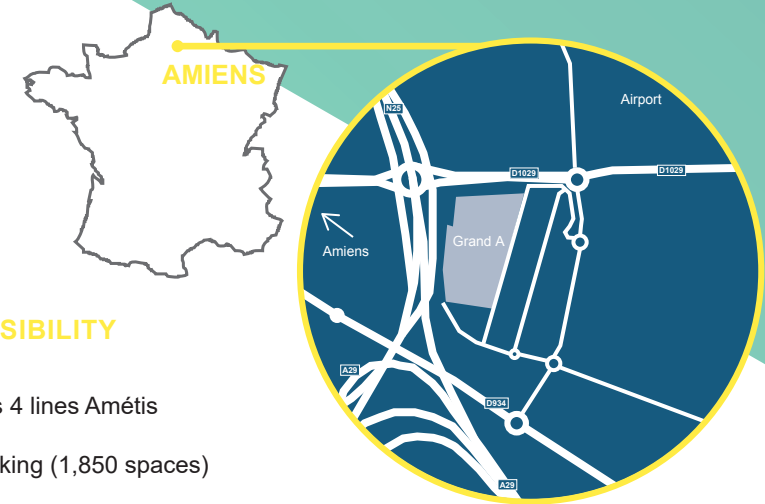
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# GRAND A

## ESG & AWARDS BREEAM®

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 international brands such as H&M, New Yorker and Snipes. Grand A is the dominant shopping centre within the Amiens conurbation and is anchored by an Intermarché hypermarket.



### ACCESSIBILITY

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

### SERVICES

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



### TOP BRANDS



<p>23,000 Gross lettable area*</p>	<p>60 Number of stores</p>	<p>230,000 Catchment (within 20 minutes)</p>
<p>11,373 GLA Hyper</p> <p>11,775 GLA Gallery</p>	<p>2 Medium units</p> <p>6 Restaurants</p>	

\*GLAs may not add up due to rounding.

# LEASING



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

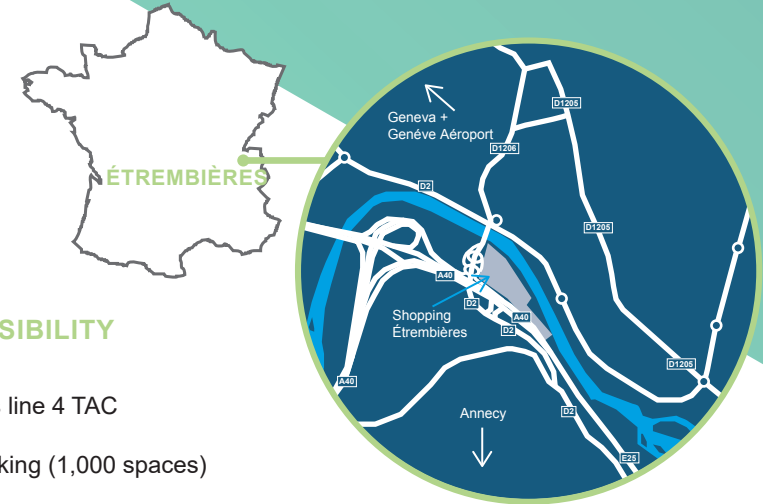
# SHOPPING

## 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. At the end of June 2022, two new restaurants, opened on the purpose-built building adjoining the shopping centre.



### 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



**22,700**  
Gross lettable area\*

**9,543** GLA Hyper    **11,000** GLA Gallery

**49**  
Number of stores

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

**420,000**  
Catchment

\*GLAs may not add up due to rounding.

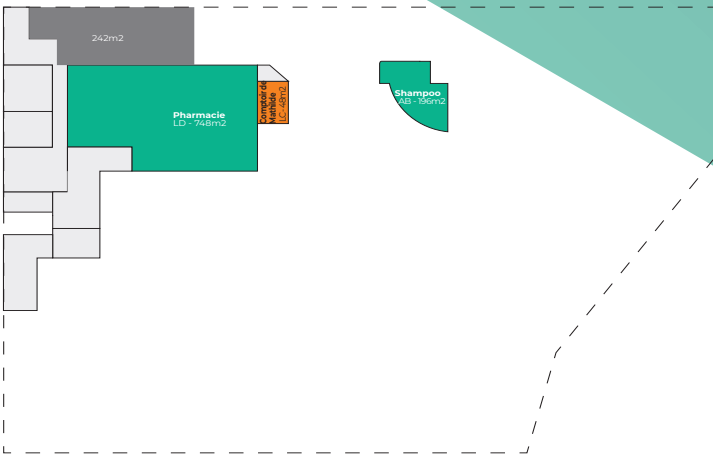
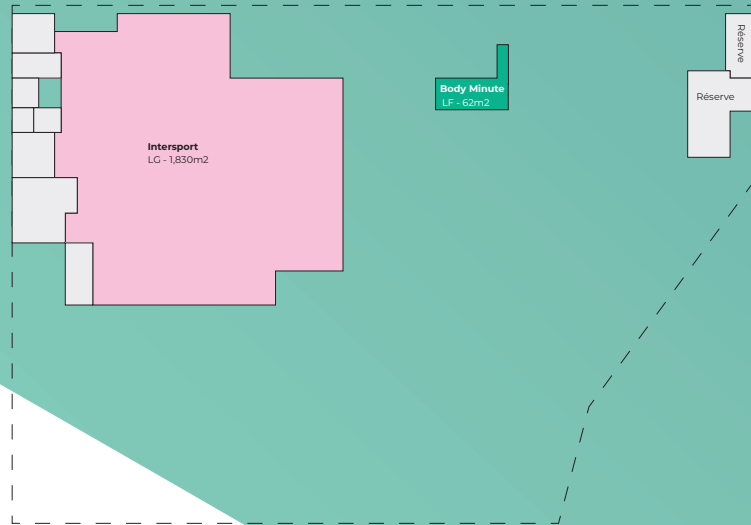
# LEASING



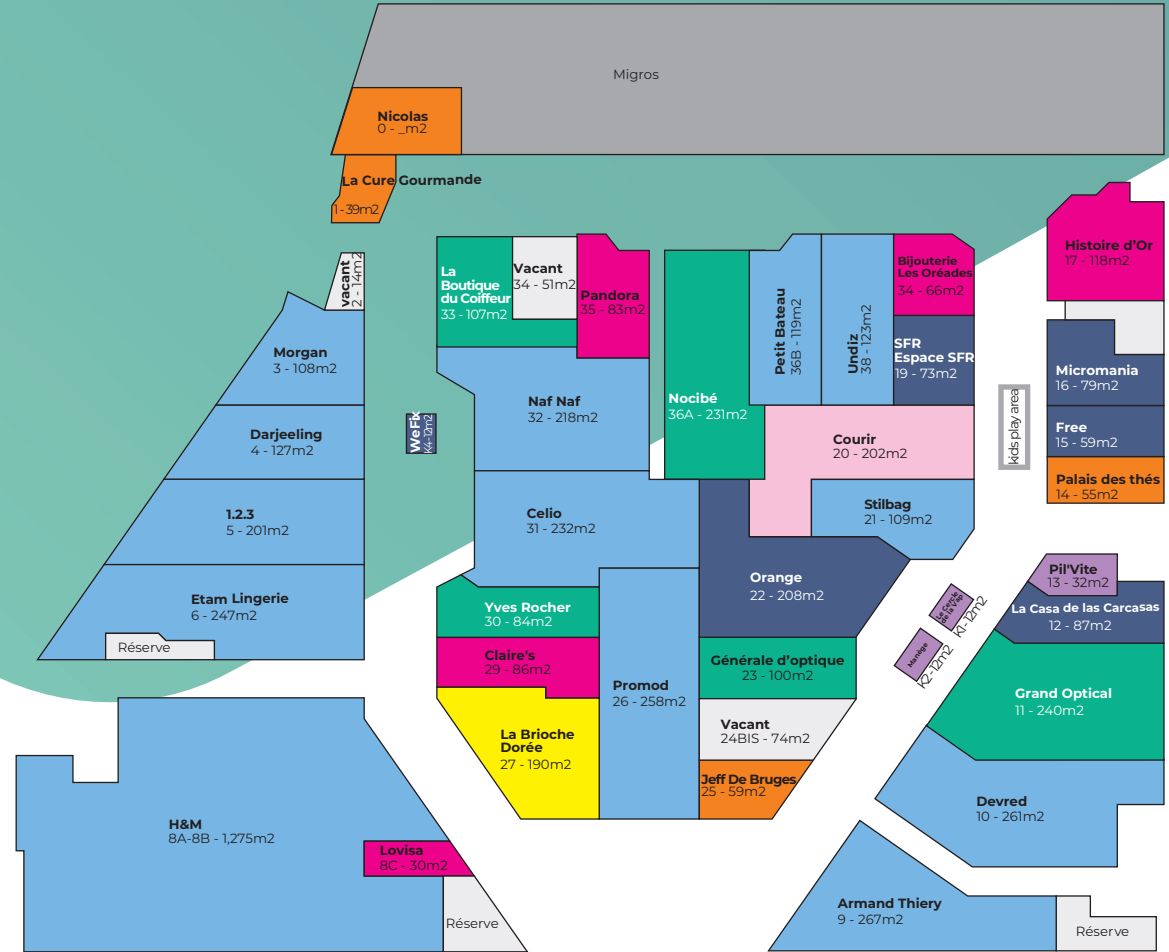
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NIVEAU 1 - LEVEL 1



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

# GIGLI

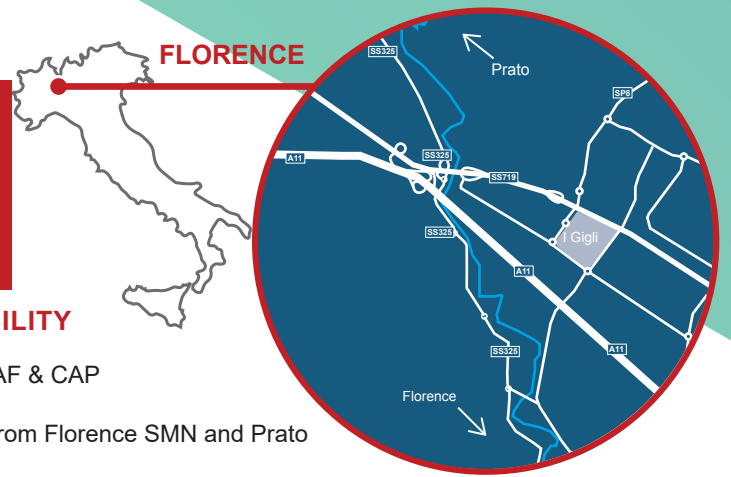
Il luogo non comune.

ESG & AWARDS  
**BREEAM**<sup>®</sup>



Excellent Rating -  
part 1 et 2  
**FLORENCE - OPENED**  
1997 Refurbished in 2017  
Extended in 2020

**2024 CNCC Certificate of Merit – Più chilometri fai, più rimborso hai**  
**2024 CNCC Certificate of Merit- Gigli Comedy Show**  
**2022 ECSP European Solal Award- Gigli Shop&Schock**  
**"Lo Shopping Ganzo" – Milan, 2019**



As Tuscany's leading retail and leisure destination I Gigli is home to an exceptional mix of 143 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.

**ACCESSIBILITY**

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



**SERVICES**

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



TOP BRANDS



**87,270\***  
Gross lettable area

**10,244** GLA Hyper    **61,148** GLA Gallery

**141**  
Number of stores

**19** Medium units    **31** Restaurants

**1.1 million**  
Catchment

\* Includes retail park and cinema



# LEASING

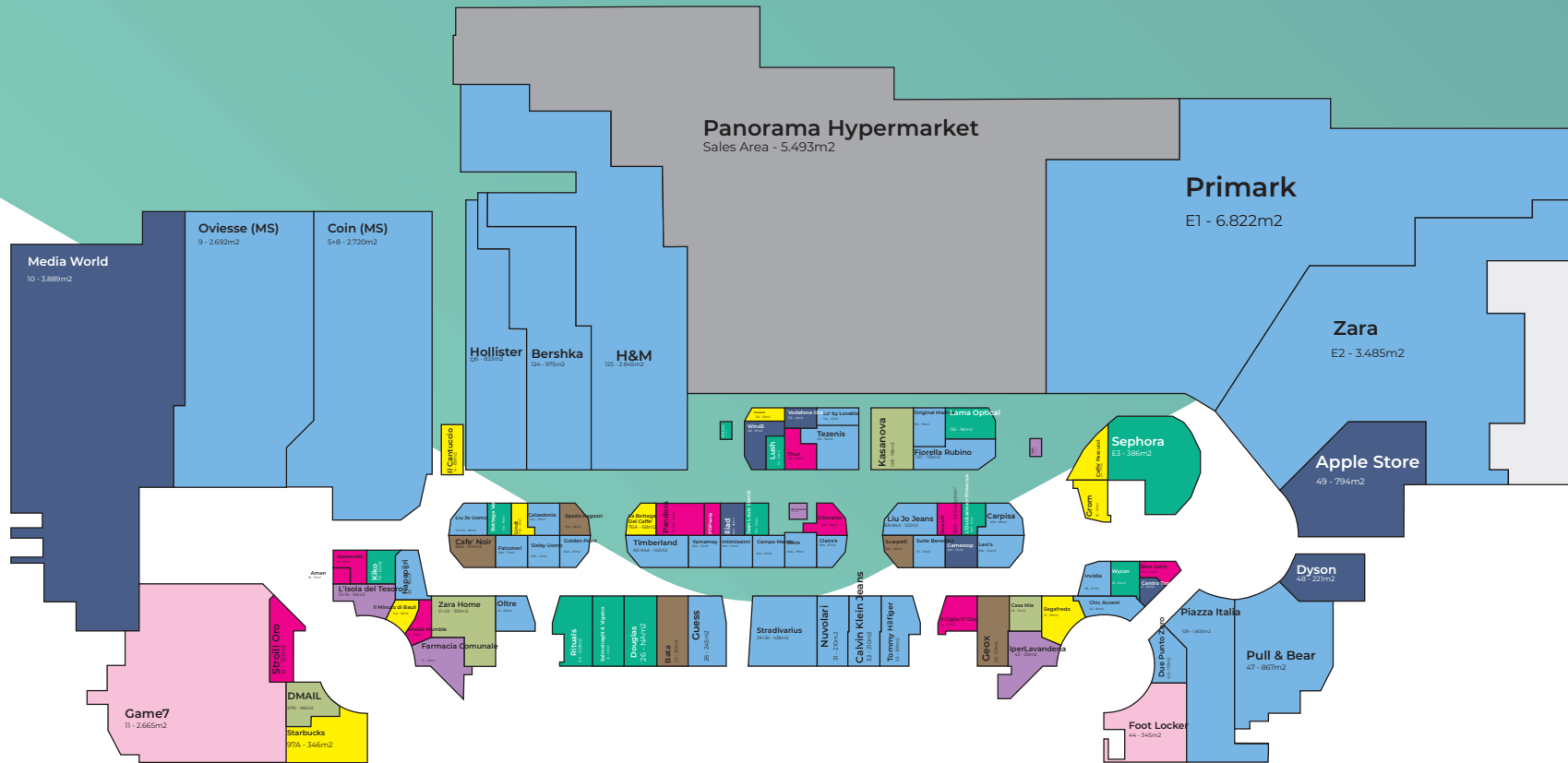


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- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



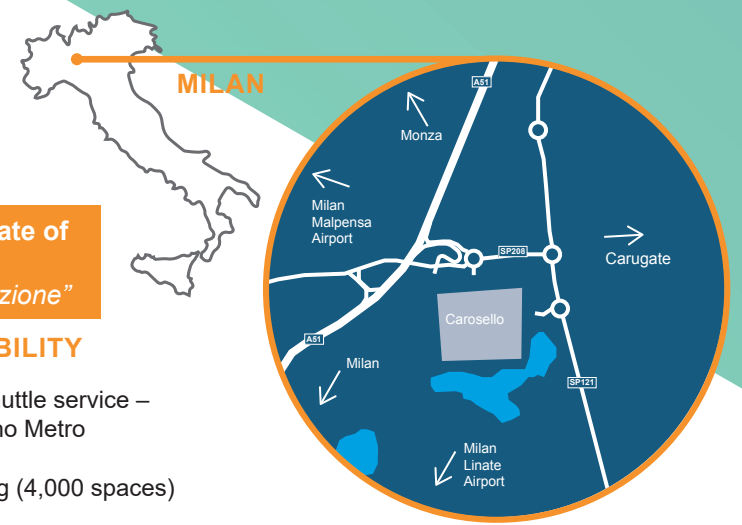
ESG & AWARDS  
**BREEAM**<sup>®</sup>

Excellent Rating : part 1 et 2

MILAN – OPENED 1997  
Refurbished and  
extended in 2008



CNCC 2024 Certificate of  
Merit,  
“Sostenibili per Vocazione”



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**

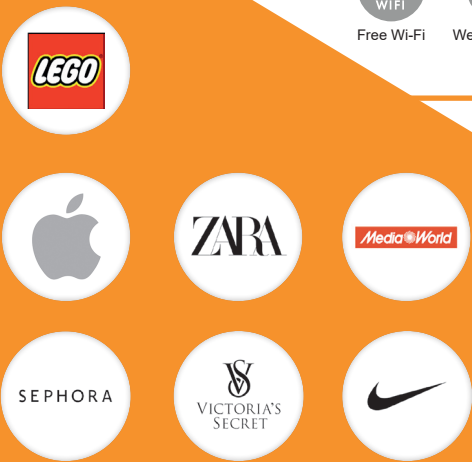
- Bus shuttle service – Cologno Metro
- Parking (4,000 spaces)

**SERVICES**

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



**TOP BRANDS**



53,020\*  
Gross lettable area

20,933 GLA Hyper    32,087 GLA Gallery

118  
Number of store

10 Medium units    11 Restaurants

1.2 million  
Catchment

\* Includes external units



# LEASING

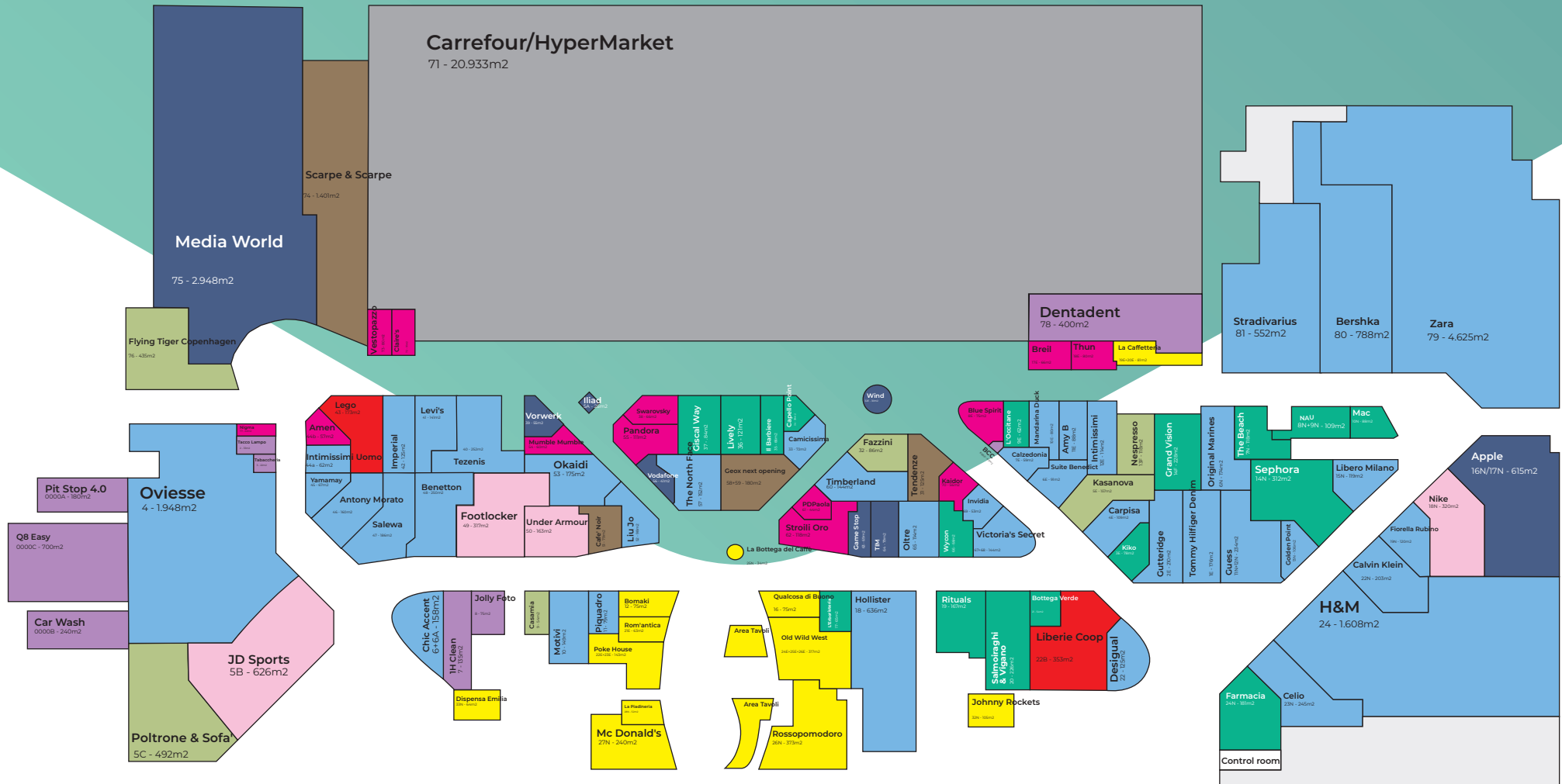


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- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services (excluding external units)
- Sport
- Home Goods
- Telecom & Electrical

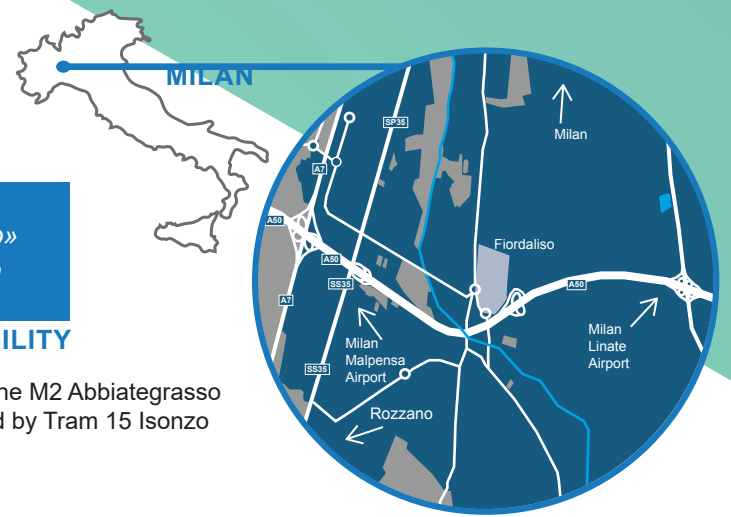


ESG & AWARDS  
**BREEAM**<sup>®</sup>  
Excellent Rating Part 1 & 2



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

**CNCC Award 2024**  
*«Compleanno Sospeso»*  
*«Advertising Campaign 100% Fiorda»*



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, New Yorker, Giochi Preziosi and the first Futbol Emotion opened in Italy.

**SERVICES**

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



**ACCESSIBILITY**

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



**TOP BRANDS**



**79,967\***  
Gross lettable area

**13,456** GLA Hyper    **49,430** GLA Gallery

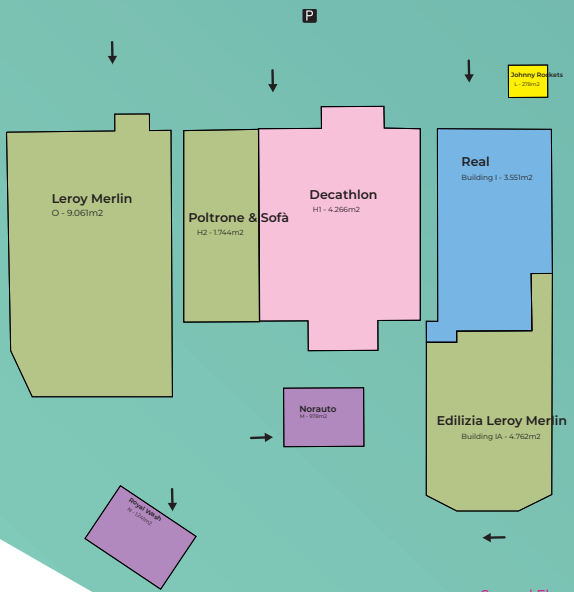
**155**  
Number of stores

**24** Medium units    **29** Restaurants

**1.3 million**  
Catchment

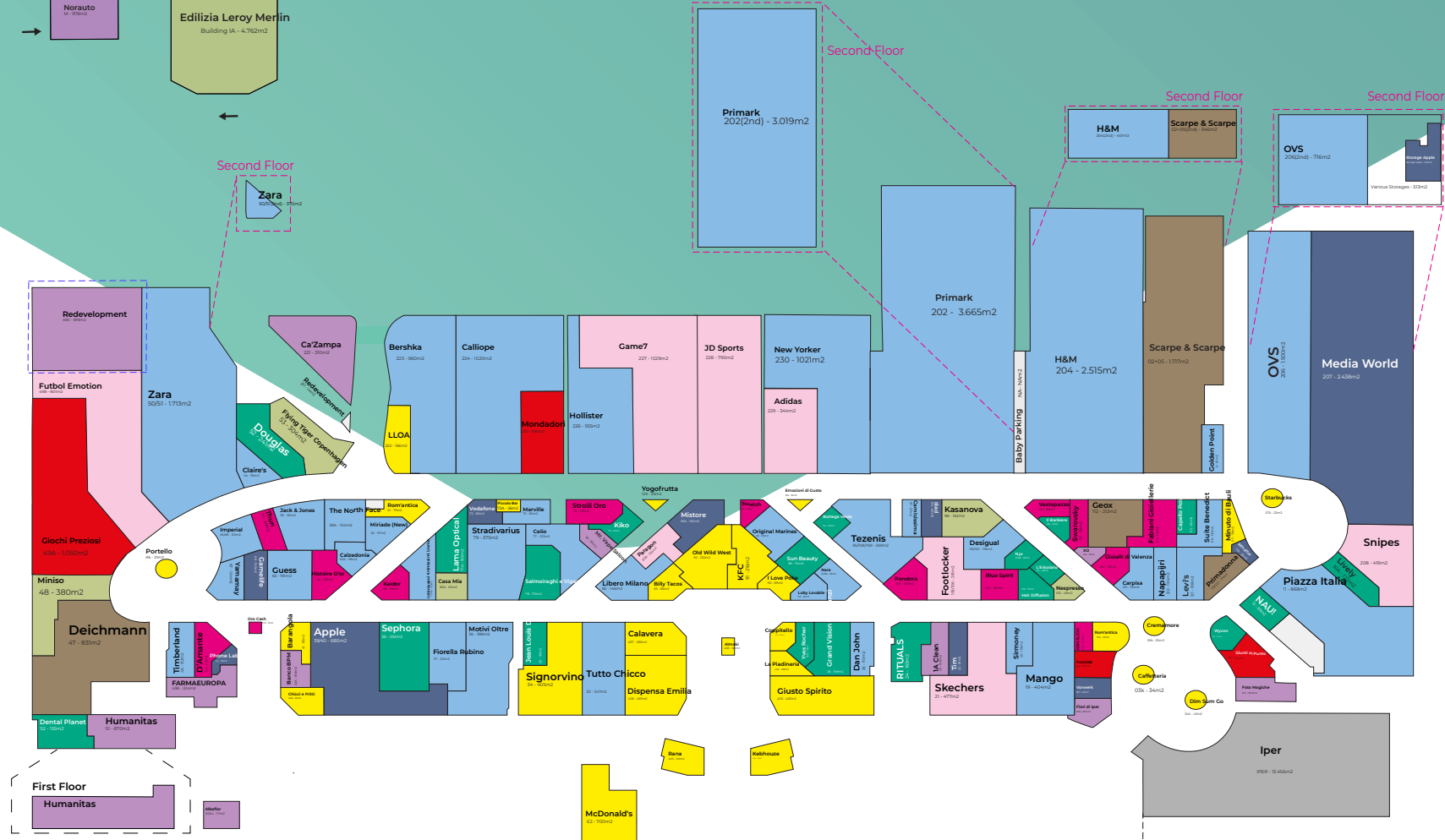
\* Includes retail park and external units





## LEASING

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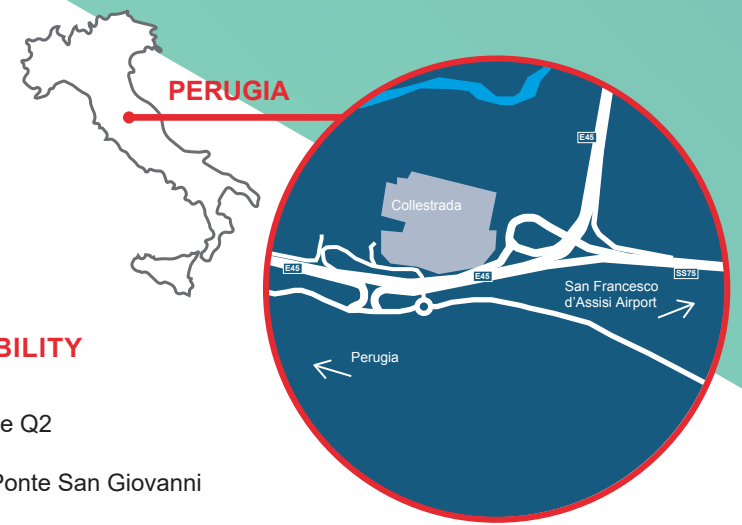


- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



ESG & AWARDS  
**BREEM**<sup>®</sup>  
Very Good Rating - part 1 & 2

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



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. Investigations are ongoing for an extension.

**ACCESSIBILITY**

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

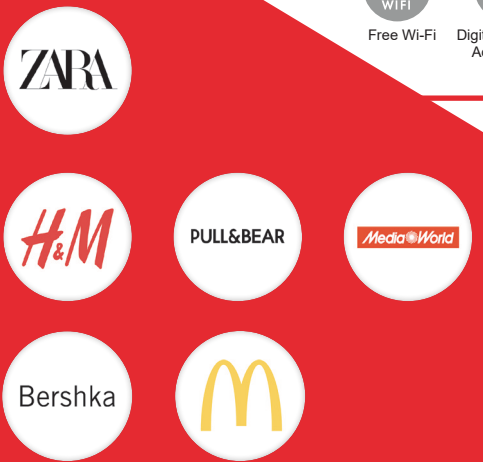


**SERVICES**

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



**TOP BRANDS**



**32,111**  
Gross lettable area

**11,045**   **21,066**  
GLA Hyper   GLA Gallery

**55**  
Number of stores

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

**487,000**  
Catchment



# LEASING

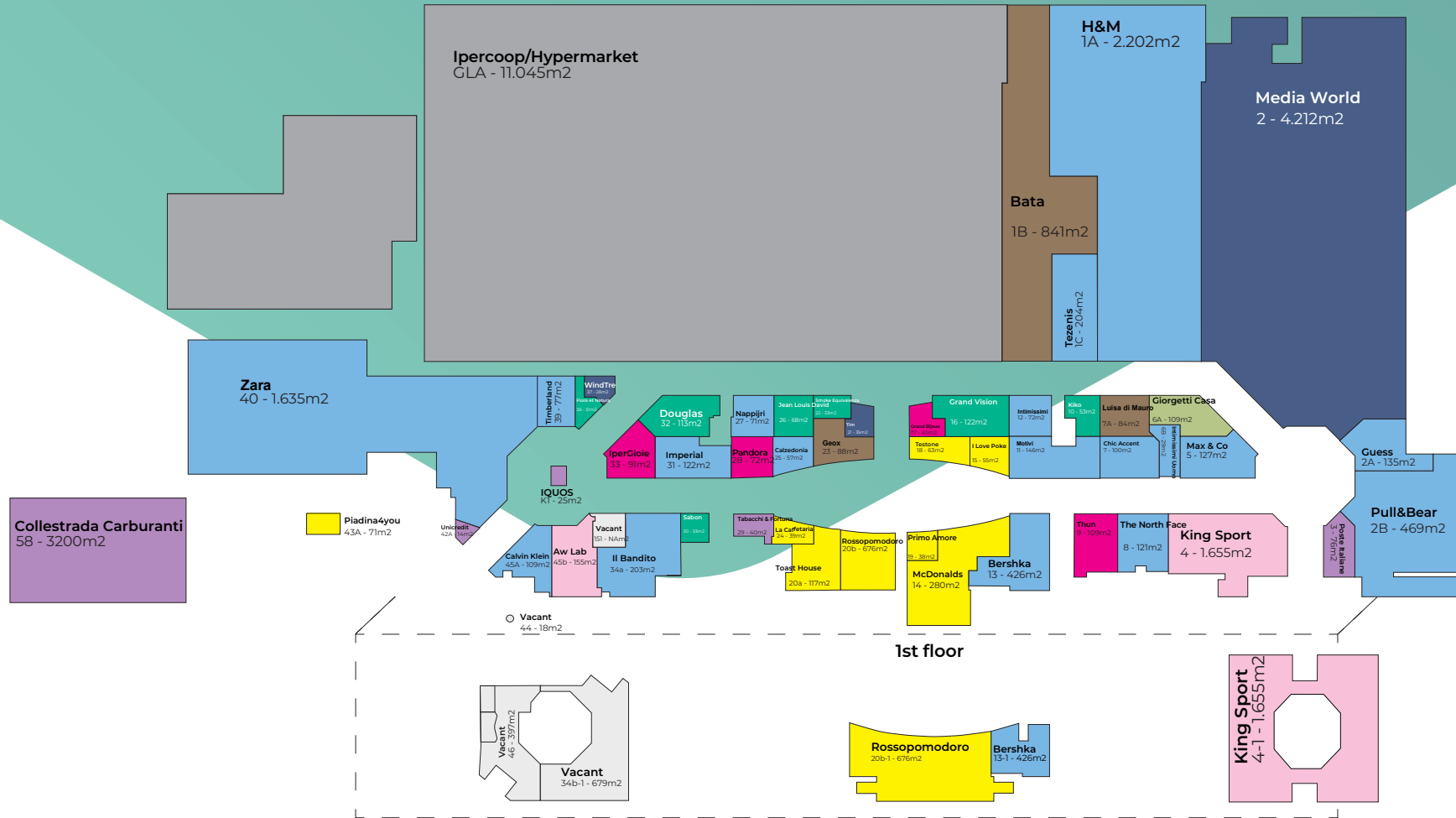


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- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical

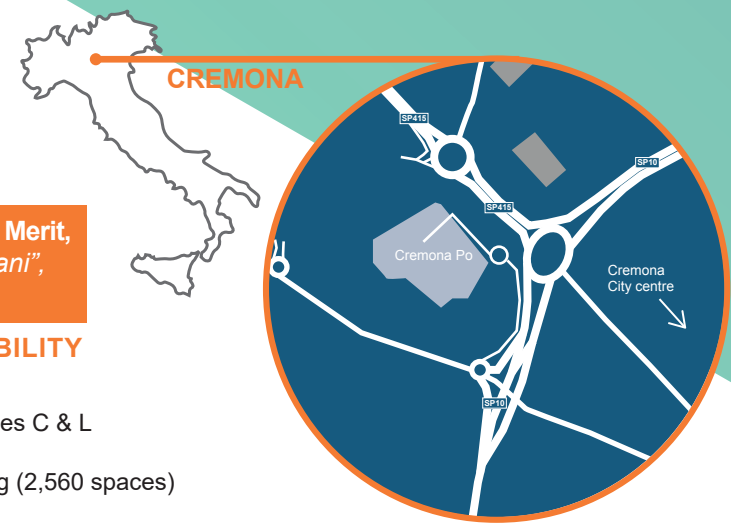


ESG & AWARDS  
**BREEM**<sup>®</sup>  
 Very Good Rating - part 1 & 2



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

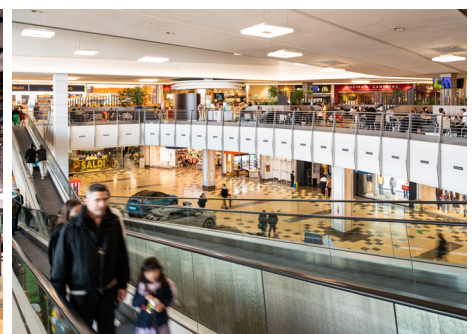
**CNCC Certificate of Merit,**  
 "I Giganti degli Oceani",  
 Milan 2019



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, 15 bars and restaurants, a multiplex 10-screen cinema and a wide range of family-friendly services.

**ACCESSIBILITY**

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



**SERVICES**

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

**TOP BRANDS**



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

**11,394** GLA Hyper    **27,312** GLA Gallery

**83**  
 Number of store

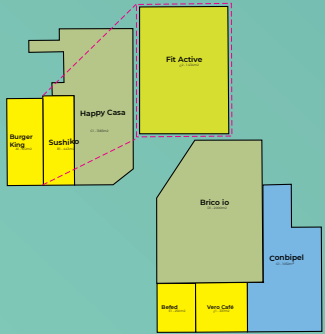
**19** Medium units    **15** Restaurants

**162,000**  
 Catchment

\* Includes two retail parks and external units







# LEASING



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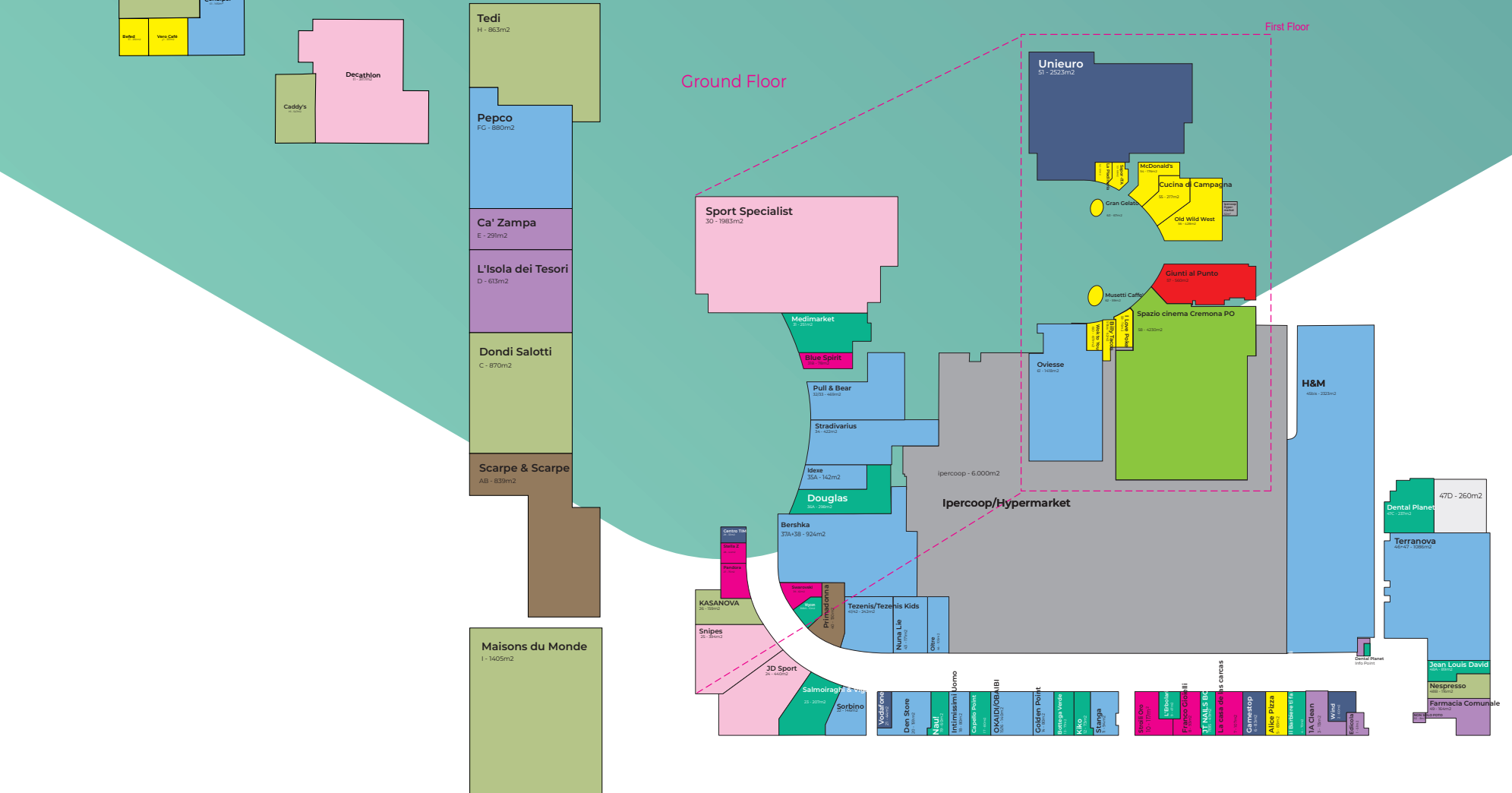
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Ground Floor

First Floor



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

# ILCASTELLO

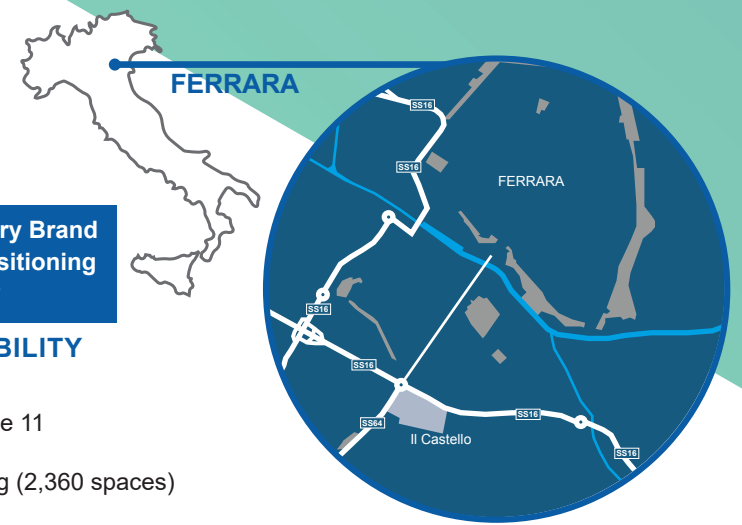
CENTRO COMMERCIALE

ESG & AWARDS  
**BREEAM®**  
 Very Good Rating - part 1 & 2



**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
- Free Wi-Fi
- Digital Signage/ Advertising



TOP BRANDS

- ZARA
- H&M
- PULL&BEAR
- Bershka
- NESPRESSO
- Foot Locker
- OVS

38,530  
Gross lettable area

17,837 GLA Hyper    20,693 GLA Gallery

87  
Number of stores

6 Medium units    10 Restaurants

426,000  
Catchment

# LEASING



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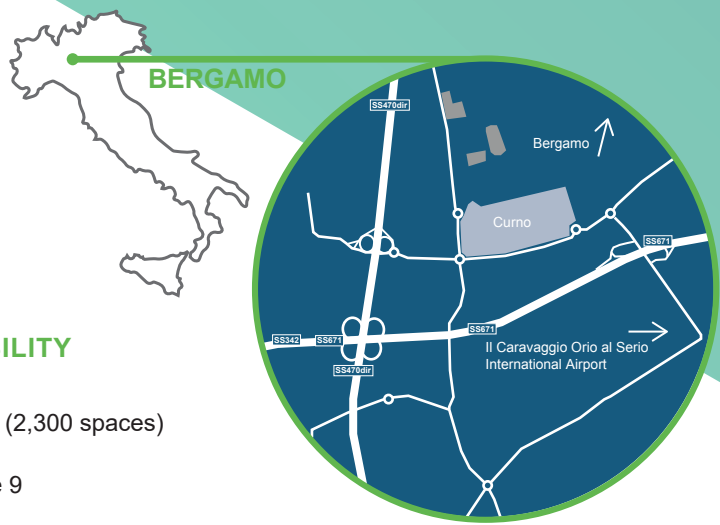


- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services (excluding external units)
- Sport
- Home Goods
- Telecom & Electrical



ESG & AWARDS  
**BREEAM®**  
Excellent Rating - part 1 & 2

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



**ACCESSIBILITY**

- Parking (2,300 spaces)
- Bus line 9

Curno is well established in a wealthy catchment area west of Bergamo. Comprising 86 shops, it is one of the most important centres in Lombardy. It is anchored by a Spazio Conad supermarket and 'Le Cucine di Curno', a themed dining hall providing visitors with 19 food and beverage outlets.

**SERVICES**

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



**TOP BRANDS**



**39,184**  
Gross lettable area

**18,195** **20,989**  
GLA Hyper GLA Gallery

**84**  
Number of stores

**8** **19**  
Medium units Restaurants

**485,000**  
Catchment



# LEASING



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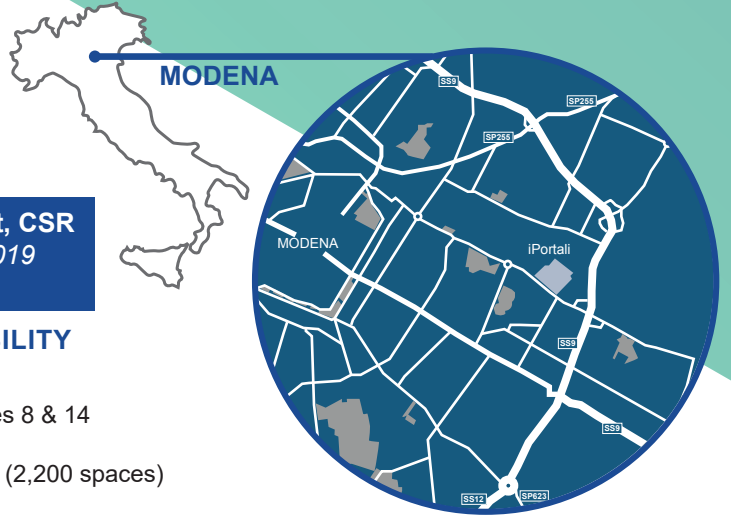
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- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services (excluding external units)
- Sport
- Home Goods
- Telecom & Electrical



ESG & AWARDS  
**BREEAM**<sup>®</sup> **CNCC**  
Excellent Rating - part 1 & 2  
CONSIGLIO NAZIONALE DEI CENTRI COMMERCIALI  
LUDICHI PERSONE EXPERIENCE



**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)
  - Taxi Rose

**SERVICES**

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



**TOP BRANDS**

- CALZEDONIA
- intimissimi
- OVS
- Bata
- PIZZA ITALIA

**22,525**  
Gross letable area

**14,658** **7,867**  
GLA Hyper GLA Gallery

**50**  
Number of stores

**3** **6**  
Medium units Restaurants

**346,000**  
Catchment

# LEASING



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

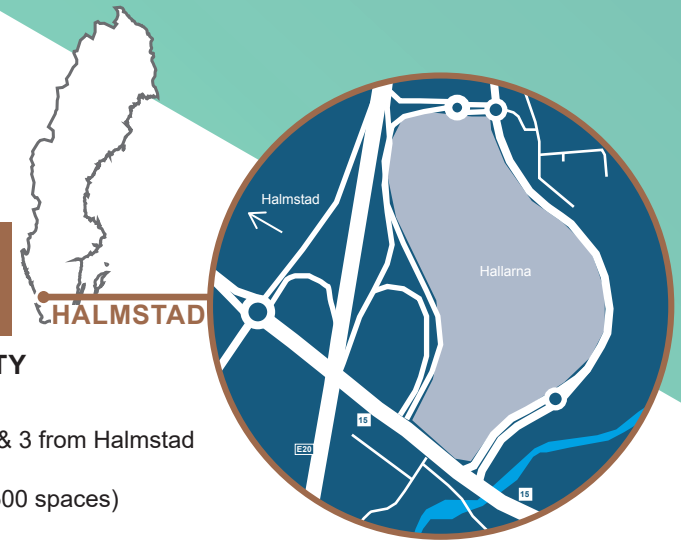


# Hallarna

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 83 shops, restaurants and a newly renovated hotel. Hallarna is located alongside the E6 motorway outside Halmstad, a popular west coast tourist destination.



## ACCESSIBILITY

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

## SERVICES

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



TOP BRANDS



**40,700\***  
Gross lettable area

**5,293** GLA Hyper  
**35,093** GLA Gallery

\* Includes hotel



**83**  
Number of stores

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

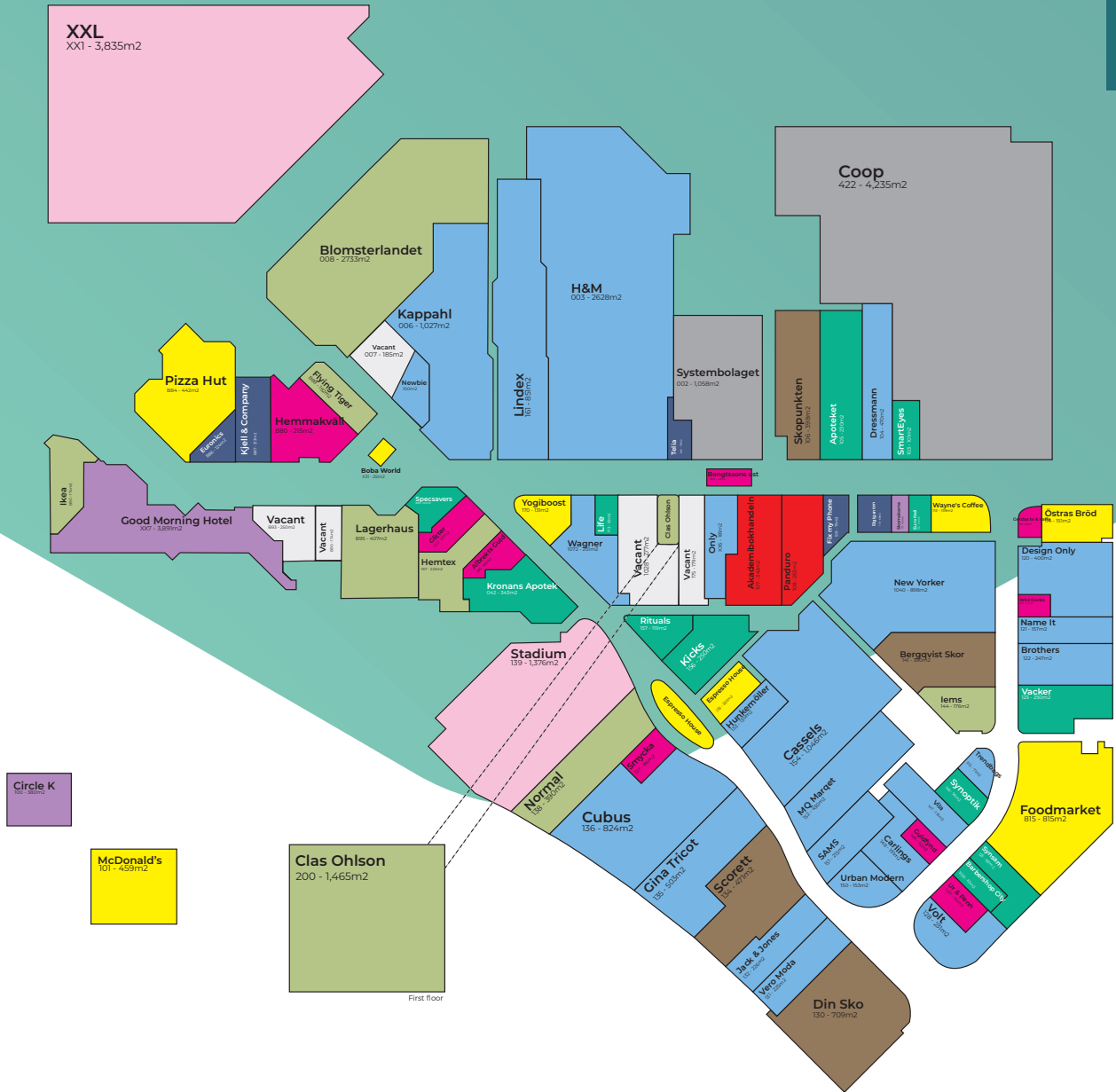


**270,000**  
Catchment

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







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

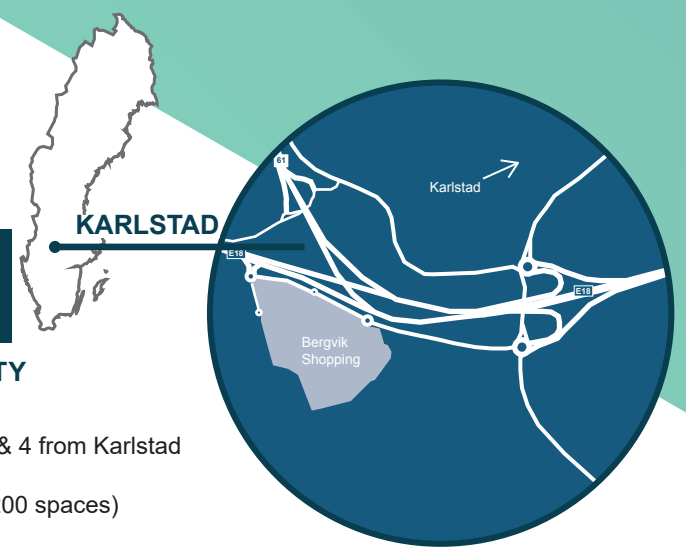


# Bergvik

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 80 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** GLA Hyper    **23,518** GLA Gallery

**80**  
Number of stores

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

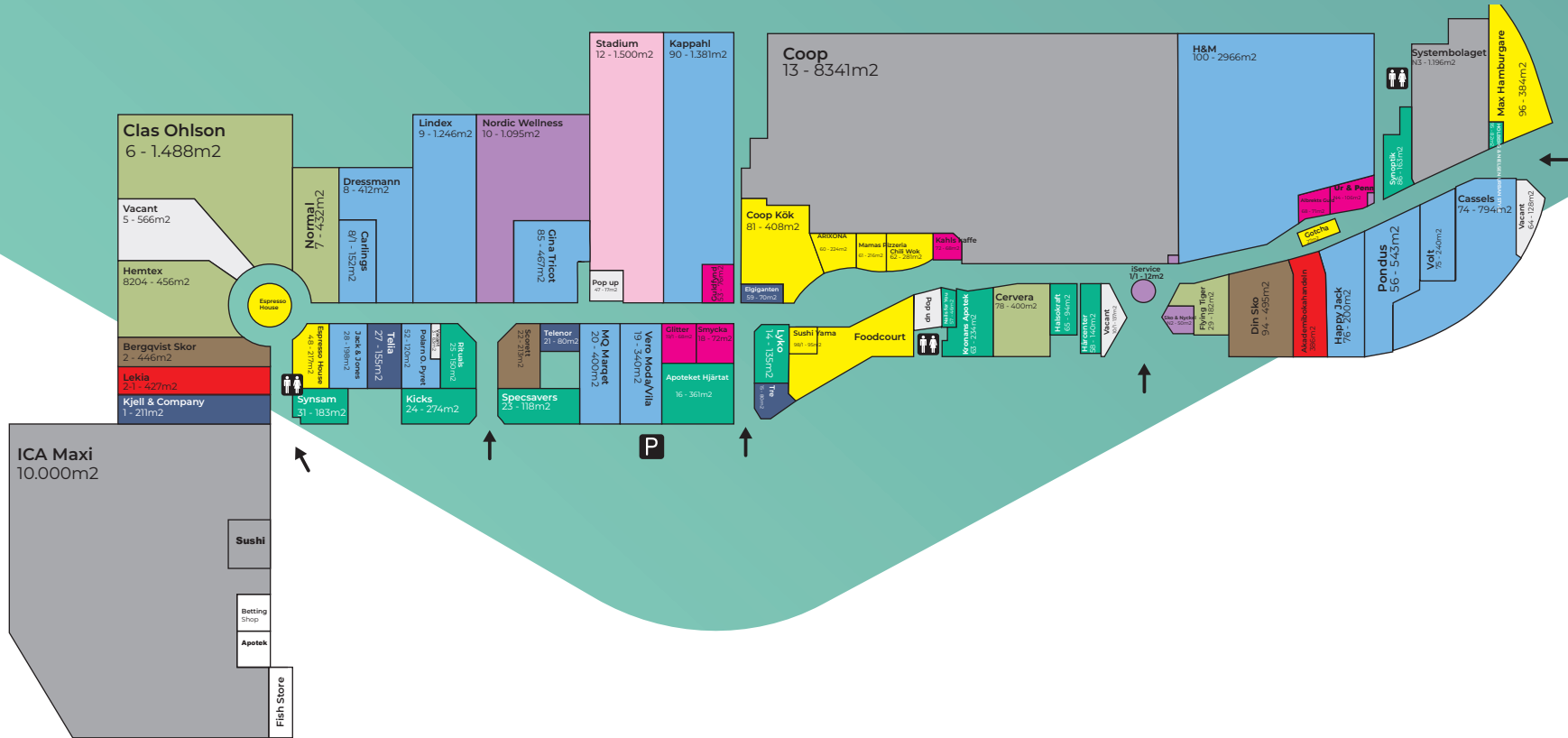
**270,000**  
Catchment

\* Includes external units

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



**LEASING**  
 leasing-sweden@ecpnv.com



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

# C4

ESG & AWARDS  
**BREEM**<sup>®</sup>

**KRISTIANSTAD –  
OPENED 2018**

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.



**KRISTIANSTAD**



## ACCESSIBILITY

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



## SERVICES

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

TOP BRANDS



**39,500**  
Gross lettable area

**6,552** **33,992**  
GLA Hyper GLA Gallery



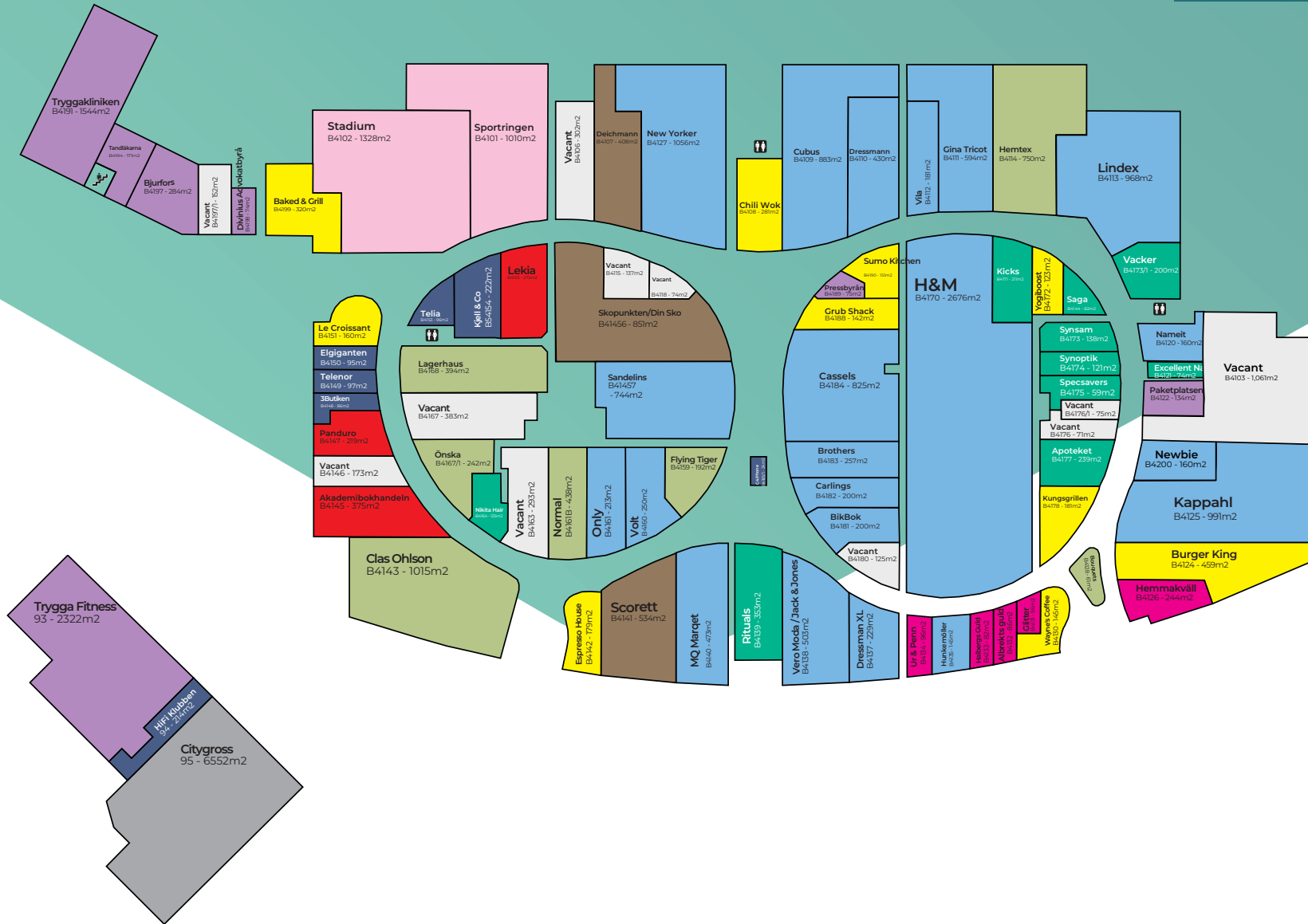
**87**  
Number of stores

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



**300,000**  
Catchment  
(within 20 minutes)





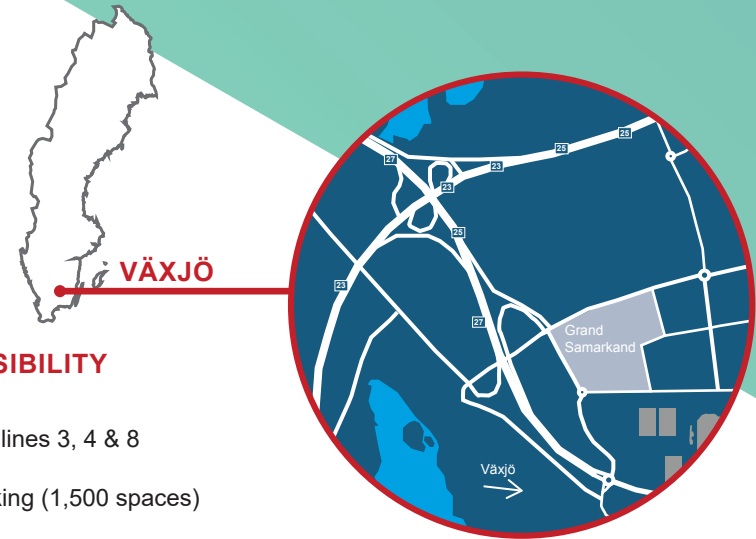
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# 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. Today, there are 70 shops, restaurants, and cafés in a wide mix where classic brands are combined with new interesting concepts.



### SERVICES

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



### TOP BRANDS



35,400\*  
Gross lettable area

11,753 GLA Hyper    23,599 GLA Gallery



66  
Number of stores

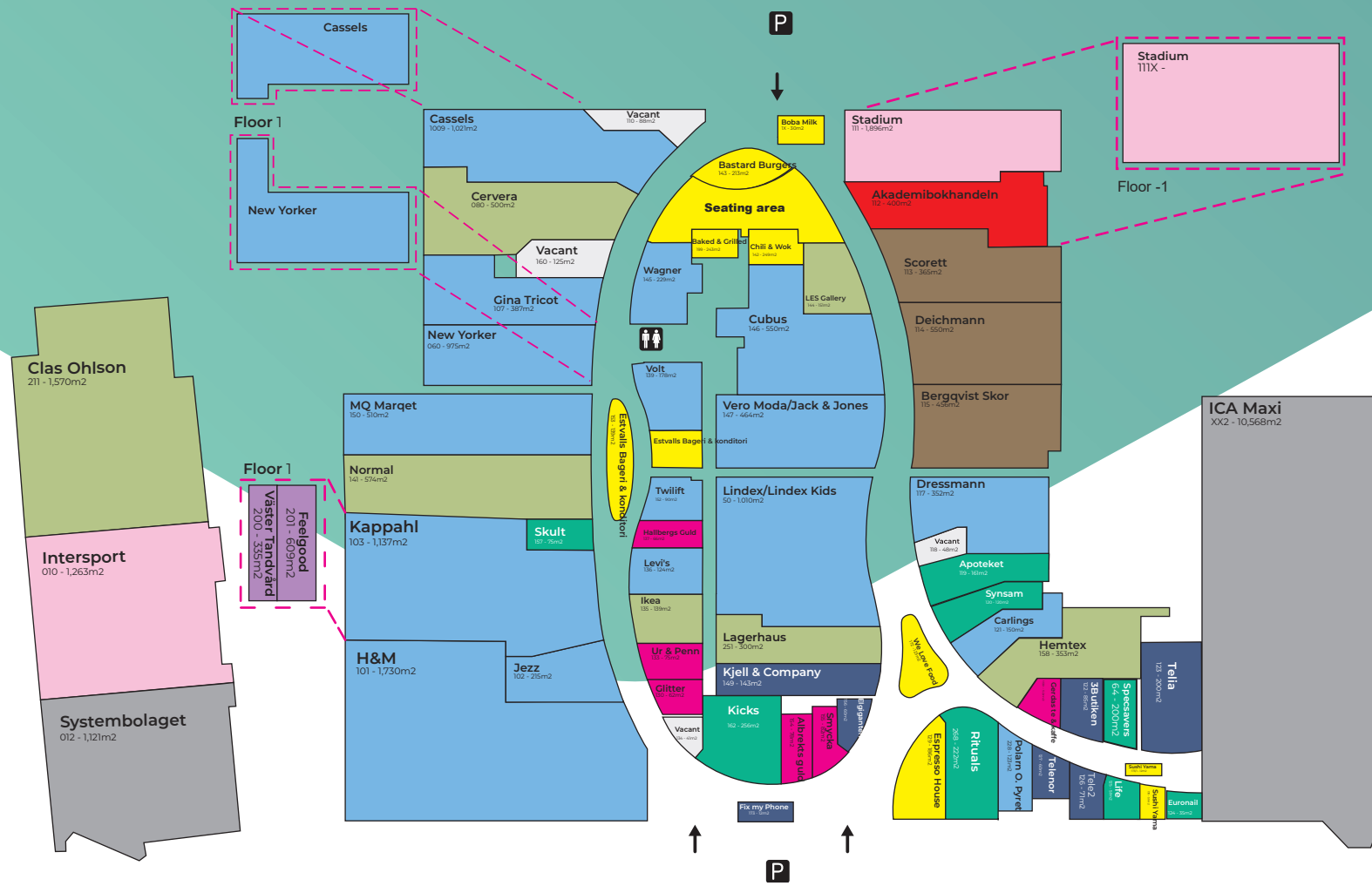
9    9  
Medium units    Restaurants



240,000  
Catchment

\* Includes external units





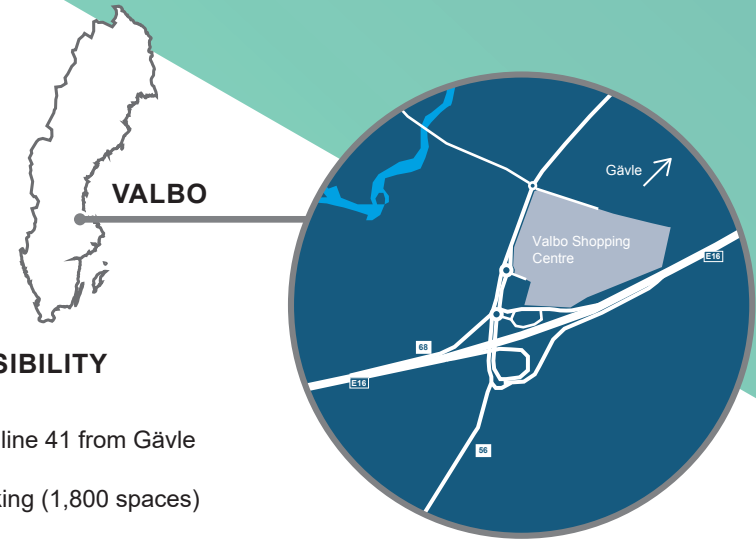
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# V A B O L B O

ESG & AWARDS  
**BREEM**<sup>®</sup>

GÄVLE – OPENED 1970  
Refurbished in 2023



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 80 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, Normal, 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    **37,800** GLA Gallery

**80**  
Number of stores

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

**250,000**  
Catchment

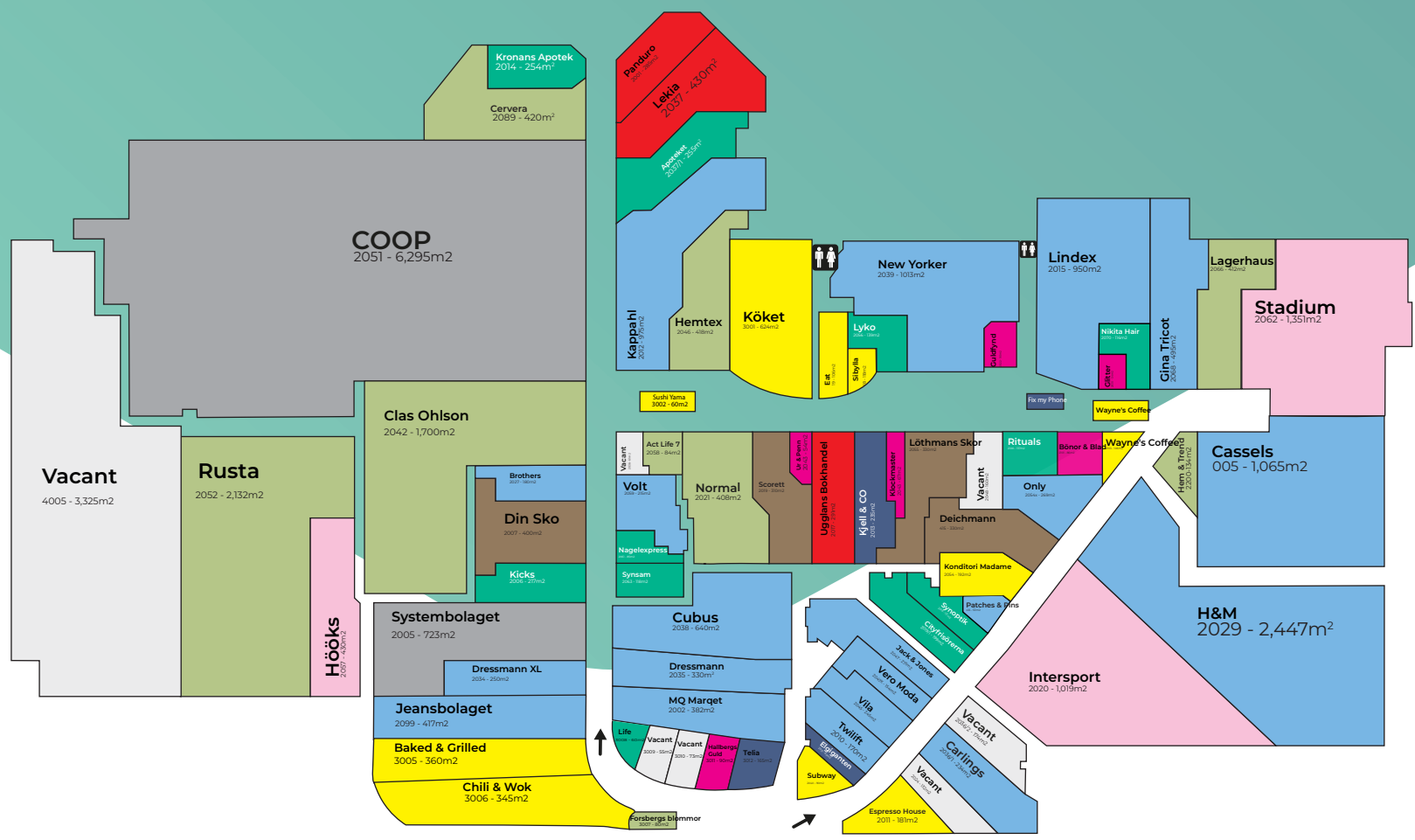
\* Includes retail park and external units

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





**LEASING**  
 leasing-sweden@ecpnv.com



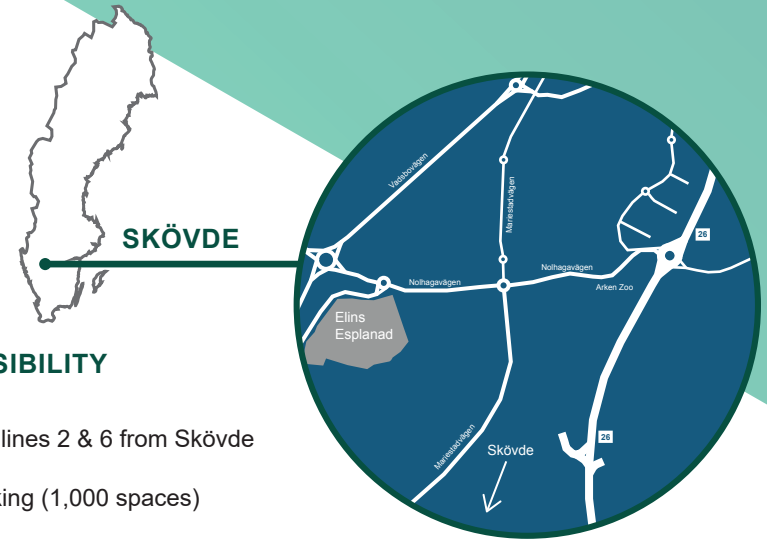
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Food
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# ELINS ESPLANAD

ESG & AWARDS  
**BREEM**<sup>®</sup>

**SKÖVDE – OPENED 1997**  
Refurbished and extended in 2020



## ACCESSIBILITY

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

Elins Esplanad provides 40 shops and an ICA hypermarket and is the first shopping choice in Skövde and the Skaraborg region, 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  
**17,960** GLA Gallery



**40**  
Number of stores  
**10** Medium units  
**5** Restaurants



**240,000**  
Catchment

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

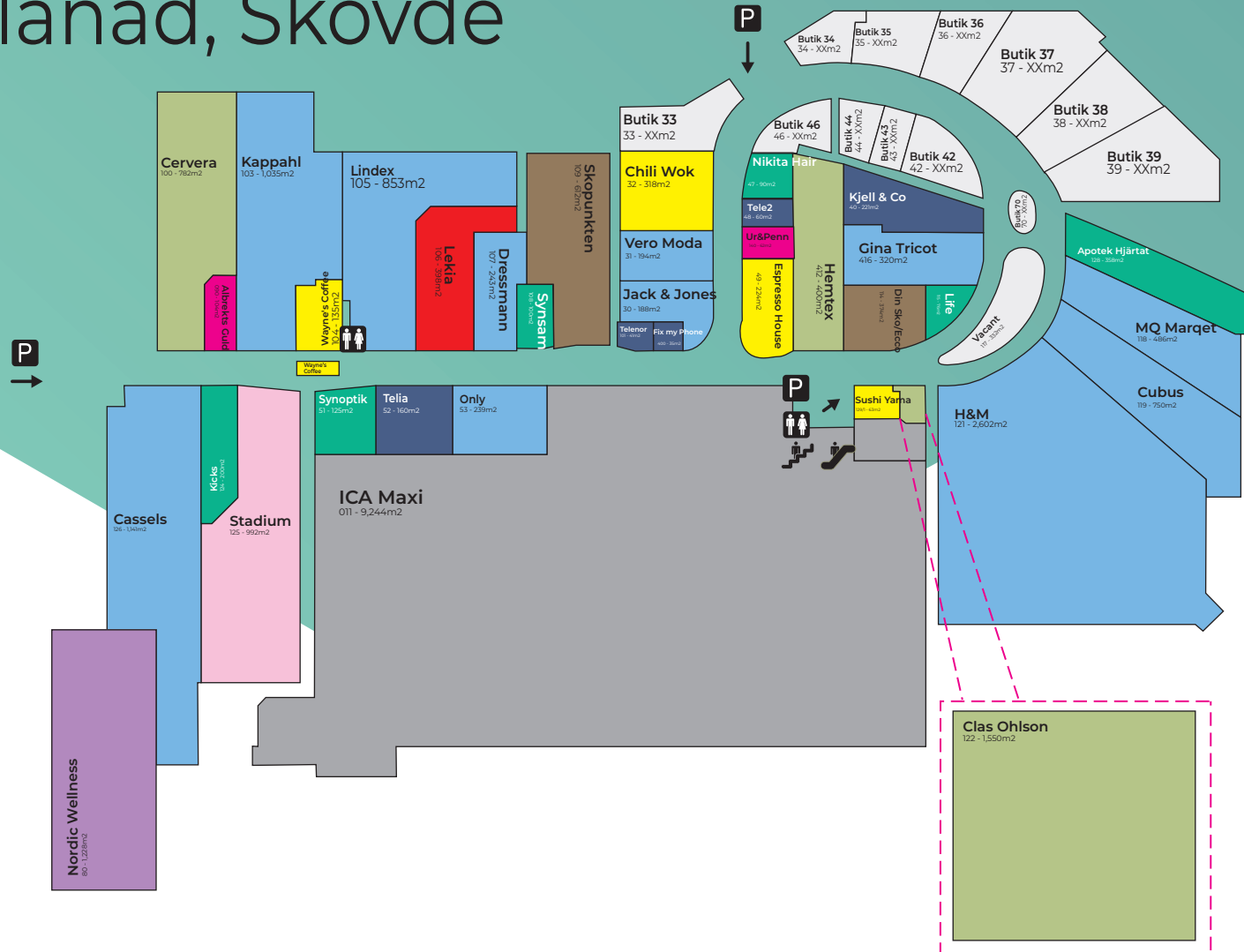


# LEASING



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# Elins Esplanad, Skövde



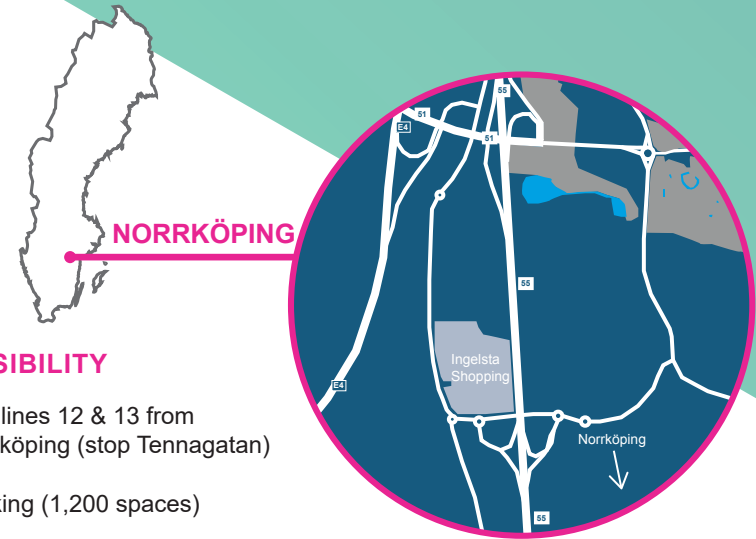
- Hypermarket
- Fashion
- Shoes
- Health & Beauty
- Gifts & Jewellery
- Books & Toys
- Restaurants
- Services
- Sport
- Home Goods
- Telecom & Electrical



# ingelsta shopping

## ESG & AWARDS BREAM®

**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 53 shops and a recently renovated food court. The ICA hypermarket recently vacated and will be replaced by Coop in November 2024.

### ACCESSIBILITY

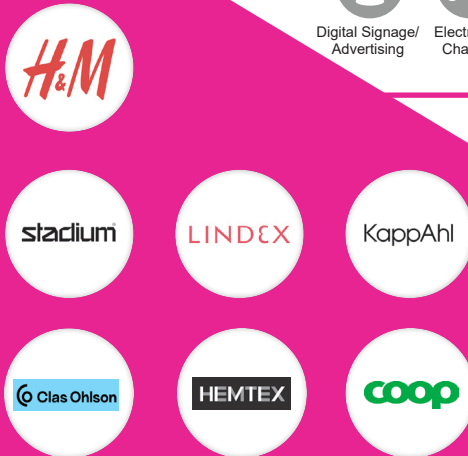
- Bus lines 12 & 13 from Norrköping (stop Tennagatan)
- Parking (1,200 spaces)



### 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  
**15,764** GLA Gallery



**53**  
Number of stores

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

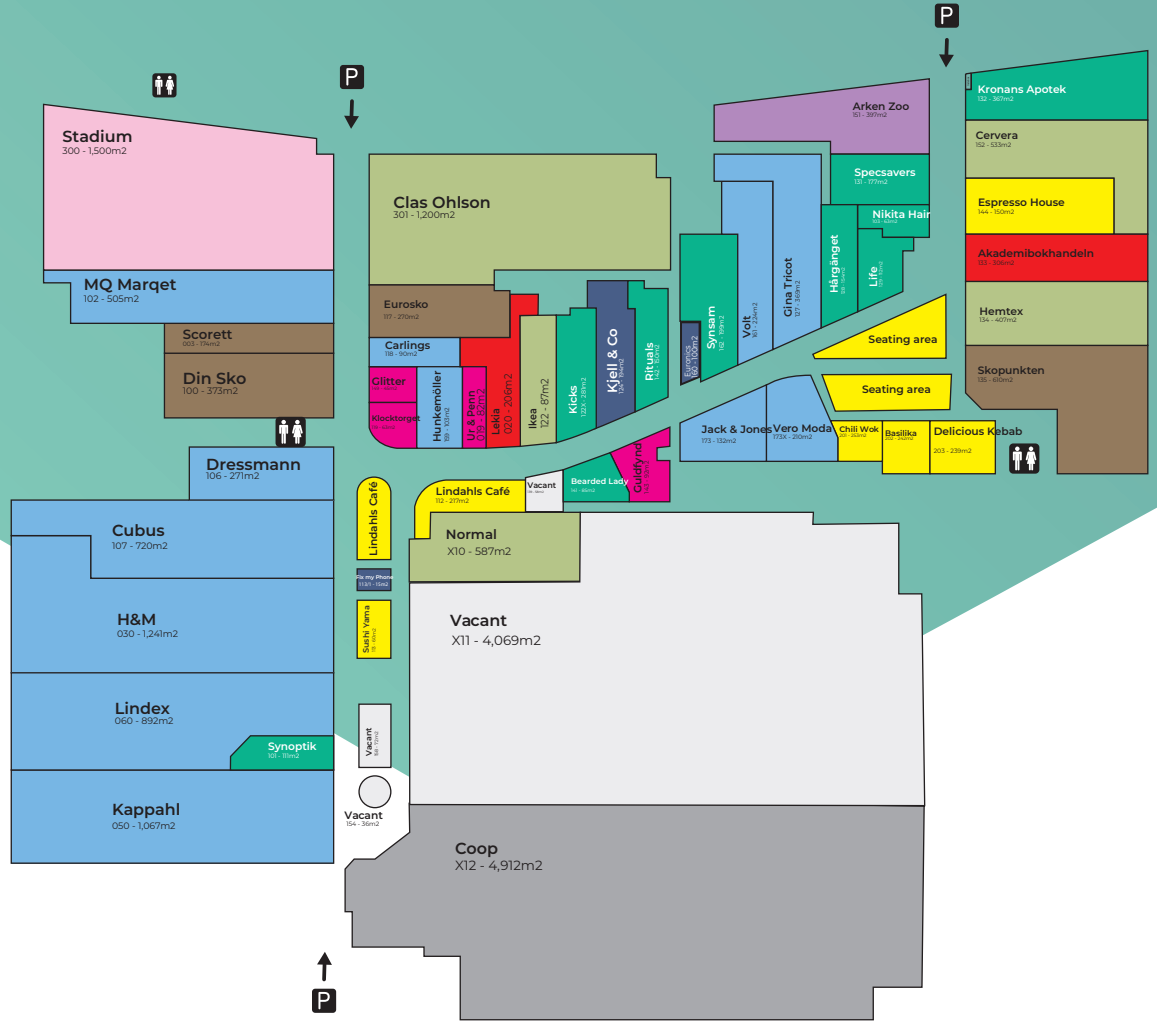


**280,000**  
Catchment

\* Includes external units

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





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

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